



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JANUARY 27, 2011

Date: January 19, 2011
Case No.: **2009.0175CV**
Project Address: **5495-5499 California Street/ 214-216 – 17th Avenue**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 1417/031
Project Sponsor: Tony Kim
100 Clement Street
San Francisco, CA 94118
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The proposed project involves the demolition of the existing 2-unit residential building at 214-216 17th Avenue, and the demolition of approximately 945 sq. ft. at the rear of the two commercial structures located at 5495-5499 California Street. The project also involves subdividing the subject lot into two lots, creating one 2,438 sq. ft. lot at the corner of California Street and 17th Avenue that would and contain the remainder of the commercial buildings, and one 2,650 sq. ft. vacant lot that would front on 17th Avenue; constructing a four-story, three-unit building with four ground level off-street parking spaces on the newly created vacant lot; and the construction of a one-story vertical addition that will contain one residential unit – set back 10' from the California Street and 17th Avenue facades - above the commercial spaces. The project will result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." Since this application requires Conditional Use Authorization to allow the development on a lot greater than 4,999 sq. ft. in area and the demolition of a residential unit on the second floor, this report includes findings for Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317 for the Residential Demolition.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2009.0175C	New Building Case Number	2009.0175C
Recommendation	Approval w/ Conditions	Recommendation	Approval w/ Conditions
Demolition Application Number	To Be Filed	New Building Application Number	To Be Filed
Number Of Existing Units	2	Number Of New Units	4
Existing Parking	2	New Parking	4
Number Of Existing Bedrooms	3	Number Of New Bedrooms	10
Existing Building Area	±6150.5 Sq. Ft.	New Building Area	±12,922.5Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The subject property is an approximately 5,088 sq. ft. corner lot with frontage on California Street and 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6,073.5 sq. ft.: a one-and-a-half-story commercial building at the corner of California Street and 17th Avenue (5499 California Street) and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue (5495 California Street and 214-216 17th Avenue). The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residential building fronting on 17th Avenue. The two commercial spaces currently have interior connections, which will be enhanced by this project. The existing commercial buildings are occupied by a ballet school (Miss Tilly’s Ballet School), and according to the Project sponsor’s application, the two existing units are owner-occupied. Miss Tilly’s plans to move back into the commercial space once construction is complete. The commercial buildings were determined to be historical resources for the purposes of CEQA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at south east corner of California Street and 17th Avenue in the City’s Inner Richmond Neighborhood. The subject property is part of a small NC-1 District that encompasses five lots, the subject lot and four other lots across 17th Avenue that faces California Street. The surrounding zoning districts include RM-1 (Residential Mixed, Low Density) Districts to the east, west and north and RH-2 (Residential House Two Family) Districts to the south. Uses in this NC-1 District include residential units, a coffee shop and a Laundromat. NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

ENVIRONMENTAL REVIEW

On January 19, 2011, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as Classes 1(e), 1(l)(2), 3(b) and 15 (State CEQA Guidelines Sections 15301(e)(1), 15301(l)(2), 15303(b) and 15315) under CEQA as described in the determination contained in the Planning Department files for this Project;

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 10, 2011	January 10, 2011	20 days
Mailed Notice	20 days	January 10, 2011	January 10, 2011	20 days

PUBLIC COMMENT

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

The Department has received one email expressing concern regarding the proposed project and its impact on traffic, parking and livability.

ISSUES AND OTHER CONSIDERATIONS

- The project sponsor is seeking a Rear Yard and Active Use Variances from the Planning Code.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization for the demolition of the existing two residential units and for the development on a lot greater than 4,999 sq. ft. in area.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing two-unit building and the construction of four new residential units on a lot greater than 4,999 sq. ft. in area. The Project is consistent with the Objectives and Policies of the General Plan and complies with Planning Code. The Project meets the criteria set forth in Section 101.1 and the criteria set forth in Section 317 of the Planning Code in that:

- The Project will result in a net gain of two dwelling-units.
- The Project will create four family-sized dwelling-units, two with two bedrooms and two with three bedrooms.

- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The NC-1 Zoning District allows a maximum of six dwelling-units on this property. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- Although the existing residential structure proposed for demolition is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that the residential building is not an historic resource or landmark.
-

In addition, The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- Both the intensity and the size of the proposed development are compatible with the neighborhood.
- The project preserves an existing neighborhood-serving use (Miss Tilly's Ballet School)
- The District is well served by transit and is providing the required number of spaces for the new residential units; therefore the proposed project should not impact traffic.

RECOMMENDATION: Approval with Conditions.

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

CU and Section 312 Notice

CU and Residential Demolition Application

Prop M findings

Environmental Evaluation

Historic Resources Evaluation Response (see applicant's submittal)

Reduced Plans

Context Photos

Color Rendering

Attachment Checklist

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

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

_____ AS _____
Planner's Initials

AS: G:\DOCUMENTS\Conditional Use\5495 California Street\5495 California Exec.Sum..doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317, 710.11 and 710.39 OF THE PLANNING CODE TO ALLOW THE DEMOLITION OF A 2-STORY, 2-UNIT BUILDING AND THE CONSTRUCTION OF A 4-STORY THREE-UNIT BUILDING AND TO ALLOW THE DEVELOPMENT ON A LOT GREATER THAN 4,999 SQ. FT. WITHIN THE NC-1 (CLUSTER, NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 17, 2011 Tony Kim (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization pursuant to Planning Code Sections 303, 317, 710.11 and 710.39 to allow the demolition of a 2-story, 2-unit building and the construction of a 4-story, 3-unit building and to allow the development of a lot greater than 4,999 sq. ft. in area within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District.

On January 27, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0175CV.

On January 19 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Classes 1(e), 1(l)(2), 3(b) and 15 (State CEQA Guidelines Sections 15301(e)(1), 15301(l)(2),

15303(b) and 15315) under CEQA as described in the determination contained in the Planning Department files for this Project;

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2009.0175C, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is an approximately 5,088 sq. ft. corner lot with frontage on California Street and 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6,073.5 sq. ft.: a one-and-a-half-story commercial building at the corner of California Street and 17th Avenue (5499 California Street) and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue (5495 California Street and 214-216 17th Avenue). The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residential building fronting on 17th Avenue. The two commercial spaces currently have interior connections, which will be enhanced by this project. The existing commercial buildings are occupied by a ballet school (Miss Tilly’s Ballet School), and according to the Project sponsor’s application, the two existing units are owner-occupied. Miss Tilly’s plans to move back into the commercial space once construction is complete. The commercial buildings were determined to be historical resources for the purposes of CEQA.
3. **Surrounding Properties and Neighborhood.** The project site is located at south east corner of California Street and 17th Avenue in the City’s Inner Richmond Neighborhood. The subject property is part of a small NC-1 District that encompasses five lots, the subject lot and four other lots across 17th Avenue that faces California Street. The surrounding zoning districts include RM-1 (Residential Mixed, Low Density) Districts to the east, west and north and RH-2 (Residential House Two Family) Districts to the south. Uses in this NC-1 District include residential units, a coffee shop and a Laundromat. NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.
4. **Project Description.** The proposed project involves the demolition of the existing 2-unit residential building at 214-216 17th Avenue, and the demolition of approximately 945 sq. ft. at the

rear of the two commercial structures located at 5495-5499 California Street. The project also involves subdividing the subject lot into two lots, creating one 2,438 sq. ft. lot at the corner of California Street and 17th Avenue that would and contain the remainder of the commercial buildings, and one 2,650 sq. ft. vacant lot that would front on 17th Avenue; constructing a four-story, three-unit building with four ground level off-street parking spaces on the newly created vacant lot; and the construction of a one-story vertical addition that will contain one residential unit – set back 10' from the California Street and 17th Avenue facades - above the commercial spaces. The project will result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

5. **Public Comment.** The Department received one email expressing concern over the proposed project's size and impact to neighborhood livability.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Lot Size (Per Development).** Planning Code Section 710.11 requires Conditional Use Authorization for development on lots greater than 4,999 sq. ft.

The project sponsors have applied for Conditional Use Authorization to develop a lot with a total lot area of 5,088 sq. ft.

- B. **Residential Demolition.** Planning Code Section 710.39 requires Conditional Use Authorization for the demolition of residential units on the second floor. Planning Code Section 317 requires a Mandatory Discretionary Review hearing for the demolition of 2 residential units. When Conditional Use authorization is required for approval of the permit to demolish a Residential Building, the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. Section 317 establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

The project sponsor applied for Conditional Use Authorization to demolish a residential unit on the second floor in an NC-1 Zoning District. The Mandatory Discretionary Review required by Planning Code Section 317 is not necessary because Conditional Use Authorization is required by Sections 710.39 and 710.11 of the Planning Code. The findings required by Planning Code Section 317 are included in this Motion. See Item 8. , "Additional Findings pursuant to Section 317" below.

- C. **Density.** Planning Code Section 710.91 allows one unit for every 800 sq. ft. of lot area. In the NC-1 District.

The proposed lot that will contain the 3-unit residential building has a total of 2650 sq. ft., which allows a total of 3 dwelling units. The proposed lot that will contain the existing commercial space

and one residential unit contains a total of 2470 sq. ft., which also permits a total of 3 residential units.

- D. **Open Space.** Planning Code Section 710.27 requires 100 sq. ft. of private open space for each residential unit.

The proposal includes 4 new decks that will provide private open space for each of the proposed units. Each deck exceeds the 100 sq. ft. requirement and meets the dimensional area requirements in the Planning Code.

- E. **Street Trees.** Planning Code Sections 710.17 and 428 require one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree with the construction of a new building, relocation of a building, or addition of gross floor area equal to 20 percent or more of the gross floor area of an existing building.

The subject property has 53' of frontage along California Street and 96' of frontage along 17th Avenue; therefore, the project sponsor is required to plant 3 street trees along California Street and 5 street trees along 17th Avenue. The proposed project is in compliance with this requirement.

- F. **Rear Yard Requirement in the NC-1 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet. The rear yard shall be required at grade and above.

The proposed new construction covers the entire lot at the ground floor and approximately ½ of the required rear yard setback at the second floor. The existing commercial building covers the entire lot and the proposed new residential unit above the commercial building will be located within the required rear yard setback. As a result, the project sponsor is seeking a variance from the rear yard requirements in the Planning Code.

- G. **Parking.** Planning Section 151 requires one off-street parking space for each residential unit. Planning Code Section 159 requires off-street parking spaces for dwellings in NC-1 Zoning Districts to be located on the same lot as the dwelling served, or within a walking distance of 600 feet.

The proposed project includes a total of four residential units and four independently accessible off-street parking spaces. One of the units will be located on a different lot than its designated parking space; however, it will be located within a walking distance of 600 feet.

- H. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that in NC Districts, off-street parking at street grade on a development lot must be set back at least 25 feet from the front property line on the ground floor; no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; and with the exception of space allowed for parking and loading access,

building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor.

The proposed project is largely in compliance with this provision of the Planning Code, the exception being the requirement for an "active use" within the first 25 of building depth at the ground floor. Because of the lot depth and the need to be able to maneuver into parking spaces, it is not practical or feasible to provide an "active use" within the entire first 25' of the building depth. The project includes a community room for use by the future residents at the front of the building, but the space does not meet the entire requirements of the Code; therefore, the Project Sponsor is seeking a Variance from this provision.

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

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

The project proposes to add two new units for a total of four units on the project site; the subject property is permitted to have up to six residential units. Further, the proposed project will reduce the building mass that currently exists within the required rear yard; the project will have a massing and design that is compatible with the subject blockface and the proposed vertical addition is compatible with the existing historic buildings. Both the intensity and the size of the proposed development are compatible with the neighborhood. The project will also add two additional units to the City's housing stock and will add three new family-sized units to the City's housing stock, both of which are priorities in the City's General Plan. Therefore, the proposal will provide a development that is desirable and compatible with the neighborhood and community.

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

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

The proposed development will better utilize an underdeveloped lot while preserving neighborhood livability, character and an existing historic resource.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The exiting curb cut along 17th Avenue will be used for automobile access and the required amount of off-street parking will be provided for the proposed residential units; the proposed project will not negatively impact accessibility and traffic patterns for persons or vehicles.

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

The proposal will not create noxious or offensive emissions, noise, glare, dust and odor as the nature of the residential and retail uses are not known to create and public hazards.

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

The proposed project will provide eight new street trees and the existing curb cut will be utilized.

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

The proposed use complies with all applicable provisions of the Planning Code and meets the goals of the General Plan.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NC-1 Districts in that it will preserve an existing use (Miss Tilly's Ballet School) that has been serving the surrounding neighborhood for several years.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

Project Does Not Meet Criterion

The Project Sponsor does not claim the building proposed for demolition is unsound.

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

Project Meets Criterion

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.

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

Project Meets Criterion

The structure appears to be in a decent safe and sanitary condition.

- iv. Whether the property is an “historic resource” under CEQA;

Project Meets Criterion

The building containing residential units proposed for demolition was found not to be an historic resource under CEQA. The commercial spaces fronting on California Street were determined to be resources and will be preserved.

- v. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Criterion Does Not Apply

Not applicable. The structure proposed for removal is not a historical resource.

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

Project Meets Criterion

The existing residential units are owner-occupied and not currently being rented out; the proposed new units are eligible to be condos.

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

Project Does Not Meet Criterion

The existing residential building was constructed prior to 1979 and contains two residential units; therefore, the subject property is subject to the Rent Stabilization and Arbitration Ordinance.

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

Project Does Not Meet Criterion

Although the Project proposes demolishing two existing units, it also proposes to replace those units with family-sized housing and provide an additional two units; the proposal will increase the total number of units and expand the opportunity for more families to move or stay in San Francisco.

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

Project Meets Criterion

The replacement buildings conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms, which provides family-sized housing. The project would increase the number of dwelling units.

- x. Whether the Project protects the relative affordability of existing housing;

Project Meets Criterion

The Project increases the total unit count from two to four, reducing the land costs per unit to reduce the overall cost of housing.

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Criterion Does Not Apply

The Project is not subject to the provisions of Planning Code Section 315, as the project proposes less than five units.

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criterion

The Project will better utilize an under-developed lot and the Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xiii. Whether the Project creates quality, new family housing;

Project Meets Criterion

The Project proposes four new family-sized units including two, two-bedroom units and two, three-bedroom units.

- xiv. Whether the Project creates new supportive housing;

Project Does Not Meet Criterion

The Project does not create supportive housing.

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

Project Meets Criterion

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character.

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

Project Meets Criterion

The Project does increase the number of on-site units.

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

Project Meets Criterion

The existing units have a total of 3 bedrooms and the project proposes a total of 10 bedrooms for a net increase of 7 bedrooms.

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

HOUSING ELEMENT (2004)

OBJECTIVE 8:

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.7:

Eliminate discrimination against households with children.

The Project provides opportunities for families by proposing four family-sized dwelling units: two three-bedroom units and two two-bedroom units.

OBJECTIVE 11:

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.2:

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

Well-designed buildings are amenities to neighborhoods. The Project proposes well-designed buildings with interior layouts superior to those of the existing structures.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be permanently displaced and the Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

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

The Project includes maintaining the current use and tenant in the existing commercial spaces; the commercial space will be preserved and enhanced.

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

The Project will protect and conserve two existing commercial buildings that have been identified by the Planning Department as historic resources for the purposes of CEQA. The new construction project has been designed to be compatible with the existing neighborhood and block face along 17th Avenue. The proposed vertical addition above the existing commercial space was designed to be sensitive and subordinate to the identified historic resources.

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

The existing units are both owner-occupied and no affordable housing will be removed.

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

The Project proposes one to one off-street parking and will utilize the existing curb cut and driveway along 17th Avenue. The Project would not impede MUNI or overburden neighborhood parking.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

The Project will preserve two existing structures that have been identified by the Planning Department as historic resources for the purposes of CEQA. The proposed vertical addition to the resources has been designed in such a way that it is subordinate and compatible with the existing buildings.

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

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2007.0386C** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans filed with the Application as received on April 18, 2007 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 27, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 27, 2011

EXHIBIT A

AUTHORIZATION

1. This authorization is for a conditional use to allow the demolition of a 2-story, 2-unit building and the construction of a 4-story, 3-unit building and to allow the development of a lot greater than 4,999 sq. ft. in area for the property located at 5495-5499 California Street and 206-208 – 17th Avenue pursuant to Planning Code Section(s) 303, 317, 710.11 and 710.39 within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District; in general conformance with plans, dated **January 12, 2011**, and stamped “EXHIBIT B” included in the docket for Case No. **2009.0175C** and subject to conditions of approval reviewed and approved by the Commission on **January 27, 2011** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

2. Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 27, 2010** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

- 7. Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

- 8. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

- 9. Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

10. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
11. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
12. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant impacts to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
 - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 - b. On-site, in a driveway, underground;
 - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
 - d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
 - e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
 - f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
 - g. On-site, in a ground floor façade (the least desirable location).
 - h. Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.
 - i. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org/>.*
13. **Street Trees.** Pursuant to Planning Code Section 428 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

14. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide four (4) independently accessible off-street parking spaces. The required parking space for the residential unit above 5495-5499 California Street will be provided off-site at 214-216 - 17th Avenue (to be known as 206-210 – 17th Avenue), and will be deeded to the unit in perpetuity.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

15. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation impacts during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

16. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed off pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org/>.

17. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>.*

18. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

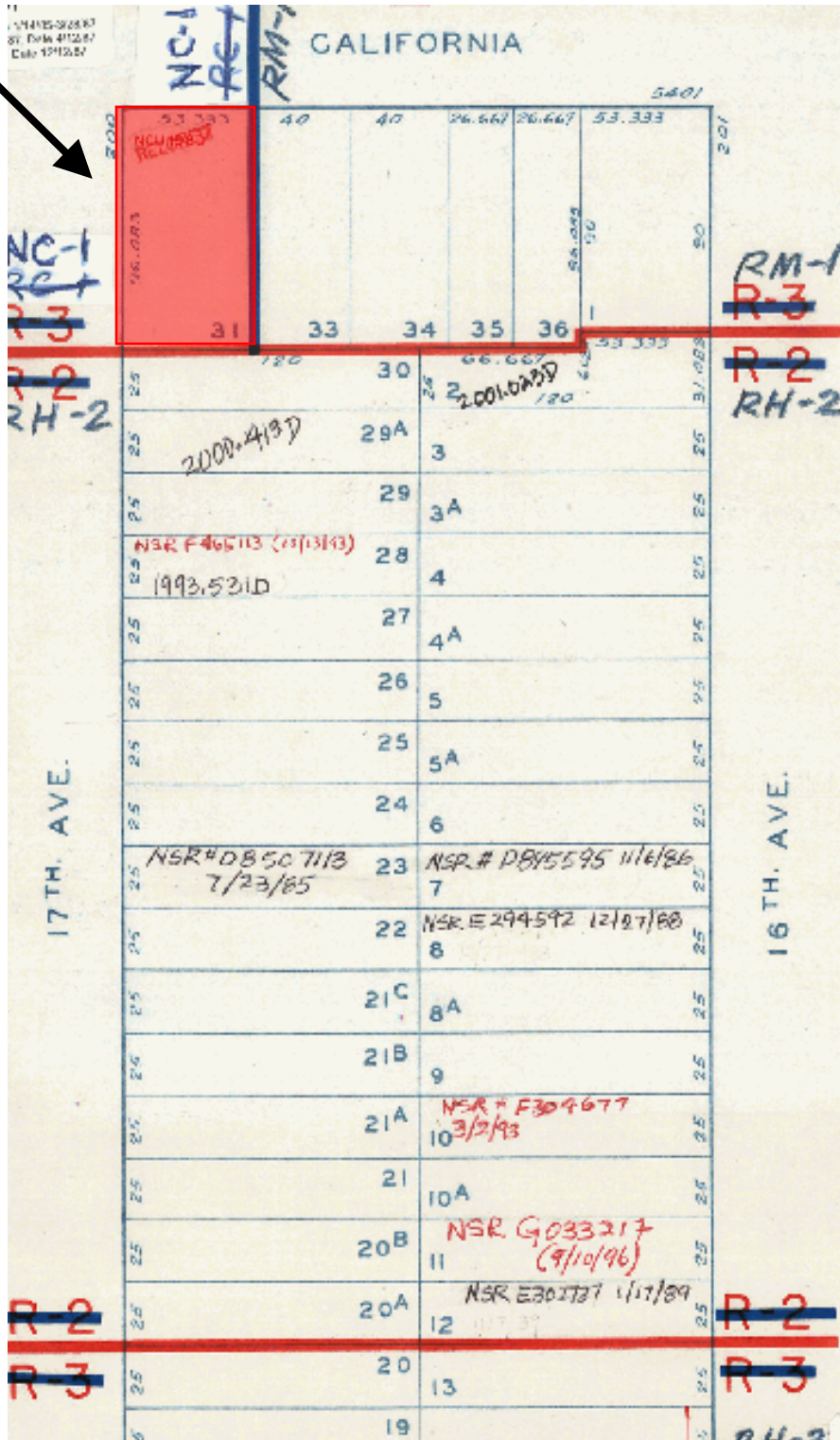
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

- 19. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

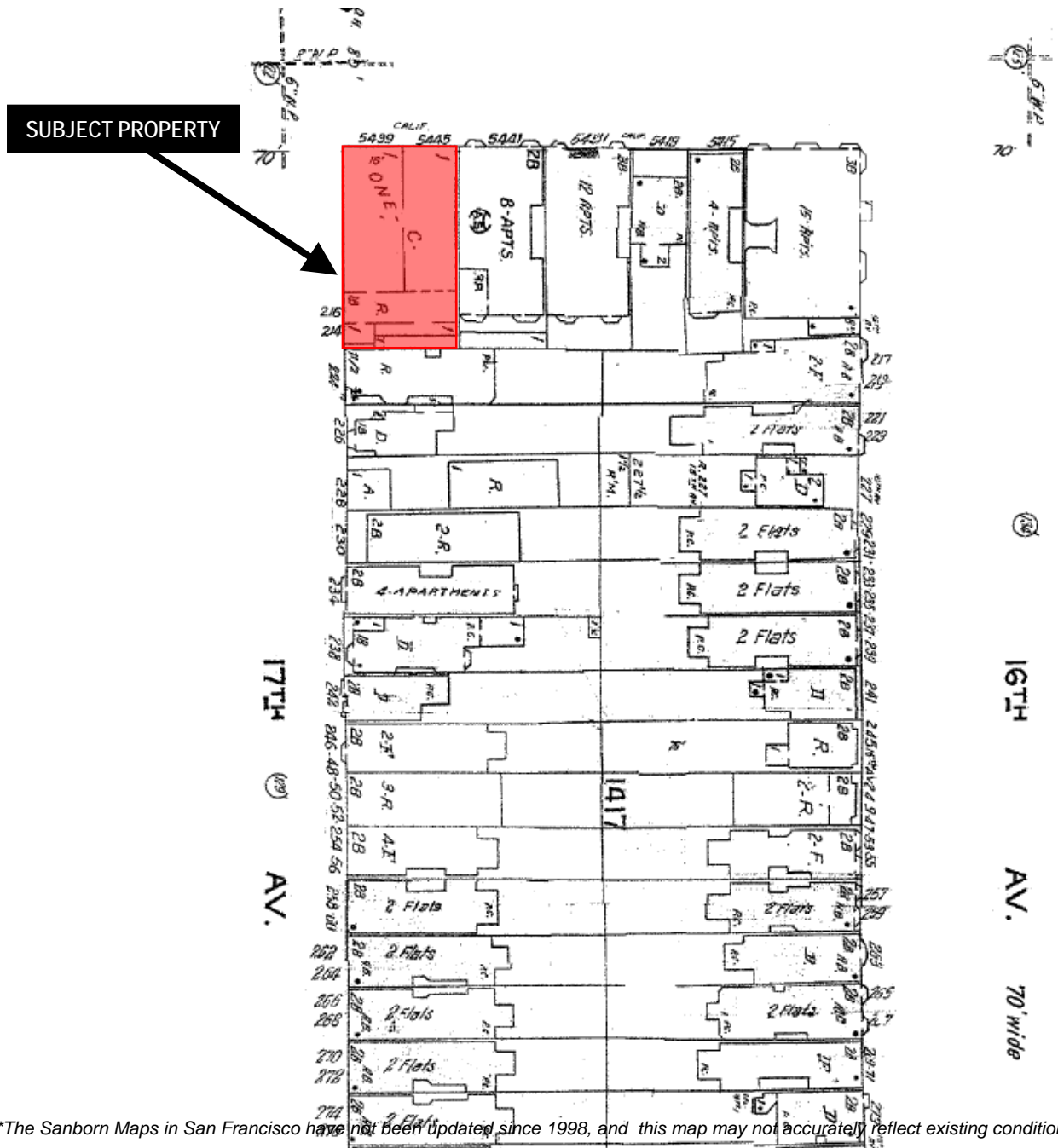
Parcel Map

SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2009.0175CV
 Mixed Use Development
 5495-5499 California St./214-216 17th Ave.

