



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JUNE 16, 2011

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: June 9, 2011
Case No.: 2010.0073D/2011.0369D
Project Address: 671-673 26TH AVENUE
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 1569/012
Project Sponsor: Pak Yat Lee, SEDES Architecture
 1093 Sycamore Drive
 Millbrae, CA 94030
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2010.0073D	New Building Case Number	2011.0369D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2009.07.24.3372 2009.07.24.3373	New Building Application Number	2009.07.24.3370
Number Of Existing Units	2	Number Of New Units	2
Existing Parking	2	New Parking	2
Number Of Existing Bedrooms	4	Number Of New Bedrooms	5
Existing Building Area	±2,110 Sq. Ft.	New Building Area	±5,538 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	6/3/11	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project is to demolish two existing single-family dwellings and construct a new three-story, two-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of 26th Avenue between Anza and Balboa Streets. The subject property has 25 feet of lot frontage with a lot depth of 120 feet. The relatively flat lot contains two residential buildings: a one-story, one-family dwelling of approximately 555 gross square feet located toward the front of the lot and a two-story, one-family dwelling of approximately 1,555 gross square feet located toward the rear of the lot with a one-car garage at the ground floor. A carport is located between the two dwellings. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structures were originally constructed circa 1949.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood predominantly consists of a mixture of two- and three-story buildings, containing mostly one or two residential dwelling units. The adjacent property to the north contains a three-story, three-unit building. The adjacent property to the south contains a three-story, two-unit building. The subject property is located in an area of the Richmond District neighborhood where the architectural building styles vary widely.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 6, 2011	June 6, 2011	10 days
Mailed Notice	10 days	June 6, 2011	June 6, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

REPLACEMENT STRUCTURE

The three-story replacement structure will provide two dwelling units with a two-car garage at the ground floor. The proposed building height is 30 feet at the front façade. The ground floor is proposed to contain a two-bedroom unit behind the garage. The upper floors are proposed to contain three bedrooms at the third level and the living areas at the second floor.

The project proposes a rear yard of approximately 42 feet which is the required rear yard for the subject property. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary to the residential neighborhood character.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. No public comment was provided to the Department. No separate Discretionary Review request was filed.

GENERAL PLAN COMPLIANCE

The Project is, on balance, consistent with the following Objective and Policies of the General Plan:

HOUSING ELEMENT Objectives and Policies

OBJECTIVE 1:

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

Policy 1.4:

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

Policy 1.7:

Encourage and support the construction of quality, new family housing.

The replacement building is a more appropriate in-fill project than the existing structures. A three-story building is proposed in a portion of the subject block-face that is characterized by three-story buildings. An existing structure within the rear yard will be demolished, and thus the rear yard area of the lot will be restored to the mid-block open space. The existing buildings were owner-occupied, and the new replacement building is proposed to be occupied by the owner and extended family. Both new units are to be family-sized units: one two-bedroom unit and one three-bedroom unit.

SECTION 101.1 PRIORITY POLICIES

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

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

The proposal would not affect existing neighborhood-serving retail uses as the project is located within a residential neighborhood and zoning district.

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

The proposal demolishes two dwelling units of existing housing; however the existing structures on the lot are not in keeping with the neighborhood character. The new construction project is more in keeping with the existing development patterns and the neighborhood character. The project proposes two new units at the project site; therefore the number of units on the lot is preserved.

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

The proposal does not affect affordable housing as the project does not demolish affordable housing as defined by the Mayor's Office of Housing.

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

The proposal preserves the existing number of dwelling units and parking on the lot. The project proposes two dwelling units which are allowed as-of-right within the RH-2 Zoning District. Two parking spaces are proposed as required by the Planning Code. The number of units, bedrooms and parking proposed at the project would not impede MUNI transit service or overburden neighborhood streets and parking.

4. 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 proposal does not remove industrial or service uses as the project is within a residential zoning district.

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

The proposal will be review by the Department of Building Inspection prior to issuance of a construction permit to ensure the project meets current seismic codes and standards.

6. Landmarks and historic buildings be preserved.

The proposal does not demolish any landmark buildings.

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

The proposal is less than 40 feet in height, and does not require a shadow study per Planning Code Section 295 which was adopted to analyze potential shadow impacts to Recreation and Parks property for structures proposed over 40 feet in height.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(1)(1) and 15303(b)] on January 20, 2011.

BASIS FOR RECOMMENDATION

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

- The project will demolish a structure within the rear yard rear, thus creating open space that would positively contribute to the overall mid-block open space.
- The project will create two family-sized dwelling-units, one with two bedrooms and the other 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 project proposes an appropriate in-fill development that is more in keeping with the neighborhood character, particularly when compared to the existing structures on the subject lot.
- The existing buildings/interiors are awkwardly designed, and the replacement project would maintain the same number of units while providing a more functional and improved design.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

RECOMMENDATION:

Case No. 2010.0073D – Do not take DR and approve the demolition.

Case No. 2011.0369D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317. (The property does not contain "affordable dwelling units" as defined by the Mayor's Office of Housing.)

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

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is unsound.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

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

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

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

Project Meets Criteria

Although the structures are more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that they are historic resources for the purposes of CEQA.

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

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

The existing units were last occupied by the owner's family. The new building is proposed to be occupied by the owner and extended family.

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

Criteria Not Applicable to Project

The existing and proposed buildings are to be owner-occupied.

Priority Policies

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

Project Does Not Meet Criteria

The project does not meet this criteria because the existing dwellings will be demolished. Nonetheless, the project preserves the quantity of housing. Two family-sized units are proposed. The creation of these two family-sized units will preserve the cultural and economic diversity within the neighborhood.

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

Project Meets Criteria

The project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. An existing structure within the rear yard area will be demolished restoring open area to the mid-block open space; thus the neighborhood character will be improved.

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

Project Meets Criteria

Neither of the existing dwellings proposed for demolition are above the 80% average price of a single-family home, and are thus considered “relatively affordable and financially accessible” housing; however the dwellings are not defined as “affordable dwelling units” by the Mayor’s Office of Housing. By maintaining the number of dwelling units at the project site, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.

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

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of two units does not trigger Section 415 review.

Replacement Structure

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

Project Meets Criteria

The project replaces one one-story single-family dwelling and one two-story, single-family dwelling with a three-story, two-unit building within a portion of the block face that is characterized by multi-family, three-story buildings.

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

Project Meets Criteria

The Project will create two family-sized units – one with two bedrooms and one with three bedrooms. The project is to be occupied by the owner and extended family.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

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

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

Project Meets Criteria

The project is in scale with the surrounding neighborhood and will be constructed of high-quality materials.

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

Project Does Not Meet Criteria

The project maintains the number of dwelling units.

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

Project Meets Criteria

The project increases the total bedroom count by one bedroom, which allows one additional family-sized unit on the subject lot.

Design Review Checklist

NEIGHBORHOOD CHARACTER (*RESIDENTIAL DESIGN GUIDELINES*, PAGES 7-10)

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

SITE DESIGN (PAGES 11 - 21)

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

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

BUILDING DETAILS (PAGES 43 - 48)

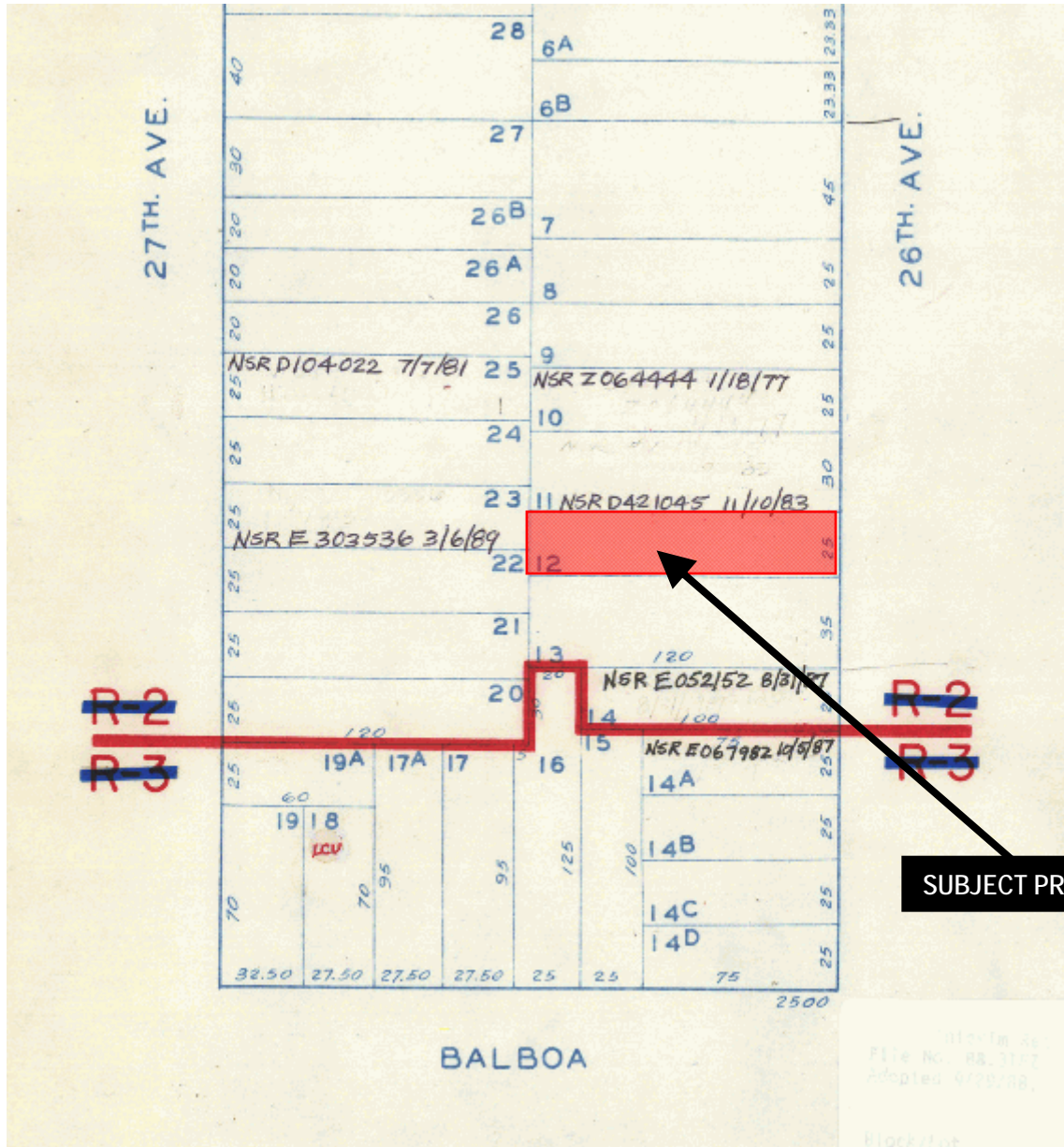
QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in	X		

the neighborhood?			
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Residential Demolition Application
- Environmental Evaluation / Historic Resources Information
- Section 311 Notice
- Reduced Plans
- Rendering

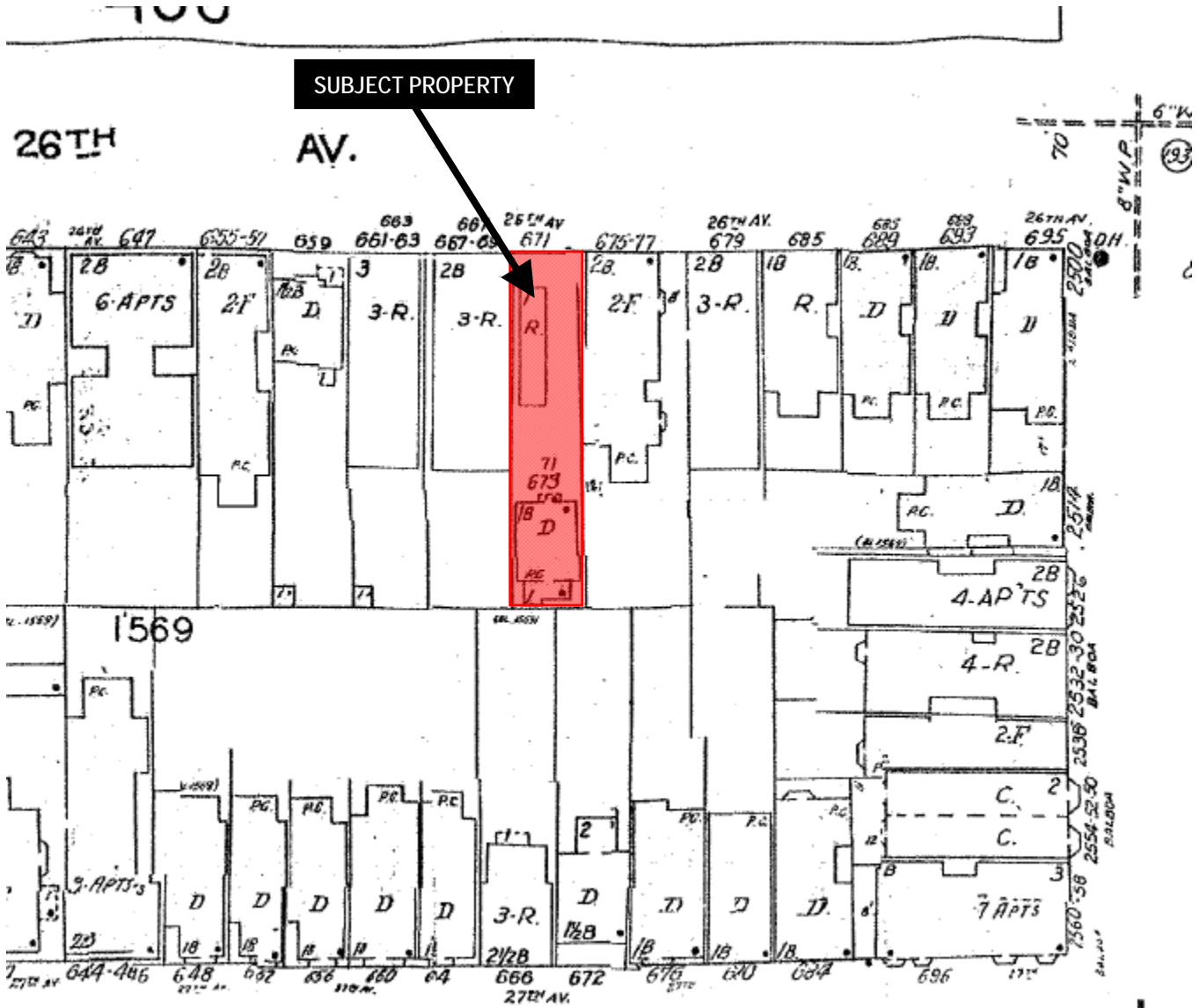
Block Book Map



Discretionary Review Hearing
 Case Nos. 2010.0073D & 2011.0369D
 671-673 26TH Avenue
 Residential Demolition/New Construction



