



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: MARCH 22, 2012

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date: March 15, 2012
Case No.: **2011.1406D**
Project Address: **1622 11th AVENUE**
Zoning: RH-2 (Residential, House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 1933/041
Project Sponsor: Harlan Kelly, Jr.
 3615 Alemany Blvd.
 San Francisco, CA 94132
Staff Contact: Michael Smith – (415) 558.6322
michael.e.smith@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

DEMOLITION APPLICATION		BUILDING APPLICATION	
Demolition Case Number	N/A	New Building Case Number	2011.1406D
Recommendation	N/A	Recommendation	Do Not Take DR
Demolition Application Number	N/A	Building Application Number	2011.09.16.4830
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	2	Number Of New Bedrooms	6
Existing Building Area	±825 Sq. Ft.	New Building Area	±2,841 Sq. Ft.
Public DR Also Filed?	N/A	Public DR Also Filed?	No
311 Expiration Date	2/17/2012	Date Time & Materials Fees Paid	12/15/2011

PROJECT DESCRIPTION

The proposal is to construct front and rear horizontal additions and a one-story vertical addition to a single family dwelling, converting the building to a two-family dwelling in the process. The project would also significantly alter the building's front façade. The Department has deemed the project a demolition pursuant to Section 317 of the Code.

SITE DESCRIPTION AND PRESENT USE

The property at 1622 11th Avenue is located on the east side of 11th Avenue between Lawton and Moraga Streets. The Property has 25' of lot frontage along 11th Avenue with a lot depth of 120'. The lot slopes up 2'-6" from the street. The property is developed with a one-story over garage, single-family dwelling of approximately 825 gross square-feet. The dwelling is setback approximately 8'-6" from the front property line. 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 structure was originally constructed circa 1904 as a one-story single-family dwelling.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located in the Inner Sunset neighborhood, on 11th Avenue, between Lawton and Moraga Streets. The surrounding neighborhood consists of a mixture of two- and three-story buildings, containing mostly one- or two- residential dwelling-units. The residential neighborhood contains dwellings of varying heights, depths, and architectural styles. The adjacent property to the north is developed with a two-story, single-family dwelling that is designed in the Marina style. The adjacent property to the south is developed with a two-and-a-half-story, Edwardian era, single-family dwelling with a gabled roof.

PROJECT BACKGROUND

The project sponsor submitted a building permit for a similar project in 2003. At this time, the property was determined not to be a historic resource and the project was determined to be categorically exempt from environmental review. The proposed project had a larger volume and a modern vernacular that neighbors had concerns with. As a result, both the adjacent neighbors requested discretionary review for the project. After years of negotiations the project sponsor withdrew the application.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 12, 2012	March 12, 2012	10 days
Mailed Notice	10 days	March 12, 2012	March 12, 2012	10 days

PUBLIC COMMENT

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

REPLACEMENT STRUCTURE

The proposed structure will provide two dwelling-units with a two-car garage, and would rise to approximately 26'-10" in height. The ground floor will contain a two-car garage; family room, two bedrooms, laundry room, and two full bathrooms for Unit No. 1. The second floor contains the main living space for Unit No. 1 and two bedrooms. The top floor contains Unit No. 2, which has two bedrooms and a den.

The project proposes a rear yard of approximately 54' which is the requirement for the Subject Property. Within the required rear yard is a 12' extension that is set back 5' from the side property lines leaving 42' of unobstructed rear yard. The overall scale, design, and materials of the proposed building are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with stucco siding and painted aluminum casement windows with wood window trim.

The design of the proposed building resulted from the sponsor's outreach with his neighbors. The 2003 project proposed a much more modern vernacular that was opposed by the neighborhood. According to the sponsor, the neighborhood made it known that they preferred a more contextual building that picked up on design features found on successful buildings already present in the neighborhood. To protect light and air to adjacent properties the rear portion of the building was sunk into the grade lowering the height by approximately 4' at the rear and creating a true basement.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff received one phone call from the property owner of the adjacent flag-lot to the north, who was concerned about the loss of light to her dwelling. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The proposal would provide a well designed two family dwelling that the property owner intends to use for extended family. The building's design cues were taken from similar buildings found within the neighborhood.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposal would add one dwelling unit to the City's housing stock in a manner that does not substantially impact neighborhood character. The project is an appropriate infill development.

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 subject property is within a residential district therefore, the proposal would not affect any neighborhood serving retail uses.

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 takes its design cues from buildings found within the neighborhood in order preserve neighborhood character.

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

The proposal would not affect the City's supply of affordable housing.

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

The project would not affect MUNI transit service. However, the proposed relocation of the existing curb cut would reduce the size of one on-street parking from 15' to approximately 10'.

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 project would not affect any industrial uses.

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

The project would be constructed in accordance with today's seismic requirements to protect against loss of life and property.

6. Landmarks and historic buildings be preserved.

The existing building on the lot that is proposed for alteration was determined by the Department not to be a historic resource.

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

There are no known public open spaces near the subject property that would be affected by the project.

ENVIRONMENTAL REVIEW

The Project was issued a Class 1 Categorical Exemption on November 7, 2006.

RESIDENTIAL DESIGN TEAM REVIEW

The proposed building encroaches upon the mid-block open space and therefore the depth of its main rear wall should be reduced to align with the deepest adjacent rear wall. Therefore, the depth of the main rear wall should be reduced by 6' to approximately align with the north neighbor's main rear wall. The one-story pop-out may project beyond this point.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves demolition.

BASIS FOR RECOMMENDATION

The Department recommends that the project be approved as proposed, contrary to Residential Design Team recommendation. The Project is consistent with the Objectives and Policies of the General Plan and Planning Code but does NOT comply with the Residential Design Guidelines because it encroaches into the mid-block open space. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with multiple bedrooms.
- No tenants will be displaced as a result of this Project.
- The project design is a result of the input the sponsor received from the neighborhood after Discretionary Review was requested on his original 2003 design. The design reflects the neighborhood's desire for a more contextual "background" building that would blend into the streetscape.
- Although the proposed building would extend deeper than either of the adjacent buildings, the height of the added building depth is lower than the front portion of the building and the rear most portion is set back from the side property lines. These factors combine to protect southern sunlight exposure to the adjacent property to the north (1618 11th Ave.). Furthermore, there are several buildings on the subject block face such as 1638, 1646, 1658, 1666, and 1672 that extend as deep as or deeper than the proposed building.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.

- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2011.1406D – Do not take DR and approve the permit.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Project Does Not Meet 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.

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

Project Does Not Meet Criteria

The Project Sponsor does not claim that the property is unsound and therefore has not submitted a demolition report.

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 structure is more than 50-years old, environmental review of the property resulted in a determination that it is not an historic resource for the purposes of CEQA.

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

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 unit is currently vacant and thus not rental housing.

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

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

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 criterion because the existing dwelling will be effectively demolished. Nonetheless, the Project results in a net gain of housing and thus preserves the quantity of housing. Two family-sized units will replace one single-family home that contained only one bedroom. 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. By creating a compatible new building that increases the density by one unit in a neighborhood defined by one- and two- family units, the neighborhood's cultural and economic diversity will be preserved.

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

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is

not defined as an “affordable dwelling-unit” by the Mayor’s Office of Housing. By creating two new dwelling-units where one dwelling used to exist, 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 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 single-family dwelling with two dwelling-units in a neighborhood characterized by one- and two-family dwellings.

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

Project Meets Criteria

The Project will create two family-sized units – each with multiple-bedrooms.

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 constructed of high-quality materials.

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

Project Meets Criteria

The Project increases the number of dwelling units on the site from one to two.

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

Project Meets Criteria

The Project increases the number of bedrooms on the site from two to six.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of two- and three-story buildings, containing mostly one- or two- residential dwelling-units. The residential neighborhood contains dwellings of varying heights, depths, and architectural styles. The adjacent property to the north is developed with a two-story, single-family dwelling that is designed in the Marina style. The adjacent property to the south is developed with a two-and-a-half-story, Edwardian era, single-family dwelling with a gabled roof.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The proposed building respects the existing topography of the site which is relatively flat. The proposed building would have a landscaped front setback that is the average depth of the adjacent buildings. The building would match the adjacent light well to the south and the rear portion of the building is several feet lower than the front portion to minimize impacts to light to the adjacent

properties. Privacy to adjacent properties has been respected by utilizing minimal amounts glazing directed toward the adjacent properties.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The proposed building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context. The building would extend deeper than the adjacent buildings but there are several buildings on the block face that extend as deep as or deeper than the proposed building. Furthermore, the added building depth is lowered and set back from the side property lines to minimize loss of southern exposure to the adjacent property to the north.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		

Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance is consistent with the predominant pattern of elevated entrances found of the east side of 11th Avenue. The length and type of bay window along the front façade is similar to the front bay windows found throughout the neighborhood. The garage door is recessed from the front façade and limited to a width of 10 feet. The rooftop parapets are standard in size and compatible with the parapets found on other flat-roofed buildings in the neighborhood.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The painted aluminum casement wood windows with wood trim are residential in character and compatible with the window patterns found on neighboring buildings. The stucco wall finish with wood trim and detailing are compatible with the existing buildings in the neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

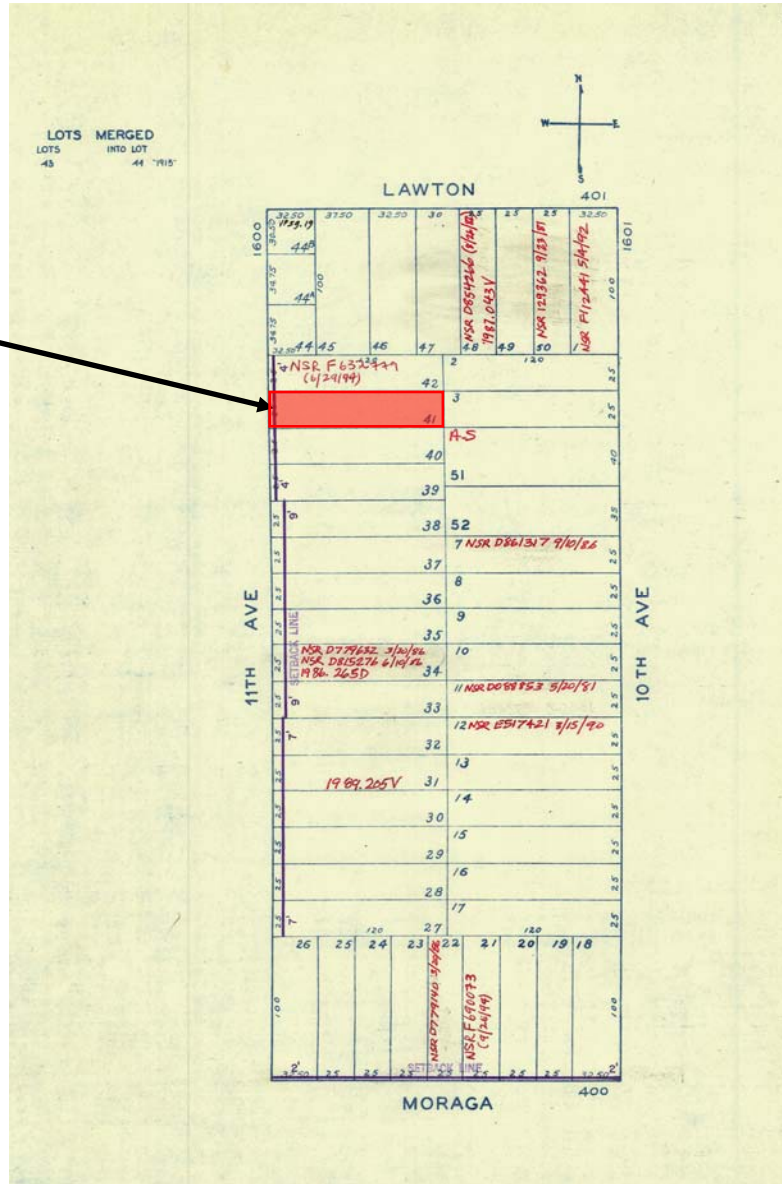
Attachments:

- Design Review Checklist for proposed building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Residential Demolition Application
- Reduced Plans
- Context Photos
- Color Rendering

* All page numbers refer to the Residential Design Guidelines

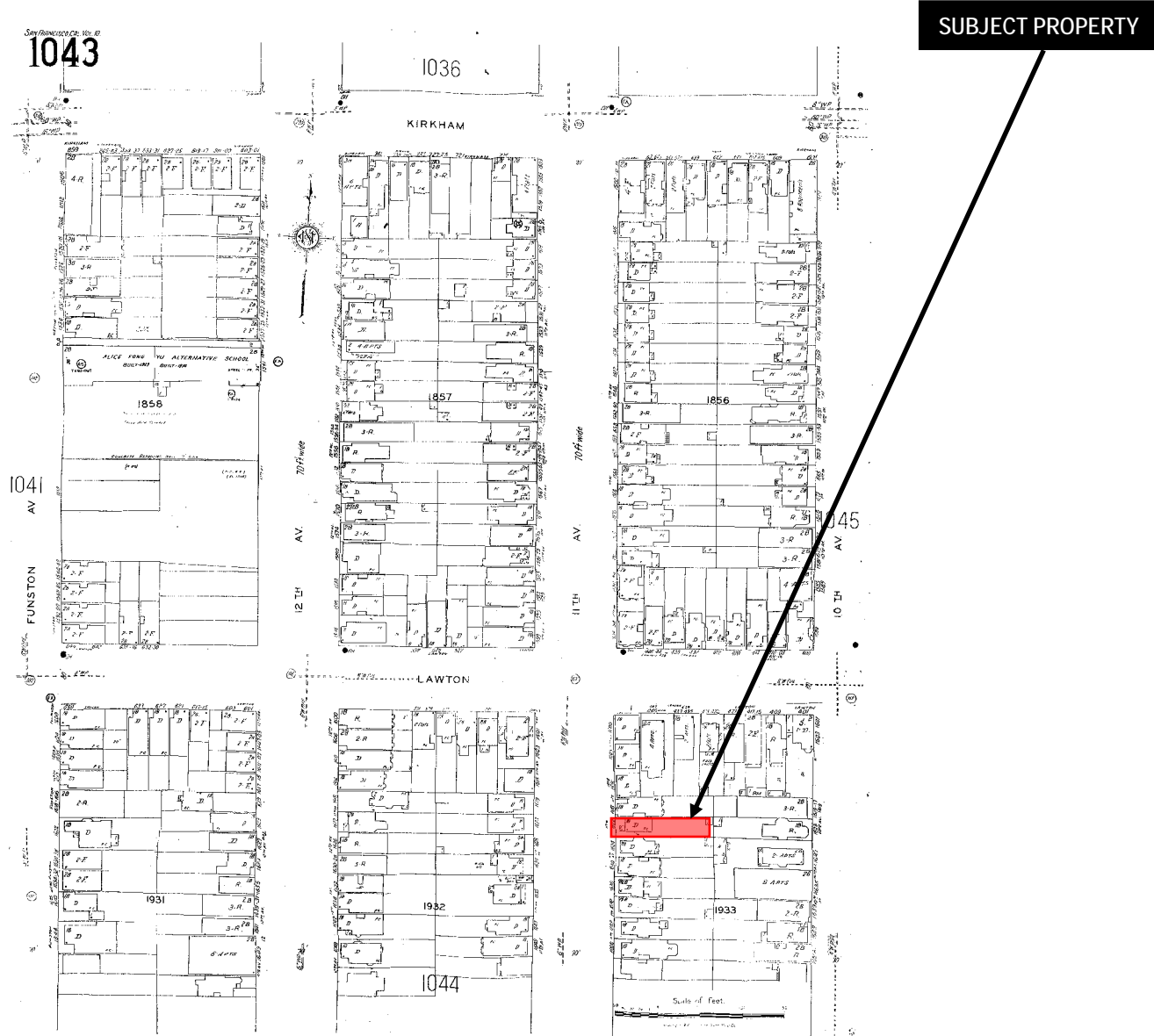
Parcel Map

SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2011.1406D
 1622 11th Avenue