Sanborn Map*



Conditional Use Authorization
 Case Number 2009.0175CV
 Mixed Use Development
 5495-5499 California St./214-216 17th Ave.



Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2009.0175CV
Mixed Use Development
5495-5499 California St./214-216 17th Ave.

Aerial Photo



SUBJECT PROPERTY

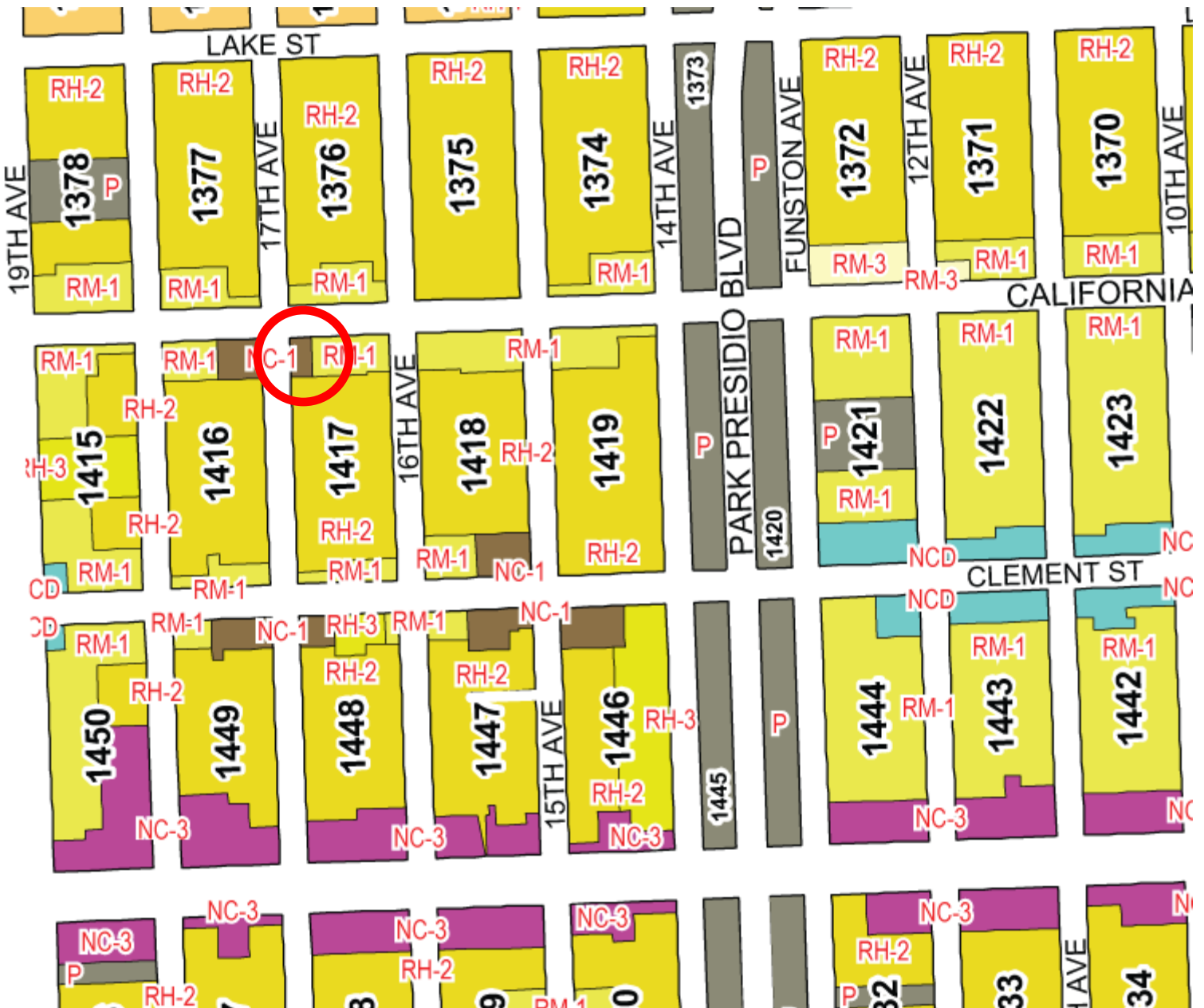


Aerial Photo

SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
Case Number 2009.0175CV
Mixed Use Development
5495-5499 California St./214-216 17th Ave.

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <i>Thomas F. Coyne</i>	
PROPERTY OWNER'S ADDRESS:	TELEPHONE: ()
	EMAIL:

APPLICANT'S NAME: <i>TONY KIM (TOWN CONSULTING)</i>		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: <i>100 Clement Street 2nd flr SF 94118</i>	TELEPHONE: <i>(415) 246 8855</i>	
	EMAIL: <i>tony@townconsulting.com</i>	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: <i>5495, 5499 California St & 206-210 17th Avenue</i>		ZIP CODE: <i>94118</i>
CROSS STREETS: <i>California St & 17th Avenue</i>		
ASSESSORS BLOCK/LOT: <i>1417 1031</i>	LOT DIMENSIONS: <i>53'-4" x 96'-1"</i>	LOT AREA (SQ FT): <i>5,123.95</i>
ZONING DISTRICT: <i>NE-1</i>	HEIGHT/BULK DISTRICT: <i>40-X</i>	

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: <i>MIXED-USE</i>
		PROPOSED USE: <i>same</i>
		BUILDING APPLICATION PERMIT NO.: DATE FILED:

CASE NUMBER:
For Staff Use only

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and <u>current photographs</u>	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Address: 5495 & 5495 California Street and 206 – 210 17th Avenue
Block / Lot: 1417 : 031
Zoning District: NC-1

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. *That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;*

The proposal includes subdivision of the single lot into two lots; removal of two residential units that front on 17th Avenue; demolition of approximately 945 square feet of the commercial structure.

The subdivision of the subject lot would allow the existing commercial structures to be on their own lot and would create a new vacant lot 50' wide by 53'-4" deep that fronts on California Street. A vertical addition is proposed over the existing commercial buildings. The addition would provide a two-bedroom residential unit with a 10-foot setback from both California Street and 17th Avenue. A new four-story, three-unit residential building is proposed on the vacant lot.

Planning Code Section 710.10 requires a conditional use authorization for development projects over 4,999 square feet.

Planning Code Section 710.39 requires a conditional use authorization for residential demolition for the second floor and above.

The 5,123-square-foot subject parcel is currently underutilized. The proposed subdivision and interior improvements would allow the historic resource to be contained on its own lot and would enhance the appearance and practical use of the commercial buildings. The subdivision of the subject lot would also create a new vacant lot 50' wide by 53'-4" deep that fronts on California Street. A new four-story, three-unit residential building is proposed on the vacant lot. The existing one-bedroom unit above the commercial spaces is in need of maintenance and major repairs. The proposed demolition and horizontal addition of the one-bedroom unit would allow a family-sized unit.

2. *That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including but not limited to the following:*
 - a. *The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;*

The subject parcel was previously two independent lots. The merger of the parcels created a 5,123.95 sq. ft. parcel that is underutilized. The proposed subdivision, new construction and vertical addition would create a more sensible and practical use of the property by defining the historic buildings and allowing construction of a wholly residential building. The vertical addition above the commercial space is setback on both street fronts and does not overwhelm the historic resource.

- b. *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;*

The existing curb cut along 17th Avenue would be used for automobile access. Therefore, the project would not negatively impact accessibility and traffic patterns for persons and vehicles.

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

The mixed-use proposal will not create noxious or offensive emissions, noise, glare, dust and odor as the nature of the residential and neighborhood-serving retail uses are not known to create any public hazards.

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

The proposed project will provide seven new street trees. The existing curb cut and driveway will be utilized.

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

The proposal would not adversely affect the General Plan. The project will comply with the General Plan by proposing in-fill housing opportunities in an appropriate area. The commercial/office space on the ground floor will be enhanced as a part of this project.

Policy 1.4

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

The surrounding area is an established residential neighborhood that can be characterized as multi-unit and two to three unit residential buildings. The proposal seeks to create a Code-complying vacant lot for in-fill housing construction opportunities. The existing two bedroom unit and that specific section of the existing building needs to be demolished to accommodate new family housing units that would meet today's seismic safety codes and regulations.

Policy 1.2

Encourage housing development, particularly affordable housing, in neighborhood commercial areas without displacing existing jobs, particularly blue-collar jobs or discouraging new employment opportunities.

The vertical addition is set back from both 17th Avenue and California Street and it would retain and respect the character defining features of the existing historic building. The 450 sq. ft. one-bedroom unit would be replaced with a 1,525 sq. ft family-sized two-bedroom unit.

The existing ground floor commercial space would be retained and enhanced. The project sponsor is proposing to retain the exiting tenant. Therefore, the ground floor space would be maintained as a dance studio and office.

The proposed development size and use is compatible with the existing scale and character of the neighborhood and will provide a development that is necessary and desirable as it would create new housing opportunities and retain a vibrant commercial use on the ground floor.

4. *With respect to applications filed pursuant to Article 7 of this Code, that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District.*

The proposal would provide a development in conformity with the polices set forth policies 1.2 and 1.4 of the Housing Element and Objective 6 and policy 6.1 of the Neighborhood Commerce section of the Commerce and Industry element.



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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


Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT ADDRESS: <i>5405, 5409 California St &</i>		NAME: <i>TONY KIM</i>		
BLOCK / LOT: <i>206 - 210 17th Avenue</i>		ADDRESS: <i>100 Clement St 3rd</i>		
ZONING: <i>1417 : OS1 NC-1</i>		CITY, STATE: <i>SF 94118</i>		
LOT AREA <i>5,123.95 sq ft</i>		PHONE: <i>415 246 8855</i>		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	<i>2</i>	<i>4</i>	<i>+ 2</i>
2	Total number of parking spaces	<i>1</i>	<i>4</i>	<i>+ 3</i>
3	Total gross habitable square footage	<i>1,1914</i>	<i>6,638</i>	<i>+4,724</i>
4	Total number of bedrooms	<i>3</i>	<i>9</i>	<i>+6</i>
5	Date of property purchase	<i>2003</i>		
6	Number of rental units	<i>0</i>		
7	Number of bedrooms rented	<i>0</i>		
8	Number of units subject to rent control	<i>0</i>		
9	Number of bedrooms subject to rent control	<i>0</i>		
10	Number of units currently vacant	<i>0</i>		
11	Was the building subject to the Ellis Act within the last decade?	<i>NO</i>		
12	Number of owner-occupied units	<i>2</i>		

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature:  Printed Name: *TONY KIM* Date: *8/17/10*

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.

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);
_____ *n/a*

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

Existing Building

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

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

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

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;
_____ *no*

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;
_____ *no*

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;
_____ *no*

Priority Policies

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

- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
_____ *yes*
- 9. Whether the Project protects the relative affordability of existing housing;
existing owner-occupied units
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
_____ *n/a*

Replacement Structure

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
_____ *yes*
- 12. Whether the Project creates quality, new family housing;
_____ *yes*
- 13. Whether the Project creates new supportive housing;
_____ *(yes) n/a or no*
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
_____ *yes*
- 15. Whether the Project increases the number of on-site dwelling units;
_____ *yes*
- 16. Whether the Project increases the number of on-site bedrooms.
_____ *yes*

City Planning Case No.:

Address:

5495 & 5499 California Street &
206 – 210 17th Avenue

Block and Lot Nos.:

1417 / 031

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The proposed project includes tenant improvements and remodeling of the ground floor space. As a result, the commercial/office space will be enhanced.

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

The proposed project will protect and conserve two existing buildings that have been identified as historic resources. The new construction project will comply with the residential design guidelines to be compatible with the block-face along 17th Avenue. The vertical addition will provide appropriate set backs on both street frontages. The new addition has been designed to be subordinate to the existing commercial buildings.

The commercial space will be preserved and enhanced to provide an active ground floor use that will protect the cultural and economic diversity of the neighborhood.

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

The existing units are both owner-occupied and no affordable housing would be removed.

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

The project proposes 1:1 off-street parking spaces and will utilize the existing curb cut and driveway along 17th Avenue. The project will not impede MUNI or overburden neighborhood parking.

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

The proposed project would have no effect on the city's industrial and service sectors.

6. *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The proposed new structure and existing commercial building would be constructed and altered in accordance with all applicable building and structural regulations and codes as well as seismic safety requirements.

7. *That landmarks and historic buildings be preserved;*

The proposed project will preserve two existing structures that have been identified as historic resources. The project sponsor will continue to work with Planning Department staff so that the existing resources will be preserved according to the requirements of the Secretary of the Interior Standards and CEQA.

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

No public parks or open spaces are near the project site. Therefore, no parks or open spaces, or their access to sunlight and vistas, will be affected.



SAN FRANCISCO PLANNING DEPARTMENT

SAN FRANCISCO PLANNING COMMISSION NOTICE OF HEARING

Notice is hereby given to the general public that an application involving the property described below has been filed with the Planning Department for review as set forth in the Planning Code. The Planning Commission will hold a **PUBLIC HEARING** on this item and on other matters on **Thursday, January 27, 2011, beginning at 1:30 p.m. or later, at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400.**

2009.0175C- 5495 CALIFORNIA STREET – southeast corner of California Street and 17th Avenue; Lot 031 in Assessor's Block 1417 – Request for Conditional Use Authorization, pursuant to Planning Code Sections 303, 317, 710.11 and 710.39 to allow the demolition of a 2-story, 1-unit building and the construction of a 4-story, 3-unit building and to allow the development of a lot greater than 4,999 sq. ft. in area within the Neighborhood Commercial – Cluster District (NC-1) and 40-X Height and Bulk District.

The project also includes demolishing a rear portion of the commercial building on the corner of California Street and 17th Avenue, subdividing the 5,088 sq. ft. subject lot into two lots, and constructing a vertical addition (that will contain one residential unit) above the existing commercial building.

The subject site is within a 300-foot radius of your property.

This notice will also cover the Section 312 Notification Requirements. If you are interested in viewing the plans for this Project please contact the planner listed below. Please call one day in advance so that the plans can be ready for you to review at the Planning Department's reception desk located on the fourth (4th) floor at 1650 Mission Street. For further information, call Aaron Starr at (415) 558-6620, or e-mail at aaron.starr@sfgov.org and ask about **Case No 2009.0175C**.

Persons who are unable to attend the scheduled Planning Commission hearing may submit written comments regarding this case to **Aaron Starr** at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments received by 12:00 p.m. (Noon) on the day of the hearing will be made a part of the official record and will be brought to the attention of the Planning Commission.

Comments that cannot be delivered to the Planning Commission by noon on the day of the hearing may be taken directly to the hearing at the location listed above. Comments received at 1650 Mission Street after the noon deadlines will be placed in the project file, but probably cannot be brought to the attention of the Planning Commission at the public hearing.

Pursuant to Government Code §65009, if you challenge, in court, the approval of a conditional use permit or any other permit, you may be limited to raising only those issues you or someone else

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

AS: G:\DOCUMENTS\Conditional Use\5495 California Street\5495 California St.Notice.doc



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0175E
 Project Title: 5495-5499 California St./214-216 – 17th Ave.
 Zoning: NC-1 (Neighborhood, Commercial, Cluster) District
 Height and Bulk: 40-X
 Block/Lot: 1417/031
 Lot Size: 5123.95 square feet
 Project Sponsor: Tony Kim (415) 246-8855
 Staff Contact: Aaron Starr, (415) 558-6362
 aaron.starr@sfgov.org

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 Suite 400
 San Francisco,
 CA 94103-2479

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Planning
 Information:
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PROJECT DESCRIPTION:

The subject property is an approximately 5,088 sq. ft. corner lot with frontage on California Street and 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6073.5 sq. ft.; a one-and-a-half-story commercial space at the corner of California Street and 17th Avenue (5499 California Street) and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue (5495 California Street and 214-216 17th Avenue). The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residential building fronting on the 17th Avenue. While the mixed use building is technically one structure, for the purposes of this review the Department is treating them as two separate components because they have different uses and different street frontages. The two commercial spaces currently have interior connections, which would be enhanced by this project.

(continued on next page)

EXEMPT STATUS:


Categorical Exemption, Classes 1(e)(2), 1(l)(2), 3(b) and 15 (State CEQA Guidelines Sections 15301(e)(1), 15301(l)(2), 15303(b) and 15315)

REMARKS:

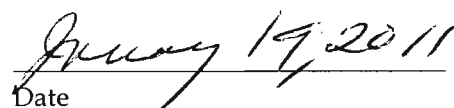
See reverse side.

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: Tony Kim
 Supervisor Eric Mar
 Brett Bollinger, Planner

Bulletin Board
 M.D.F.
 Historical Preservation List

PROJECT DESCRIPTION (Continued):

The proposed project involves the demolition of the existing two-unit residential building at 214-216 17th Avenue, and the demolition of approximately 945 sq. ft. at the rear of the two commercial structures located at 5495-5499 California Street. The project also involves subdividing the subject lot into two lots, creating one 2,438 sq. ft. lot at the corner of California Street and 17th Avenue that would contain the remainder of the commercial buildings, and one 2,650 sq. ft. vacant lot that would front on 17th Avenue. The proposed project involves constructing a four-story, three-unit building with four ground-level off-street parking spaces on the newly created vacant lot on 17th Avenue; and the construction of a one-story vertical addition - setback 10' from the California Street and 17th Avenue facades - above the commercial spaces that would contain one residential unit. The project would result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the subject property does contain an historical resource. The Planning Department then determined that the proposed alterations would not cause a substantial adverse change in the significance of the historical resource, or any off site historical resources.

As described in the attached Historic Resource Evaluation Response Memorandum, Planning Department preservation staff determined the subject building located at 5495 California Street appears to be eligible for listing on the California Register under Criteria 1 (Events) and 3 (Architecture); 5499 California Street appears to be eligible for listing on the California Register under Criterion 3 (Architecture); and 214-216 17th Avenue does not appear eligible for the California Register because it lacks any unique or distinctive characteristics and also lacks integrity.¹

After determining that an "historical resource" for the purposes of CEQA is present on the subject property, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource or any off-site historical resources. The Department believes that the proposed alterations would not cause a substantial adverse impact to the resource such that it would no longer be able to convey its significance. The proposed vertical addition on 5495-5499 California Street is set back from the front and side façade along 17th Avenue and is designed to be lighter and more transparent to reduce the impact on the two historic commercial structures. These design elements are essential to reducing the impact of the addition on the historic portions of the buildings. The proposed project also maintains the majority of the commercial structure by only demolishing 945 sq. ft. at the rear of the two buildings. The proposal preserves the details and fenestration pattern on the front facades as well as the details and fenestration pattern that wrap around 5499 California Street onto 17th Avenue. Further, a significant portion of the side secondary façade along 17th Avenue is being maintained so that the building's historic form would still be apparent.

¹ Historic Resource Evaluation Response Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, July 7, 2010. A copy of this memorandum is attached.

CONCLUSION:

As described below, the project was found to satisfy the criteria for exemption under Classes 1(e)(2), 1(l)(2), 3(b) and 15. CEQA State Guidelines Section 15301(e)(2) – Class 1(e)(2) - provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of 10,000 square feet, if located in an area where all public services and facilities are available and the area in which the project is located is not environmentally sensitive; the proposed project would meet this Class by adding approximately 1,721 sq. ft. of residential space to an existing 3,705 sq. ft. building and 8,074 square feet of new residential construction on the newly created vacant lot. The existing paved project site not located within an environmentally sensitive area. CEQA State Guidelines Section 15301(l)(2) – Class 1(l)(2) - provides an exemption from environmental review for demolition of a duplex of similar multi-family residential structure; the proposed project would meet this Class by demolishing a 2-unit building. CEQA State Guidelines Section 15303(b) – Class 3(b) - provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in urbanized areas; the proposed project would meet this Class by constructing a new 3-unit residential building. CEQA State Guidelines Section 15315 – Class 15 - provides an exemption from environmental review for the subdivision of a lot that is in compliance with the Planning Code and General Plan; the proposed project would meet this class by creating two lots that do not require a Variance from the Planning Code.

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 would 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. 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 classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 5495-5499 California St./ 214-216 – 17th Ave.
Block/Lot: 1417/031
Case No.: 2009.0175E
Date of Review: July 7, 2010
Planning Dept. Reviewer: Aaron Starr
 (415) 558-6362 | aaron.starr@sfgov.org

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 CA 94103-2479

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Planning
 Information:
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PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The subject property is a 5,123.95 sq. ft. corner lot with approximately 53' of frontage on California Street and approximately 96' of frontage on 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6073.5 sq. ft.; a one-and-a-half-story commercial space at the corner of California Street and 17th Avenue and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue. The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residence fronting on the 17th Avenue. While technically one structure, for the purposes of this review the Department is treating them as two separate components because they have different uses and different street frontages. The two commercial spaces currently have interior connections, which will be enhanced by this project.