Sanborn Map*

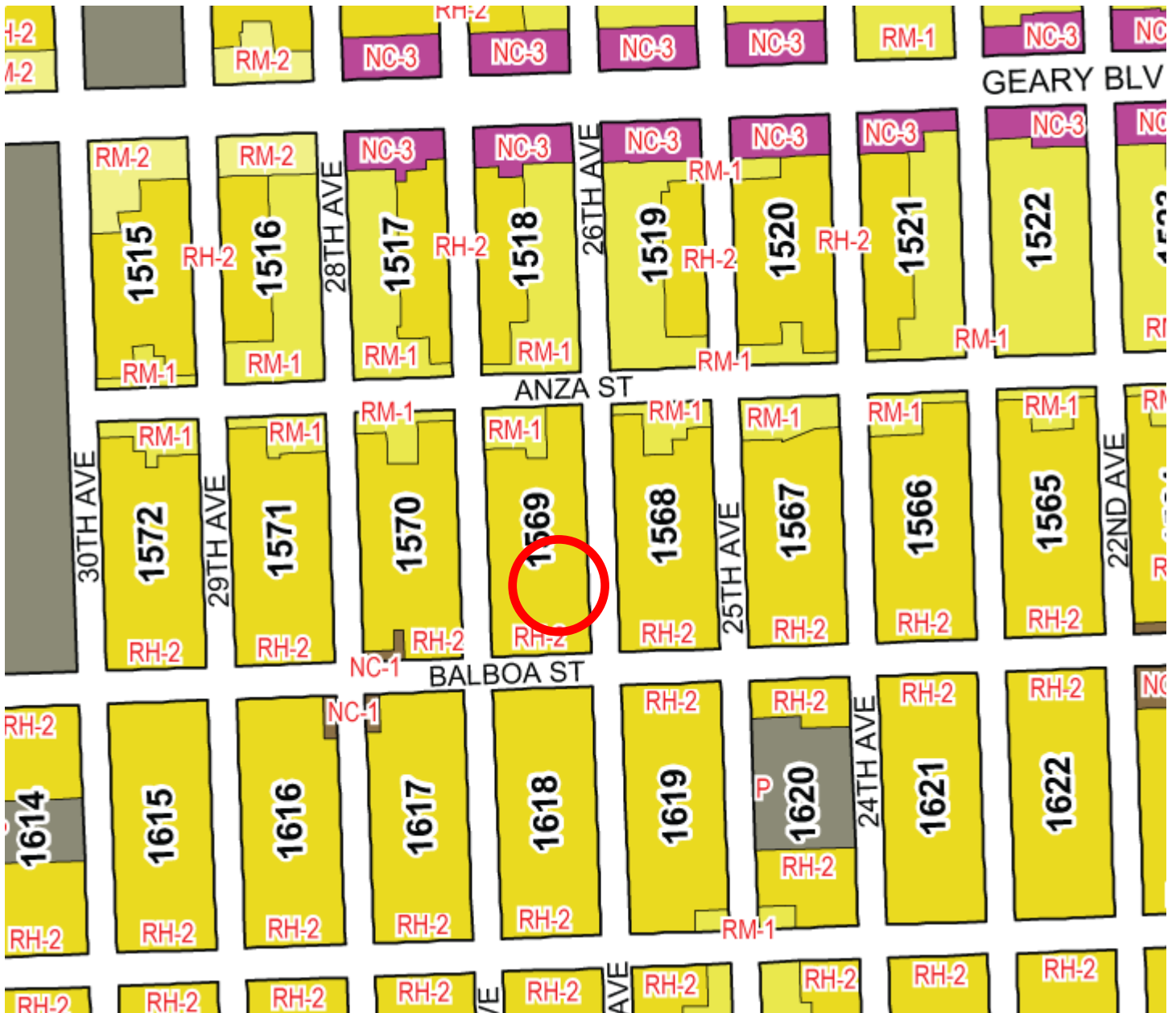


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Discretionary Review Hearing
Case Nos. 2010.0073D & 2011.0369D
671-673 26TH Avenue
Residential Demolition/New Construction



Zoning Map



Discretionary Review Hearing
 Case Nos. 2010.0073D & 2011.0369D
 671-673 26TH Avenue
 Residential Demolition/New Construction

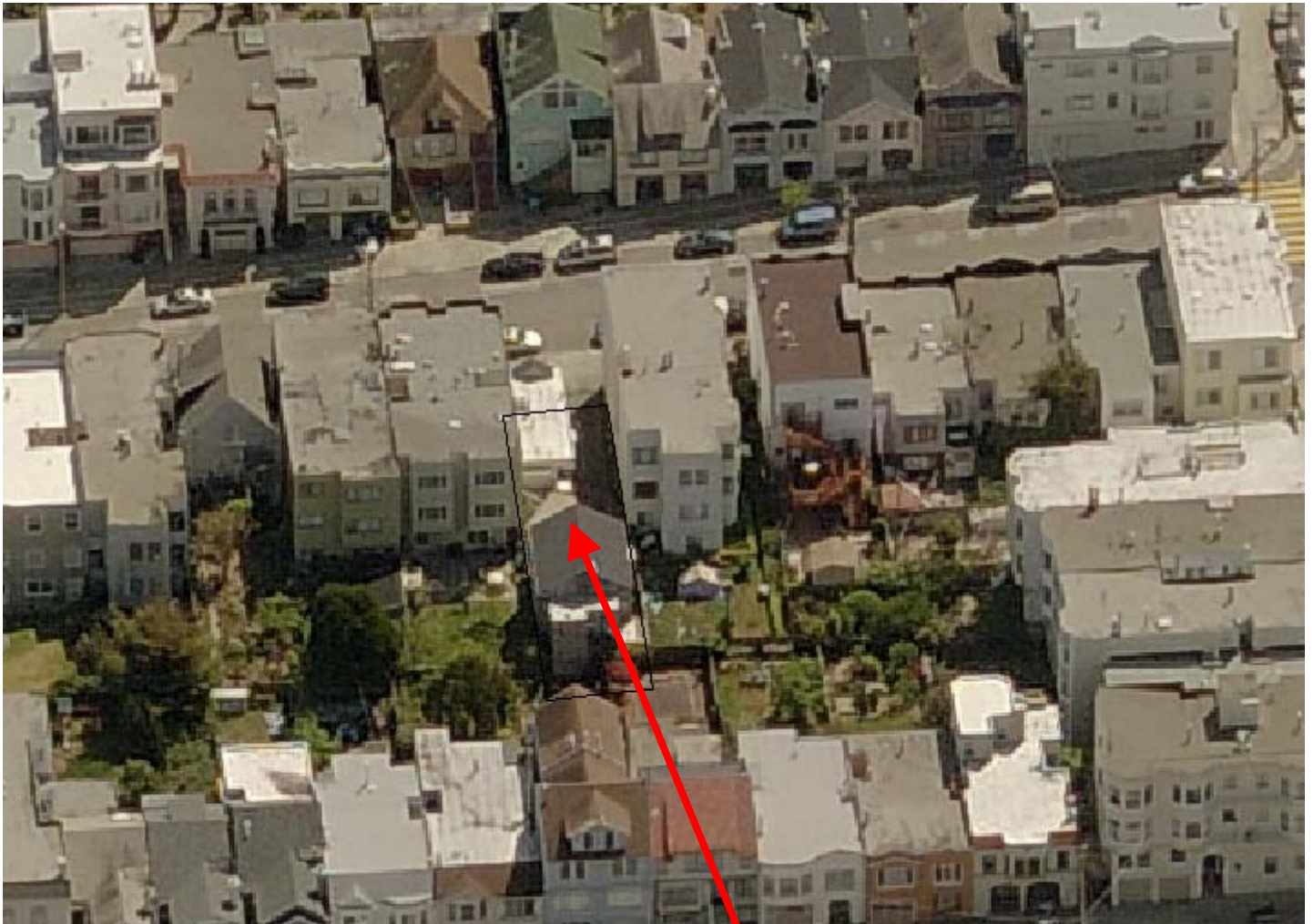
Aerial Photo 1



SUBJECT PROPERTY



Aerial Photo 2



SUBJECT PROPERTY



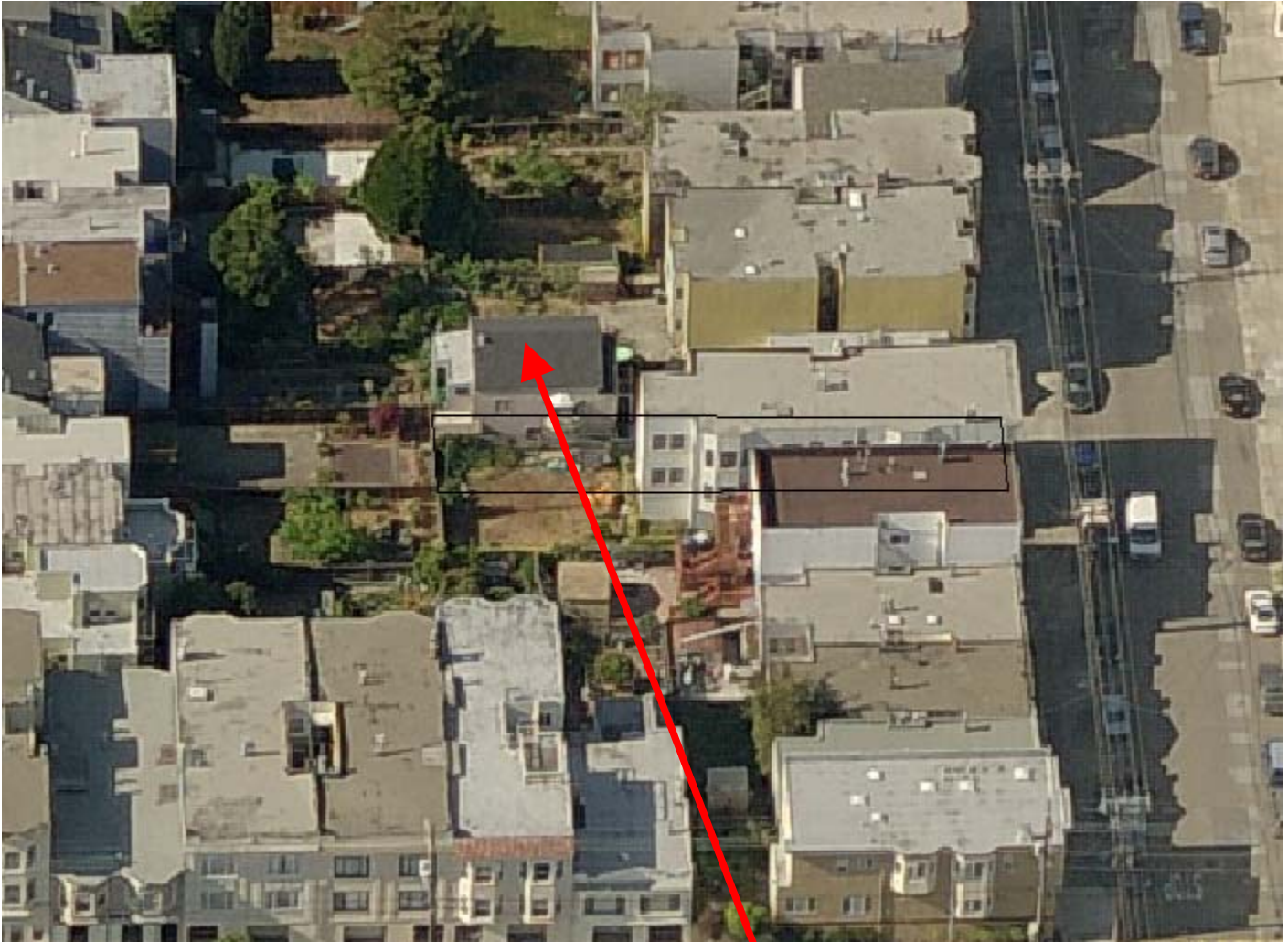
Aerial Photo 3



SUBJECT PROPERTY



Aerial Photo 4



SUBJECT PROPERTY



Discretionary Review Hearing
Case Nos. 2010.0073D & 2011.0369D
671-673 26TH Avenue
Residential Demolition/New Construction



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.

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CA 94103-2479

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415.558.6409

Planning
Information:
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PROJECT ADDRESS: 671 / 673 26TH AVE.		NAME: PAK YAT LEE		
BLOCK / LOT: 156A 012		ADDRESS: 1093 SYCAMORE DR		
ZONING: RH-2		CITY, STATE: MILLBRAE, CA 94030		
LOT AREA 3000 SQ FT		PHONE: 415 730 1731		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	2	0
2	Total number of parking spaces	1	2	1
3	Total gross habitable square footage	1860	5538	3678
4	Total number of bedrooms	4	5	1
5	Date of property purchase			10-7-8 / 2006
6	Number of rental units	0	1	1
7	Number of bedrooms rented	0	2	2
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?			NO
12	Number of owner-occupied units	2	1	-1

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: *Paik Lee* Printed Name: PAK YAT LEE Date: 12/13/09

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);

EXISTING LAND & STRUCTURE IS AFFORDABLE

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

BUILDING IS NOT UNSOUND

Existing Building

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

PROPERTY IS FREE OF SERIOUS CODE VIOLATIONS

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

HOUSING HAS BEEN MAINTAINED IN A DECENT SAFE & SANITARY
CONDITION

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

PROPERTY IS NOT A "HISTORICAL RESOURCE"

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

N/A

Rental Protection

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

NO CHANGE IN OCCUPANCY

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

NO REMOVAL OF RENTAL UNITS

Priority Policies

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
INTENDED OCCUPANT & OWNER ARE LONG TIME NEIGHBORHOOD RESIDENTS.
- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
PROPOSED STRUCTURE COMPLEMENTS NEIGHBORHOOD CHARACTER.
- 9. Whether the Project protects the relative affordability of existing housing;
NOT APPLICABLE
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
NOT APPLICABLE

Replacement Structure

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
NOT APPLICABLE
- 12. Whether the Project creates quality, new family housing;
YES, PROJECT CREATES QUALITY NEW FAMILY HOUSING
- 13. Whether the Project creates new supportive housing;
NOT APPLICABLE
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
PROPOSED STRUCTURE COMPLEMENTS NEIGHBORHOOD CHARACTER
- 15. Whether the Project increases the number of on-site dwelling units;
NO CHANGE
- 16. Whether the Project increases the number of on-site bedrooms.
NUMBER OF BEDROOMS IS INCREASED BY ONE.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations 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 is not applicable.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
RESIDENTIAL PROJECT, NO RETAIL: NOT APPLICABLE.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
PROPOSED PROJECT ALLOWS OWNER, A LONG TIME RESIDENT, TO OCCUPY PROPERTY WITH HIS FAMILY
3. That the City's supply of affordable housing be preserved and enhanced;
SECOND UNIT, CURRENTLY OWNER OCCUPIED WILL BE RENTED UPON PROJECT COMPLETION.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT. THERE IS A NET INCREASE OF ONE SPACE.
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;
RESIDENTIAL PROJECT, NOT APPLICABLE.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
EXISTING STRUCTURES ARE UNREINFORCED. PROPOSED STRUCTURE WILL MEET OR EXCEED CURRENT SAN FRANCISCO BUILDING CODE REQUIREMENTS
7. That landmarks and historic buildings be preserved; and
EXISTING BUILDINGS ARE NOT HISTORIC RESOURCES, SEE ATTACHED HISTORIC RESOURCE EVALUATION
8. That our parks and open space and their access to sunlight and vistas be protected from development.
REAR YARD IS RE-ESTABLISHED IN PROPOSED STRUCTURE, PROVIDING GREATER ACCESS TO LIGHT AND VISTAS FOR THE ENTIRE CITY BLOCK



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

JAN 04 2010

Environmental Evaluation Application
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

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

(For Staff Use Only) Case No. 2010.0073E

Address: 671-673 26th Ave
Block/Lot: 1569/012

Signed (owner or agent): John Lee Date: 12/13/06

Narrative project description. Please summarize and describe the purpose of the project.

The existing property, owned and occupied by the owner's family since 1978, consists of two residential structures. The front structure is a single story building, with one bedroom, one bathroom, and one kitchen. It's street front is aligned with the other homes on the block. The rear structure is a two story building, with a garage, three bedrooms, two bathrooms, and a kitchen. It is located at the rear of the property, with no rear yard. The applicant intends to demolish both existing structures, and replace it with a two unit, three story residential structure. This being the property he grew up, he and his family intend to occupy one of the units and use the other one as a rental. Therefore, no change in unit count or occupancy is requested.

The new structure will be fully compliant with San Francisco Planning Department regulations. It's massing will be consistent with adjacent properties and patterns of the Outer Richmond neighborhood and it's style is complementary to other homes on the block. It features a two car garage, and rental unit on the ground floor. The second and third floor consist of the main living unit. The front setbacks will match the adjacent properties. The rear yard is re-established, as it currently does not exist. Exterior materials are chosen to be contemporary, yet respectful of the existing context. Exterior and interior materials are also sustainably specified. Building mechanical, electrical and plumbing systems are designed to be as energy efficient as possible.

The neighborhood is enhanced by this project as it develops an existing non-compliant massing into a fully compliant, sustainable residence for a long - time community resident and his family.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1860	0	5538 4608	4608
Retail	n/a			
Office	n/a			
Industrial	n/a			
Parking	250	0	415	415
Other (specify use) ROOF DECK			515	515
Total GSF	2110		5538	5538
Dwelling units	2	0	2	2
Hotel rooms	n/a			
Parking spaces	1	0	2	2
Loading spaces	n/a			
Number of buildings	2	0	1	1
Height of building(s)	25'-0"	0	33'-0"	33'-0"
Number of stories	2	0	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 (Section 15301(i)(1)) and Class 3 (Section 15303(b)) for demolition and removal of two single-family residential structures and construction of a new two-unit residential structure in an urbanized area.

Shelley Callagione 1/20/11
Approved Shelley Callagione



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 671-673 26th Avenue
Block/Lot: 1569/012
Case No.: 2010.0073E
Date of Review: January 14, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The proposal involves demolition of two existing residential buildings and construction of a new two-unit residential building. The existing front building is a single-story, single-unit building and the rear building is a two-story, single-unit building. The project would replace approximately 2,110 square feet of residential space (sum of square footage in two existing buildings) with approximately 5,538 total square feet of residential space (single building).

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed in any local, state, or national registers. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the buildings. The rear cottage appears to have been constructed in the 1910s and the front cottage was constructed in 1949.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 3,000-square-foot parcel is located on 26th Avenue between Anza and Balboa Streets. The property is located within the Outer Richmond neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on this block of 26th Avenue were constructed between 1910 and 1930 in the Edwardian and Period Revival styles.