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 2011.1406D
1622 11th Avenue

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1406D
1622 11th Avenue

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1406D
1622 11th Avenue

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1406D
1622 11th Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 16, 2011, the Applicant named below filed Building Permit Application No. 2011.09.16.4830 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Alex Nie, Best Design	Project Address:	1622 11 th Avenue
Address:	100 Old County Road, Suite 100C	Cross Streets:	between Lawton and Moraga Sts.
City, State:	Brisbane, CA 94005	Assessor's Block /Lot No.:	1933/041
Telephone:	(415) 656.3528	Zoning/Height 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 type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	8 feet, 6 inches	5 feet, 9 inches
BUILDING DEPTH	52 feet, 3 inches	72 feet, 3 inches
REAR YARD	59 feet, 3 inches	42 feet
HEIGHT OF BUILDING (measured above sidewalk).....	20 feet	26 feet, 10 inches
NUMBER OF STORIES	1 over garage	2 over garage
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1	No Change

PROJECT DESCRIPTION

The proposal is front and rear horizontal additions and a one-story vertical addition to a single family dwelling, converting the building to a two-family dwelling in the process. The project would also significantly alter the building's front façade. The Department has deemed the project a demolition pursuant to Section 317 of the Code which requires a mandatory public hearing that will be noticed to the neighborhood at a later date. Neighbors with concerns regarding this project should request their own discretionary review. See attached plans.

PLANNER'S NAME: Michael Smith
 PHONE NUMBER: (415) 558.6322
 EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE: 1-18-12
 EXPIRATION DATE: 2-17-12

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.



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

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

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

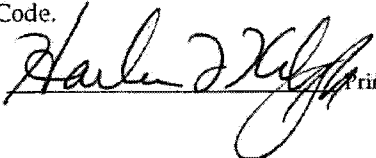
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT ADDRESS: 1622 11th Ave		NAME: Harlan Kelly		
BLOCK/LOT: 1933/041		ADDRESS: 1622 11th Ave		
ZONING: RH-2		CITY, STATE: San Francisco, CA		
LOT AREA 3,000 sq. ft.		PHONE: (415) 725-7267		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	1
2	Total number of parking spaces	1	2	1
3	Total gross habitable square footage	825	2,841	2,016
4	Total number of bedrooms	2	6	4
5	Date of property purchase		-	-
6	Number of rental units	0		
7	Number of bedrooms rented	0		
8	Number of units subject to rent control	0		
9	Number of bedrooms subject to rent control	0		
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	N/A	-	-
12	Number of owner-occupied units	1	2	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:  Printed Name: HARLAN KELLY Date: 12/9/11

Loss of Dwelling Units through Demolition

(FORM A – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

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

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).
No.

Existing Building

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

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;
No, the subject building is in need of repair.

3. Whether the property is a "historical resource" under CEQA;
No.

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;
N/A.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;
No, the project will increase one additional residential unit.

Priority Policies

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
Yes, proposed building design will fit the neighborhood better.

- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
Yes, proposed building design will preserve neighborhood cultural and economic diversity.

- 9. Whether the Project protects the relative affordability of existing housing;
N/A, the project will increase one additional residential unit.

- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
N/A, the project will increase one additional residential unit.

Replacement Structure

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

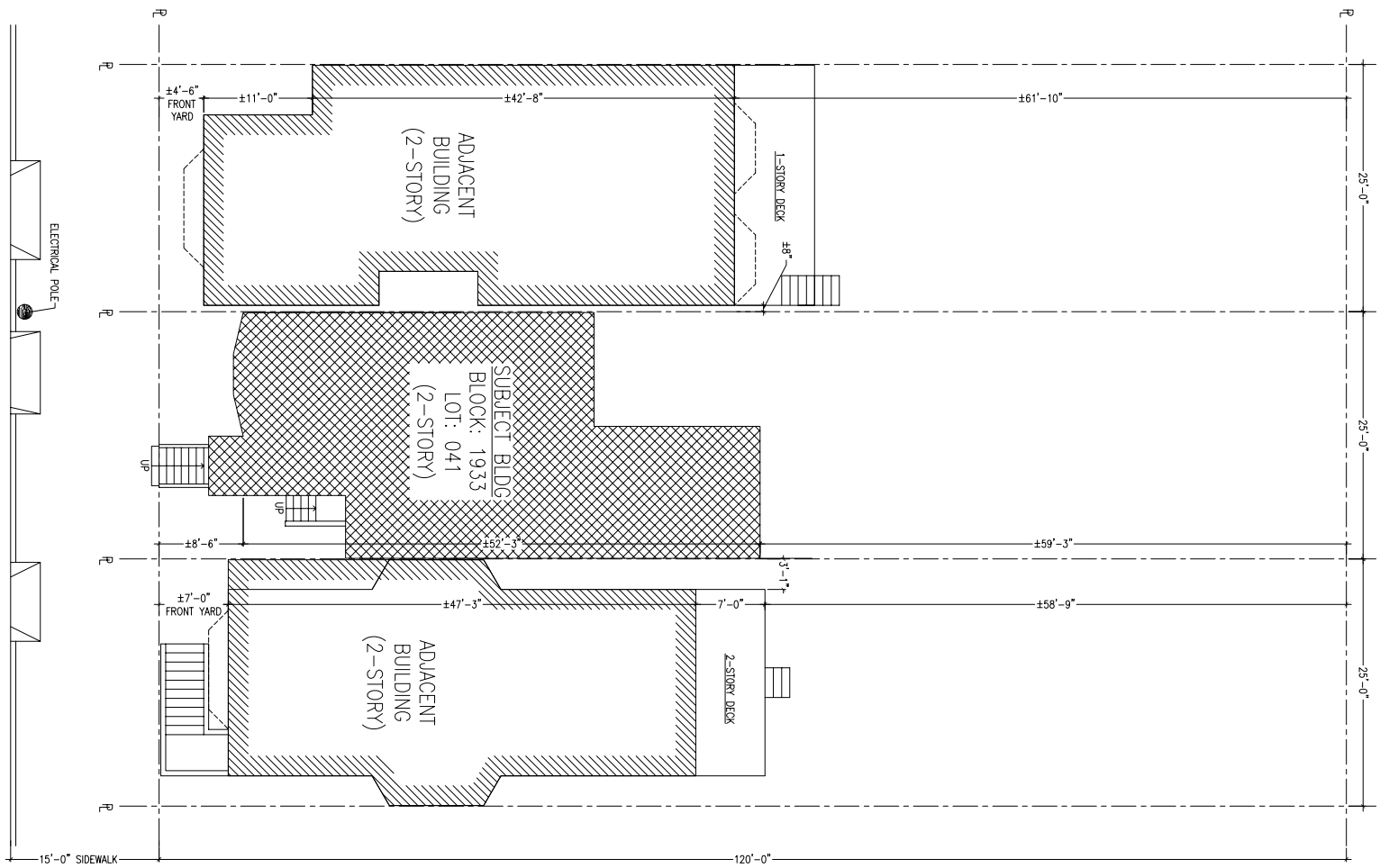
- 12. Whether the Project creates quality, new family housing;
Yes, the proposed project will increase one additional residential unit to meet current code.

- 13. Whether the Project creates new supportive housing;
Yes, the proposed project will increase one additional residential unit to meet current code.

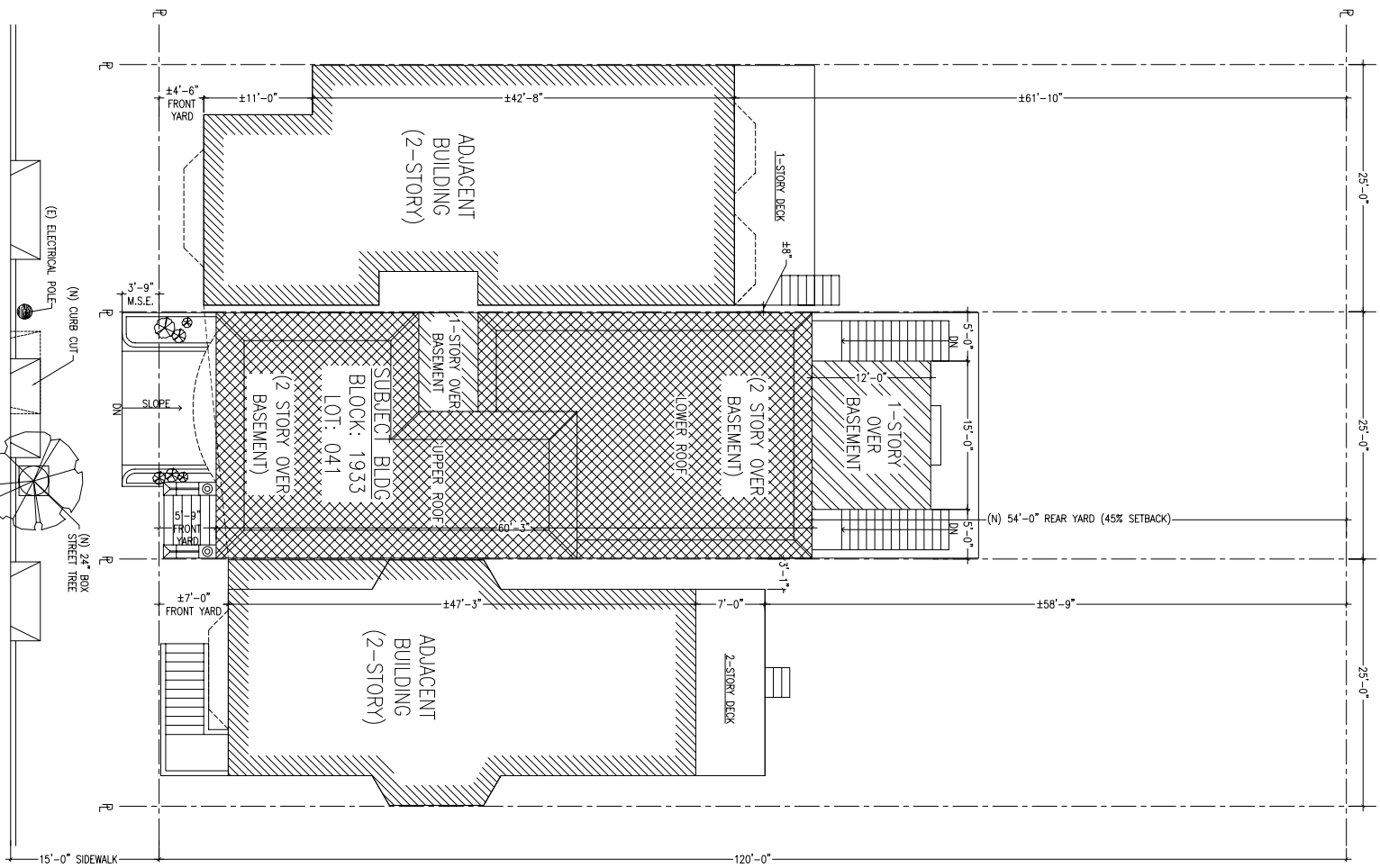
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
Yes, the proposed project will enhance existing neighborhood character.

- 15. Whether the Project increases the number of on-site dwelling units;
Yes, the project will increase one additional residential unit.

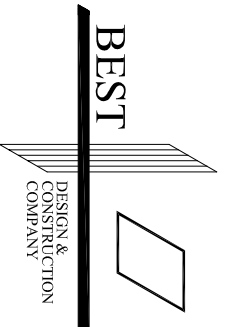
- 16. Whether the Project increases the number of on-site bedrooms.
Yes, the project will increase one additional residential unit with more bedrooms.