The proposed project includes demolishing the two residential units that front on 17th Avenue (2720.5 sq. ft.) and demolishing approximately 945 sq. ft. combined at the rear of the two commercial structures to create 50' of frontage on 17th Avenue; subdividing the subject lot into two lots so that the remainder of the commercial structures are on one lot and creating a vacant 50' wide by 53' deep lot that fronts on 17th Avenue; constructing a four-story, three-unit building with four parking spaces on the ground floor on the new vacant lot; and constructing a one-story vertical addition- setback 10' from the California Street and 17th Avenue facades- on top of the commercial spaces that will contain one residential unit. The project will result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject buildings were constructed in two phases; the main commercial building on the corner of California and 17th Avenue was constructed in 1915; the second commercial building fronting only on California and the two-unit residential building fronting on 17th Avenue were constructed in 1925. The architect for all three buildings is listed as L. Mastropasqua, and the building's were constructed by the Maffei Brothers for the Arrighi family, which owned by property from 1914 to 1987. The subject buildings are not included on any historic surveys. The subject buildings are over 50 years of age and are

Category B Buildings: Potential Historical Resource for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject buildings are located on a 53' wide by 96' deep lot on the south east corner of California Street and 17th Avenue. The immediate neighborhood is characterized by multi-unit apartment buildings and some two to three unit buildings constructed between 1906 and 1930. The buildings were built during the post earthquake period, and are characterized by bracketed cornices, eclectic period revival detailing and stucco or brick facades. The subject property is located within the Inner Richmond neighborhood, but is not located within Heritage's Inner Richmond Survey Area. There is the potential for a historic residential district along 17th and 16th Avenues; however this area has a different use type and a different character and is not associated with the subject property. It does not appear that the subject buildings are located within a potential historic district, but one of them may be part of a non-contiguous district which is discussed further in Section 1 below.

-
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: 1906-1930

Based on the four criteria, staff believes that the commercial buildings that front on California Street are eligible for the California Register; staff finds that 5499 California Street is an individual resource under Criterion C, and 5495 California Street is a contributing resource to 5499 California Street and a larger early auto-oriented service district within the City of San Francisco under Criteria A and C. Staff finds that 214-216 - 17th Avenue is not a resource individually or as part of a district.

5499 California Street is a 17.5' tall commercial building constructed in a post WWI eclectic style. The building has a flat roof and a pedimented parapet and a bracketed cornice. The façade is primarily all glass with decorative fixed lights in an arch above the store front. The recessed fixed lights are comprised of a centrally located semi-circle with a projecting wood frame and sunray design. A series of vertical divided lights extend to either side. The ground floor consists of large glass display windows symmetrically designed around a central recessed entry with heavily stylized medallion details on either side of the store front. Above the single entry door is an original rectangular transom window. The entry ceiling is decorated with wood paneling. With exception to the tile along the base of the front façade, the building is clad with horizontal wood siding.

The 17th Avenue façade for 5499 California Street is clad in horizontal wood lap siding with stucco along the base. The only significant architectural detail is near the California Street corner of the building, where the store front windows wrap around the façade. Above the large display window is an equally large arched window comprised of small rectangular panes. There are also 4 evenly spaced double-hung windows along the rest of the façade with simple wood trim and a secondary entrance toward the rear of the building. A building permit was issued in 1957 to raise the foundation at the west side of 5499 California Street (along 17th Avenue) 12" above the curb. The 12" concrete foundation is visible along the base of the 17th Avenue façade.

5495 California Street is also a 17.5' tall commercial building constructed in a post WWI eclectic style, but with slightly simpler detailing. This building has a flat roof with a simple parapet and cornice. The front façade is architecturally separated into two disproportionate bays. The arched fixed light above the west side of the front façade is comprised of a centrally located semi-circle with projecting wood frame and a sunray design, similar to that on 5499 California Street. A series of vertical divided lights extend on either side. The fixed light above the east side of the façade is a traditional "bull's eye" design. The four-paned window is encompassed by a large wood frame, set inside a semi-circle. The Sanborn maps and building permit records document that historically this commercial space was used for automobile service.

The automobile use is represented in the proportioning of the store front. Specifically the east side of the front façade is smaller, which probably provided a formal pedestrian entry while the west side of the front façade, which is larger, provided an entry for automobiles. Today the store front is comprised of large glass display windows with a recess entry on the west side of the front façade. The ground level of the front façade has been remodeled and clad with stucco. Horizontal wood siding is present on the upper portion around the upper windows.

214-216 – 17th Street is a one-story-over-garage, two-unit residential building with a simple flat front façade, wide garage door, recessed entry and a Spanish tile pent roof over the entrance and at the parapet. This building has been significantly altered from its original form.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Built in 1925, 5495 California Street is an example of an early auto services building found in San Francisco. Taken in context with other automobile service buildings of this era, this building represents a significant event in California history; the advent of the automobile and how that helped to shape San Francisco's urban form. The subject building is a unique example of an early neighborhood auto oriented service building and is therefore eligible for the California Register as a contributing resource under Criterion A.

5499 California and 216 17th Avenue are not eligible for under this criterion because they are not associated with automobile service buildings.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

None of the three buildings included under this review appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

5499 California Street is eligible for listing in the California Register as an individual resource under Criterion C. 5499 California Street is an exceptional example of post WW1 commercial storefront eclectic architecture. Its façade possesses noteworthy architecture in terms of unique and exceptional design and quality. Specifically, the large arched windows with the central window-let sunburst design, the façade trim, molding and detail finishes give the building a richness and depth not typically seen on this type of building.

5495 California Street is also eligible for the California Register under Criterion C; however its design is slightly less noteworthy than 5499 California and is best understood in context with 5499 California Street. Since 5499 California Street was constructed first and used as the inspiration for the design of 5495 California, 5495 California is eligible as a contributing resource to 5499 California Street under Criterion C.

214-216 – 17th Street is not eligible under Criterion C because it lacks any unique or distinctive characteristics.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject buildings will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

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:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

A review of the building permit history for the subject property finds that 5495 and 5499 California Street have had few alterations and both retain all 7 aspects of integrity. While 5495 California has had more alterations, such as the removal of the original pedestrian entrance and automobile entrance, the alterations were done in a sensitive manner and the changes are not major enough to significantly alter its integrity with regard to design, workmanship or materials.

214-216 -17th Avenue is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

3. Determination of 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 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 will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- The project 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.


The proposed vertical addition is set back from the front and side façade along 17th Avenue and it is designed to be lighter and more transparent to reduce the impact that it would have on the two commercial structures. These design elements are essential to reducing the impact of the addition on the historic portions of the buildings. The proposal also maintains the majority of the commercial structure by only demolishing 945 sq. ft. combined at the rear of the two buildings. The proposal preserves the details and fenestration pattern on the front facades as well as the details and fenestration pattern that wrap around 5499 California Street. Further, a significant portion of the side secondary façade along 17th Avenue is being maintained so that the building's historic form will still be apparent.

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

The proposed three-unit residential building on the new adjacent lot is differentiated from the historic buildings, while still being compatible in materials, fenestration patter and massing. It will not have an adverse impact on the historic buildings at 5495 and 5499 California Street. Further, there does not appear to be a known or potential historic district in the immediate area that would be negatively impacted by the proposed new construction.

PRESERVATION COORDINATOR REVIEW

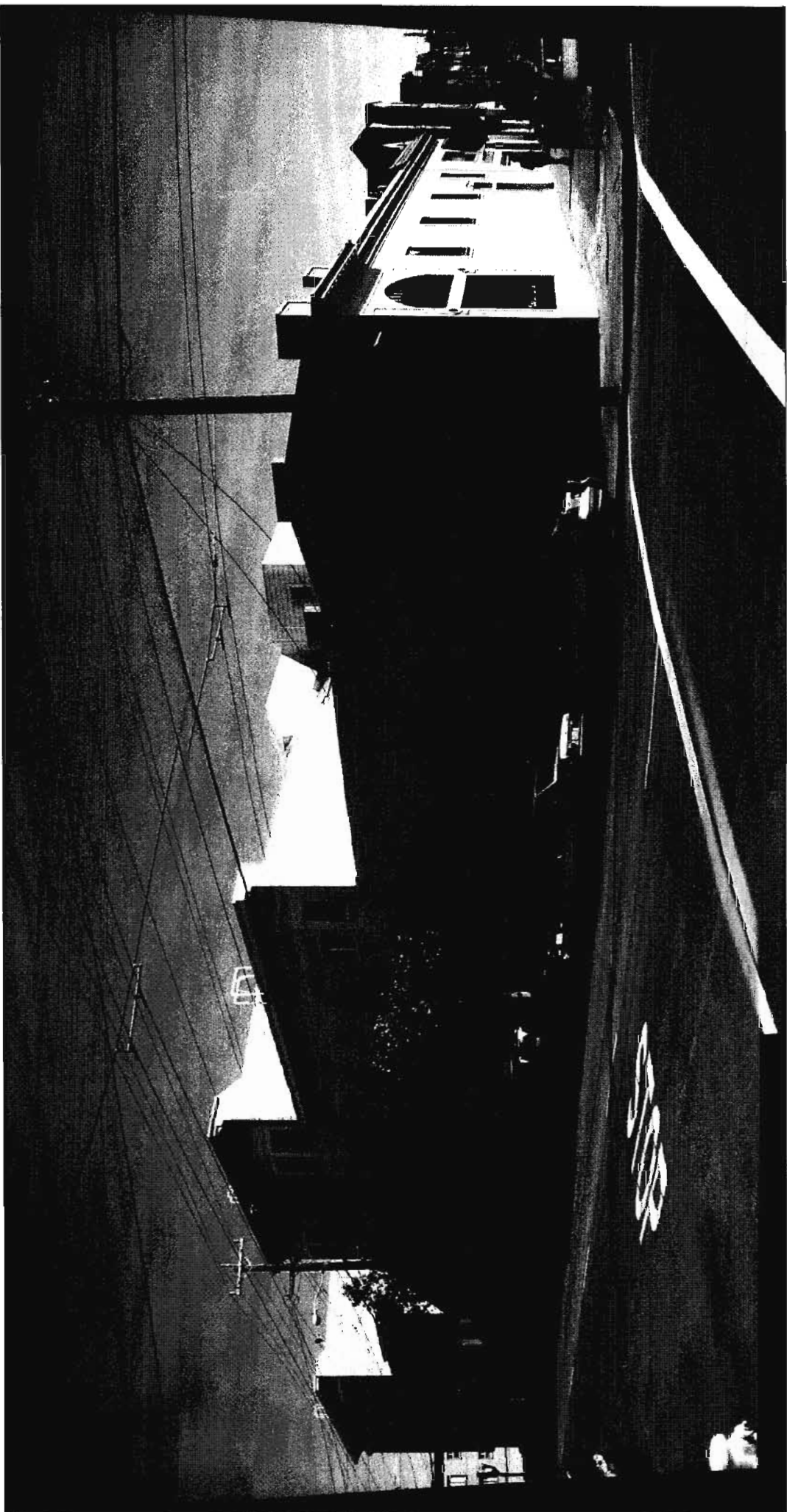
Signature: 
Sophie Hayward, *Acting Preservation Coordinator*

Date: 07-07-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated July 22, 2009.

AS: G:\DOCUMENTS\Preservation\HRERs\5495 California Street.New Template.doc





January 19, 2011

Ron Miguel, President
Vice President Christina Olague, and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco, CA 94103

**RE: 5495 – 5499 California Street & 200, 206 – 210 17th Avenue
(Block 1417, Lot 031)
Case No. 2009.0175C**

Dear Commissioners:

PROPOSAL

The project sponsor, Thomas Coyne, proposes to subdivide the 5,123.95 square-foot corner parcel on the southeast corner of California Street and 17th Avenue into two code-complying lots (see Exhibit H, sheet E-2). The two existing commercial spaces that front on California Street would be preserved and the two owner-occupied residential units that front on 17th Avenue would be removed.

The new corner lot would contain the two existing commercial spaces that would be preserved as a historic resource. A one-story vertical addition above the historic resource would allow one new dwelling unit on the corner lot. A three-unit wholly residential building with four off-street parking spaces is proposed on the new interior lot fronting on 17th Avenue.

EXISTING CONDITIONS

The corner commercial space was constructed ten years prior to the interior commercial space and the two residential units, resulting in a mixed-use building that is a single structure occupying nearly 100 percent of the subject lot.

According to the Historic Resource Evaluation Response (see Exhibit B), the commercial building frontage on California Street appears to be a historic resource. Therefore, the exterior of the resource will be appropriately preserved and the interior space will be altered and customized for Ms. Tilly's ballet studio.

NEIGHBORHOOD OUTREACH

The project sponsor held an informational neighborhood meeting on October 21, 2010 at 7:00 pm at the subject property. A total of eight neighbors attended the meeting with questions associated with construction, off-street parking, Ms. Tilly's ballet studio, and the existing lightwell of the adjacent property on 17th Avenue.

The project team has been effectively communicating with all interested neighbors and the existing tenant. Tilly Abbe (Ms. Tilly) and Bill Iracki (immediate neighbor on 17th Avenue), who would be most affected by the proposal, both fully support the project.

CONCLUSION

The proposed lot subdivision would allow appropriate separation and preservation of a historic resource. The demolition of two units would allow four new residential units and seven net new bedrooms. No one will be displaced as a result of this project.

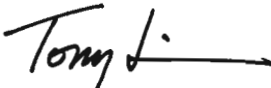
We worked very closely with staff to minimize the overall mass, height, and bulk of the corner building. The residential level would be set back ten feet from both California Street and 17th Avenue so that the addition is subordinate to the existing historic resource building.

The subject site is in the NC-1 District and the project sponsor proposes an appropriate density of four new residential units with four off-street parking spaces. The subject property is also in close proximity to several MUNI lines.

Housing opportunities are encouraged in new buildings above the ground story in the NC-1 zoning district. The objectives and policies of the Housing Element encourage and support the construction of quality in-fill family housing in established residential and neighborhood commercial districts. The size and proposed uses are consistent with the established development pattern and therefore compatible with the existing scale of the district.

We respectfully request that you approve the project as proposed.

Thank you for your consideration.



Tony B. Kim
(415) 246-8855

LIST OF EXHIBITS

EXHIBIT A	Prop M Conditional Use & Variance Findings
EXHIBIT B	Historic Resource Evaluation Response
EXHIBIT C	Letters of Support
EXHIBIT D	Block and SanBorn Maps
EXHIBIT E	Aerial photograph
EXHIBIT F	Photographs of the streetscape
EXHIBIT G	Color rendering
EXHIBIT H	Architectural drawings

City Planning Case No.:

Address:

5495 & 5499 California Street &
206 – 210 17th Avenue

Block and Lot Nos.:

1417 / 031

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

The proposed project includes tenant improvements and remodeling of the ground floor space. As a result, the existing commercial space will be preserved and enhanced.

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

The proposed project will protect and conserve the existing building that has been identified as a historic resource. The new construction project will comply with the Residential Design Guidelines to be compatible with the block-face along 17th Avenue. The vertical addition will provide appropriate set backs on both street frontages. The new addition has been designed to be subordinate to the existing historic resource building.

The commercial space will be preserved and enhanced to provide an active ground floor use that will protect the cultural and economic diversity of the neighborhood.

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

The existing units are both owner-occupied.

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

The project proposes 1:1 off-street parking spaces and will utilize the existing curb cut and driveway along 17th Avenue. The project will not impede MUNI or overburden neighborhood parking.

Address: 5495 & 5495 California Street and 206 – 210 17th Avenue
Block / Lot: 1417 : 031
Zoning District: NC-1

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. *That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;*

The proposal includes the subdivision of the single lot into two lots; removal of two residential units that front on 17th Avenue; demolition of approximately 945 square feet of the commercial structure.

The subdivision of the subject lot would allow the existing commercial structure to be on its own lot and create a new vacant lot measuring 50' wide by 53'-4" deep that fronts on 17th Avenue. A new four-story, three-unit residential building is proposed on the vacant lot. A vertical addition is proposed over the existing commercial building. The vertical addition would allow a two-bedroom residential unit with a 10-foot setback from both California Street and 17th Avenue.

Planning Code Section 710.10 requires a conditional use authorization for development projects over 4,999 square feet

&

Planning Code Section 710.39 requires a conditional use authorization for residential demolition for the second floor and above.

The 5,123 square feet subject parcel is underutilized. The proposed subdivision and interior improvements would allow the historic resource to be contained on its own lot and would enhance the appearance and practical use of the commercial building. The subdivision of the subject lot would also create a new vacant lot measuring 50' wide by 53'-4" deep fronting on 17th Avenue.

Policy 1.4

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

The surrounding area is an established residential neighborhood that can be characterized as multi-unit and two or three unit residential buildings. The proposal seeks to create a Code-complying vacant lot for in-fill housing construction opportunities.

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

The mixed-use proposal will not create noxious or offensive emissions, noise, glare, dust and odor as the nature of the residential and neighborhood-serving retail uses are not known to create any public hazards.

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

The proposed project will provide seven new street trees. The existing curb cut and driveway will be utilized.

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

The proposal would not adversely affect the General Plan. The project will comply with the General Plan by proposing in-fill housing opportunities in an appropriate area. The commercial/office space on the ground floor will be enhanced as a part of this project.

4. *With respect to applications filed pursuant to Article 7 of this Code, that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District.*

The proposal would provide a development in conformity with the policies set forth policies 1.2 and 1.4 of the Housing Element and Objective 6 and policy 6.1 of the Neighborhood Commerce section of the Commerce and Industry Element.

must also be limited in height and occur toward the rear most section of the property in order to avoid significant adverse impacts to the historically-rated building.

- B. The subject property is also a corner lot and it faces a blank wall of the adjacent building to the south and the adjacent property directly to the east provides a limited legal non-conforming rear yard.
- C. The preservation of the two existing commercial spaces meets the intent of Planning Code Section 145.1. The corner commercial space wraps around to 17th Avenue and presents an active use to the street. The proposed active use in the new building is a community/exercise room. We believe the proposed active use also meets the intent of the code section and is an appropriate active use.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

REQUIREMENT MET.

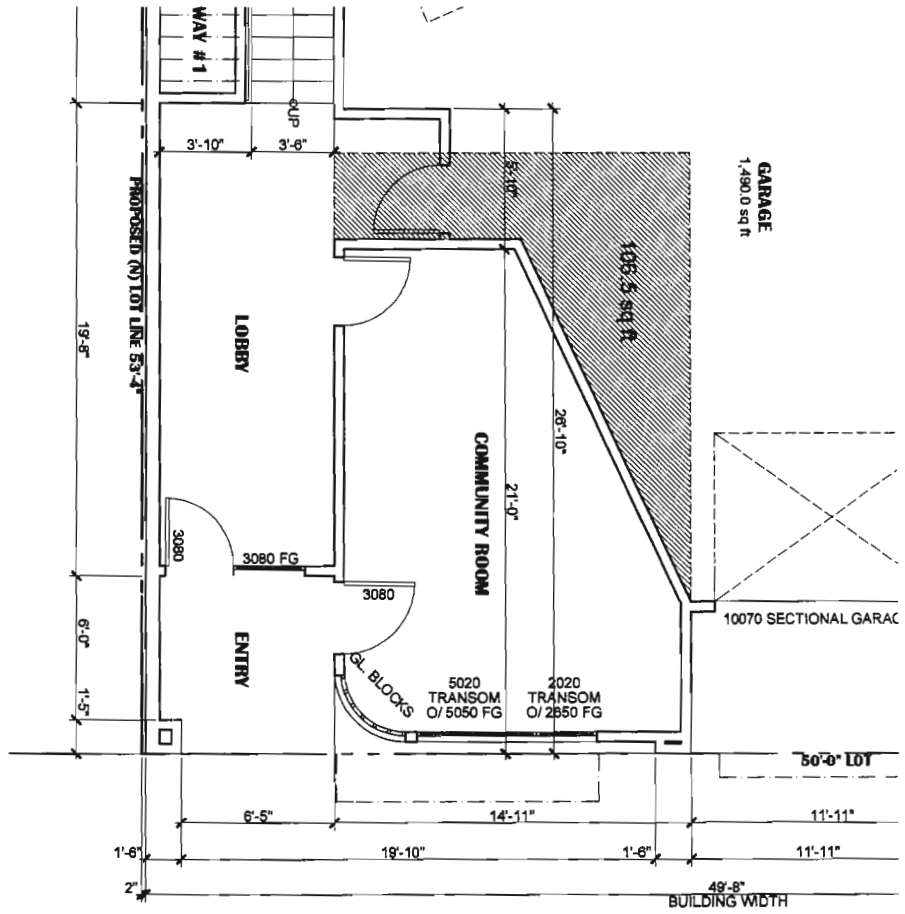
- A. The literal enforcement of Section 134 in addition to the requirements of the Secretary of the Interior Standards significantly reduces the buildable envelope and prohibits the ability to develop up to the allowed density for a property in an NC-1 Zoning District.
- B. Literal enforcement of the Code required rear yard imposes an undue hardship on the applicant/owner without providing any public or private benefit since the subject lot is a corner property that has no affect on the mid-block open space pattern.
- C. Literal enforcement of the Code section 145.1 would impact the project be eliminating two off-street parking spaces. The immediate neighbors support the proposed 1:1 off-street parking.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

REQUIREMENT MET.

- A. The adjacent multi-unit residential building directly to the east provides a legal non-conforming rear yard. The granting of this variance is the best and most feasible manner by which the property owners can enjoy the same full use of their property that similarly situated property owners enjoy.
- B. The granting of the variances would create two Code-complying parcels. The subdivision allows the property owner to contain the existing historic resource on its own lot. Legal separation of the property would allow more flexibility to construct a new residential development that can comply with current Building Codes, seismic safety regulations and historic preservation.



1/8" = 1'-0"; 1/14/2011 4:37 PM; GABRIEL Y. NG & ASSOCIATES



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 5495-5499 California St./ 214-216 – 17th Ave.
Block/Lot: 1417/031
Case No.: 2009.0175E
Date of Review: July 7, 2010
Planning Dept. Reviewer: Aaron Starr
 (415) 558-6362 | aaron.starr@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

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The subject property is a 5,123.95 sq. ft. corner lot with approximately 53' of frontage on California Street and approximately 96' of frontage on 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6073.5 sq. ft.; a one-and-a-half-story commercial space at the corner of California Street and 17th Avenue and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue. The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residence fronting on the 17th Avenue. While technically one structure, for the purposes of this review the Department is treating them as two separate components because they have different uses and different street frontages. The two commercial spaces currently have interior connections, which will be enhanced by this project.

The proposed project includes demolishing the two residential units that front on 17th Avenue (2720.5 sq. ft.) and demolishing approximately 945 sq. ft. combined at the rear of the two commercial structures to create 50' of frontage on 17th Avenue; subdividing the subject lot into two lots so that the remainder of the commercial structures are on one lot and creating a vacant 50' wide by 53' deep lot that fronts on 17th Avenue; constructing a four-story, three-unit building with four parking spaces on the ground floor on the new vacant lot; and constructing a one-story vertical addition- setback 10' from the California Street and 17th Avenue facades- on top of the commercial spaces that will contain one residential unit. The project will result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject buildings were constructed in two phases; the main commercial building on the corner of California and 17th Avenue was constructed in 1915; the second commercial building fronting only on California and the two-unit residential building fronting on 17th Avenue were constructed in 1925. The architect for all three buildings is listed as L. Mastropasqua, and the buildings were constructed by the Maffei Brothers for the Arrighi family, which owned by property from 1914 to 1987. The subject buildings are not included on any historic surveys. The subject buildings are over 50 years of age and are

The 17th Avenue façade for 5499 California Street is clad in horizontal wood lap siding with stucco along the base. The only significant architectural detail is near the California Street corner of the building, where the store front windows wrap around the façade. Above the large display window is an equally large arched window comprised of small rectangular panes. There are also 4 evenly spaced double-hung windows along the rest of the façade with simple wood trim and a secondary entrance toward the rear of the building. A building permit was issued in 1957 to raise the foundation at the west side of 5499 California Street (along 17th Avenue) 12" above the curb. The 12" concrete foundation is visible along the base of the 17th Avenue façade.

