



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: APRIL 5, 2012

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: March 29, 2012
Case No.: 2011.0221D / 2011.1438
Project Address: 551 – 22ND AVENUE
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 1565/006A
Project Sponsor: Moon and Phil Ma
 c/o Chester Fong
 21 Duarte Court
 Alameda, CA 94502
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2011.0221D	New Building Case Number	2011.1438D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2010.12.02.5977	New Building Application Number	2010.12.02.5978
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	5 + den
Existing Building Area	± 1,800 Sq. Ft.	New Building Area	±3,335 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	3/23/12	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project is to demolish an existing two-story, single-family residence and to construct a new three-story, two-family building.

SITE DESCRIPTION AND PRESENT USE

The property at 551 22nd Avenue is located on the west side of 22nd Avenue between Anza and Balboa Streets. The subject lot measures 25 feet wide by 100 feet deep containing 2,500 square feet. The lot contains a two-story, single-family residence constructed circa 1921. The property is located within the RH-2 (Residential, House, Two-Family) Zoning District, the 40-X Height and Bulk District, and the Outer Richmond neighborhood

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of two-, three- and four-story residential buildings, containing mostly one or two dwelling units. The predominant building scale at the blockface and the opposite blockface is a mix of two-story and three-story front façades. Adjacent and directly south of the subject property is a two-story, single-family residence. Adjacent and directly north of the subject property is a three-story, three-unit building. Each adjacent lot is the same size and shape as the subject lot (25' x 100').

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 26, 2012	March 26, 2012	10 days
Mailed Notice	10 days	March 26, 2012	March 26, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the block or directly across the street		1*	
Neighborhood groups			

*The neighbor whose property abuts the rear property line of the subject lot is concerned that the project would block his view and create privacy issues. Also refer to Public Comment section below.

REPLACEMENT STRUCTURE

The replacement structure will provide two dwelling units with a two-car garage within a three-story building 30 feet in height. (Note that the original proposal was for a four-story, 40-foot tall structure; however the proposed fourth floor was eliminated in working with the neighbors.) The ground floor will contain a two-car garage. Behind the garage, a recreation room – that is internally connected to the two-bedroom-plus-den unit at the second floor – is proposed. The third floor is proposed to contain a separate three-bedroom unit.

The project proposes a 40-foot rear yard which is the requirement for the subject property. The overall scale, design, and materials of the proposed replacement structure are compatible with the blockface and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with stucco, stone and wood trim details.

PUBLIC COMMENT

The project has completed the Section 311 and Mandatory DR notification. Staff has received a letter from the property owner directly west to the rear of the subject lot, who is concerned about the potential loss of view and privacy to his property. 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 – OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

While the project does not propose affordable units, it appropriately infills an underdeveloped lot with two units, a net gain of one unit to the City's housing stock. The project also provides family-sized housing for the City by proposing one two-bedroom unit and one three-bedroom unit. The proposed residential units are within close proximity to neighborhood-serving uses along Geary Boulevard and MUNI lines Nos. 5, 29, 31 and 38.

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 project does not remove any neighborhood-serving uses as the project is a residential use within a residential zoned district.

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

The project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.

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

The project does not demolish any affordable housing units.

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

The project proposes only the minimum amount of required parking. The proposed two-car garage and the size of the project should not impede MUNI service or overburden City streets.

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 project does not affect industrial and service sectors as the project is located in a residential zoning district.

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

The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.

7. Landmarks and historic buildings be preserved.

The subject property is not a historical resource or a landmark building.

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

The project is proposed to be constructed within the 40 foot height limit and does not require a shadow study per Planning Code Section 295. The project is not located adjacent to any parks or open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 1 on October 27, 2011 per Case No. 2011.0221E.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team found the scale and massing of the project to be appropriate in the context of the existing development, particularly in relation to both adjacent buildings. The depth of the project and the setbacks at various levels at the rear of the project are proposed to address the adjacent building conditions and to preserve light and air access and the mid-block open space. The proposed exterior materials would not be disruptive to the neighborhood character.

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

BASIS FOR RECOMMENDATION

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

- The project will result in a net gain of one dwelling unit.
- The project will create two family-sized dwelling units with two and three bedrooms.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the structure proposed for demolition 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: Do not take DR and approve the project as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Project Does Not 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.

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, a review of the Historic Resource Evaluation 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 it proposes demolition of the existing building. Nonetheless, the project results in a net gain of housing. Two family-sized units will replace one single-family home that contains two, one bedrooms. 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 creating a building that is compatible with regard to materials, massing, window pattern, and roofline with the dwellings in the surrounding neighborhood.

By creating a compatible building that increases the density by one unit in a neighborhood defined by multi-unit buildings, 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 building proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, it is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating two new dwelling units where one dwelling exists, 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 within a blockface characterized by two- and three-story buildings primarily containing one to two residential units.

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

Project Meets Criteria

The project will create two family-sized units – one two-bedroom unit and one three-bedroom unit. The floor plans reflect new quality, family housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

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

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

Project Meets Criteria

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

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

Project 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 five.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

SITE DESIGN (PAGES 11 - 21)

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

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

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

ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

BUILDING DETAILS (PAGES 43 - 48)

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

neighborhood?			
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		

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

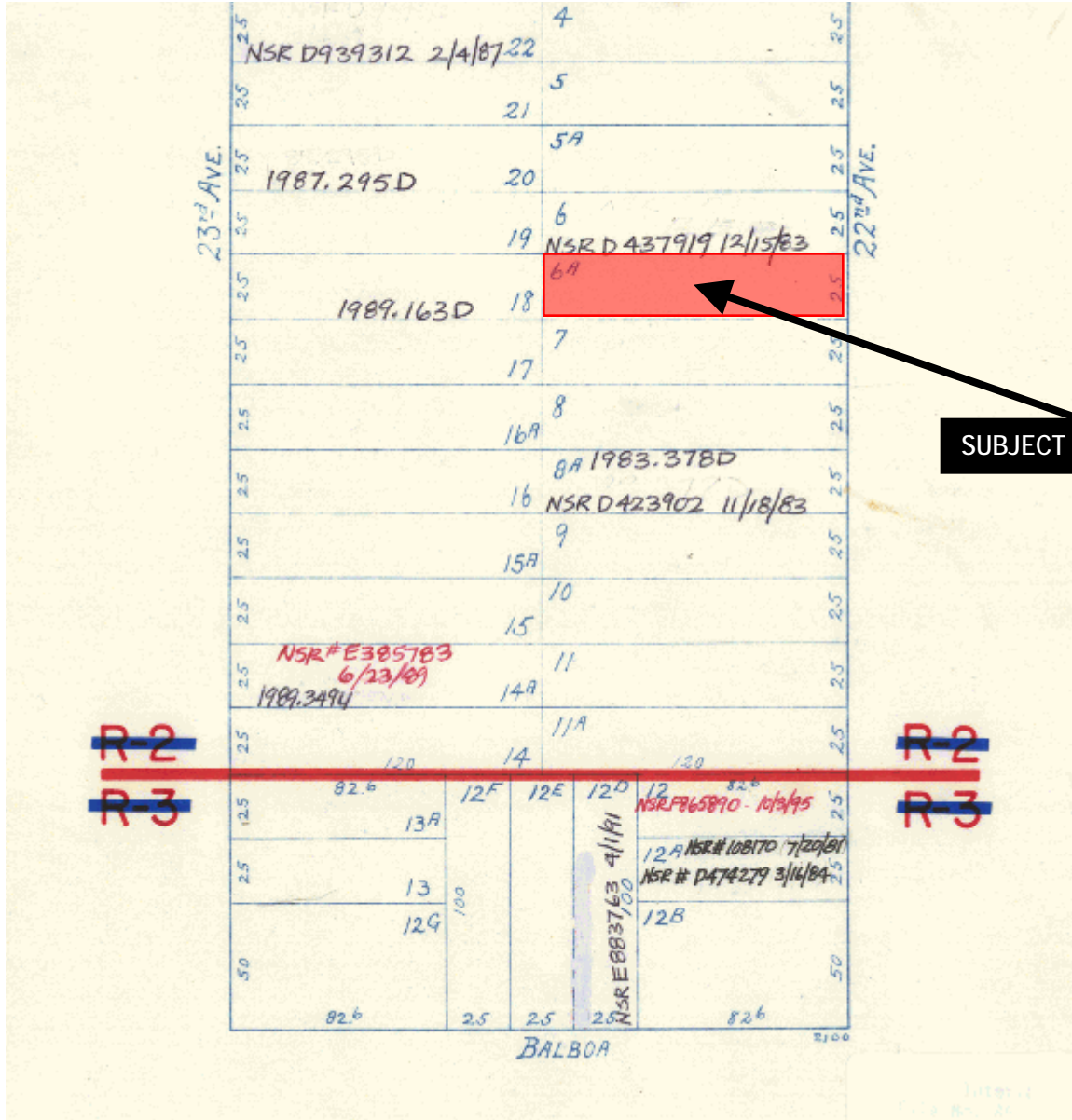
QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building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

Attachments:

- Design Review Checklist for replacement building
- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs / Context Photos
- Section 311 Notice
- Residential Demolition Application
- Environmental Evaluation
- Reduced Plans
- Color Rendering

