



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: NOVEMBER 20, 2014

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Date: November 13, 2014
Case No.: 2014.0177D/2014.0178D
Project Address: 53 States Street
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 2623/074
Project Sponsor: James Barker, John Lum Architecture
 3246 17th Street
 San Francisco, CA 94110
Staff Contact: Tina Chang – (415) 575-9197
tina.chang@sfgov.org

Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.0177D	New Building Case Number	2008.0752D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2014.0130.7476	New Building Application Number	2014.0130.7472
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	4
Number Of Existing Bedrooms	3	Number Of New Bedrooms	6
Existing Building Area	±1554 Sq. Ft.	New Building Area	±7103 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	10/2/14	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to demolish an existing one-story single-family dwelling and construct a new four-story, two-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The property at 53 States Street is located on the south side of street between Castro and Douglass Streets. The Property has approximately 25' of lot frontage along 53 States Street with a lot depth of 105'-7". The slightly down-sloping lot contains a one-story-over basement, one-family detached dwelling of approximately 1,554 gross square-feet. The dwelling is setback approximately 32' from the front property line, and contains a 7' setback along the eastern property line. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1900 as a one-story single-family dwelling.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two- residential dwelling-units. The residential neighborhood contains dwellings of varying heights and depths on an up-sloping street, as one heads west. Both adjacent properties, east and west of the subject property, are three-story buildings containing two dwelling units. The building to the east is two stories at the block face, and steps back to three stories after approximately 16.5' from the front façade. The building to the west is three stories at the block face.

Castro Street serves as the cross street on the east side of the property where the neighborhood transitions to a Residential, Mixed, Low-Density (RM-1) zoning district, the Upper Market Street Neighborhood Commercial (NCD) and Upper Market Neighborhood Commercial Transit District (NCT). RM-1 zoning districts contain ground-floor commercial spaces and mostly residential units on upper floors. A mixture of dwelling types found in RH Districts are also found in RM-1 districts, in addition to a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. The Upper Market NCT and NCD zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street Station of the Market Street subway and the F-Market historic streetcar line, providing limited convenience goods to adjacent neighborhoods, but also serve as a shopping street for a broader trade area.

HEARING NOTIFICATION

The hearing for this project was originally scheduled for October 2, 2014. However, the project was continued to November 20, 2014 at the applicant's request. The 311 notification closed on the same day as the original hearing; the applicant felt it best to reschedule the hearing in the event a discretionary review was filed at the close of business on the original hearing date.

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 22, 2014	August 29, 2014	32 days
Mailed Notice	10 days	September 22, 2014	September 22, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	1

Other neighbors on the block or directly across the street			21
Neighborhood groups			X

REPLACEMENT STRUCTURE

The replacement structure will provide two dwelling-units with a garage, and would rise to 34'-1", from approximately 21'-0". A stair penthouse approximately 8' tall, setback approximately 20' from the front façade is also proposed. Additionally, the project proposes to excavate approximately 9', allowing for a garage level that can accommodate up to four cars and is accessed by a car lift. Each of the two units occupy two floors and include a kitchen, living room, dining room, laundry room, 3 bedrooms and 3.5 bathrooms. The second unit, occupying the 3rd and 4th stories also includes an office, a front and rear deck at the 3rd level and a rear deck at the 4th level. An elevator cab for all four living and garage levels is included in the proposed replacement structure.

The Project proposes a rear yard of approximately 29'-2", slightly larger than 25% of lot depth rear yard requirement, amounting to 26'-3". An RH-2 Zoning District requires rear yards to be 45% the lot depth, but shall be reduced to the average depth of both adjacent properties, though in no circumstances less than 25% of the total lot depth. In the case of the subject property, the average rear yards of both adjacent properties is 20'-2", less than 25% of lot depth.

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 more modern in style, with a mix of stucco and wood siding, and aluminum windows and doors.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has received one phone call and two letters from owners of units to the immediate east of the subject property who expressed concerns about the loss of light; proposed excavation's impact on their foundation; and the height, massing and character of the proposed structure in relation to other properties on the block. The letters also communicated concerns about the property owner's intentions of not living in the proposed structure, but constructing it for investment purposes.

Aside from the aforementioned letters and phone calls, the Department did not receive any additional public comment. However, the project sponsor did submit notes from four pre-application meetings – three more than are required by the Department. These pre-application meetings were generally attended by residents of both adjacent properties. Pre-application meetings #2 and #3 were attended by residents a couple buildings removed from the subject property. See summaries from pre-application meetings attached.

No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT Objectives and Policies

OBJECTIVE 1:

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.

The proposal does not provide affordable units, but does provide a net growth of one unit to the City's housing stock. Additionally, with three bedrooms per unit, the project provides two family-sized units.

OBJECTIVE 11:

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

Policy 11.1:

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

The project as proposed has been reviewed by the Residential Design Team, and found to be appropriate for the neighborhood. Although one story taller than adjacent properties, the fourth story is setback 13'-9" from the front building wall. The project is more modern in style, but is set within a neighborhood of a mixed design pattern, and does not compromise the historic or design integrity of the surrounding structures.

SECTION 101.1 PRIORITY POLICIES

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

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

The proposal does not remove any neighborhood-serving uses as the project is adding to the existing residential use of the property.

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.

An appraisal has not been performed for the property.

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

The current single family home does not have parking. The proposed two-unit building will have four parking spaces. Because the vehicle ownership rate in San Francisco is 94% for the demographic likely to reside in either the existing or proposed units, the new building will take cars off the street, freeing one or more space of on-street parking.

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

The proposal has no impact on and will not displace industrial or service uses and is not a commercial office development.

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

The existing building fails to conform to contemporary earthquake standards. The proposed building will meet all current seismic standards for new buildings, vastly improving safety for residents of this property.

7. Landmarks and historic buildings be preserved.

The property is not recognized as historically or architecturally significant. The recent Categorical Exemption Determination completed on May 23, 2014 concludes that the property is not eligible for individual listing in the California Register under any criteria individually or as part of a historic district.

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

The proposal will have no impact on parks and open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on September 21, 2007.

RESIDENTIAL DESIGN TEAM REVIEW

The project was reviewed by the Residential Design Team (RDT) on May 14, 2014 required that all adjacent light wells be matched above the ground floor, that the entry be more prominent in relationship to the street, and that the building's two-story volume be redesigned to appear to match the scale of the block face. All RDT concerns have been addressed in plan revisions.

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

BASIS FOR RECOMMENDATION

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

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with three bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2014.0178D – Do not take DR and approve the demolition.

Case No. 2014.0177D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Project Does Not 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 has been found to be unsound at the 50% threshold. As such, the property is considered relatively sound for the purposes of this report and Planning Code Section 317.

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 Categorical Exemption 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 property has been owner occupied for over 10 years. It was sold to the current owner with a disclosure of owner occupancy.

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

Project Meets Criteria

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

Priority Policies

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

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a net gain of housing and thus preserves the quantity of housing. Two family-sized units will replace one single-family home. The creation of these two family-sized units will likely contribute to the existing cultural and economic diversity within the neighborhood.

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

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered “relatively affordable and financially accessible” housing, the dwelling is not defined as an “affordable dwelling-unit” by the Mayor’s Office of Housing. By creating two new dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.

9. 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

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

Project Meets Criteria

The Project replaces one single-family dwelling with two dwelling-units in a neighborhood characterized by one- and two-family dwellings.

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

Project Meets Criteria

The Project will create two family-sized units – each with three-bedrooms. The floor plans reflect such new quality, family housing. The subject property sits between and across two-family buildings.

12. 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.

13. 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.

14. 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.

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

Project Meets Criteria

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

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two- residential dwelling-units. The residential neighborhood contains dwellings of varying heights and depths on an up-sloping street, as one heads west. Both adjacent properties, east and west of the subject property, are three-story buildings containing two dwelling units. The building to the east is two stories at the block face, and steps back to three stories after approximately 16.5' from the front façade. The building to the west is three stories at the block face.

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 balancing the mix of setbacks at both adjacent properties. The adjacent property to the east includes a front and rear setback, whereas the building on the west spans nearly the entire block. The proposed building matches the front setback on the east and builds to the property line on the west. The proposed building also respects the variations in

massing at the front building wall by constructing a two story structure at the block face, and setting the third and fourth stories back by approximately 14'. The overall scale of the proposed replacement 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 replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space. The building'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 entrance has been designed to appear consistent with the predominant pattern of single entrances found along States Street. The verticality of windows proposed on the façade is compatible with the style of vertical windows found on properties adjacent to the subject building. The proposed stair penthouse, at approximately 8' tall, is less than what can be exempt from height restrictions found in Planning Code 260.

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 casement wood windows with aluminum are residential in character and compatible with the window patterns found on neighboring buildings. The stucco wall mixed with wood siding is compatible with the mix of styles exhibited by existing buildings in the neighborhood.

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

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

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

Attachments:

Design Review Checklist for replacement building (*All page numbers refer to the Residential Design Guidelines)

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph / Site photo

Section 311 Notice

Pre-application meeting summaries

Residential Demolition Application

Priority General Plan Findings

Environmental Evaluation / Historic Resources Information

Project sponsor package:

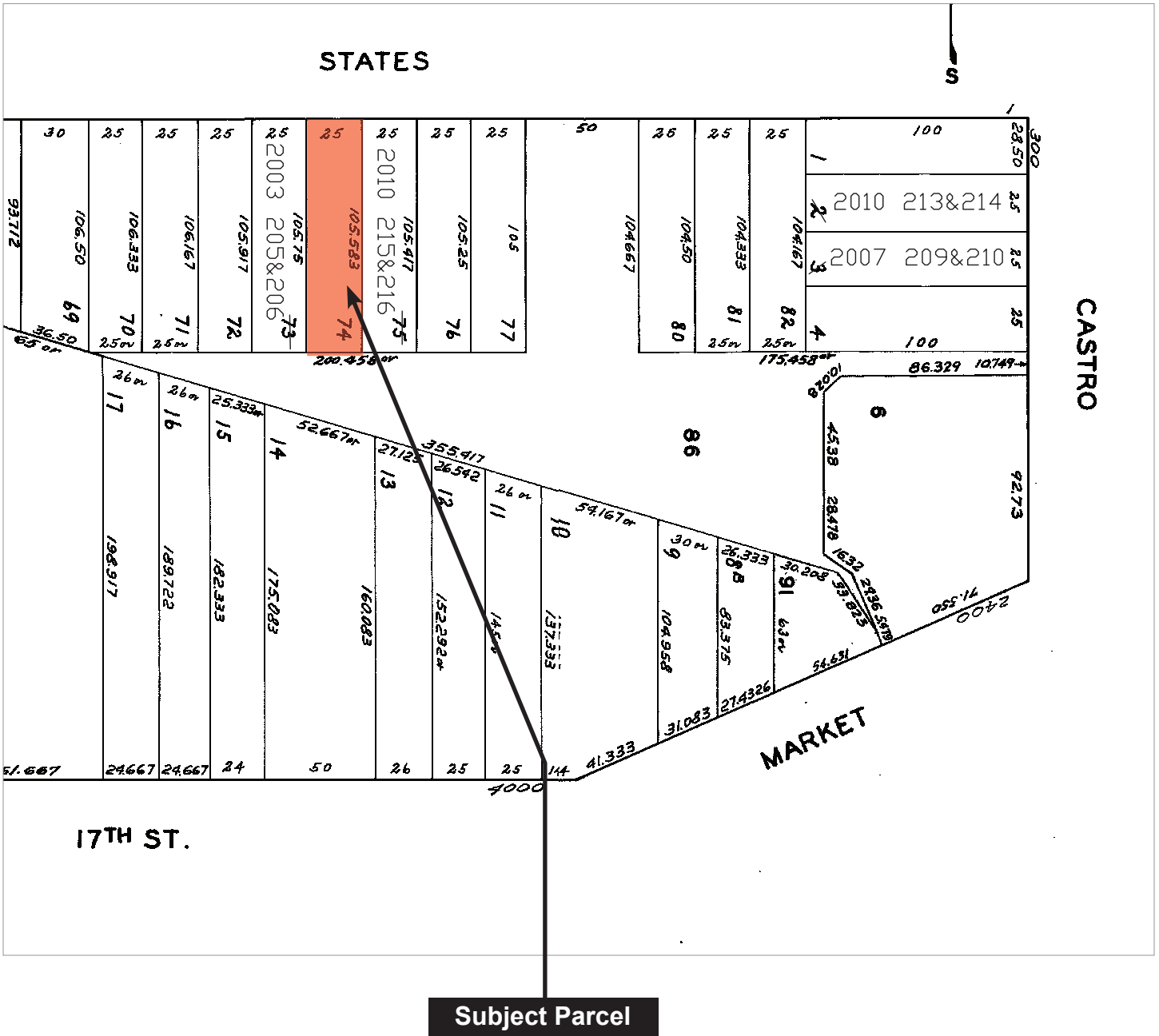
- Letter to Commissioners
- Summary of Design Changes
- Reduced Plans