5495 California Street is also a 17.5' tall commercial building constructed in a post WWI eclectic style, but with slightly simpler detailing. This building has a flat roof with a simple parapet and cornice. The front façade is architecturally separated into two disproportionate bays. The arched fixed light above the west side of the front façade is comprised of a centrally located semi-circle with projecting wood frame and a sunray design, similar to that on 5499 California Street. A series of vertical divided lights extend on either side. The fixed light above the east side of the façade is a traditional "bull's eye" design. The four-paned window is encompassed by a large wood frame, set inside a semi-circle. The Sanborn maps and building permit records document that historically this commercial space was used for automobile service.

The automobile use is represented in the proportioning of the store front. Specifically the east side of the front façade is smaller, which probably provided a formal pedestrian entry while the west side of the front façade, which is larger, provided an entry for automobiles. Today the store front is comprised of large glass display windows with a recess entry on the west side of the front façade. The ground level of the front façade has been remodeled and clad with stucco. Horizontal wood siding is present on the upper portion around the upper windows.

214-216 – 17th Street is a one-story-over-garage, two-unit residential building with a simple flat front façade, wide garage door, recessed entry and a Spanish tile pent roof over the entrance and at the parapet. This building has been significantly altered from its original form.

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Built in 1925, 5495 California Street is an example of an early auto services building found in San Francisco. Taken in context with other automobile service buildings of this era, this building represents a significant event in California history; the advent of the automobile and how that helped to shape San Francisco's urban form. The subject building is a unique example of an early neighborhood auto oriented service building and is therefore eligible for the California Register as a contributing resource under Criterion A.

5499 California and 216 17th Avenue are not eligible for under this criterion because they are not associated with automobile service buildings.

214-216 -17th Avenue is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

3. Determination of 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 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 will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- The project 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.

The proposed vertical addition is set back from the front and side façade along 17th Avenue and it is designed to be lighter and more transparent to reduce the impact that it would have on the two commercial structures. These design elements are essential to reducing the impact of the addition on the historic portions of the buildings. The proposal also maintains the majority of the commercial structure by only demolishing 945 sq. ft. combined at the rear of the two buildings. The proposal preserves the details and fenestration pattern on the front façades as well as the details and fenestration pattern that wrap around 5499 California Street. Further, a significant portion of the side secondary façade along 17th Avenue is being maintained so that the building's historic form will still be apparent.

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

The proposed three-unit residential building on the new adjacent lot is differentiated from the historic buildings, while still being compatible in materials, fenestration patter and massing. It will not have an adverse impact on the historic buildings at 5495 and 5499 California Street. Further, there does not appear to be a known or potential historic district in the immediate area that would be negatively impacted by the proposed new construction.

January 13, 2011

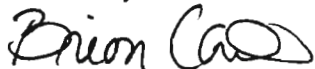
San Francisco Planning Commission
1650 Mission Street 3rd floor
San Francisco CA 94103

RE: 5495 California Street

Dear Planning Commissioners:

I own the two-unit building directly across the street from the proposed three-unit building on 17th Avenue. I have reviewed the architectural drawings and I would like to inform you that I fully support the project. It makes sense to preserve the commercial space occupied by Ms. Tilly's ballet and construct a new contemporary building on 17th Avenue. I am very pleased with the proposal.

Sincerely,

A handwritten signature in black ink that reads "Brian Cano". The signature is written in a cursive style with a large, stylized "B" and "C".

Brian Cano

219 – 17th Avenue

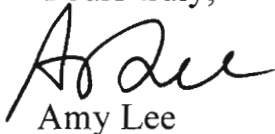
January 18, 2011

San Francisco Planning Commission
1650 Mission Street 3rd floor
San Francisco CA 94103

Dear Honorable Commissioners:

I was recently informed of a development project at the corner of California Street and 17th Avenue. The project sponsor's representative forwarded me a copy of the architectural drawings for the proposed project. I am very pleased to see that the project will provide housing ownership opportunities in my neighborhood. We also support Ms. Tilly's ballet studio and very glad to hear that she and her students will return to an enhanced studio space.

Yours truly,

A handwritten signature in black ink, appearing to read "Amy Lee".

Amy Lee

248 17th Avenue
San Francisco, CA 94121

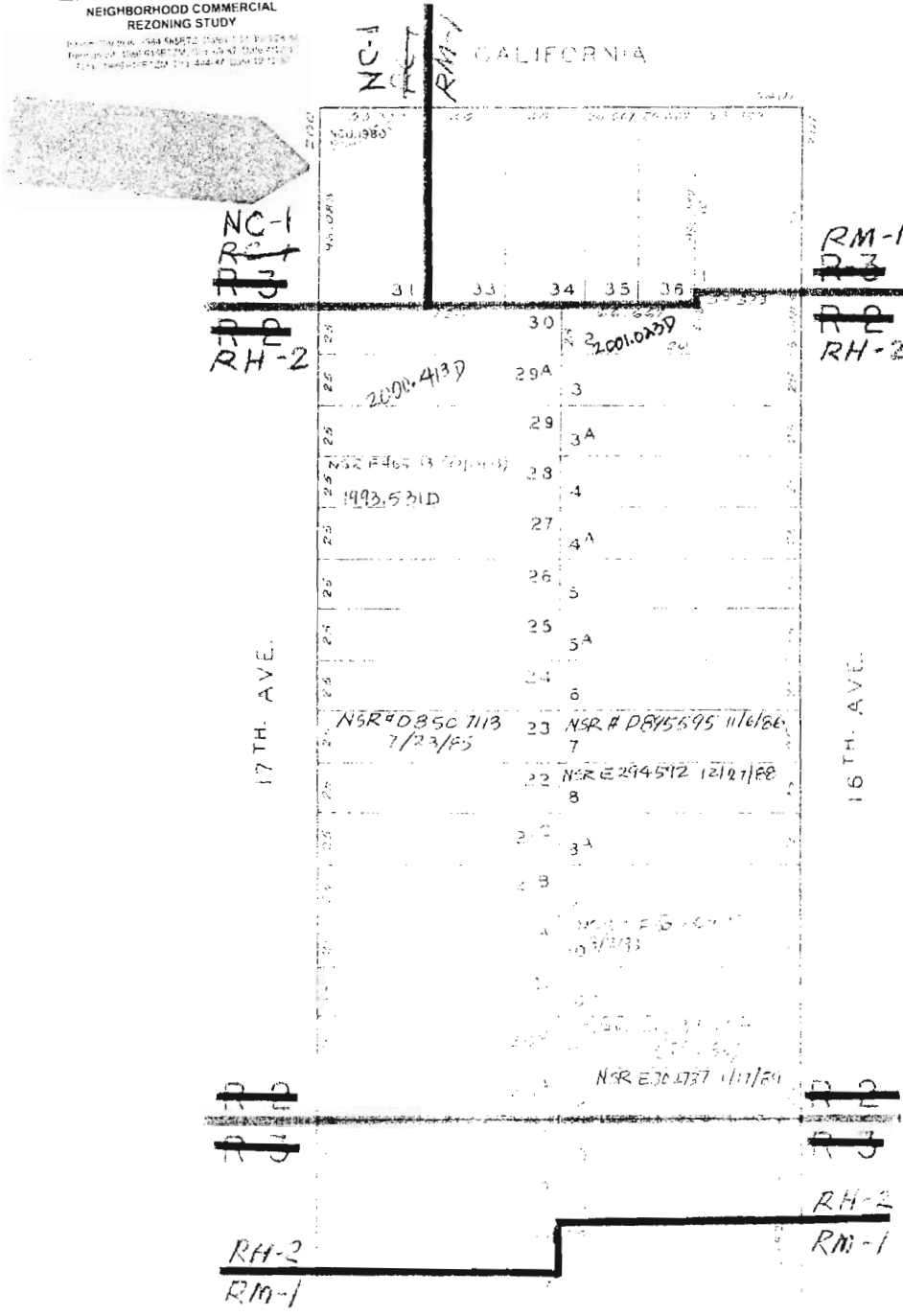
Lot 16 merged into lot 15 - 1939
 " 18 " " " 17 - 1948
 " 32 " " " 31 - 1951



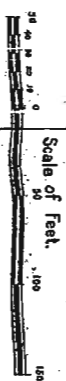
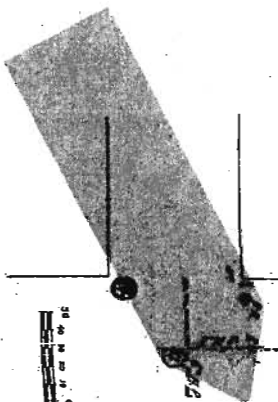
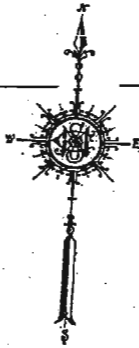
1417

RICHMOND BLOCK 166

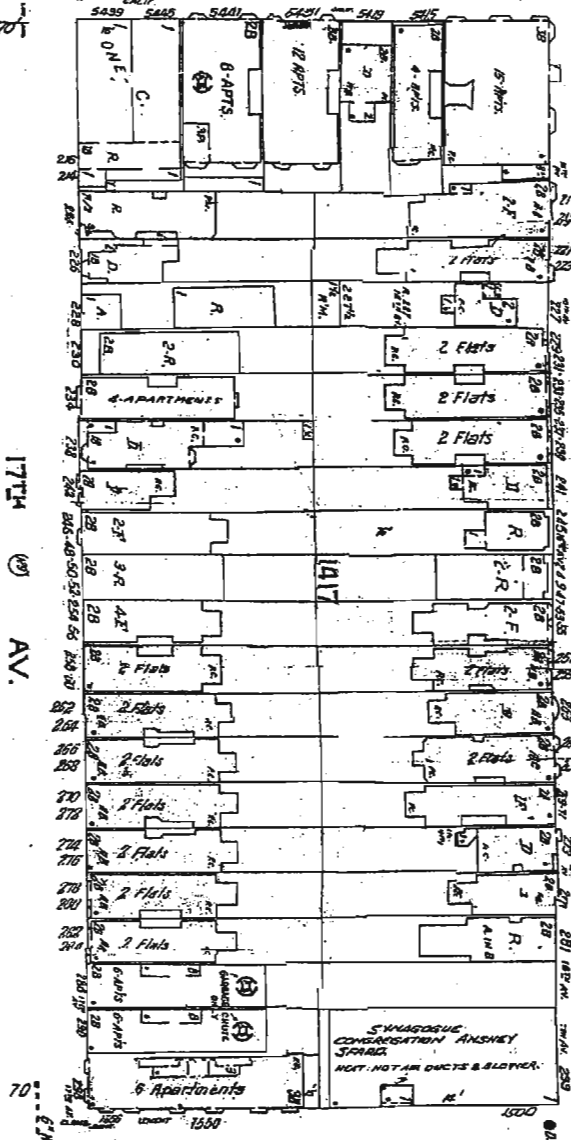
NCRS
 NEIGHBORHOOD COMMERCIAL
 REZONING STUDY
 Board of Supervisors, 1984-1985
 Planning Commission, 1983-1984
 City of Richmond, 1983-1984



OUTER CLEMENT MORATORIUM
 OUTER CLEMENT MORATORIUM
 1952 1975 & 1985 667E. No moratorium
 reestablished, last local 3/1/84
 1. 1984-1985 1984 1984 1984



469



16TH AV. 70' wide

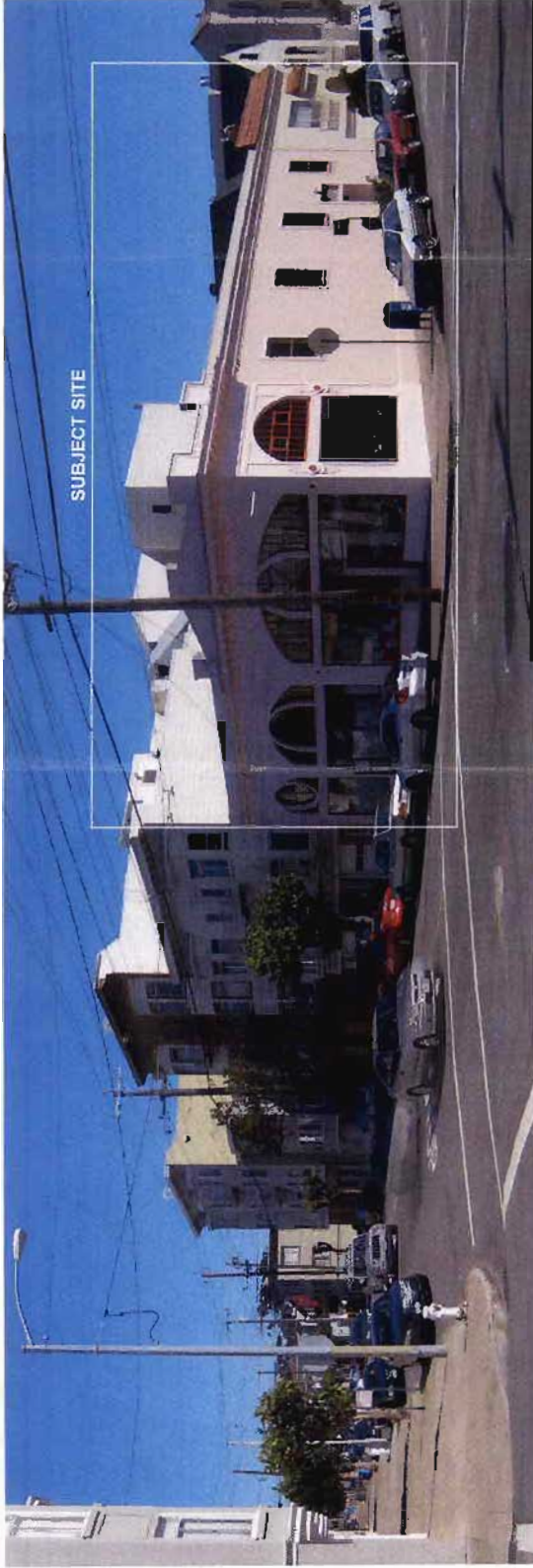
17TH AV.

15TH AV.



Aerial View

5495 California St.



SUBJECT SITE

EXISTING STREESCAPE ALONG CALIFORNIA ST.



SUBJECT SITE

EXISTING STREESCAPE ALONG 17TH AVE.

EXISTING SITE PHOTOS
5499 CALIFORNIA ST./ 200, 206-208-210 17TH AVE., SAN FRANCISCO, CA 94118



EXISTING STREESCAPE ACROSS 17TH AVE.



GABRIEL Y. NG
& ASSOCIATES

EXISTING SITE PHOTOS
5499 CALIFORNIA ST./ 200, 206-208-210 17TH AVE., SAN FRANCISCO, CA 94118



LOOKING FROM CORNER OF CALIFORNIA ST. AND 17TH AVE.

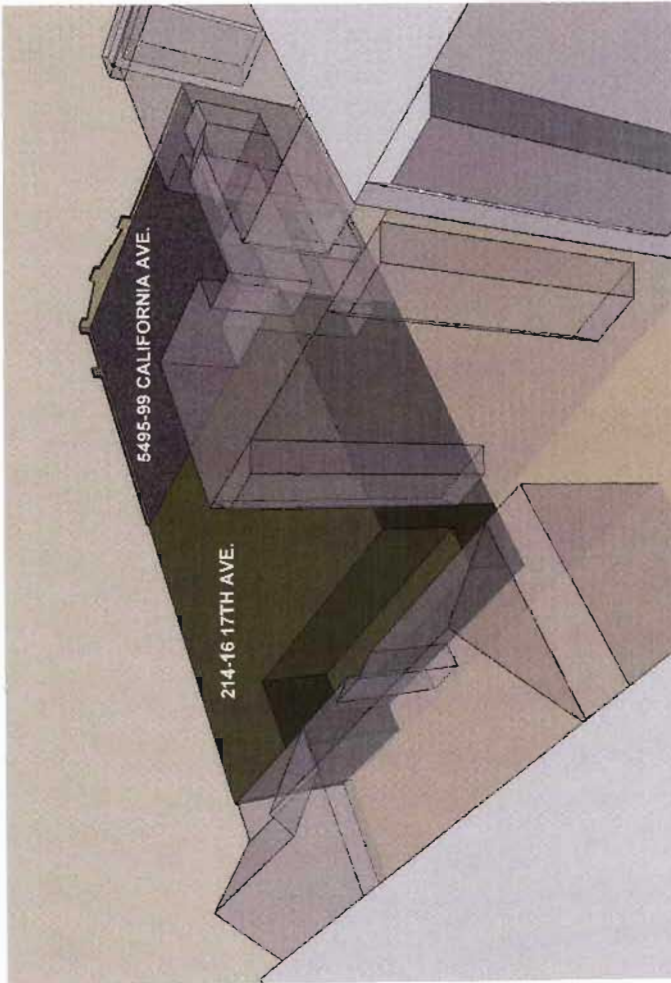
PROPOSED BUILDING PERSPECTIVE
5499 CALIFORNIA ST./ 200, 206-208-210 17TH AVE., SAN FRANCISCO, CA 94118



LOOKING FROM ACROSS 17TH AVE.

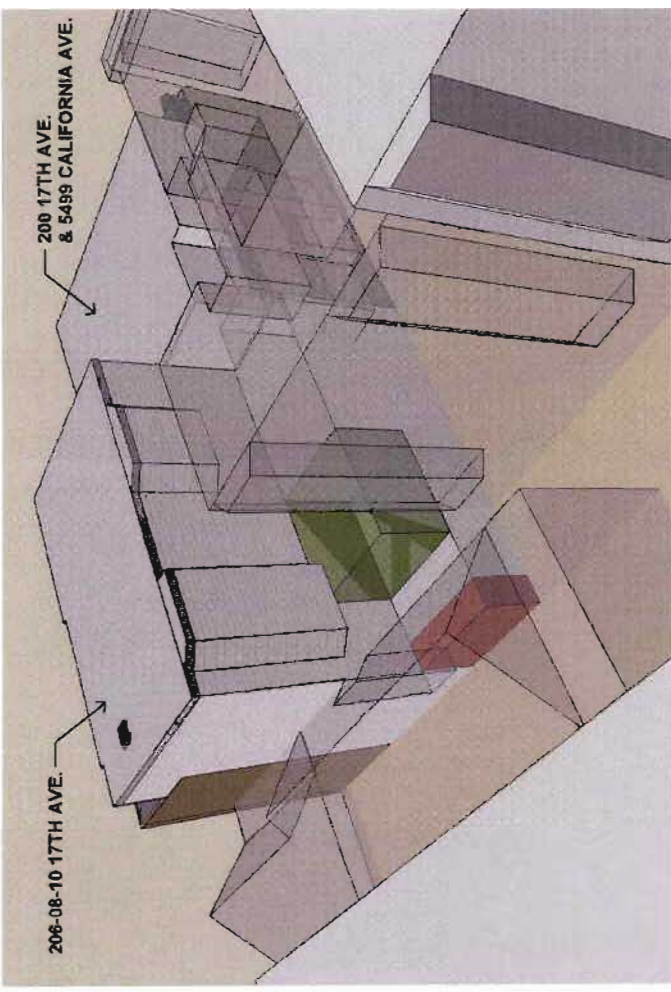
PROPOSED BUILDING PERSPECTIVE
5499 CALIFORNIA ST./ 200, 206-208-210 17TH AVE., SAN FRANCISCO, CA 94118





MASSING OF EXISTING BUILDING TO BE DEMOLISHED

■ BUILDING MASS TO BE DEMOLISHED



MASSING OF NEW BUILDING AND NEW ADDITION

■ REDUCTION OF BUILDING MASS AT REAR YARD
 ■ ADDITION OF BUILDING MASS AT REAR YARD



**MASSING COMPARISON AT REAR YARD
 5499 CALIFORNIA ST./ 200, 206-208-210 17TH AVE., SAN FRANCISCO, CA 94118**

SYMBOLS

Table of symbols and their corresponding descriptions, including grid lines, elevations, section details, room numbers, doors, windows, masonry walls, and various electrical and plumbing fixtures.



LOOKING FROM CORNER OF CALIFORNIA ST. AND 17TH AVE.



LOOKING FROM ACROSS 17TH AVE.