* All page numbers refer to the Residential Design Guidelines

Parcel Map

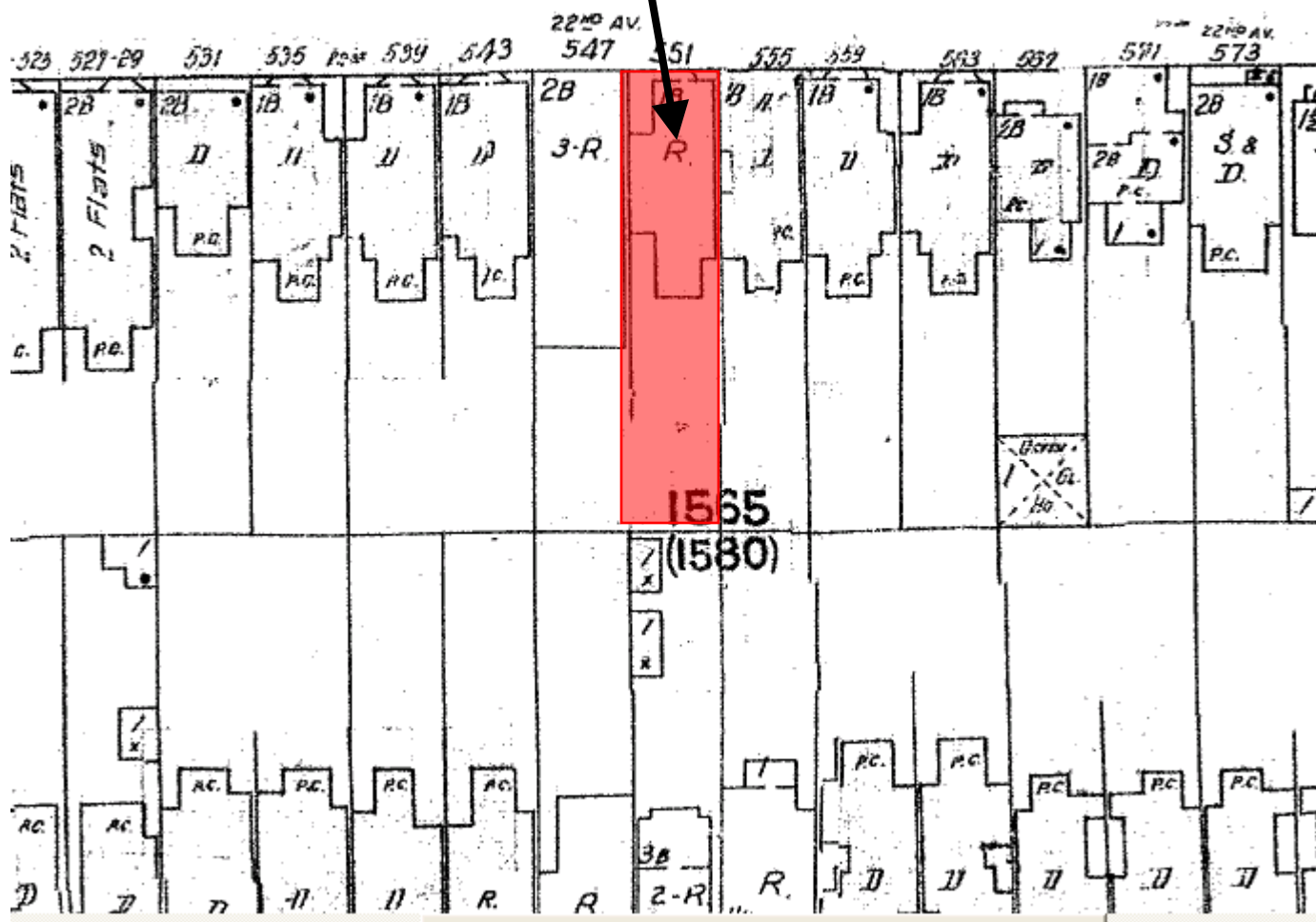


SUBJECT PROPERTY



Sanborn Map*

SUBJECT PROPERTY

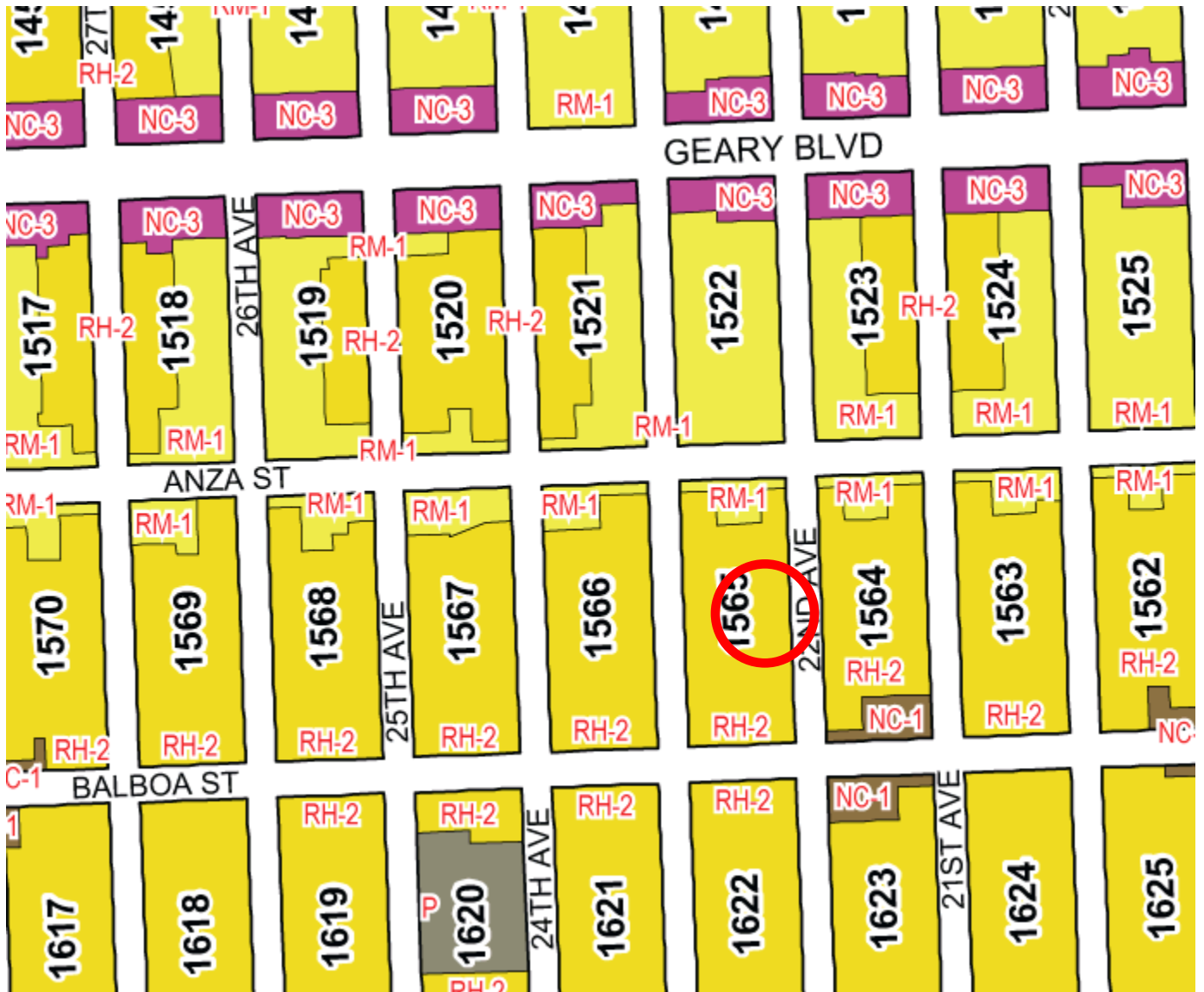


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Nos. 2011.0221D & 2011.1438D
551 – 22nd Avenue
Residential Demolition

Zoning Map



Discretionary Review Hearing
Case Nos. 2011.0221D & 2011.1438D
551 – 22nd Avenue
Residential Demolition