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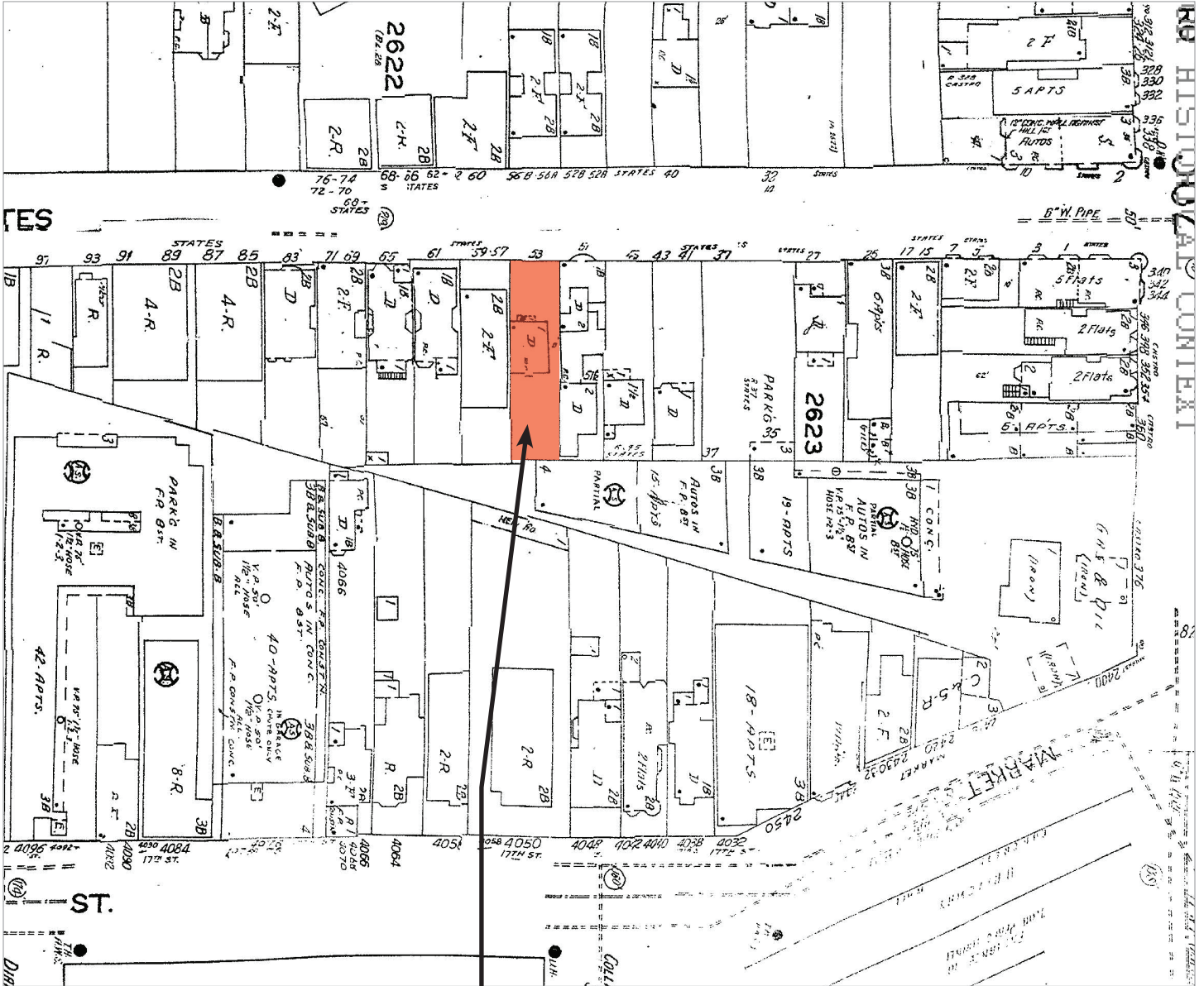
Exhibits

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Parcel Map



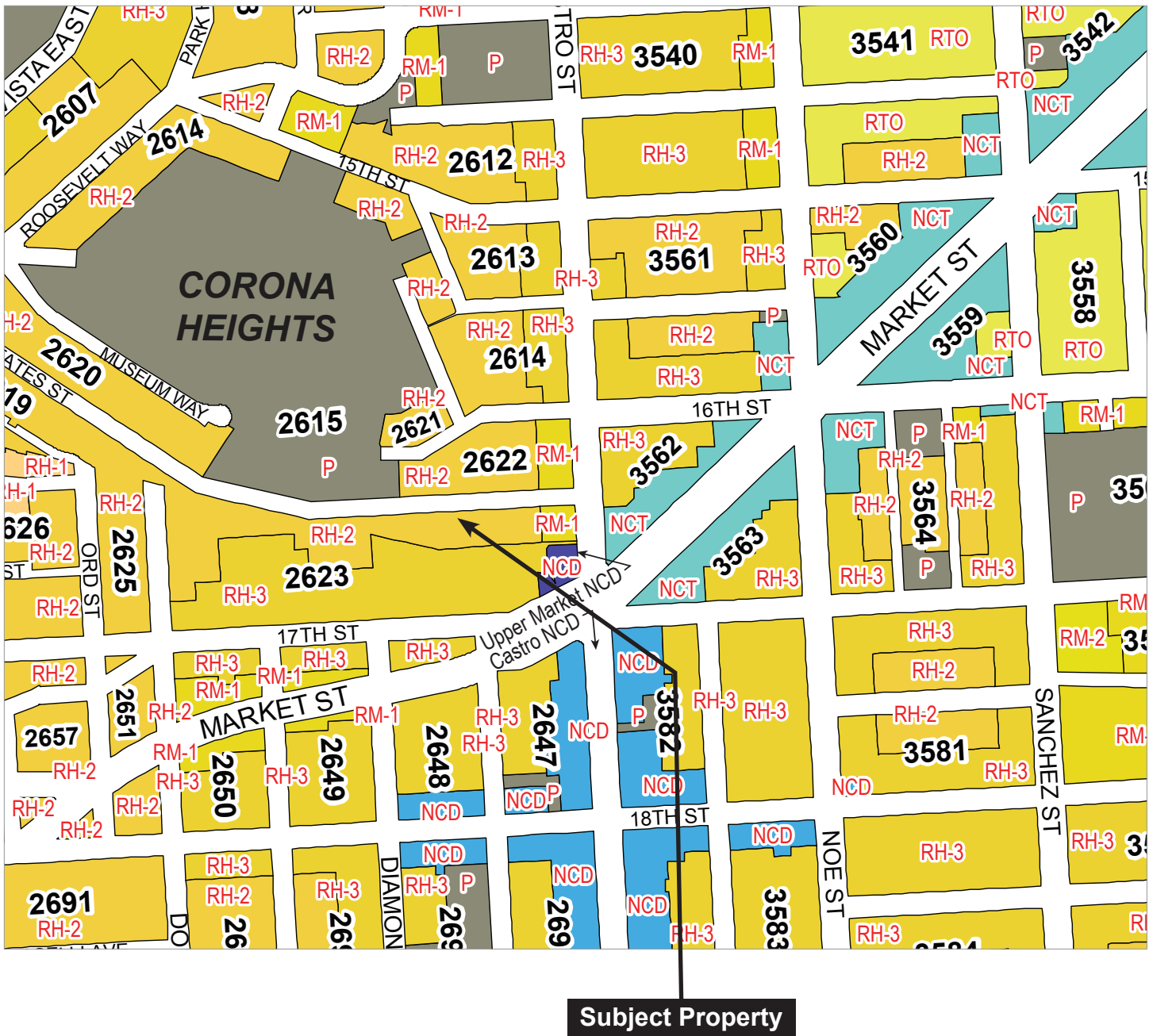
Sanborn Map



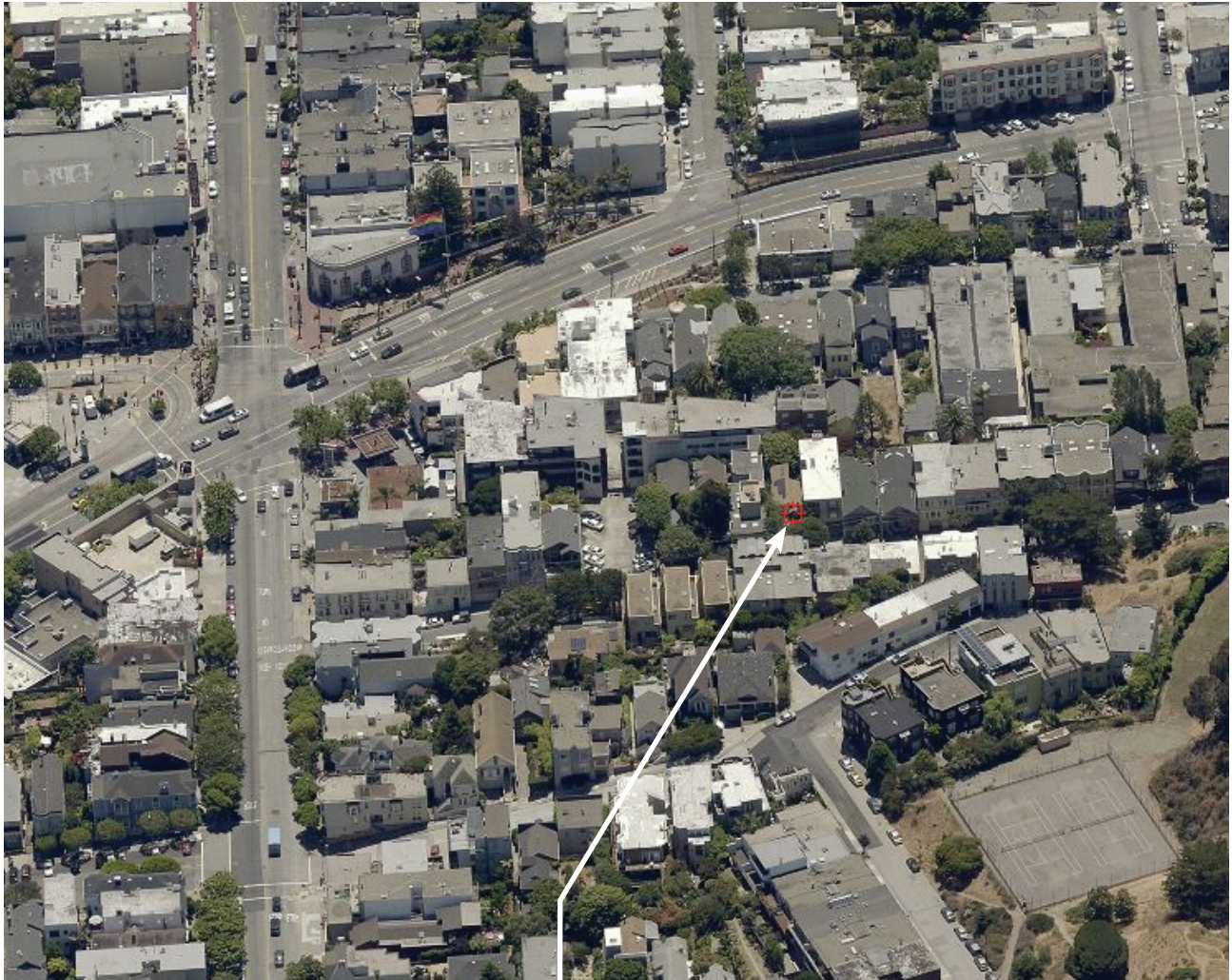
Subject Property

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

Zoning Map



Aerial Photo - Facing North



Subject Property

Site Photos



Subject Property

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PRE-APPLICATION MEETING SUMMARIES

