



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Defacto Demolition

HEARING DATE: OCTOBER 24, 2013

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

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Date: October 24, 2013
Case No.: 2013.0592D
Project Address: 2207 25TH STREET
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 4282A/023
Project Sponsor: Stephen Antonaros
 2261 Market Street, Ste. 324
 San Francisco, CA 94114
Staff Contact: Rich Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Do Not Take DR and Approve Project As Proposed.**

ALTERATION APPLICATION			
Demolition Case Number	2013.0592D		
Recommendation	Do Not Take DR		
Building Permit Application Number	2012.12.10.5801		
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	2	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	3
Existing Building Area	±1,010 Sq. Ft.	New Building Area	±1,750 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	10/18/13	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The proposed project is a defacto demolition (the building permit application submitted as an alteration) of an existing one-and-one-half-story, single-family residence and the new construction of a one-and-one-half-story, two-story residence. Currently, the subject lot has two buildings: a one-and-one-half-story, single-family residence located at the front and a one-story, single-family cottage at the rear. The project would demolish the front residence and construct a new three-bedroom, single-family residence. The demolition of the majority of the existing front residence occurred under the prior ownership.

SITE DESCRIPTION AND PRESENT USE

Originally constructed circa 1907, 2207 25th Street is located on the south side of 25th Street between De Haro and Rhode Island Streets, within the Potrero Hill neighborhood. The subject property has approximately 25-ft of lot frontage along 25th Street with a lot depth of 100-ft. Currently, the sloped lot contains two residences: a one-and-one-half-story, single-family residence located at the front (visible from the street) and a one-story, single-family cottage at the rear (not visible from the street). The front residence is setback approximately 3-ft 6-in from the front property line, and is setback approximately 4-ft along the east side property line. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk Limit.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood is a mixture of one-, two-, and three-story residences, containing mostly one- or two- residential dwelling-units. The larger residential neighborhood contains dwellings of varying heights and depths, though the immediate block contains residences that are primarily one- and two-stories tall. The adjacent properties are both one-and-one-half-stories tall, and appear to be single-family residences. Two blocks west from the subject property is the I-280 Freeway, and approximately two blocks south is a light industrial and manufacturing area along Cesar Chavez Street. Nearby zoning districts include: RH-1 (Residential, One-Family), RH-3 (Residential, Three-Family), and M-1 (Light Industrial).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 14, 2013	October 3, 2013	21 days
Mailed Notice	10 days	October 14, 2013	October 2, 2013	22 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	5	0	0
Neighborhood groups	0	0	0

As provided by the Project Sponsor, the Department has received one petition in support of the proposed project signed by six of the adjacent neighbors.

REPLACEMENT STRUCTURE

The resulting single-family residence would include three bedrooms, two off-street parking spaces, and would rise to approximately 16-ft 9-in in height. The residence would maintain the same distance to the rear cottage as the existing residence, and would add a narrow rear porch, which is less than three-ft high. The overall scale, design, and materials of the proposed replacement structure 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 vertical wood siding and cement plaster.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has not received any communications from the members of the public. No separate Discretionary Review was filed.

GENERAL PLAN - HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1. PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4. Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7. Encourage and support the construction of quality, new family housing.

OBJECTIVE 11. IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1. Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.2. Ensure housing is provided with adequate public improvements, services, and amenities.

Policy 11.3. Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Policy 11.5. Promote the construction of well-designed housing that enhances existing neighborhood character.

Policy 11.8. Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The Project appropriately replaces a housing unit on a site zoned for residential use and maintains the supply of housing in conformity with the allowable density of the RH-2 Zoning District. The Project is also consistent with the City's policies of providing housing appropriate for families: the proposed three-bedroom dwelling provides adequate space for a modern family. While the existing dwelling is a one-bedroom unit, the Project's architectural design is compatible with the existing scale, character of the neighborhood. The Project is well designed and provides a quality living environment.

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 will not affect existing retail uses as the site is occupied by a residential use.

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 will preserve the existing neighborhood character and will be compatible to surrounding residential uses.

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

The project will not affect the City's supply of affordable housing. The project proposes the construction of a single-family residence.

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

Traffic generated by the residential use would be intermittent and not significant to overburden local streets. The proposed single-family dwelling will not increase the existing traffic conditions.

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 will not displace any service or industry establishment.

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

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

7. Landmarks and historic buildings be preserved.

No landmark or historic building currently occupies the project site.

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

The project will have no negative impact on existing parks and open spaces.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(b)] on July 29, 2013.

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team (RDT) reviewed the proposal and was in general support of the project scale, massing and design due to the surrounding neighborhood context and since the proposal is similar in footprint to the previously existing structure on the lot, resulting in minimal net new impacts. The RDT found no exceptional or extraordinary circumstances related to the project.

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

BASIS FOR RECOMMENDATION

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

- The Project qualifies for administrative approval because it is in general conformity to the existing building footprint and cost to repair the structure to its previous livable condition would clearly exceed 50% of the replacement cost since the existing building has been mostly demolished.
- The Project will create one family-sized, three-bedroom dwelling.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a lower density. The Project is therefore an appropriate in-fill development.

RECOMMENDATION:

Case No. 2013.0592D – 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 Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317. However, since at least March 2012, the building has mostly been demolished and has been in its current condition, which was when the first complaint was received by the Planning Department regarding illegal demolition work.

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 soundness of the existing structure cannot be evaluated. The majority of the existing building has already been removed, so there is no building to evaluate. A soundness report was not submitted. However, the associated costs of repairing the structure to its previous livable condition would clearly exceed 50% of the replacement cost since there is no building at the site.

DEMOLITION CRITERIA

Existing Building

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

Project Does Not Meet Criteria

Currently, the subject property has active violations as documented by the Department of Building Inspection (DBI) and the Planning Department. The Project is seeking to abate these violations by seeking approval of permits for the defacto demolition and new construction, and through the mandatory discretionary review process.

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

Project Does Not Meet Criteria

The property did receive a DBI Notice of Violation for major excavation and exceeding the scope of Building Permit Application No. 2009.05.01.7489. Building Permit Application No. 2012.12.10.5801 has been filed to rectify the past complaints, and bring the subject property back into compliance with relevant City regulations and guidelines.

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

Project Meets Criteria

The existing structure has been largely demolished, and only the front façade remains; therefore, the subject property is not an historic resource for the purposes of CEQA.

6. 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

As noted within the Categorical Exemption, the subject property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

Since September 2011, the existing residence has been largely demolished, thus it is not rental housing.

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

Project Meets Criteria

According to the Project Sponsor, the subject property was not subject to rent control because the existing building was owner occupied during the date of purchase in 2013.

Priority Policies

9. 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 has already been demolished, as defined by Planning Code Section 317. Nonetheless, the Project results in a replacement housing unit and thus preserves the quantity of housing. A family-sized unit will replace the former one-bedroom dwelling. The creation of the new family-sized unit will preserve the cultural and economic diversity within the neighborhood.

10. 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 in a neighborhood defined by single- and two-family units, the neighborhood's cultural and economic diversity will be preserved.

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

Criteria Not Applicable to Project

The existing building was essentially demolished by a prior owner, who appears to have exceeded the scope of their prior building permits; therefore, there is no existing housing.

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

Criteria Not Applicable to Project

The Project does not include any permanently affordable units, as the construction of one unit does not trigger review per Planning Code Section 415.

Replacement Structure

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

Project Meets Criteria

The Project replaces one de-facto demolished single-family dwelling with a new single-family dwelling in a neighborhood characterized by one- and two-family dwellings.

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

Project Meets Criteria

The Project will create one family-sized unit with three-bedrooms. The floor plans reflect new quality, family housing.

15. 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.

16. 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.

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

Project Does Not Meet Criteria

The Project does not increase the number of on-site dwelling units, as it maintains the number of dwelling units on the subject lot. Currently, the subject lot contains a single-family residence at the front of the lot, and another single-family residence at the rear.

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

Project Meets Criteria

The Project does increase the number of on-site bedrooms from one to three, thus providing the opportunity for family occupancy.

Attachments:

Design Review Checklist

Exhibits:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs

Section 311 Notice

Proposed Project Drawings

Environmental Evaluation / Historic Resources Information

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 one-, two-, and three-story buildings, containing mostly one or two residential units. The residential neighborhood contains dwellings of varying heights and depths. The adjacent properties are similar in size and scale as the proposed new construction.

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 new building respects the existing block pattern by not impeding into the established mid-block open space and by providing a side setback along the east property line to respect the block's side spacing pattern. The subject lot does contain a legal, noncomplying dwelling unit, which was legalized via a variance in October 2010. The new building respects the adjacent properties by maintaining the side setback pattern, which allows for light and air along the west and east facades. Privacy on adjacent properties has been respected by utilizing minimal of amounts glazing directed

toward the adjacent properties. The overall scale of the proposed structure is consistent with the block face and is complementary to the neighborhood character.

