



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Conversion

HEARING DATE DECEMBER 1, 2011

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

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Planning
Information:
415.558.6377

Date: November 21, 2011
Case No.: **2011.0308D**
Project Address: **1430 LARKIN STREET**
Permit Application: **2009.1216.3365**
Zoning: Polk Street Neighborhood Commercial District
65-A Height and Bulk District
Block/Lot: 0249/017
Project Sponsor: William Gilmore
8219 Geary Boulevard
San Francisco, CA 94121
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Do Not Take Discretionary Review and Approve the Conversion as Submitted**

PROJECT DESCRIPTION

The proposal is to legalize the conversion of a dwelling unit on the second floor of an existing 20 unit residential hotel to two single room occupancy (SRO) units. The project is subject to Mandatory Discretionary Review and not Conditional Use authorization because the project is not considered a dwelling unit conversion under the provisions of Planning Code Article 7.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the east side of Larkin Street between Sacramento and California Streets. The property is a rectangular parcel, 30.5 foot wide, 3,050 square feet in area, occupied by a 10,500 square foot, four-story residential hotel that had contained 20 SRO units and a one-bedroom dwelling unit on the second floor. The dwelling unit was illegally converted to two SRO units prior to April 2009.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located on a block of three to four-story apartment buildings with one two-story, single-family dwelling located on the adjacent lot to the north of the project. Ground floor commercial uses are located at the intersections of Larkin Street with both Sacramento and California Streets.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 21, 2011	November 18, 2011	13 days
Mailed Notice	10 days	November 21, 2011	November 18, 2011	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0		
Other neighbors on the block or directly across the street	0	3	
Neighborhood groups	0	Middle Polk Neighborhood Assn.	

The Department has received calls from three neighbors and the Middle Polk Neighborhood Association opposing the project because of concerns regarding operations of the residential hotel.

PROJECT ANALYSIS

DWELLING UNIT CONVERSION CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Conversion of the unit(s) would only eliminate owner occupied housing.

Project Does Not Meet Criteria

The dwelling unit had been occupied by a renter until voluntarily vacated.

2. Conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining districts.

Project Does Not Meet Criteria

The dwelling units have been converted to two rental SRO units and the project does not provide a non-residential use.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

Project Meets Criteria

The Project Site is located within the Polk Street Neighborhood Commercial District (NCD). The Polk Street NCD allows SRO units at a density of one unit for each 140 square feet of lot area and dwelling units at a density of one unit per each 400 square feet of lot area. The Project Site is 3,050 square feet in

area. The maximum number of SRO units permitted on the property with one dwelling unit in the building is 19. The building contained 1 dwelling unit and 20 SRO units prior to the illegal conversion and did not comply with the density limits of the District. The 22 SRO units now existing comply with the density limits of the Polk Street NCD.

4. Conversion of the unit(s) will not be detrimental to the City's housing stock.

Project Meets Criteria

The proposal would legalize the conversion of a one-bedroom dwelling unit to two SRO units and increase the total number of units in the building and the housing stock in the City, by one unit.

5. Removal of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

Project Meets Criteria

The proposed project corrects functional and habitability deficiencies by eliminating a one-bedroom dwelling unit from the second story of the three-story residential hotel building, and by providing a common kitchen for use by residents of the building.

GENERAL PLAN COMPLIANCE:

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The proposal would legalize the conversion of a dwelling unit to two SRO units and increase the total number of units in the building. Single room occupancy units are typically more affordable and provide more housing opportunities than the one-bedroom unit they replace.

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 does comply 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 is to legalize the conversion of a dwelling unit and would not affect any neighborhood-serving retail uses.

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

The proposal does not affect the neighborhood character by replacing a one-bedroom dwelling unit with two SRO units in a residential hotel building.

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

The proposal would legalize the conversion of a dwelling unit to two SRO units and increase the total number of units in the building. Single room occupancy units are typically more affordable than the one-bedroom unit they replace.

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

The proposal replaces a one-bedroom dwelling unit with two single room occupancy units and would not affect MUNI transit services or overburden our streets or neighborhood parking.

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

The proposal does not include commercial offices and would not affect the industrial or service sectors of the City's economy.

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

The proposal was developed without permits and the seismic safety of the modifications cannot be known. Legalization of the conversion would require that any work performed to comply with contemporary building and seismic codes.

7. Landmarks and historic buildings be preserved.

The proposal is an interior modification and would not affect any historic or landmark buildings.

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

The proposal is an interior modification and would not affect parks and open space and their access to sunlight or vistas.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

- The project complies with the majority of the Dwelling Unit Conversion Criteria.
- The project adds a dwelling unit to the City's housing stock.
- The project brings the property into compliance with the density limits of the Polk Street Neighborhood Commercial District.
- The project complies with the Planning Code and advances the objectives and policies of the General Plan.

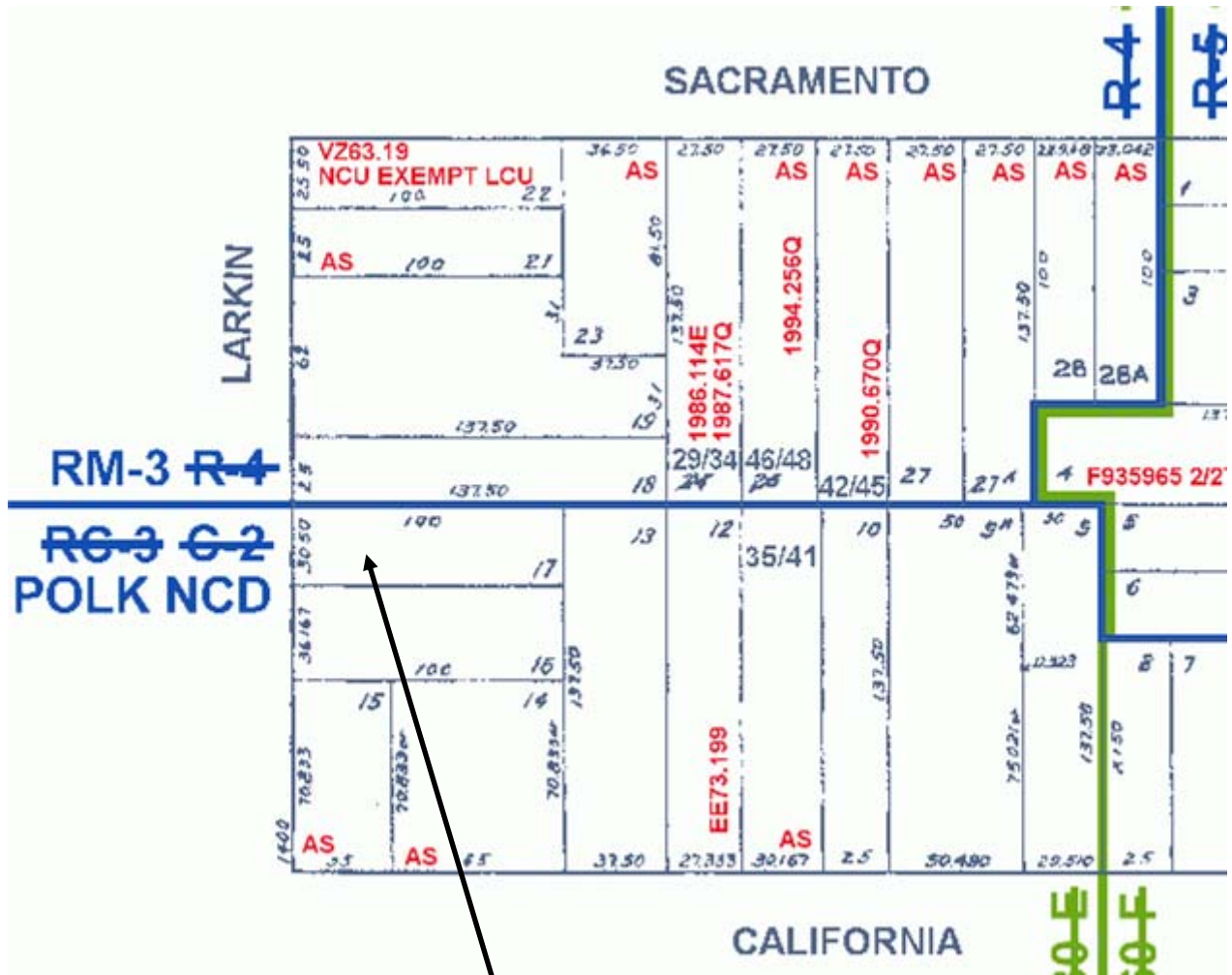
RECOMMENDATION:	Do Not Take Discretionary Review and Approve the Conversion as Submitted
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Context Photograph
Site Photograph
Section 312 Notice
Reduced Plans