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PRE-APP #1 - INFORMAL
10.22.2013

53 States Street, Pre-app meeting, informal walkthrough, TUESDAY OCTOBER 22, 2013

(Note 09/05/2014, summary of notes take by JA at meeting. This meeting was an informal 'first-contact' meeting between Owner, Owner's Architect and Adjacent Neighbors. Invitations were hand-delivered to all adjacent neighbors, but there was no formal sign-in sheet or comments sheet. The notes herein, unlike the formal pre-app meetings that followed, were not published to attendees.)

6:00pm at 53 States, October 22, 2013

Attendees:

- | | |
|---|---------------------------------|
| 1) Roxanna Altholz (+ 2 sisters & son) (RA) | - Neighbor, 51A States Street |
| 2) Henry Eissler, rear unit (HE) | - Neighbor, 51B States Street |
| 3) Marvin Tien (MT) | - Owner |
| 4) John Lum (JL) | - Project Architect |
| 5) Jill Allen (JA) | - Project Manager for Architect |

- JL presented project to attendees as attendees walked around the subject property, explaining that existing house would be demolished and a 4-story-over basement, 2-unit R-3 building.
- When asked, MT told attendees that the project was a development investment and he did not intend to live in the finished property. RA expressed that she would be less inclined to support a development project than if MT was going to live there.
- RA expressed that she particularly valued the 'family atmosphere' of the neighborhood and that was why she bought her building. She expressed that she thought the proposed scheme would detract from this atmosphere.
- HE stated similar concern, that 4-stories-over-basement might be too tall and 'out of character' with the neighborhood.
- JL replied to both those concerns that the proposed building was very similar in scale to both the adjacent neighbors, that the Planning Department would be concerned with the actual height of the proposed building and not the number of stories within it. He pointed out that the basement is being excavated below existing lot elevation and therefore contributes very little to the overall height. JL did agree to look more closely at finding a way to lower the upper roof.
- JL noticed during the walkthrough and pointed out to attendees that our scheme appeared to block property-line windows towards the rear of both adjacent buildings (57 & 59 States). He explained to attendees that, although property-line are expressly not protected under and Code, he volunteered to look at reducing and modifying the rear of the proposed building to reduce the impact on both sets of windows.
- HE expressed a degree of satisfaction at the promise to look at this issue and said that, as long as his windows are not blocked, he doesn't feel particularly impacted by the scheme.
- RA however mentioned that she thought there was some form of agreement between the previous owner of the subject property and the adjacent building to the west, #57-59 States St (not Roxanna's property).
- JL again promised to look at reducing the impact on both sets of windows, but that if anyone could produce the supposed agreement, it would be very useful to have it on the record. [Note 09/05/2014, to date no such documents provided]

PRE-APP # 1 — INFORMAL
10.22.2013

- RA said that she thought there was a property-line problem, in that the property-line was perhaps 6" into the subject property, meaning [presumably] that the subject property (53 States) rear yard may also include a 6" strip of her land (51 States). She also mentioned that the previous owner had piled up dirt against her building.
- JL told attendees that there was a Planning requirement for us to provide a stamped-and-signed lot survey (but not the lot-lines per se) and that we would upgrade that survey to make sure that also included a lot-line survey and to record those lot-lines at the City, at the Owner's additional expense.
- HE and RA both expressed the opinion that the existing dwelling [proposed to be demolished] would be historic, possibly being built pre-1900, and that likely it would need to be preserved. There was a suggestion that RA may have documents to demonstrate that 53 States is historically protected.
- JL explained that we were obliged to provide an Historical Resource Evaluation (HRE) report as part of the Environmental Evaluation Application (EEA) and that the preservation team at City Planning would determine on the preservation status of the property in due course. JL expressed that if there are documents as to the historical nature of the building, it would be good to have them on file. [Note 09/05/2014, to date no such documents have been provided]
- HE expressed an interest in the existing magnolia in the rear yard of the subject property, that he enjoyed its presence but that his wife did not like how it blocked light into their unit (51B States).
- JL explained that at a minimum, the tree needed a full pruning, but that as the project design progresses, the tree might be removed entirely. [Note 09/05/2014, since this meeting, tree has been substantially pruned and thinned by a certified arborist]
- HE described how there had been a lot of construction on the street in recent times and that parking had been very problematic, even to the extent that some contractors had occasionally parked across his driveway.
- JL expressed his concern at that and explained that yes there would be some parking disruption, but that it was subject to DPW permitting and that in any case, nobody should ever block his driveway. JL also pointed out that our design, although introducing a new curb-cut to the sidewalk, still preserved one street parking space.
- HE expressed some satisfaction that at least one street parking space would be preserved.
- RA said that she was also concerned about general disruption during construction (noise, dust, debris, possible asbestos removal).
- JL told attendees that we always work closely with Owners and Contractors to maintain consideration towards adjacent neighbors, that they would be subject to City construction-hours Ordinance in any case, but that all neighbors were welcome to contact JL during construction, should problems arise.
- RA and HE both expressed that they were glad they had been approached to discuss the issues.
- JL expressed in return that we would continue to work with all the neighbors going forward, that there would be plenty of opportunity for them to express themselves, first through the formal pre-app process and then through the 311 process.

PRE-APP # 2 - INFORMAL
11.26.2013

Pre-Application Meeting

Pre-Application Meeting Sign-in Sheet

Meeting Date: 11/26/13

Meeting Time: 6 pm

Meeting Address: 53 States

Project Address: 53 States

Property Owner Name: Marvin and Elisabeth Tien

Project Sponsor/Representative: Jill Allen and John Lum

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Michael Coleman	1108 G ST SACRAMENTO	818-383-0254	Michael.C.Coleman@gmail.com	
2. Jim Higgins	37 STATES ST #23		JIM-HIGGINS@NSN.COM	
3. Kathryn Murrell	51B States ST.			
4. Henry Eissler	51B States St.		heissler@gmx.com	
5. Arthur Lewis	61 STATES ST			
6. Heber Martinez	51A States St	(415) 992-1265	HeberM@memmlaw.com	
7. Christopher J. Struck	57 States St		cjstruck@ix.netcom.com	
8. Karla Camer	69 States St		Krcamer@gmail.com	
9. MARTA CAMER	@ GMAIL.COM 71 STATES ST			
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18.				

PRE-APP # 2 - INFORMAL
 11.26.2013

Speaker (Alphabetical)	Address	Concerns/Comments	Follow-Up
Karla Camer	69 States	<ul style="list-style-type: none"> No comments. 	Follow-Up
Marta Camer	71 States	<ul style="list-style-type: none"> Surprised to see existing building in such bad condition, happy to see improvement to property. 	
Michael Coleman	Friend of owner of 59 States	<ul style="list-style-type: none"> Concerned about blocked windows, height and length of building 	<ul style="list-style-type: none"> Architect shared plans; only one window will be blocked (appears to be the kitchen); the building has been set back in the rear to avoid blocking the large property window. The building's immediately adjacent front and rear facades align with 59 States, stepping back as stories increase. Design was changed to match adj. bldg in height, depth.
Jim Higgins	37 States #23	<ul style="list-style-type: none"> Concerned about shadows that will be cast on property. 	<ul style="list-style-type: none"> Architect shared plans; new building leaves significant open space in rear yard, closely matching existing building; height is same as 59 States.
Arthur Lewis	61 States	<ul style="list-style-type: none"> Concerned about new building's lot coverage, effect on street. 	<ul style="list-style-type: none"> Architect shared plans showing significant open space in rear yard, work will not block street.
Hector Martinez	51A States	<ul style="list-style-type: none"> Concerned about timing of meeting within a holiday week, box check on pre-application notice should have said new construction. Wants additional perspectives from his building. Interested in materials. Would like to see building pulled away from property line at 51A/B States, more stepping of building in relationship to the hill slope. Concerned about start date, length of construction, how contractor will handle complaints. Concerned about removal of hazardous materials, i.e. asbestos, during demolition. 	<ul style="list-style-type: none"> Architect agreed to mail new notice for new pre-app meeting. Architect will provide additional perspectives. Architect discussed probable materials: stucco, siding. Architect explained design has evolved to match adjacent buildings' height and depth; Owner is allowed to build to side property lines. Architect explains permit approval and possible construction timeline. A contractor has not yet been selected, but will work with neighbors to mitigate potential problems re: noise, hours, flashing details, etc. and share schedule for hazardous material remediation.
Kathryn Murrell & Henry Essler	51B States	<ul style="list-style-type: none"> Concerned about height of building, believes number of stories inconsistent with neighborhood, possible views into unit from deck. Wanted to see 3d model, additional views. Concerned about previous owner's off-permit work's effect on their foundation; would like confirmation that their building will be protected. Concerned about safety and security of construction site. Concerned about existing tree in rear yard. Pleased that windows are not being blocked in this new plan. 	<ul style="list-style-type: none"> Architect explained design has evolved to match adjacent buildings' height and depth. Deck at same level as their apartment is on opposite side of new building. Architect will provide additional perspectives. Architect, contractor will work with neighbor to provide a secured jobsite during construction. Tree removal is TBD. Landscape designer has not yet been selected.
Christopher Struck	57 States	<ul style="list-style-type: none"> Concerned about new foundation's effect on his property, soil conditions. Wants confirmation that engineers, builders will be licensed, experienced, respectful, following codes, etc. Wants to see engineering plans and soil conditions report, once completed, also copies of official job card, insurance policy held by owner. Concerned about hours of construction, noise as he often works from home. Concerned about un-stuccoed area of his building currently covered by 53 States, flashing between buildings. Happy to see something positive happening on property. Wants assurance development will be quality construction done by responsible builders. 	<ul style="list-style-type: none"> Architect stated that the goal will be to have a foundation that does not require underpinning; as the structural engineer has not been selected, and the soil report is not yet complete, that the foundation design has not been determined. Architect/Owner will provide copies of engineering plans for peer review, soil reports, insurance policies, etc. as requested. See notes re: construction above.

Also in attendance: Owner Marvin Tien, Architect John Lum, Project Manager Jill Allen.