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 dwelling is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the dwelling are compatible with the existing mid-block open space, as most buildings on the block extend up to or close to the required rear yard. The dwelling's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

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 along 25th Street. The length and type of the rectangular bay window along the northern portion of the façade is consistent with the requirements outlined in the Planning Code. The garage door is flush with the front façade and limited to a width of 8 feet.

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 primary façade windows are residential in character and offer a contemporary expression in comparison to the surrounding neighborhood. The vertical wood siding wall 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
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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 dwelling that will be altered has been determined not to be an historical resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

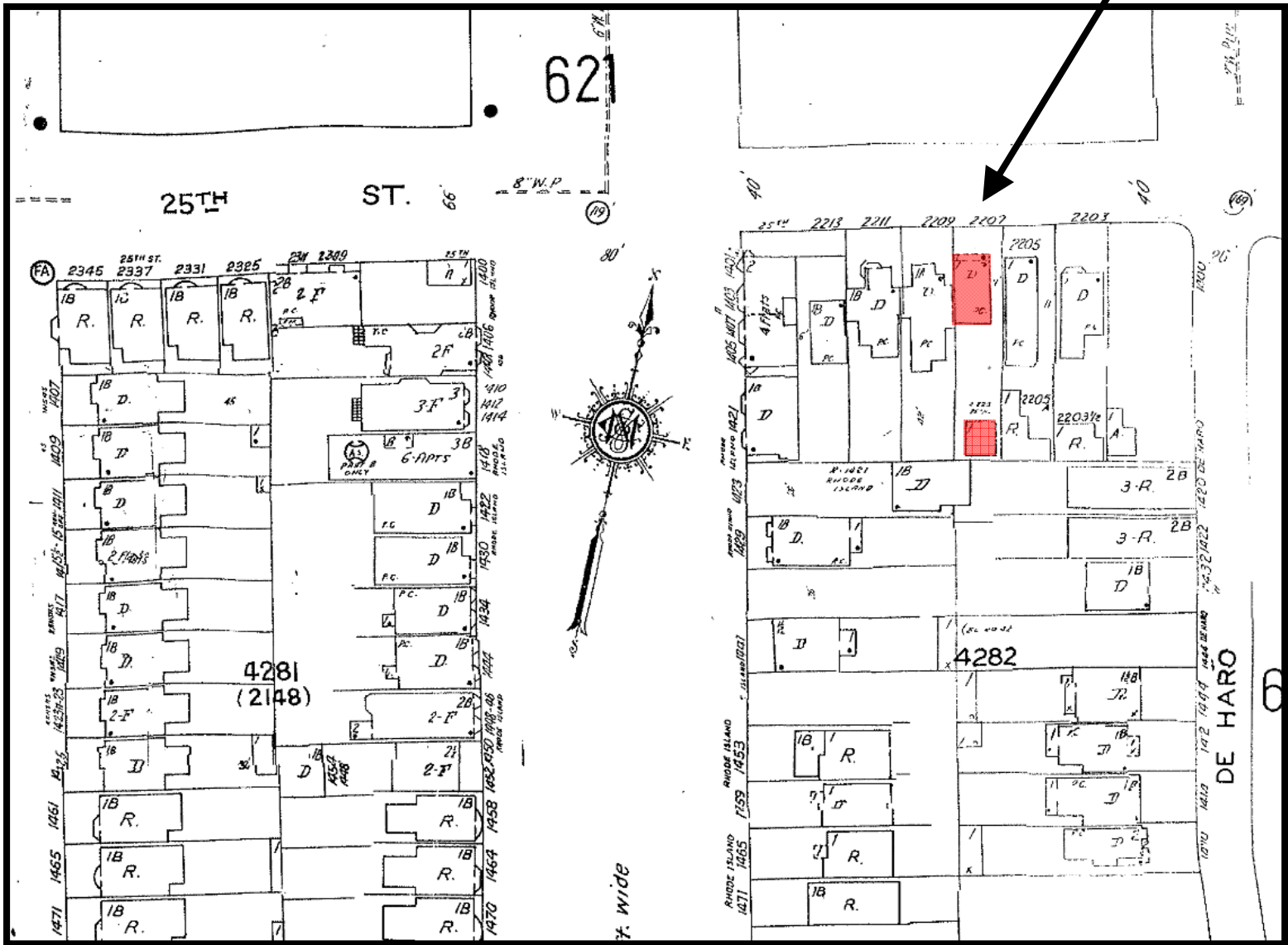
Parcel Map

SUBJECT PROPERTY



Sanborn Map*

SUBJECT PROPERTY

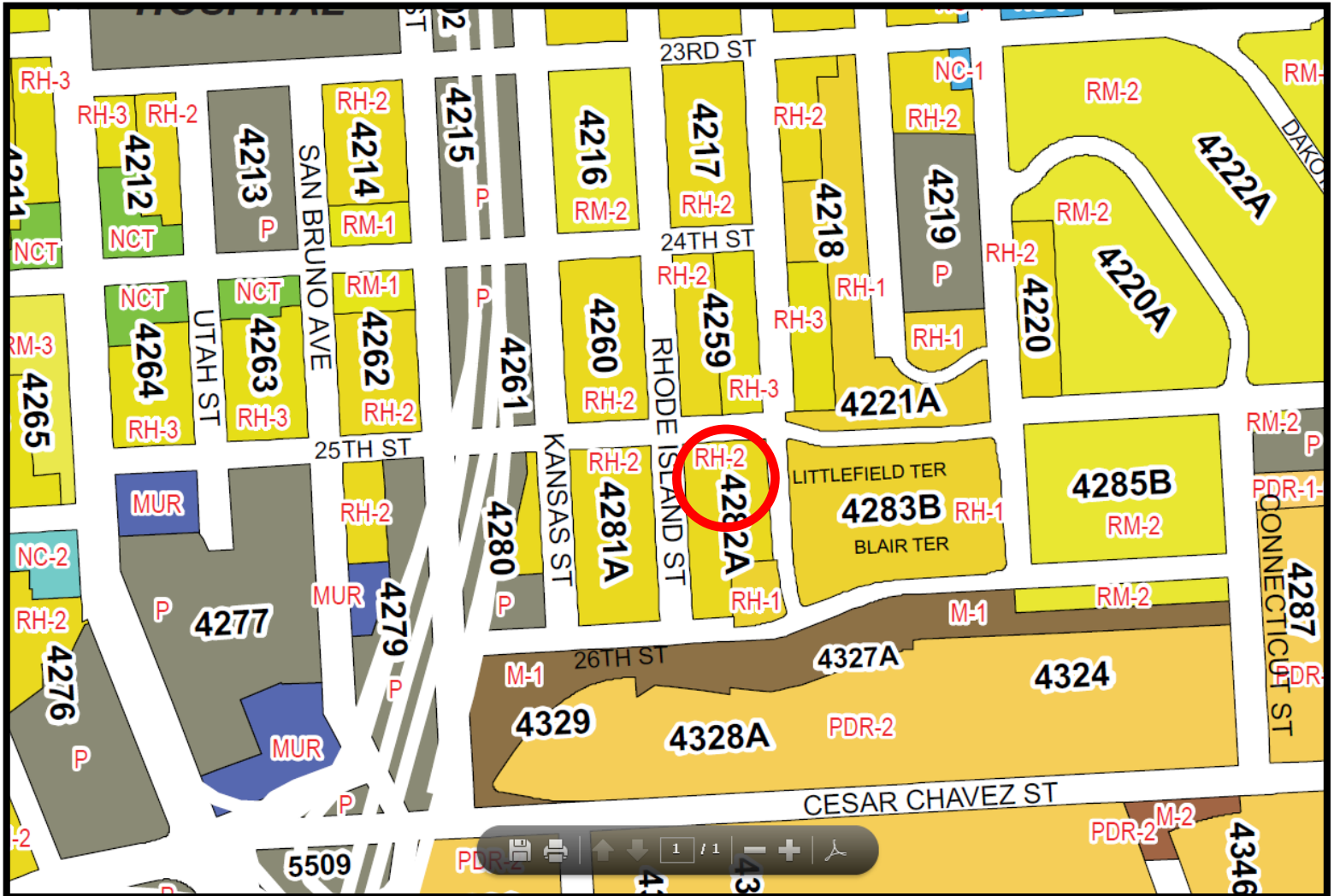


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
 Case Number 2013.0592D
 2207 25th Street