EXISTING PLOT PLAN
SCALE: 1/8"=1'-0"



PROPOSED PLOT PLAN
SCALE: 1/8"=1'-0"



BEST
DESIGN &
CONSTRUCTION
COMPANY

BRISBANE OFFICE
100 Oldfield Street, Suite 100C
Brisbane Shopping Center, Brisbane, CA 94005
Tel 415-556-5328 Fax 415-556-4416

SAN FRANCISCO OFFICE
2010 Ocean Avenue, Suite 100
San Francisco, CA 94133
Tel 415-452-8676 Fax 415-452-3476

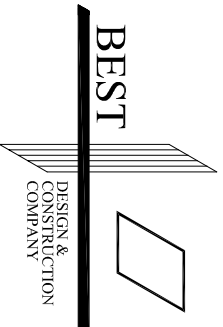
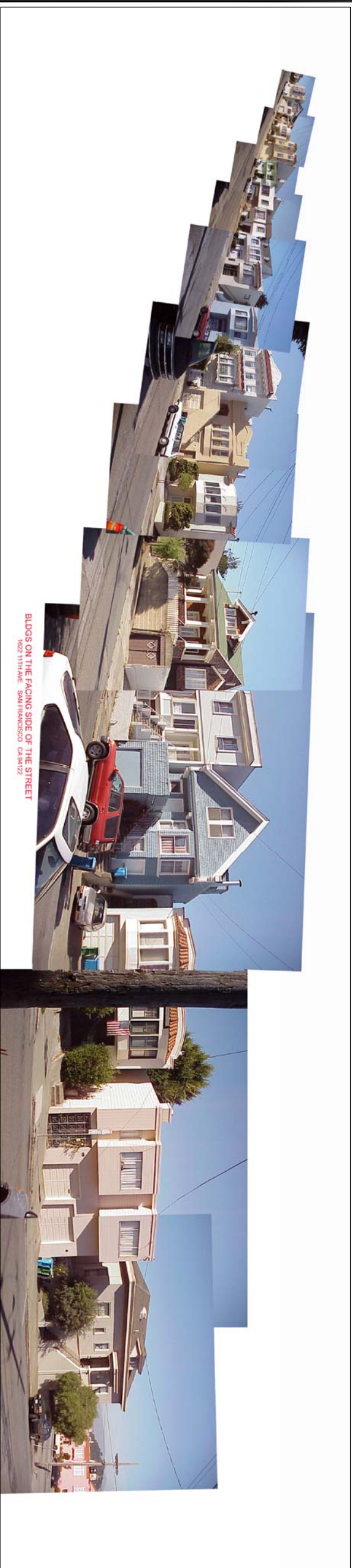
**CONVERSION OF A
SINGLE FAMILY
DWELLING TO A
DUPLEX**

**1622 11TH AVENUE,
SAN FRANCISCO, CA 94112**

DATE	REVISION
06/16/11	SUBMIT FOR SITE PERMIT
12/09/11	REVISION

DATE: 06/2011
SCALE: AS NOTED
DRAWN BY: YH
PROJ. NO.: 211151
DRAWING TITLE:
**EXISTING & PROPOSED
PLOT PLAN**

SHEET NO.
A-1.1



BREKSAVE OFFICE
 1000 Old
 Brisbane Shopping Center, Brisbane, CA 94005
 Tel: 415-452-5328 Fax: 415-452-4416
 SAN FRANCISCO OFFICE
 2000 Ocean Avenue, Suite D
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 Tel: 415-452-8676 Fax: 415-452-3476

**CONVERSION OF A
 SINGLE FAMILY
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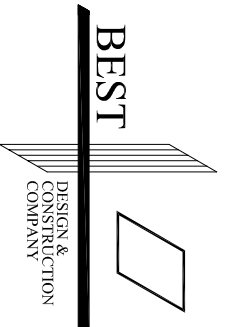
**1622 11TH AVENUE
 SAN FRANCISCO, CA. 94112**

DATE	REVISION
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12/09/11	△ REVISION

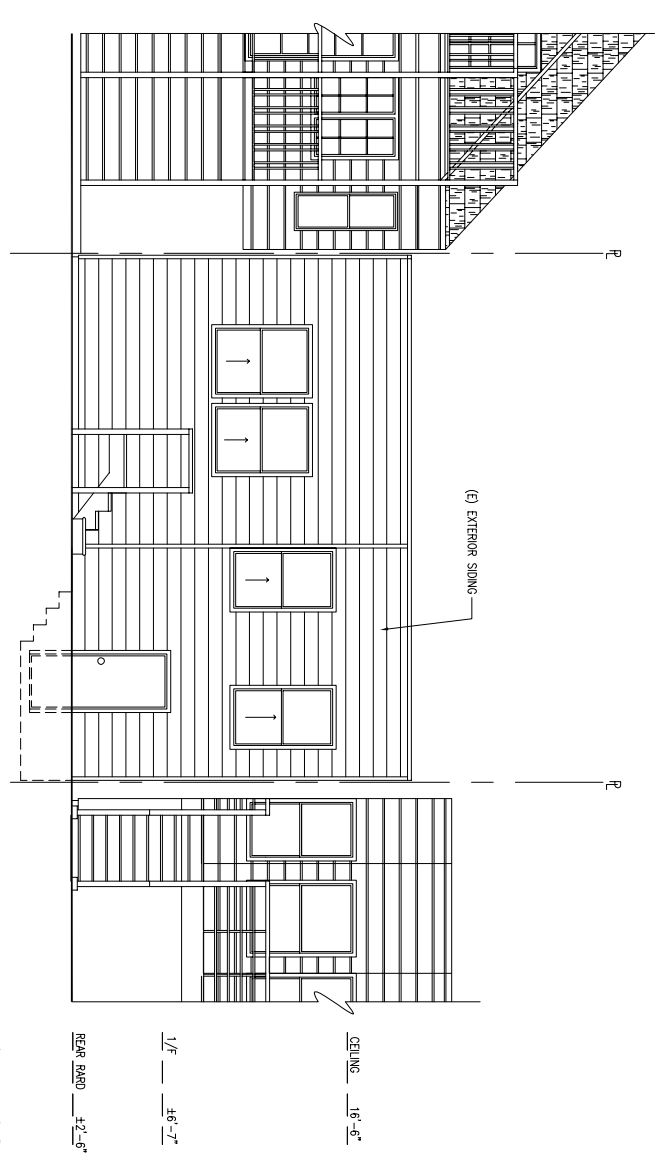
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 SCALE: AS NOTED
 DRAWN BY: AL
 PROJ. NO.: 211151
 DRAWING TITLE

BLOCK FACES

SHEET NO.
A-2.3

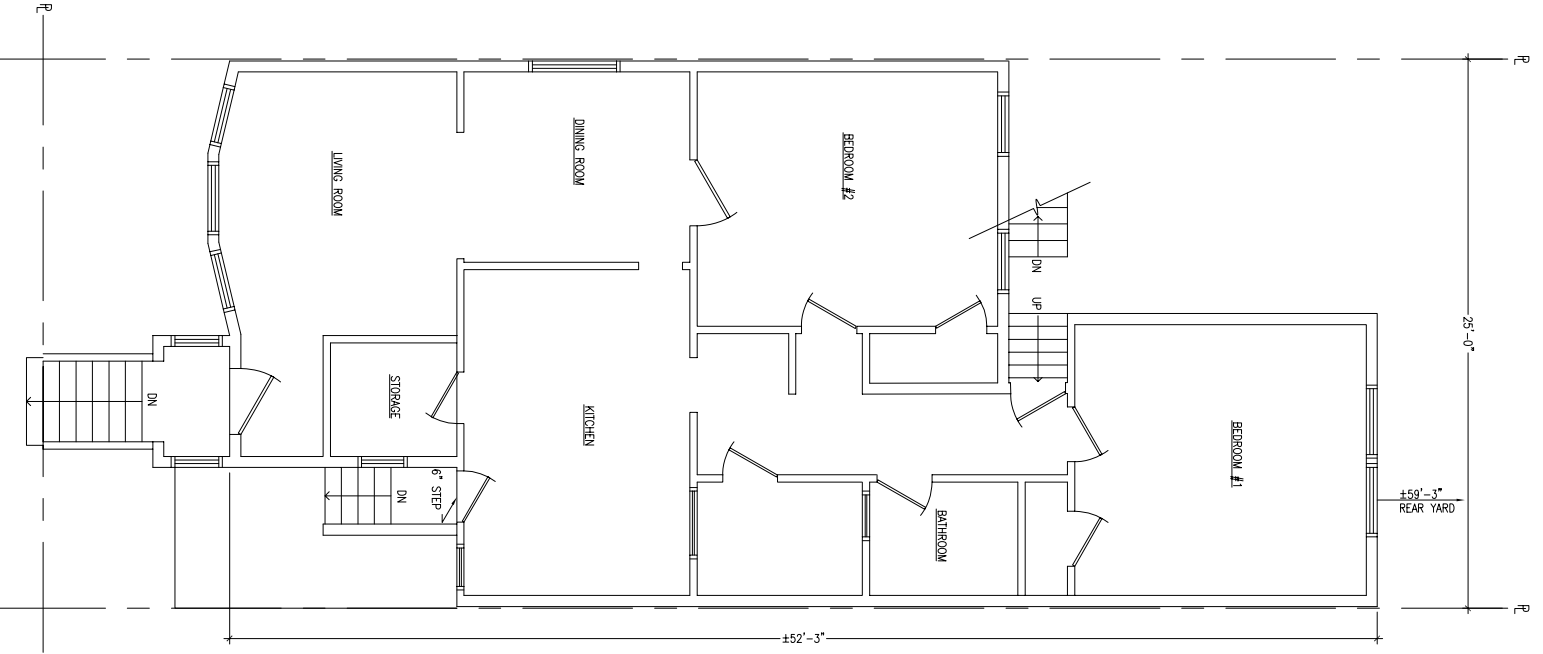


BRISBANE OFFICE
 100 Oldfield Road
 Brisbane Shopping Center, Brisbane, CA 94005
 Tel: 415-656-3528 Fax: 415-656-4416
 SAN FRANCISCO OFFICE
 2000 Ocean Avenue, Suite 100
 Sausalito, CA 94965
 Tel: 415-452-8676 Fax: 415-453-3476

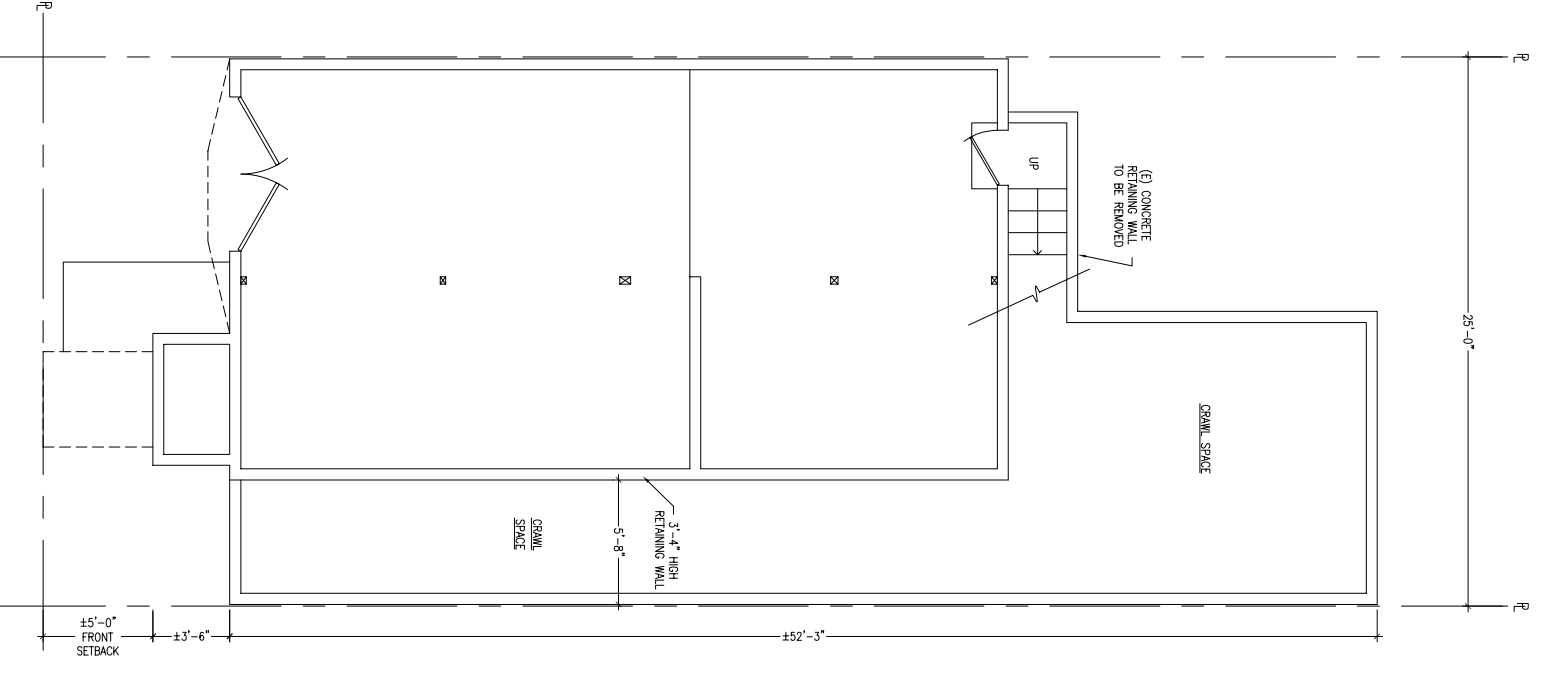


EXISTING REAR ELEVATION
 SCALE: 1/4"=1'-0"

CEILING — 16'-6"
 1/F — 16'-7"
 REAR YARD — 4'-2"-6"
 B/F — 0'-0"



EXISTING 1/F PLAN
 SCALE: 1/4"=1'-0"



EXISTING BASEMENT PLAN
 SCALE: 1/4"=1'-0"