PRE-APP # 3 - FORMAL
12.11.2013

The Applicant

Pre-Application Meeting Sign-in Sheet

Meeting Date: 12/11/13
 Meeting Time: 6 pm
 Meeting Address: 53 states
 Project Address: 53 states
 Property Owner Name: Marvin + Elizabeth Tien
 Project Sponsor/Representative: Jill Allen + John Lum

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	David Salem	59 States	916 8044683	dsalem@salemgreen.com	<input checked="" type="checkbox"/>
2.	Evelyn Struck	57 States	415941-5283		<input type="checkbox"/>
3.	Henry Eml	513 STATES		heister@gmx.com	<input checked="" type="checkbox"/>
4.	Christopher J Struck	57 States	4159239535	cjstruck@ix.netcom.com	<input checked="" type="checkbox"/>
5.	Larry Levine	59 States	916204-8090	levinecpa@pac.net	<input checked="" type="checkbox"/>
6.	Roxanna Altmolz	51 states	5107252499	roxanna@altmolz.com	<input checked="" type="checkbox"/>
7.	MICHAEL BHANABIKWU	45 STATES	415-497-7942	MBIKLOU@GMAIL.COM	<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
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16.					<input type="checkbox"/>
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PRE-APP # 3 - FORMAL
12.11.2013

Speaker (Alphabetical)	Address	Concerns/Comments	Follow-Up
Koxanna Altholz	51 States	<ul style="list-style-type: none"> * Concerned not all neighbors, neighborhood groups received notification * Concerned her windows will be blocked - loss of light, views, ventilation in master bedroom, lightwell, entry, bathroom. She enjoys the view of the trees from her master bedroom. * Concerned decks will allow views into bedroom. * Would like to see more stepping of building, lower overall height, smaller units. Would like a three-story building. * Believes project not in sync with neighborhood character, which is single family homes with front and side yards. * Concerned about timeline, noise, length of construction as a mother with two young children who will be working from home. 	<ul style="list-style-type: none"> * Architect informed her Radius services was used to obtain address list. * Architect proposes a third Pre-app meeting to review changes. * Architect explained that the project does not block windows directly. The windows at the entry, bathroom face each other in a small light well (3' x 4'). The master bedroom windows are set 3' from the property line. Additional windows do exist in the master bedroom. Post meeting, Architect requested a visit to her property to verify conditions. * Architect reviewed plans, the location of decks - set below or away from 51 States. A privacy screen can be installed if need be. * Architect explained that he would explore further reductions in height. * Architect stated neighborhood is mixed housing of single family homes and multi-unit buildings. * Architect reviewed estimated timeline re: permit approval and construction. Responsible, experienced contractor will work with neighbors to mitigate issues.
Henry Eisler	51B States	<ul style="list-style-type: none"> * Concerned about building to property line, status of survey. * Wanted explanation of landscaping at entry. * Concerned about car lift in garage in regards to noise, space requirements. * Concerned about height, size of building. Appreciates efforts, but would feel better about three-story building. 	<ul style="list-style-type: none"> * Architect stated owner has right to build to property line, survey has been ordered. Survey can be shared once completed. * Architect stated Landscape designer has not yet been selected, reviewed rough plan for entry area. * Architect stated car lift will not be noisy, nor require excessive excavation. * Architect reviewed how project has been reduced to align with height, setbacks of adj. properties.
Michael Gharabikou	45 States	<ul style="list-style-type: none"> * Concerned about trees, plantings. * Concerned about timeline re: permit approval and construction. 	<ul style="list-style-type: none"> * See landscaping note above. * Project manager reviewed estimated timeline re: permit approval and construction. Responsible, experienced contractor will work with neighbors to mitigate issues.
Larry Layvine & David Salem	59 States	<ul style="list-style-type: none"> * Concerned about loss of light, views from the kitchen window, plus the one property line/kitchen window being blocked. * Believes group's general concern is that it will look like big apartment building, not single family home. * Appreciates architect's efforts to work with neighbors. * Expresses concerns about Magnolia tree is rear; either would want it trimmed and preserved, or if replaced, with a landscape plan that would shield their view of the adjacent buildings. 	<ul style="list-style-type: none"> * Architect stated possibly altering plan to not remove kitchen window, or substituting a skylight as a mitigation measure. * Architect reviewed how project has been reduced to align with height, setbacks of adj. properties. * Architect stated landscaping plan will consider options to trim and preserve Magnolia tree if found healthy. Landscape designer not yet selected; plan TBD.
Evelyn & Christopher Struck	57 States	<ul style="list-style-type: none"> * Concerned about loss of light, views from windows at lightwell, side of building. * Wanted explanation of landscaping at entry. Interested in tree removal (in planter) at front of 57 States, working with Owner to have complementary plantings. * Concerned about future occupants being responsible, project making it easier for them to maintain building to mitigate potential problems. * Appreciates architect's efforts to work with neighbors. * Expressed concerns about Magnolia tree is rear; either would want it trimmed and preserved, or if replaced, with a landscape plan that would shield their view of the adjacent buildings. 	<ul style="list-style-type: none"> * Architect reviewed plans, explained that the design is matching the existing light wells. * Architect stated Landscape designer has not yet been selected but will definitely want to coordinate landscaping, reviewed rough plan for entry area. * Architect stated all engineers, builders involved will be licensed and experienced. Goal is for well-designed, well-built building. * See note above re: tree.

Also in attendance: Architect: John Lum, Project Manager: Jill Allen.

PRE-APP # 4 - FORMAL
 01/06/2014

Pre-Application Meeting Sign-in Sheet

Meeting Date: 1/6/14
 Meeting Time: 6 pm
 Meeting Address: 53 States
 Project Address: 53 States
 Property Owner Name: Mamum + Elizabeth Tren
 Project Sponsor/Representative: Jill Allen / John Lum

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Evelyn R. Struck	57 States St.			<input type="checkbox"/>
2. Christopher J. Struck	57 States St.		cjstruck@ix.netcom.com	<input checked="" type="checkbox"/>
3. Hector Martinez	51 States St.		hector@TheMMLawFirm.com	<input checked="" type="checkbox"/>
4. Larry Lewis	509 State		larry@afair.com	<input checked="" type="checkbox"/>
5. HENRY EISSLER	51 STATES ST. #B		heissler@gmx.com	<input type="checkbox"/>
6. Kathryn Murcell	51 States St. #B		"	<input type="checkbox"/>
7. ARTHUR HEWIS	61 STATES ST.			<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
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15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Speaker (Alphabetical)	Address	Concerns/Comments	Follow-Up
Henry Eisler & Kathryn Murrell	51B States	<ul style="list-style-type: none"> * Concerned about sunken entry to building; not "pedestrian-friendly." * Concerned about drainage from uphill, possibility of water getting into garage. * Concerned about rear yard trees; would like to see appropriate trimming and maintenance of Magnolia tree that also results in privacy. 	<p>Follow-Up</p> <ul style="list-style-type: none"> * Architect stated sunken entry necessitated by scheme and overall building height. Offered to send photo example of sunken entry in another new home in SF. * Building will be designed with appropriate drainage. Architect pointed out garage at 51B States is slightly elevated from sidewalk level. * Architect stated landscape designer has not been chosen, but client is OK with keeping and trimming Magnolia tree. Goal is to protect everyone's privacy.
Larry Lewine	59 States	<ul style="list-style-type: none"> * Pleased to see plan amended so that kitchen window will not be blocked. * Concerned about trees in rear yard. 	<ul style="list-style-type: none"> * See landscaping note above.
Arthur Lewis	61 States	No comments.	
Hector Martinez	51A States	<ul style="list-style-type: none"> * Concerned about blocking light and air at his top floor bedroom window; asked if architect had considered a setback from the property line at this level. * Interested in seeing finalized information regarding heights on survey. 	<ul style="list-style-type: none"> * Architect explained that the project does not block windows directly, as the master bedroom windows are set 3' from the property line. Client allowed to build to property line. Architect suggested possibility of installing skylight in 51A States to mitigate light loss. * Survey completion expected this week; can be shared with neighbors.
Evelyn & Christopher Struck	57 States	<ul style="list-style-type: none"> * Would like to see magnolia tree removed or at least trimmed appropriately, but wants to maintain foliage that will protect privacy and filter views. Currently the tree is a maintenance problem in regards to dropping leaves in their yard. Would like to see fruit tree near property line removed, as also drops fruit in their yard. * Would like to know maintenance plan pre-construction; hope to avoid previously mentioned issues next spring. * Would like to see high chain-link fence replaced with lower wood fence similar to fences on lots to the west. * Offered to remove trees in front planters when construction begins; would like to coordinate plantings with landscape designer. * Previous occupants continue to loiter in area. Seem to have area under surveillance; are threatening in manner. Is there a possibility of getting a restraining order? 	<ul style="list-style-type: none"> * See landscaping note above. * Architect will review concerns with owner.

Also in attendance: Architect John Lum, Project Manager Jill Allen.

PRE-APP # 4 - FORMAL
 01/06/2014



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **January 30, 2014**, the Applicant named below filed Building Permit Application Nos. **2014.0130.7472 for new construction and 2014.0130.7476 for demolition** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	53 States Street	Applicant:	James Barker
Cross Street(s):	Btw. Castro & Douglass Streets	Address:	3246 17th Street
Block/Lot No.:	2623 / 074	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 558-9550, ext. 12

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	31'-11"	0, 13'-9"
Side Setbacks	0, ~6'- 7"	0
Building Depth	44'-9"	62'-8"
Rear Yard	29' 1"	29' 2"
Building Height	16' 2"	34' 1"
Number of Stories	1 + Basement	4
Number of Dwelling Units	1	2
Number of Parking Spaces	0	4
PROJECT DESCRIPTION		
<p>The proposal for the demolition of an existing one-story-over-basement, single-family dwelling unit and the construction of a new four-story-over-garage, two family dwelling. Each unit will contain 3 bedrooms and 3.5 bathrooms, a kitchen, living room, dining room and a laundry room. The 2nd unit, occupying the 3rd and 4th stories also includes an office, front and rear deck at the 3rd level, and rear deck at the 4th level. The project includes an elevator cab accessible to all 4 living and garage levels.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Tina Chang
 Telephone: (415) 575-9197
 E-mail: tina.chang@sfgov.org

Notice Date:
 Expiration Date:

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact 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. Community Boards acts as a neutral third party and has, on many occasions, helped 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, please contact the planner listed on the front of this notice to discuss 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, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check 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. If the project includes multiple 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 Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted 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 current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Marvin & Elisabeth Tien

PROPERTY OWNER'S ADDRESS:

3796 16th Street
San Francisco, CA 94114

TELEPHONE:

(310) 963-8087

EMAIL:

marvin.tien@reachmedia.com

APPLICANT'S NAME:

Jill Allen

APPLICANT'S ADDRESS:

3246 17th Street
San Francisco, CA 94110

TELEPHONE:

(415) 558-9550

EMAIL:

jill@johnlumarchitecture.com

Same as Above

CONTACT FOR PROJECT INFORMATION:

Jill Allen

ADDRESS:

TELEPHONE:

()

EMAIL:

Same as Above

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

ADDRESS:

TELEPHONE:

()

EMAIL:

Same as Above

2. Location and Classification

STREET ADDRESS OF PROJECT:

53 States

ZIP CODE:

94114

CROSS STREETS:

Castro

ASSESSORS BLOCK/LOT:

2623 / 074

LOT DIMENSIONS:

25'x105'7"

LOT AREA (SQ FT):

2642 SF

ZONING DISTRICT:

RH-2

HEIGHT/BULK DISTRICT:

40-X

7

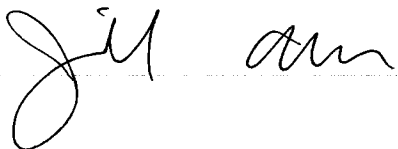
	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	+1
2	Total number of parking spaces	0	4	+4
3	Total gross habitable square footage	1,554 GSF	7,103 GSF (incl garage)	+5,549 GSF
4	Total number of bedrooms	3	6	+3
5	Date of property purchase	8/28/13	-	-
6	Total number of rental units	-	-	-
7	Number of bedrooms rented	-	-	-
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	-	-	-
11	Was the building subject to the Ellis Act within the last decade?	No	-	-
12	Number of owner-occupied units	1	2	+1

Applicant's Affidavit

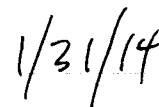
Under penalty of perjury the following declarations are made:

- 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: _____



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

Jill Allen

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);

see attached

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

see attached

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

see attached

Existing Building (continued)

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

see attached

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

see attached

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;

see attached

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

see attached

Priority Policies

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

see attached

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

see attached

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

see attached

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

see attached

Replacement Structure

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

see attached



Replacement Structure

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

see attached

15. Whether the Project creates new supportive housing;

see attached

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

see attached

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

see attached

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

see attached

Loss of Dwelling Units Through **Merger**

(FORM B – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units 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 review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (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) meet a supermajority of the merger criteria listed below. Please see website under Publications for Loss of Dwelling Units Numerical Values.