Zoning Map



Discretionary Review Hearing
Case Number 2013.0592D
2207 25th Street

Aerial Photo



SUBJECT PROPERTY



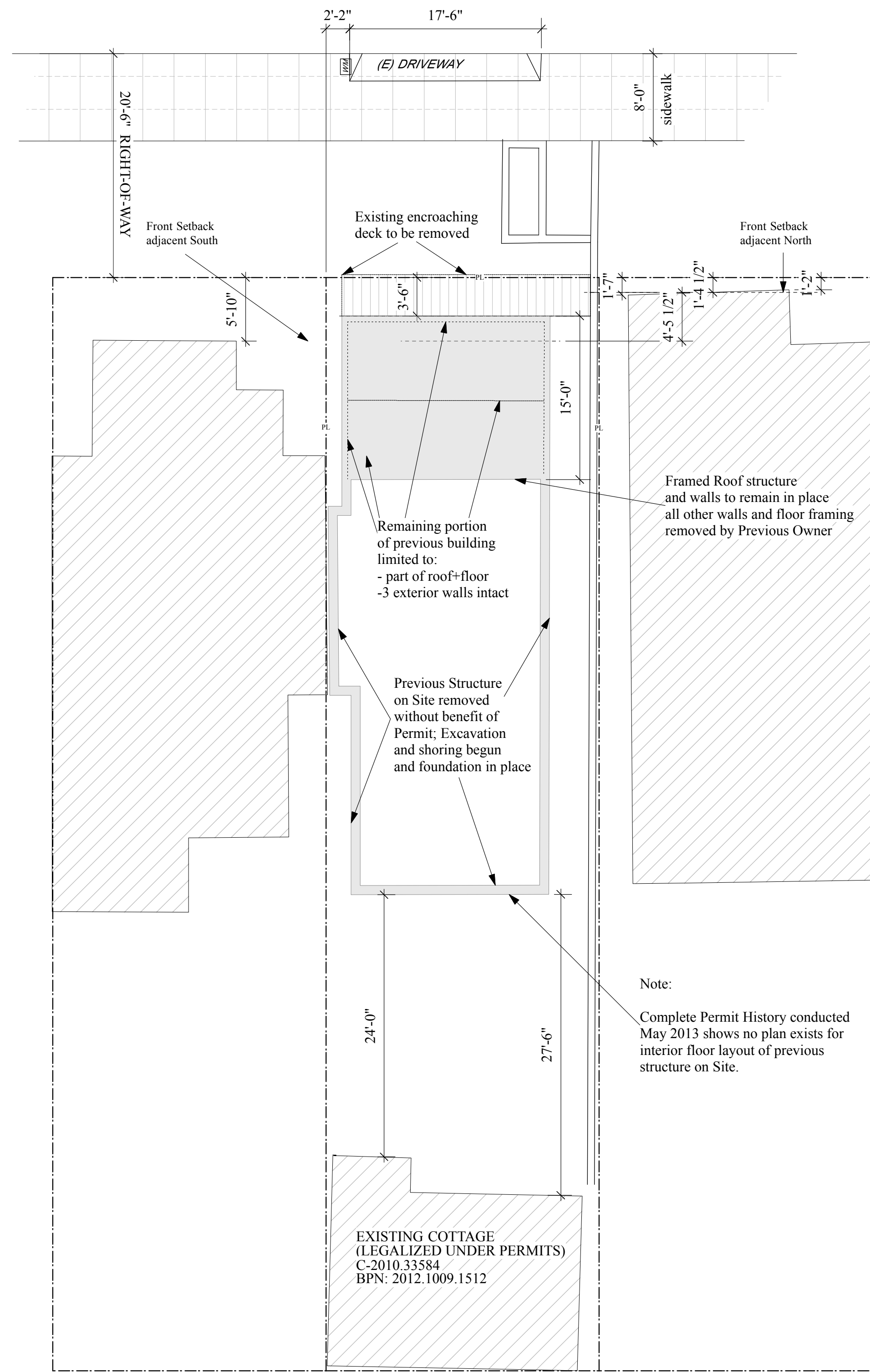
Discretionary Review Hearing
Case Number 2013.0592D
2207 25th Street

Site Photo

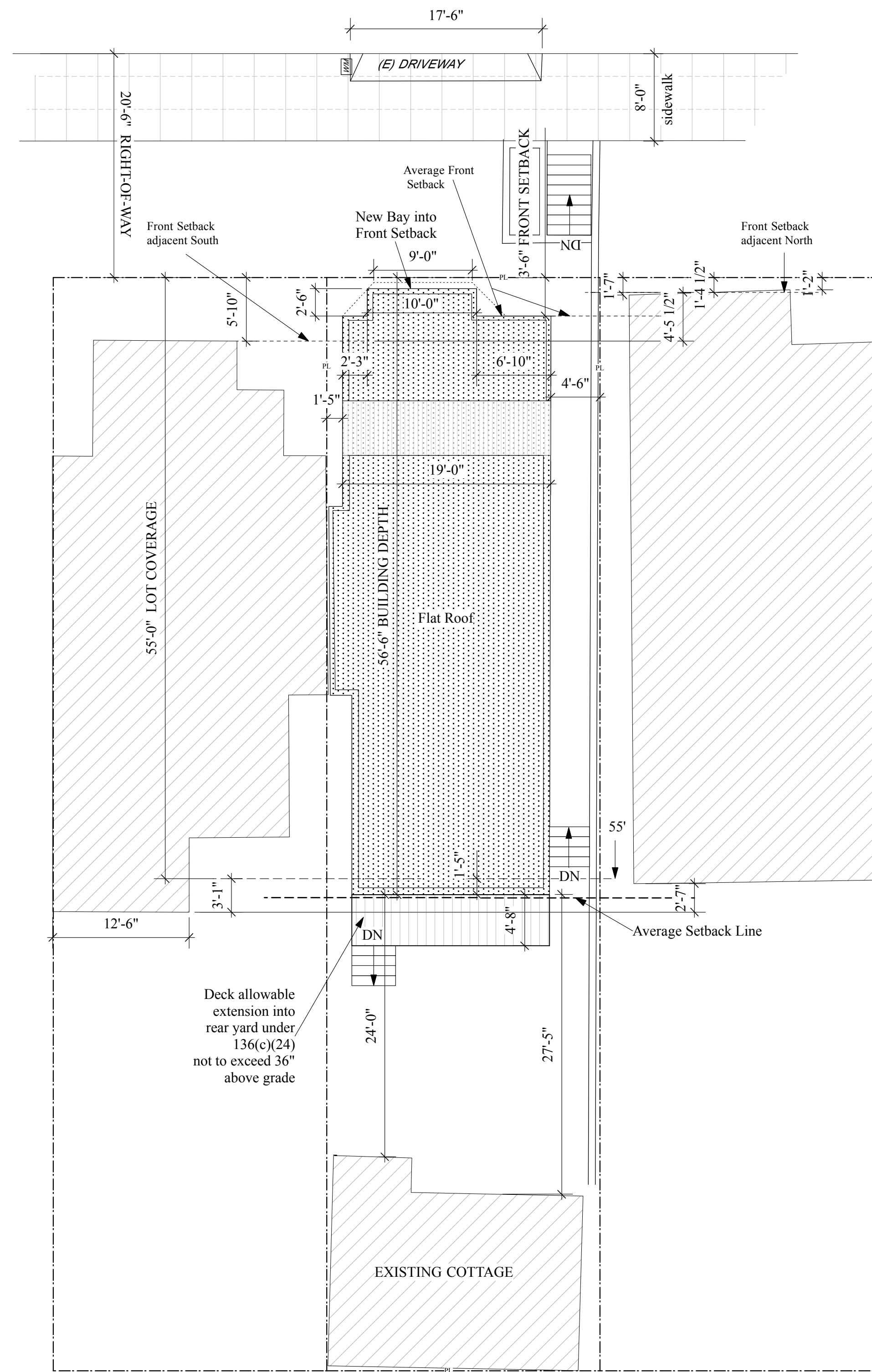


2207 25th Street, View along 25th Street (April 2011)

Discretionary Review Hearing
Case Number 2013.0592D
2207 25th Street



1
A1 EXISTING SITE PLAN - Pre Sept 09, 2012
Scale: 1/8" = 1'-0"



2
A1 PROPOSED NEW SITE PLAN
Scale: 1/8" = 1'-0"

SCOPE of WORK:

1) Major Alteration (Planning DUR) to 2-story, Type 5A Single Family Residence

INDEX OF DRAWINGS

- A1 Site Plan (Before*) + Site Plan (Proposed) / Plot Plan
- A2 Pre-existing Building Elevations (*prior to Sep,09,2012)
- A3 New Proposed Building Elevations
- A4 New Proposed Floor Plans
- A5 New Building Sections
- 1 Land Survey

APPLICABLE CODES:

2010 California Building Code,
2010 Mechanical Code,
2010 Plumbing Code,
2010 Electrical Code, and
2010 San Francisco Building Code