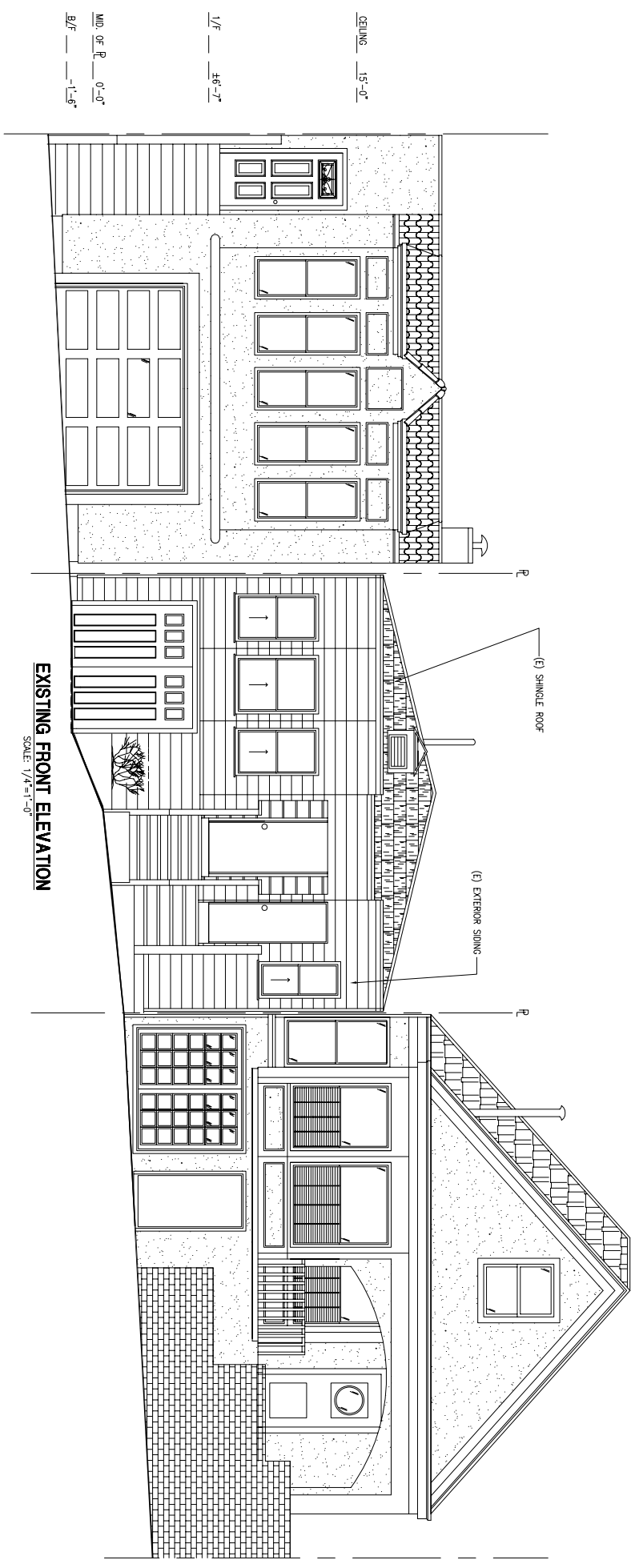
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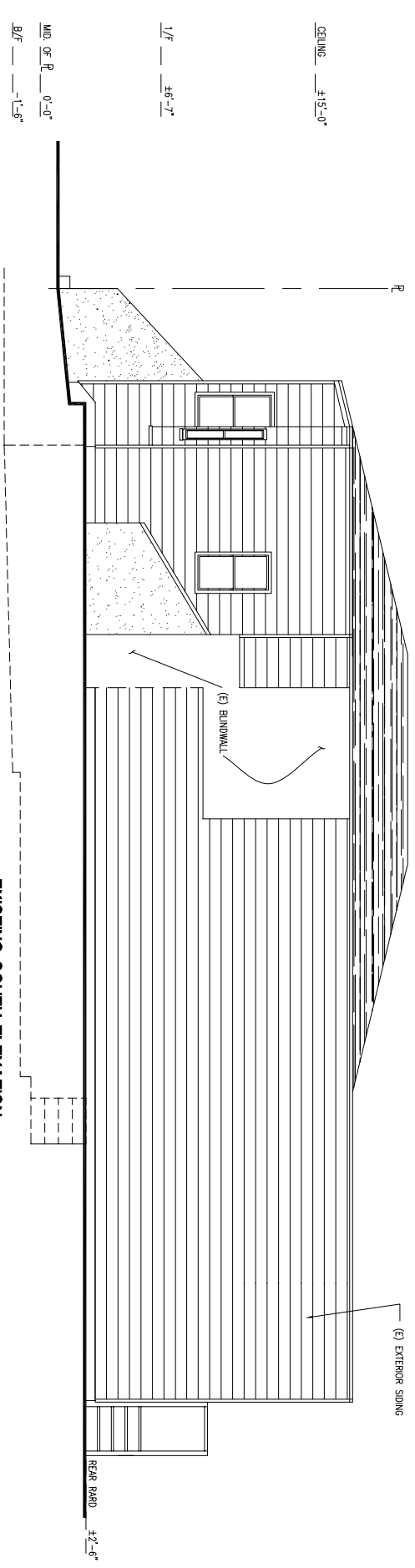
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DATE: 06/2011
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 PROJ. NO.: 211151
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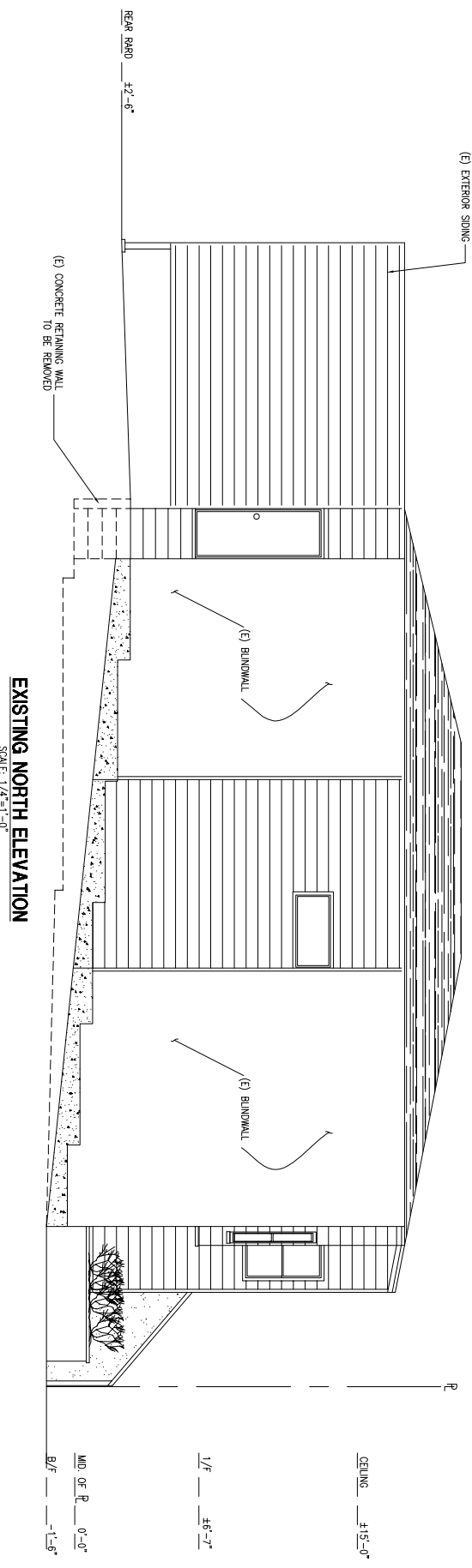
**EXISTING FLOOR PLANS &
 EXISTING REAR ELEVATION**



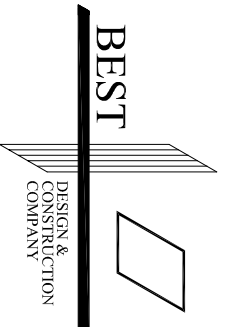
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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COMPANY

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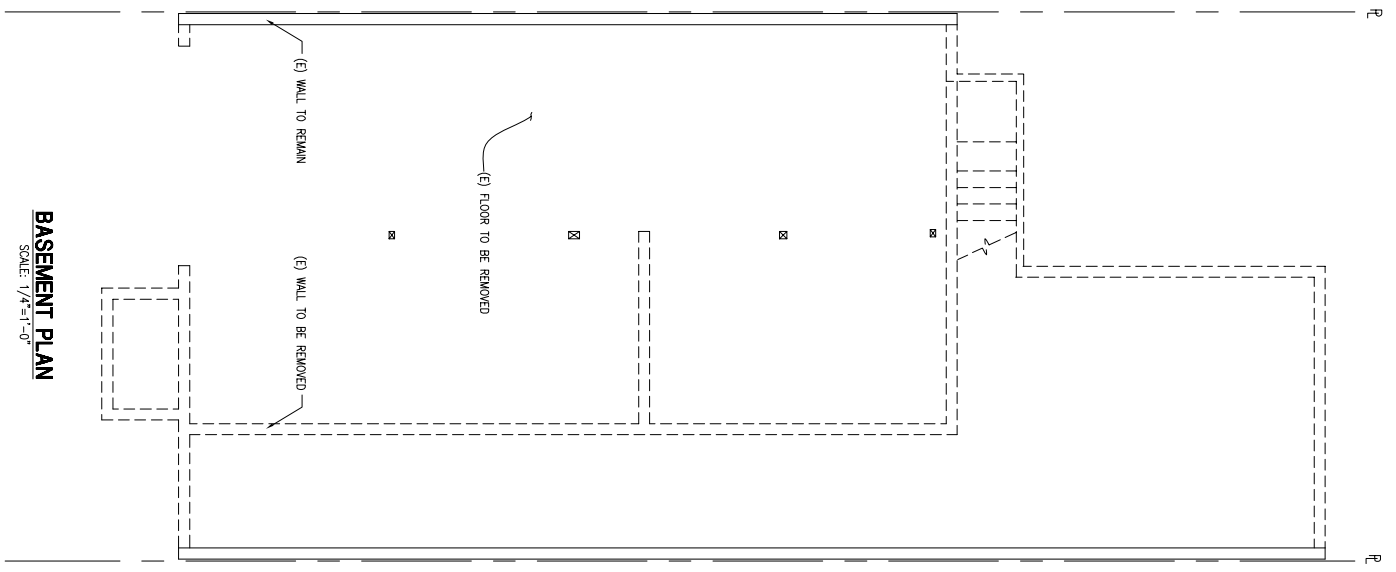
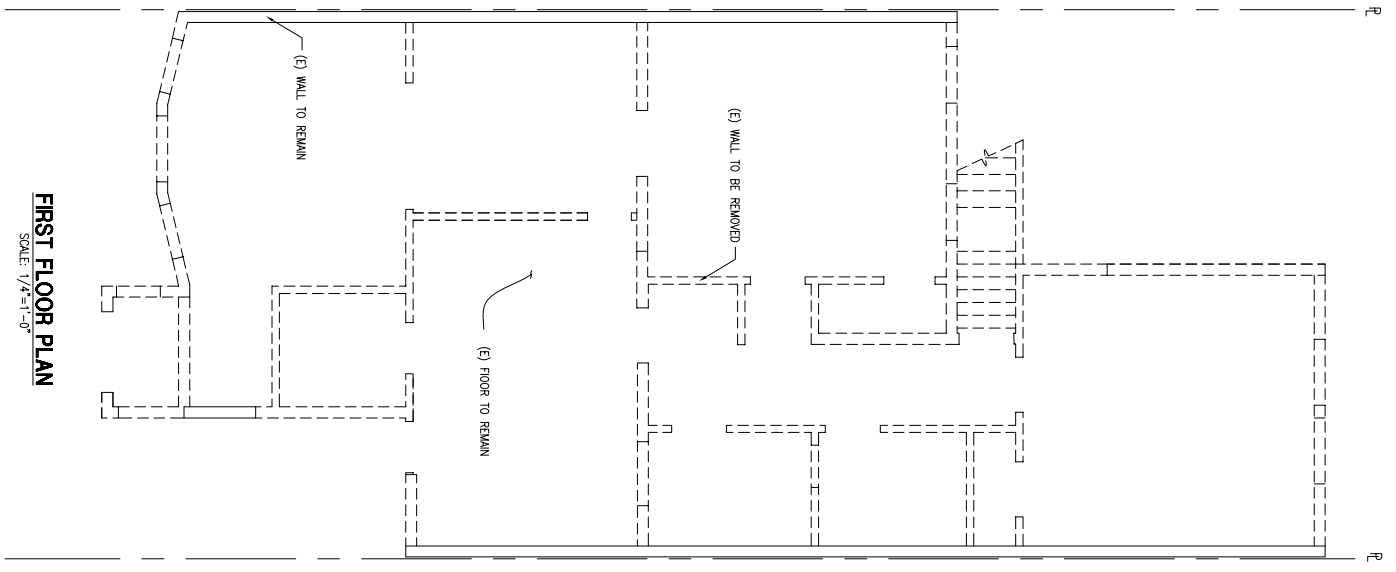
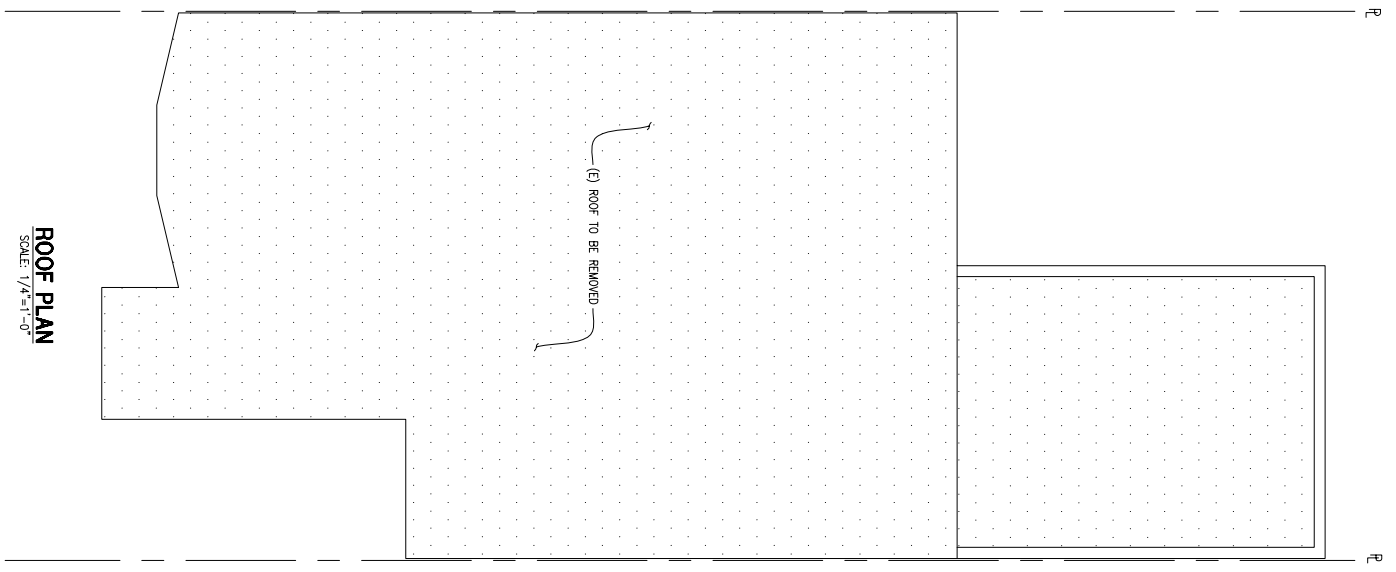
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PROJ. NO.: 211151
DRAWING TITLE

EXISTING ELEVATIONS

SHEET NO.
A-2.1



EXISTING WALL AREA CALCULATION:

TOTAL EXISTING WALLS:

EXT. WALL				INT. WALL			
WALL LENG.	WALL HT.	WALL AREA	S.F.	WALL LENG.	WALL HT.	WALL AREA	S.F.
FT.	FT.	S.F.		FT.	FT.	S.F.	
BASEMENT	161.00	7.00	1127.00	66.00	7.00	462.00	462.00
1ST FLOOR	167.67	8.42	1411.78	91.72	8.42	772.28	772.28
TOTAL	328.67		2538.78	157.72		1234.28	1234.28

EXISTING WALLS TO BE REMOVED:

EXT. WALL			INT. WALL			
WALL LENG.	WALL HT.	WALL AREA	WALL LENG.	WALL HT.	WALL AREA	
FT.	FT.	S.F.	FT.	FT.	S.F.	
BASEMENT	73.25	7.00	512.75	66.00	7.00	462.00
1ST FLOOR	87.00	8.42	732.54	91.72	8.42	772.28
TOTAL	160.25		1245.29	157.72		1234.28

EXISTING WALLS TO REMAIN:

EXT. WALL			INT. WALL		
WALL LENG.	WALL HT.	WALL AREA	WALL LENG.	WALL HT.	WALL AREA
FT.	FT.	S.F.	FT.	FT.	S.F.
BASEMENT	87.75	7.00	614.25	7.00	0
1ST FLOOR	80.67	8.42	679.21	8.42	0
TOTAL	168.42		1293.46	-	0

EXISTING WALLS TO REMAIN:

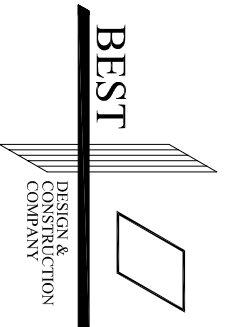
EXT. WALL			INT. WALL		
WALL LENG.	WALL HT.	WALL AREA	WALL LENG.	WALL HT.	WALL AREA
FT.	FT.	S.F.	FT.	FT.	S.F.
BASEMENT	87.75	7.00	614.25	7.00	0
1ST FLOOR	80.67	8.42	679.21	8.42	0
TOTAL	168.42		1293.46	-	0

PRINCIPAL PORTION CALCULATION PER S.F.B.C. SEC. 103.3

TOTAL EXISTING ELEMENTS (S.F.)				EXISTING ELEMENTS TO BE REMOVED (S.F.)			
BUILDING ENVELOPE	INTERIOR ELEMENTS	EXT WALL	ROOF	BUILDING ENVELOPE	INTERIOR ELEMENTS	EXT WALL	ROOF
BASEMENT	1127.00	1067.31	1150.90	462.00	512.75	84.398	1150.90
1ST FLOOR	1411.78	-	1038.92	772.28	732.54	-	-
TOTAL	2538.78	1067.31	2209.82	1234.28	1245.29	84.398	1150.90

BUILDING ENVELOPE (EXTERIOR WALLS, ROOF AND INTERIOR BEARING ELEMENTS):
 TOTAL AREA = 3606.09 S.F.
 REMOVED AREA = 2089.27 S.F.
 57.94% > 50%

INTERIOR ELEMENTS (INTERIOR WALLS AND FLOOR):
 TOTAL AREA = 3444.10 S.F.
 REMOVED AREA = 2385.18 S.F.
 69.25% > 66% (2/3 OF THE EXISTING ELEMENT)



BEST
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COMPANY

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100 O'Connell Street, 10th Floor
Brisbane Shopping Center, Brisbane, CA 94005
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SAN FRANCISCO OFFICE
2000 Ocean Avenue, Suite 100
San Francisco, CA 94133
Tel: 415-452-8676 Fax: 415-453-3476

**CONVERSION OF A
SINGLE FAMILY
DWELLING TO A
DUPLEX**

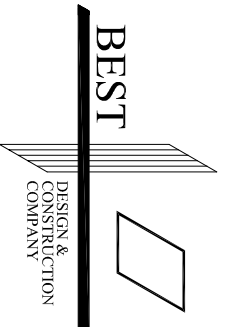
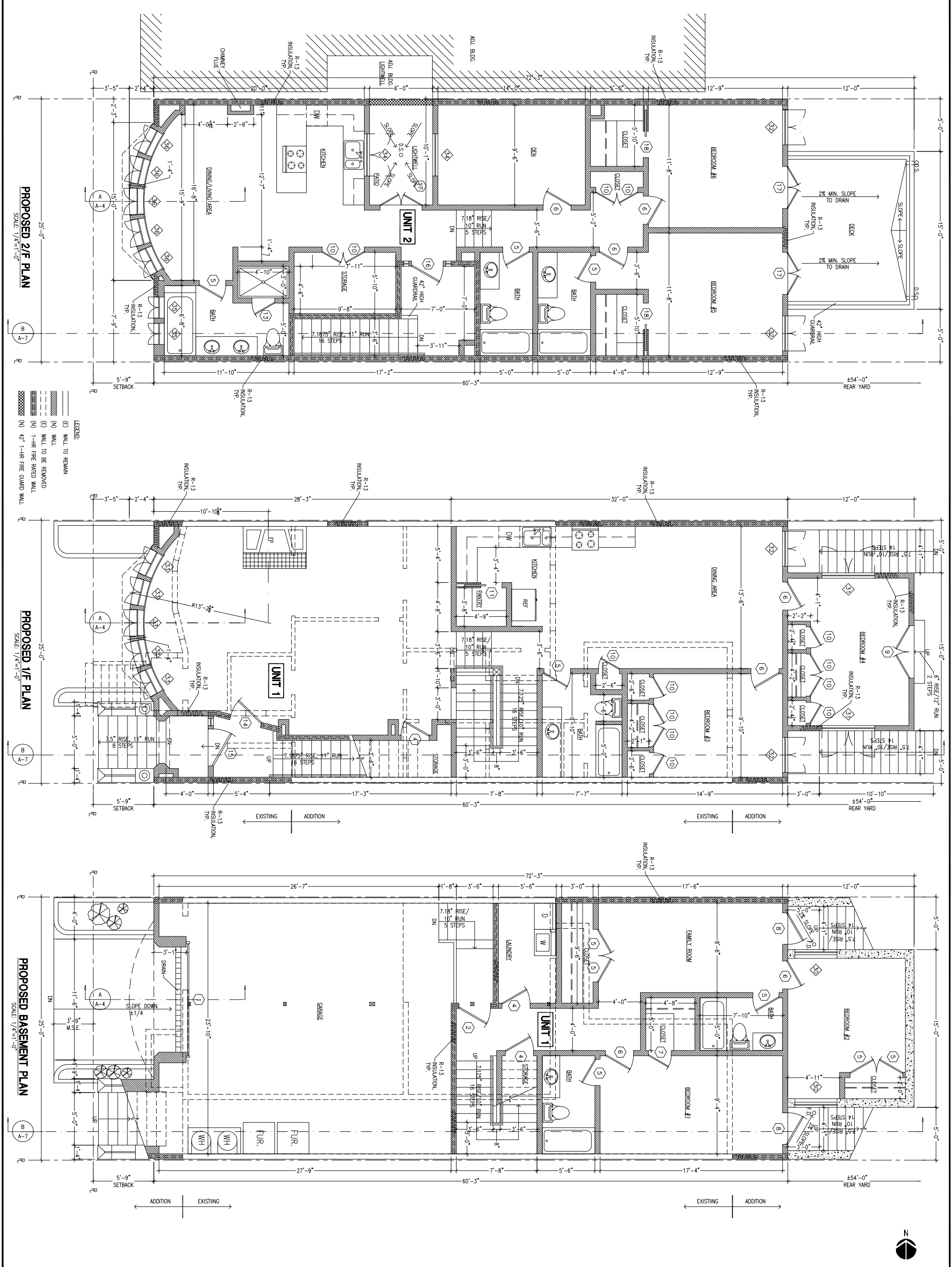
1622 11TH AVENUE
SAN FRANCISCO, CA. 94112

DATE	REVISION
06/16/11	SUBMIT FOR SITE PERMIT
12/09/11	REVISION

DATE: 11/01/2002
 SCALE: AS NOTED
 DRAWN BY: AL
 PROJ. NO.: 211151
 DRAWING TITLE

**DEMOLITION PLANS
CALCULATIONS**

SHEET NO.
A-2.2



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BRISBANE OFFICE:
100 O'Connell Street, Brisbane, QLD 4000
Brisbane Shopping Center, Brisbane, QLD 4000
Tel: 4154565328 Fax: 41545654416
SAN FRANCISCO OFFICE:
2000 Ocean Avenue, Suite 100
San Francisco, CA 94133
Tel: 4154532876 Fax: 4154533476

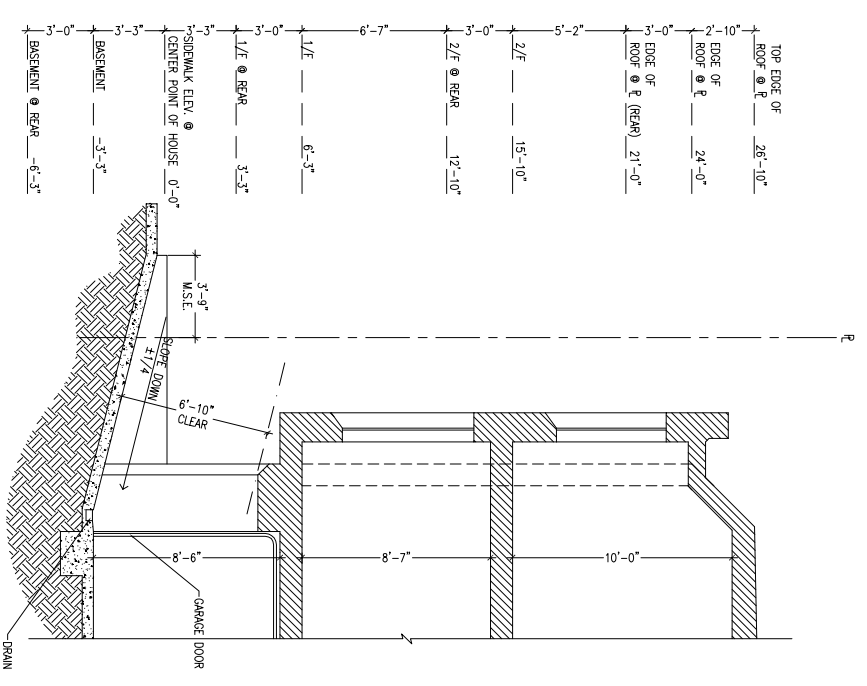
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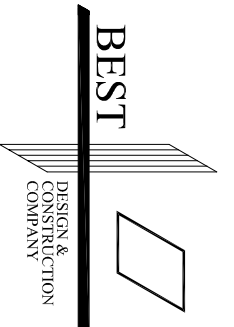
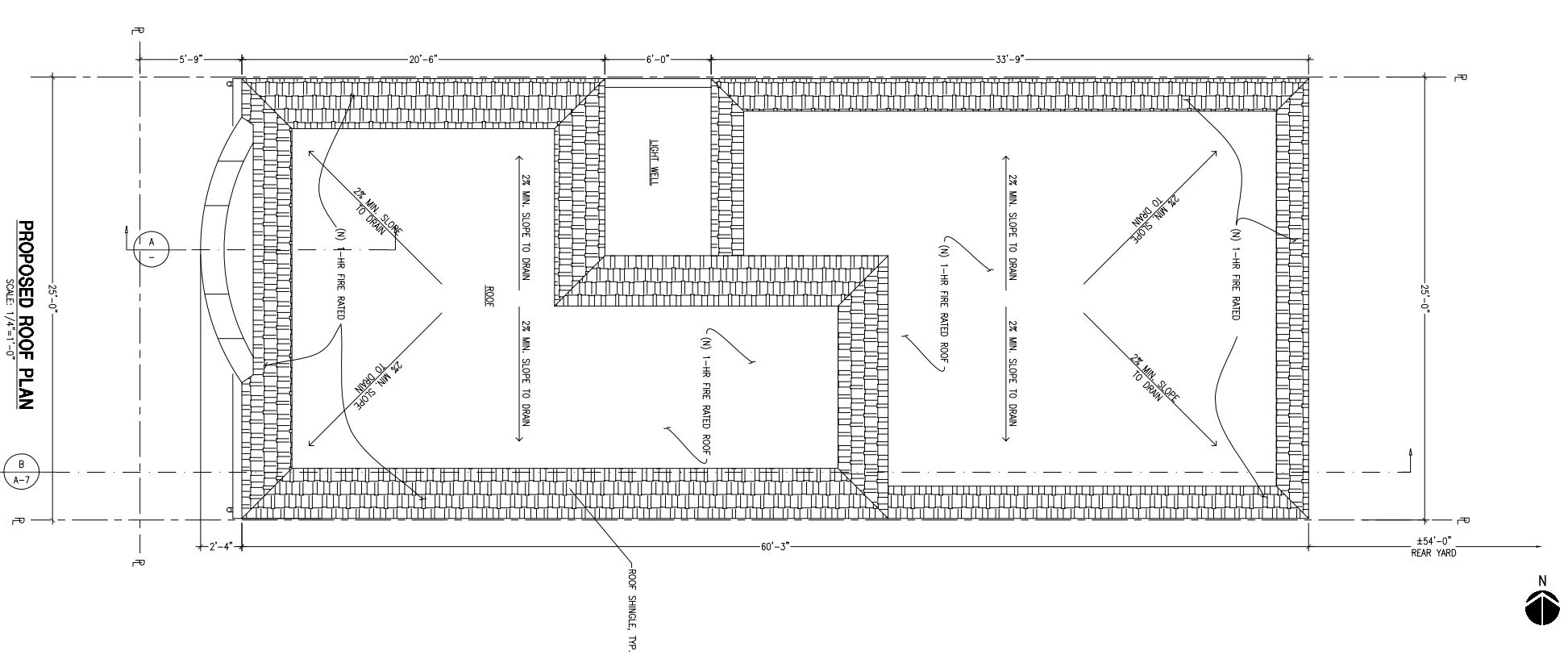
DATE: 06/2011
SCALE: AS NOTED
DRAWN BY: YH
PROJ. NO.: 211151
DRAWING TITLE:
PROPOSED FLOOR PLANS

SHEET NO.
A-3



LEGEND:

	(E) WALL TO REMAIN
	(N) WALL
	(E) WALL TO BE REMOVED
	(N) 1-HR FIRE RATED WALL
	(N) 42" 1-HR FIRE RATED WALL



BEST
DESIGN & CONSTRUCTION COMPANY

BRISBANE OFFICE
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 Tel: 415-452-8676 Fax: 415-453-3476