Please state how the project meets or does not meet the following criteria:

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?
2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?
3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?
4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?
5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?



Loss of Dwelling Units Through **Conversion**

(FORM C – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(f), the Conversion of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be subject to a Mandatory Discretionary Review. In reviewing proposals for the Conversion of residential dwelling-units to other forms of occupancy, the Planning Commission will review criteria 1-5 listed below.

Please state how the project meets or does not meet the following criteria:

1. Will the conversion of the unit(s) eliminate only owner occupied housing, and if so, for how long has the unit(s) proposed to be removed been owner occupied?

2. Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?

3. Will the conversion of the unit(s) bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district?

4. Will the conversion of the unit(s) be detrimental to the City's housing stock?

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

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

see attached

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

see attached

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

see attached

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

see attached

7

Please respond to each policy; if it's not applicable explain why:

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

see attached

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

see attached

7. That landmarks and historic buildings be preserved; and

see attached

8. That our parks and open space and their access to sunlight and vistas be protected from development.

see attached

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 appraisal has been made.

2. *Whether the house has been found to be unsound at the 50% threshold.*

No unsound building report has been made.

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

The property is free of code violations. Prior violations were not serious and occurred under a prior owner. Department of Building Inspection records show work on the site in 2009, when the property was owned by a prior owner, had exceeded the scope of an issued permit. The violation was abated in 2010. Another violation, also under the previous owner, was cited in 2011 for construction without valid permit. This violation was cleared in 2012 with the renewal of expired permits. (Case information attached.)

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

The home is outdated, presents an awkward floor plan, is situated mid-lot, and underutilizes the RH-2 zoning. It has, however, been maintained in a decent, safe, and sanitary condition.

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

A Part 1 Historic Resources Evaluation completed by Tim Kelley Consulting in November of 2013 concludes the property is not an historical resource under CEQA.

RENTAL PROTECTION

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

The property has been owner occupied for over 10 years. It was sold to the current owner with a disclosure of owner occupancy (see attached Real Estate Transfer Disclosure Statement).

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

No. The property has been owner occupied for many years, and was the most recent occupancy. The house is currently vacant.

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

The Project adds one net new housing unit by demolishing one outdated and awkwardly placed house and building two new units in its place. Retention of the existing house would not preserve cultural or



economic diversity. The Historical Resources Evaluation completed by Tim Kelley notes the existing building "displays no stylistic embellishments," and "does not embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value" nor is it associated with persons or events of significance. Consequently, the building could not be interpreted as culturally important. The property was purchased on 8/28/13 for \$1.135 million, a value that is approximately the same as other units on the street. Therefore retention of the building would not promote economic diversity within the neighborhood. (See Zillow map listings, attached, showing average value of nearby units.)

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

As noted above, the existing building is not culturally important nor does it represent an economic value divergent from the neighborhood. Therefore the retention of the existing building would not preserve cultural or economic diversity.

11. Whether the Project protects the relative affordability of existing housing. The property was purchased on 8/28/13 for \$1.135 million and is likely worth over the threshold \$1.37 million today. Whether over or approaching the threshold, the value does not represent relative affordability for the median income within San Francisco.

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

There are no permanently affordable units onsite now and none will be built.

REPLACEMENT STRUCTURE

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

The existing building is awkwardly placed in the middle of the lot and out of character and scale with the two immediately adjacent buildings. The proposed replacement structure will contain 2 units, thus adding one net unit to the site as promoted by the RH-2 zoning, provides parking where there is none now, is located within the buildable area, rises to the approximate height as buildings on this side of the street (and is lower than those across the street), and respects adjacent lightwells and windows.

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

The Project replaces a 3 bedroom, 2-bath home having small and awkwardly arranged rooms with two 3-br, 3.5 bath units with a varied front facade that simultaneously reflects the varied front setbacks and heights of the two immediately adjacent buildings and offers open and flowing floor plans with generously-sized, functional rooms.

15. Whether the Project creates new supportive housing.

The housing in both the existing and proposed buildings is standard; however, because the floor plan in the new building is open, with generous-sized rooms and circulation and houses the bedrooms on separate floors it is better equipped to accommodate supportive housing.

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

The proposed building reflects the size, scale, lot development and character of immediately adjacent buildings. It makes use of modern technology in its parking scheme (which utilizes a car lift, making more effective use of a sloping site). And it adds one net new housing unit to the neighborhood, in concert with the zoning and neighborhood character, in which multi-unit buildings predominate.

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

Yes. The current building is a single-family home with small and awkwardly arranged rooms. The proposed building is a two-unit home; it increases both unit and bedroom (from 3 now to 6 with the Project) count. ABAG has indicated The City must construct 31,000 new units in the current Housing Element interval to keep pace with housing demand. Even maximizing in-fill housing at the zoning-allowed density, it is anticipated the goal will not be met. If two unit buildings cannot be built in RH-2 zoning districts, net new housing will fall to a rate that negatively impacts federal funding and, more importantly, the lives of San Franciscans.

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

Yes. The current building is composed of three bedrooms; the proposed structure will have six bedrooms -- three in each of two units. The proposed bedrooms are also larger and placed within a better functioning circulation pattern. San Francisco suffers from a net outmigration of families and is in need of family-sized housing. The percentage of families with children in San Francisco has steadily declined from 25% in 1960 to just over 13% today, resulting in The City's dubious distinction as having the smallest percentage of children of any major city in the United States.¹ Maintaining diversity, a hallmark of San Francisco, is dependent on preventing "family flight." The proposal directly addresses this problem by building two family-sized units.

PRIORITY GENERAL PLAN POLICIES -- PLANNING CODE SECTION 101.1

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

The Project is residential. It has no direct impact on the preservation and enhancement for resident employment in and ownership of business; however, in that the Project adds one net unit it will enhance the customer base of local corner and nearby neighborhood commercial businesses.

¹ Special Board of Supervisors Hearing on "Family Flight," March 8, 2012.

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

The existing building, as documented by the Historic Resources Evaluation, is not an historical resource. The property was purchased on 8/28/13 for \$1.135 million, a value that is approximately the same as other units on the street. Therefore retention of the building would not promote economic diversity within the neighborhood. (See Zillow map listings, attached, showing average value of nearby units.) The new units will add one net new housing opportunity for home ownership in this neighborhood.

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

The property was purchased on 8/28/13 for \$1.135 million and is likely worth over the threshold \$1.37 million today. Whether over or approaching the threshold, the current value does not represent relative affordability for the median income within San Francisco.

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

The current single family home does not have parking. The proposed two-unit building will have 4 parking spaces. Because the vehicle ownership rate in San Francisco is 94%² for the demographic likely to reside in either the existing or proposed units, the new building will take cars off the street, freeing one or more space of on-street parking.

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

The Project has no impact on and will not displace industrial or service uses and is not a commercial office development.

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

The existing building fails to conform to contemporary earthquake standards. The proposed building will meet all current seismic standards for new buildings, vastly improving safety for residents of this property.

7. That landmarks and historic buildings be preserved.

The property is not recognized as historically or architecturally significant. The recent Historic Resource Evaluation concludes the property is not eligible for individual listing in the California or National

² "Transportation Spending by Low-Income California Households: Lessons for the San Francisco Bay Area," Public Policy Institute of California, 2004, p.vi.

Register and it is not a contributor to a potential historic district. Therefore there is no relevance of this standard to the proposal.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no impact on parks and open space.

COMPLAINT DATA SHEET

Complaint Number: 200999522

Owner/Agent: OWNER DATA SUPPRESSED Date Filed: 04/01/2009
 Owner's Phone: -- Location: 53 STATES ST
 Contact Name: Block: 2623
 Contact Phone: -- Lot: 074

Complainant: COMPLAINANT DATA SUPPRESSED Site:
 Rating: Occupancy Code:
 Received By: Czarina Moreno
 Division: BID

Complainant's Phone:
 Complaint Source: TELEPHONE
 Assigned to Division: BID

Description: Exceeding scope of work under PA #200812088049.2nd Complaint: Digging into neighbor's foundation by 4ft. Beyond scope of permit #200812088049. Digging without permission of owner.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	GUNNELL	6237		18

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
04/01/09	CASE OPENED	BID	Gunnell	CASE RECEIVED	
04/01/09	WRK OVER PRMIT SCOPE	BID	Clancy	CASE UPDATE	Site visit by Clancy. Permit filed for modifications to foundation work. told Jim at Vision Builders not to continue on west property line until permit & plans have been approved - Ref PA #200903254859.
04/06/09	WRK OVER PRMIT SCOPE	BID	Clancy	CASE UPDATE	Correction Notice issued & faxed to Vision Builders by Inspector

05/18/10 WRK OVER PRMIT SCOPE BID Duffy CASE ABATED Clancy.
 Ok to abate - see PA #200903254859.
 Neighbor's property is not being damaged or undermined. The issue has been resolved between neighbors.

COMPLAINT DATA SHEET

Complaint Number: 201151415
Owner/Agent: OWNER DATA SUPPRESSED **Date Filed:** 07/26/2011
Owner's Phone: -- **Location:** 53 STATES ST
Contact Name: -- **Block:** 2623
Contact Phone: -- **Lot:** 074
Complainant: COMPLAINANT DATA SUPPRESSED **Site:**
Rating:
Occupancy Code:
Received By: Czarina Ysip
Complainant's Phone: **Division:** BID
Complaint Source: TELEPHONE
Assigned to Division: CES
Description: Expired permits.
Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
2/24/2012	Ying Pei	CES	Sent to Director's Hearing for abatement

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
07/26/11	CONST WORK NO PERMIT	PID	Clancy	FIRST NOV SENT	NOV issued for multiple expired permits that have special inspections would require certificate of final completion.
07/26/11	CASE OPENED	BID	Clancy	CASE RECEIVED	

Dwelling Unit Demolition Mandatory Discretionary Review Application

53 State Street

07/29/11	CONST WORK NO PERMIT	PID	Clancy	OFFICE/COUNTER VISIT	Copy of NOV mailed.
02/23/12	CONST WORK NO PERMIT	INS	Clancy	CASE UPDATE	PA 200905218883, 200904287215, 200903264859 & 200812088049 has been expired.
02/23/12	CONST WORK NO PERMIT	INS	Clancy	REFER TO DIRECTOR'S HEARING	Referred to CES by Inspector
02/23/12	CONST WORK NO PERMIT	INS	Clancy	SECOND NOV SENT	Issued 2nd NOV by Inspector F. Clancy
02/24/12	CONST WORK NO PERMIT	INS	Clancy	CASE UPDATE	Mailed copy of 2nd NOV -- mst
02/24/12	GENERAL MAINTENANCE	BID	Clancy	REFERRED TO OTHER DIV	transfer to div CES
02/28/12	GENERAL MAINTENANCE	CES	Hinchion	CASE RECEIVED	
05/07/12	OTHER BLDG/HOUSING VIOLATION	CES	Theriault	CASE ABATED	PA's 201204309378 and three (3) others renewed

14.0177 D



REAL ESTATE TRANSFER DISCLOSURE STATEMENT

(California Civil Code § 1102, et seq.)

SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Francisco, COUNTY OF _____, STATE OF CALIFORNIA, DESCRIBED AS 53 States Street. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF _____. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection report completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures:

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER:

Seller is is not occupying the property.

A. The subject property has the items checked below (read across):

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Oven | <input type="checkbox"/> Microwave |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Garbage Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Carbon Monoxide Device(s) | <input checked="" type="checkbox"/> Rain Gutters |
| <input checked="" type="checkbox"/> Burglar Alarms | | <input checked="" type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> TV Antenna | | <input type="checkbox"/> Intercom |
| <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Evaporator Cooler(s) |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Central Air Conditioning | <input checked="" type="checkbox"/> Public Sewer System |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Sprinklers | <input type="checkbox"/> Water Softener |
| <input type="checkbox"/> Patio/Decking | <input checked="" type="checkbox"/> Sump Pump | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> Built-in Barbecue | <input type="checkbox"/> Spa |
| <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Pool | <input type="checkbox"/> Locking Safety Cover |
| <input type="checkbox"/> Locking Safety Cover | <input type="checkbox"/> Child Restraint Barrier | |
| <input checked="" type="checkbox"/> Security Gate(s) | | |
| Garage: <input type="checkbox"/> Attached | <input type="checkbox"/> Automatic Garage Door Opener(s) | <input type="checkbox"/> Number Remote Controls |
| Pool/Spa Heater: <input type="checkbox"/> Gas | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| Water Heater: <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Solar | <input checked="" type="checkbox"/> Electric |
| Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Well | <input type="checkbox"/> Private Utility or |
| Gas Supply: <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | Other _____ |
| | | <input type="checkbox"/> Water-conserving plumbing fixtures |
| <input type="checkbox"/> Window Screens | <input type="checkbox"/> Window Security Bars | <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows |
| Exhaust Fan(s) in _____ | 220 Volt Wiring in _____ | Fireplace(s) in _____ |
| <input type="checkbox"/> Gas Starter _____ | <input type="checkbox"/> Roof(s): Type: <u>shingle</u> | Age: <u>1yr</u> (approx.) |
| Other: _____ | | |

Buyer's Initials _____

Seller's Initials RS, MG

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Page 1 of 3 (Rev. 01/12)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe.
 (Attach additional sheets if necessary): _____

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below:

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s) Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe): cosmetic defects in several rooms
 If any of the above is checked, explain. (Attach additional sheets if necessary): _____

Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with Section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following?

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&Rs or other deed restrictions or obligations restriction covering 3rd fl window Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): _____

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detectors(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller [Signature] Date 6/16/13 Seller Rene Sattler Date 6/13/13

Buyer's Initials _____ Seller's Initials RS, MS

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Page 2 of 3
(Rev. 01/12)

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

Agent notes no items for disclosure.

Agent notes the following items: (see attached AVID)

Agent (Broker Representing Seller) Zephyr Real Estate (Please Print) By Dave (Associate Licensee or Broker Signature) Dave Cunningham Date _____

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent notes no items for disclosure.

Agent notes the following items:

Agent (Broker Obtaining the Offer) _____ (Please Print) By _____ (Associate Licensee or Broker Signature) Date _____

V.

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Michael Sattler Date 6/16/13 Buyer _____ Date _____

Seller Rose Sattler Date 6/13/13 Buyer _____ Date _____

Agent (Broker Representing Seller) Zephyr Real Estate (Please Print) By Dave (Associate Licensee or Broker Signature) Dave Cunningham Date _____

Agent (Broker Obtaining the Offer) _____ (Please Print) By _____ (Associate Licensee or Broker Signature) Date _____

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

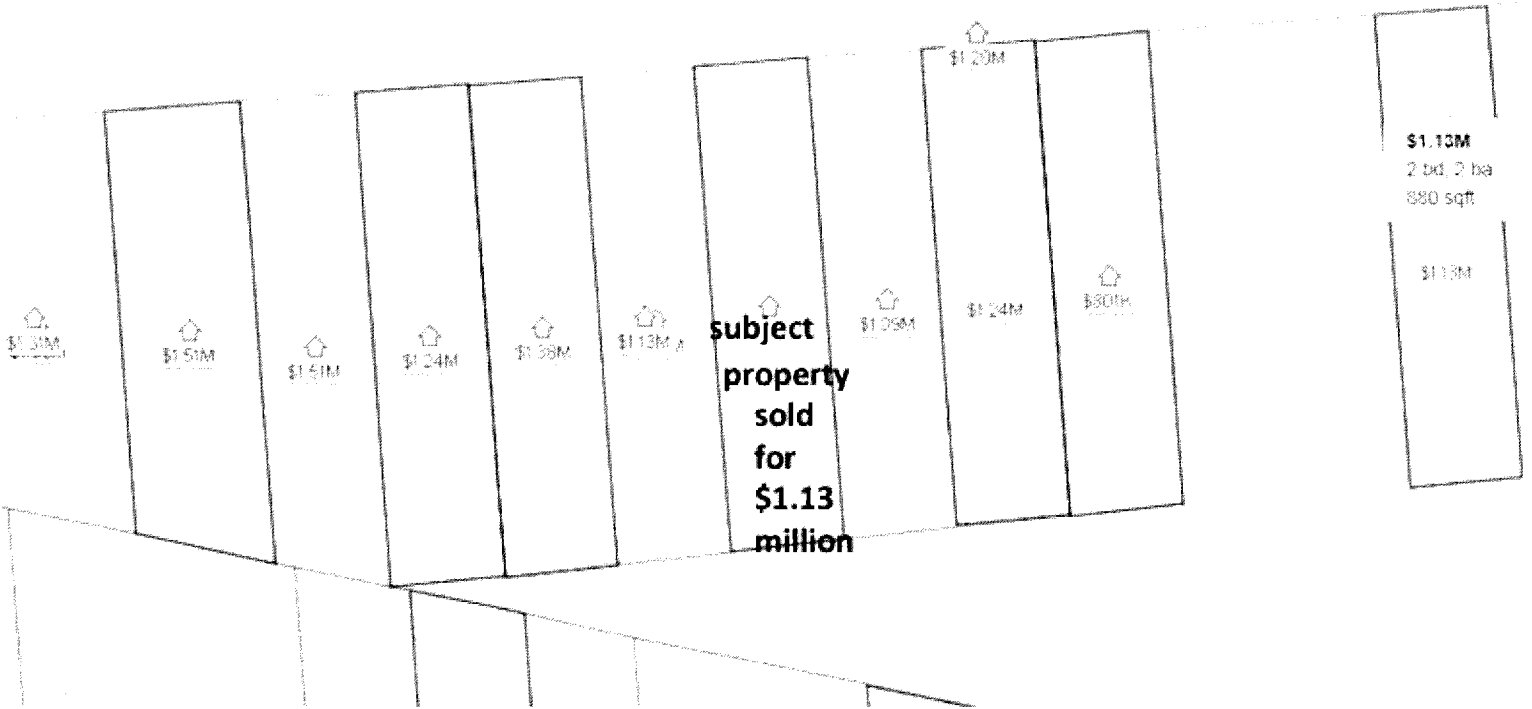


7

Zillow value listings on January 2, 2014

St

States Street



14.0177 D

Date: January 7th, 2013

To: Department of Building Inspection
City and County of San Francisco
1660 Mission St.
San Francisco, CA 94103



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 558 9550 FAX 415 558 0554

To Whom It May Concern:

I, Marvin Tien, owner of the property at 53 States St., designate Jill Allen of John Lum Architecture as 'Authorized Agent' for the purpose of obtaining records, submitting Permit applications, replying to queries/comments and paying for Building Permit to the San Francisco Department of Building Inspection and the Planning Department.

Thank You,


Marvin Tien

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
53 States St		2623/074	
Case No.	Permit No.	Plans Dated	
2014.0177E		1/31/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of a single-family dwelling and new construction of a two-residential-unit building with parking.			

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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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 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 <u>Environmental Evaluation Application</u> 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): Jean Poling	

**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

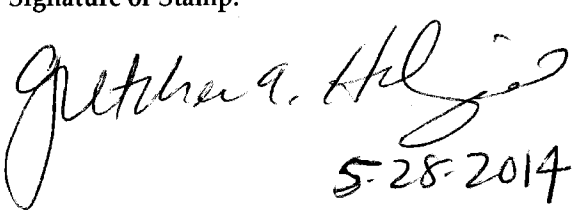
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement 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: _____ (attach HRER) b. Other (specify): <i>per PTR form dated 5/16/2014</i>
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): <i>Gretchen A. Hilgard 5-28-2014</i>	
Preservation Planner Signature:	

**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: <i>Gretchen A. Hilgard</i>	Signature or Stamp: 
	Project Approval Action: Select One CPC Action <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/16/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	53 States Street	
Block/Lot:	Cross Streets:	
2623/074	Castro Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0177E

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

DATE OF PLANS UNDER REVIEW:	1/31/2014
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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:	
Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated November 2013).	
Proposed project: demolition of existing single-family residence and construction of a two-unit residential building with parking.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present	<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 in an eligible 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 type="text"/>	Period of Significance: <input type="text"/>		
	<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 checked="" type="radio"/> Yes	<input 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:
<p>According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2013) and information found in the Planning Department files, the subject property at 53 States Street contains a 1-story-over basement; wood frame single-family residence constructed in 1911 in a Vernacular architectural style. The original architect is unknown. Known alterations to the property include: recladding the front with wood shingles (1956), foundation work (2008, 2009), retaining wall work (2009), and convert existing storage space on lower level to living space, new windows (2009). Unpermitted alterations include: enclosure of the entry porch (unknown date), construction of a rear addition (between 1913 and 1938).</p> <p>No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has been altered from its original appearance and represents a vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Castro/Upper Market and Corona Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

PART I HISTORICAL RESOURCE

53 STATES STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

PROJECT SPONSOR PACKAGE

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November 9, 2014

c/o Planning Commission
1665 Mission Street, Suite 400
San Francisco, CA 94103

Attn: Tina Chang

RE: **53 States Street Mandatory Discretionary Review for Demolition**
Block / Lot: 2623 / 074
Zoning: RH-2 (Two-family Residential)
Demolition Permit Application # 2014.0130.7476
Building Permit Application # 2014.0130.7472



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

Dear President Wu and Commissioners.

Overview and Requested Action

The proposal, which seeks approval to demolish a single-story, single-family house in disrepair, is before you for Mandatory Discretionary Review of a demolition under Planning Code Section 317. The house has been evaluated and determined to not be a historic resource by the Planning Department (Category C). It was purchased in 2013 by our clients, Marvin and Elisabeth Tien, from a previous owner-occupant.

We ask for your approval of the demolition by not taking Discretionary Review (DR). Note that the replacement project, which is for a two-unit home, was noticed per Section 311 and **no DR** was filed on either the demolition or new construction.

The Location

The subject property is a 25' x 105' lot with a 1,555 Sq.Ft. 2-story single-family house constructed circa 1900, zoned RH-2. The adjacent property to the east (51 States) is a two-unit, three-story building that occupies a majority of the entire lot. To the west is 57-59 States, which is a three story, two-unit building. Across the street are 2-4 unit buildings that step up the hillside, with facades ranging from 3-6 stories in height.