G:\DOCUMENTS\NE Cases\1430 Larkin DV\0308d rpt.doc

Parcel Map

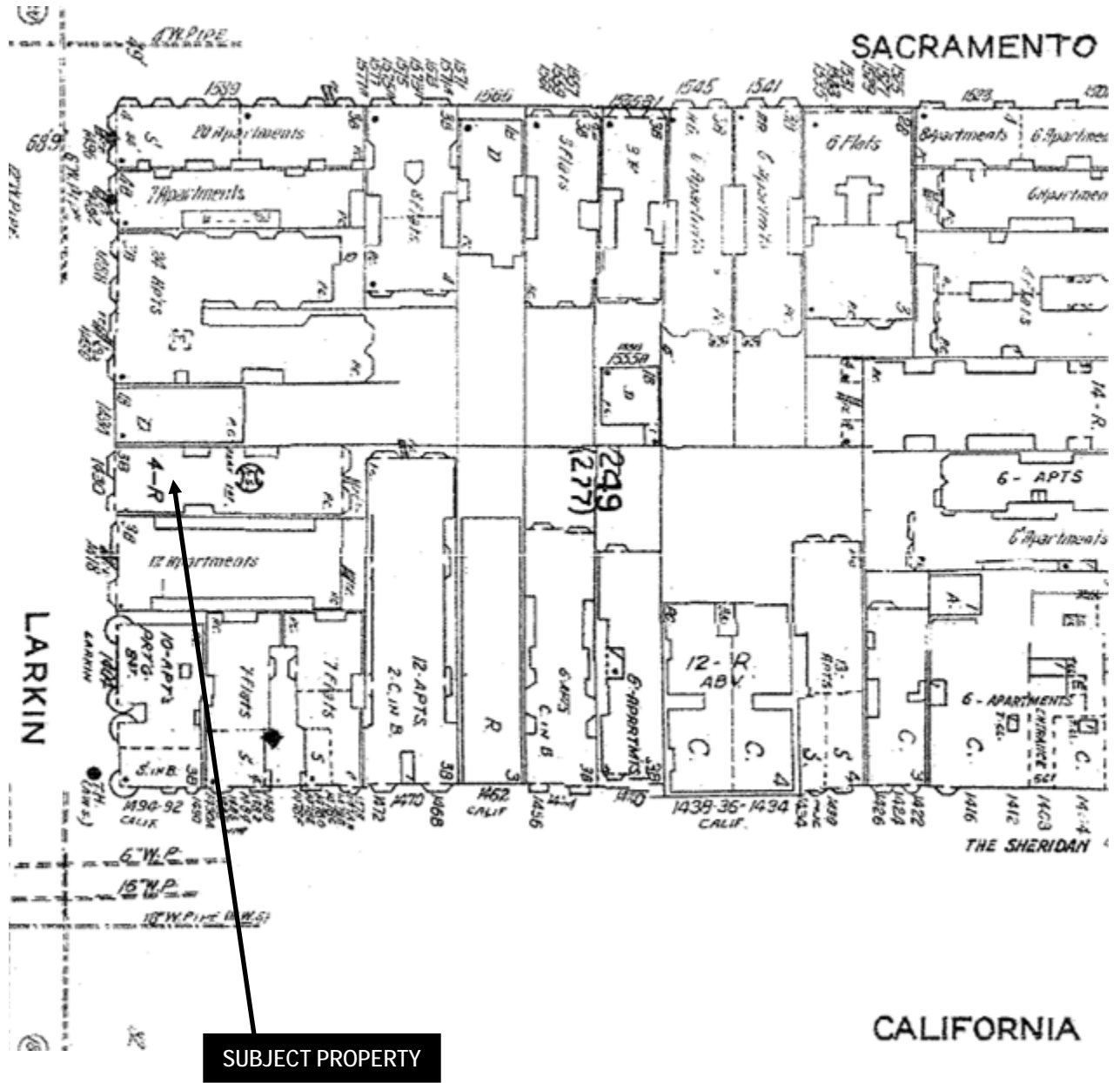


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2011.0308D
 Dwelling Unit Merger
 1430 Larkin Street