CONSTRUCTION TYPE : Type 5A

Two Stories

OCCUPANCY CLASSIFICATION : R-3

REVISIONS	BY
July 26, 2013	

ARCHITECT
 ANTONAROS
 NO. C1188
 Exp. 6/30/15
 STATE OF CALIFORNIA
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ARCHITECT

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Block 4282A; Lot 023
 for Janine Nunn
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SINGLE FAMILY RESIDENCE
 2207 25th STREET

Date April 2013
 Scale 1/8"=1'-0"
 u.o.n.
 Drawn SA
 Job
 Sheet
A1
 Of one Sheets

REVISIONS	BY
July 26, 2013	



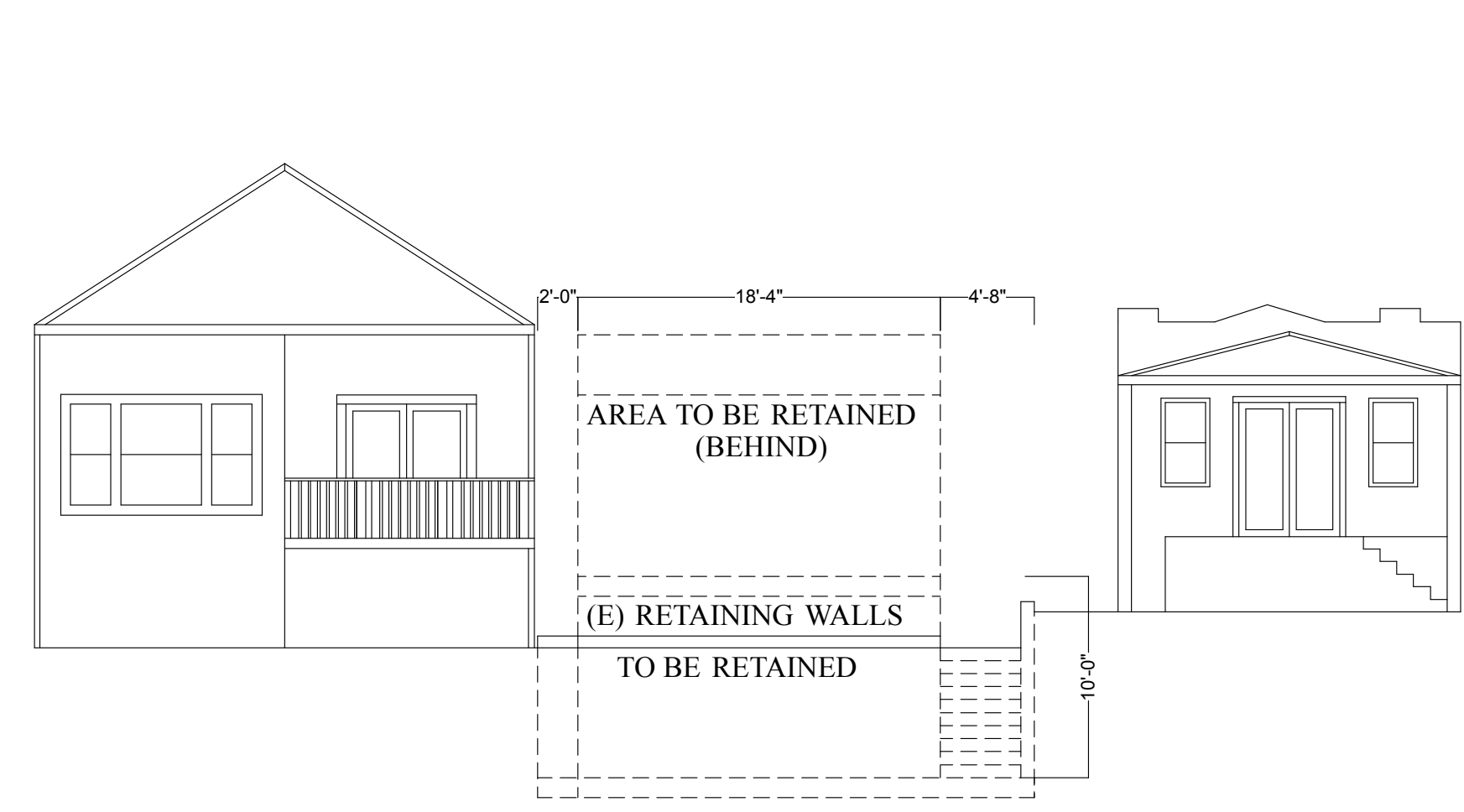
STEPHEN ANTONAROS
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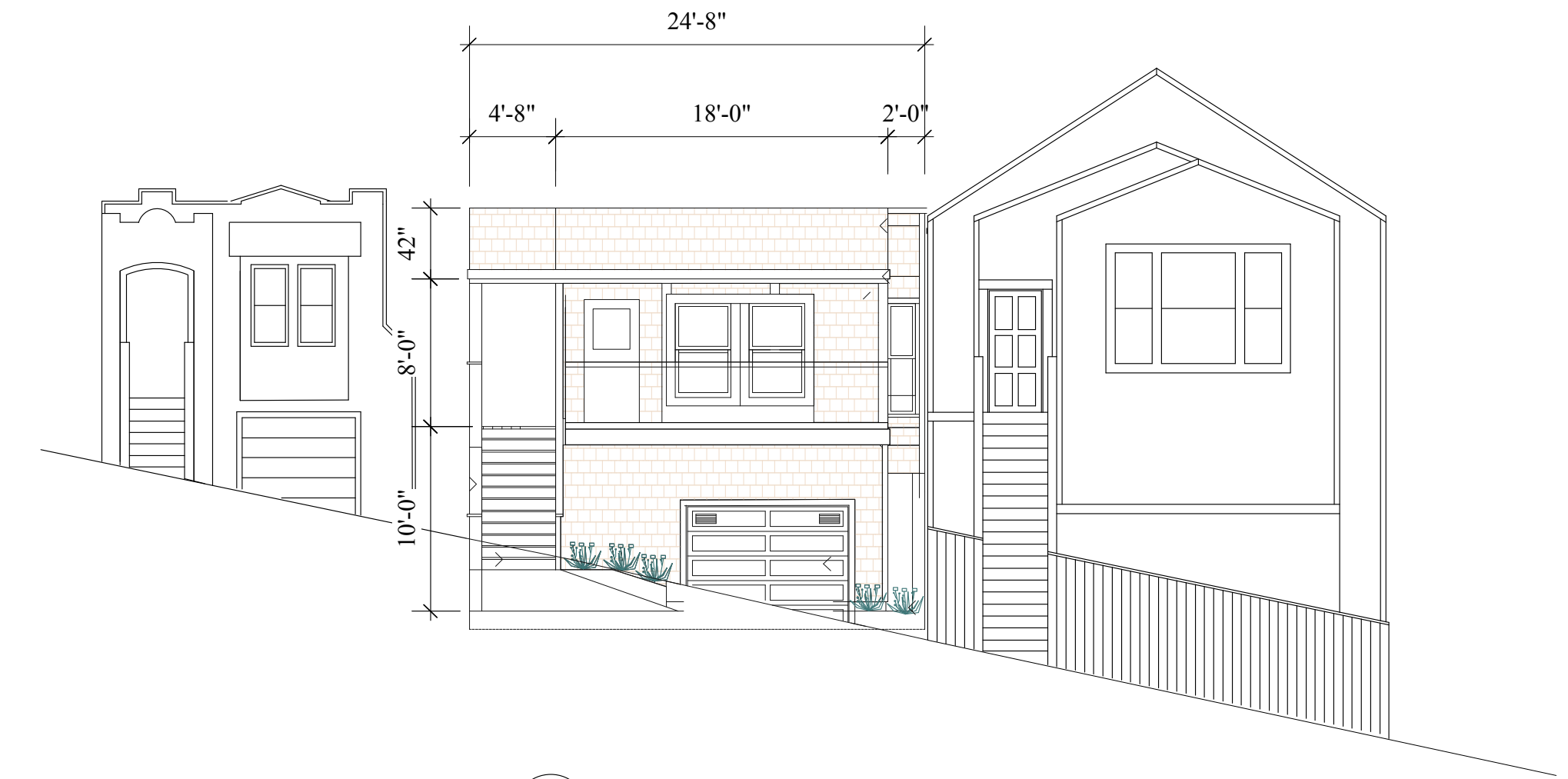
SINGLE FAMILY RESIDENCE
2207 25th STREET

Date	April 2013
Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A2
Of one	Sheets