Aerial Photo 1 – Block Face

SUBJECT PROPERTY



Aerial Photo 2 - Rear Façade & Opposite Block Face



SUBJECT PROPERTY



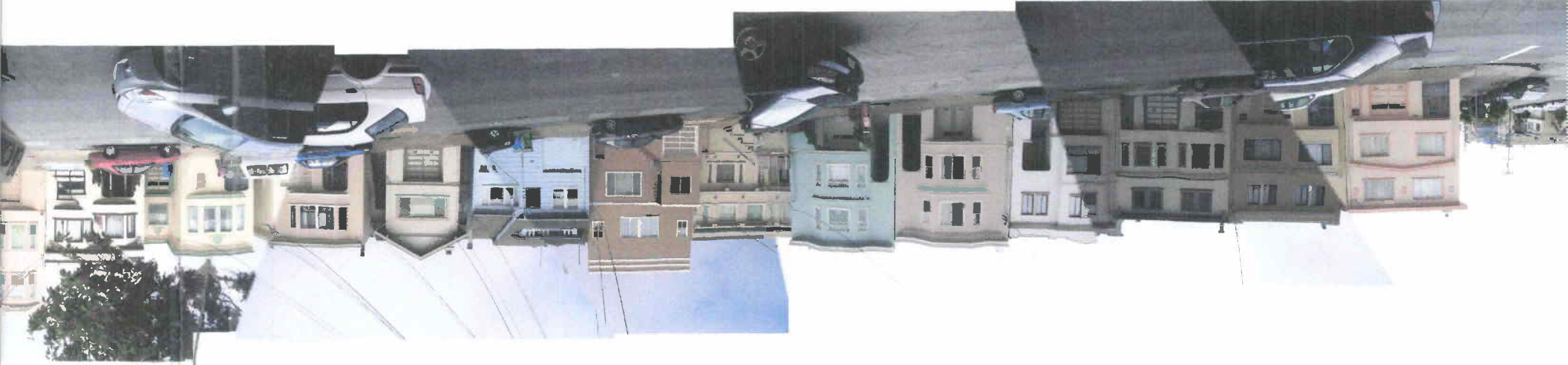
Aerial Photo 3



SUBJECT PROPERTY



22ND AVE EAST BLOCK ELEVATION



EAST NEIGH

22ND AVE WEST BLOCK ELEVATION



↑
551 22nd AVE

551 22ND AVE



6

BACK YARD VIEW



↑
551-22nd AVE

7

BACK YARD VIEW



← 551 2nd

↑ SOUTH NEIGHBOR



BACK YARD VIEW



→ 551 22nd

↑
NORTH NEIGHBOR



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 2, 2010**, the Applicant named below filed Demolition Permit Application No. 2010.12.02.5977 (Demolition) and Building Permit Application No. 2010.12.02.5978 (New Construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Chester Fong, Architect	Project Address:	551 – 22nd Avenue
Address:	21 Duarte Court	Cross Streets:	Anza / Balboa
City, State:	Alameda, CA 94502	Assessor's Block /Lot No.:	1565/006A
Telephone:	(510) 523-3423	Zoning Districts:	RH-2 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If 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 checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or	<input type="checkbox"/> ALTERATION	
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS		<input type="checkbox"/> FACADE ALTERATION(S)	
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)		<input type="checkbox"/> HORIZ. EXTENSION (REAR)	

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	Two-Family Dwelling
FRONT SETBACK	None.....	No Change
SIDE SETBACKS	None.....	No Change
BUILDING DEPTH	58 feet	80 feet
REAR YARD.....	62 plan	40 feet
HEIGHT OF BUILDING	21 feet	30 feet
NUMBER OF STORIES	2	3
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1	2

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story, single-family residence and to construct a three-story, two-unit building. Per Planning Code Section 317, a Planning Department Demolition application has been submitted. Mandatory Discretionary Review Cases No. 2011.0221D & 2011.1438D, for the residential demolition and the replacement building, are tentatively scheduled to be heard by the Planning Commission on April 5, 2012 at 12:00 noon at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, San Francisco. See attached plans.

PLANNER'S NAME: **Glenn Cabrerros**

PHONE NUMBER: **(415) 558-6169**

EMAIL: **glenn.cabrerros@sfgov.org**

DATE OF THIS NOTICE: **2/23/2012**

EXPIRATION DATE: **3/23/2012**

CASE NUMBER:

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: MOON & PHIL MA	
PROPERTY OWNER'S ADDRESS: 1825-A Egbert Ave SF. CA. 94124	TELEPHONE: (415) 468-1057 EMAIL: moon@kkgraphics.com

APPLICANT'S NAME: CHESTER FONG	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 21 OVARTE CT. ALAMEDA, CA 94502	TELEPHONE: (510) 523-3423 EMAIL: chesterfong@comcast.net

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

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 551 22nd Ave.		ZIP CODE: 94121
CROSS STREETS: ANZA / BALBOA		
ASSESSORS BLOCK/LOT: 1565 / 6A	LOT DIMENSIONS: 25' x 120'	LOT AREA (SQ FT): 3000
ZONING DISTRICT: RH2	HEIGHT/BULK DISTRICT: 40X	

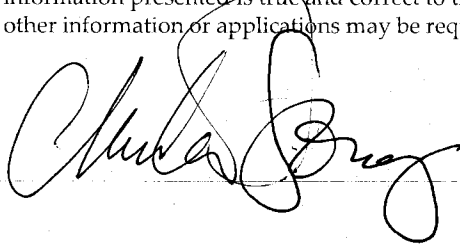
	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	1
2	Total number of parking spaces	1	2	1
3	Total gross habitable square footage	1,834	3,335	1501
4	Total number of bedrooms	2	5	3
5	Date of property purchase	March 2010		
6	Total number of rental units	0	1	1
7	Number of bedrooms rented	0	-	
8	Number of units subject to rent control	0	0	-
9	Number of bedrooms subject to rent control	0	0	-
10	Number of units currently vacant	1	-	-
11	Was the building subject to the Ellis Act within the last decade?	NO	-	-
12	Number of owner-occupied units	0	1	1

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

11/24/11

Print name, and indicate whether owner, or authorized agent:

Chester Fong
 Owner (Authorized Agent) (circle one)

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. Please see website under Publications for Loss of Dwelling Units Numerical Values.

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);

NO

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

HAS NOT BEEN FOUND TO BE UNSOUND

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

PROPERTY IS FREE OF CODE VIOLATIONS

Existing Building (continued)

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

YES.

5. Whether the property is a *historical resource* under CEQA;

NOT A HISTORIC RESOURCE PER EE.

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

—

Rental Protection

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

NO

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

NO

Priority Policies

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

YES, MAINTAINS FABRIC OF NEIGHBORHOOD &
ADD 1 ADDITIONAL HOUSING UNIT.

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

DESIGN IS CONSISTENT WITH RESIDENTIAL DESIGN
GUIDELINES & MAINTAINS CHARACTER OF NEIGHBOR-
HOOD. HOUSING IS SIMILAR TO UNITS IN THE
AREA.

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

IS SIMILAR TO UNITS IN THE AREA. YES THE HOUSING

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;

YES, ADDS AN ADDITIONAL UNIT.

Replacement Structure

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

YES. WORKED WITH PLANNING STAFF, ~~THAT~~ IN DEVELOPING
DESIGN TO BE APPROPRIATE. NEIGHBORS

Replacement Structure

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

YES. DESIGNED FOR
2 FAMILIES, AT LEAST 1-PLANNED FOR OWNER/
RESIDENT.

15. Whether the Project creates new supportive housing;

HOUSING
CREATES ADDITIONAL

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

WORKED WITH PLANNING STAFF & NEIGHBORS
IN DEVELOPING FINAL DESIGN.

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

ADDS 1 UNIT.

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

ADDS 3 BEDROOMS



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:

Environmental Evaluation Application

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

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

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

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

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

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

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

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

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

Signed (owner or agent):

(For Staff Use Only) Case No.

2011.0221E

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Date:

class 1 / (B) 10/27/10
10/27/10

Address:

551 22nd AVE

Block/Lot:

1565 / 6A

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner MOON & PHIL MA Telephone No. 415-468-1057
 Address 1825-A Egbert Ave Fax No. 415-468-1988
S.F., CA. 94124 Email moon@kkgraphics.com
 Project Contact CHESTER FONG Telephone No. 510-523-3423
 Company CHESTER FONG, ARCHITECT Fax No. _____
 Address 21 DUARTE CT. Email Chesterfong@comcast.net
ALAMEDA, CA 94502

Site Information

Site Address(es): 551-22nd Ave
 Nearest Cross Street(s) ANZA / BALBOA
 Block(s)/Lot(s) 1565 / 6A Zoning District(s) RH2
 Site Square Footage 3000 sq Ft. Height/Bulk District 40-X
 Present or previous site use SINGLE FAMILY RESIDENCE
 Community Plan Area (if any) _____

Project Description - please check all that apply

Addition Change of use Zoning change New construction
 Alteration Demolition Lot split/subdivision or lot line adjustment
 Other (describe) _____ Estimated Cost 750,000

Describe proposed use 2-UNIT RESIDENCE

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

DEMOLITION OF SINGLE FAMILY RESIDENCE. REPLACE W- 2 UNIT (FOR OWNERS FAMILY, 2 BROTHERS & MOTHER). GROUND FLOOR TO BE GARAGE FOR 4+ CARS CAPACITY, & 2ND FLOOR FOR ONE FAMILY. THIRD FLOOR & "PENTHOUSE" FOR OWNER & MOTHER RESIDENCE.

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

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

PART 4 – PROJECT SUMMARY TABLE

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

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2101	0	4836 SQ FT	4836 SQ FT
Retail				
Office				
Industrial				
Parking	267	0	1360 SQ FT	1360 SQ FT
Other (specify use)				
Total GSF				6196 SQ FT
Dwelling units	1	0	2	2
Hotel rooms				
Parking spaces	1	0	4	4
Loading spaces				
Number of buildings	1	0	1	1
Height of building(s)	20'-10"	0	40'	40'
Number of stories	2	0	4	4
Please describe any additional project features that are not included in this table:				
<p>Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.</p>				



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Tara Sullivan
(415) 558-6258
tara.sullivan@sfgov.org

Project Address: 551 22nd Avenue
Block/Lot: 1565/006A
Case No.: 2011.0221E

Date of Review: October 6, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

551 22nd Avenue, is located on the west side of the street between Anza and Balboa Streets. The property is 25 feet wide and 120 feet deep. It is located in the Outer Richmond neighborhood and is in an RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District.