Sanborn Map*

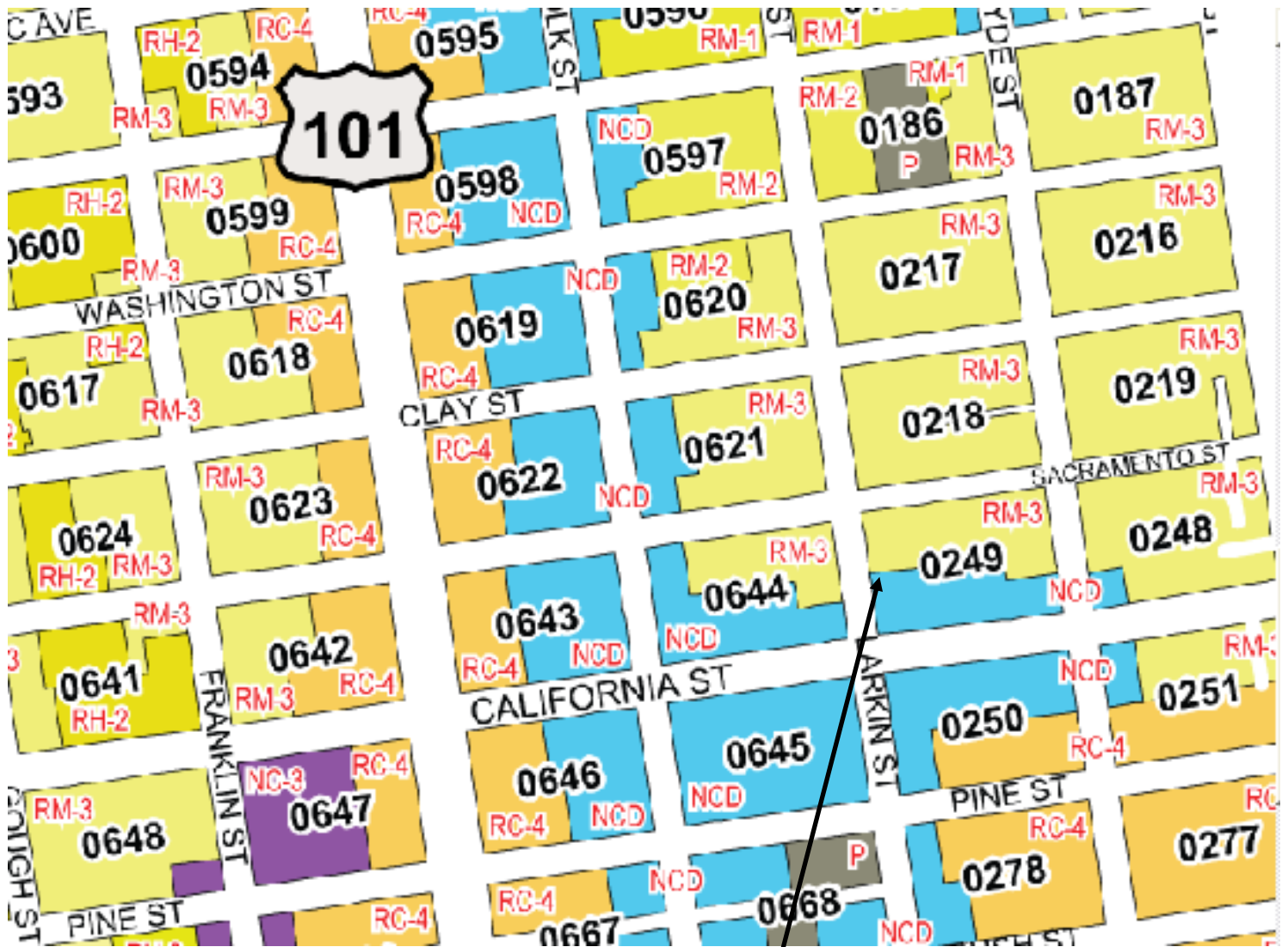


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street

Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street

Aerial Photo

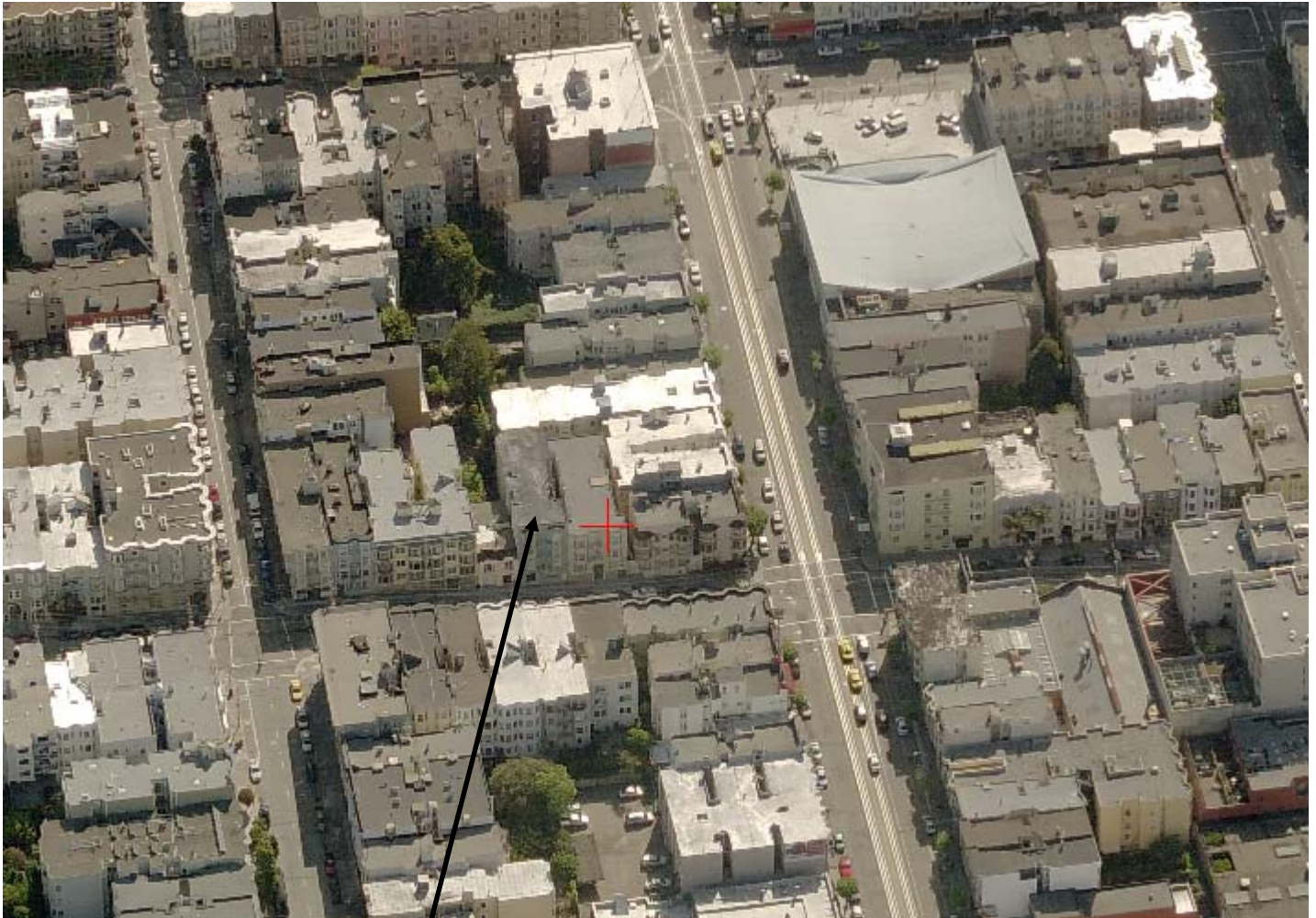


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street

Context Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street

Context Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street

Context Photo



OPPOSITE SUBJECT
PROPERTY

Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street

Site Photo



Discretionary Review Hearing
Case Number 2011.0308D
Dwelling Unit Merger
1430 Larkin Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **December 16, 2009**, the Applicant named below filed Building Permit Application No. **2009 1216 3365** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	William Gilmore, Architect	Project Address:	1430 Larkin Street
Address:	8219 Geary Boulevard	Cross Streets:	Sacramento and California Streets
City, State:	San Francisco, CA 94121-1424	Assessor's Block /Lot No.:	7324/001
Telephone:	(415) 386-3002	Zoning Districts:	Polk NCD /65-A

Under San Francisco Planning Code Section 312, 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 you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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 type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" 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	Residential Hotel.....	No Change
BUSINESS NAME	NA.....	No Change
COMMERCIAL SQUARE FOOTAGE	NA.....	No Change
NUMBER OF DWELLING UNITS	1.....	0
NUMBER OF RESIDENTIAL HOTEL UNITS.....	20.....	22
NUMBER OF OFF-STREET PARKING SPACES	NA.....	No Change

PROJECT DESCRIPTION

The proposal is to convert a dwelling unit on the ground and second floors in a Residential Hotel into two residential hotel units. The proposal is subject to Mandatory Discretionary Review for Removal of a Dwelling Unit. If a hearing by the Planning Commission for the merger is required, it will be separately noticed. The proposal also requires a Variance from the Usable Open requirements under Planning Code Section 135, which will be separately noticed.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

EMAIL: **rick.crawford@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

PLANNING CODE DATA

SAN FRANCISCO PLANNING CODE

102.9 FLOOR AREA, GROSS
AREAS ARE MEASURED TO THE EXTERIOR FACES OF EXTERIOR WALLS
102.9(a)(6) EXTERIOR ENTRY PORCH IS INCLUDED
102.9(b)(5) EXTERIOR ENTRY STAIRS ARE NOT INCLUDED
102.9(b)(6) PARKING SPACE IS NOT INCLUDED
102.9(b)(8) REAR BALCONIES ARE NOT INCLUDED

	EXISTING	PROPOSED
FIRST FLOOR	2,575 S.F.	NO CHANGE
SECOND FLOOR	2,654 S.F.	NO CHANGE
THIRD FLOOR	2,537 S.F.	NO CHANGE
FOURTH FLOOR	2,537 S.F.	NO CHANGE
TOTAL BUILDING	10,303 S.F.	NO CHANGE

709. IN THE NEIGHBORHOOD DISTRICT TABLES, THE LETTER P MEANS PERMITTED AS A PRINCIPAL USE. A BLANK SPACE OR 'NP' MEANS NOT PERMITTED.

723.1 POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

723.90. RESIDENTIAL USE, REFER TO 790.88; FIRST FLOOR: P, SECOND FLOOR: P, THIRD FLOOR AND HIGHER: P
I.E. RESIDENTIAL USE IS PERMITTED IN THE POLK STREET NCD.

790.88 RESIDENTIAL USE

A USE WHICH PROVIDES HOUSING FOR SAN FRANCISCO RESIDENTS, RATHER THAN VISITORS, INCLUDING A DWELLING UNIT OR GROUP HOUSING, AS DEFINED IN SUBSECTIONS (A) AND (B) BELOW, OR A RESIDENTIAL HOTEL, AS DEFINED IN SECTION 790.47 OF THIS CODE AND IN CHAPTER 41 OF THE SAN FRANCISCO ADMINISTRATIVE CODE.

(A) DWELLING UNIT. A RESIDENTIAL USE WHICH CONSISTS OF A SUITE OF TWO OR MORE ROOMS AND INCLUDES SLEEPING, BATHING, COOKING, AND EATING FACILITIES, BUT HAS ONLY ONE KITCHEN.

(B) GROUP HOUSING. A RESIDENTIAL USE WHICH PROVIDES LODGING OR BOTH MEALS AND LODGING WITHOUT INDIVIDUAL COOKING FACILITIES FOR A WEEK OR MORE AT A TIME IN A SPACE NOT DEFINED AS A DWELLING UNIT. GROUP HOUSING INCLUDES, BUT IS NOT LIMITED TO, A ROOMING HOUSE, BOARDING HOUSE, GUEST HOUSE, LODGING HOUSE, RESIDENCE CLUB, COMMUNE, FRATERNITY AND SORORITY HOUSE, MONASTERY, NUNNERY, CONVENT, AND ASHRAM.

790.47 HOTEL, RESIDENTIAL
A HOTEL, AS DEFINED IN CHAPTER 41 OF THE SAN FRANCISCO ADMINISTRATIVE CODE, WHICH CONTAINS ONE OR MORE RESIDENTIAL HOTEL UNITS. A RESIDENTIAL HOTEL UNIT IS A GUEST ROOM, AS DEFINED IN SECTION 203.7 OF CHAPTER XII, PART II OF THE SAN FRANCISCO MUNICIPAL CODE (HOUSING CODE), WHICH HAD BEEN OCCUPIED BY A PERMANENT RESIDENT ON SEPTEMBER 23, 1979, OR ANY GUEST ROOM DESIGNATED AS A RESIDENTIAL UNIT PURSUANT TO SECTIONS 41.6 OR 41.7 OF CHAPTER 41 OF THE SAN FRANCISCO ADMINISTRATIVE CODE. RESIDENTIAL HOTELS ARE FURTHER DEFINED AND REGULATED IN THE RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION ORDINANCE, CHAPTER 41 OF THE SAN FRANCISCO ADMINISTRATIVE CODE.

102.29 BEDROOM: A "SLEEPING ROOM" AS DEFINED IN THE BUILDING CODE.

CALIFORNIA BUILDING CODE 202: SLEEPING UNIT. A ROOM OR SPACE IN WHICH PEOPLE SLEEP, WHICH CAN ALSO INCLUDE PERMANENT PROVISIONS FOR LIVING, EATING, AND EITHER SANITATION OR KITCHEN FACILITIES BUT NOT BOTH. SUCH ROOMS AND SPACES THAT ARE ALSO PART OF A DWELLING UNIT ARE NOT SLEEPING UNITS.

723.92 RESIDENTIAL DENSITY, GROUP HOUSING
208 DENSITY LIMITATIONS FOR GROUP HOUSING
POLK STREET: 140 S.F. OF LOT AREA FOR EACH BEDROOM
ALSO, CANNOT EXCEED THE DENSITY FOR GROUP HOUSING IN NEAREST RESIDENTIAL DISTRICT
RM-3: 140 S.F. OF LOT AREA FOR EACH BEDROOM

LOT AREA = 30.50' X 100.00' = 3,050 S.F.
3,050 S.F. / 140 S.F. = 21.78 BEDROOMS, ROUND-UP TO 22 BEDROOMS, MAXIMUM ALLOWED

EXISTING BEDROOMS: 22
PROPOSED BEDROOMS: 22

723.93 USABLE OPEN SPACE PER RESIDENTIAL UNIT
135(D)(2) GROUP HOUSING = 1/3 AMOUNT FOR DWELLING UNIT
TABLE 135A POLK STREET = 60 S.F. PER DWELLING UNIT

60 S.F. PER DWELLING UNIT / 3 = 20 S.F. PER BEDROOM
23 BEDROOMS X 20 S.F. PER BEDROOM = 460 S.F. MINIMUM

COURT 1: 56 S.F.
COURT 2: 60
COURT 3: 38 (AT FIRST & SECOND FLOORS)
REAR YARD: +305
TOTAL: 459 S.F.

135(F) PRIVATE USABLE OPEN SPACE: NONE (UNITS DO NOT HAVE BALCONIES, DECKS, OR PATIOS)

135(G) COMMON USABLE OPEN SPACE: COURTS AND REAR YARD DO NOT MEET 20' MINIMUM HORIZONTAL DIMENSION.