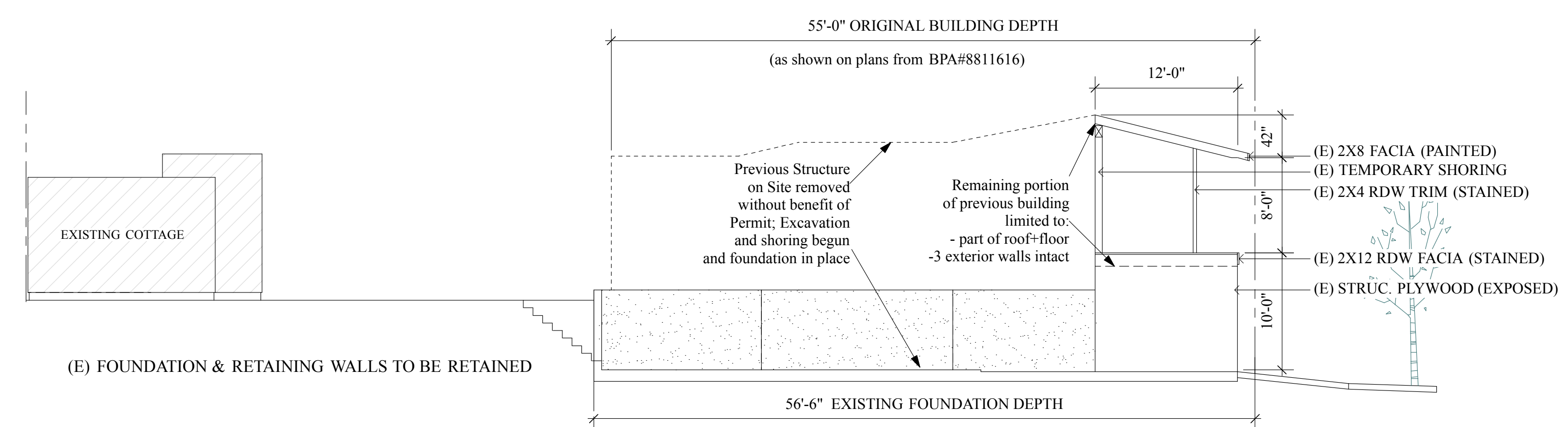
1 REAR ELEVATION
 A2 Scale: 1/8" = 1'-0"

EXISTING SOUTH ELEVATION (Prior to Sept 09, 2012)



2 FRONT ELEVATION
 A2 Scale: 1/8" = 1'-0"

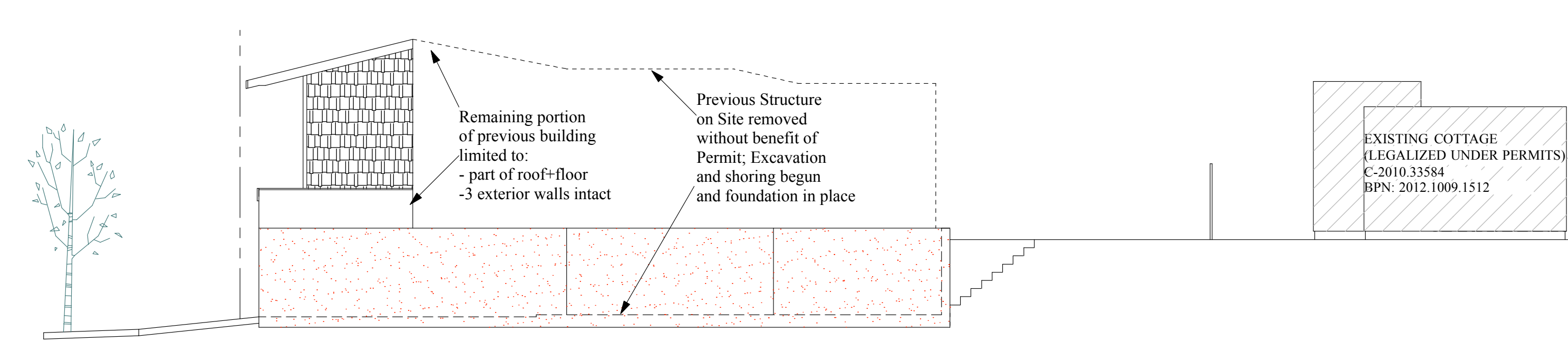
EXISTING NORTH ELEVATION (Prior to Sept 09, 2012)



3 SIDE ELEVATION
 A2 Scale: 1/8" = 1'-0"

(E) EAST ELEVATION (Prior to Sept 09, 2012)

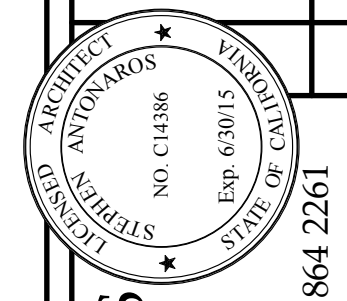
Note:
 Complete Permit History conducted May 2013 shows no plan exists for interior floor layout of previous structure on Site.



4 SIDE ELEVATION
 A2 Scale: 1/8" = 1'-0"

(E) WEST ELEVATION (Prior to Sept 09, 2012)

REVISIONS	BY
July 26, 2013	



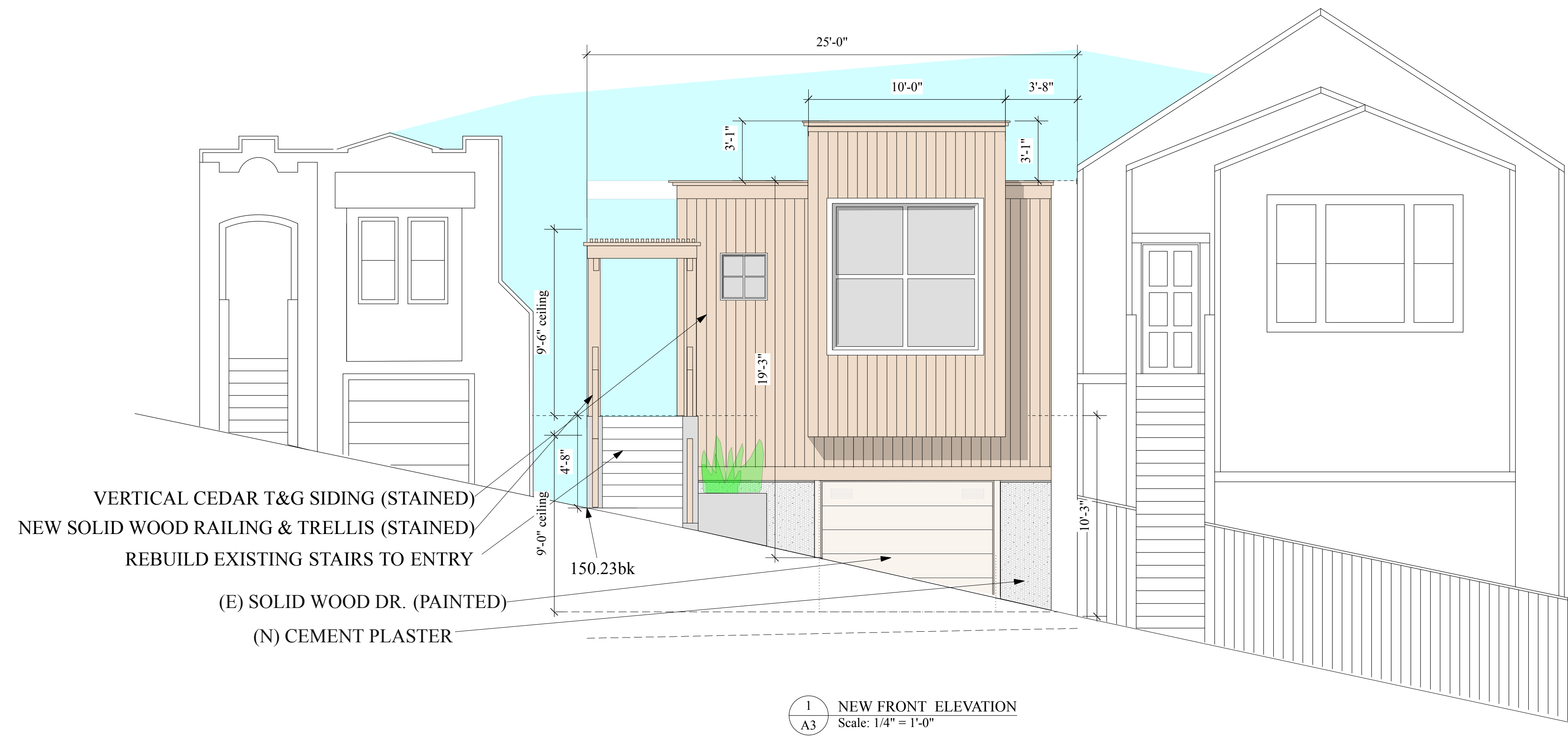
STEPHEN ANTONAROS
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for Jaime Nunn
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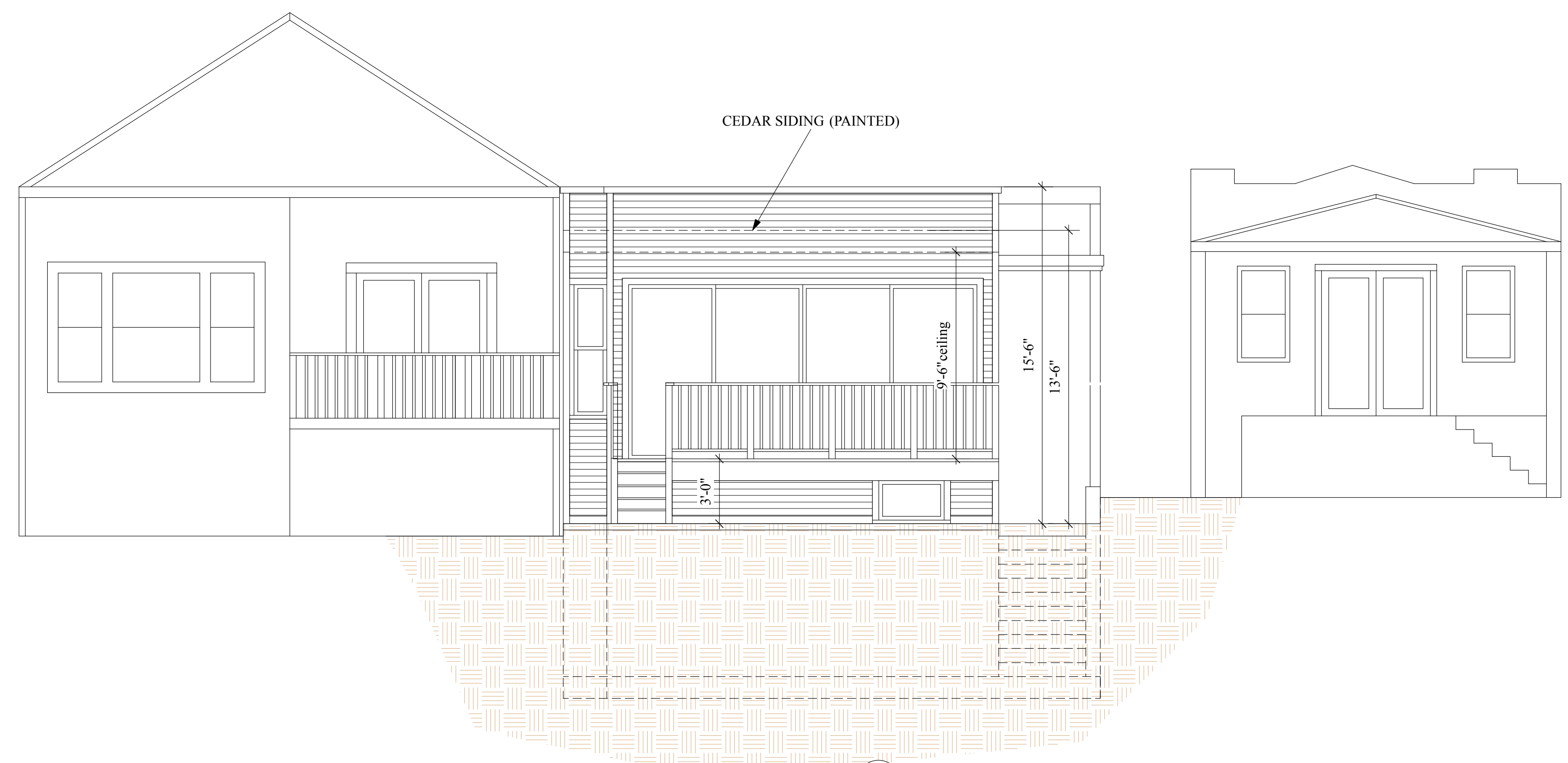
Block 4282A; Lot 023