5499 CALIFORNIA STREET & 200 17TH AVENUE - COMMERCIAL ALTERATION & 1-STORY ADDITION

206-208-210 17TH AVENUE - NEW 4-STORY 3-UNIT DWELLING

SCOPE OF WORK

- 1. SUBDIVISION OF EXISTING LOT INTO TWO LOTS - 46'-1" & 50'-0"
2. DEMOLITION OF PORTION OF EXISTING BUILDINGS AND ALTERATION OF REMAINING PORTION
3. ADD 1 DWELLING ON EXISTING BUILDING
4. NEW 4-STORY 3-UNIT DWELLING ON NEW LOT

ABBREVIATIONS

Large table of abbreviations and their full names, organized in columns. Includes terms like AND, AREA DRAIN, ARCHITECTURAL, ASBESTOS, ASPHALT, AWNING, BEDROOM, BOARD, BITUM., BUILDING, BLOCK, BLOCKING, BEAM, BO.S, BOT., CATCH BASIN, CORNER GUARD, CAST IRON, CLEANOUT, CERAMIC TILE, CAB., CEMENT, CLG., CAULKING, CLO., CLOS., CLR., COL., CONC., CONN., CONSTRUCTION, CONT., CORR., CSMT., CTR., D.H., DOUBLE HUNG (WINDOW), D.O., DOOR OPENING, D.S.P., DRY STANDPIPE, DBL., DOUBLE, DEPT., DEPARTMENT, DET., DETAIL, DIA., DIAMETER, DIM., DIMENSION, DN., DOWN, DR., DOOR, DS., DOWNSPOUT, D/W, DISHWASHER, DWG., DRAWING, E., EAST, (E) EXISTING, E.J., EXPANSION JOINT, E.P., ELEC. PANEL BOARD, E.W., EACH WAY, E.W.C., ELEC. WATER COOLER, EA., EACH, EL., ELEVATION, ELECTRICAL, ELEV., ELEVATOR, EMER., EMERGENCY ENCL., ENCLOSURE, EQ., EQUAL, EQPT., EQUIPMENT, EXP., EXPANSION, EXPO., EXPOSED, EXT., EXTERIOR, F.A., FIRE ALARM, F.D., FLOOR DRAIN, F.E., FIRE EXTINGUISHER, F.E.C., F.E. CABINET, F.G., FIXED GLASS, F.H.C., FIRE HOSE CABINET, F.O.C., FACE OF CONCRETE, F.O.F., FACE OF FINISH, F.O.S., FACE OF STUD, F.P., FIREPLACE, F.S., FULL SIZE, FDN., FOUNDATION, FIN., FINISH, FLASH., FLASHING, FLR., FLOOR, FLUOR., FLUORESCENT CABINET, FT., FOOT OR FEET, FTG., FOOTING, FURR., FURRING, FUT., FUTURE, G.B., GRAB BAR, G.D., GARBAGE DISPOSAL, G.F.I., GROUND FAULT INTERRUPTER, G.F.I., GALVANIZED SHEET, GA., GAUGE, GAL., GALLON, GL., GLASS, GND., GROUND, GR., GRADE, GYP., GYPSUM, H.B., HOSE BIBB, H.C., HOLLOW CORE, H.M., HOLLOW METAL, HDWD., HARDWOOD, HDWE., HARDWARE, HORIZ., HORIZONTAL, HR., HOUR, HT., HEIGHT, I.D., INSIDE DIAMETER (DIM.), INSUL., INSULATION, INT., INTERIOR, JAN., JANITOR, JT., JOINT, KIT., KITCHEN, LAB., LABORATORY, LAM., LAMINATE, LAV., LAVATORY, LKR., LOCKER, LT., LIGHT, M.C., MEDICINE CABINET, MAX., MAXIMUM, MECH., MECHANICAL, MEMB., MEMBRANE, MET., METAL, MFR., MANUFACTURER, MH., MANHOLE, MIN., MINIMUM, MIR., MIRROR, MISC., MISCELLANEOUS, MTD., MOUNTED, MUL., MULLION, N., NORTH, (N) NEW, N.I.C., NOT IN CONTRACT, N.T.S., NOT TO SCALE, NO. OR #, NUMBER, O.A., OVERALL, O.C., ON CENTER, O.D., OUTSIDE DIAMETER (DIM.), O.F.D., OVERFLOW DRAIN, O.H., OVERHEAD, OBS., OBSCURE, OFF., OFFICE, OFF., OFFICE, OPNG., OPENING, OPP., OPPOSITE, P.C., PHOTO CELL, P.LAM., PLASTIC LAMINATE, P.T.D., PAPER TOWEL DISPENSER, P.T.R., RECEPTACLE PLATE, PL., PLASTER, PLYWD., PLYWOOD, PR., PAIR, PRCST., PRECAST, PT., POINT, PTN., PARTITION, Q.T., QUARRY TILE, R., RISER, R.D., ROOF DRAIN, R.O., ROUGH OPENING, R.W., REDWOOD, R.W.L., RAIN WATER LEADER, RAD., RADIUS, REF., REFERENCE, REFR., REFRIGERATOR, REIN.F., REINFORCED, REQ., REQUIRED, RESIL., RESILIENT, RET., RETAINING, RGTR., REGISTER, RM., ROOM, S., SOUTH, S.A.D., SEE ARCHITECTURAL DRAWINGS, S.C.D., SEAT COVER DISPENSER, S.D., SOAP DISPENSER, S.G.D., SLIDING GLASS DOOR, S.H., SINGLE HUNG (WINDOW), S.N.D., SANITARY NAPKIN DISPENSER, S.N.R., SANITARY NAPKIN RECEPTACLE, S.S.K., SERVICE SINK, S.S.T., STAINLESS STEEL, SCHED., SCHEDULE, SECT., SECTION, SHELF, SHR., SHOWER, SHT., SHEET, SIM., SIMILAR, SL., SLIDER (WINDOW) SPEC., SPECIFICATION, SQ., SQUARE, STA., STATION, STD., STANDARD, STL., STEEL, STR., STORAGE, STRL., STRUCTURAL, SUSP., SUSPENDED, SYM., SYMMETRICAL, T.&G., TONGUE & GROOVE, T.B., TOWEL BAR, T.C., TOP OF CURB, T.P., TOP OF PAVEMENT, T.P.P., TOILET PAPER DISPENSER, T.V., TELEVISION, T.W., TOP OF WALL, TEL., TELEPHONE, TER., TERRAZZO, THK., THICK, TRD., TREAD, TYP., TYPICAL, U.O.N., UNLESS OTHERWISE NOTED, UNF., UNFINISHED, UR., URINAL, VERT., VERTICAL, VEST., VESTIBULE, W., WEST, W/., WITH, W.C., WATER CLOSET, W.C., WATER CLOSET, W.D., WOOD, W/O., WITHOUT, WP., WATERPROOF, WSCT., WAINSCOT, WT., WEIGHT

DRAWING INDEX

Table listing drawing sheets and their contents, including A-0 (SCOPE OF WORK / PROJECT DATA / GENERAL NOTES), E-1 (EXISTING SITE PLAN & FLOOR PLANS), E-2 (DEMOLITION CALCULATION), E-3 (EXISTING ELEVATIONS), A-1 (PROPOSED SITE / ROOF PLAN & BUILDING AREA CALCULATION), A-2 (5499 CALIFORNIA ST. / 200 17TH AVE. - PROPOSED 1ST FLOOR PLAN), A-3 (5499 CALIFORNIA ST. / 200 17TH AVE. - PROPOSED 2ND & 3RD FLOOR PLANS), A-4 (5499 CALIFORNIA ST. / 200 17TH AVE. - PROPOSED ELEVATIONS), A-5 (206-208-210 17TH AVE. - PROPOSED 1ST FLOOR PLAN), A-6 (206-208-210 17TH AVE. - PROPOSED 2ND FLOOR PLAN), A-7 (206-208-210 17TH AVE. - PROPOSED 3RD & 4TH FLOOR PLANS), A-8 (206-208-210 17TH AVE. - PROPOSED ELEVATIONS), A-9 (PROPOSED SECTION).

PROJECT DATA

Table with project data fields: BUILDING PERMIT APPLICATION #: , BLOCK/LOT: 1417 / 031, OCCUPANCY: , ZONING: NC-1, NUMBER OF UNITS: , NUMBER OF STORIES: , TYPE OF CONSTRUCTION: .

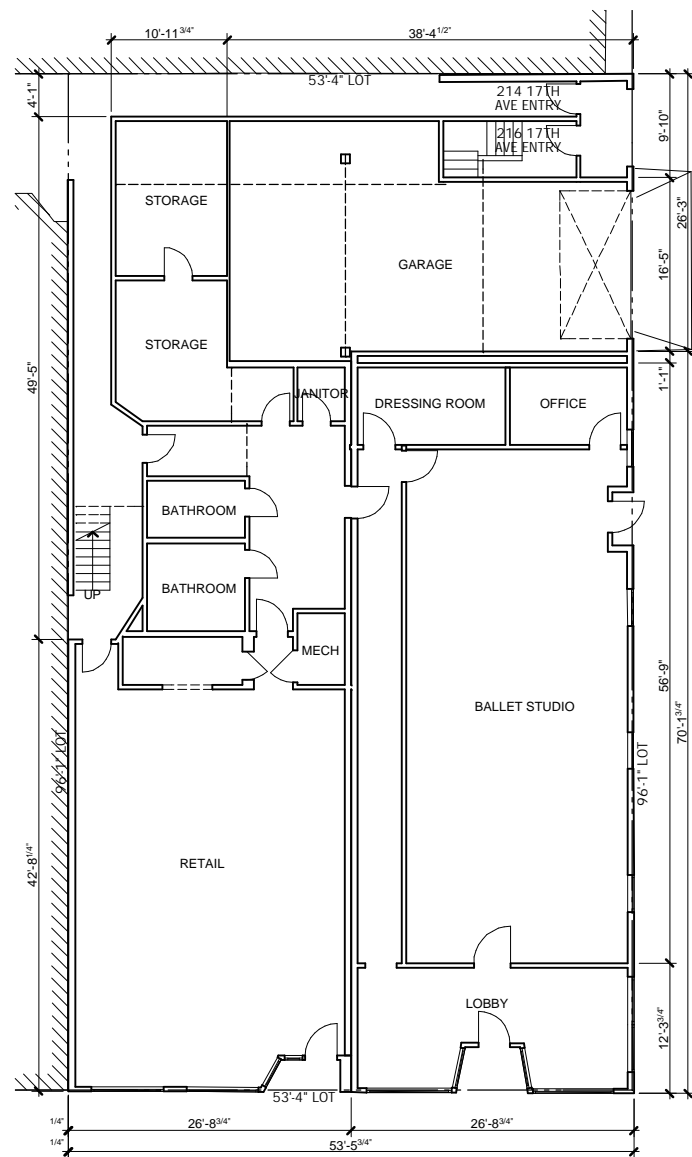
GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL Y. NG AND ASSOCIATES FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.
THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMENSHP STANDARDS.
ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC 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 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. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.
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 WORKMANLIKE 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 PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.
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 ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
THE ARCHITECT SHALL NOT HAVE CONTROL OR 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 THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT 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 ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
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.

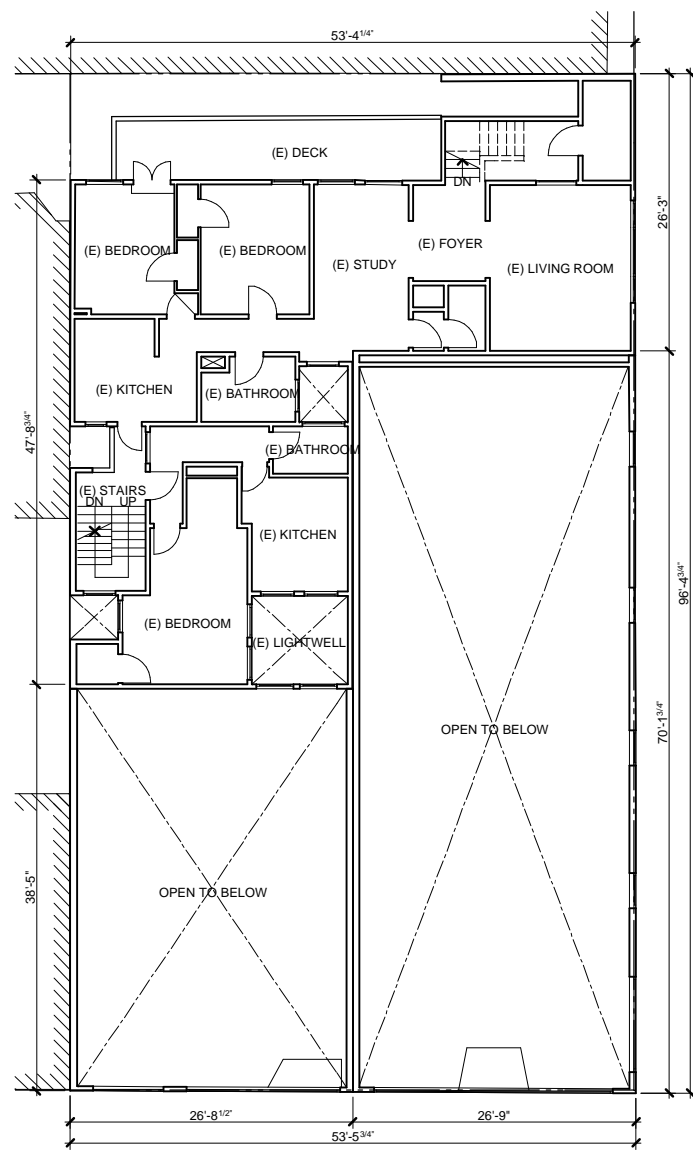
REVISIONS table with columns for revision number, date, description, and initials. Includes revisions for Rev. #3, Rev. #4-ENTRY, Rev. #5-Add Elev, Rev. #6- Pre-App, and Per Sec 145.1.

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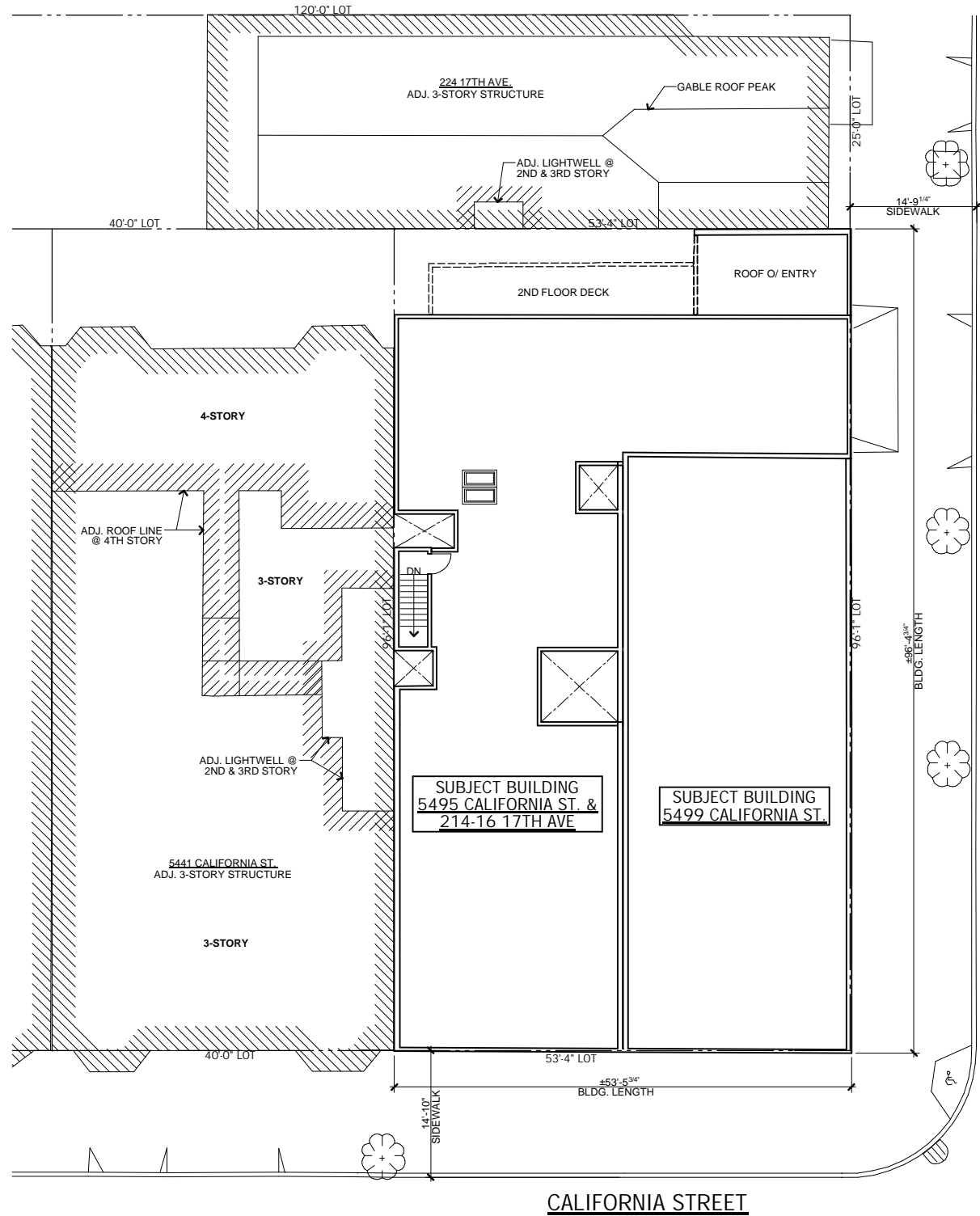
SCOPE OF WORK, PROJECT DATA & GENERAL NOTES



(E) 1ST FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



(E) 2ND FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



(E) SITE/ ROOF PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
4-16-10 Rev. #3	EC
4-28-10 Rev. #4- ENTRY	EC
7-1-10 Rev. #5-Add Elev	EC
8-11-10 CU / V APPL.	EC
10-21-10 Rev. #6- Pre-App	EC
1-12-11 Per Sec 145.1	EC

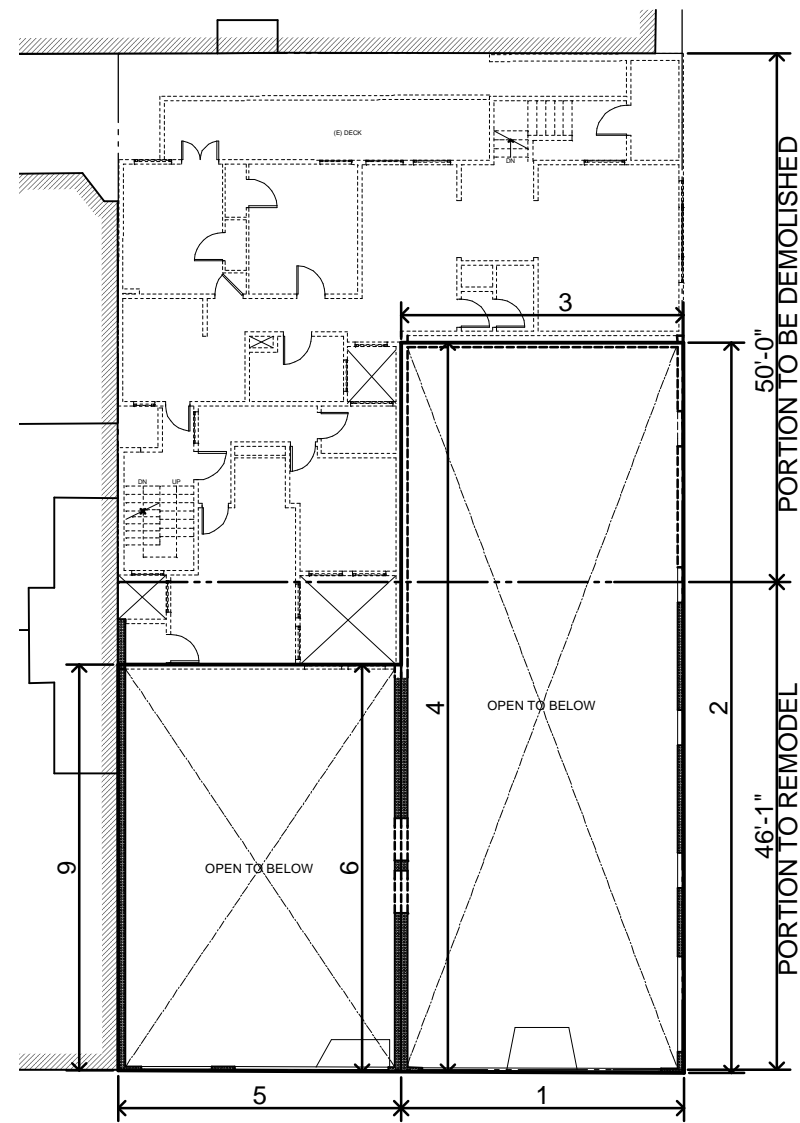


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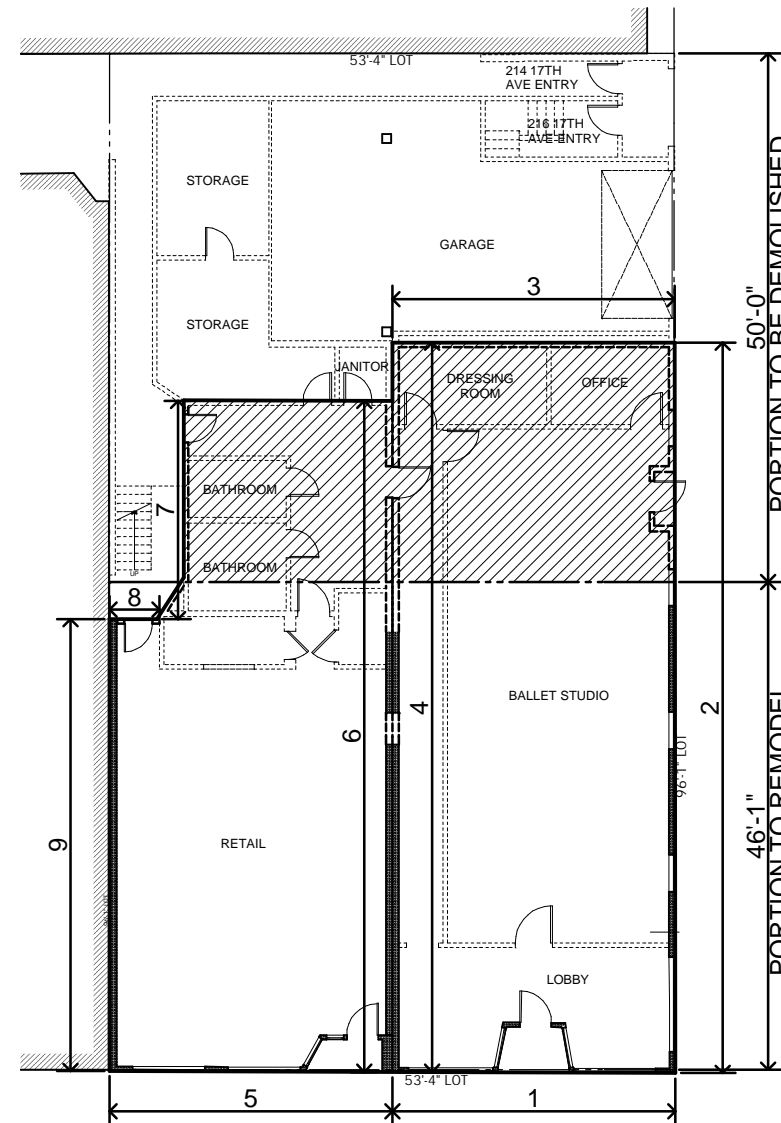
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EXISTING SITE PLAN & FLOOR PLANS

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet



RESIDENTIAL AREA TO BE DEMOLISHED = 1,470.0 sq ft



RESIDENTIAL AREA TO BE DEMOLISHED = 1,250.5 sq ft

TOTAL COMMERCIAL AREA = 3,353.0 sq ft

COMMERCIAL AREA TO BE DEMOLISHED = 945.0 sq ft



(E) 2ND FLOOR DEMOLITION PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1' - 0"



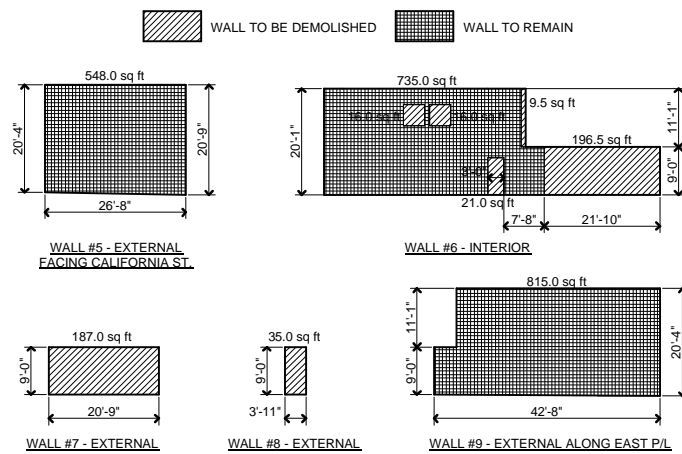
(E) 1ST FLOOR DEMOLITION PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1' - 0"