551 22nd Avenue was constructed in 1921 by an unknown architect. It is a one-story-above-garage residence designed in a simple Marina style, featuring the garage and building entrance on the ground floor and windows in an angled bay that is centered on the upper floor. The main entrance area has a chamfered-shape opening with the front door and sidelights recessed. The garage door is flush with the main façade and square in form. The second floor has a large angled bay window and there is a simple egg and dart cornice along the roofline. The windows on the second floor are single-pane aluminum casements. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a second-floor pop-out structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property has not been included in any formal surveys. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1921).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

551 22nd Avenue is located in a residential neighborhood that is three blocks west from Park Presidio Boulevard. The majority of the buildings on the street are of similar age and style, dating from 1918 to 1924. While the majority of the buildings were constructed within a short time period, there is a variety of styles and features due to heavy alterations over time. Most buildings are wood frame in construction with stucco siding and are predominately one-to-two stories in height.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: N/A <input type="checkbox"/> Contributor: 137-139 Fair Oaks Street <input type="checkbox"/> Non-Contributor: 136 Ames Street

Based on the information provided by the consultant, Johanna Street and research found in the Planning Department, Preservation staff finds that the property is not eligible for inclusion on the California Register either individually or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Johanna Street, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The evolution of the Outer Richmond neighborhood largely occurred after the 1906 earthquake, and by World War II the area was built out with residential and commercial buildings. The subject block and surrounding area was developed in the early 1920's and is not associated with any particular event or series of events that are significant to San Francisco's history. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events. Further, the subject property is not associated with any significant event to be individually eligible under Criterion 1.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 551 22nd Avenue is not eligible under this Criterion.

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

Records indicate that the property was originally owned by Thomas E. Mohler and his wife Mary L. Marshal, who constructed the residence. It appears that the Mohler family (Thomas Jr. was born in 1914) built a number of buildings in the Richmond and Sunset. At the time that the subject property was built, Thomas Mohler had also constructed at least six other properties on the block. The property was sold to David and Sadie Goldstein in 1921 shortly after the building was constructed. The subsequent owners were Alma Freeman (1928 – 1930), Claudio and Manuela Vallve (1930 – 1978), Ella Foppiano (1978 – 1984), and Emma Hane (1984 – 2010). The current owners, Ngai Moon Ma purchased the property in 2010. Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 551 22nd Avenue, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

While 551 22nd Avenue was constructed in 1921 and does retain the majority of its features, this structure is not eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is utilitarian in nature with no special or unique architectural detailing.

551 22nd Avenue does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, mainly early 20th-century residences, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district.

551 22nd Avenue is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

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

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

Since 551 22nd Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity of that structure was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 551 22nd Avenue was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

CEQA Historic Resource Determination

- Historical Resource Present
 Individually-eligible Resource

- Contributor to an eligible Historic District
 Non-contributor to an eligible Historic District

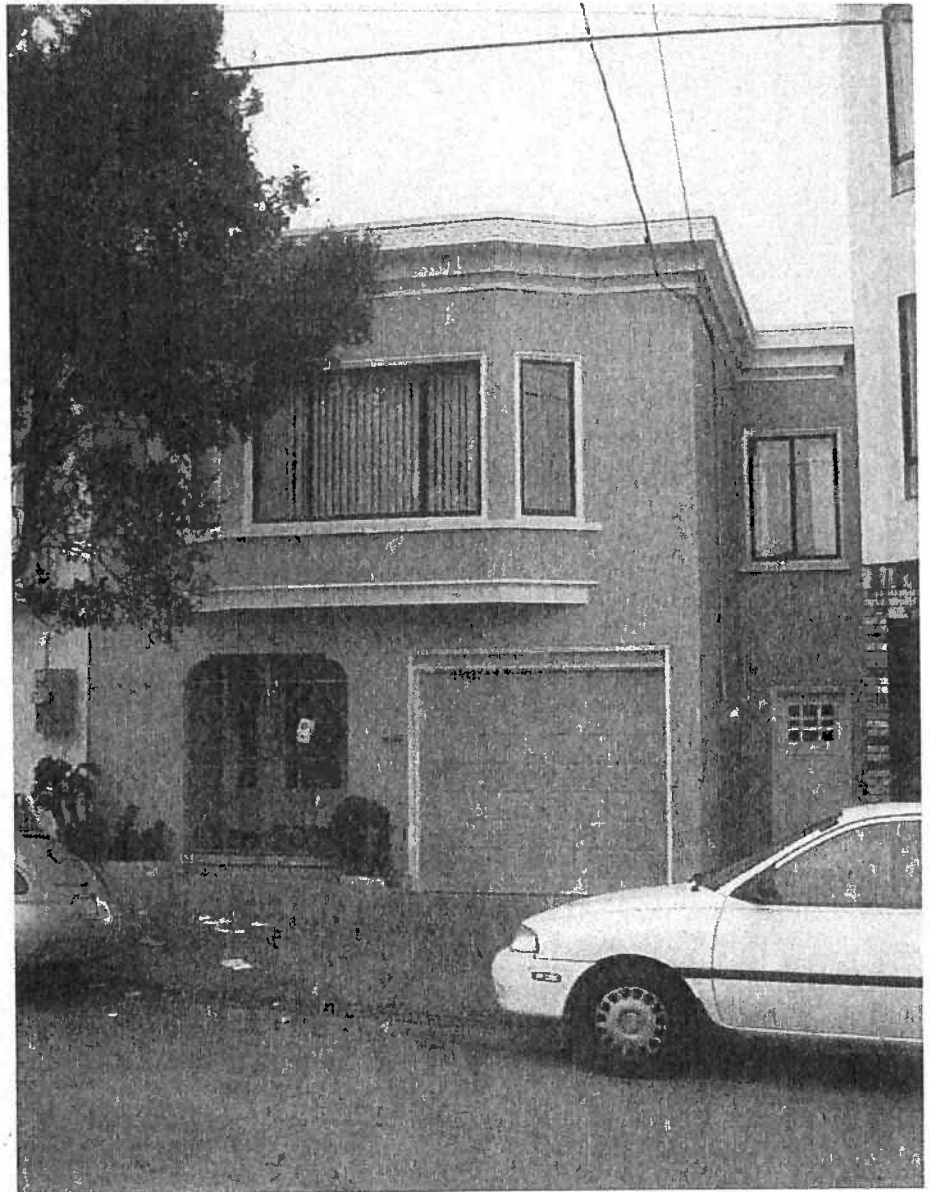
No Historical Resource Present

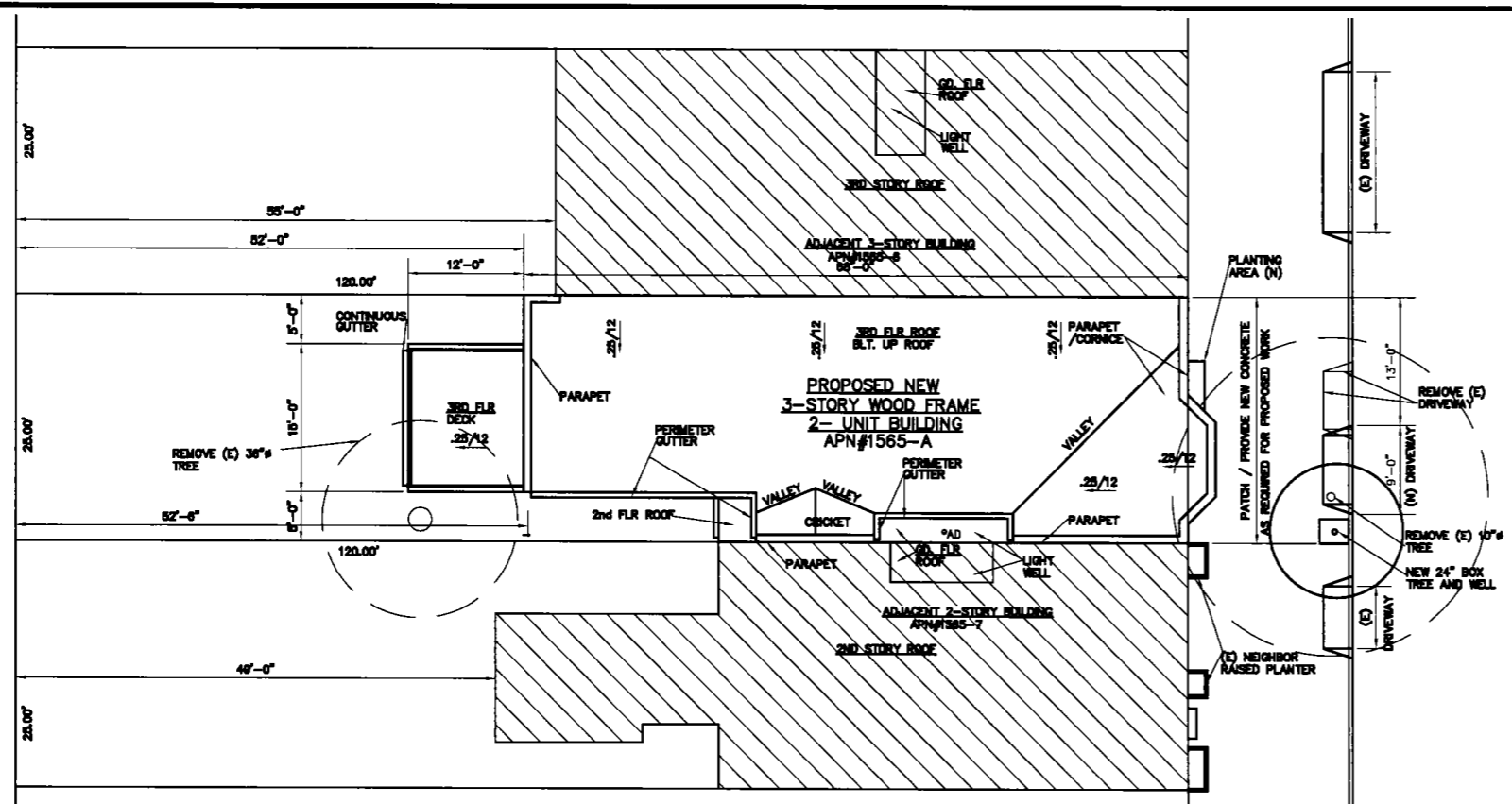
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, *Senior Preservation Planner*