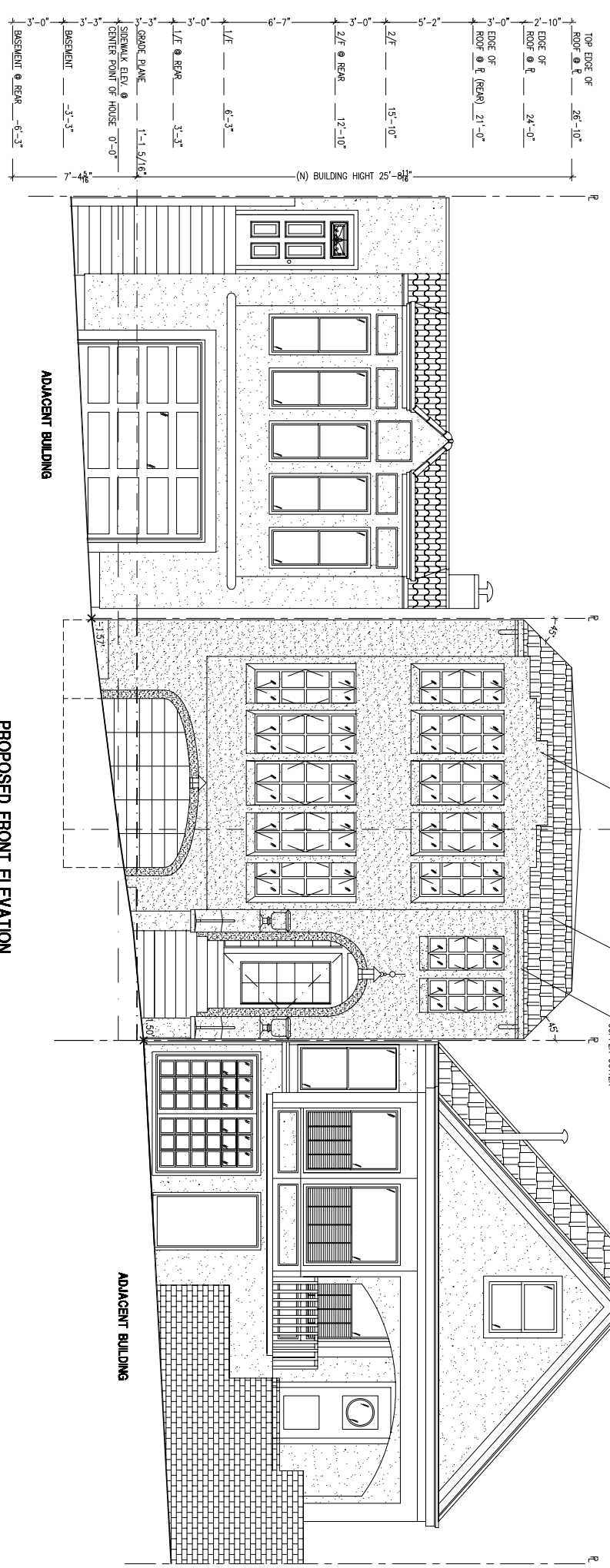
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 SAN FRANCISCO, CA. 94112**

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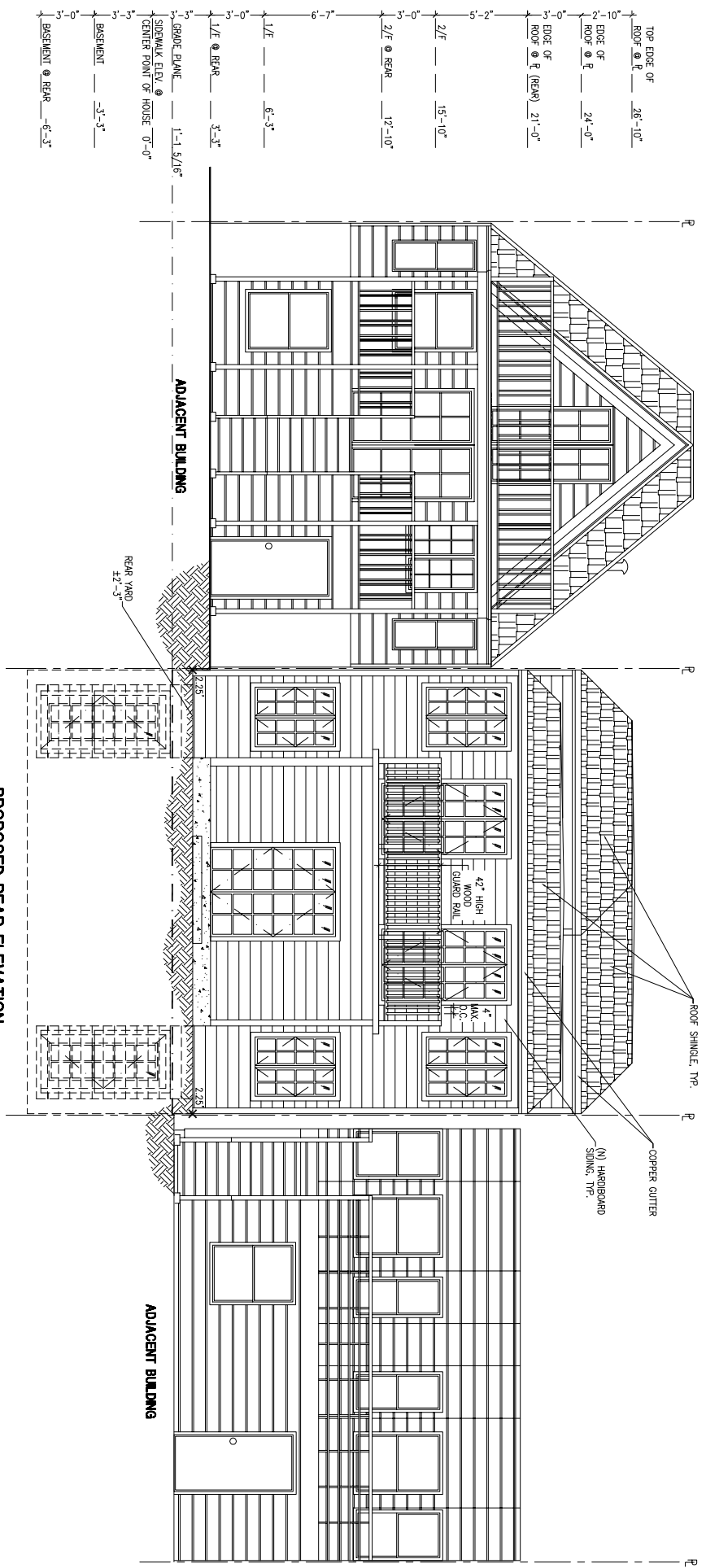
DATE: 06/2011
 SCALE: AS NOTED
 DRAWN BY: YH
 PROJ. NO.: 211151

**PROPOSED ROOF PLAN,
 SECTION A-A**

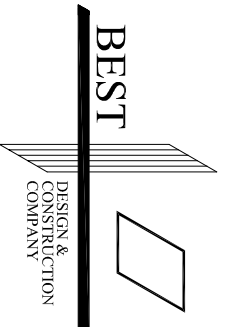
SHEET NO.
A-4



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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**1622 11TH AVENUE
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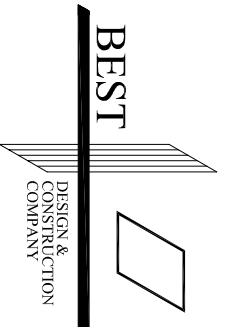
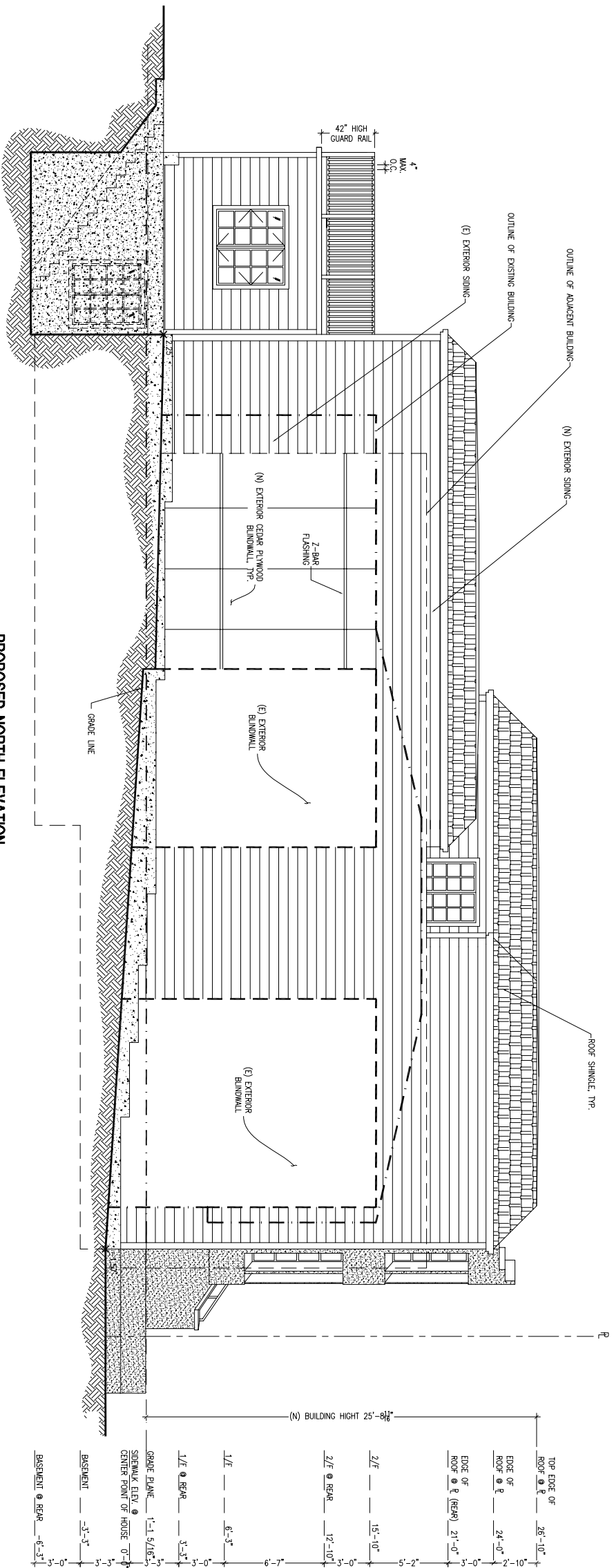
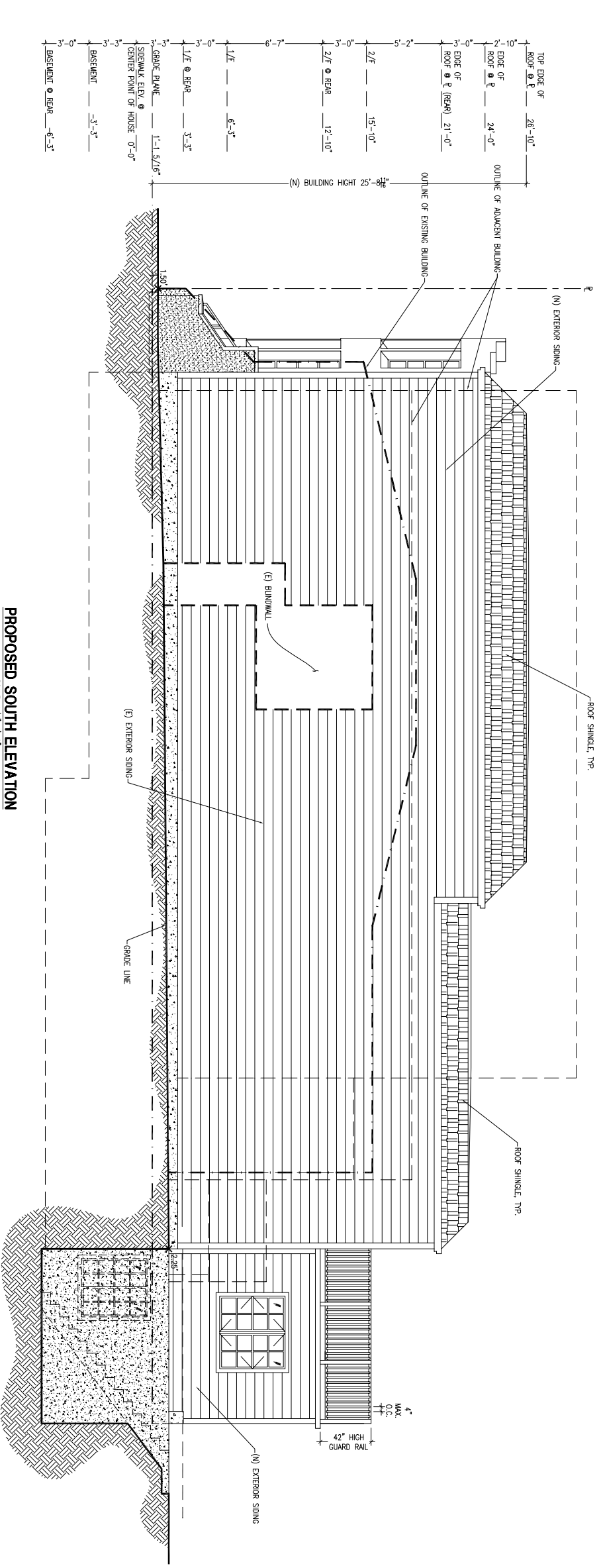
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12/09/11	REVISION

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SCALE: AS NOTED
DRAWN BY: YH
PROJ. NO.: 211151
DRAWING TITLE

PROPOSED ELEVATIONS

SHEET NO.