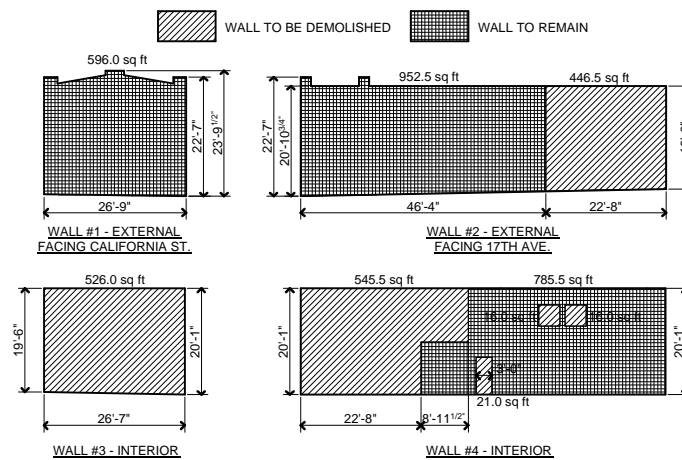
- COMMERCIAL AREA TO BE DEMOLISHED
- COMMERCIAL EXTERNAL WALL TO REMAIN
- COMMERCIAL EXTERNAL WALL TO BE REMOVED
- WALL TO BE REMOVED

- COMMERCIAL AREA TO BE DEMOLISHED
- COMMERCIAL EXTERNAL WALL TO REMAIN
- COMMERCIAL EXTERNAL WALL TO BE REMOVED
- WALL TO BE REMOVED

WALL SURFACE AREA OF COMMERCIAL SPACE AT 5495 CALIFORNIA



WALL SURFACE AREA OF COMMERCIAL SPACE AT 5499 CALIFORNIA



Demolition calculation per Planning Code Section 1005(f)

	Demo (sq.ft.)	Total (sq.ft.)	Demo Percent
1. >25% of Surface of External Walls Facing Public Streets - Wall # 1, 2, 5	446.50	2543.00	17.56%
2. >50% of All External Walls from their function as External Walls - Wall #1, 2, 5, 7, 8, 9	668.58	3580.00	18.68%
3. >25% of External Walls from function as either External or Internal Walls - All walls	2052.00	6483.00	31.65%
4. >75% of the Building's Existing Internal Structural Framework or Floor Plate	945.00	3398.50	27.81%
Floor Plate	945.00	3398.50	27.81%

REVISIONS	BY
4-16-10 Rev. #3	EC
4-28-10 Rev. #4-ENTRY	EC
7-1-10 Rev. #5-Add Elev	EC
8-11-10 CU / V APPL.	EC
10-21-10 Rev. #6-Pre-App	EC
1-12-11 Per Sec 145.1	EC

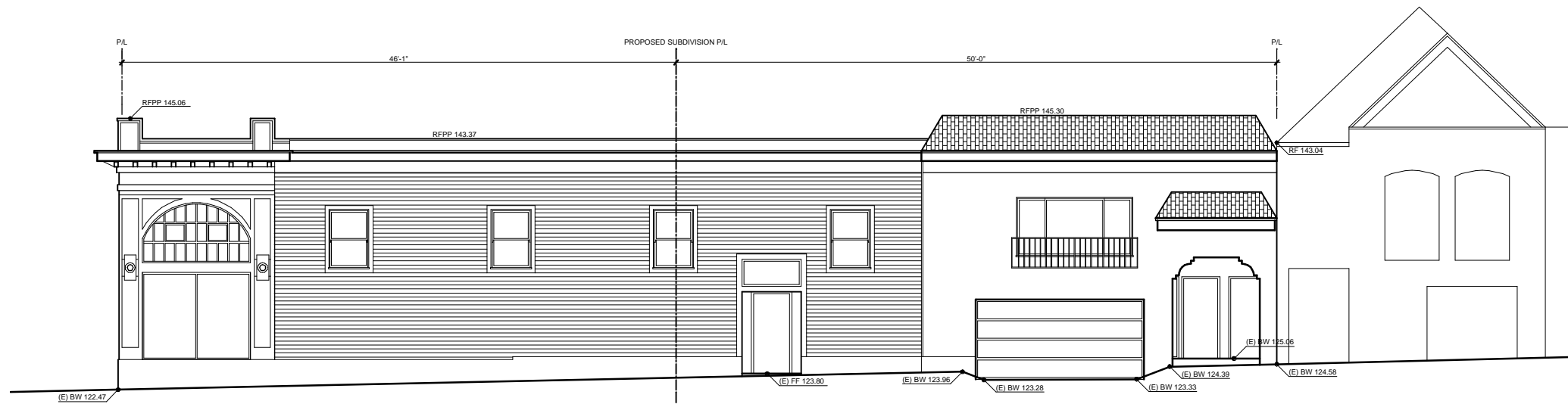


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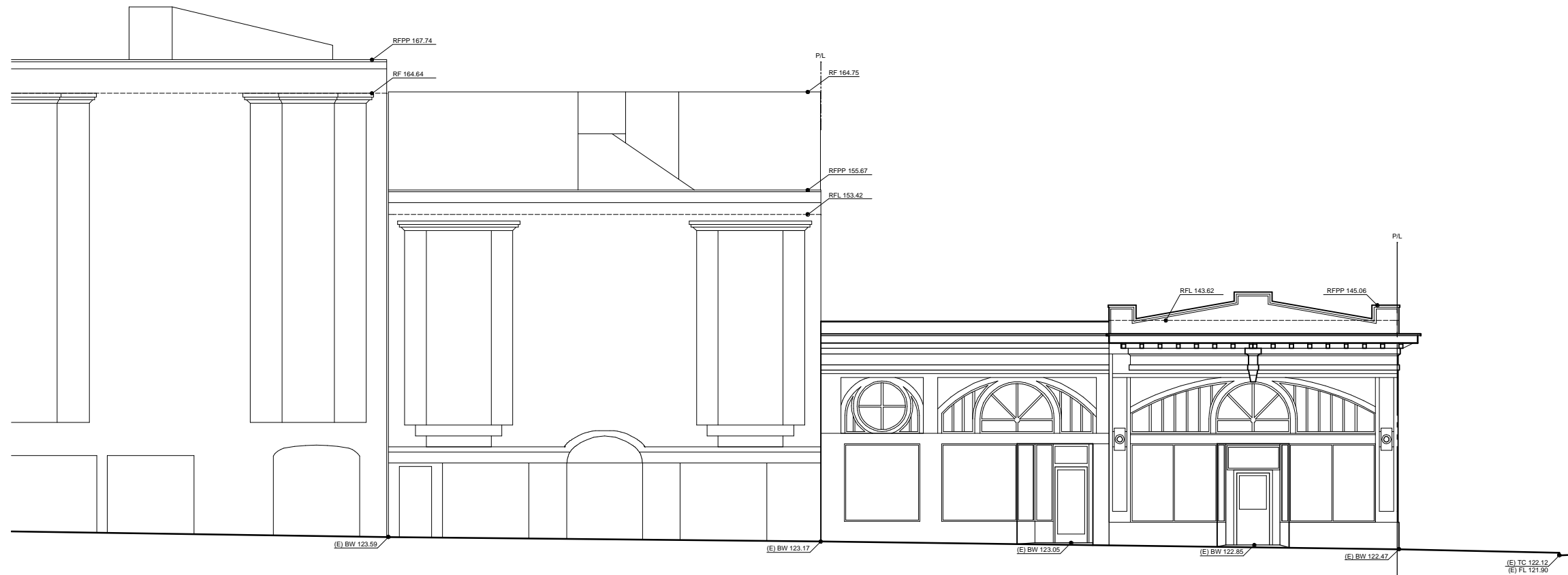
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DEMOLITION CALCULATION

Date 10/21/09
Scale AS NOTED
Drawn EC
Job 090804
Sheet



(E) ELEVATION ON 17TH AVE.
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16"= 1'-0"



(E) ELEVATION ON CALIFORNIA ST.
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16"= 1'-0"

REVISIONS	BY
4-16-10 Rev. #3	EC
4-28-10	EC
Rev. #4- ENTRY	EC
7-1-10 Rev. #5-Add Elev	EC
8-11-10 CU / V APPL.	EC
10-21-10 Rev. #6- Pre-App	EC
1-12-11 Per Sec 145.1	EC



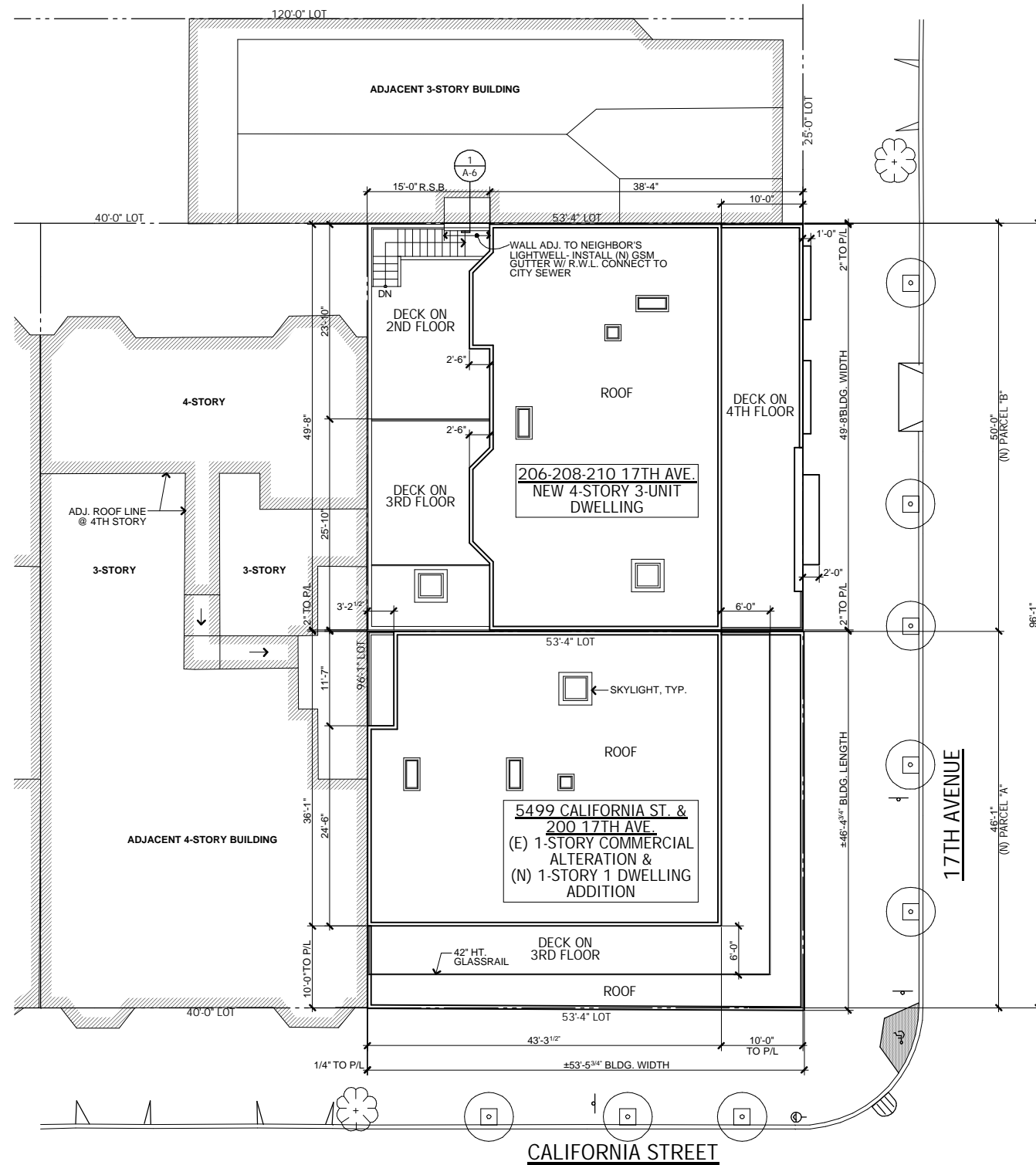
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EXISTING ELEVATIONS

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet

E-3
 Of 18 Sheets



North
SITE/ ROOF PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

BUILDING AREA CALCULATION (In Square Feet):

Existing buildings	Commercial		Residential	
	5495-99 California St	214-16 17th Ave	214	216
2nd Floor		445.5	1024.5	
Ground Floor	3353		444.5	
Garage (1st)		403	403	
Sub-total	3353	848.5	1872	
Total Building Area	3353		2720.5	

Total Living area for all Units = 1914.5 S.F.
 Total Garage = 806 S.F.

(E) Residential area = 2720.5 S.F.
 (E) Commercial area = 3353 S.F.
 Total (E) Building area = 6073.5 S.F.
 (E) Building area to be removed = 3712.5 S.F.

Proposed buildings

	PARCEL "A" - Lot area = 2457.6 s.f.				PARCEL "B" - Lot area = 2666.5 s.f.			
	Commercial		Residential		Residential			
	5499 California St	200 17th Ave	200 17th Ave	206-208-210 17th Ave	206	208	210	210
4th Floor				115				1348.5
3rd Floor			1525.5	132		1724		
2nd Floor	917.5	54.5		247	2041.5			
1st Floor	2318.5	90.5		970				
Garage (1st)				1490				
Sub-total	3236	145	1525.5	2954	2041.5	1724	1348.5	
Total Building Area			4906.5			8068		

NOTE:
 Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes.
 Final square footage and finished dimensions may vary from these plans due to construction variables.

OPEN SPACE AREA CALCULATION (In Square Feet):

	Residential			
	200 17th Ave	206-208-210 17th Ave	210	210
4th Floor Deck (Private)				472
3rd Floor Deck (Private)	508		258	
2nd Floor Deck (Private)		277		
Total Open Space	508	277	258	472

Usable Open Space Calculation:
Usable Open Space Required:
 Private : 400 S.F. (100 S.F. per unit x 4 units)
 Common: 532 S.F. (100 S.F. x 1.33 = 133 S.F. per unit x 4 units)

Total Proposed Usable Open Space:
 Private : 1515.0 S.F.
 Common: 0.0 S.F.
 Total: 1515.0 S.F.

NOTE:
 Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

REVISIONS	BY
4-16-10 Rev. #3	EC
4-28-10 Rev. #4-ENTRY	EC
7-1-10 Rev. #5-Add Elev	EC
8-11-10 CU / V APPL.	EC
10-21-10 Rev. #6-Pre-App	EC
1-12-11 Per Sec 145.1	EC

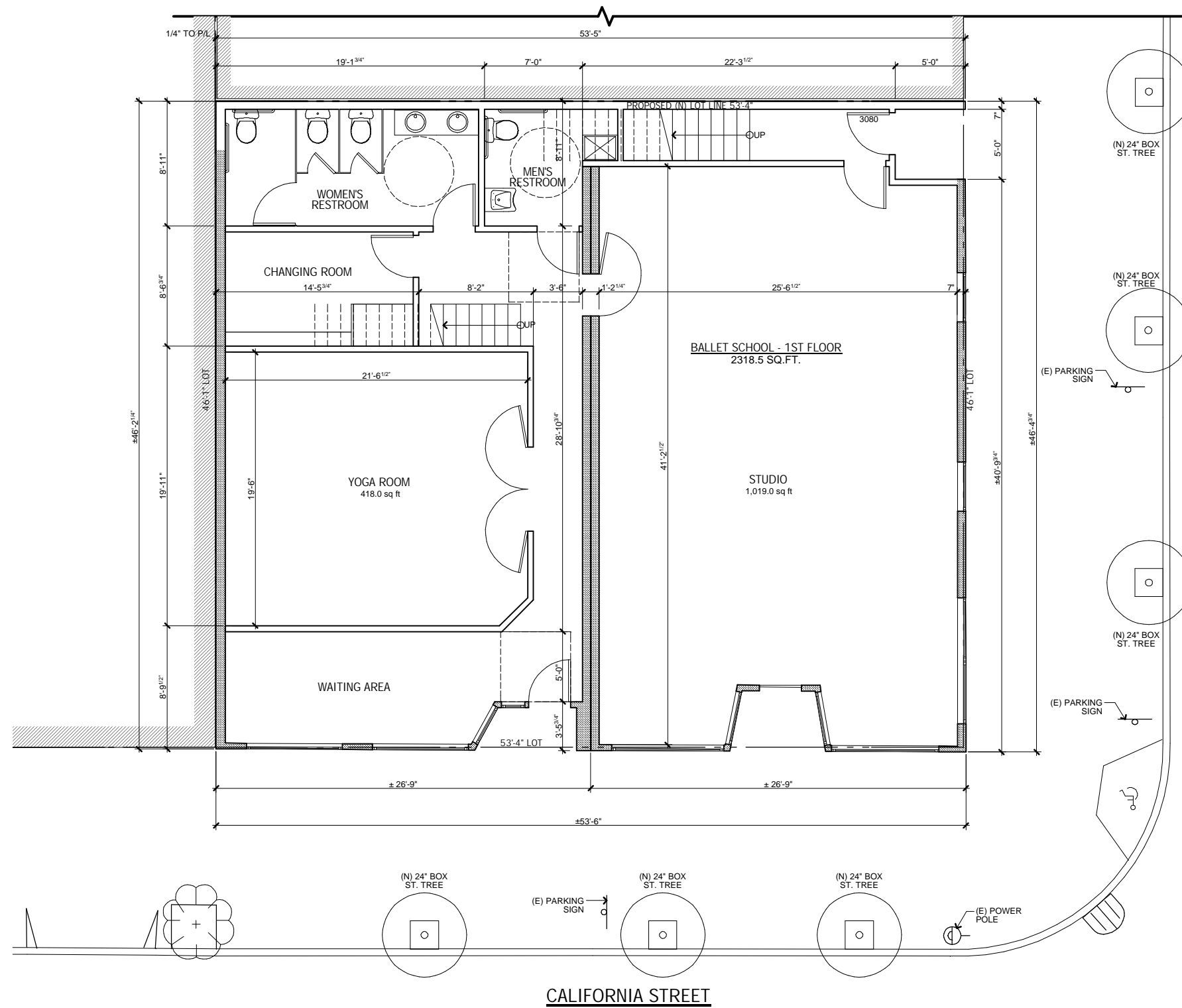


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PROPOSED SITE / ROOF PLAN &
 BUILDING AREA CALCULATION

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet



1ST FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- (N) WALL

REVISIONS	BY
4-16-10 Rev. #3	EC
4-28-10 Rev. #4- ENTRY	EC
7-1-10 Rev. #5-Add Elev	EC
8-11-10 CU / V APPL.	EC
10-21-10 Rev. #6- Pre-App	EC
1-12-11 Per Sec 145.1	EC



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PROPOSED 1ST FLOOR PLAN

Date	10/21/09
Scale	AS NOTED
Drawn	EC
Job	090804
Sheet	

A-2

Of 18 Sheets

REVISIONS	BY
4-16-10	EC
Rev. #3	EC
4-28-10	EC
Rev. #4- ENTRY	EC
7-1-10	EC
Rev. #5-Add Elev	EC
8-11-10	EC
CU / V APPL.	EC
10-21-10	EC
Rev. #6- Pre-App	EC
1-12-11	EC
Per Sec 145.1	EC



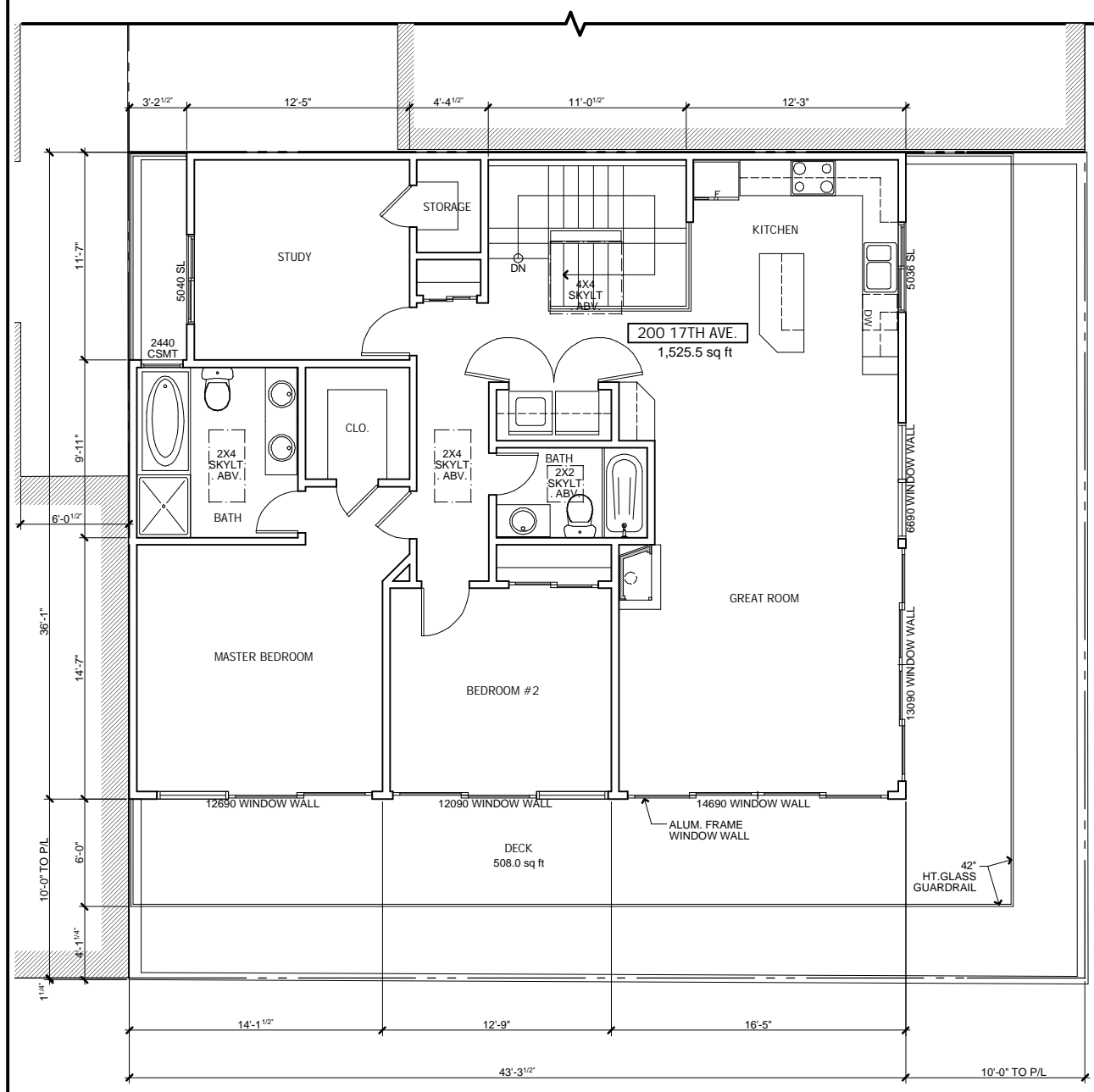
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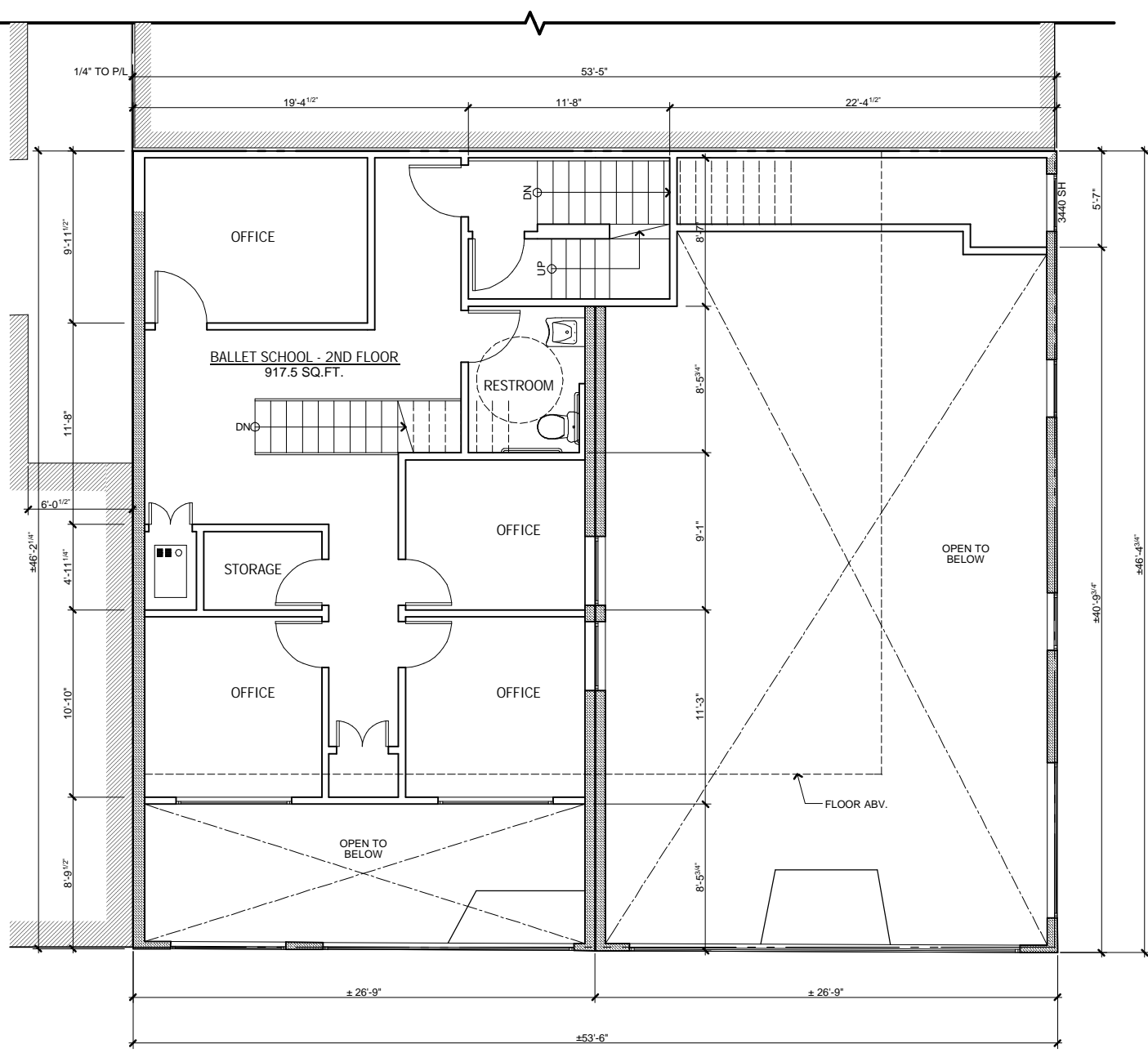
5499 CALIFORNIA ST./ 200 17TH AVE.
 PROPOSED 2ND & 3RD FLOOR PLANS