723.94 OFF-STREET PARKING, RESIDENTIAL
TABLE 15.1 OFF-STREET PARKING SPACES REQUIRED
(500 UNIT: 0)

EXISTING: 0
PROPOSED: 0

723.95 COMMUNITY RESIDENTIAL PARKING
790.10 OFF-SITE PARKING: NONE

BUILDING CODE DATA

WORK SHALL CONFORM TO ALL APPLICABLE LAWS, ORDINANCES, CODES, AND REGULATIONS PRESCRIBED BY THE STATE OF CALIFORNIA AND THE CITY AND COUNTY OF SAN FRANCISCO. CODES INCLUDE, BUT ARE NOT LIMITED TO:

2007 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS
2008 CALIFORNIA ENERGY CODE
2007 SAN FRANCISCO HOUSING CODE
2007 SAN FRANCISCO PLANNING CODE
SAN FRANCISCO CONSTRUCTION AND DEMOLITION DEBRIS RECOVERY ORDINANCE

OCCUPANCY

	EXISTING	PROPOSED
CHAPTER 4 OCCUPANCY GROUPS	R-2, B	R-2, B
508.2 INCIDENTAL USES	STORAGE	STORAGE
508.3.1 ACCESSORY OCCUPANCIES	NONE	NONE
508.3.2 NON-SEPARATED OCCUPANCIES	NONE	NONE
508.3.3 SEPARATED OCCUPANCIES	R-2, B	R-2, B

TYPE OF CONSTRUCTION V B V B

HEIGHTS

BASEMENTS: NONE
MEZZANINES: NONE
ROOFTOP STRUCTURES: NONE

ALLOWABLE HEIGHTS

	EXISTING	PROPOSED
TABLE 503	40 FEET, 2 STORIES	40 FEET, 2 STORIES
504.2	FULLY SPRINKLERED, INCREASE 1 STORY	FULLY SPRINKLERED, INCREASE 1 STORY
TOTAL	40 FEET, 3 STORIES	40 FEET, 3 STORIES

HEIGHTS

	ALLOWABLE	EXISTING	PROPOSED
FEET	40	40	40
STORIES	3	4	4

AREAS (SQUARE FEET)

1002 FLOOR AREAS, GROSS
AREAS ARE CALCULATED TO THE INSIDE PERIMETER OF EXTERIOR WALLS
AREAS INCLUDE USABLE AREAS UNDER HORIZONTAL PROJECTIONS OF FLOORS OR ROOFS

ALLOWABLE AREA PER STORY

	EXISTING	PROPOSED
TABLE 503	7,000	7,000
506.2	NO INCREASE	NO INCREASE
506.3	FULLY SPRINKLERED, INCREASE ADDITIONAL 200%	FULLY SPRINKLERED, INCREASE ADDITIONAL 200%
506.1	TOTAL = 7,000 + 14,000 = 21,000	TOTAL = 7,000 + 14,000 = 21,000

ALLOWABLE AREA FOR BUILDING

506.4 MULTI-STORY BUILDING, MULTIPLY ALLOWABLE AREA OF FIRST STORY BY 2
21,000 X 2 = 42,000

ALLOWABLE AREA PER OCCUPANCY GROUP

R-3, TABLE 503 UNLIMITED

AREAS

	EXISTING	PROPOSED	ALLOWABLE
FIRST FLOOR	2,483	2,483	21,000
SECOND FLOOR	2,514	2,514	21,000
THIRD FLOOR	2,397	2,397	21,000
FOURTH FLOOR	2,397	2,397	21,000
TOTAL BUILDING	9,791	9,791	42,000
B	535	535	9,000
R-3	7,308	7,308	UNLIMITED

708.1 OCCUPANCY GROUP R-2: ONE-HOUR FIRE-RATED SEPARATION BETWEEN GUEST ROOMS

1026 EMERGENCY ESCAPE AND RESCUE

	OPENING AREA	HEIGHT	WIDTH	SILL HEIGHT
CODE REQUIREMENTS	5.7 S.F.	24"	20"	44" MAXIMUM
UNIT 3L BEDROOM	DOOR OPENS TO REAR YARD, WHICH EXITS TO STREET			
UNIT 3S BEDROOM	10 S.F.	32"	46"	25"
FIRST FLOOR GUEST ROOM	9 S.F.	37"	36"	43"

CHAPTER 12 - INTERIOR ENVIRONMENT

NATURAL VENTILATION 1203.4
NATURAL LIGHTING 1205.2

	ROOM AREA	WINDOW AREA	% LIGHT	% VENTILATION
CODE REQUIREMENTS			8	4
FIRST FLOOR GUEST ROOM	302	67	22	6
UNIT 3L				
LIVING ROOM	198	16	8	4
BEDROOM	275	55	20	10
UNIT 3S				
LIVING ROOM	155	28	18	9
BEDROOM	184	44	23	11

1207.1
STC 50 AIRBORNE SOUND INSULATION BETWEEN DWELLING UNITS
CORRIDOR DOORS: 1 3/8" SOLID CORE WOOD WITH COMPRESSION SEALS AND THRESHOLD

1207.2 IMPACT SOUND INSULATION IIC 50 BETWEEN GUEST ROOMS

SCOPE OF WORK

- CORRECT ORIGINAL PERMIT APPLICATION: CHANGE EXISTING UNIT COUNT FROM 20 DWELLING UNITS TO 1 DWELLING UNIT AND 20 GUEST ROOMS. CHANGE PROPOSED UNIT COUNT FROM 21 DWELLING UNITS TO 0 DWELLING UNITS AND 22 GUEST ROOMS.
- NOTICE OF VIOLATION 200902303: LEGALIZE CONVERSION OF SECOND FLOOR DWELLING UNIT INTO TWO GUEST ROOMS. CONVERT DWELLING UNIT KITCHEN TO COMMON KITCHEN.
- NOTICE OF VIOLATION 200902304: LEGALIZE WORK IN FIRST FLOOR BUSINESS GROUP B SPACE. DEMOLISH EAST RESTROOM, INCLUDING PLUMBING FIXTURES, NON-BEARING WALLS AND DOOR. INSTALL SHOWER.
- CHANGE OCCUPANCY OF FIRST FLOOR BUSINESS GROUP B SPACE TO RESIDENTIAL GROUP R-2 SPACE WITH ONE GUEST ROOM, INCLUDING ONE BEDROOM AND ONE BATHROOM.
- CONVERT GUEST ROOMS 11 AND 12 ON THIRD FLOOR TO STORAGE ROOMS TO KEEP UNIT COUNT TO 22.

DRAWING INDEX

A-001 PROJECT INFORMATION
A-101 FIRST FLOOR PLANS
A-102 SECOND FLOOR PLANS
A-103 THIRD FLOOR PLANS
A-104 FOURTH FLOOR PLAN
A-401 GUEST ROOMS PLANS AND ELEVATIONS
A-601 SCHEDULES
A-602 ENERGY CODE FORMS
A-603 ENERGY CODE FORMS

DIRECTORY

OWNERS
JEFFREY AND SOPHIE LAU
785 COLUMBUS ST
SAN FRANCISCO CA 94133
415-399-0518

ARCHITECT
WILLIAM GILMORE
8219 GEARY BLVD
SAN FRANCISCO CA 94121
415-386-3002 VOICE/FAX
wg-arch@comcast.net

LEGEND

— EXISTING TO REMAIN
— NEW
- - - HIDDEN ABOVE, BEYOND, OR BELOW
▬ NEW WALL
▨ ROOMS IN A SUITE
▩ ROOMS IN A SUITE

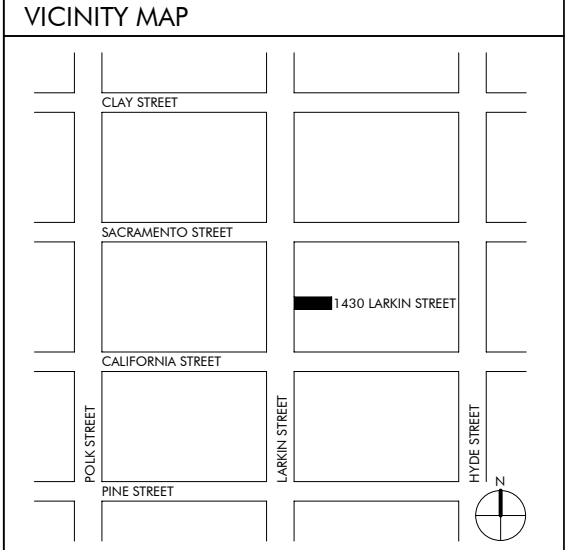
UNIT COUNT

	EXISTING			NEW		
	GUEST ROOMS	DWELLING UNITS	BEDROOMS	GUEST ROOMS	DWELLING UNITS	BEDROOMS
FIRST FLOOR	0	0	0	1	0	1
SECOND FLOOR	2	1	4	5	0	5
THIRD FLOOR	9	0	9	7	0	7
FOURTH FLOOR	9	0	9	9	0	9
TOTAL	20	1	22	22	0	22