SINGLE FAMILY RESIDENCE
2207 25th STREET

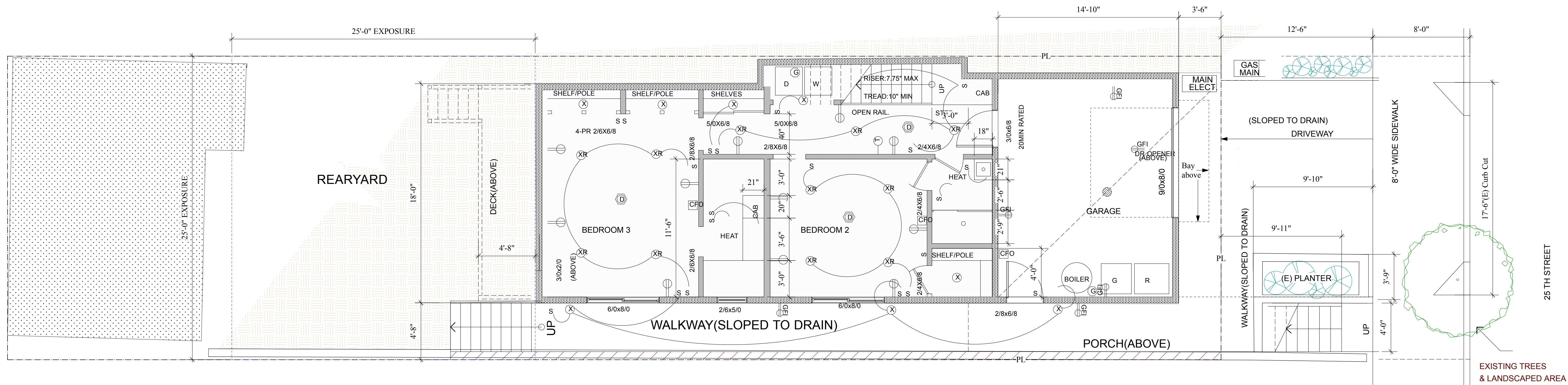
Date	April 2013
Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A3
Of one	Sheets