A-5



BREKSHAW OFFICE
 100 O'NEILL AVENUE, SUITE 100C
 BREKSHAW SHOPPING CENTER, BREKSHAW, CA 94005
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SAN FRANCISCO OFFICE
 2010 OCEAN AVENUE, SUITE 200
 SAN FRANCISCO, CA 94112
 TEL 415-452-8676 FAX 415-453-1476

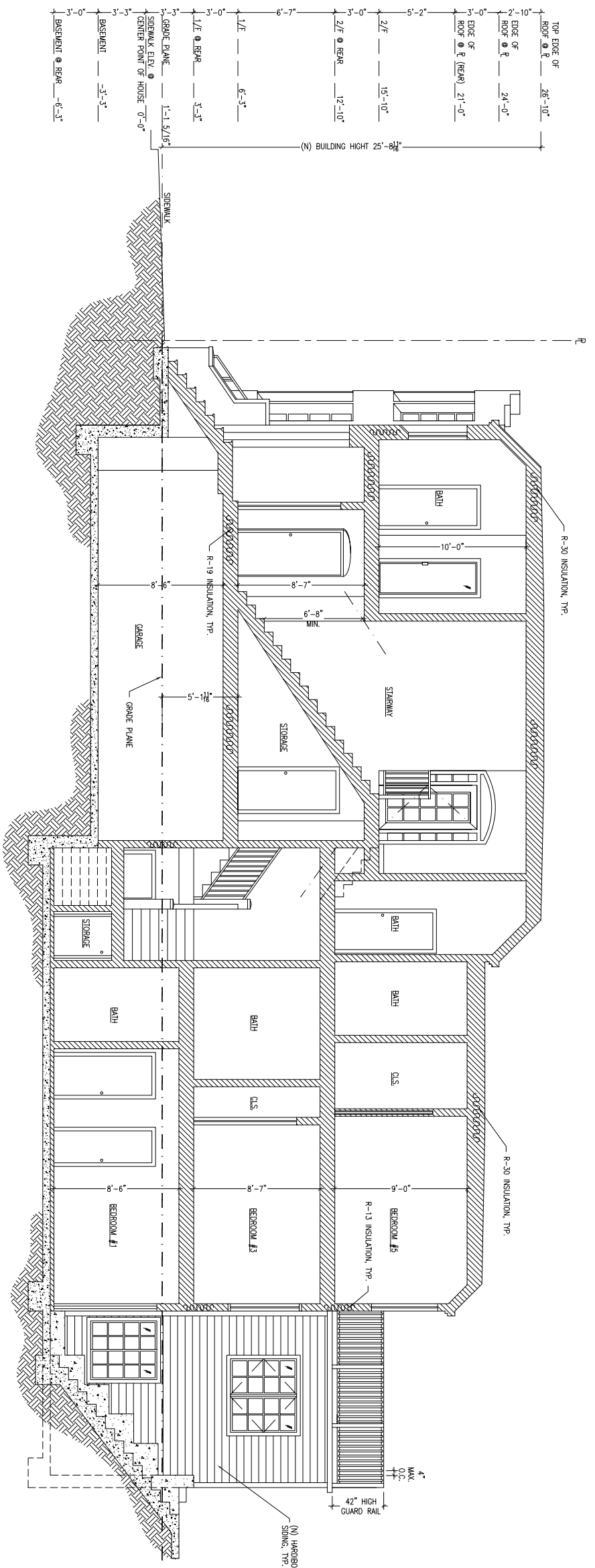
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 SAN FRANCISCO, CA. 94112**

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PROPOSED ELEVATIONS

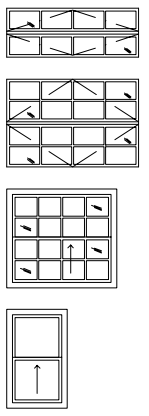
SHEET NO.
A-6



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

WINDOW SCHEDULE

NO.	TYPE	SIZE	WINDOW MATERIAL	DESCRIPTION	REMARKS
30	M	48" x 54"	ALUMINIUM	BEDROOM #2 (BASEMENT)	SLIDING
32	L	40" x 54"	ALUMINIUM	BEDROOM #3, DINING AREA (1/F), BEDROOM #5&6 (2/F)	CASEMENT
33	K	30" x 72"	ALUMINIUM	LIVING ROOM (1/F)	CASEMENT
34	N	48" x 36"	ALUMINIUM	KITCHEN (2/F)	SLIDING
35	K	24" x 54"	ALUMINIUM	BATH (2/F)	CASEMENT
36	K	30" x 60"	ALUMINIUM	DINING/LIVING AREA (2/F)	CASEMENT



- NOTE:
1. WINDOW CONSTRUCTION:
TYPICAL ALUMINIUM
OK=OK WOOD
2. TYPICAL DOUBLE GLAZING WINDOW
3. TYPICAL SILL SHOWN IN DETAIL

1 WINDOW SCHEDULE AND NOTES
N.T.S.

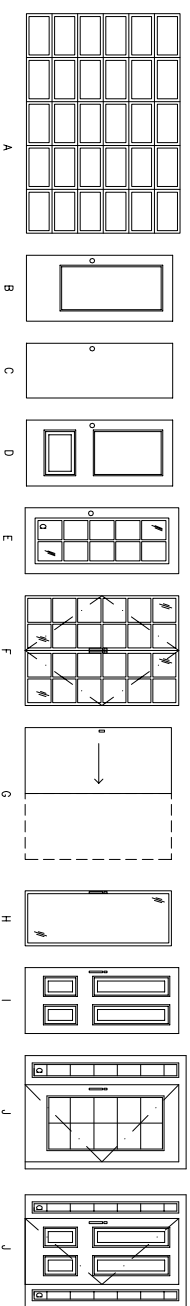
DOOR SCHEDULE

NO.	TYPE	SIZE	DOOR CORE	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	DESCRIPTION	REMARKS
1	A	120" x 90"	SC	WOOD	PAINT	WOOD	PAINT	GARAGE DOOR	
2	B	36" x 80"	HM	METAL	PAINT	METAL	PAINT	GARAGE (BASEMENT)	1 HR/FIRE RATED DOOR, TIGHT FITTING WITH SELF CLOSER
3	C	18" x 80"	HC	WOOD	PAINT	WOOD	PAINT	STORAGE (BASEMENT)	
4	C	32" x 80"	HC	WOOD	PAINT	WOOD	PAINT	LAUNDRY (BASEMENT), STORAGE (1/F)	
5	C	30" x 80"	HC	WOOD	PAINT	WOOD	PAINT	CLOSETS, BATHS (BASEMENT), BATHS (1/F, 2/F)	
6	D	32" x 80"	SC	WOOD	PAINT	WOOD	PAINT	BEDROOM (BASEMENT), 1/F, 2/F, DEN (2/F)	
7	C	26" x 80"	HC	WOOD	PAINT	WOOD	PAINT	CLOSET (BASEMENT)	
8	E	36" x 84"	SC	WOOD	PAINT	WOOD	PAINT	BEDROOM #1, FAMILY RM. (BASEMENT)	q = 25"x73", FIXED TEMPERED GLAZING
9	F	30" (2) x 84"	HM	AL	PAINT	METAL	PAINT	BEDROOM #4	FIXED TEMPERED GLAZING
10	C	24" x 80"	HC	WOOD	PAINT	WOOD	PAINT	BEDROOM #3&4, DINING AREA (1/F), CLOSET, STORAGE (2/F)	
11	G	24" x 80"	HC	WOOD	PAINT	WOOD	PAINT	PANTRY (1/F)	POCKET DOOR
12	D	28" x 80"	SC	WOOD	PAINT	WOOD	PAINT	KITCHEN (1/F)	TEMPERED GLAZING
13	H	26" x 84"	HM	AL	PAINT	METAL	PAINT	SHOWER (1/F)	1 HR/FIRE RATED DOOR, TIGHT FITTING WITH SELF CLOSER
14	I	36" x 84"	HM	METAL	PAINT	METAL	PAINT	UNIT 1 ENTRANCE (1/F)	q = 8'x80", FIXED TEMPERED GLAZING
15	J	42" x 84"	HM	METAL	PAINT	METAL	PAINT	MAIN ENTRANCE (1/F)	1 HR/FIRE RATED DOOR, TIGHT FITTING WITH SELF CLOSER
16	K	36" x 84"	HM	METAL	PAINT	METAL	PAINT	UNIT 2 ENTRANCE (2/F)	q = 6'x80", FIXED TEMPERED GLAZING
17	F	24" (2) x 84"	HM	AL	PAINT	METAL	PAINT	DEN, LIGHTWELL, BEDROOM #5&6 (2/F)	FIXED TEMPERED GLAZING
18	G	30" x 80"	HC	WOOD	PAINT	WOOD	PAINT	CLOSETS (2/F)	POCKET DOOR

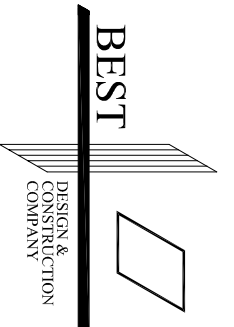
- NOTES:
1. ALL DOORS 1 1/2" THK. U.O.M.
2. DOOR CONSTRUCTION:
TYPICAL
SC = SOLID CORE
HC = HOLLOW CORE
HM = HOLLOW METAL
AL = ALUMINUM
OK = OK WOOD