Development in the Richmond neighborhood began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database there are no identified historic resources located on the subject or facing block. Blocks in the surrounding area each containing between zero and twelve buildings that were identified in the 1976 Architectural Survey may be considered potential historic resources. There are no identified historic districts in the area.

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:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Supplemental Information Form prepared by Julia Mates, TetraTech.

Criterion 1: 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;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject buildings. Also, the development of the property is not significant to the overall development pattern in the Richmond neighborhood. The property is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The property is therefore determined not to be eligible under this criterion.

Criterion 3: 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;

The subject buildings are constructed in a vernacular form with no formal style. According to a review of the building permit record for the property, the rear building appears to have been constructed during the 1910s and the front building was constructed in 1949.¹ The buildings are not significant resources that embody distinctive characteristics of a type, period, region, or method of construction. The buildings do not represent a master architect or possess high artistic value.

¹ The first building permit issued for the property dates from May 1921 and describes the addition of one room, one bathroom, and a back porch.

Furthermore, the surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. Although many of the buildings on the subject block-face were constructed in the same period, at least one-third of the properties lack historic integrity or are contemporary infill buildings. The subject buildings are therefore determined not to be eligible under this criterion either as individual resources or as part of a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

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

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

Since no period of significance is identified for these buildings, their historic integrity cannot be assessed. However, it may be noted that in 1950 the front building was elevated and enlarged with a 4-foot by 17-foot extension at the front wall and in the same year the rear building's façade was altered. Windows and doors have also been replaced at both buildings.

-
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.

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

It does not appear that the proposed new construction would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

SENIOR PRESERVATION PLANNER REVIEW

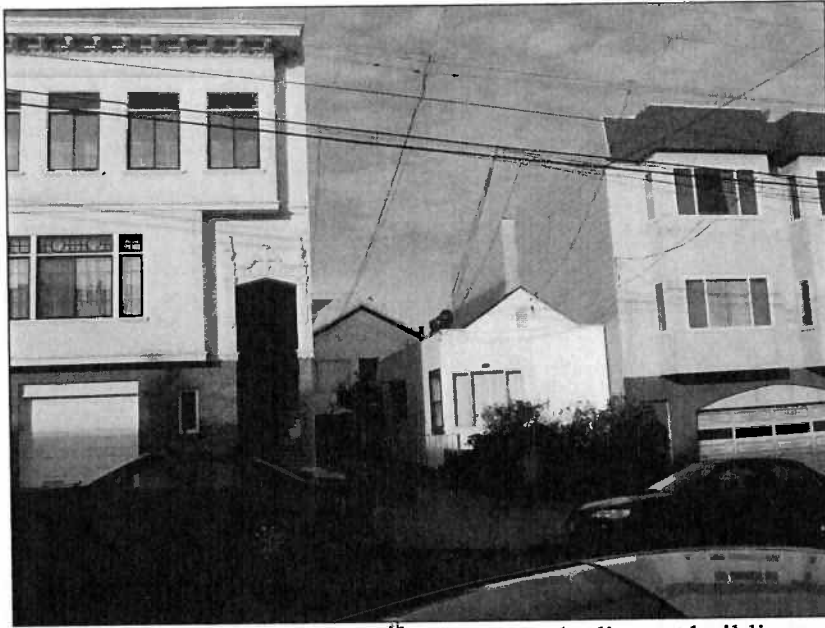
Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-17-2011

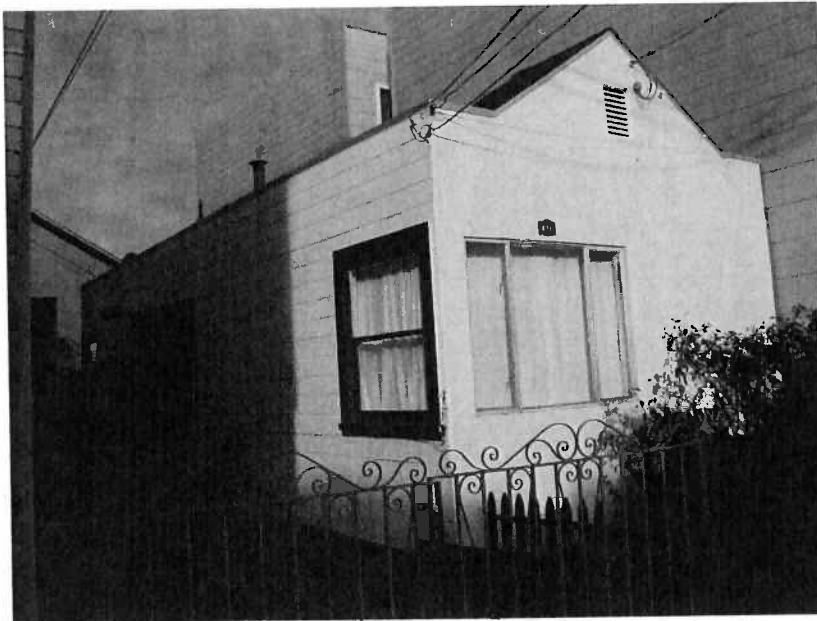
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0073E_671-73 26th Ave.doc

Photographs



Photograph 1: 671-673 26th Avenue and adjacent buildings



Photograph 2: 671 26th Avenue, east and south facades



Photograph 5: 673 26th Avenue, east façade
(note box bay window on south side)



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 24, 2009, the Applicant named below filed Demolition Permit Application Nos. 2009.07.24.3372 and 2009.07.24.3373 (alteration) and New Construction Permit Application No. 2009.07.24.3370 (new construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Pak Yat Lee, SEDES Architecture	Project Address:	671-673 26 th Avenue
Address:	1093 Sycamore Drive	Cross Streets:	Anza / Balboa
City, State:	Millbrae, CA 94030	Assessor's Block /Lot No.:	1569/012
Telephone:	(415) 730-1731	Zoning Districts:	RH-2 /40-X

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

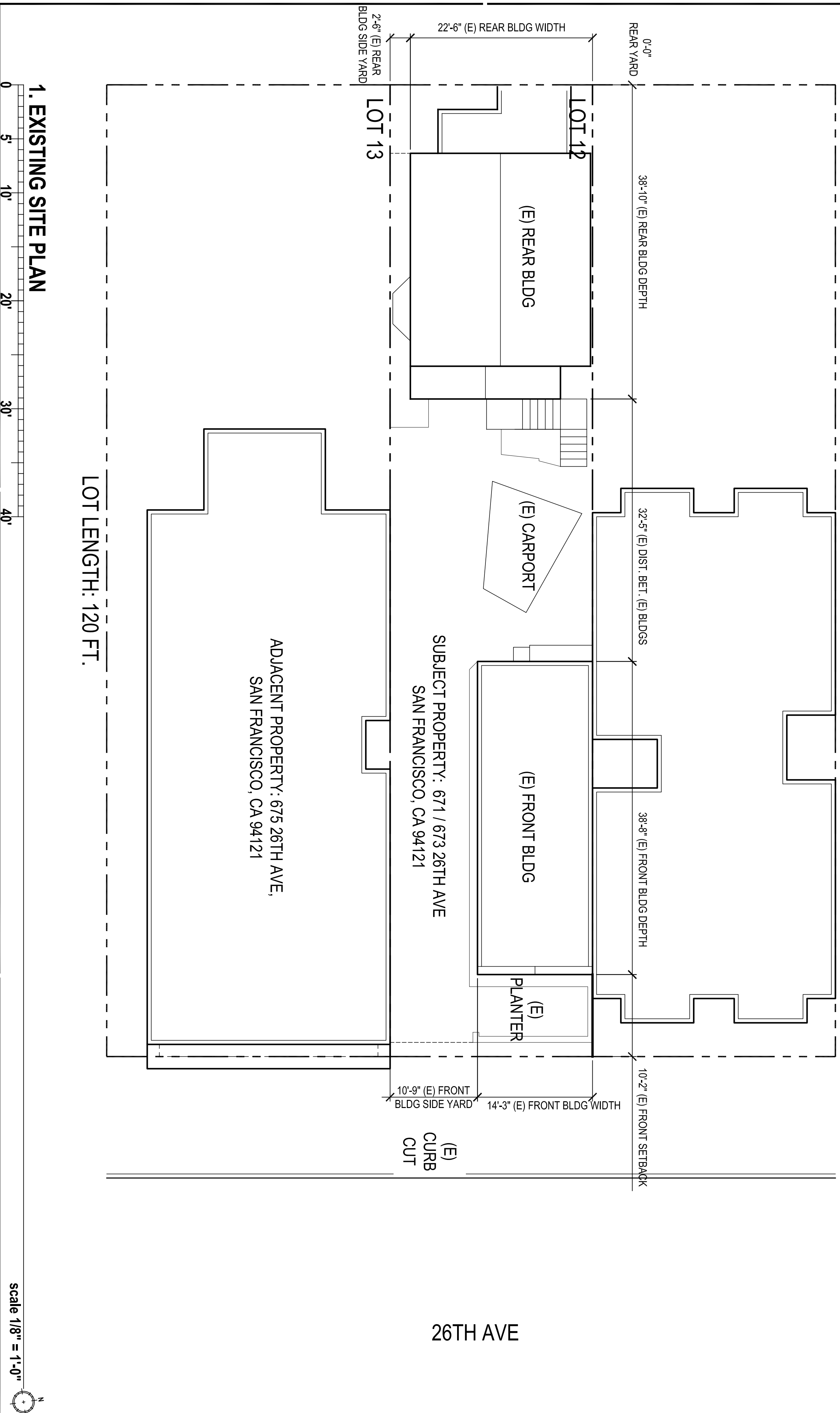
PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two single-family dwellings	Two-unit building
FRONT SETBACK	10 feet	None (6 ft @ bldg to north)
SIDE SETBACKS	3 ft (south of rear building)	None
BUILDING DEPTH	39 ft (@ each building)	78 feet
REAR YARD	33 ft between buildings	42 feet
HEIGHT OF BUILDING	25 ft to ridge @ rear building	32 feet
NUMBER OF STORIES	1 @ front bldg / 2 @ rear bldg	3
NUMBER OF DWELLING UNITS	2	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change
PROJECT DESCRIPTION		

The proposal is to demolish the two existing single-family structures on the lot and to construct a new three-story, two-unit building. See attached plans. Per Planning Code Section 317, a Planning Department Residential Demolition application has been filed for the proposal, under Case Nos. 2010.0073D (demolition) and 2011.0369D (new construction), and a Mandatory Discretionary Review hearing for the project is scheduled to be heard by the Planning Commission at City Hall, 1 Dr. Carlton B. Goodlet Place, Room 400 on Thursday, June 16, 2011 beginning at 12:00 p.m. (noon).

PLANNER'S NAME: Glenn Cabreros
 PHONE NUMBER: (415) 558-6169
 EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE:
 EXPIRATION DATE:

5-5-11
 6-3-11



SEDES architecture

1093 Sycamore Drive, Millbrae, CA 94030
Tel (415) 730-1731

Drawing Record

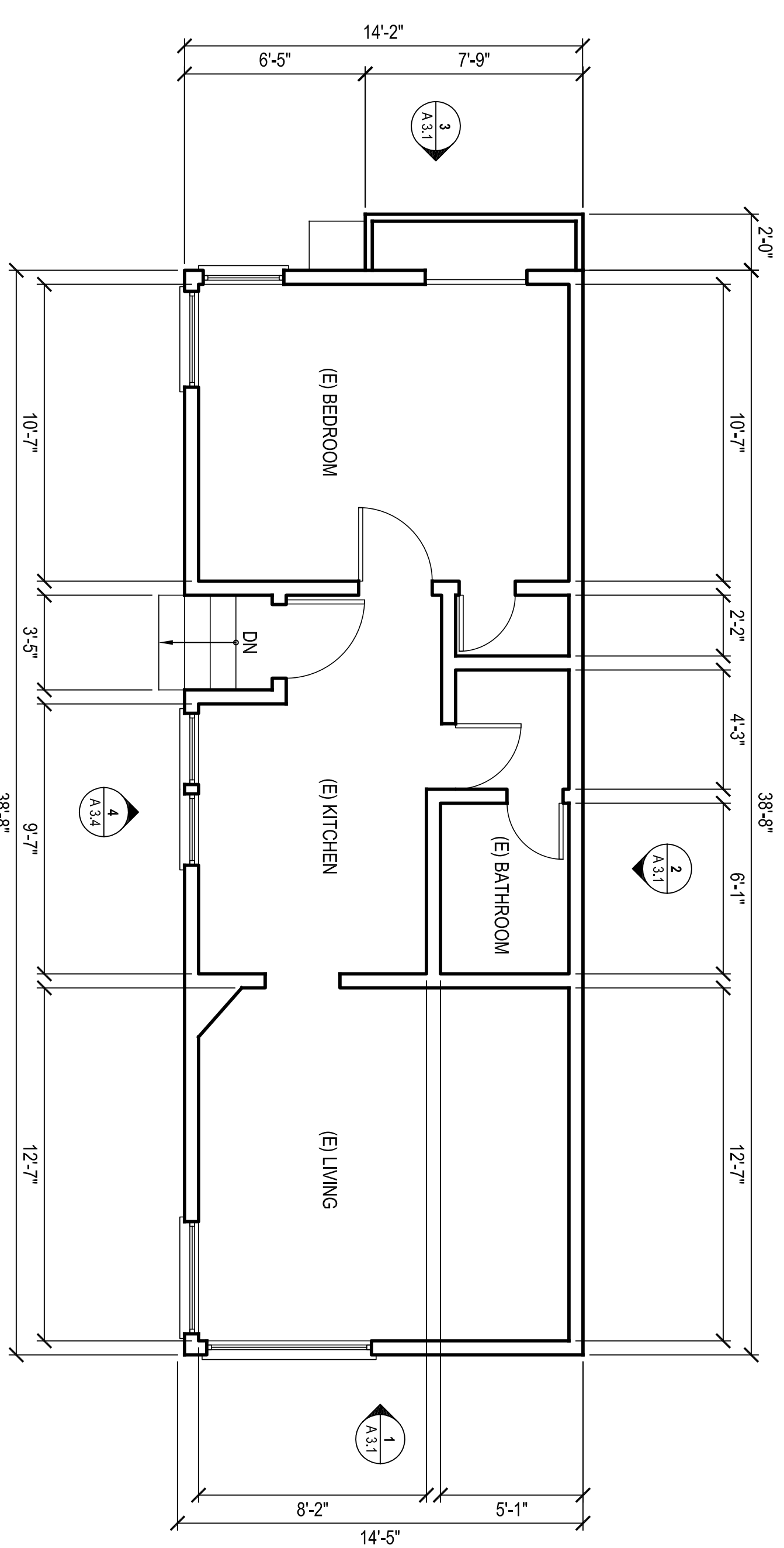
Job No. 09-571	
Issue/ Submission	
Neighborhood group meeting	04-09-09
Site Permit Application	07-10-09
Site Permit Application - Revision #1	04-05-10
Site Permit Application - Revision #2	06-09-10