PROJECT NUMBER: 40359

MARK	DATE	DESCRIPTION
△	8/17/10	BUILDING PERMIT
△	3/21/11	PLANNING DEPT

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PROJECT INFORMATION

A-001

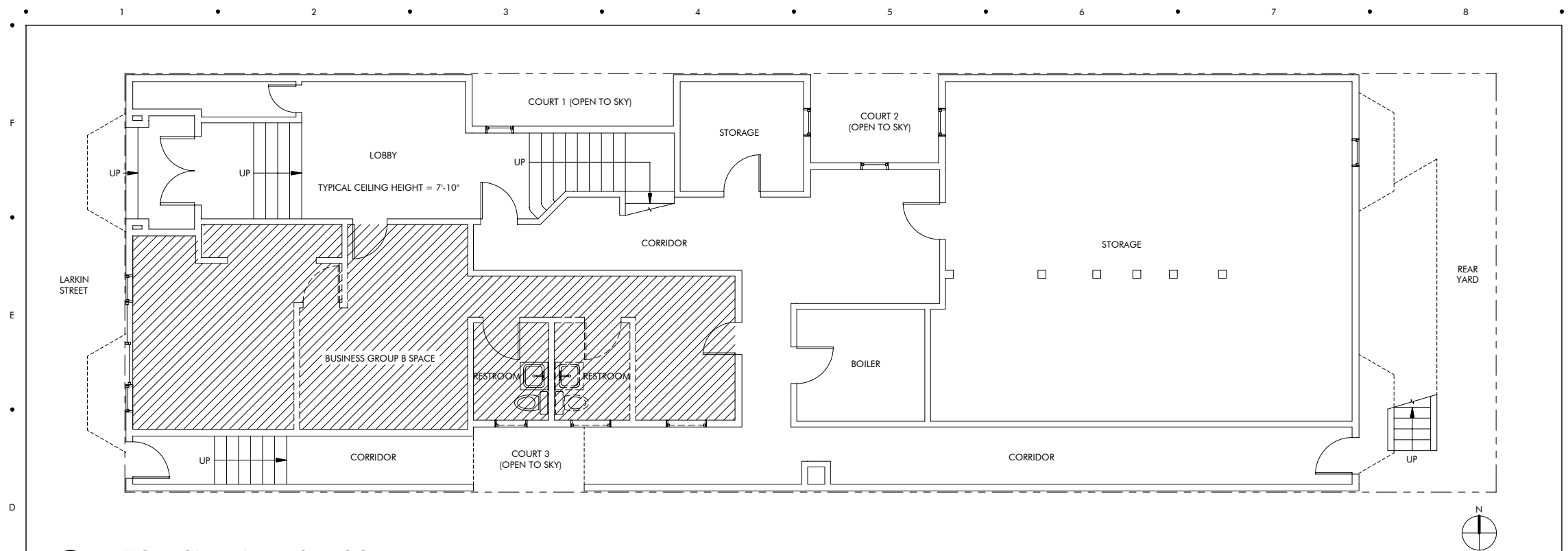


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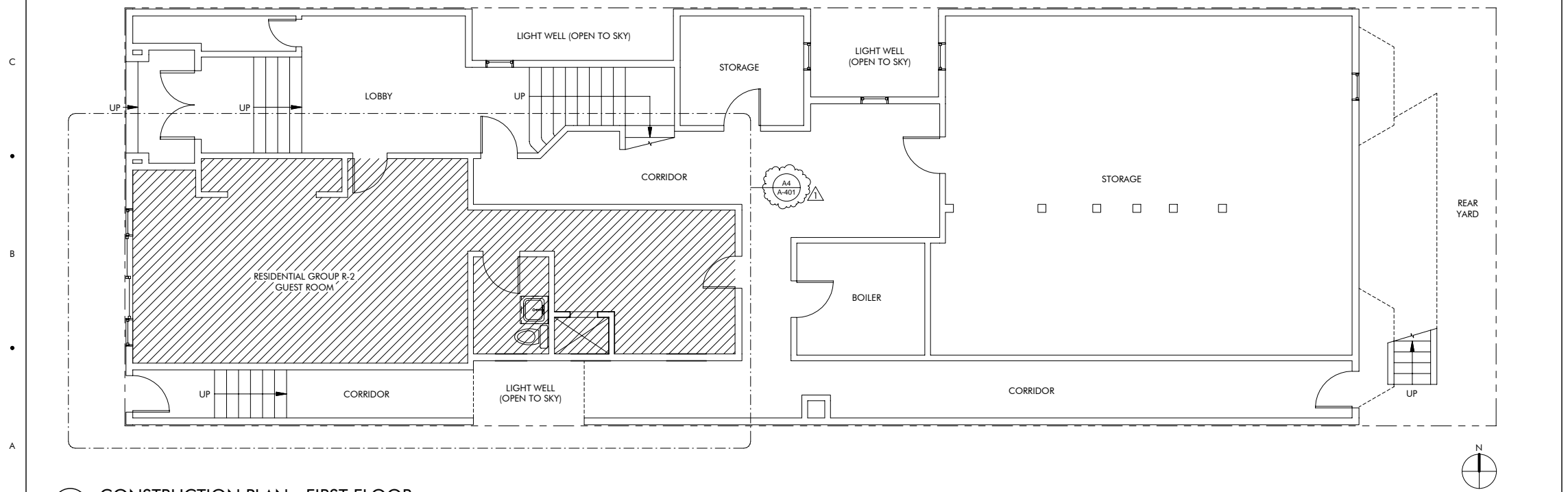
STAMP

1430 LARKIN STREET

SAN FRANCISCO, CALIFORNIA
BLOCK 0249 LOT 017



D1 DEMOLITION PLAN - FIRST FLOOR
1/4" = 1'-0"



A1 CONSTRUCTION PLAN - FIRST FLOOR
1/4" = 1'-0"

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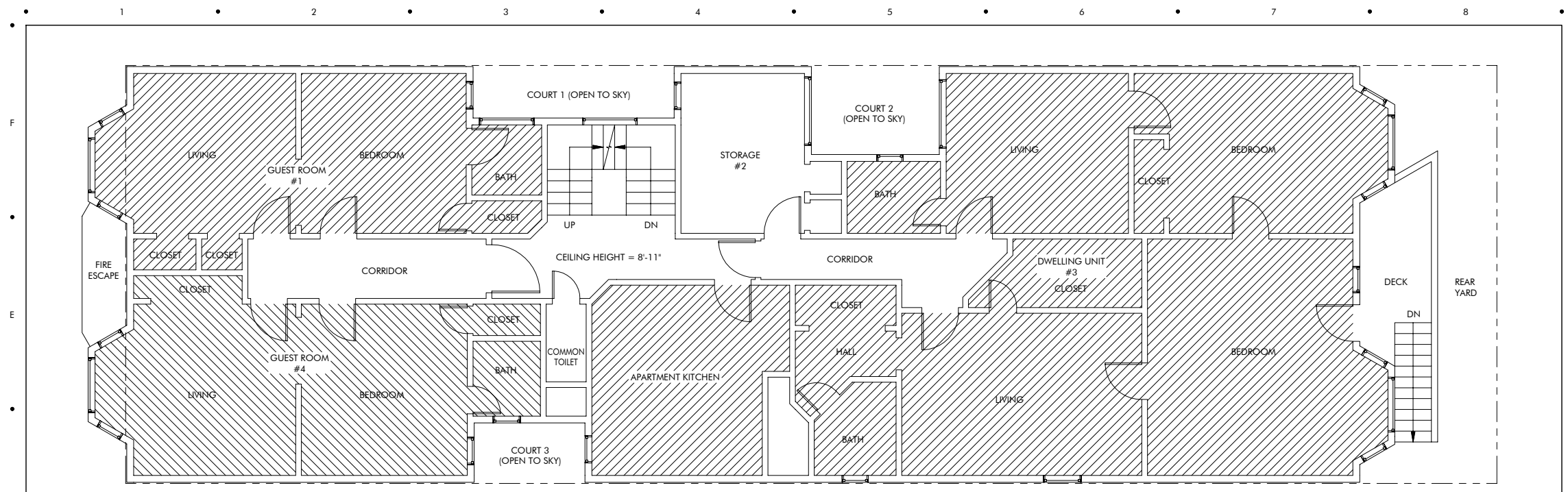
PROJECT NUMBER: 40359

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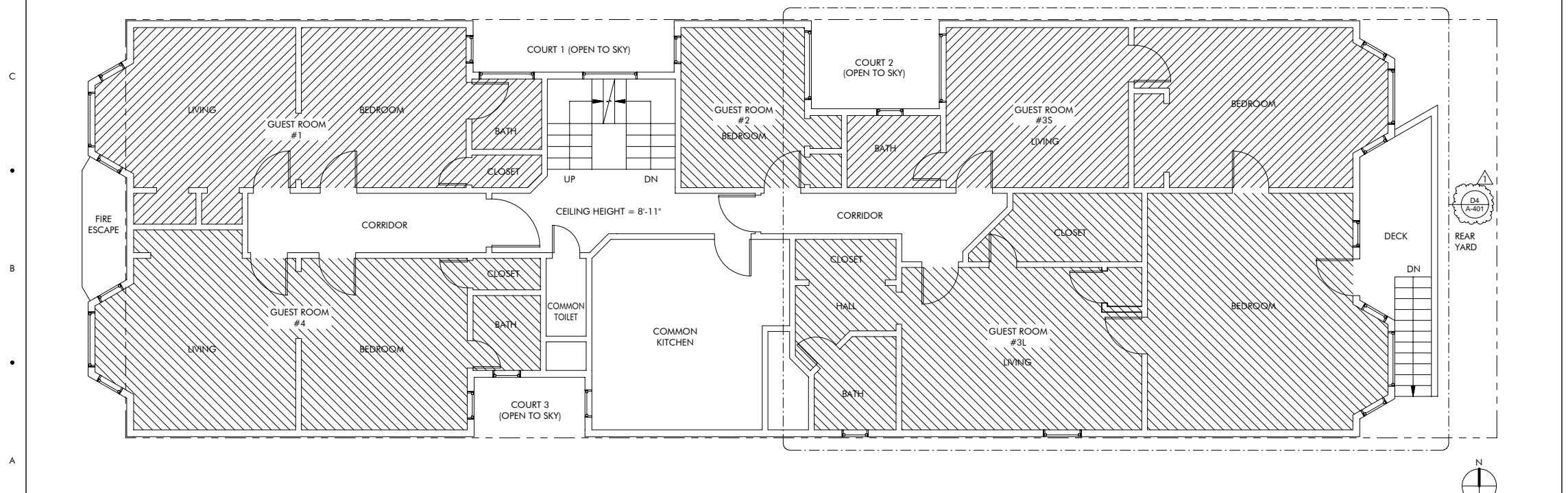
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FIRST FLOOR PLANS

A-101



D1 EXISTING PLAN - SECOND FLOOR
1/4" = 1'-0"



A1 CONSTRUCTION PLAN - SECOND FLOOR
1/4" = 1'-0"