Date: 10-27-2011

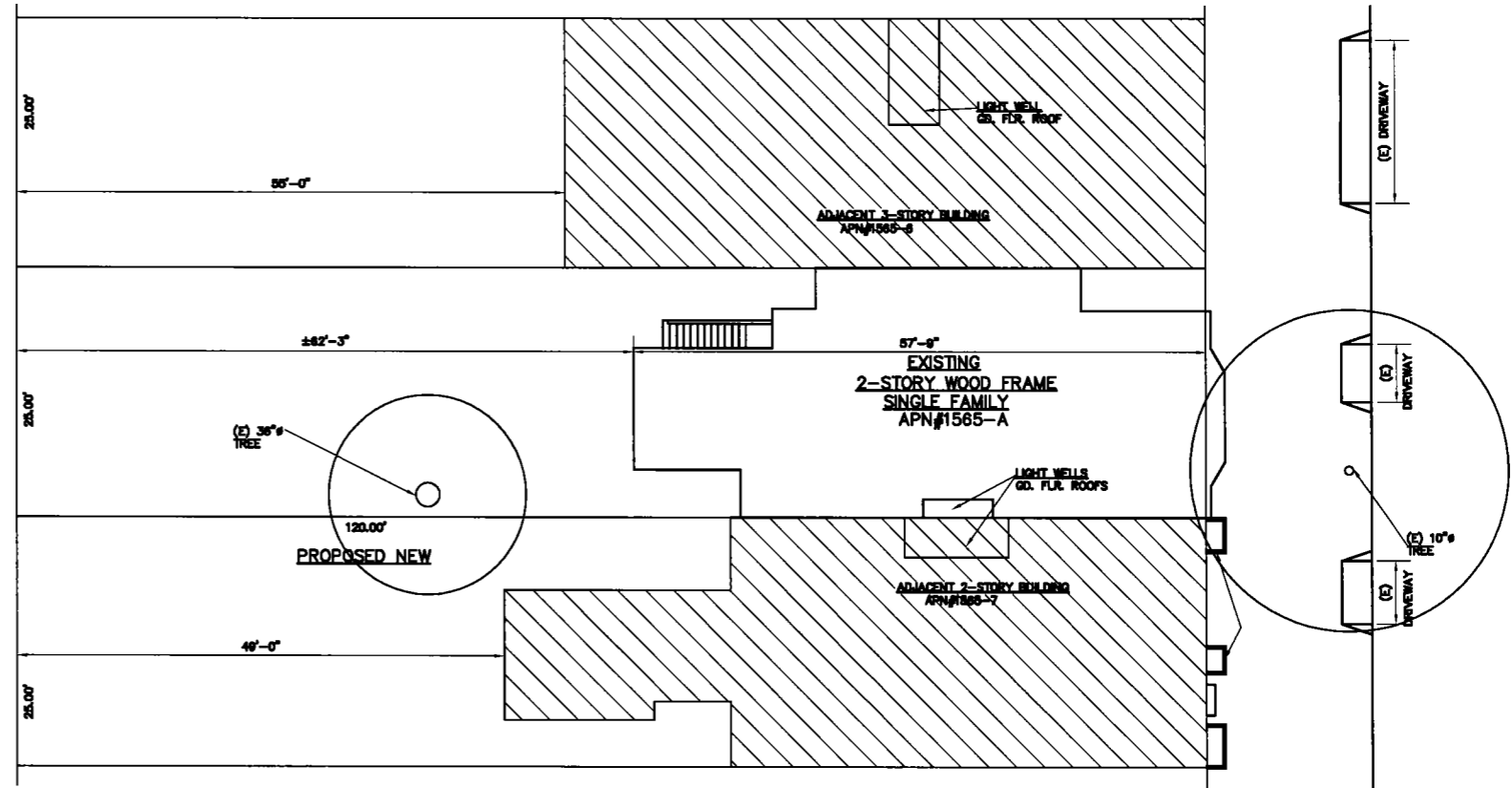
**Historical Resource Evaluation Report
551 22nd Avenue, San Francisco, CA**



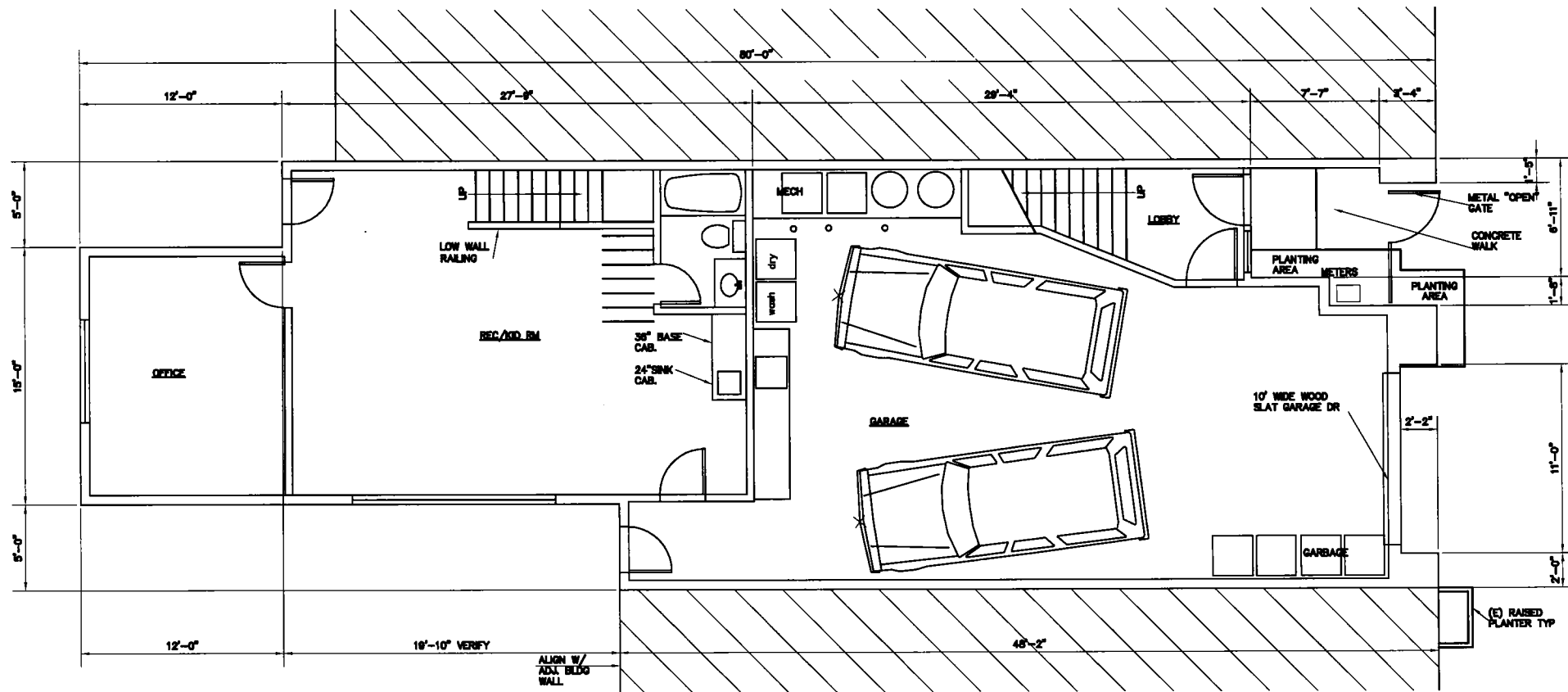


EXISTING SITE/ROOF PLAN
1/8"=1'-0"