Project
671 Residence
671 26th Ave
San Francisco, CA 94121

Sheet

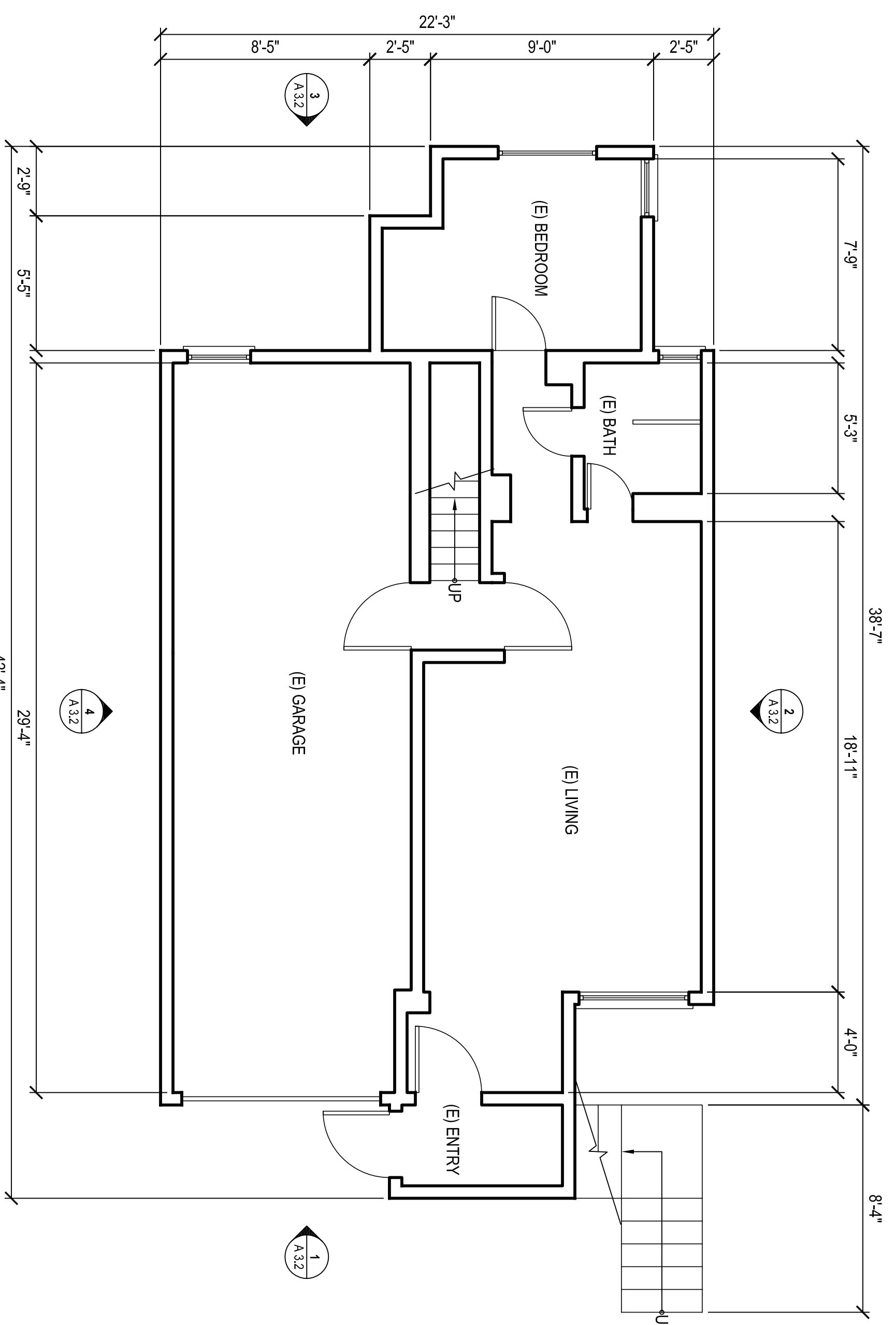
**INDEX, NOTES,
& SITE PLAN**

A 0.1a



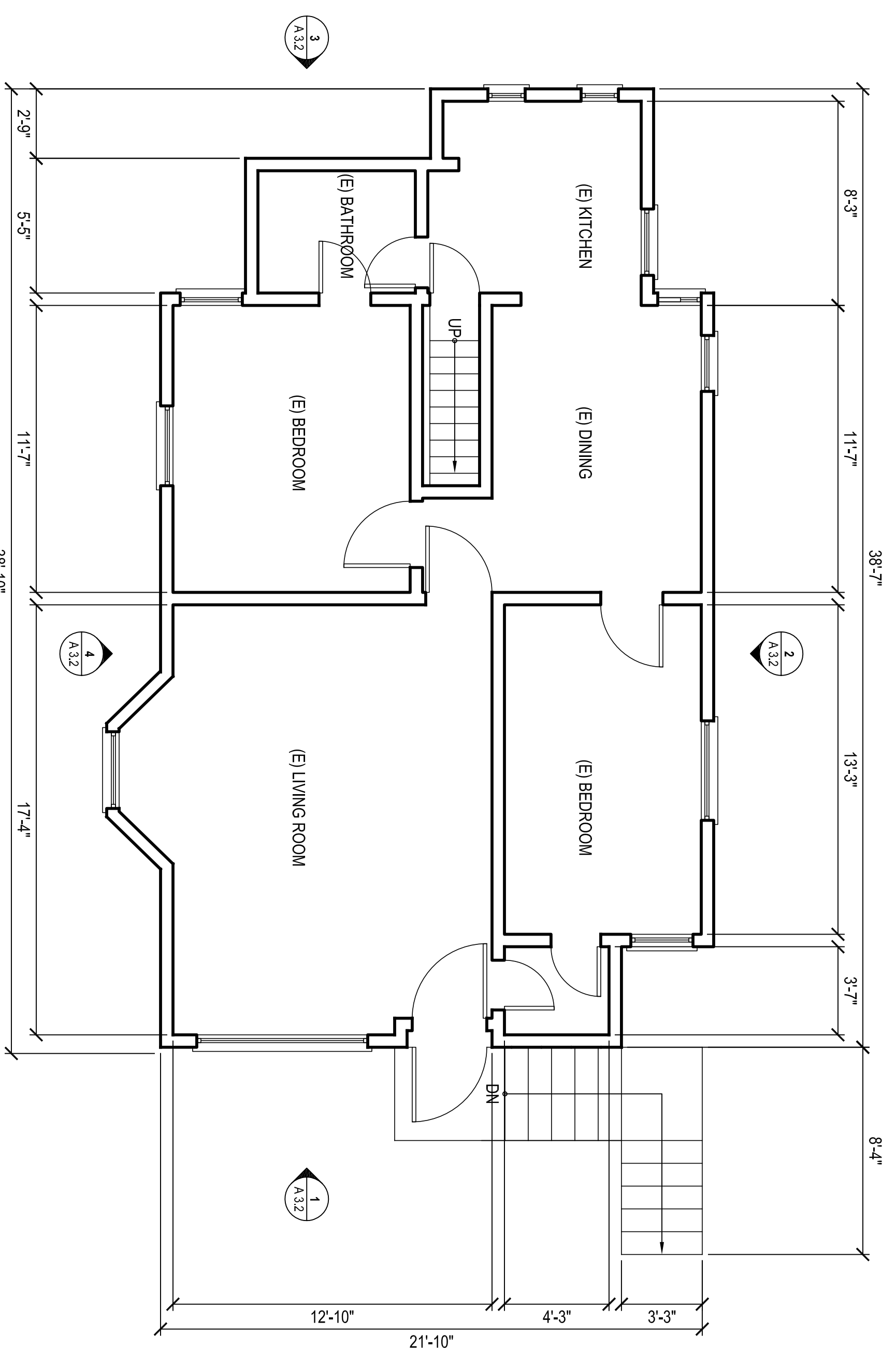
3. EXISTING FRONT BLDG FLOOR PLAN - 1ST FLOOR

GROSS AREA: 555 SQ. FT.
scale 1/4" = 1'-0"



2. EXISTING REAR BLDG FLOOR PLAN - 1ST FLOOR

GROSS AREA: 770 SQ. FT.
scale 1/4" = 1'-0"



1. EXISTING REAR BLDG FLOOR PLAN - 2ND FLOOR

GROSS AREA: 785 SQ. FT.
scale 1/4" = 1'-0"

SEDES architecture

1093 Sycamore Drive, Millbrae, CA 94030
Tel (415) 730-1731

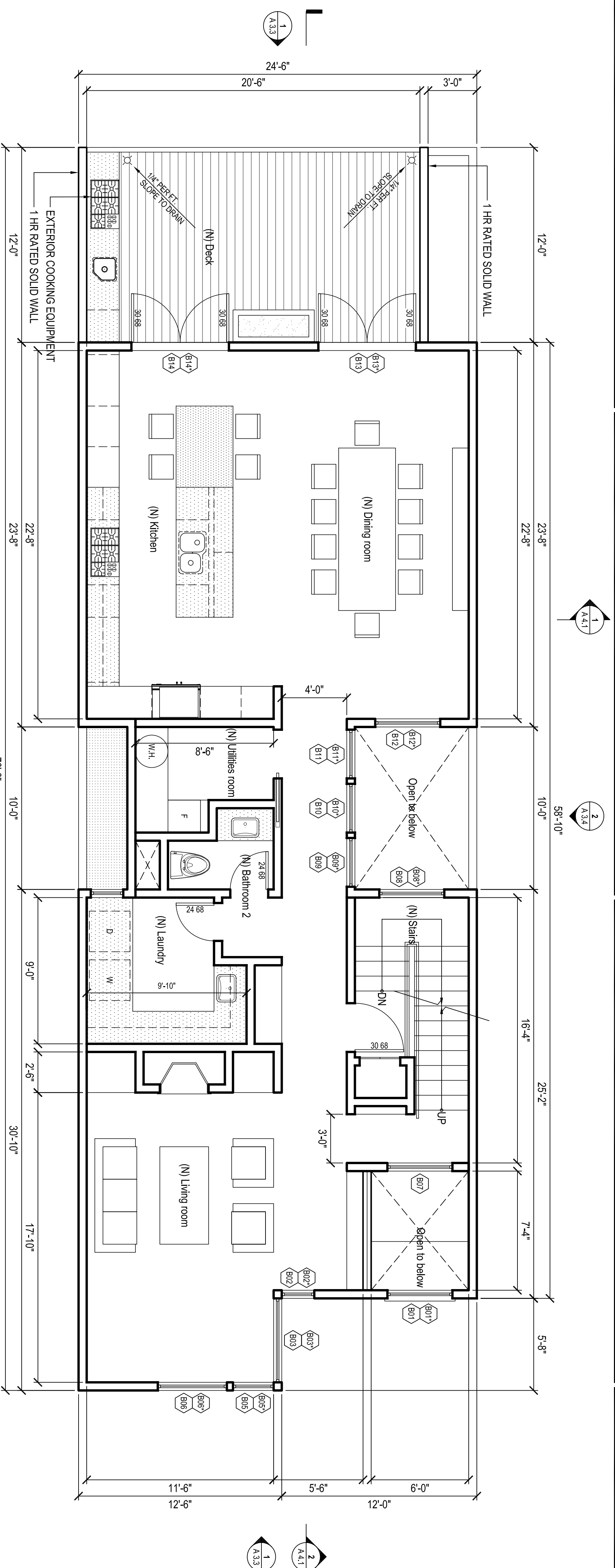
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Site Permit Application - Revision #2	06-09-10

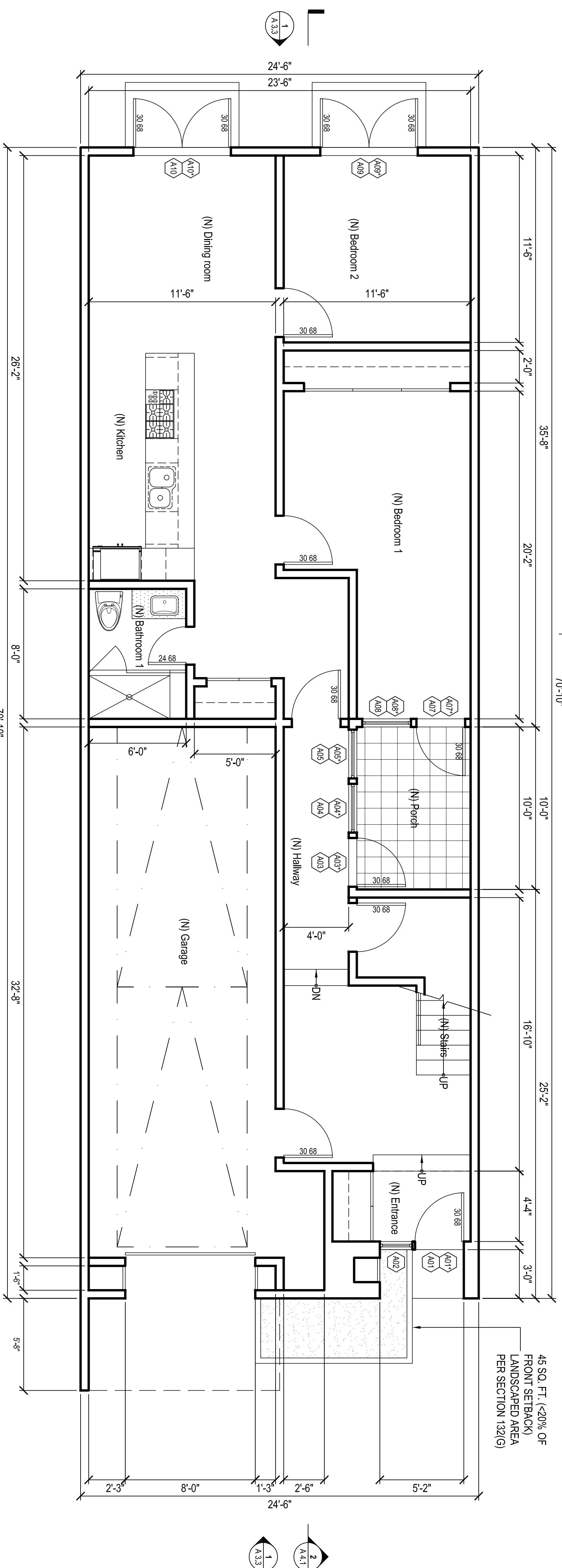
Project
671 Residence
671 28th Ave
San Francisco, CA 94121

Sheet
EXISTING
FLOOR PLANS

A 2.1



2. PROPOSED FLOOR PLAN - 2ND FLOOR
 GROSS AREA: 1512 SQ. FT. (BUILDING) + 294 SQ. FT. (DECK)
 scale 1/4" = 1'-0"



1. PROPOSED FLOOR PLAN - 1ST FLOOR
 GROSS AREA: 1715 SQ. FT.
 scale 1/4" = 1'-0"

SEDES architecture

1093 Sycamore Drive, Millbrae, CA 94030
 Tel (415) 730-1731

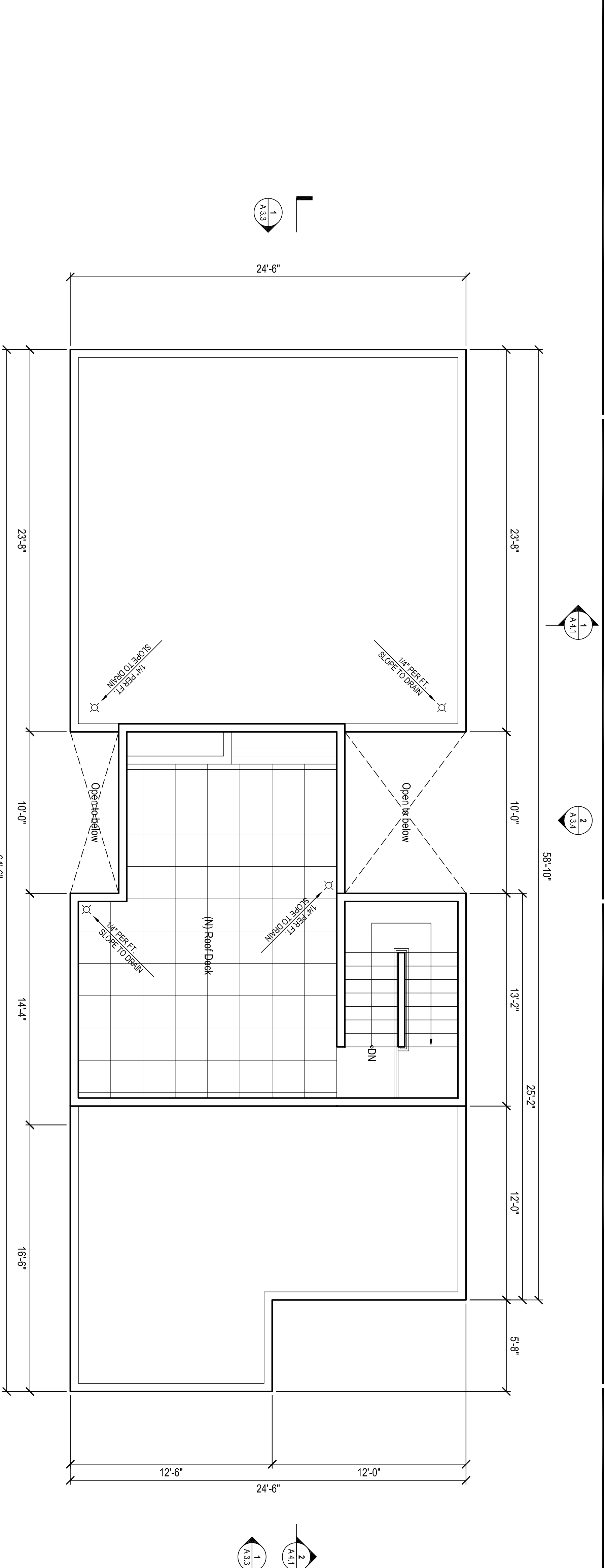
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Site Permit Application - Revision #1	04-05-10
Site Permit Application - Revision #2	06-09-10