3. GLASS:
TYPICAL
TP = CLEAR GLASS
SC = SHEET GLASS
CW = CLEAR WIRE
TP = TEMPERED GLASS
LG = LEAD GLASS

2 DOOR SCHEDULE AND NOTES
N.T.S.



4. TYPICAL: PROVIDE SMOKE & DRIFT SEAL FOR RATED DOORS



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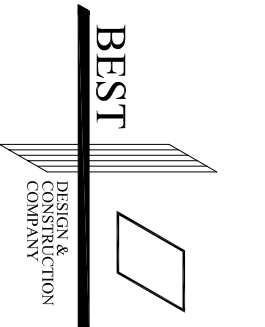
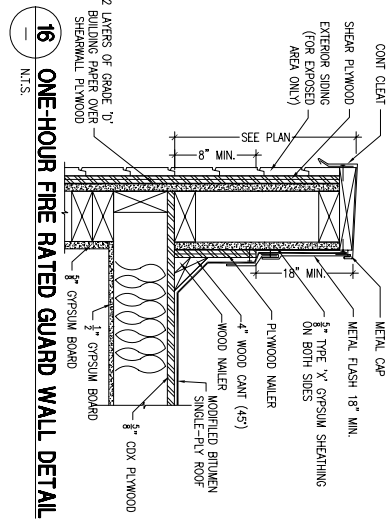
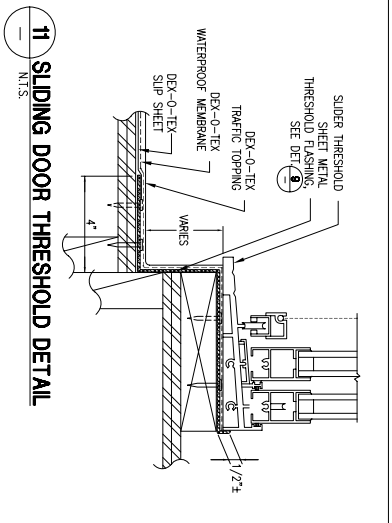
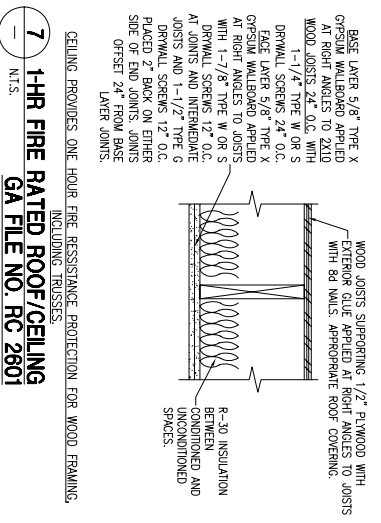
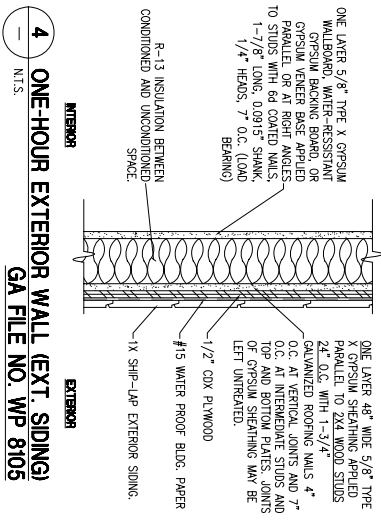
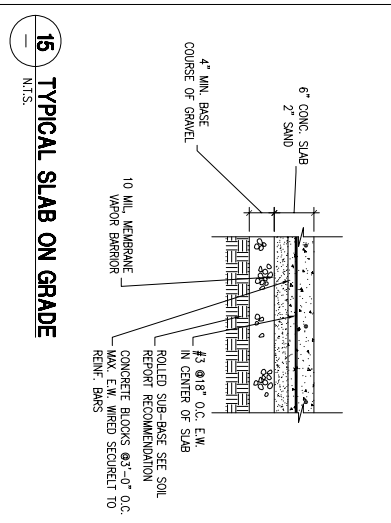
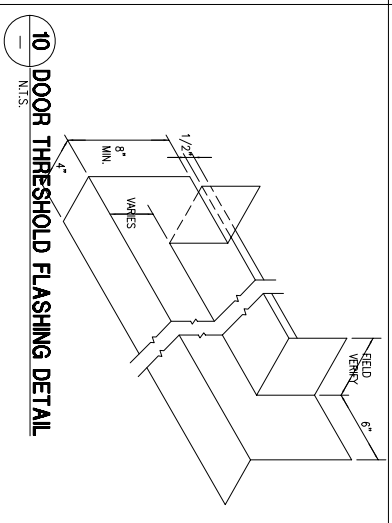
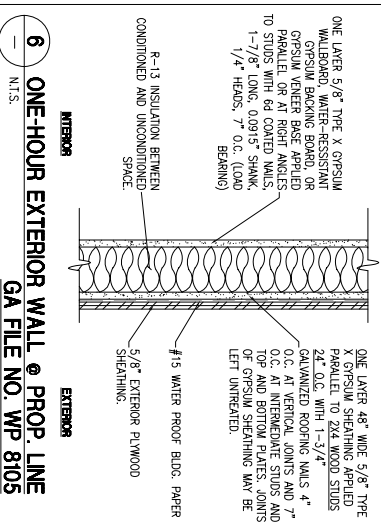
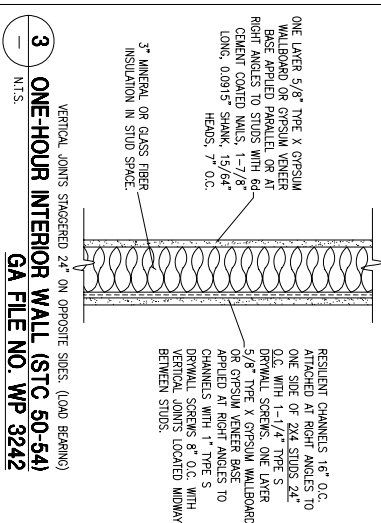
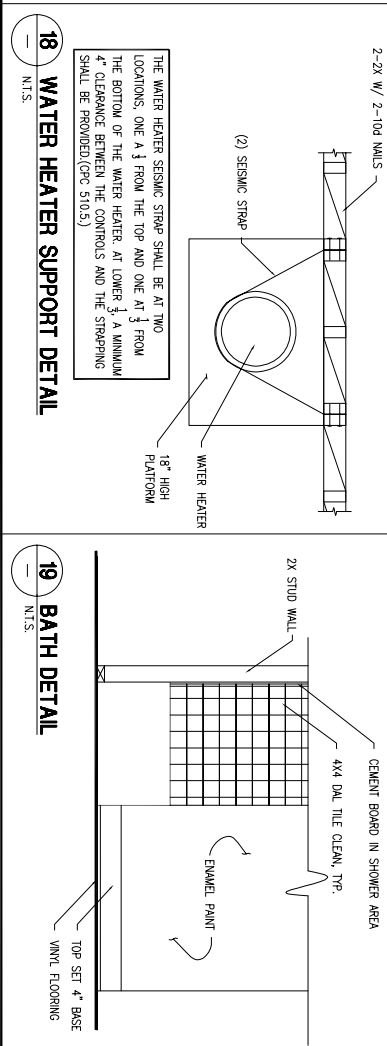
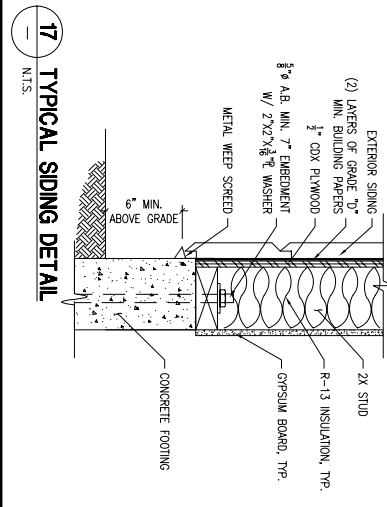
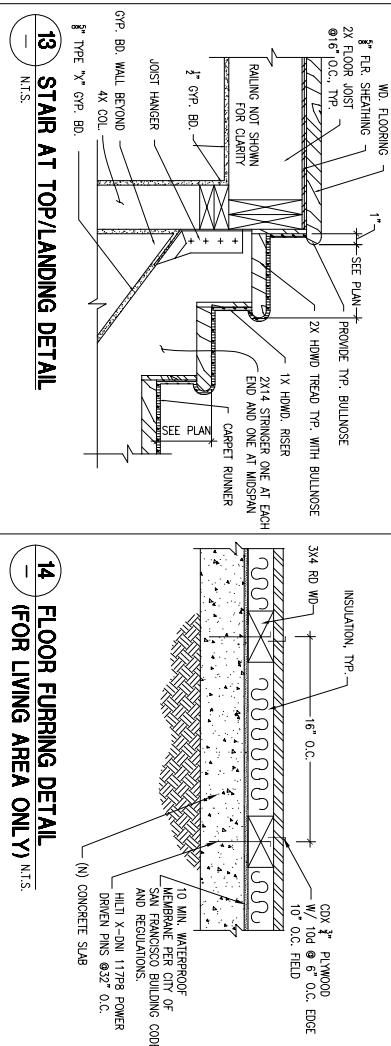
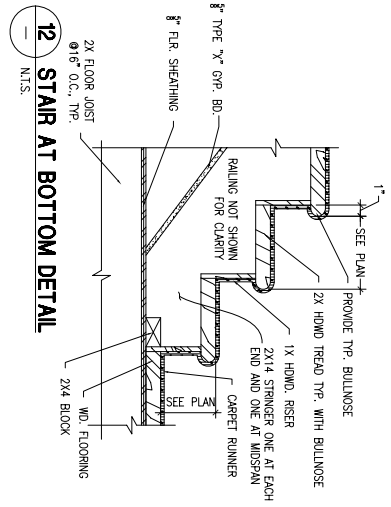
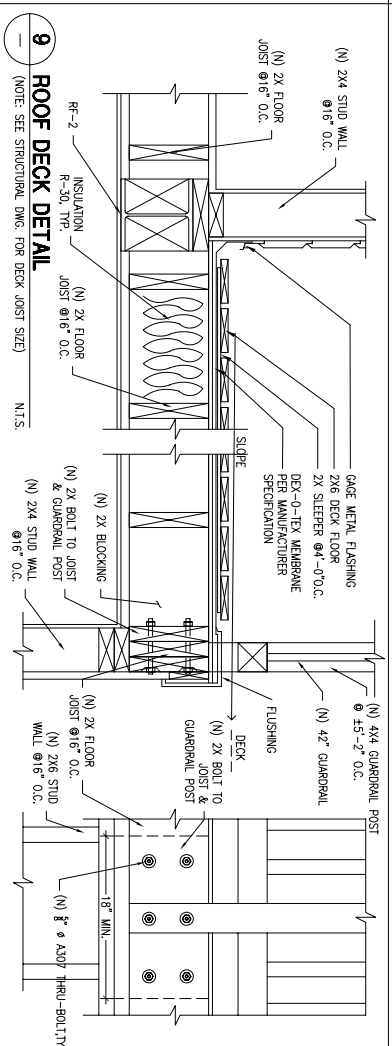
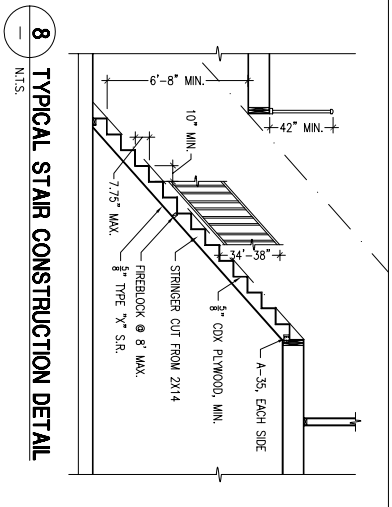
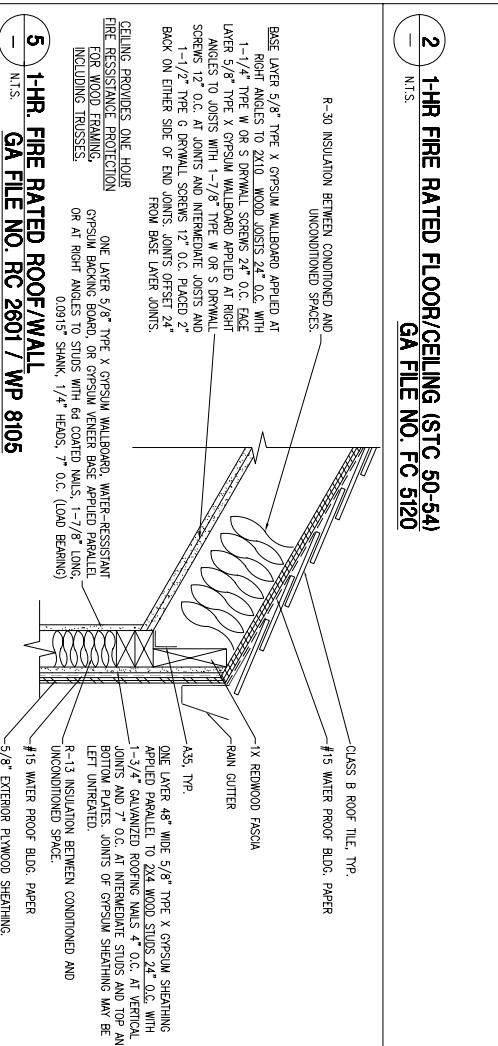
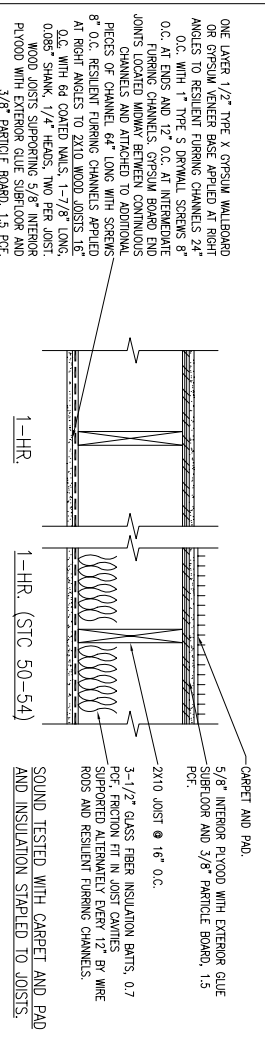
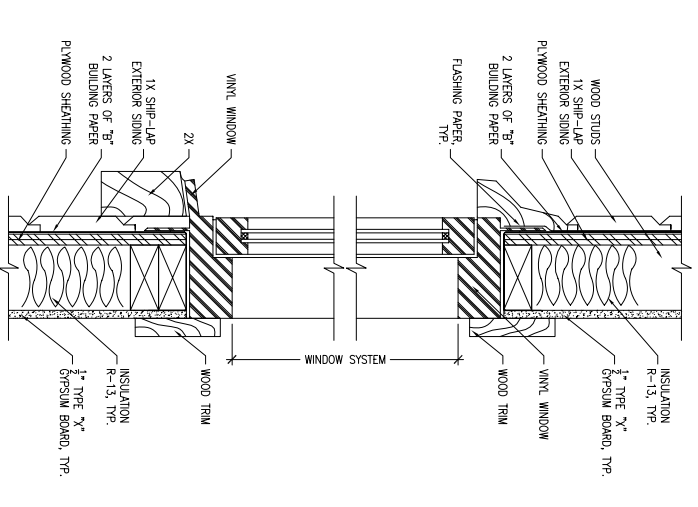
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1622 11TH AVENUE
SAN FRANCISCO, CA. 94112

DATE	REVISION
06/16/11	SUBMIT FOR SITE PERMIT
12/09/11	REVISION

DATE: 06/20/11
SCALE: AS NOTED
DRAWN BY: YH
PROJ. NO.: 211151
DRAWING TITLE

SECTION B-B, SCHEDULES



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CONVERSION OF A
SINGLE FAMILY
DWELLING TO A
DUPLEX

1622 11TH AVENUE
SAN FRANCISCO, CA. 94112

DATE	REVISION
06/16/11	SUBMIT FOR SITE PERMIT
12/09/11	REVISION

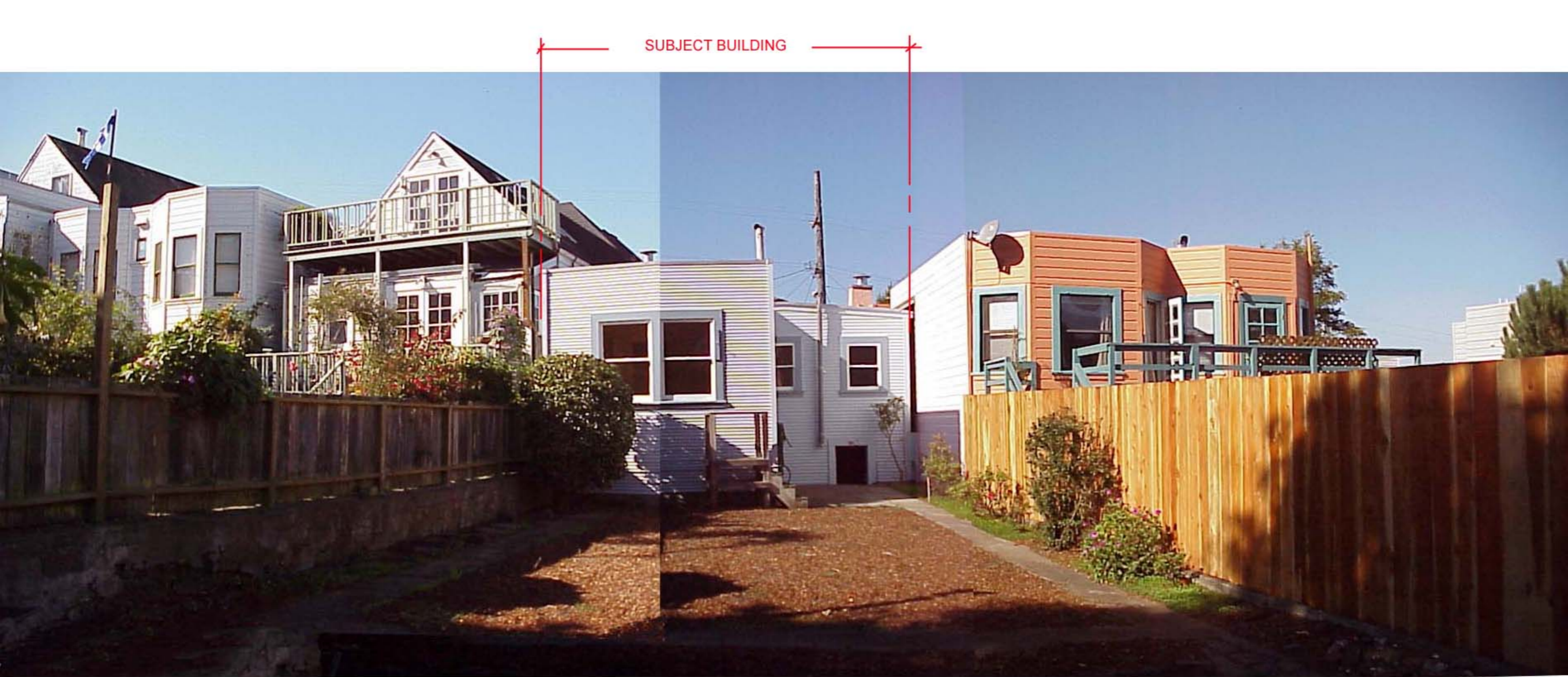
DATE: 06/16/11
SCALE: AS NOTED
DRAWN BY: KS
PROJ. NO.: 211151
DRAWING TITLE: DETAILS

SHEET NO. A-8



1622 11th Avenue
San Francisco, CA 94112

BEST Design & Construction Co.
100 Old County Road, Ste. 100C
Brisbane, CA 94005



SUBJECT BUILDING

REAR VIEW OF THE SUBJECT BLDG AND ADJACENT BLDGS

1622 11TH AVE. SAN FRANCISCO CA 94122



FRONT FACADE OF THE SUBJECT BUILDING

1622 11TH AVE. SAN FRANCISCO CA 94122