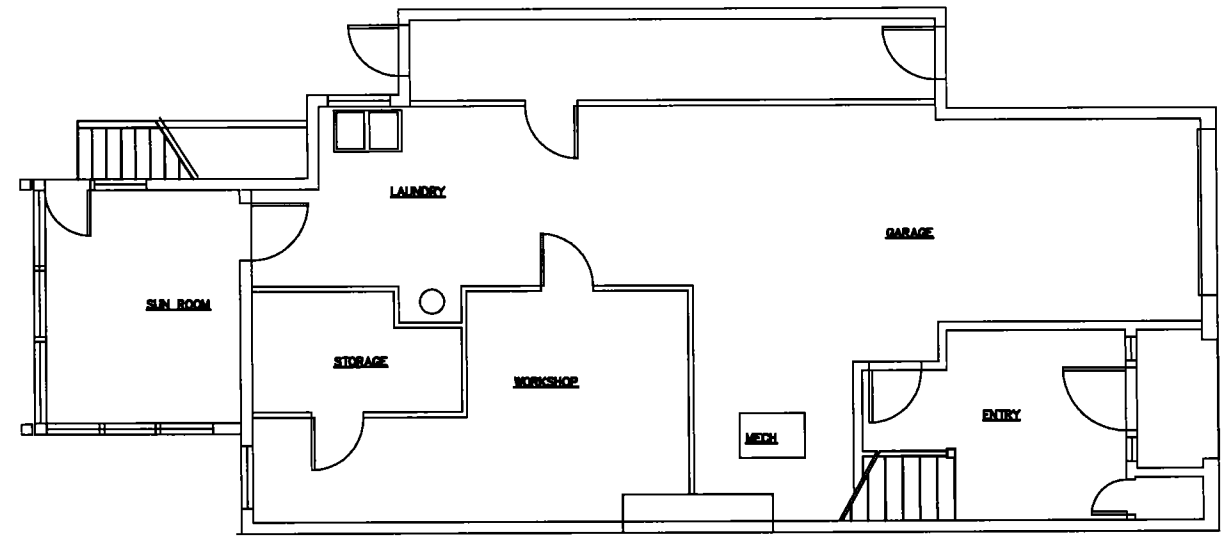
PROPOSED SITE / ROOF PLAN
1/8"=1'-0"



NO.	DATE	REVISIONS:	BY:	DATE:	ARCHITECTURE  CHESTER A. FONG 21 DUARTE COURT, ALAMEDA, CALIFORNIA 94602 TEL: 510 525-5463 FAX: 510 525-6134	DRAWING TITLE:	JOB NO.:
	2/8/12	COMMISSION				MAH HOME	
						551 22ND AVE	SHEET NO.:
						SAN FRANCISCO, CA	A-1
						These drawings constitute the original and unpublished work of Chester Fong and may not be duplicated, used or disclosed without the written consent of Chester Fong.	SHEET OF



PROPOSED
 GROUND FLOOR PLAN
 1672 SQ FT TOTAL (728 SQ FT CONDITION)
 1/4"=1'-0"



EXISTING GROUND FLOOR PLAN
 1/4"=1'-0"

NO.	DATE	REVISIONS:	BY:
	2/8/12	COMMISSION	

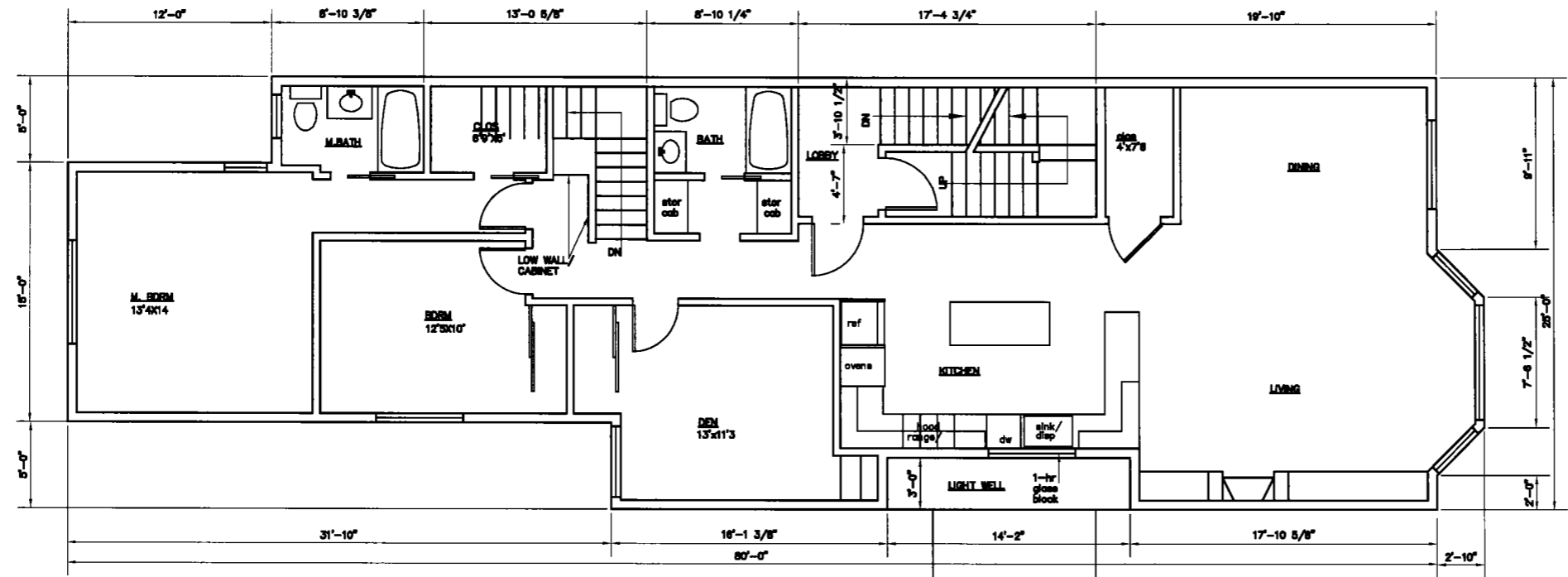
DATE:
SCALE: AS NOTED
DRAWN BY: CF
CHECKED BY:

ARCHITECTURE

 CHESTER A. FONG
 21 DUARTE COURT, ALAMEDA, CALIFORNIA 94502
 TEL910 823-3483 FAX910 823-4134

DRAWING TITLE:
MAH HOME
 551 22ND AVE
 SAN FRANCISCO, CA
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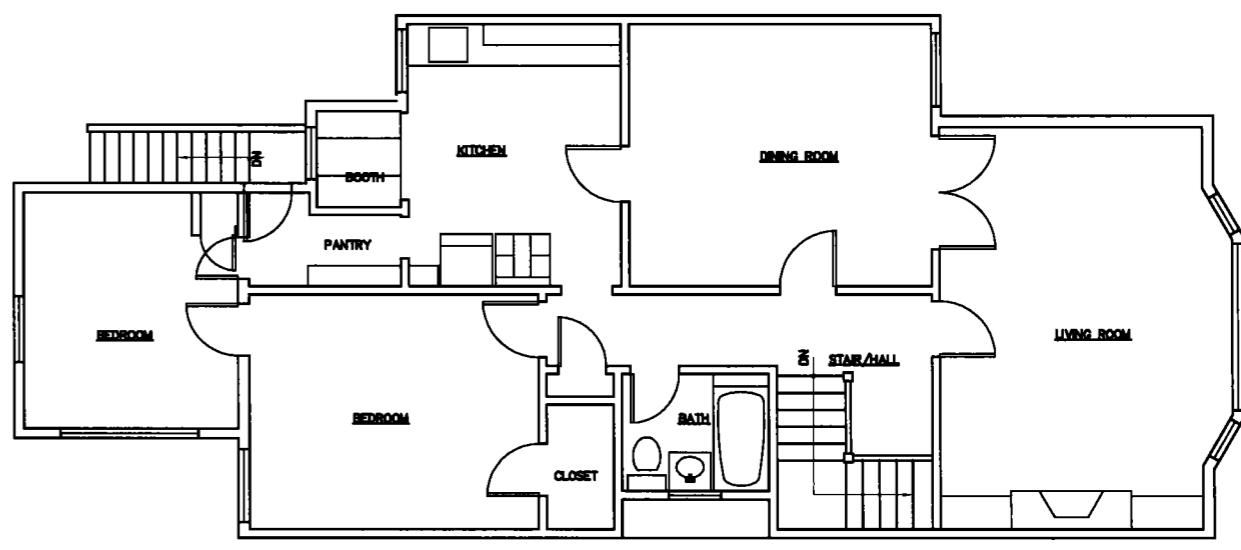
JOB NO:
 SHEET NO:
A-2
 SHEET OF



PROPOSED
 SECOND FLOOR PLAN
 1768 SQ FT
 1/4"=1'-0"