Project
 671 Residence
 671 28th Ave
 San Francisco, CA 94121

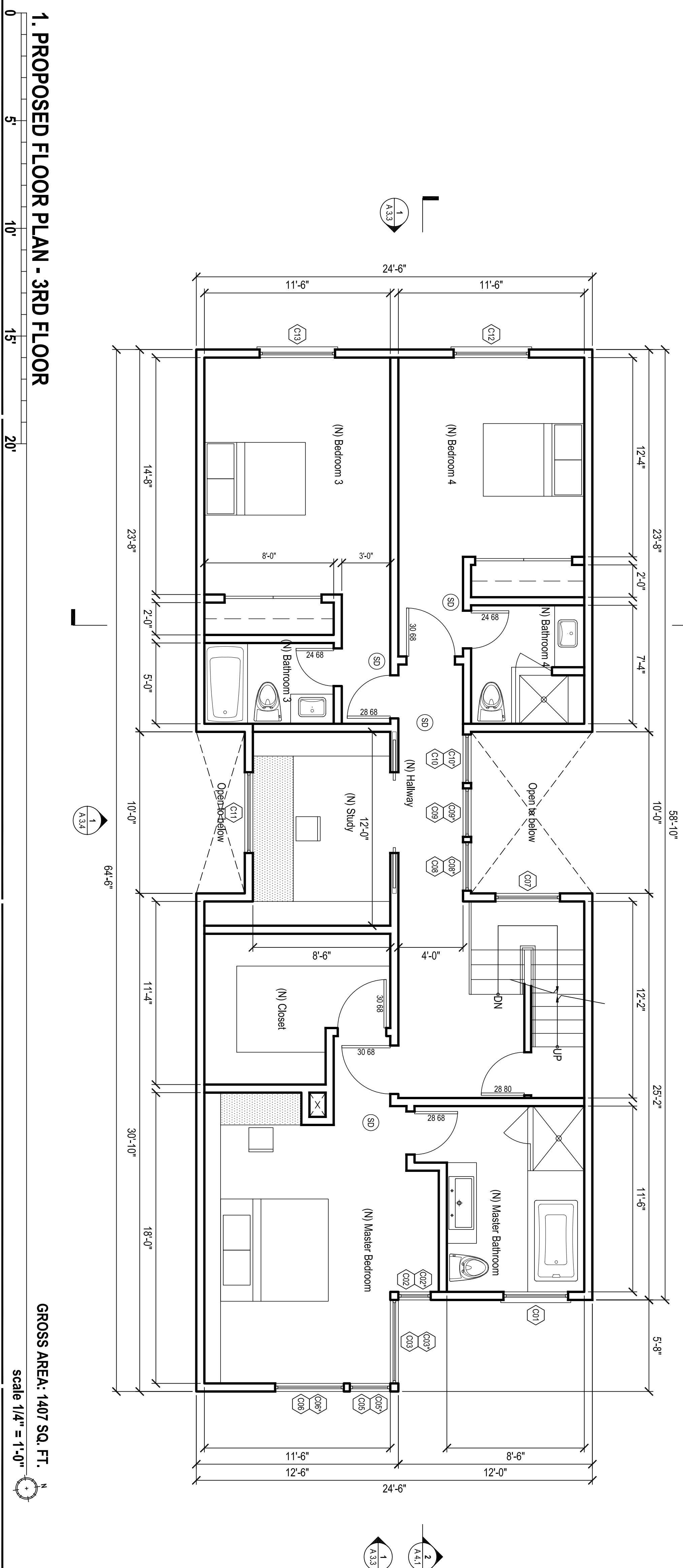
PROPOSED FLOOR PLANS
 1ST & 2ND FLOOR

Sheet
A 2.2



2. PROPOSED ROOF PLAN

GROSS AREA: 470 SQ. FT. (DECK)
scale 1/4" = 1'-0"



1. PROPOSED FLOOR PLAN - 3RD FLOOR

GROSS AREA: 1407 SQ. FT.
scale 1/4" = 1'-0"

SEDES architecture

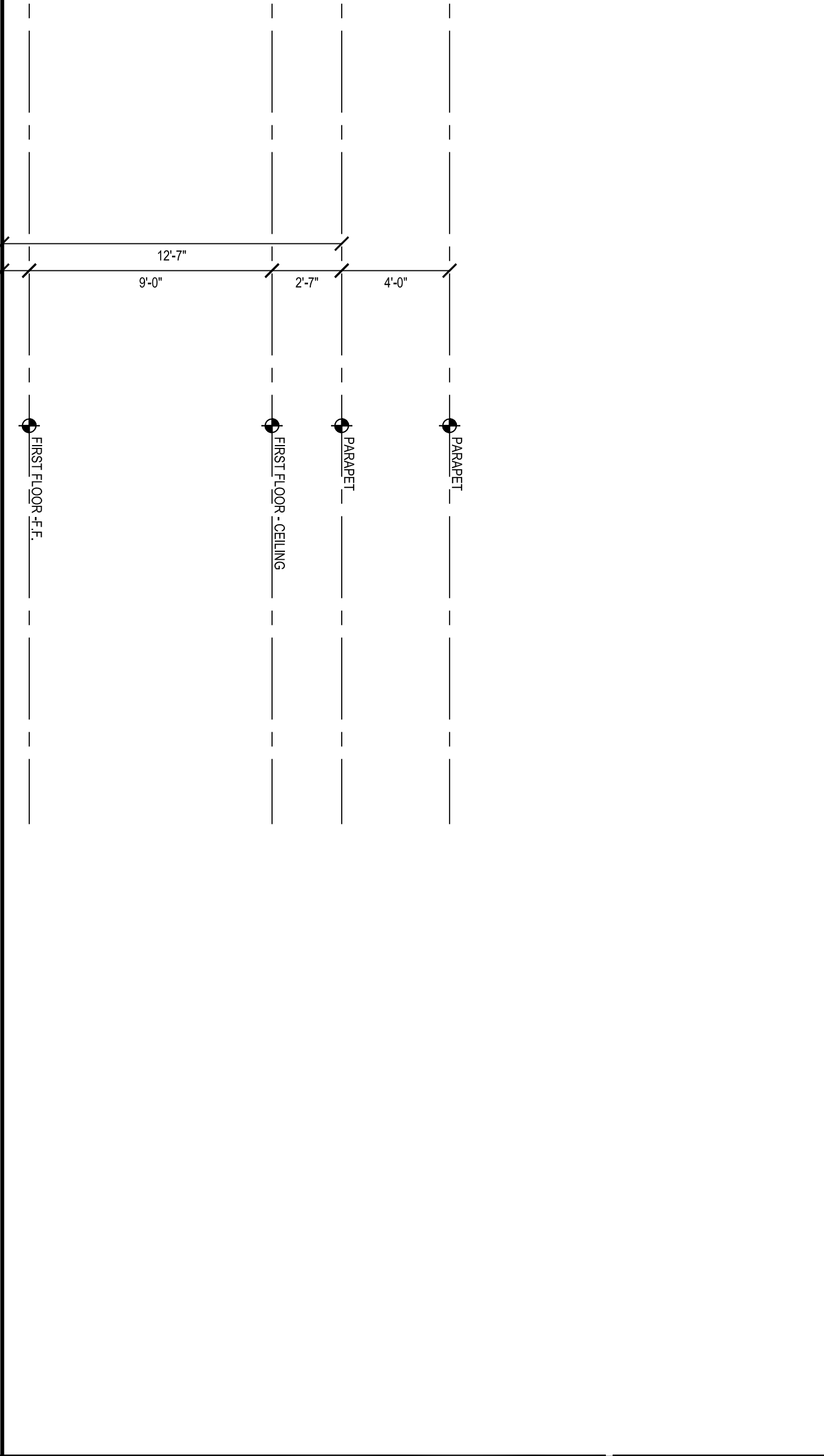
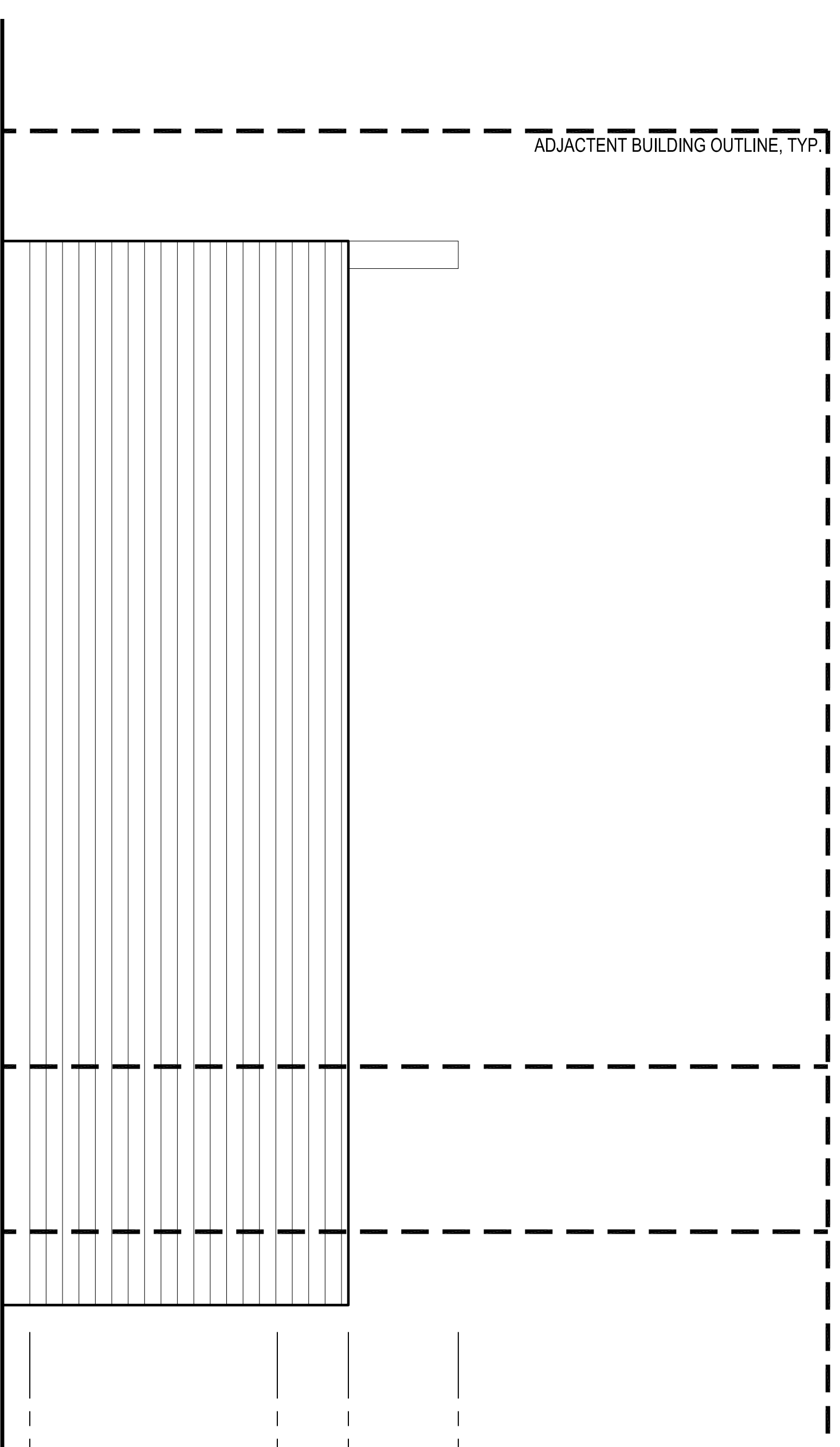
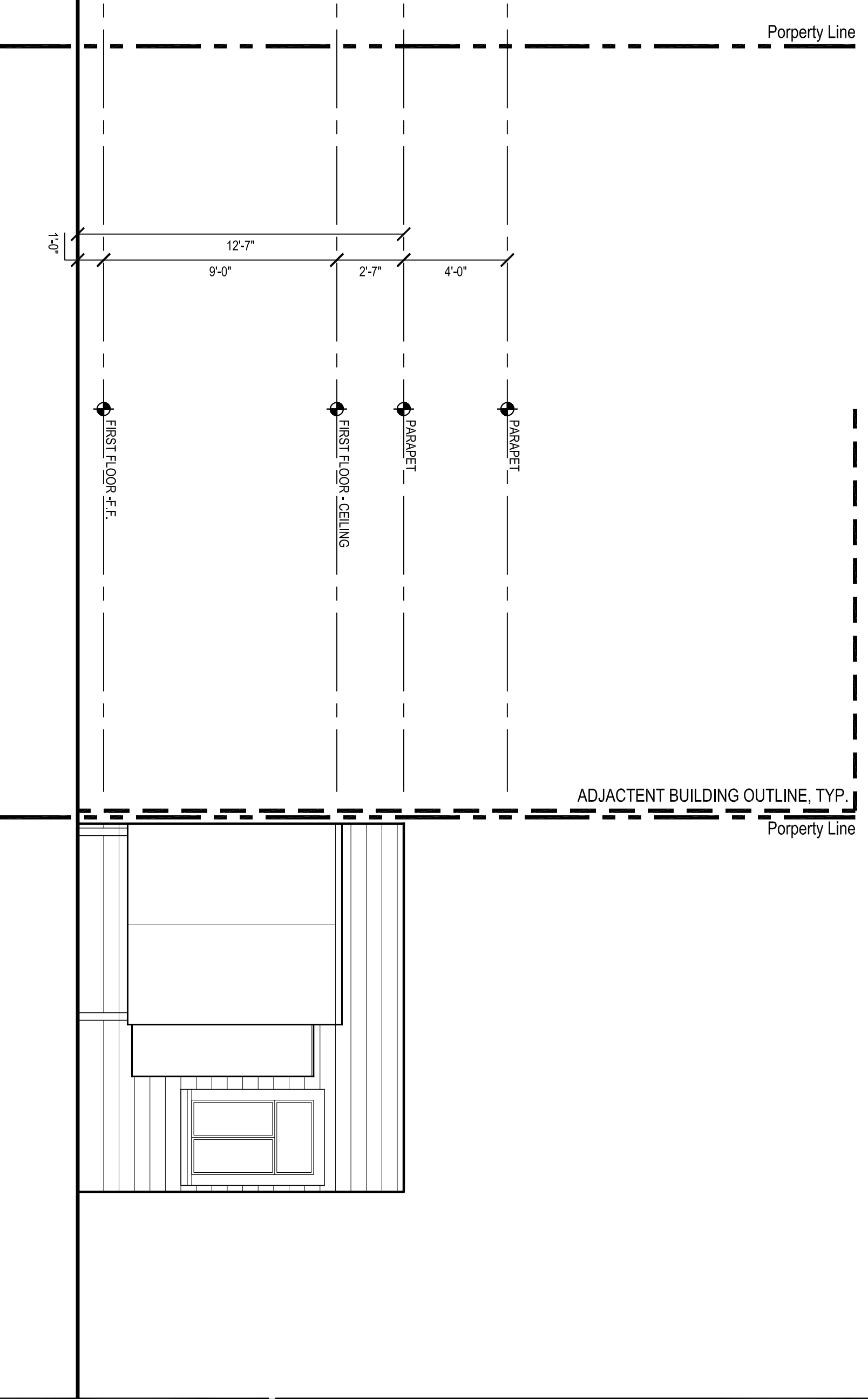
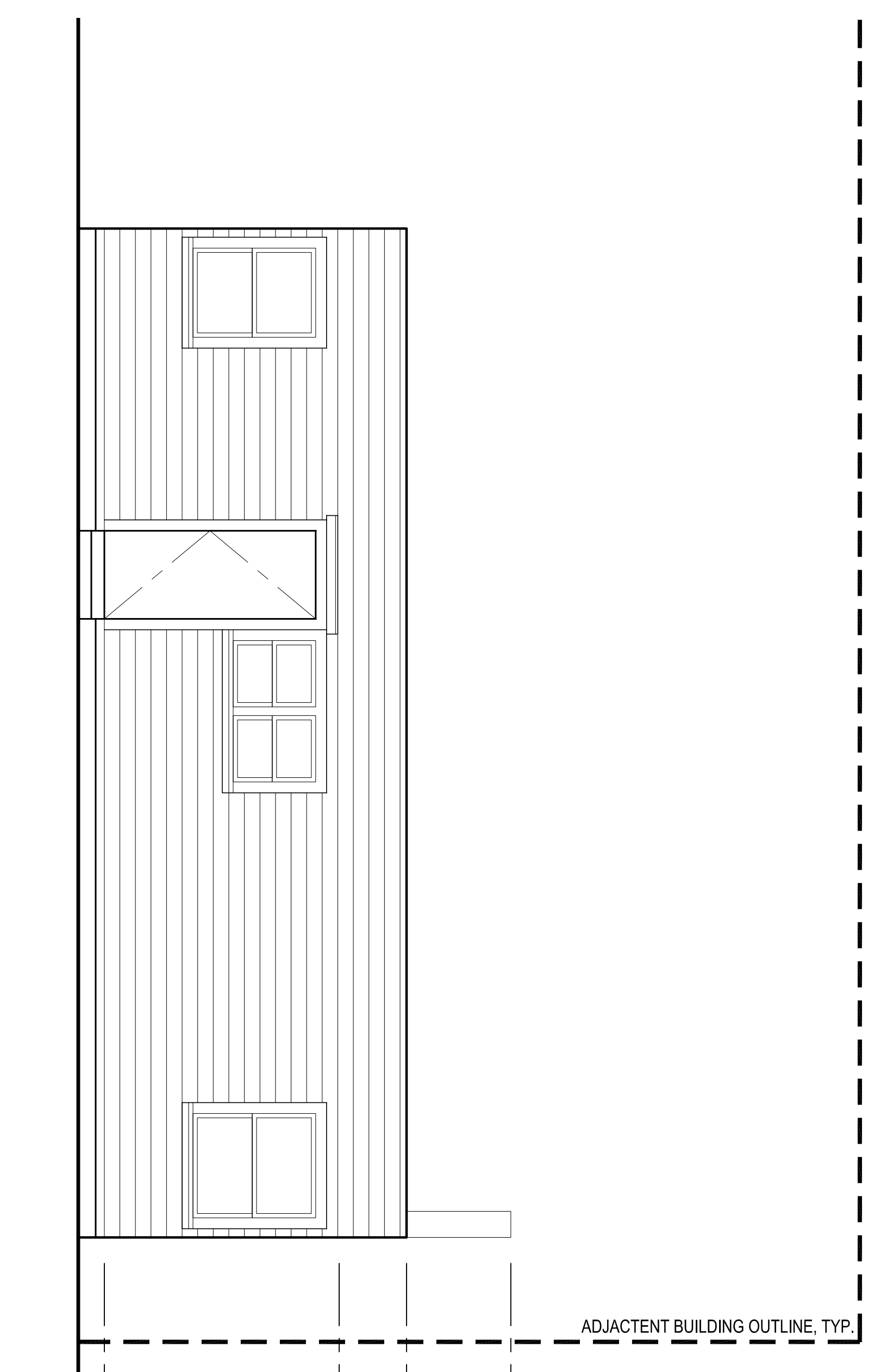
1093 Sycamore Drive, Millbrae, CA 94030
Tel (415) 730-1731