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet

A-3
 Of 18 Sheets



3RD FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

LEGEND
 [Hatched Box] EXISTING WALL TO REMAIN
 [Solid Line] (N) WALL

REVISIONS	BY
4-16-10	EC
Rev. #3	
4-28-10	EC
Rev. #4- ENTRY	
7-1-10	EC
Rev. #5-Add Elev	
8-11-10	EC
CU / V APPL.	
10-21-10	EC
Rev. #6- Pre-App	
1-12-11	EC
Per Sec 145.1	

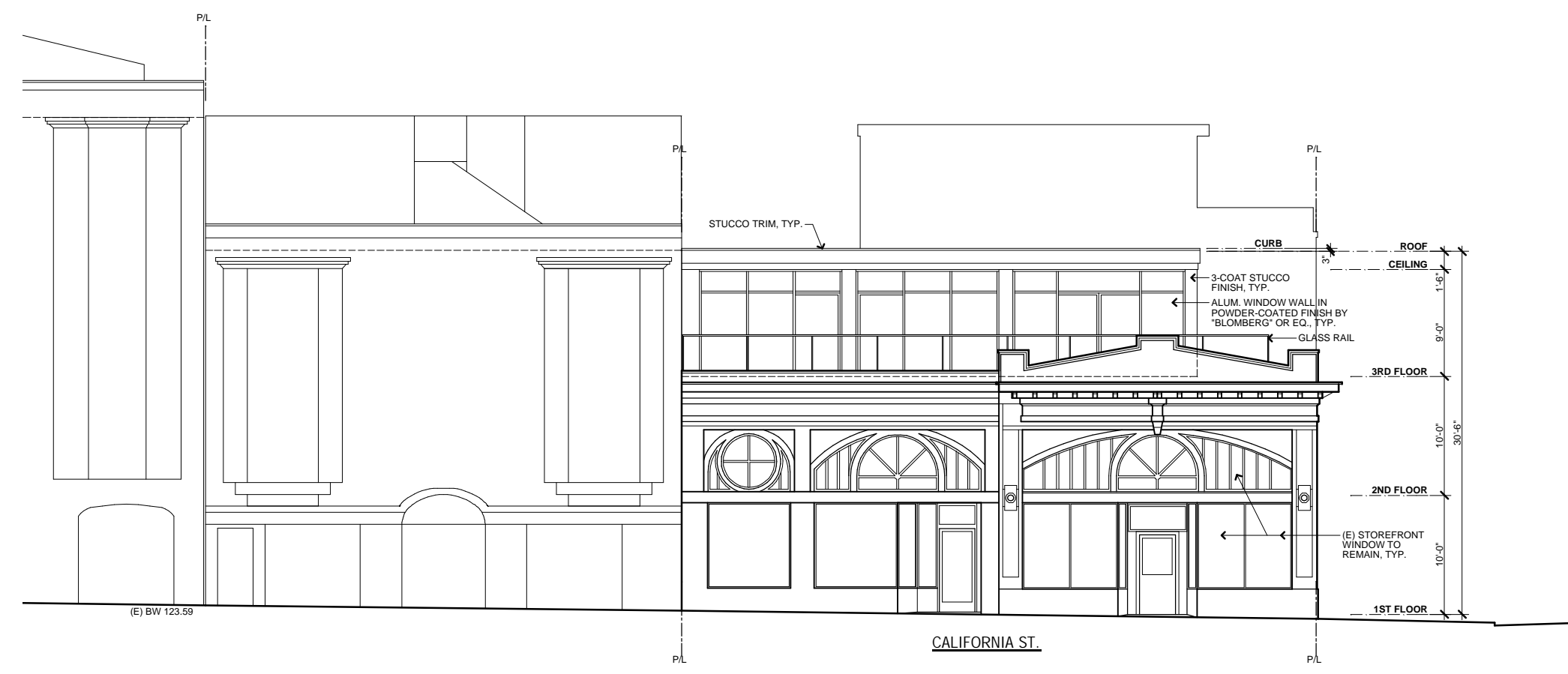


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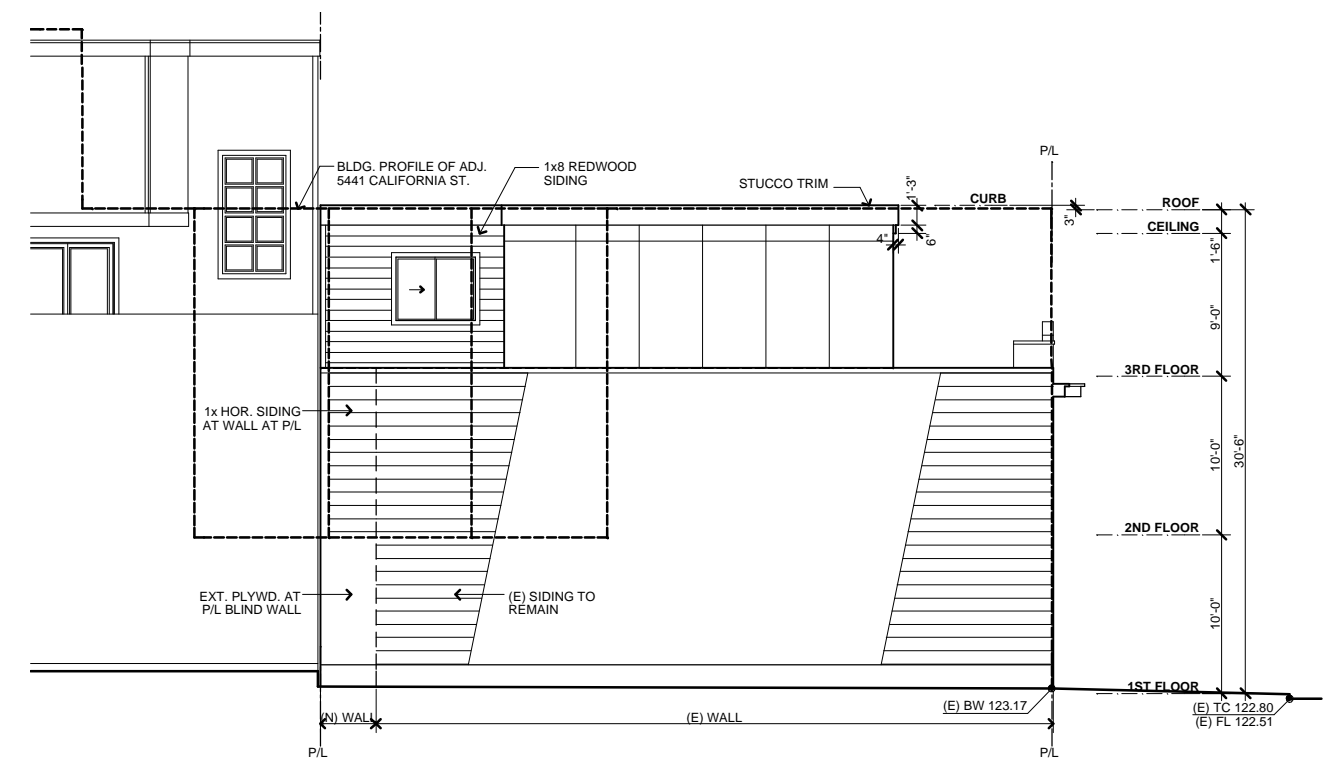
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5499 CALIFORNIA ST./ 200 17TH AVE.
 PROPOSED ELEVATIONS

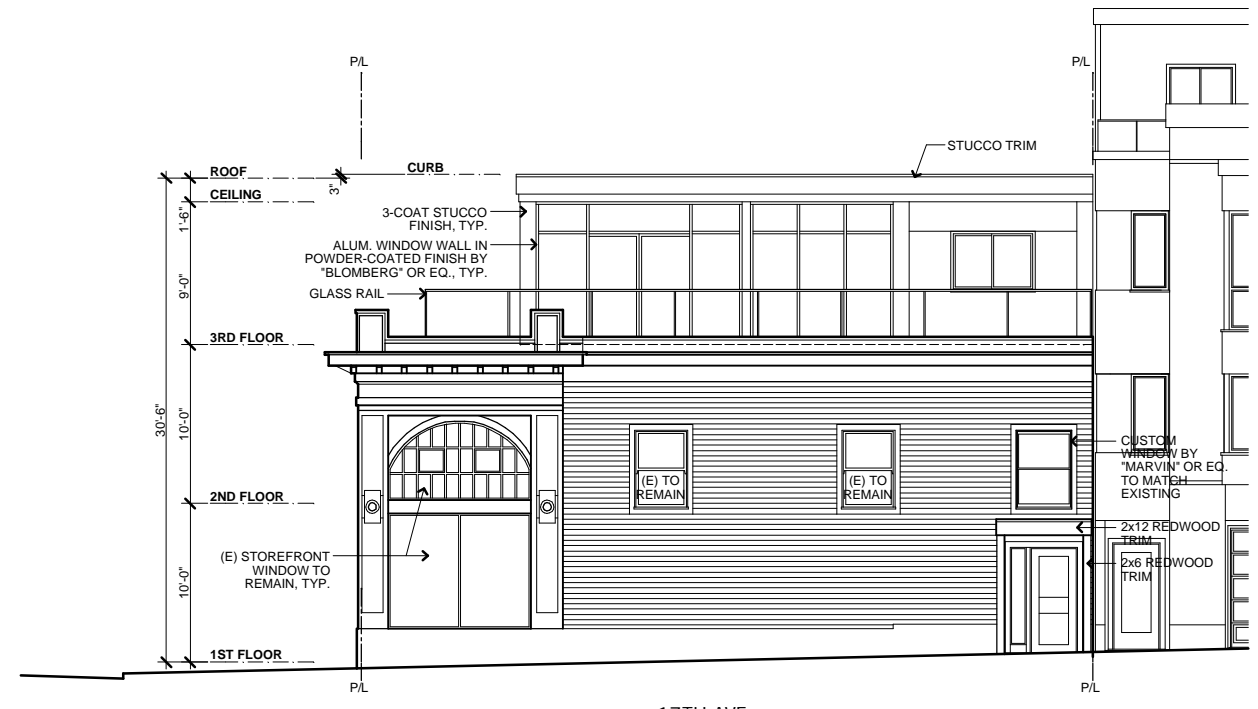
Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet



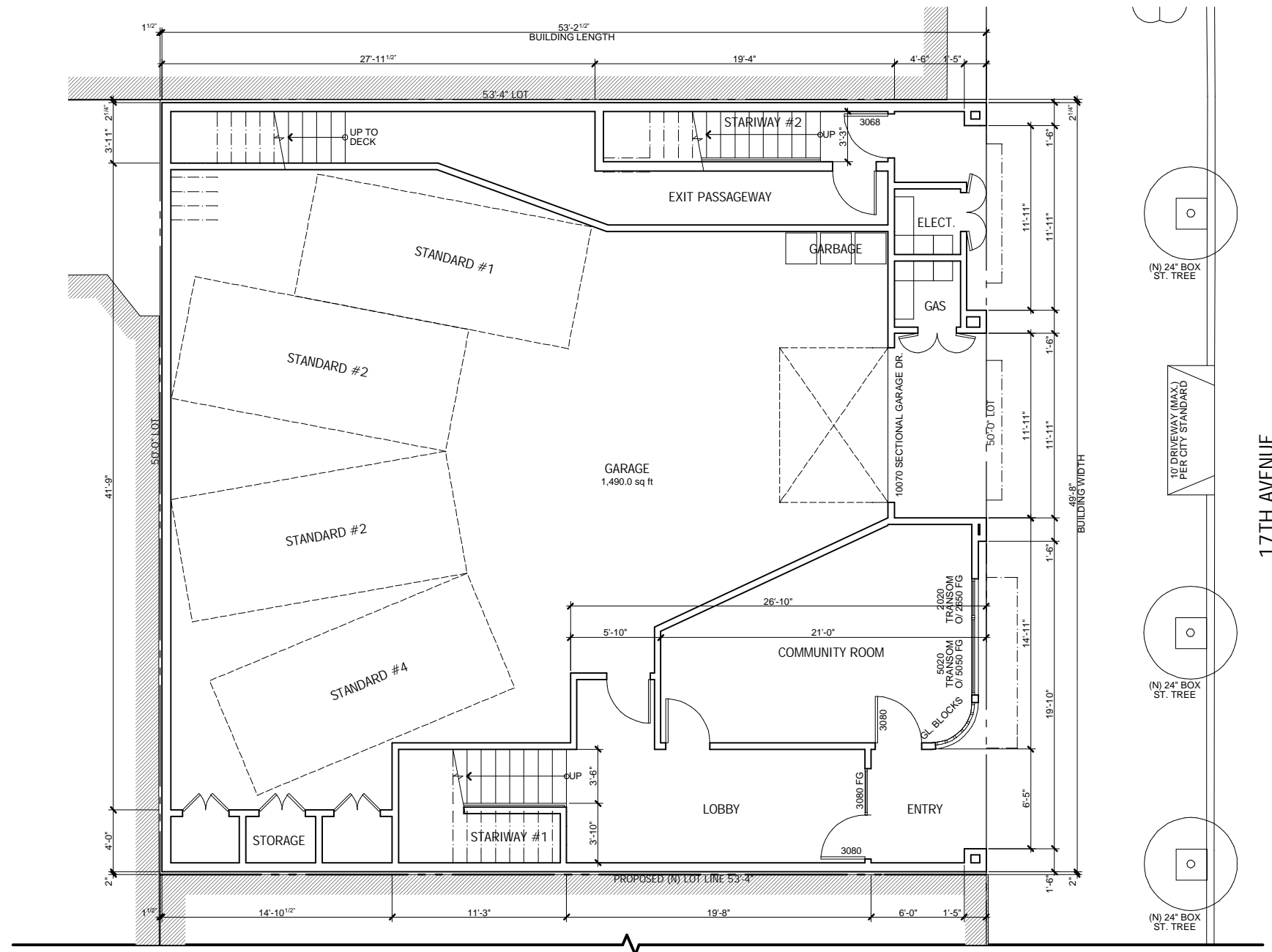
ELEVATION ON CALIFORNIA ST.
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



SIDE ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



ELEVATION ON 17TH AVE.
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



1ST FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
4-16-10 Rev. #3	EC
4-28-10 Rev. #4-ENTRY	EC
7-1-10 Rev. #5-Add Elev	EC
8-11-10 CU / V APPL.	EC
10-21-10 Rev. #6-Pre-App	EC
1-12-11 Per Sec 145.1	EC



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206-208-210 17TH AVE.
PROPOSED 1ST FLOOR PLAN

Date 10/21/09
Scale AS NOTED
Drawn EC
Job 090804
Sheet

A-5
Of 18 Sheets

REVISIONS	BY
4-16-10	EC
Rev. #3	EC
4-28-10	EC
Rev. #4- ENTRY	EC
7-1-10	EC
Rev. #5-Add Elev	EC
8-11-10	EC
CU / V APPL.	EC
10-21-10	EC
Rev. #6- Pre-App	EC
1-12-11	EC
Per Sec 145.1	EC



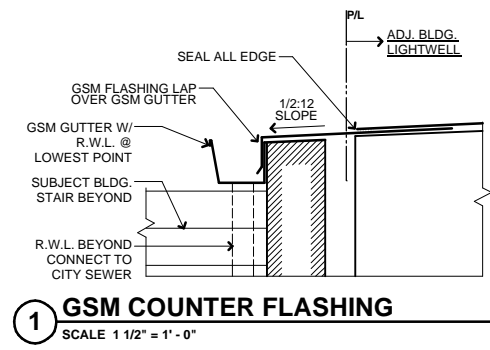
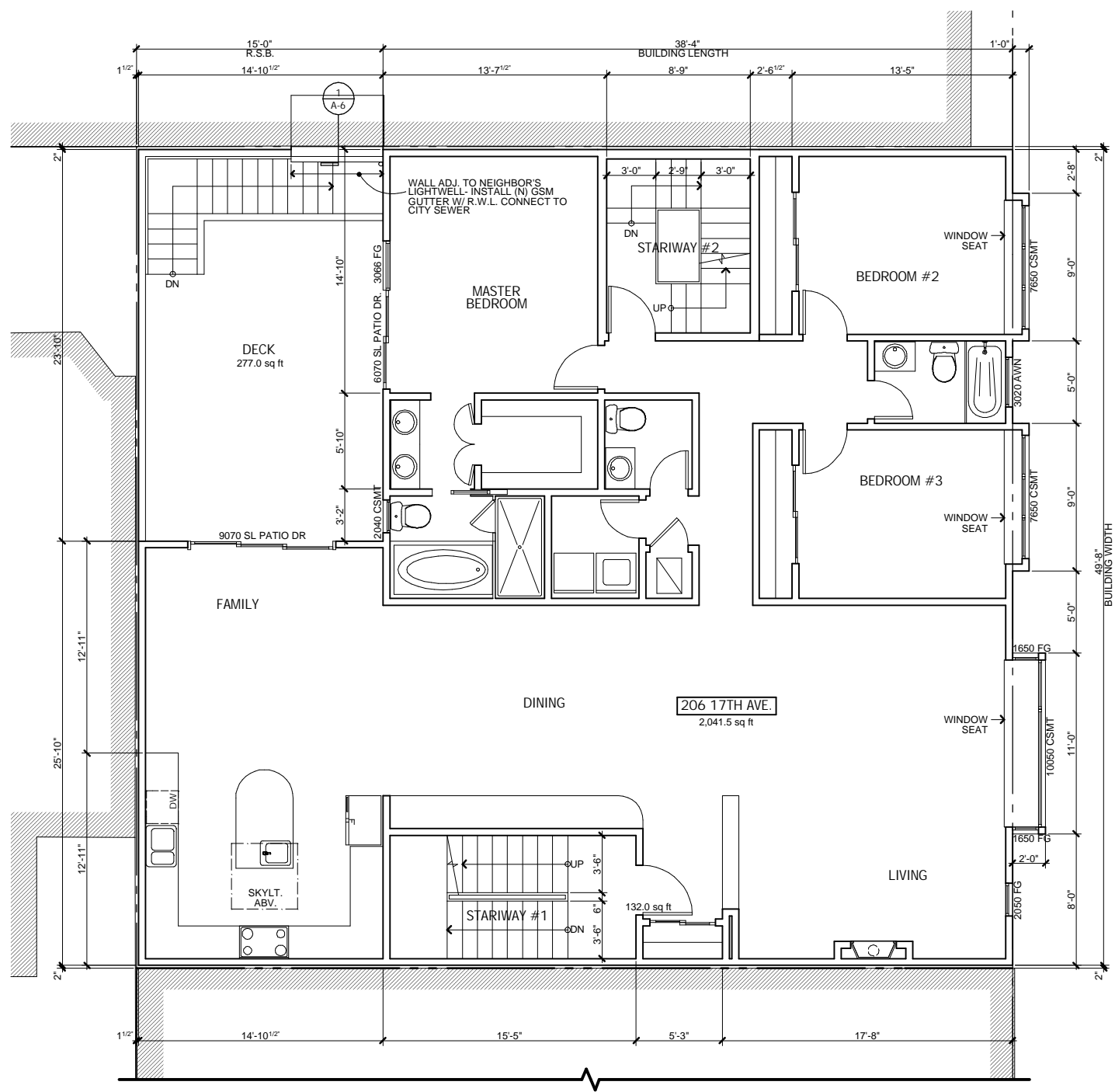
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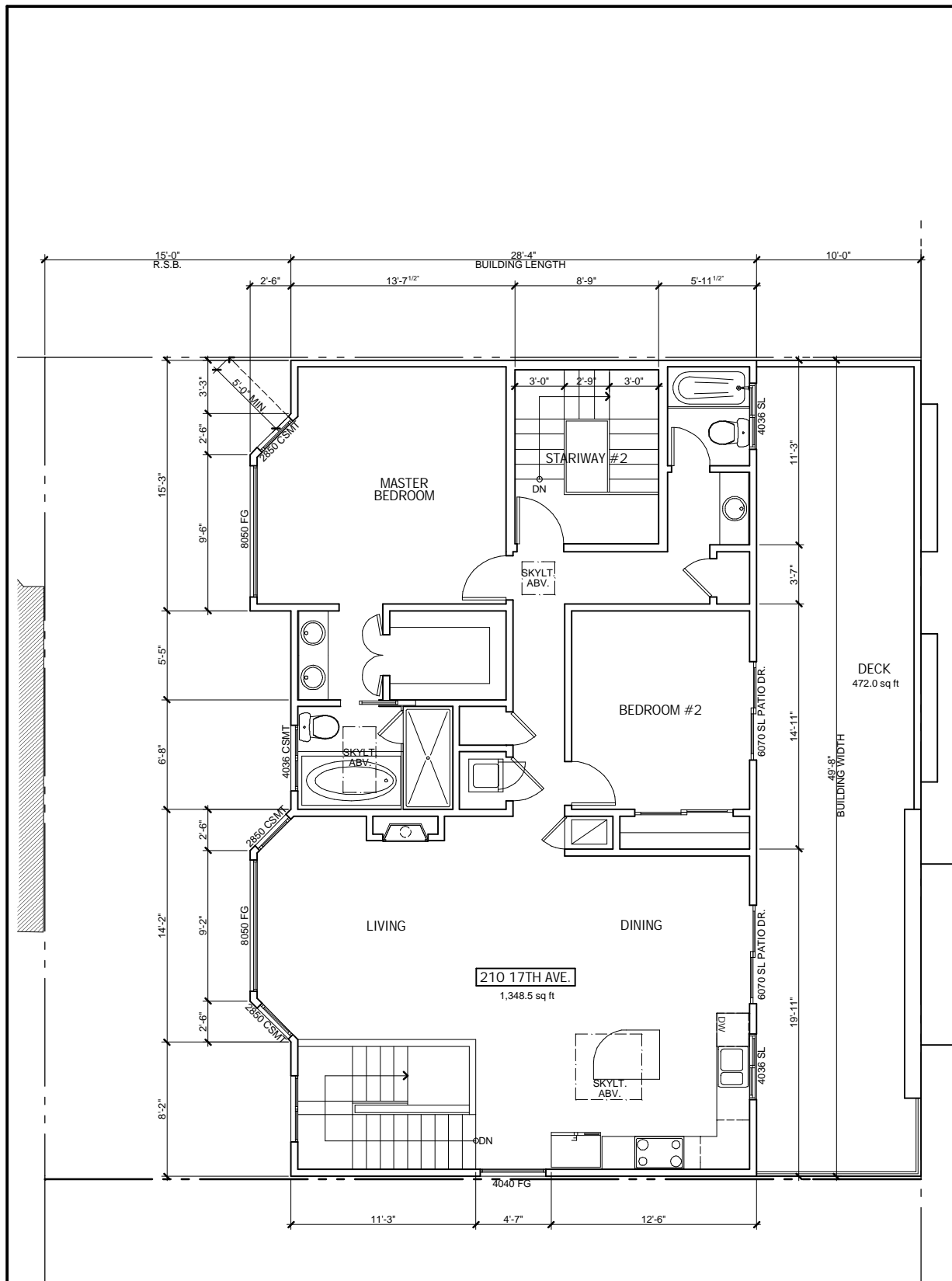
206-208-210 17TH AVE.
 PROPOSED 2ND FLOOR PLAN