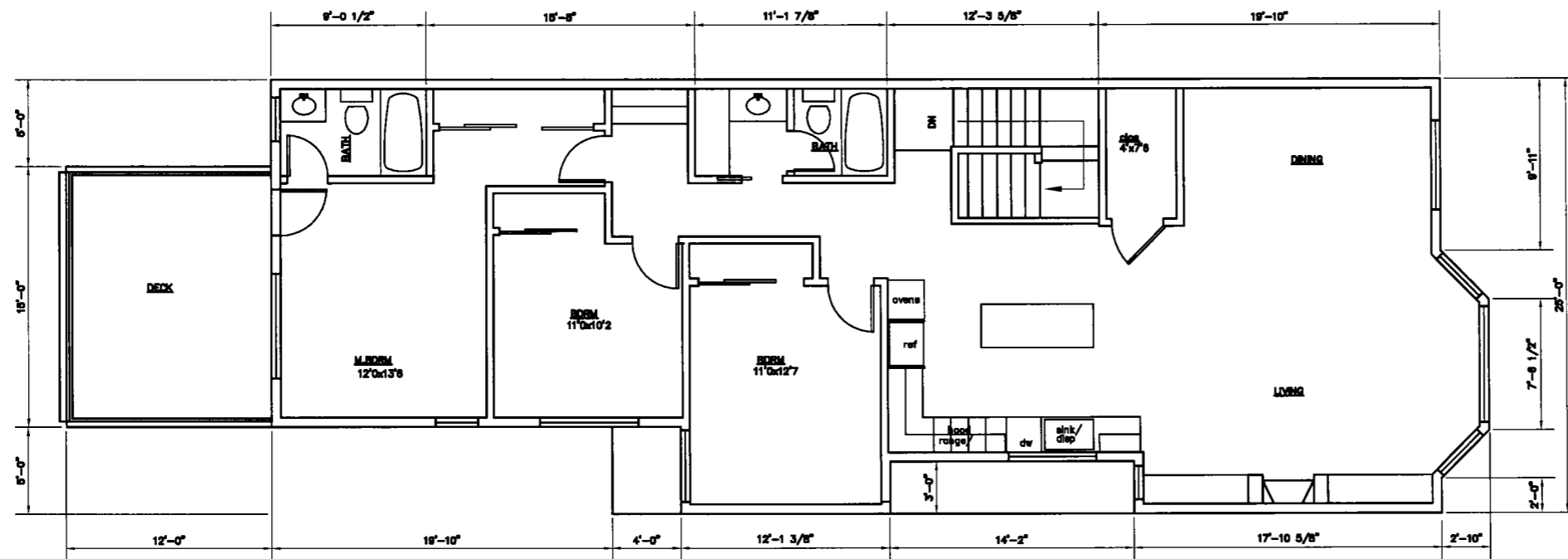


PROPOSED
 NORTH (LEFT) EXTERIOR ELEVATION
 1/4"=1'-0"



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

NO.	DATE	REVISIONS	BY	DATE	ARCHITECTURE CHESTER A. FONG 21 DUARTE COURT, ALAMEDA, CALIFORNIA 94602 TEL: 910 923-3483 FAX: 910 923-4134	DRAWING TITLE:	JOB NO.:
	2/8/12	COMMISSION				MAH HOME	SHEET NO.:
						551 22ND AVE	A-3
						SAN FRANCISCO, CA	SHEET OF

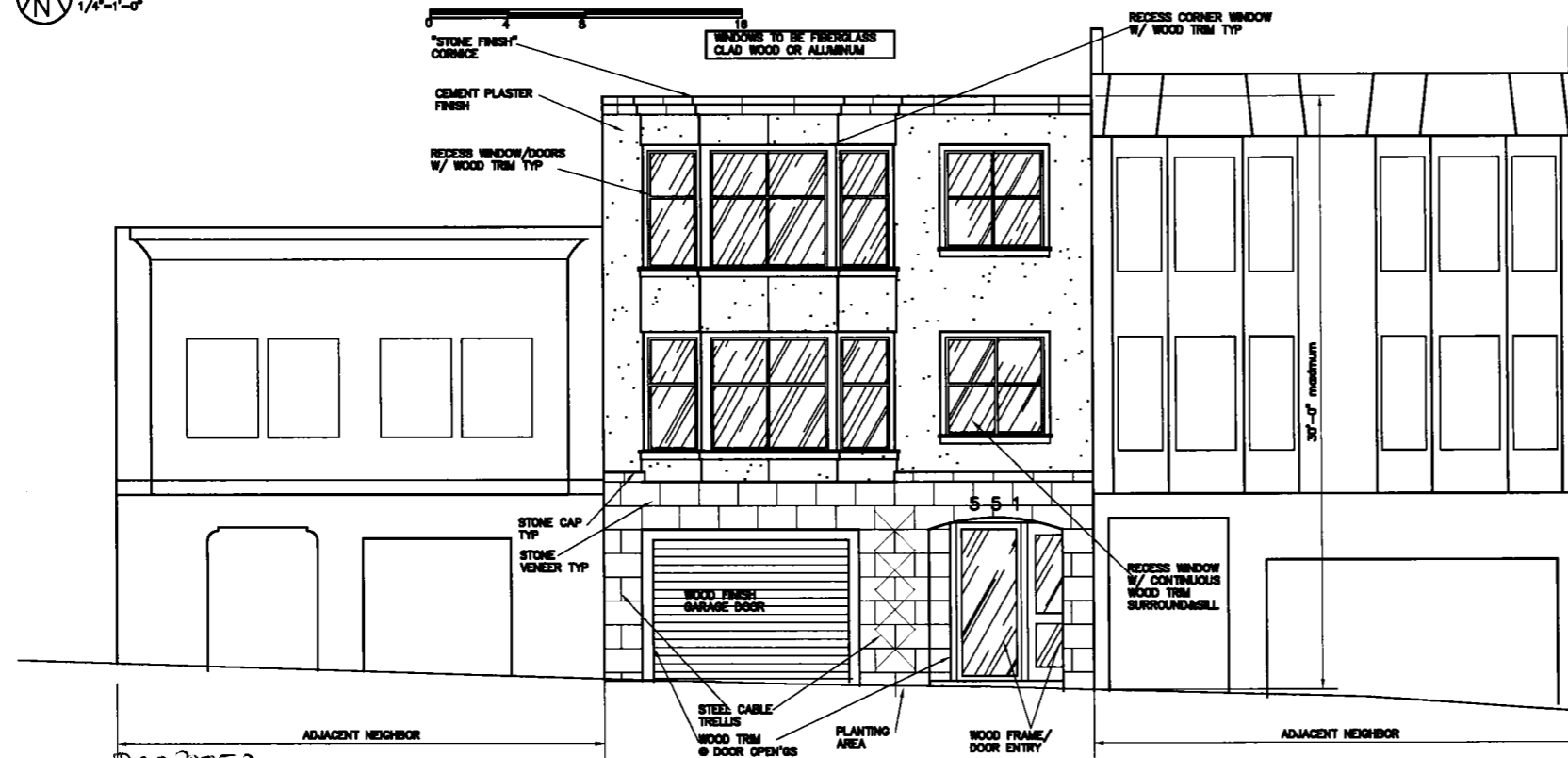


PROPOSED
THIRD FLOOR PLAN



1/4"=1'-0"

1867 SQ FT



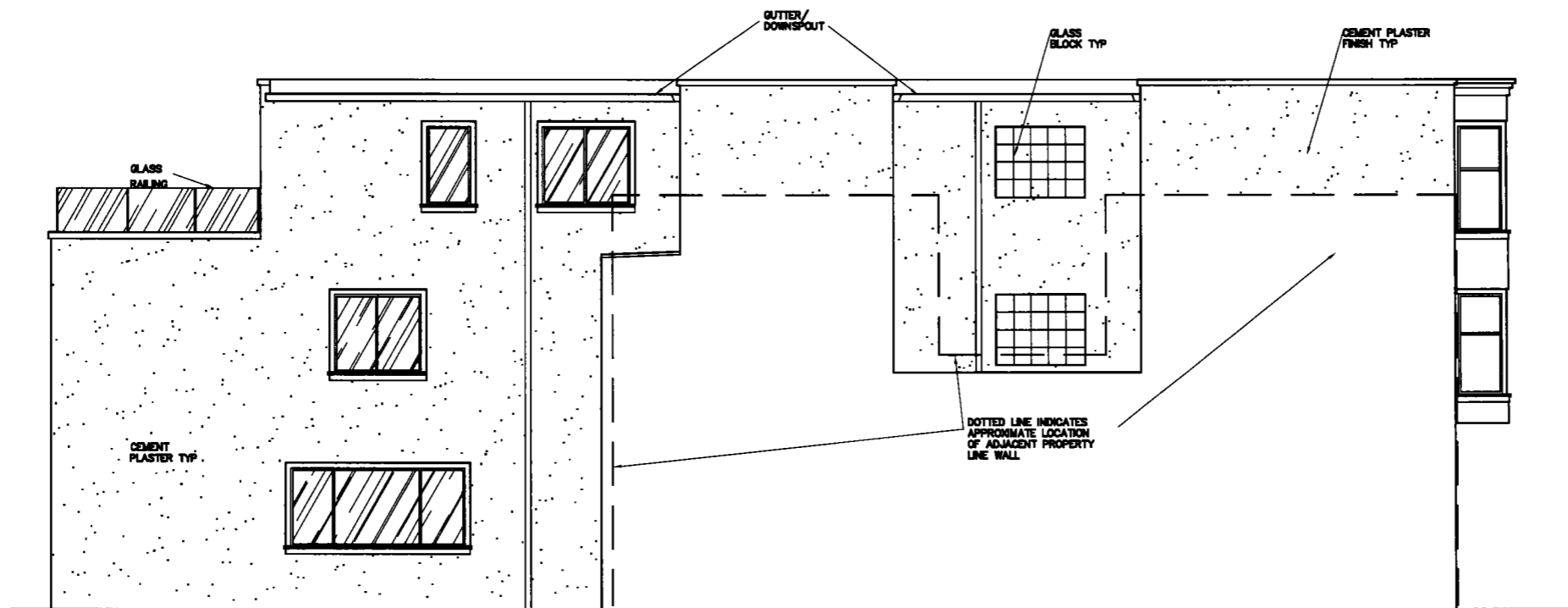
PROPOSED
EAST (FRONT) EXTERIOR ELEVATION