Drawing Record

Job No.	09-571
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Project
671 Residence
671 28th Ave
San Francisco, CA 94121

PROPOSED FLOOR PLANS
3RD FLOOR & ROOF DECK



SEDES architecture

1093 Sycamore Drive, Millbrae, CA 94030
 Tel (415) 730-1731

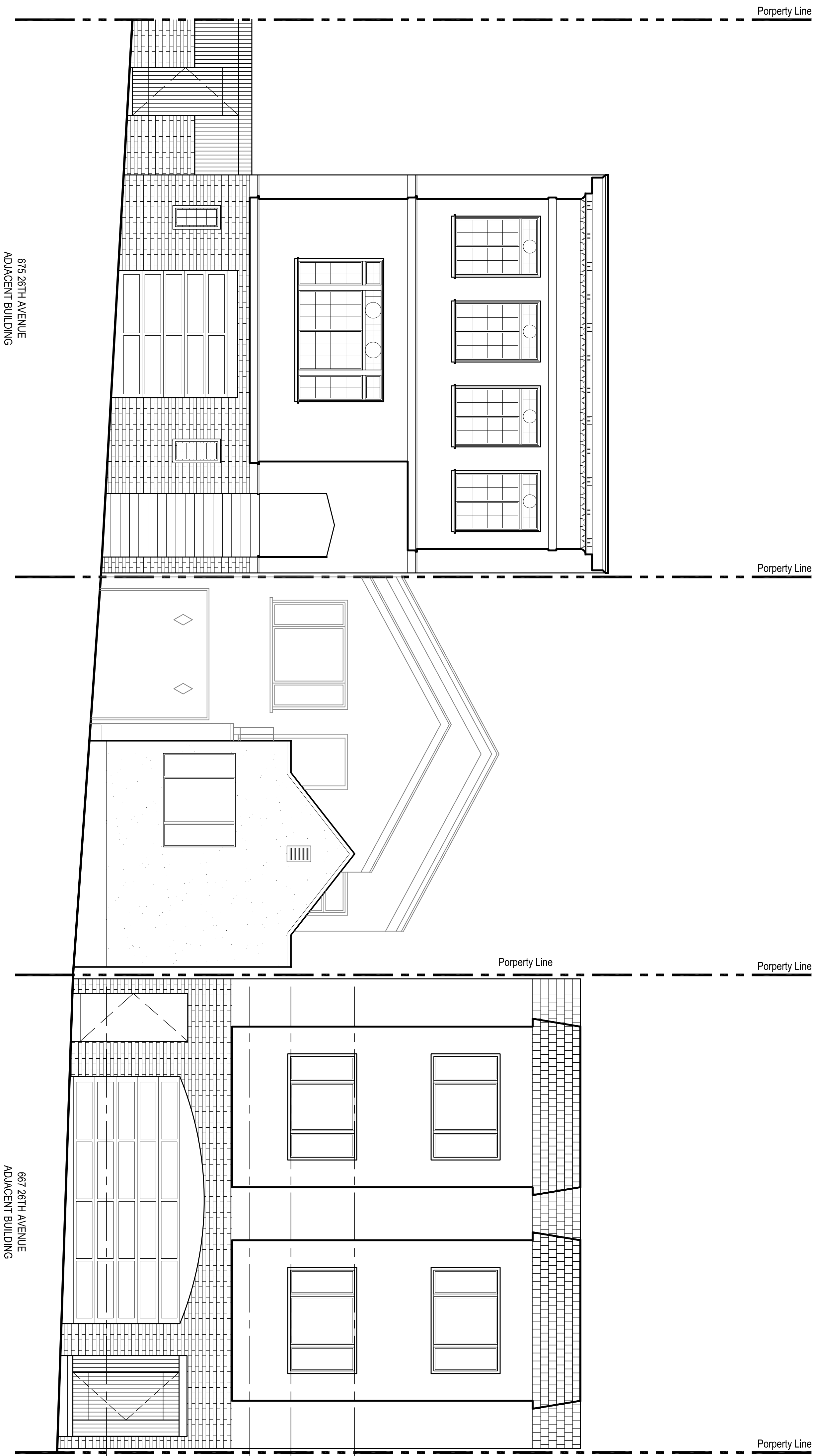
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Project
671 Residence
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 San Francisco, CA 94121

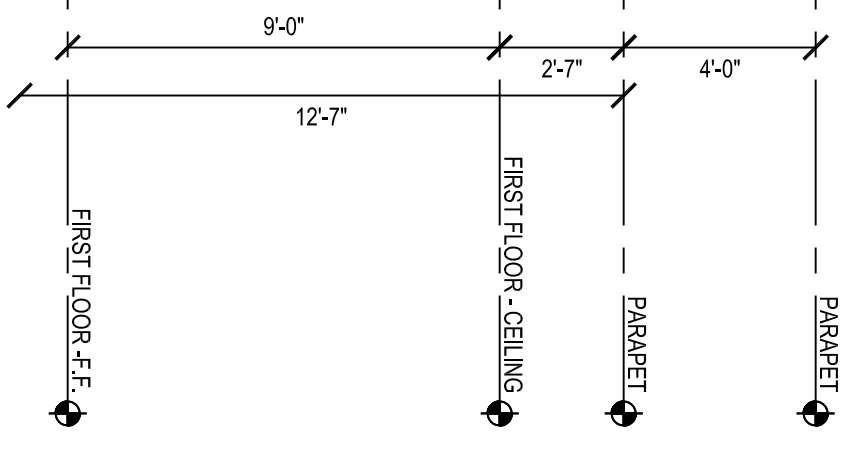
Sheet
**EXISTING BUILDING
 ELEVATIONS**

A 3.1



1. EXISTING EXTERIOR ELEVATION - FRONT

scale 1/4" = 1'-0"



SEDES architecture
 1093 Sycamore Drive, Millbrae, CA 94030
 Tel (415) 730-1731

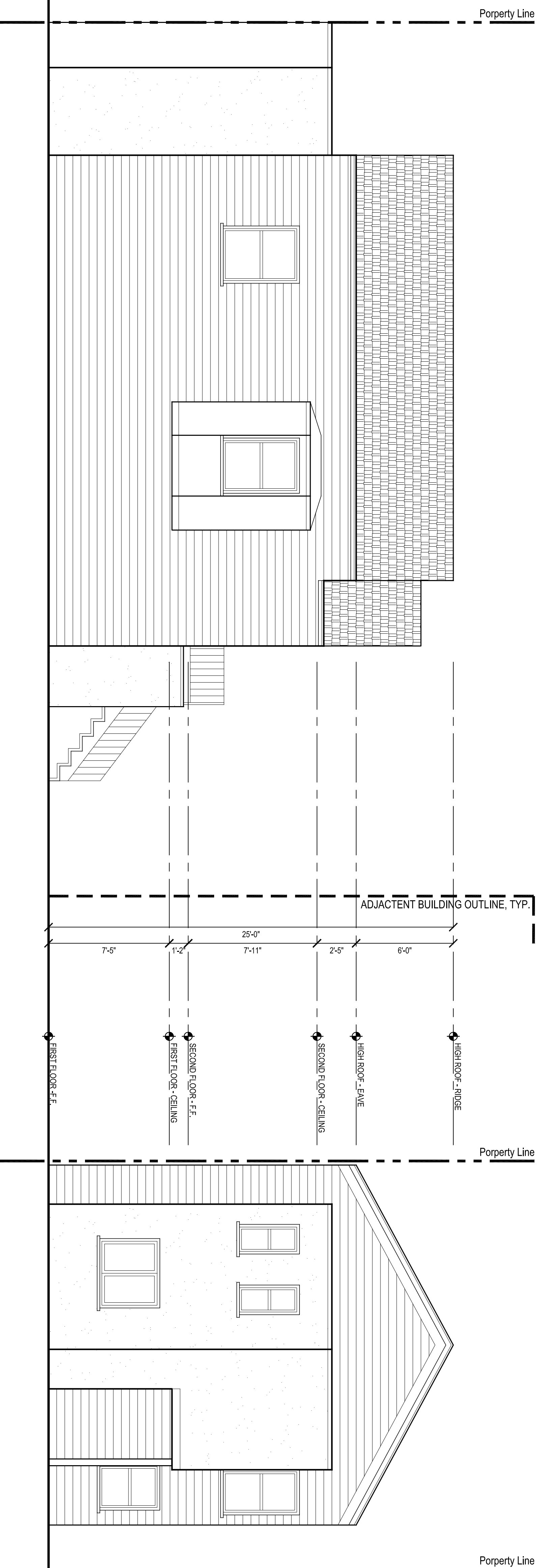
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Project
 671 Residence
 671 26th Ave
 San Francisco, CA 94121

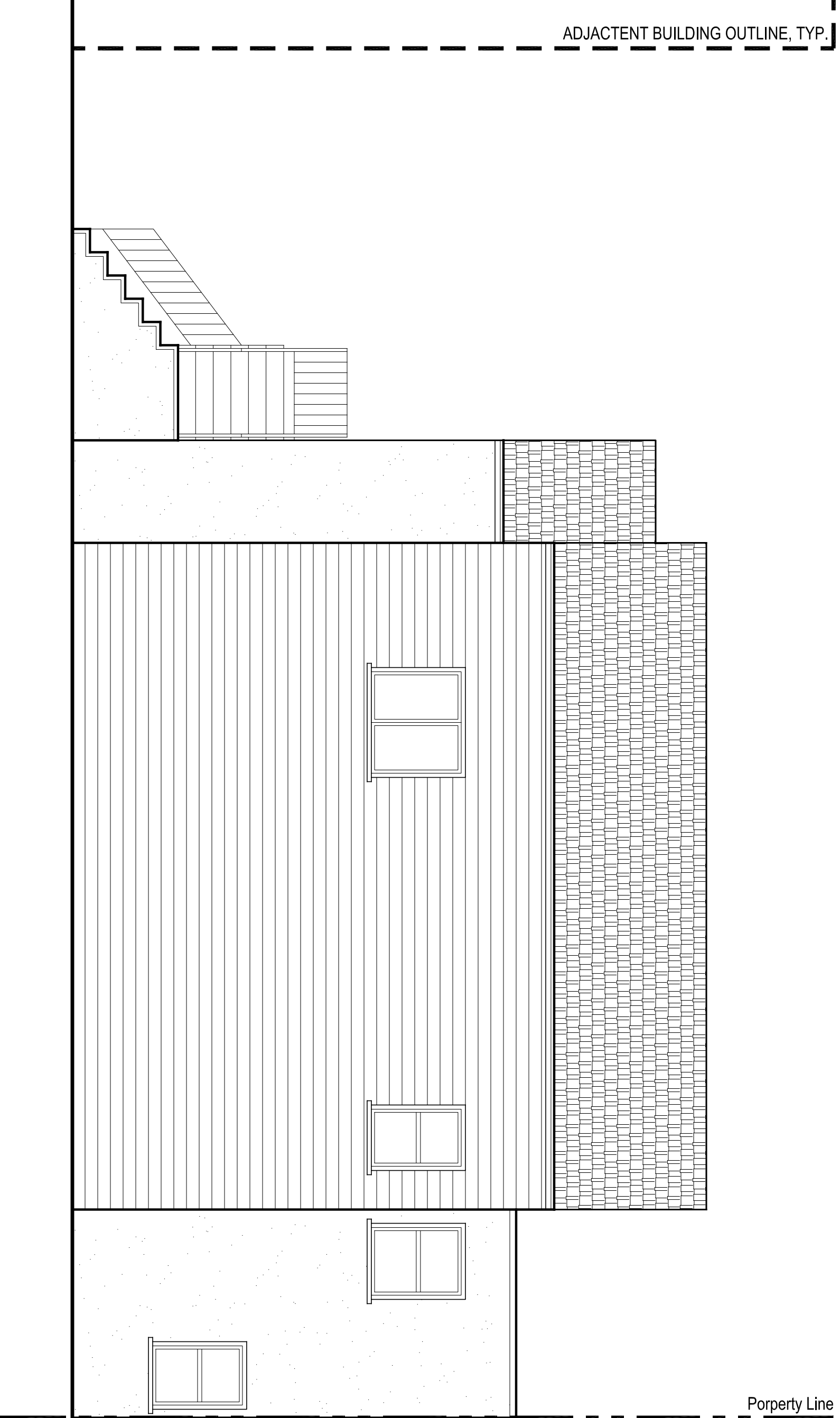
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EXISTING BUILDING ELEVATIONS