The Proposal

The existing house will be replaced with a four-story, two-unit building designed for families. The units will be 2,620 Sq.Ft and 2,357 Sq.Ft respectively and will have three bedrooms each. Parking will be provided in a basement garage. Our clients are building three-bedroom units as they recognize the importance of providing housing that suits contemporary family needs. Their goal is to create units with similar amenities one finds in a typical single-family house in San Francisco and thus, each unit features a living room, dining room, and great room with open kitchen in addition to the bedrooms.

Neighborhood Outreach and Responsiveness

We held four pre-ap meetings with the neighborhood and incorporated numerous changes to the project to address neighbor concerns about the project including:

- * not blocking non-conforming property line windows by creating light wells and shortening the building,
- * lowering our project height to the average between adjacent neighboring buildings, and
- * stepping the building from the street to reduce the apparent height.

After submittal, we were further required to make changes per the Planning comments regarding some of the material choices, further setbacks and front entry.

Please see attached Exhibit A for design changes resulting from neighborhood meetings and Planning Dept. plan-check Comments.

Neighborhood Support

We believe that due to our responsiveness, most neighbors are now supportive of the project.

Neighborhood Opposition

We have not been able to appease the adjacent neighbors to the east who reside at 51 States Street. Their opposition is not about the demolition of the house, but mainly that they believe that the proposed units are too large in square footage and that they would want to preserve the view of the new owners' yard space that they have long enjoyed from their property. They have expressed that they would potentially support a project that was only three stories tall, and/or smaller in square footage, although our project matches the neighborhood pattern in height and bulk. Similarly, the gross floor area of each unit is not at all unusual in this neighborhood.

Although these neighbors have raised objections, they did not file a DR on the proposed project.

Mandatory DR Findings

The existing building, although awkward in plan and not in good condition, is free from code violations and is maintained by the project sponsor in decent and safe condition. It is not an historical resource and the proposal does not result in a substantial adverse effect under CEQA. The house does not convert rental housing (either subject to or exempt from the Rent Ordinance), as it was owner occupied for over a decade. Although the demolition does not conserve the existing small single unit, the replacement adds two new family-sized units, which we believe will enhance the neighborhood while also fulfilling the purpose of RH-2 district. The value of the site will change; however, the per square foot value of the new project may actually be lower than it is today because the existing unit is so small. The project will have no effect on permanently affordable units, in-fill housing sites or supportive housing. It increases the number of family units, of overall units and of bedrooms. The replacement house introduces a well-designed modern duplex that is well within overall scale of neighborhood buildings and conforms to the residential design guidelines

Summary

The proposal clearly meets a preponderance of Section 317 findings. By replacing a very small, non-historic house with two contemporary units that are designed for families, we are bringing this property up to match its zoning and density. More importantly, the demolition will allow the construction of net new housing -- and family-sized housing -- that is so desperately needed in our city.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'John Lum', with a stylized flourish extending to the right.

John Lum, AIA

Exhibit A

Summary of Design Changes & Other Actions

For the

Mandatory Discretionary Review Hearing for Demolition

For the property located at

53 States Street, San Francisco, CA 94114

Block / Lot: 2623 / 074

Demolition Permit Application # 2014.0130.7476

Building Permit Application # 2014.0130.7472



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 558 9550 FAX 415 558 0554

53 States Street, Summary of Design Changes & Other Actions

(Note 09/05/2014, this is a summary of design changes made as a result of 4 Pre-app meetings, both formal and informal, and in response to Planning Dept. plan-check Comments#1 given after 311/Site Permit submittal and final written communication from neighbors at 51 States St)

Changes made after:

Pre-app Meeting #1, 10/22/2013

- Rear of building brought forward to prevent blocking windows on adjacent properties 51 States St and 57-59 States St, lot coverage reduced
- Building height reduced to match adjacent property 57-59 States St, from 39'-6" to 35'-3"
- Building Gross floor Area (GFA) reduced by 324sq.ft.

Pre-app Meeting #2, 11/26/2013

- 4th Floor plan stepped back at front, deck created off north-eastern bedroom
- Building Gross floor Area (GFA) reduced by 43sq.ft.

Pre-app Meeting #3, 12/11/2013

- 4th Floor plan altered to prevent blocking window at adjacent property 57-59 States St
- Windows removed along east property-line, facing adjacent property 51 States St
- Building height reduced to match averaging line between adjacent properties 51 States St and 57-59 States St, from 35'-3" to 33'-7"
- Building Gross floor Area (GFA) reduced by 43sq.ft.

Pre-app Meeting #4, 01/06/2014

- No changes made

Planning Department, Plan-check Comments #1, 05/27/2014

- Light-well added to plan to match light-well at adjacent property 57-59 States St
- Entryway modified to read as single entrance, rather than 2 separate entrances to apartments
- Front elevation modified to de-emphasize verticality of façade
- Required street tree added to plan

Letter from Neighbors at adjacent property 51 States St, 08/06/2014

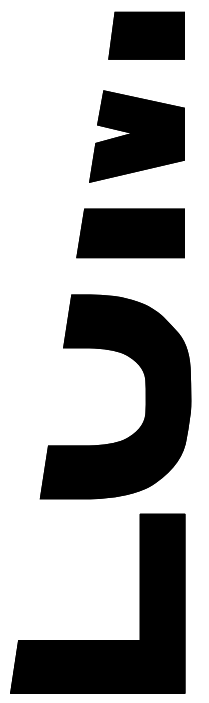
- No changes made

Miscellaneous Action

- 02/20/2014, after discussions with neighbors at adjacent property 57-59 States St (Christopher Struck), magnolia tree in rear yard pruned, thinned and shaped. Email from Christopher Struck on 02/20/2014 expresses gratitude and compliments arborist
- 04/30/2014 to 07/22/2014, after several complaints from neighbors at 57-59, 69 and 71 States St regarding homeless people living in the front yard and/or on the sidewalk in front, Owner had contractor secure the front gate, add motion-detector security lights and cut back all the undergrowth and overhanging tree branches at the front of the property. Further to this, Architect contacted DPW to have homeless bedding and other items removed from the front of the property

TIEN RESIDENCE

53 STATES STREET
SAN FRANCISCO, CA 94114



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

NOT FOR CONSTRUCTION

TIEN-STATES RESIDENCE
53 STATES ST
SAN FRANCISCO, CA 94114

tien
53 states st
san francisco, ca 94114

REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
11.19.13	Project Review	ja
11.26.13	Pre-App Meeting	ja
12.11.13	Pre-App Meeting	ja
01.06.14	Pre-App Meeting	ja
01.31.14	Demo/311 Submittal	ja
06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
11.10.14	Discretionary Review	hm

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

TITLE SHEET

A0.0

ABBREVIATIONS:

&	AND
<	ANGLE
@	AT
#	NUMBER
CL	CENTER LINE
PL	PROPERTY LINE
(E)	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD	BOARD
BASE BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CLS.	CEILING
CNTL.	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E.	EAST
EA	EACH
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
GYP.BD.	GYP SUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
ID.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
OV.	OVER
O.C.	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PT.	POINT
PTD.	PAINTED
R	RADIUS
RET. AIR	RETURN AIR
RM	ROOM
RDWD.	RED WOOD
R.W.L.	RAIN WATER LEADER

ABBREVIATIONS (CONT.):

S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.	WEST
W.	WITH
W.C.	WATER CLOSET
WD	WOOD
WP	WATER PROOF
W.H.	WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW FIRE-RATED WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

AIA DOCUMENT 201 "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT" ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.

- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
- DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTERLINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
- DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
- ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
- MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF CEILING INSULATION R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS.
- INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
- DIJOTS CONSTRUCTED AND INSTALLED PER UMC.
- ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UPC SECTION 2406)

PROJECT DATA:

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

53 STATES STREET
SAN FRANCISCO, CA 94114

PROJECT DESCRIPTION:

- DEMOLITION OF A SINGLE-FAMILY RESIDENCE
- NEW CONSTRUCTION OF 4-STORY (PLUS GARAGE LEVEL) TWO-UNIT BUILDING; EACH UNIT TO HAVE 3 BEDROOMS & 3.5 BATHS;
- BOTTOM LEVEL IS GARAGE WITH FOUR PARKING SPACES
- ENTIRE BUILDING TO BE SPRINKLERED PER CRC 15.06.040 SECTION R313.2

PLANNING INFORMATION:

BLOCK / LOT: 2623/074
ZONING DISTRICT: RH-2
LOT SIZE: 2,642 SQ. FT.
BUILDING HEIGHT: 40 FEET MAX. / 30 FEET AT FRONT OF PROPERTY

SETBACKS: FRONT: BASED ON AVERAGE OF ADJ. BUILDINGS; UP TO 15 FT OR 15% OF LOT DEPTH

SIDE: NONE

REAR: 45% OF LOT DEPTH OR AVERAGE OF ADJ. BLDGS. IF AVERAGED, LAST 10 FT IS LIMITED TO HEIGHT OF 30 FT AND MIN. OF 25% OF LOT DEPTH, BUT NO LESS THAN 15 FT

GROSS FLOOR AREA:	EXISTING:	
	1ST FLOOR:	848 G.S.F.
	2ND FLOOR:	568 G.S.F.
	TOTAL:	1,554 G.S.F.

PROPOSED:	GARAGE:	1,740 G.S.F.
	1ST FLOOR:	1,230 G.S.F.
	2ND FLOOR:	1,335 G.S.F.
	3RD FLOOR:	1,264 G.S.F.
	4TH FLOOR:	1,156 G.S.F.
	TOTAL:	6,725 G.S.F.

NET CHANGE: +5,171 G.S.F.

BY UNIT:	LOWER UNIT	2,357 G.S.F.
	UPPER UNIT	2,620 G.S.F.

BUILDING INFORMATION:
OCCUPANCY: GROUP R, DIVISION 3
CONSTRUCTION TYPE: TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS: CLASS B ROOF

PROJECT PARTICIPANTS:

OWNER:
MARVIN & ELISABETH TIEN
3796 16TH ST.
SAN FRANCISCO, CA 94114

T. 310 . 963 . 8087

GENERAL CONTRACTOR
T.B.D.