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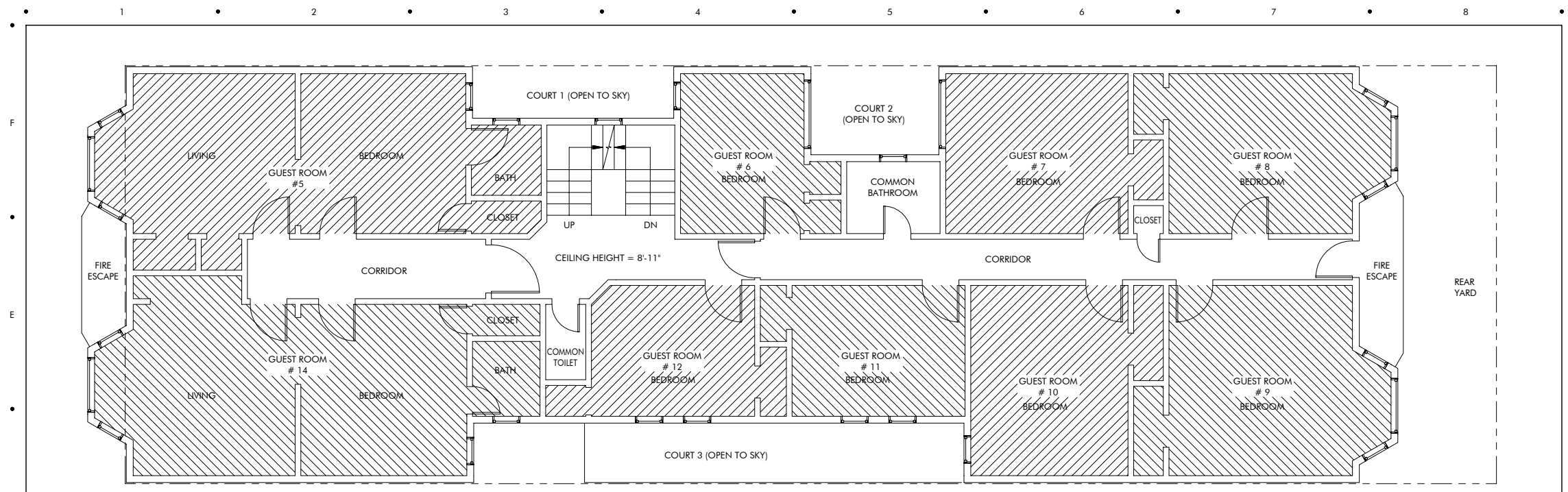
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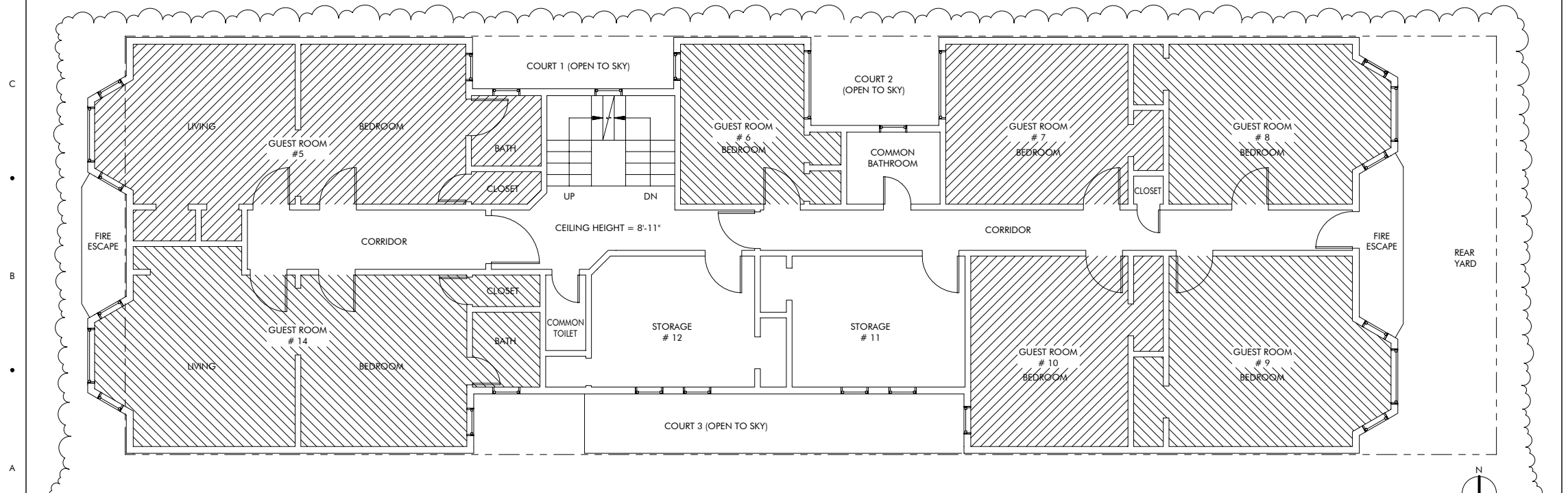
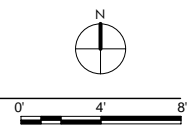
AGENCY STAMPS

SECOND FLOOR PLANS

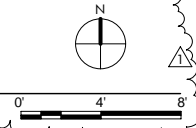
A-102



D1 EXISTING PLAN - THIRD FLOOR
1/4" = 1'-0"



A1 CONSTRUCTION PLAN - THIRD FLOOR
1/4" = 1'-0"



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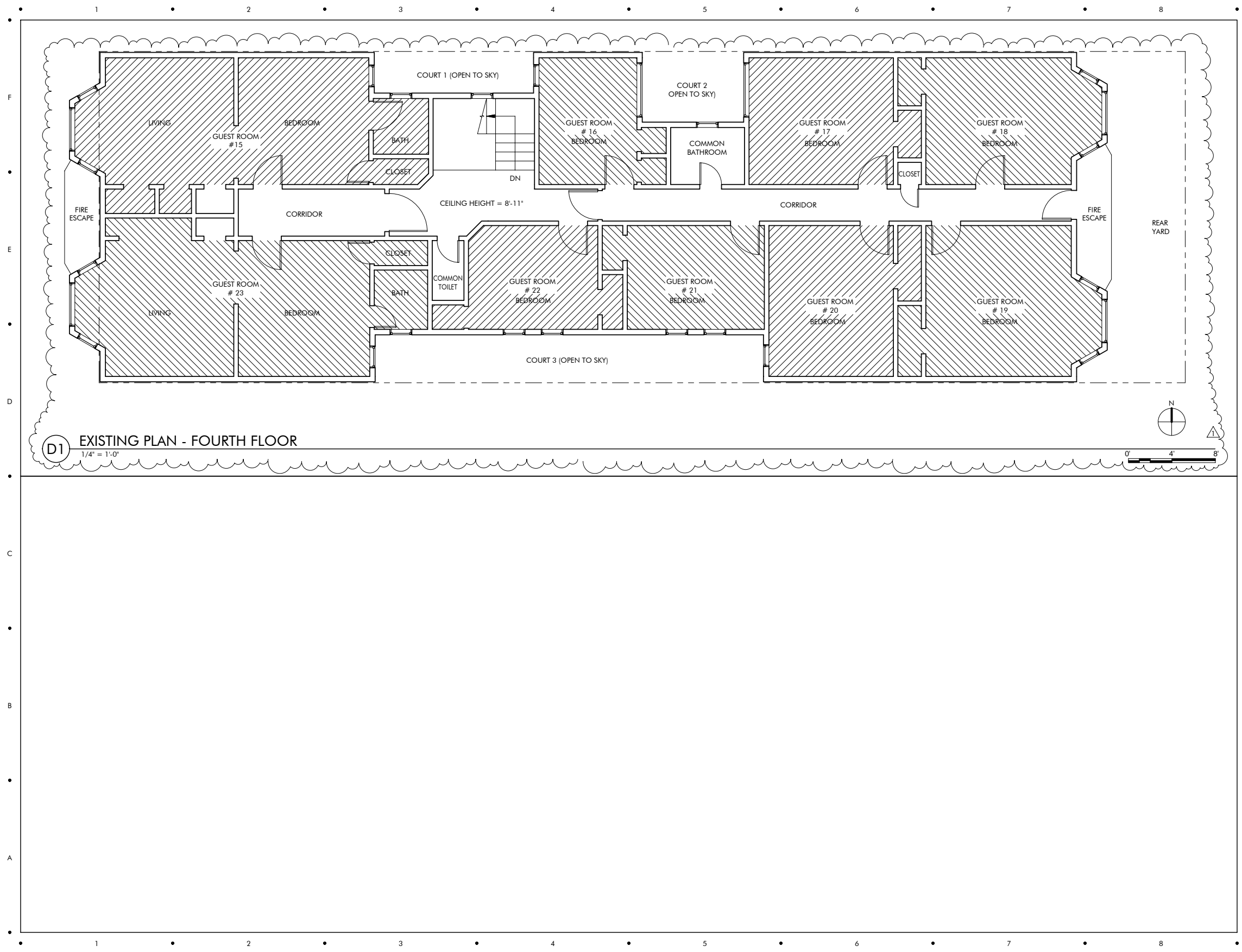
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	8/17/10	BUILDING PERMIT
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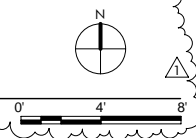
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△ THIRD FLOOR PLANS

A-103



D1 EXISTING PLAN - FOURTH FLOOR
1/4" = 1'-0"