1/4"=1'-0"

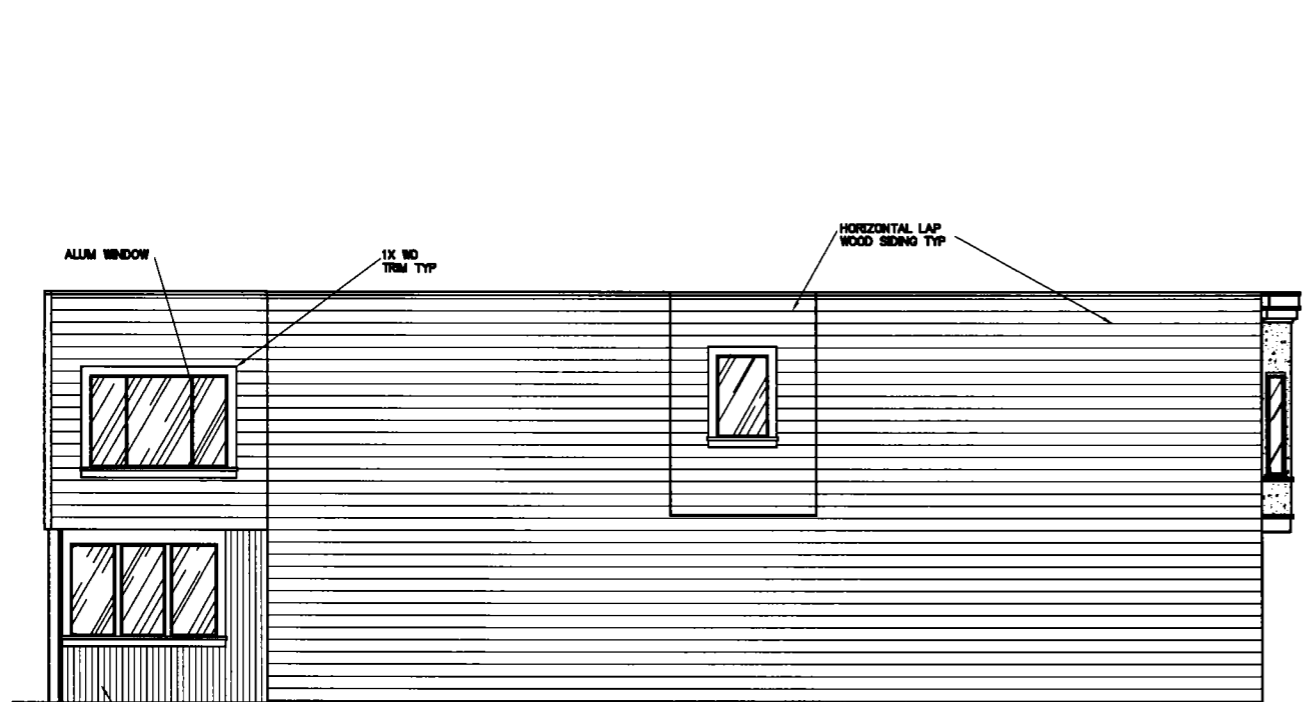
NO.	DATE	REVISIONS	BY:
	2/8/12	COMMISSION	

DATE:	
SCALE:	AS NOTED
DRAWN BY:	CF
CHECKED BY:	

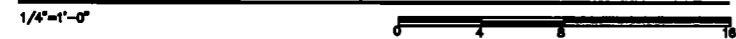
ARCHITECTURE CHESTER A. FING 21 DUARTE COURT, ALAMIDA, CALIFORNIA 94002 TEL: 916 833-3483 FAX: 916 833-6134	DRAWING TITLE: MAH HOME 551 22ND AVE SAN FRANCISCO, CA	JOB NO: SHEET NO: A-4
	<small>These drawings constitute the original and unpublished work of Chester A. Fing and may not be duplicated, used or displayed without the written consent of Chester A. Fing.</small>	



PROPOSED
NORTH (LEFT) EXTERIOR ELEVATION



EXISTING NORTH (LEFT SIDE) ELEVATION



EXISTING EAST (FRONT) ELEVATION



NO:	DATE:	REVISIONS:	BY:	DATE:	ARCHITECTURE CHESTER A. FONG 21 DUARTE COURT, ALAMEDA, CALIFORNIA 94602 TEL: 925-3483 FAX: 925-3483	DRAWING TITLE:	JOB NO:
	2/8/12	COMMISSION				MAH HOME	
						551 22ND AVE	SHEET NO:
						SAN FRANCISCO, CA	A-5
						These drawings constitute the original and unpublished work of Chester Fong and may not be duplicated, used or disclosed without the written consent of Chester Fong.	SHEET OF

"STONE FINISH"
CORNICHE
CEMENT PLASTER
FINISH TYP

DOTTED LINE INDICATES
APPROXIMATE LOCATION
OF ADJACENT PROPERTY
LINE WALL

GLASS
RAILING

CEMENT
PLASTER TYP

PROPOSED
SOUTH (RIGHT) EXTERIOR ELEVATION
1/4"=1'-0"



PLASTER
CORNICHE

STUCCO
FINISH TYP

HORIZONTAL LAP
WOOD SIDING TYP

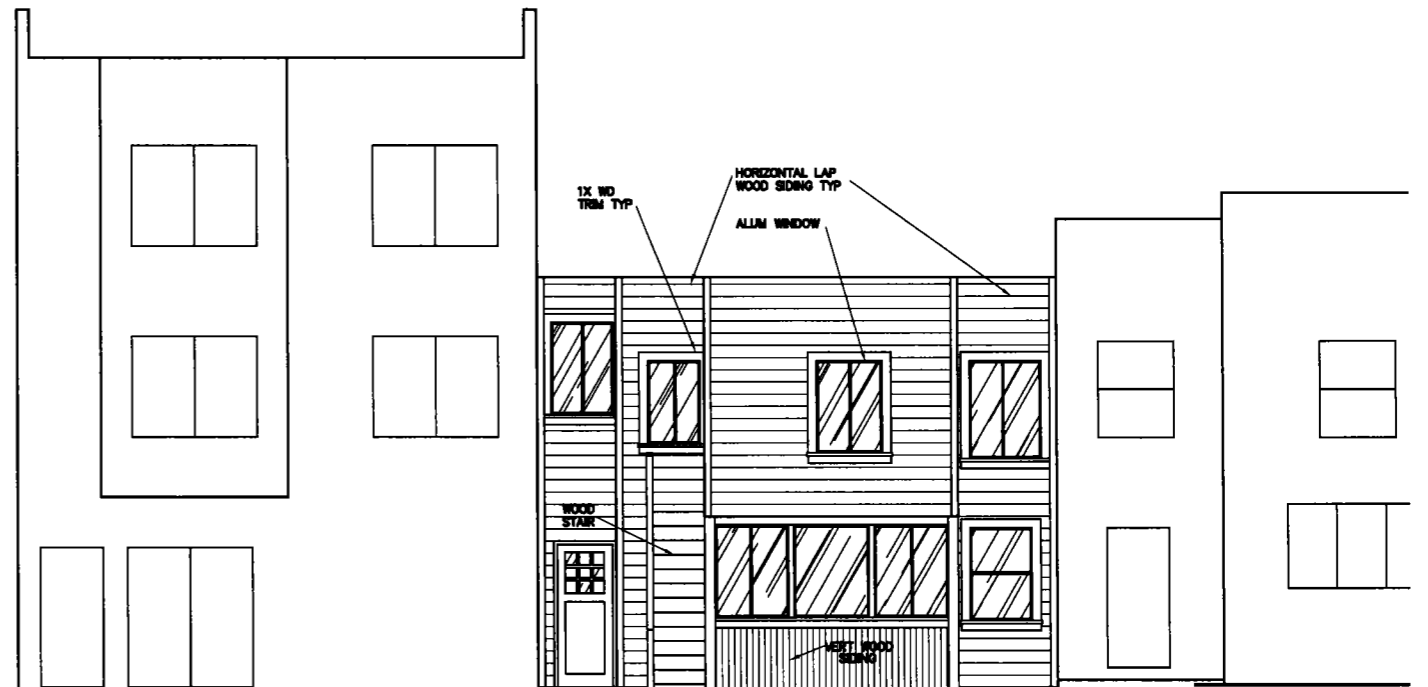
1X WD
TRIM TYP

VERT WOOD
SIDING

WOOD
STAR

EXISTING SOUTH (RIGHT SIDE) ELEVATION
1/4"=1'-0"

1/4"=1'-0"




EXISTING WEST (BACK) ELEVATION
1/4"=1'-0"

1/4"=1'-0"



NO.	DATE	REVISIONS	BY	DATE
	2/8/12	COMMISSION		

SCALE:	AS NOTED
DRAWN BY:	CF
CHECKED BY:	

ARCHITECTURE  CHESTER A. FONG 21 QUARTE COURT, ALAMEDA, CALIFORNIA 94602 TEL: 925-3483 FAX: 925-3483	DRAWING TITLE: MAH HOME 551 22ND AVE SAN FRANCISCO, CA	JOB NO: SHEET NO: A-6
	<small>These drawings constitute the original and unpublished work of Chester Fong and may not be duplicated, used or disclosed without the written consent of Chester Fong.</small>	