1
 A3 NEW FRONT ELEVATION
 Scale: 1/4" = 1'-0"

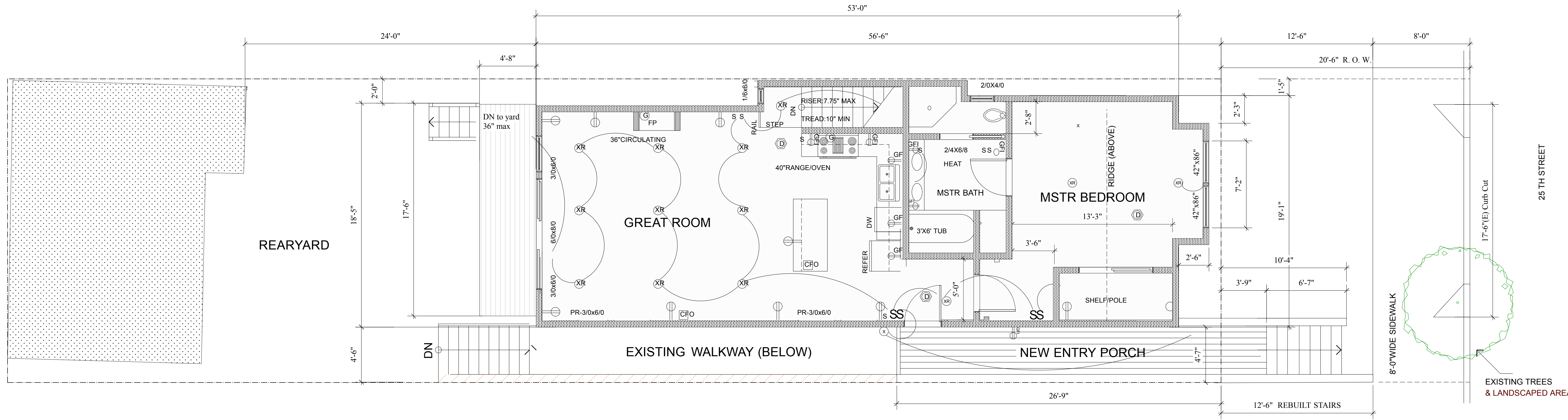


2
 A3 NEW REAR ELEVATION
 Scale: 1/4" = 1'-0"



1 NEW GROUND FLOOR - FIRST FLOOR PLAN
 A4 Scale: 1/4" = 1'-0"

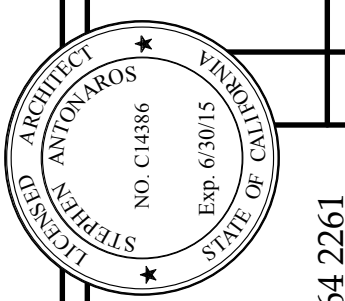
728 SQ FT



2 NEW SECOND FLOOR PLAN
 A4 Scale: 1/4" = 1'-0"

TOTAL SQ FTG: 728 1st Flr
 1040 2nd Flr
1768 Sq Ft TOTAL

REVISIONS	BY
July 26, 2013	



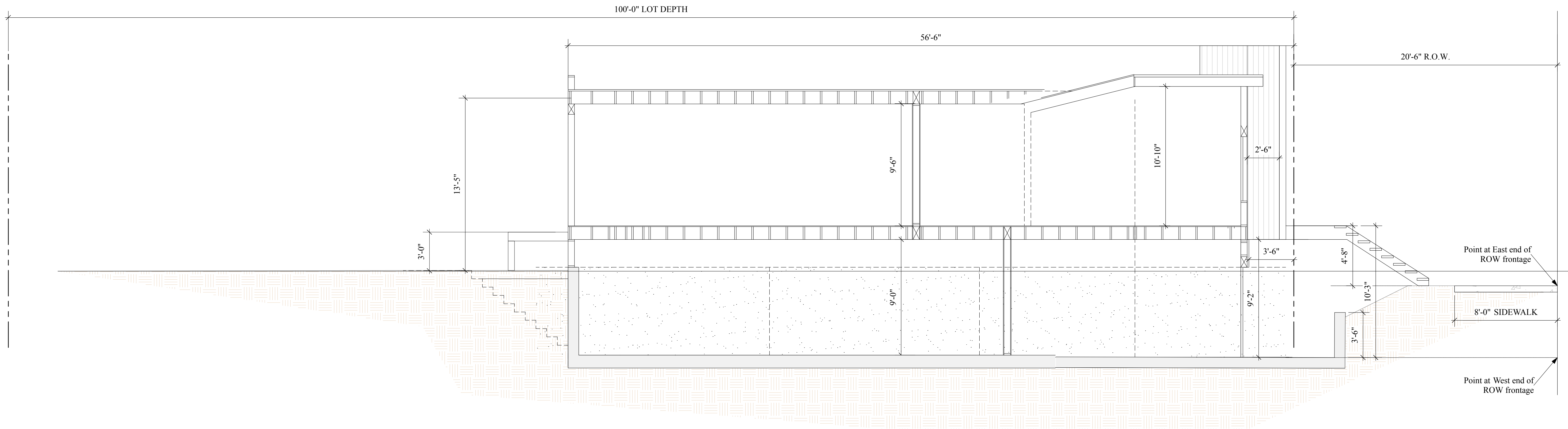
STEPHEN ANTONAROS
ARCHITECT
 2261 Market Street #324
 San Francisco, California 94114
 santonaros@gmail.com
 (415) 864 2261

for James Neum
 (415) 407-0633

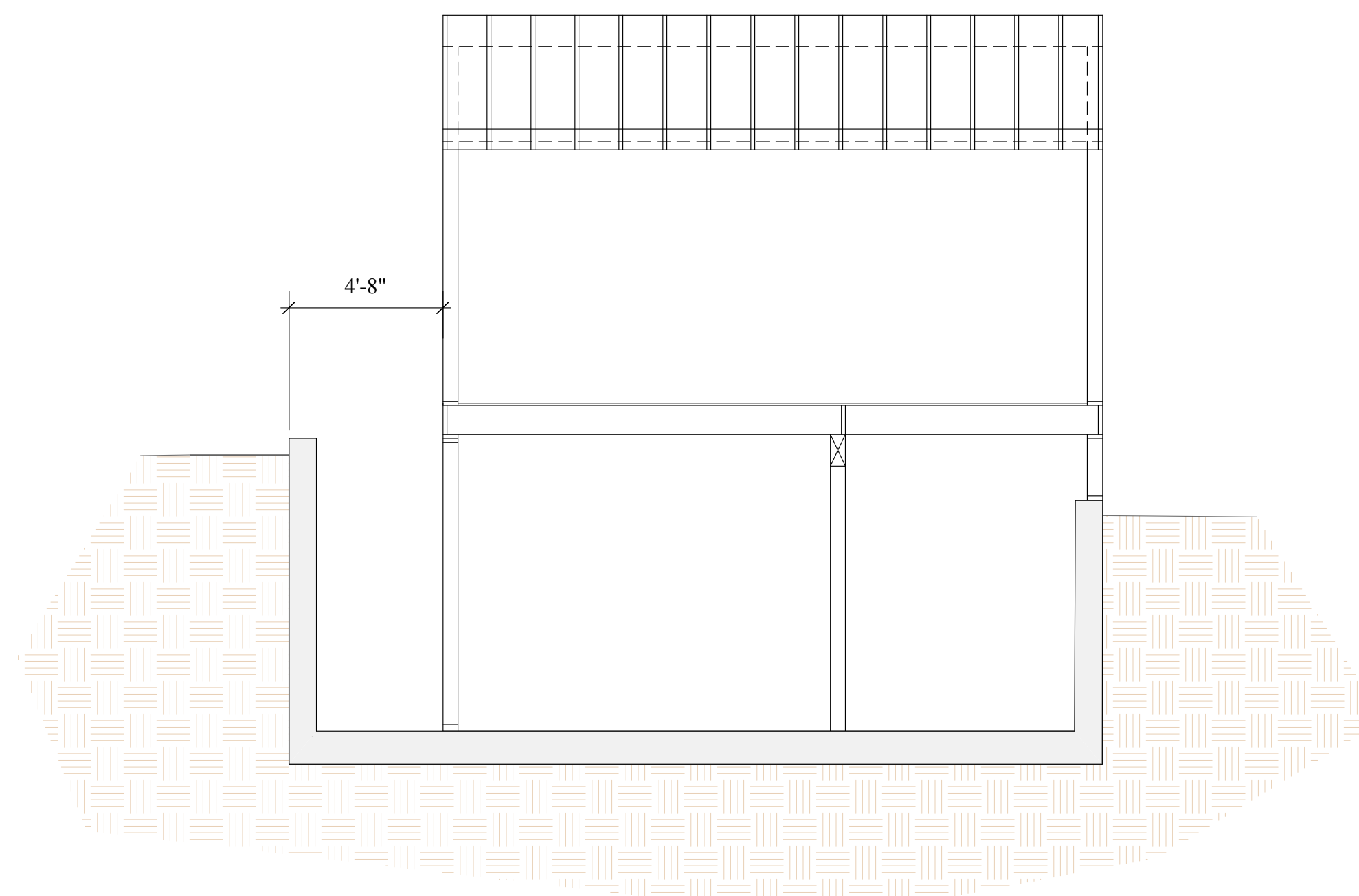
Block 4282A; Lot 023

SINGLE FAMILY RESIDENCE
2207 25th STREET

Date April 2013
 Scale 1/8"=1'-0"
 u.o.n.
 Drawn SA
 Job
 Sheet
A4
 Of one Sheets



1 SECTION THROUGH LOT
 A5 Scale: 1/4" = 1'-0"



2 NEW REAR ELEVATION
 A3 Scale: 1/4" = 1'-0"

REVISIONS	BY
July 26, 2013	

STEPHEN ANTONAROS
 ARCHITECT
 2261 Market Street #324
 San Francisco, California 94114
 santonaros@gmail.com
 (415) 864 2261

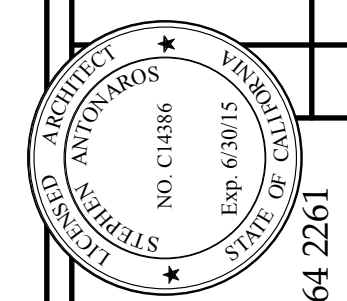
for James Nunn
 (415) 407-0633

Block 4282A; Lot 023

SINGLE FAMILY RESIDENCE
 2207 25th STREET

Date	April 2013
Scale	1/8" = 1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A5
Of one	Sheets