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet

A-6
 Of 18 Sheets

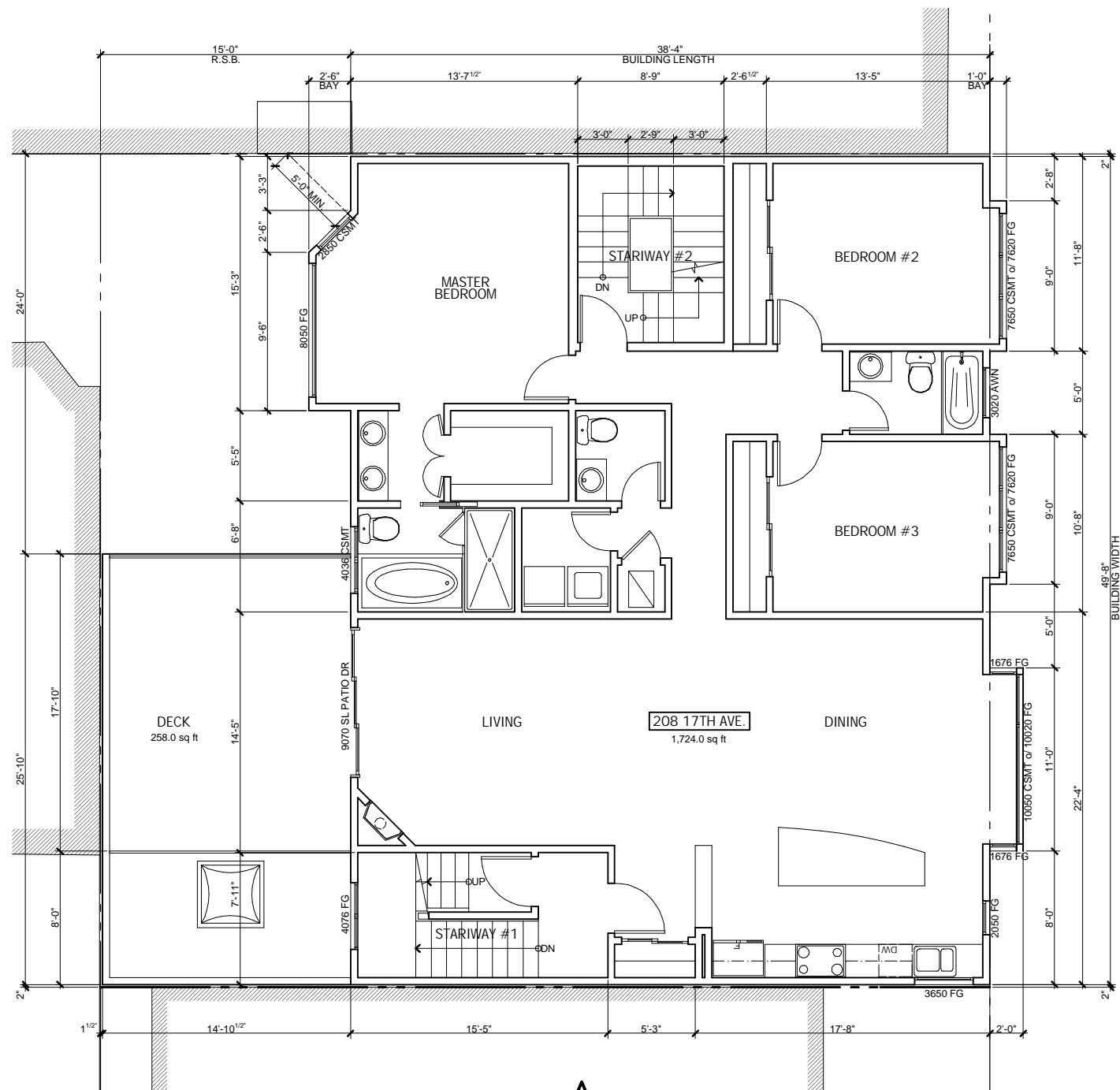


North 2ND FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



4TH FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



3RD FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
4-16-10	EC
Rev. #3	
4-28-10	EC
Rev. #4- ENTRY	
7-1-10	EC
Rev. #5-Add Elev	
8-11-10	EC
CU / V APPL.	
10-21-10	EC
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1-12-11	EC
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206-208-210 17TH AVE.
 PROPOSED 3RD & 4TH FLOOR PLANS

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet

A-7
 Of 18 Sheets

REVISIONS	BY
4-16-10	EC
Rev. #3	
4-28-10	EC
Rev. #4-ENTRY	
7-1-10	EC
Rev. #5-Add Elev	
8-11-10	EC
CU / V APPL.	
10-21-10	EC
Rev. #6-Pre-App	
1-12-11	EC
Per Sec 145.1	



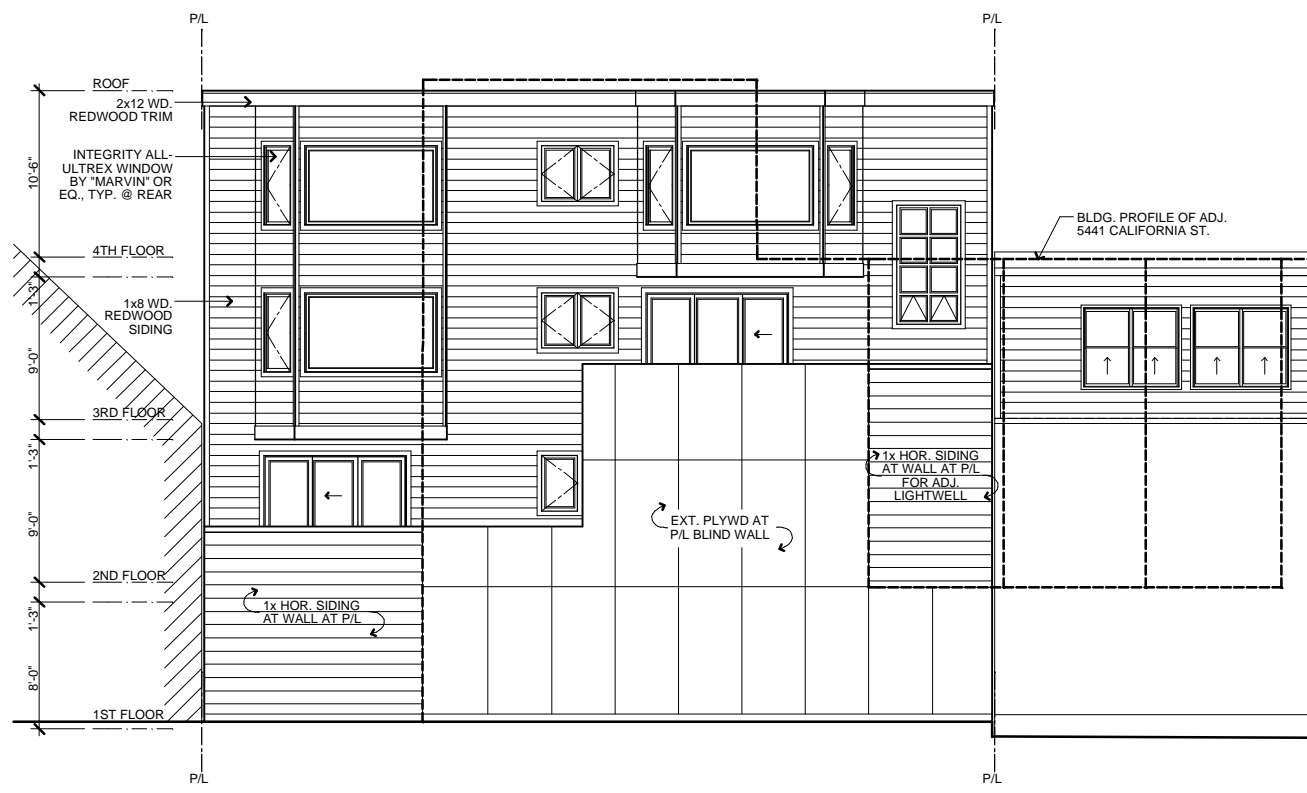
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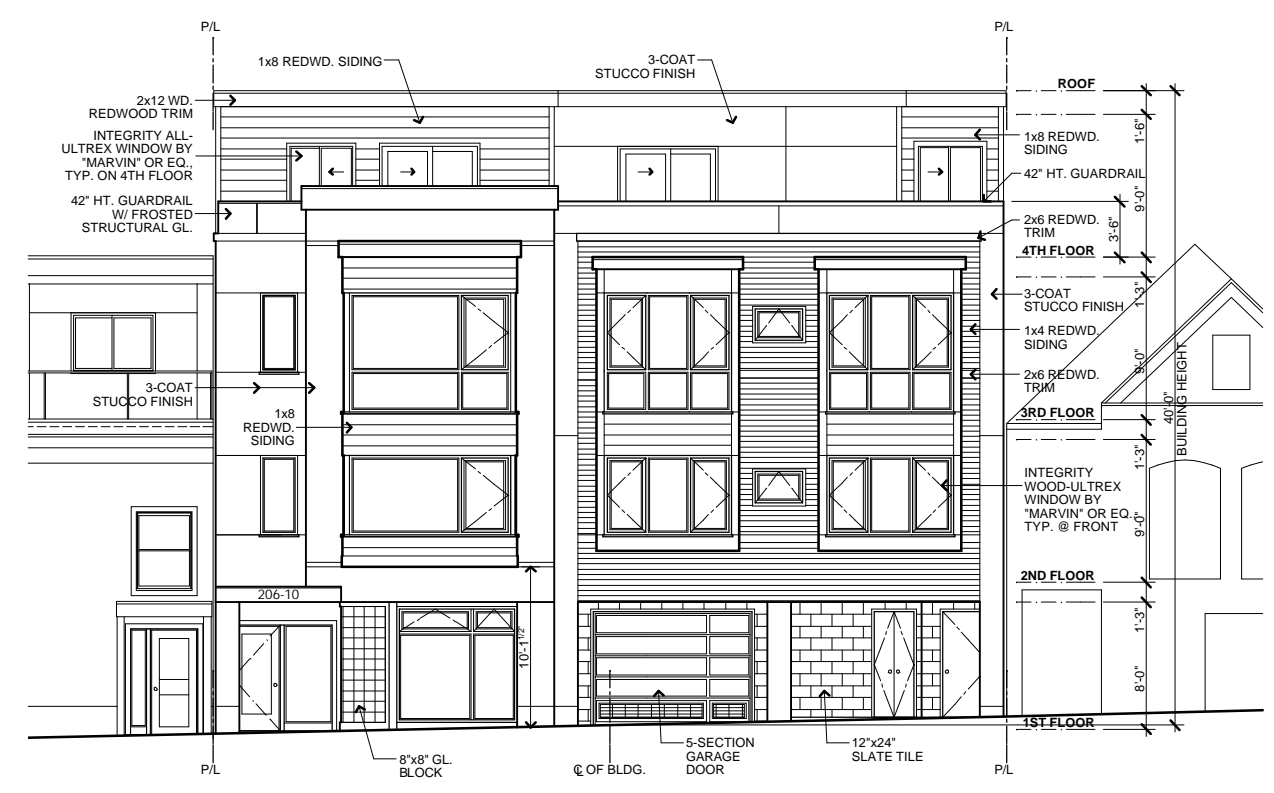
206-208-210 17TH AVE.
 PROPOSED ELEVATIONS

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet

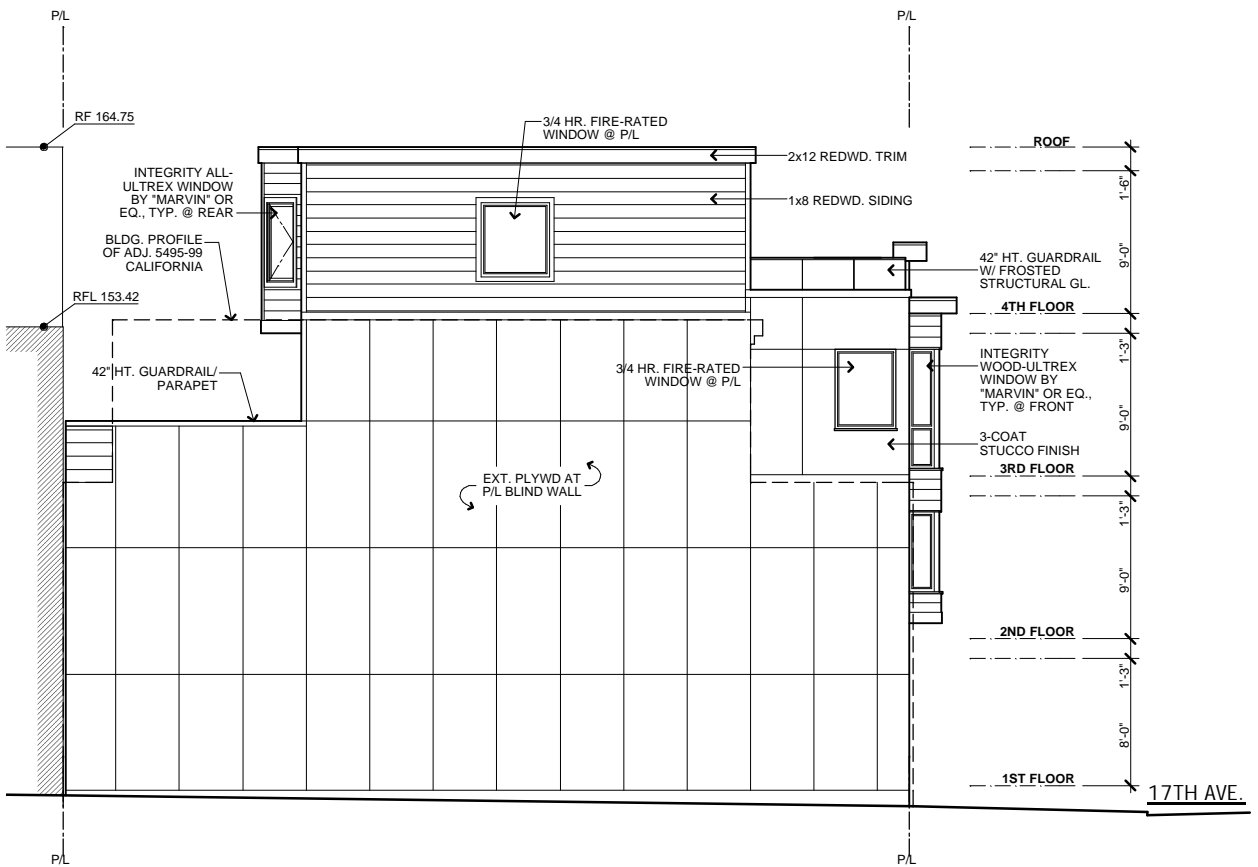
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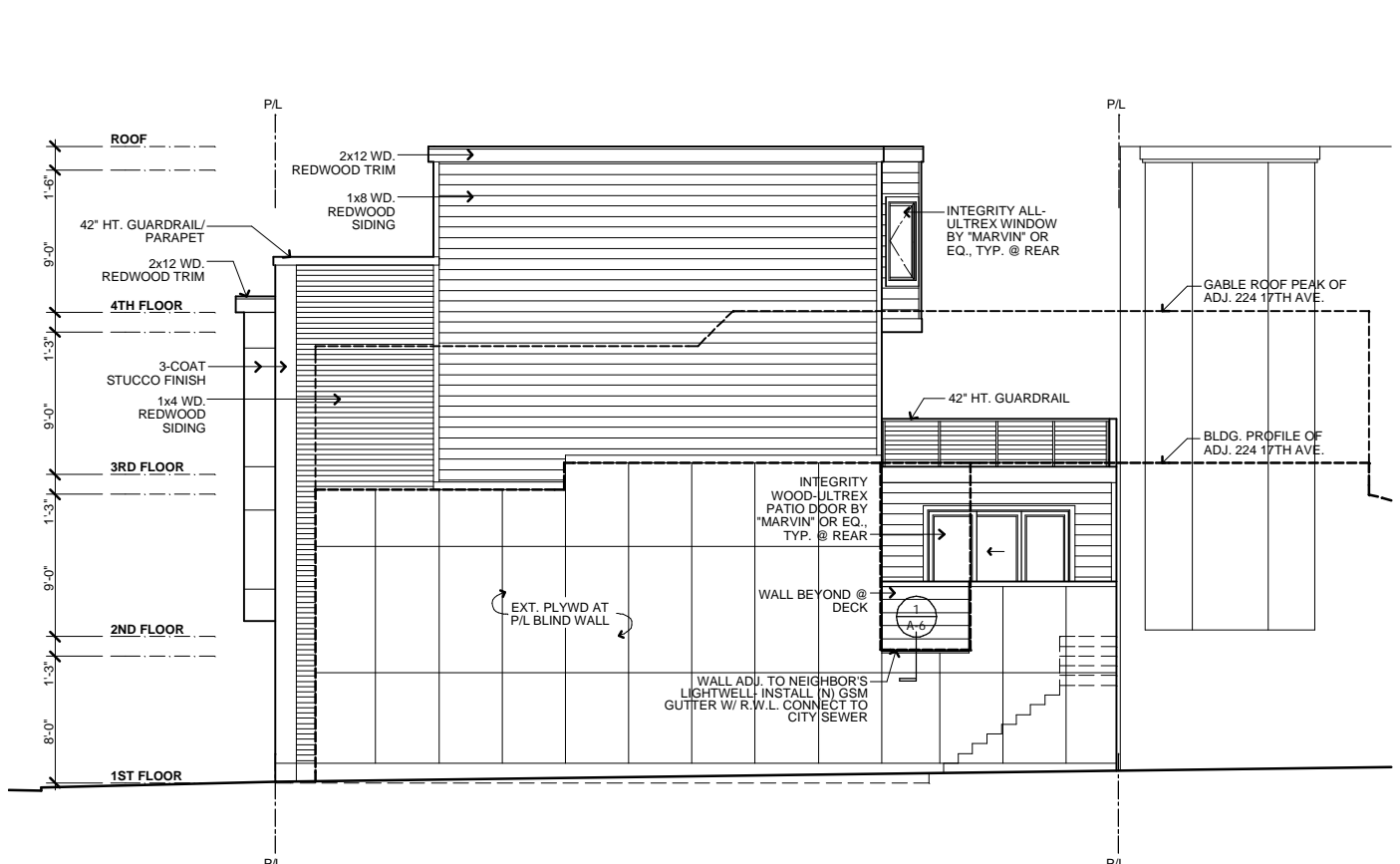
REAR ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



FRONT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



LEFT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



LONGITUDINAL SECTION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- (N) WALL

REVISIONS	BY
4-16-10	EC
Rev. #3	EC
4-28-10	EC
Rev. #4- ENTRY	EC
7-1-10	EC
Rev. #5-Add Elev	EC
8-11-10	EC
CU / V APPL.	EC
10-21-10	EC
Rev. #6- Pre-App	EC
1-12-11	EC
Per Sec 145.1	EC



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 SAN FRANCISCO, CA 94118

PROPOSED SECTION

Date 10/21/09
 Scale AS NOTED
 Drawn EC
 Job 090804
 Sheet

A-9
 Of 18 Sheets