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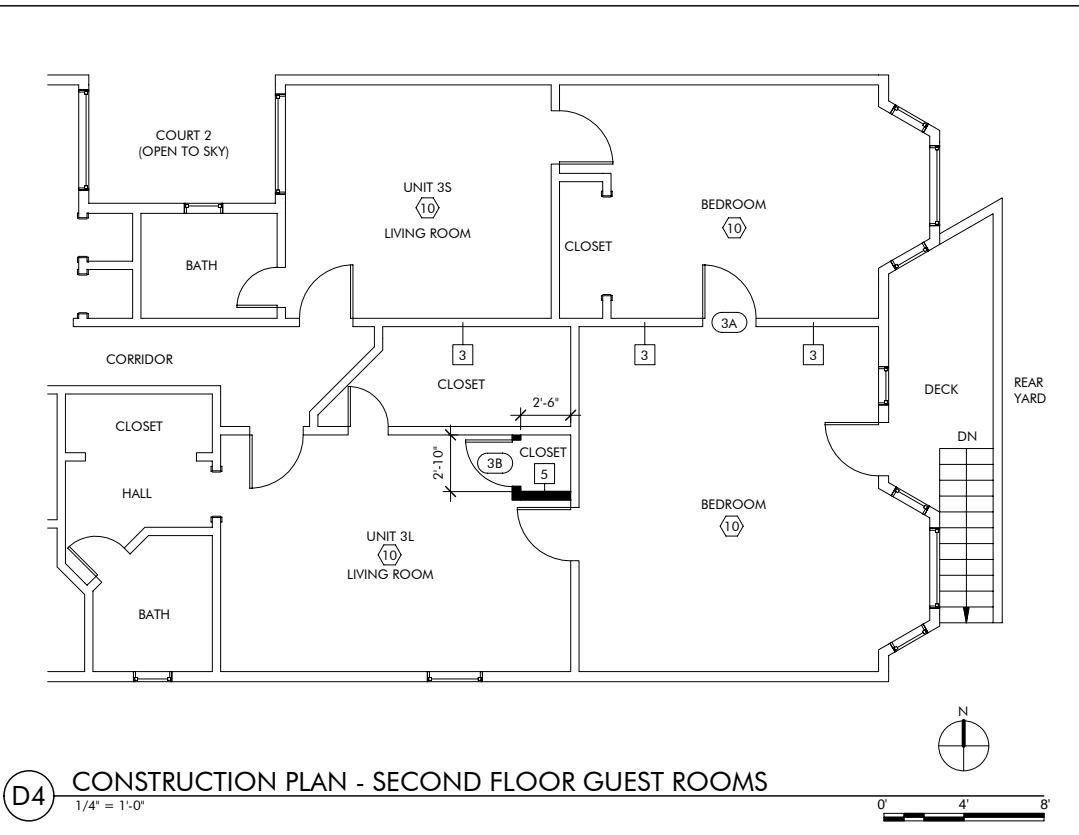
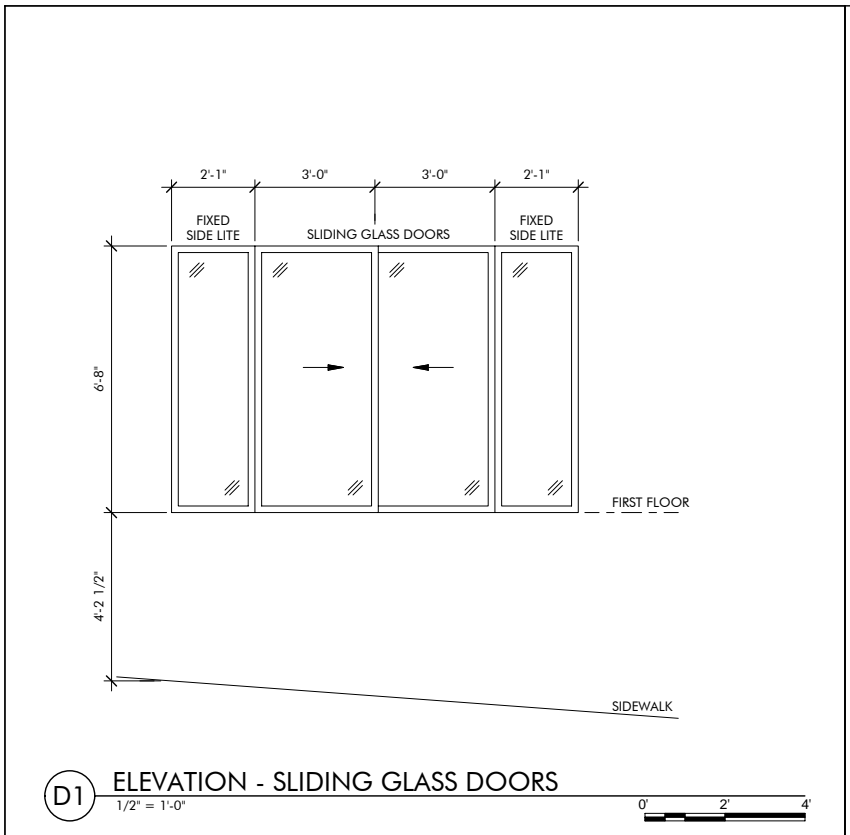
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△ FOURTH FLOOR PLAN

A-104



LEGEND

- EXISTING TO REMAIN
- NEW
- NEW WALL
- - - HIDDEN ABOVE, BEYOND, OR BELOW
- (X) DOOR - SEE SCHEDULE ON A-601
- (X) WALL - SEE SCHEDULE ON A-601
- (X) KEYNOTE - SEE KEYNOTES BELOW
- (S) SINK WITH FAUCET CERTIFIED BY CALIFORNIA ENERGY COMMISSION
- (T) TOILET, 1.6 GALLON FLUSH MAXIMUM
- (Δ) SHOWER HEAD CERTIFIED BY CALIFORNIA ENERGY COMMISSION
- (⊕) ELECTRICAL RECEPTACLE, DUPLEX
- (⊕) ELECTRICAL RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER

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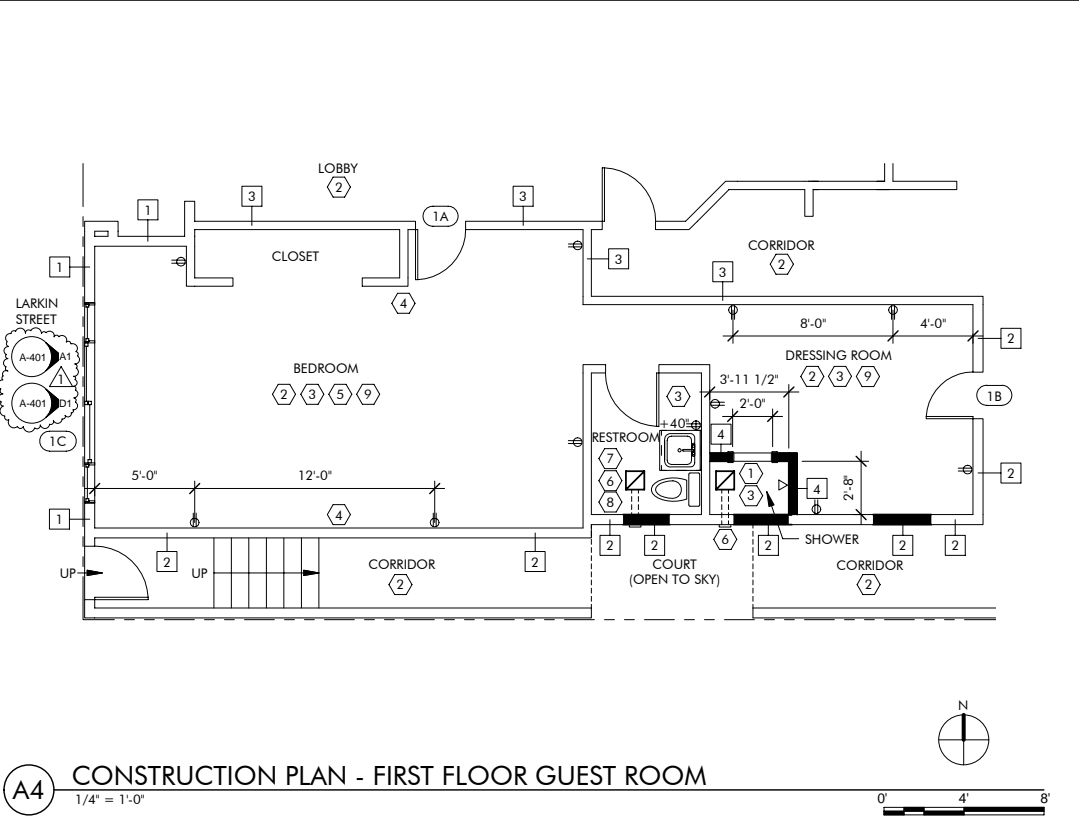
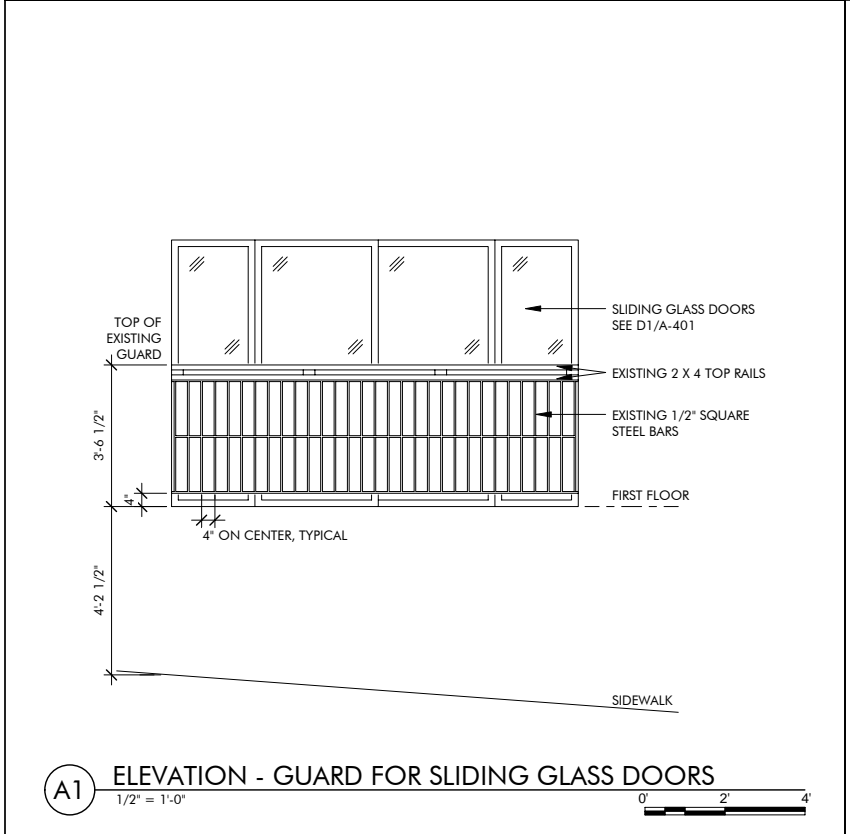
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PROJECT NUMBER: 40359