REVISIONS	BY
July 26, 2013	



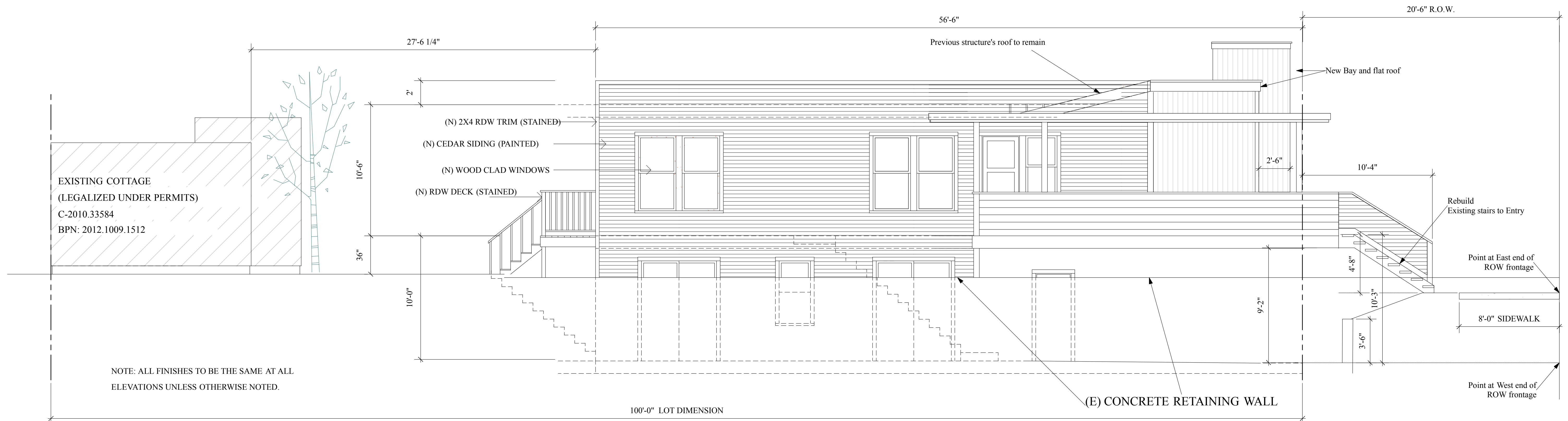
STEPHEN ANTONAROS
ARCHITECT
 2261 Market Street #324
 San Francisco, California 94114
 santonaros@gmail.com
 (415) 864 2261

for Janne Nunn
 (415) 407-0633

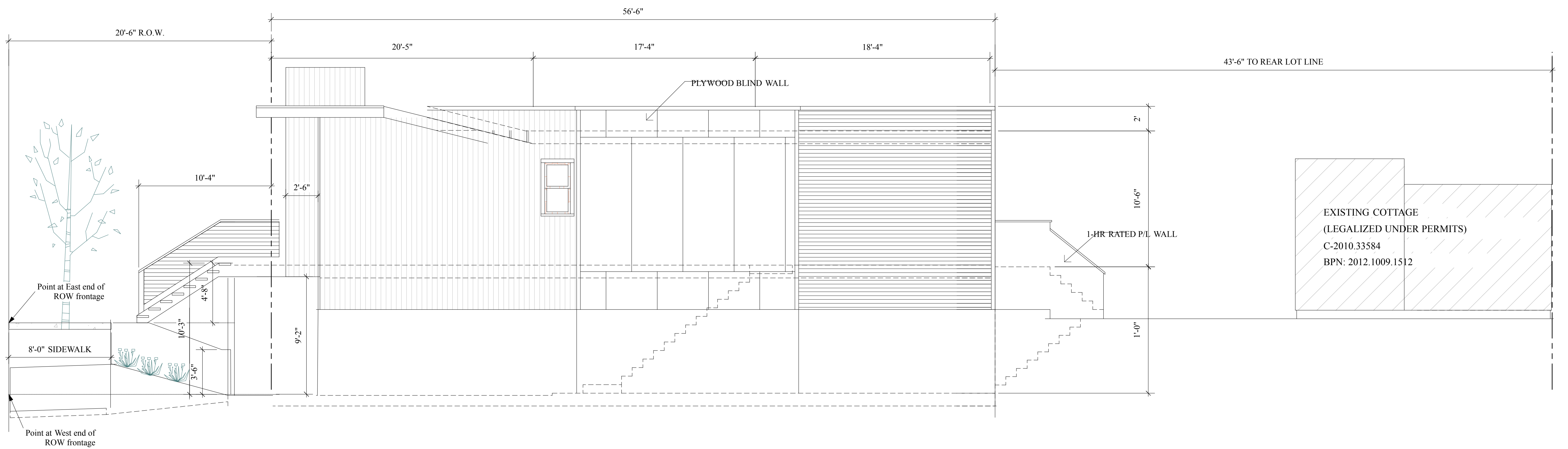
Block 4282A; Lot 023

SINGLE FAMILY RESIDENCE
2207 25th STREET

Date	April 2013
Scale	1/8"=1'-0" u.o.n.
Drawn	SA
Job	
Sheet	A6
Of one	Sheets



1 NEW SIDE (East) ELEVATION
 A6 Scale: 1/4" = 1'-0"



2 NEW SIDE (West) ELEVATION
 A6 Scale: 1/4" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 11, 2012** the Applicant named below filed Building Permit Application No. **2012.12.10.5801** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Stephen Antonaros	Project Address:	2207 25th Street
Address:	2261 Market St, Ste. 324	Cross Streets:	De Haro and Rhode Island Streets
City, State:	San Francisco, CA 94114	Assessor's Block/Lot No.:	4282A/023
Telephone:	(415) 864-2261	Zoning Districts:	RH-2 / 40-X

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" 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 (FRONT BUILDING ONLY).....	1 Dwelling Unit.....	No Change
FRONT SETBACK (FRONT BUILDING ONLY).....	3-ft 6-in	No Change
SIDE SETBACKS	See Plans	4-ft 6-in
BUILDING DEPTH	See Plans	56-ft 6-in
REAR YARD (TO REAR COTTAGE)	24-ft	No Change
HEIGHT OF BUILDING (FROM SIDEWALK TO FINISH ROOF)	16-ft 5-in	16-ft 9-in (To Lower Roof) 20-ft (To Bay Window)
NUMBER OF STORIES	1-1/2	No Change
NUMBER OF DWELLING UNITS (ON LOT).....	2.....	2
NUMBER OF OFF-STREET PARKING SPACES	2.....	2

PROJECT DESCRIPTION

The proposed scope of work includes demolition and new construction of a single-family residence. Currently, the subject lot has two buildings: a one-and-one-half-story, single-family residence located at the front of the lot and a one-story, single-family cottage at the rear. The project would demolish the front residence and construct a new three-bedroom, single-family residence. The new residence would feature a wood trellis along the eastern lot line, a new projecting bay window, and a cement plaster base. The proposed project is tentatively scheduled before the Planning Commission on October 24, 2013, as part of a Mandatory Discretionary Review, as noted in Case No. 2013.0592D.

PLANNER'S NAME: **Richard Sucre**
 PHONE NUMBER: **(415) 575-9108**
 EMAIL: **richard.sucre@sfgov.org**

DATE OF THIS NOTICE:
 EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2207 25th Street		4282A/023
Case No.	Permit No.	Plans Dated
2013.0592E		April 2013
<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Demolition of existing two-story residence; New construction of a new, two-story, single-family residence.		

STEP 1: EXEMPTION CLASS


TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots</i>)
<input type="checkbox"/>	Hazardous Materials: Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If box is checked, a Phase I Environmental Site Assessment required.
<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)

<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Reviewed by Monica Periera on May 28, 2013	
 <small>Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org, Date: 2013.07.29 11:38:22 -0700</small>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Interior alterations/interior tenant improvements. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

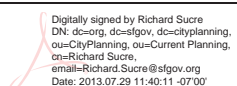
**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>07/26/13</u> (attach HRER) b. Other (specify): Reclassified 2207 25th Street from Category B to Category C, due to integrity issues caused by defacto demolition.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Richard Sucre	

Digitally signed by Richard Sucre
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Richard Sucre,
email=Richard.Sucre@sfgov.org
Date: 2013.07.29 11:39:51 -0700

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Rich Sucre	Signature or Stamp: Richard Sucre 
	Date: 07/29/2013	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.		

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 6/11/2013	Date of Form Completion 7/26/2013
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PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	2207 25th Street	
Block/Lot:	Cross Streets:	
4282A/023	Rhode Island and De Haro Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0592E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:		
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	April 2013
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<ul style="list-style-type: none"> - Subject property has been largely demolished by previous owner; - Only a portion of the primary facade remains; - Submitted building permit history, including historic photograph from August 1, 1975; - Proposed project includes demolition and new construction of a single-family residence. 	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		<input type="radio"/> Yes	<input checked="" type="radio"/> No [*]	<input type="radio"/> N/A
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="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No			
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No			
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No			
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No			
Period of Significance: <input style="width: 150px;" type="text" value="n/a"/>	Period of Significance: <input style="width: 150px;" type="text" value="n/a"/>			
<input type="radio"/> Contributor <input type="radio"/> Non-Contributor				

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed circa 1907, the subject property was originally constructed as a one-story wood-frame, single-family residence as noted by the Spring Valley Water Company records. No architect is known.
- Located in Potrero Hill neighborhood. No adjacent historic districts.
- Until recently, the subject property appears to have had few alterations over its lifetime, as based upon records available at Planning Dept and DBI.
- As based upon visual evidence, the subject property has been largely demolished by the previous owner between 2011 and 2012; therefore, the subject building is not a historic resource for the purposes due to integrity issues.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Jma da</i>	7-29-2013

IMAGES



2207 25th Street
(Source: Google Maps, April 2011; Accessed July 26, 2013)