A 3.1a

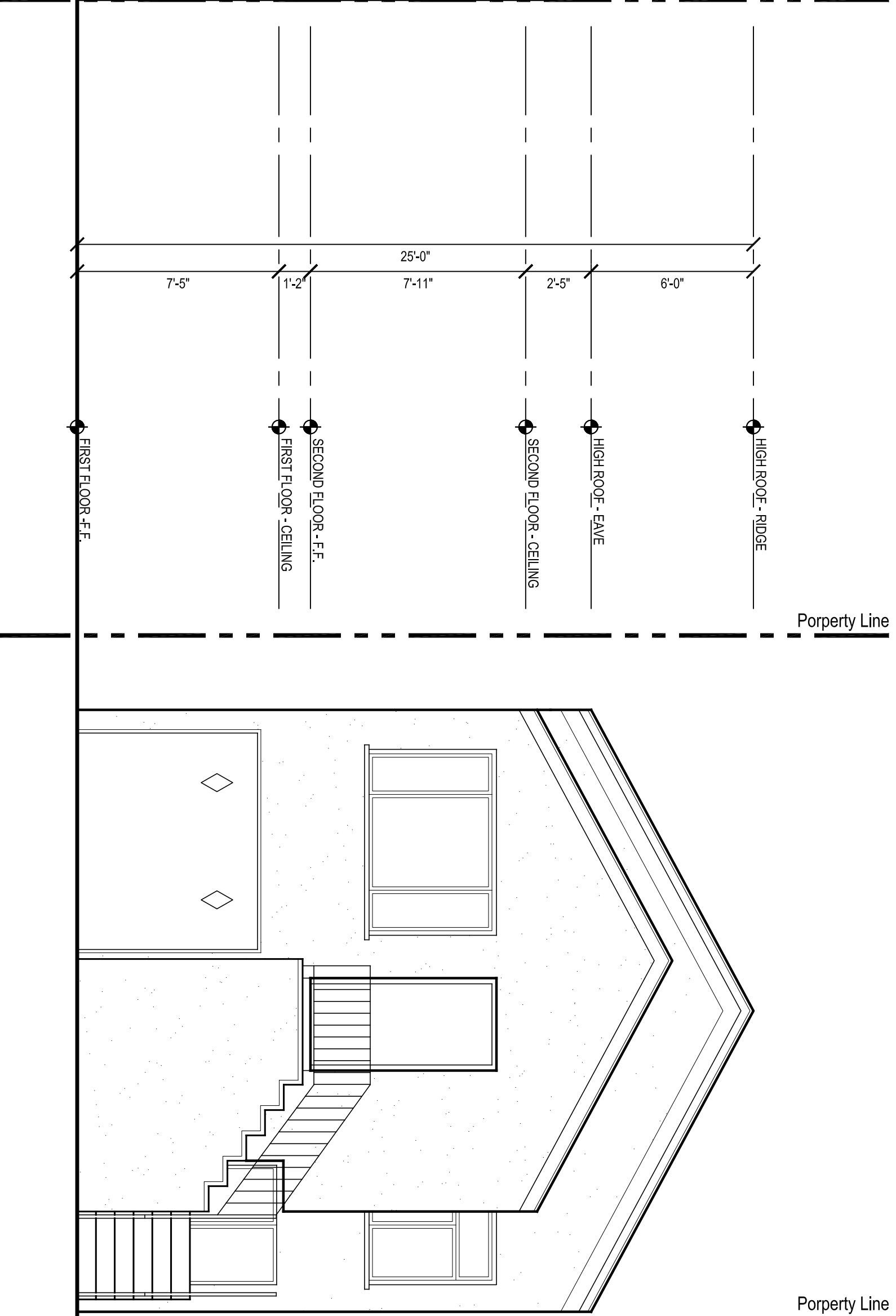


4. EXISTING EXTERIOR ELEVATION - SOUTH
scale 1/4" = 1'-0"

3. EXISTING EXTERIOR ELEVATION - WEST
scale 1/4" = 1'-0"



2. EXISTING EXTERIOR ELEVATION - NORTH
scale 1/4" = 1'-0"



1. EXISTING EXTERIOR ELEVATION - EAST
scale 1/4" = 1'-0"

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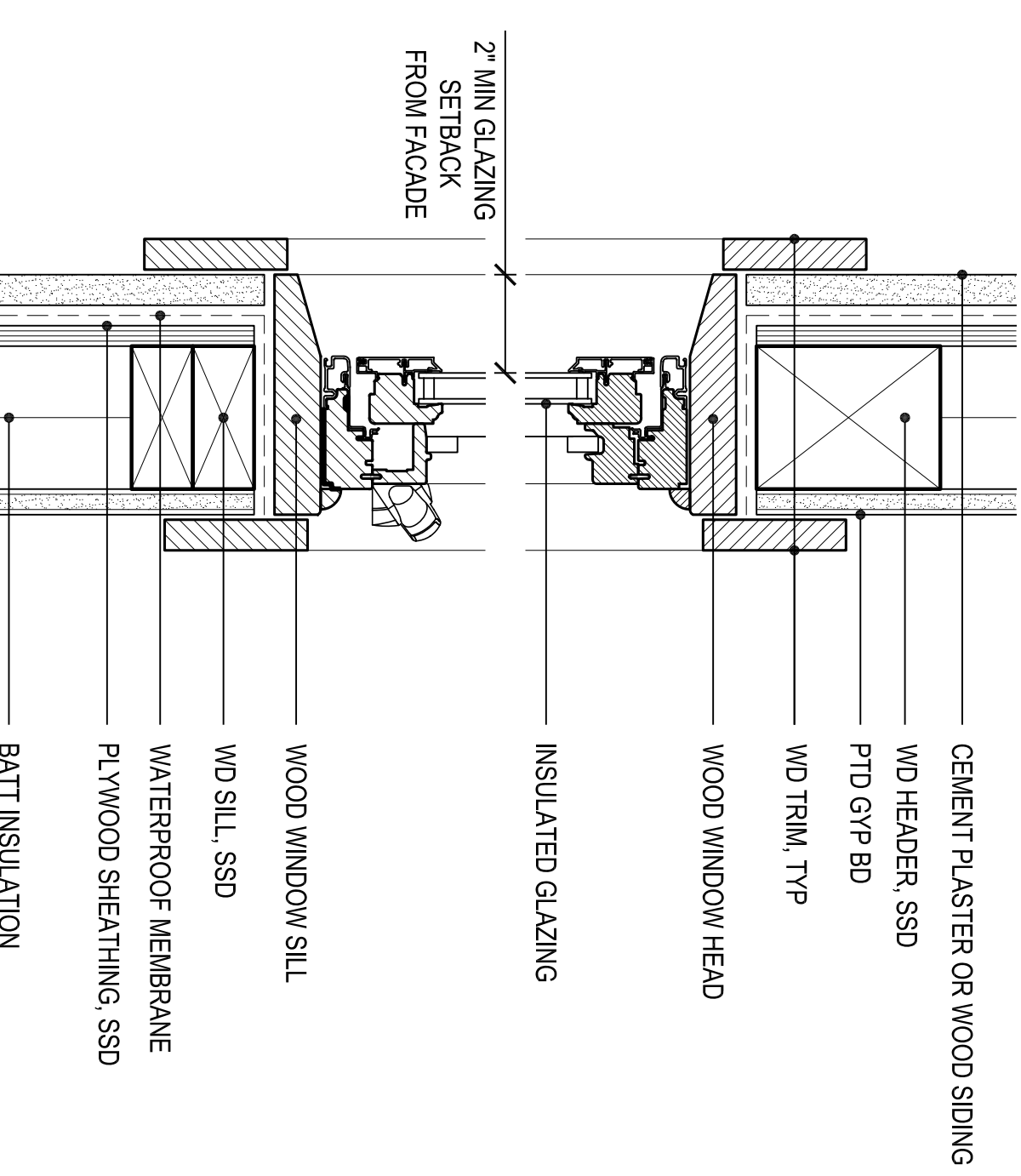
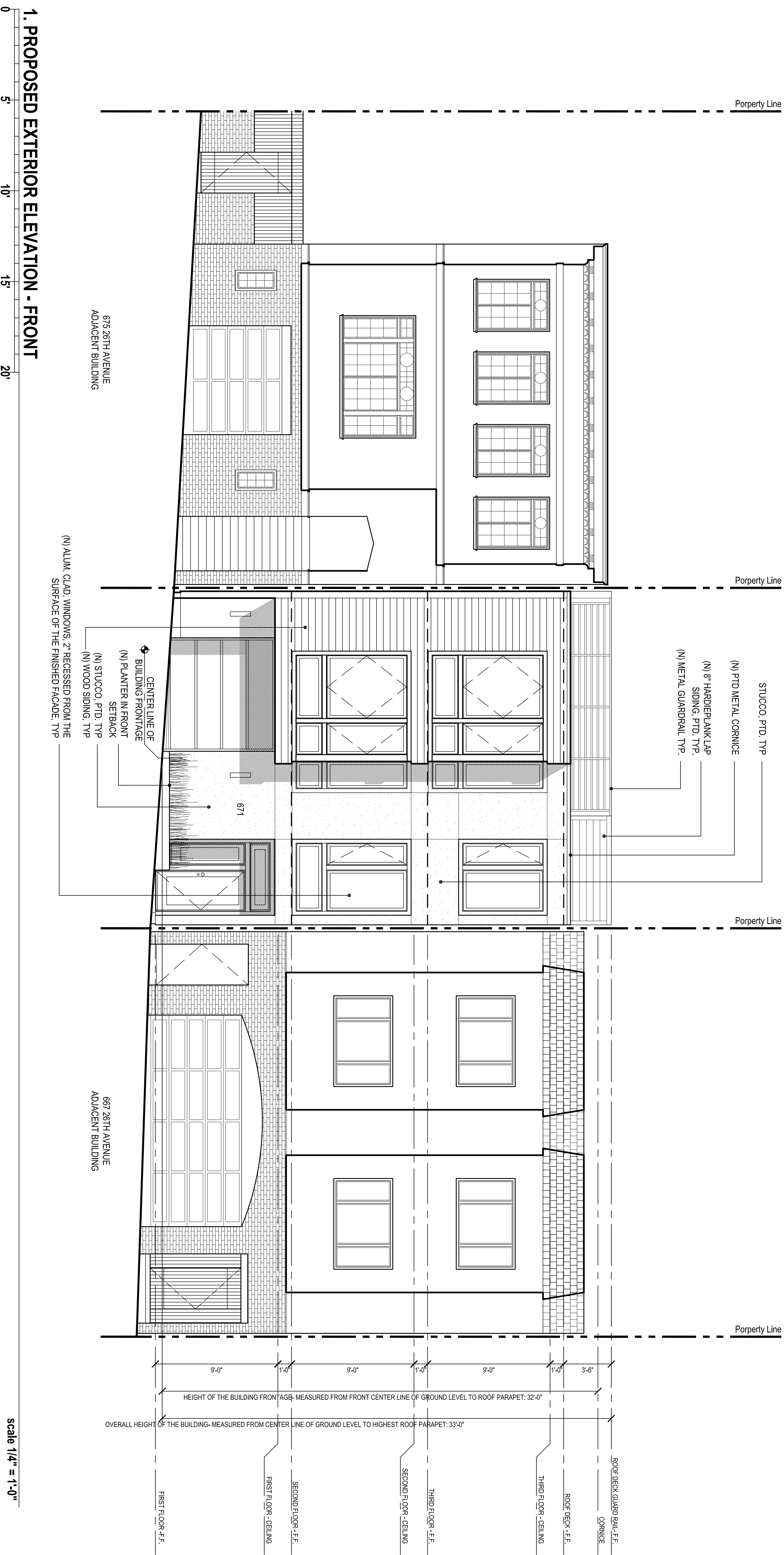
Drawing Record

Job No. 09-571	
Issue/ Submission	
Neighborhood group meeting	04-09-09
Site Permit Application	07-10-09
Site Permit Application - Revision #1	04-05-10
Site Permit Application - Revision #2	06-09-10

Project
671 Residence
671 28th Ave
San Francisco, CA 94121

Sheet
EXISTING BUILDING
ELEVATIONS

A 3.2



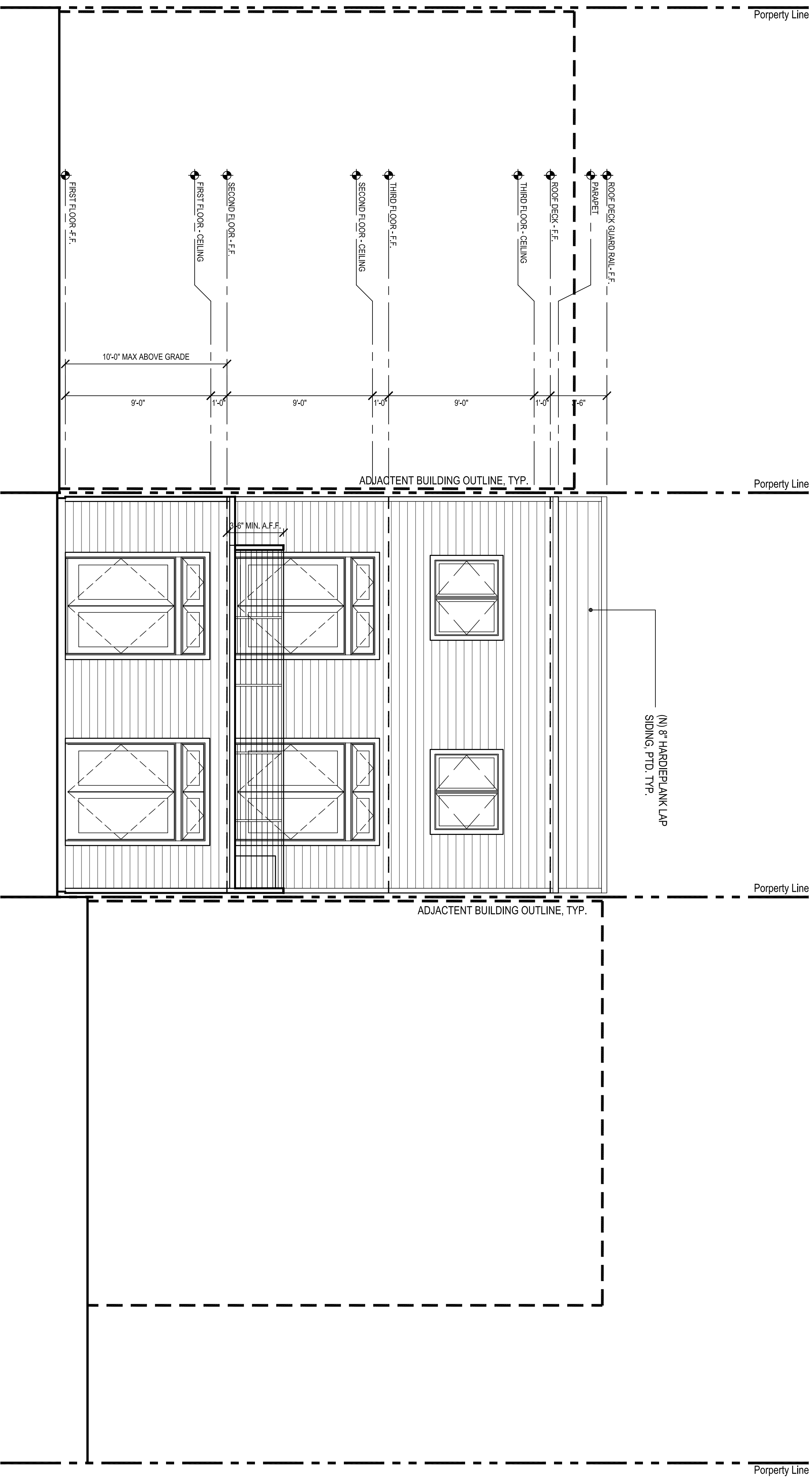
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Job No. 09-471
Issue/ Submission
Neighborhood group meeting 04-09-09
Site Permit Application 07-10-09
Site Permit Application - Revision #1 04-05-10
Site Permit Application - Revision #2 06-09-10

Drawing Record

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Sheet
PROPOSED EXTERIOR ELEVATIONS- FRONT



1. PROPOSED EXTERIOR ELEVATION - BACK

0 5 10 15 20'

EXTERIOR DOOR AND WINDOW SCHEDULE

Name	Manufacturer	Size (W x H)	Type	Remark	Name	Manufacturer	Size	Type	Remark	Name	Manufacturer	Size	Type	Remark
A01*	Marvin	3'-0" x 8'-8"	Inswing	w/ tempered glass	B01*	Marvin	5'-0" x 6'-0"	Fixed		C01	Marvin	5'-0" x 6'-0"	Venting picture	bottom window w/ tempered glass
A01*	Marvin	5'-0" x 1'-6"	Fixed		B01*	Marvin	5'-0" x 2'-0"	Fixed		C02	Marvin	2'-0" x 2'-0"	Fixed	bottom window w/ tempered glass
A02	Marvin	1'-6" x 6'-8"	Fixed	w/ tempered glass	B02	Marvin	2'-0" x 2'-0"	Fixed		C03	Marvin	2'-4" x 2'-0"	Fixed	bottom window w/ tempered glass
A03	Marvin	3'-0" x 8'-8"	Outswing	w/ tempered glass	B02*	Marvin	2'-0" x 6'-0"	Fixed		C03	Marvin	2'-4" x 2'-0"	Fixed	bottom window w/ tempered glass
A03*	Marvin	3'-0" x 2'-4"	Fixed		B03	Marvin	2'-4" x 2'-0"	Fixed		C03*	Marvin	2'-4" x 6'-0"	Casement	egress window
A04	Marvin	3'-0" x 2'-0"	Fixed	bottom window w/ tempered glass	B03*	Marvin	2'-4" x 6'-0"	Casement		C04	Not used			
A04*	Marvin	3'-0" x 8'-0"	Fixed		B04	Not used				C05	Marvin	2'-4" x 2'-0"	Fixed	bottom window w/ tempered glass
A05	Marvin	3'-0" x 2'-0"	Fixed	bottom window w/ tempered glass	B05	Marvin	2'-4" x 2'-0"	Fixed		C05	Marvin	2'-4" x 6'-0"	Casement	egress window
A05*	Marvin	3'-0" x 6'-0"	Fixed		B05*	Marvin	2'-4" x 2'-0"	Casement		C06	Marvin	4'-8" x 2'-0"	Fixed	bottom window w/ tempered glass
A06	Marvin	3'-0" x 8'-8"	Outswing	w/ tempered glass	B06	Marvin	4'-8" x 2'-0"	Fixed		C06*	Marvin	4'-8" x 6'-0"	Venting picture	bottom window w/ tempered glass
A06*	Marvin	3'-0" x 2'-0"	Fixed	bottom window w/ tempered glass	B06*	Marvin	4'-8" x 6'-0"	Venting picture		C07	Marvin	4'-0" x 2'-0"	Fixed	bottom window w/ tempered glass
A07	Marvin	3'-0" x 2'-0"	Fixed		B07	Custom	4'-0" x 4'-0"	Fixed		C07*	Marvin	4'-0" x 6'-0"	Fixed	bottom window w/ tempered glass
A07*	Marvin	3'-0" x 8'-0"	Fixed		B08	Marvin	4'-0" x 2'-0"	Fixed		C08	Marvin	3'-0" x 6'-0"	Fixed	bottom window w/ tempered glass
A08	Marvin	6'-0" x 6'-8"	Outswing French	w/ tempered glass	B08*	Marvin	4'-0" x 6'-0"	Fixed		C08*	Marvin	3'-0" x 6'-0"	Fixed	bottom window w/ tempered glass
A08*	Marvin	6'-0" x 1'-6"	Awing		B09	Marvin	3'-0" x 2'-0"	Fixed		C09	Marvin	3'-0" x 2'-0"	Fixed	bottom window w/ tempered glass
A09	Marvin	6'-0" x 8'-8"	Outswing French	w/ tempered glass	B09*	Marvin	3'-0" x 6'-0"	Fixed		C09*	Marvin	3'-0" x 8'-0"	Fixed	bottom window w/ tempered glass
A09*	Marvin	6'-0" x 1'-6"	Awing		B10	Marvin	3'-0" x 2'-0"	Fixed		C10	Marvin	3'-0" x 2'-0"	Fixed	bottom window w/ tempered glass
					B10*	Marvin	3'-0" x 6'-0"	Fixed		C10*	Marvin	3'-0" x 6'-0"	Fixed	bottom window w/ tempered glass
					B11	Marvin	3'-0" x 2'-0"	Fixed		C11	Marvin	4'-8" x 4'-0"	French casement	egress window
					B11*	Marvin	3'-0" x 6'-0"	Fixed		C11*	Marvin	4'-8" x 4'-0"	French casement	egress window
					B12	Marvin	4'-0" x 2'-0"	Fixed		C12	Marvin	4'-8" x 4'-0"	French casement	egress window
					B12*	Marvin	4'-0" x 6'-0"	Fixed						
					B13	Marvin	6'-0" x 6'-8"	Outswing French						
					B13*	Marvin	6'-0" x 1'-6"	Awing						
					B14	Marvin	6'-0" x 6'-8"	Outswing French						
					B14*	Marvin	6'-0" x 1'-6"	Awing						

scale 1/4" = 1'-0"