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Δ	8/17/10	BUILDING PERMIT
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AGENCY STAMPS



- KEYNOTES**
1. INSTALL SHOWER WITH FLOOR PAN, FLOOR DRAIN, SHOWER CURTAIN AND ROD. INSTALL SMOOTH, NONABSORBANT WALL SURFACES TO A HEIGHT OF 70" ABOVE FLOOR DRAIN. INSTALL SHOWER HEAD CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
 2. EXISTING FIRST FLOOR CEILING HEIGHT = 7'-10". EXISTING SECOND FLOOR CEILING HEIGHT = 8'-10".
 3. UPGRADE EXISTING FLOOR/CEILING ASSEMBLY BETWEEN FIRST AND SECOND FLOOR TO FLOOR/CEILING A, SEE SCHEDULE ON SHEET A-601.
 4. PATCH WALL AT DEMOLISHED WALLS.
 5. INSTALL RADIATOR HEATER CAPABLE OF HEATING ROOM TO 70° AT 3'-0" ABOVE FINISH FLOOR WITH SETBACK THERMOSTAT. INSULATE HOT WATER PIPES BETWEEN RADIATOR AND BOILER PER CALIFORNIA ENERGY CODE TABLES 123-A AND/OR 150-B.
 6. INSTALL EXHAUST FAN AND DUCT WITH ONE-HOUR FIRE-RATED DAMPER, HOOD, AND GRAVITY DAMPER AT EXTERIOR WALL.
 7. INSTALL TOILET, 1.6 GALLON PER FLUSH MAXIMUM, AND SINK FAUCET CERTIFIED BY CALIFORNIA ENERGY COMMISSION.
 8. REPLACE INCANDESCENT LIGHTS IN TOILET WITH FLUORESCENT LIGHTS.
 9. REPLACE LIGHT SWITCHES CONTROLLING INCANDESCENT LIGHTS WITH MANUAL-ON OCCUPANT SENSORS OR DIMMERS.
 10. EXISTING SECOND FLOOR CEILING HEIGHT = 8'-10".

GUEST ROOMS PLANS AND ELEVATIONS

A-401

DOOR SCHEDULE

MARK	UNIT			MATERIAL	HARDWARE SET	GLAZING	FIRE RATING
	WIDTH	HEIGHT	THICKNESS				
1A	2'-6"	6'-8"	1 3/8"	SOLID CORE WOOD	1	NONE	20 MINUTES
1B	2'-4"	6'-8"	1 3/8"	SOLID CORE WOOD	1	NONE	20 MINUTES
1C	10'-2"	6'-8"	---	ALUMINUM OR VINYL	2	LOW-E, INSULATED, TEMPERED	NONE
3A	2'-8"	6'-8"	1 3/8"	SOLID CORE WOOD	3	NONE	45 MINUTES
3B	2'-4"	6'-8"	1 3/8"	HOLLOW CORE WOOD	4	NONE	NONE

VERIFY ALL DIMENSIONS IN FIELD

DOOR 1C NOTES: SEE ELEVATION D1/A-401. UNIT SHALL BE NATIONAL FENESTRATION RATING COUNCIL LABELED, U-FACTOR = 0.59 MINIMUM, SHGC = 0.45 MINIMUM (WITH INSECT SCREEN)

CBC 1207.7 SOLID CORE WOOD DOORS 1 3/8" THICK WITH COMPRESSION SEALS AND THRESHOLD ARE CONSIDERED ADEQUATE TO MEET STC 50 SOUND RATING.

DOOR HARDWARE SCHEDULE

SET 1

- 1 PAIR BUTTS
- 1 EACH LOCKSET
- 1 EACH CLOSER
- 1 EACH STOP
- 1 EACH THRESHOLD
- 1 SET COMPRESSION SEALS

SET 2

- 1 EACH LOCKSET
- FULL INSECT SCREEN

SET 3

- 1 PAIR BUTTS
- 1 EACH LATCHSET
- 2 EACH DEADBOLTS, ONE INSTALLED ON EACH SIDE
- 1 EACH CLOSER
- 1 EACH STOP
- 1 EACH THRESHOLD
- 1 SET COMPRESSION SEALS

SET 4

- 1 PAIR BUTTS
- 1 EACH LATCHSET
- 1 EACH STOP

WALL SCHEDULE

- NOTES**
1. CONSTRUCT STUD WALLS WITH DOUBLE TOP PLATES AND SINGLE SILL PLATES.
 2. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
 3. EXTEND FIRE RATED WALLS TO FIRE RATED FLOOR/CEILING ASSEMBLIES ABOVE.
 4. LUMBER GRADE: DOUGLAS FIR, CONSTRUCTION GRADE.
 5. PROVIDE BLOCKING FOR BATH ACCESSORIES.

CSIR: CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES, CALIFORNIA DEPARTMENT OF HEALTH SERVICES

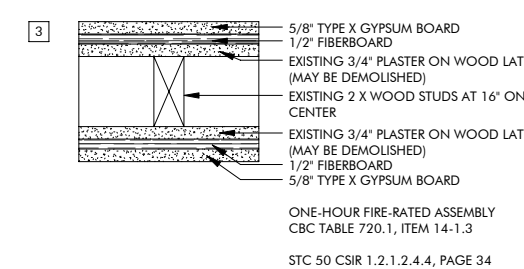
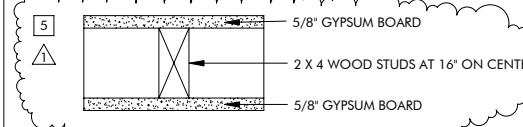
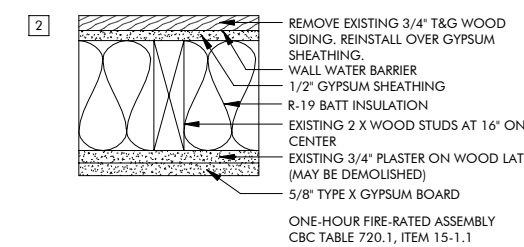
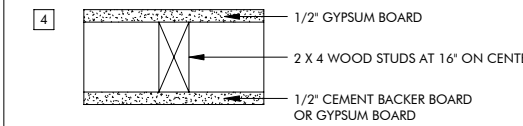
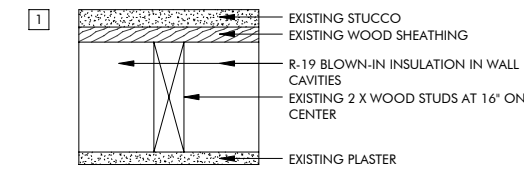
WALL WATER BARRIER: TYVEK HOUSEWRAP OR EQUAL.

FASTENER SCHEDULE

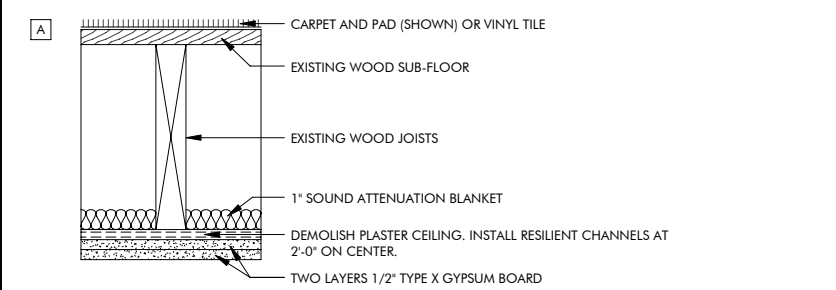
CEMENT BACKER BOARD, FIBERBOARD: 1 1/4" LONG NO. 8 X 0.375" HEAD DIAMETER, SELF-DRILLING, CORROSION-RESISTANT RIBBED WAFFERHEAD SCREWS AT 8" ON CENTER.

GYPSUM BOARD: TYPE W BUGLE HEAD SCREWS EMBEDDED 1" INTO STUDS AT 8" ON CENTER WITH END JOINTS ON NAILING MEMBERS.

EXTEND LENGTH OF FASTENERS BY THICKNESS OF UNDERLYING CONSTRUCTION, WHERE APPROPRIATE.



FLOOR-CEILING SCHEDULE



ONE-HOUR FIRE-RATED ASSEMBLY

WOOD FLOOR JOISTS	10 MINUTES	CBC TABLE 721.6.2(2)
1/2" TYPE X GYPSUM BOARD	25 MINUTES	CBC TABLE 721.6.2(1)
1/2" TYPE X GYPSUM BOARD	25 MINUTES	
TOTAL	60 MINUTES	

STC 51 IIC 51 - CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES, CALIFORNIA DEPARTMENT OF HEALTH SERVICES, ITEM 2.1.12.1.2, PAGE 30



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△ SCHEDULES

A-601