GENERAL NOTES:

1. VERIFY ALL DOOR OPENING DIMENSIONS BEFORE DOOR FABRICATION.
2. ENSURE THAT ALL OPERATORS WORK SMOOTHLY & EASILY
3. VERIFY ALL WINDOW & STOREFRONT OPENING DIMENSIONS BEFORE FABRICATION.

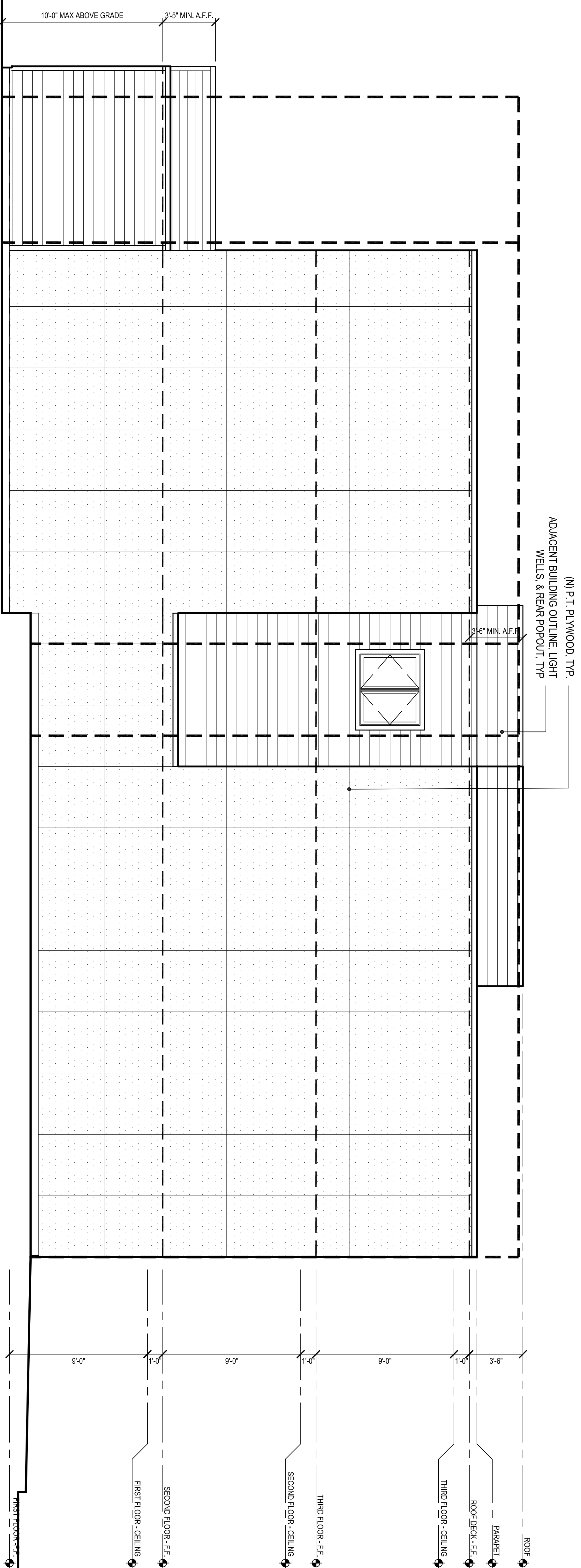
Drawing Record

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SEDES architecture

Job No. 09-671	Project
Issue/ Submission	671 Residence
Neighborhood group meeting	671 28th Ave
Site Permit Application	San Francisco, CA 94121
Site Permit Application - Revision #1	
Site Permit Application - Revision #2	

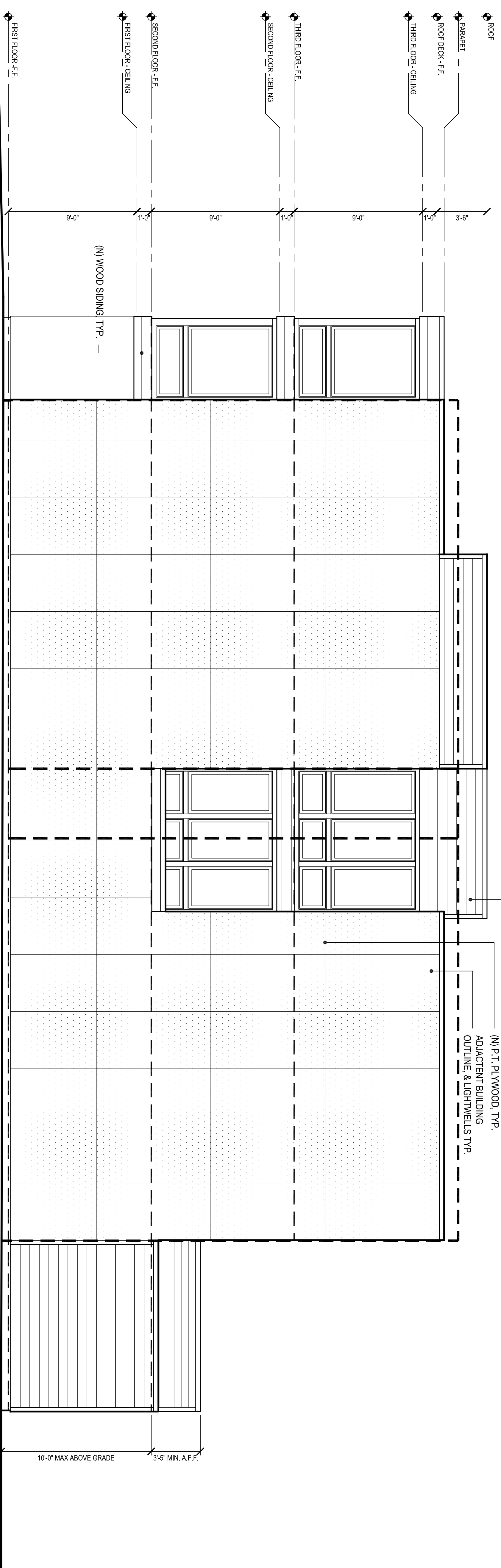
Sheet
PROPOSED EXTERIOR ELEVATIONS- REAR
A 3.3a



1. PROPOSED EXTERIOR ELEVATION - LEFT

0 5 10 15 20'

scale 1/4" = 1'-0"



2. PROPOSED EXTERIOR ELEVATION - LEFT

0 5 10 15 20'

scale 1/4" = 1'-0"

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Drawing Record

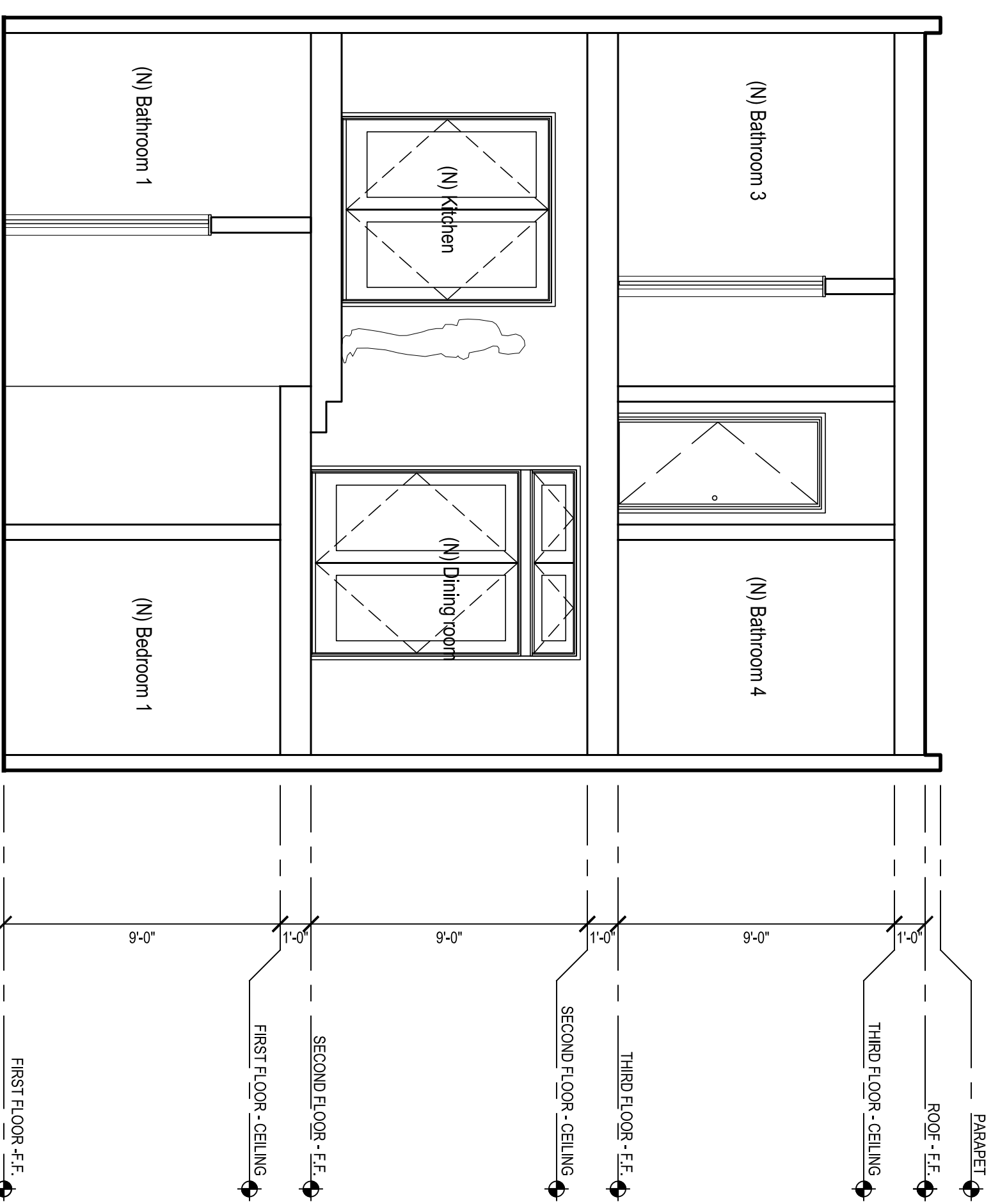
Job No. 09-571	
Issue/ Submission	
Neighborhood group meeting	04-09-09
Site Permit Application	07-10-09
Site Permit Application - Revision #1	04-05-10
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Sheet

PROPOSED EXTERIOR
ELEVATIONS- LEFT & RIGHT

A 3.4



1. PROPOSED SECTION
 scale 1/4" = 1'-0"



2. PROPOSED SECTION
 scale 1/4" = 1'-0"

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Drawing Record

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PROPOSED SECTIONS
 Sheet



FRONT VIEW

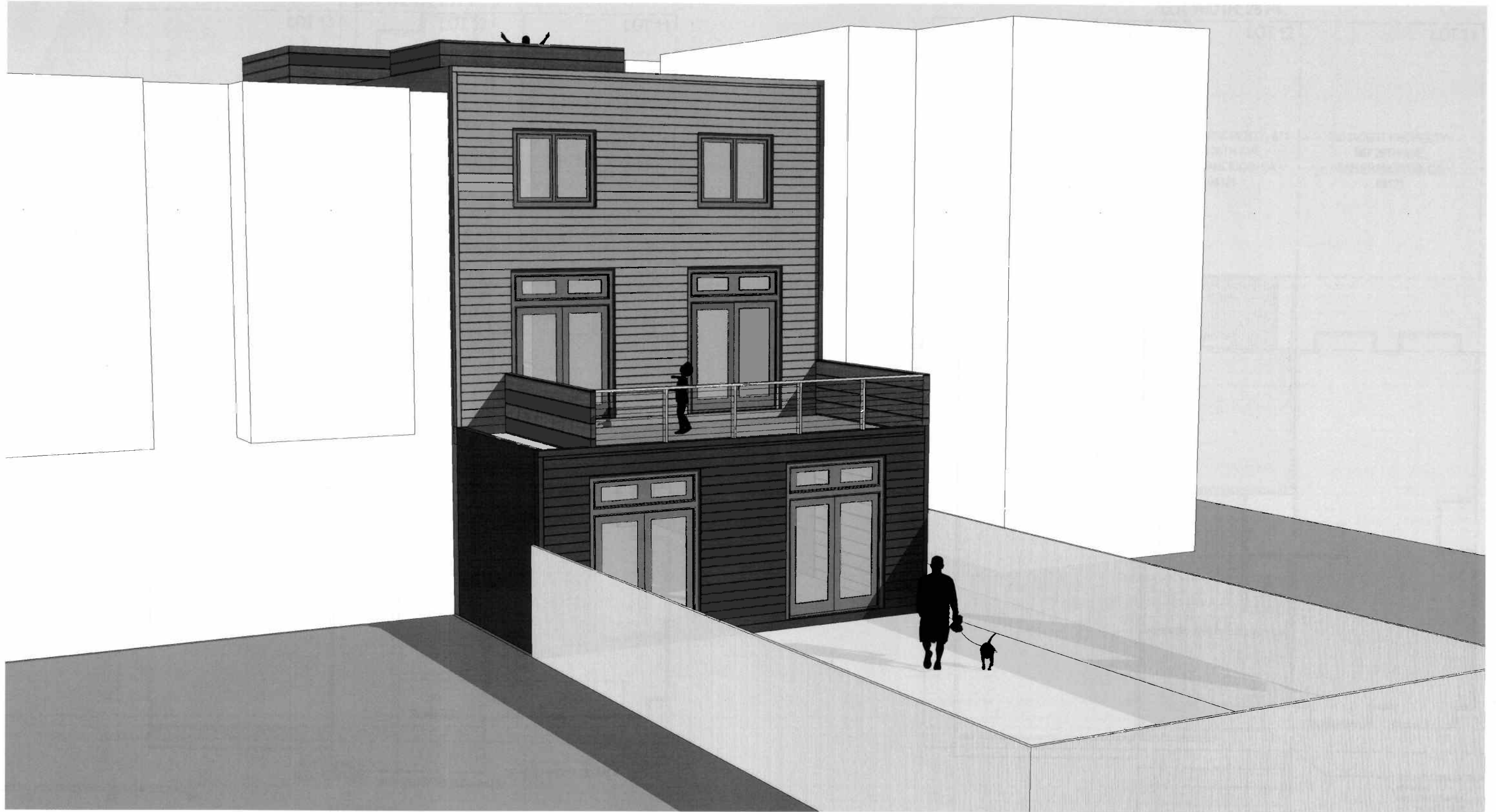
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BACK VIEW

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