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

t. 415 . 558 . 9550 x.21
f. 415 . 558 . 0554

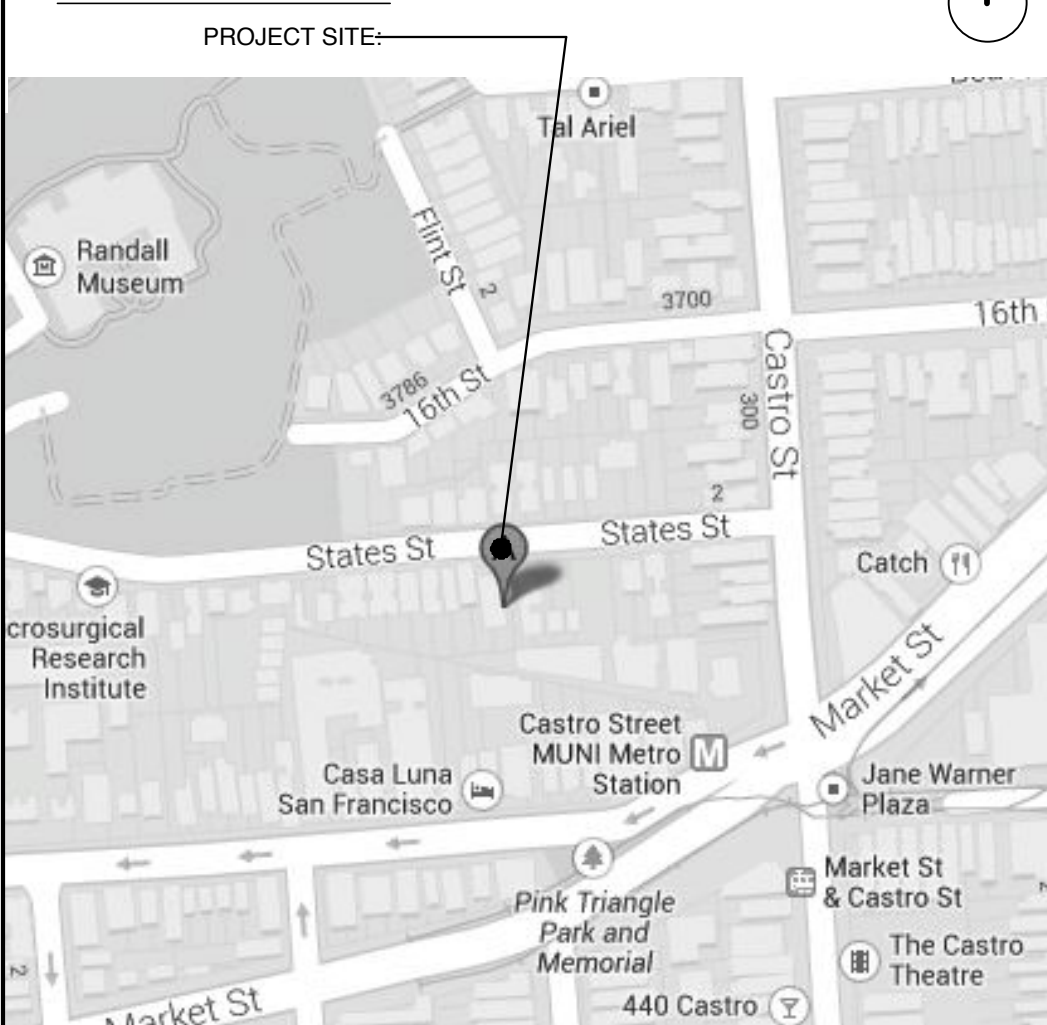
STRUCTURAL ENGINEER:
T.B.D.

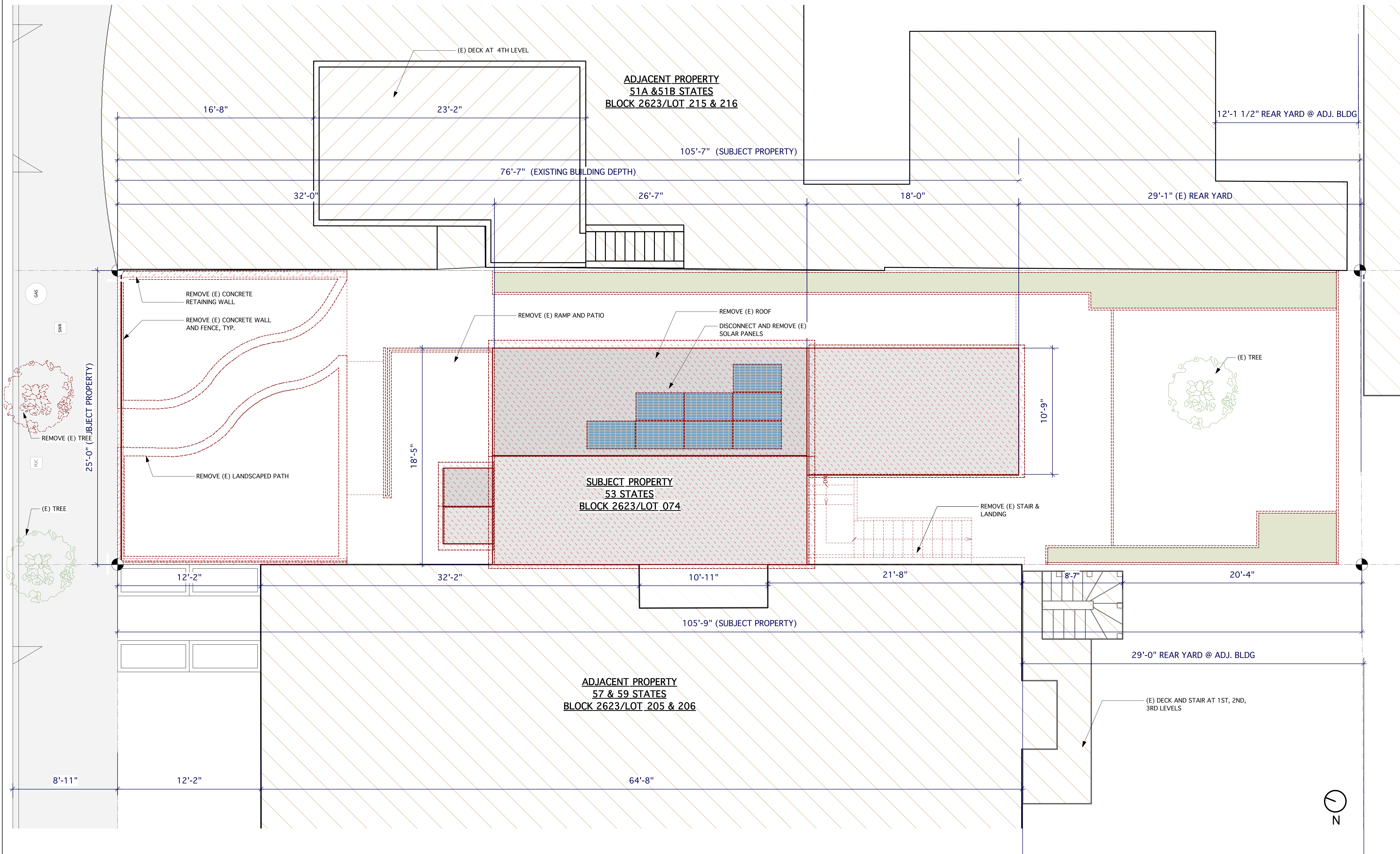
DRAWING INDEX:

ARCHITECTURAL

- A0.0 TITLE SHEET
- A0.1 EXISTING / DEMO. SITE / ROOF PLAN
- A0.2 PROPOSED SITE/ROOF PLAN
- A0.3 SITE PHOTOS
- A0.4 SITE PHOTOS
- A1.0 EXISTING / DEMO. FLOOR PLANS - 1ST FLOOR
- A2.0 PROPOSED FLOOR PLANS - GARAGE AND 1ST FLOOR
- A2.1 PROPOSED FLOOR PLANS - 2ND AND 3RD FLOORS
- A2.2 PROPOSED FLOOR PLANS - 4TH FLOOR
- A3.0 EXISTING / DEMO. BUILDING ELEVATIONS
- A3.1 PROPOSED BUILDING ELEVATION - NORTH
- A3.2 PROPOSED BUILDING ELEVATION - WEST
- A3.3 PROPOSED BUILDING ELEVATION - SOUTH
- A3.4 PROPOSED BUILDING ELEVATION - EAST
- A3.5 PROPOSED BUILDING SECTION
- A3.6 PROPOSED BUILDING PERSPECTIVES
- A3.7 PROPOSED BUILDING PERSPECTIVES

VICINITY MAP:





I EXISTING/DEMOLITION SITE PLAN
A0.1 Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

TIEN-STATES RESIDENCE
 53 STATES ST
 SAN FRANCISCO, CA 94114
 tien
 53 states st
 san francisco, ca 94114

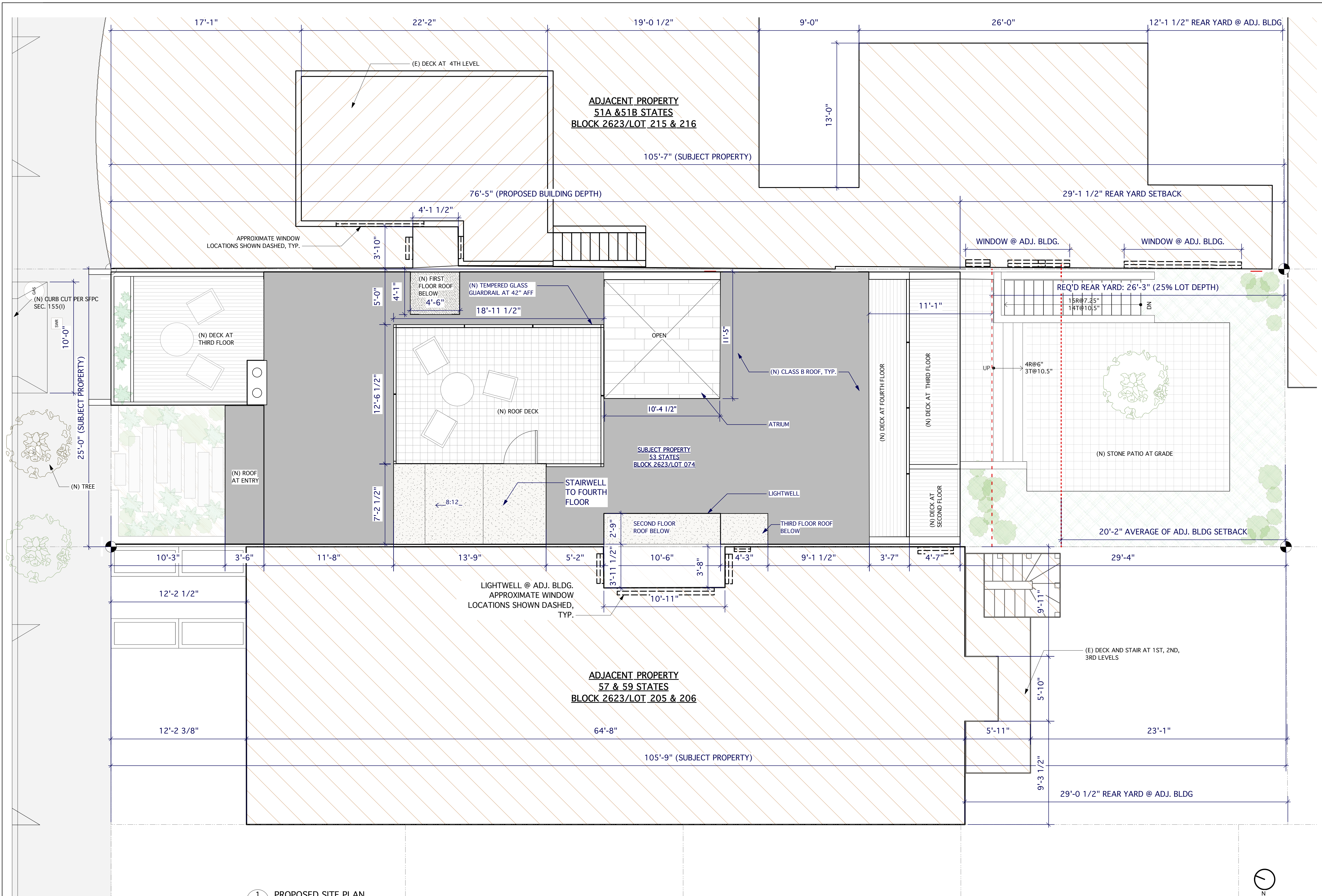
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06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
11.10.14	Discretionary Review	hm

project name : TIEN-STATES
 project number : 00000
 scale : AS NOTED

EXISTING / DEMO
 SITE PLAN

A0.1



1 PROPOSED SITE PLAN
A0.2 Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

TIEN-STATES RESIDENCE
53 STATES ST
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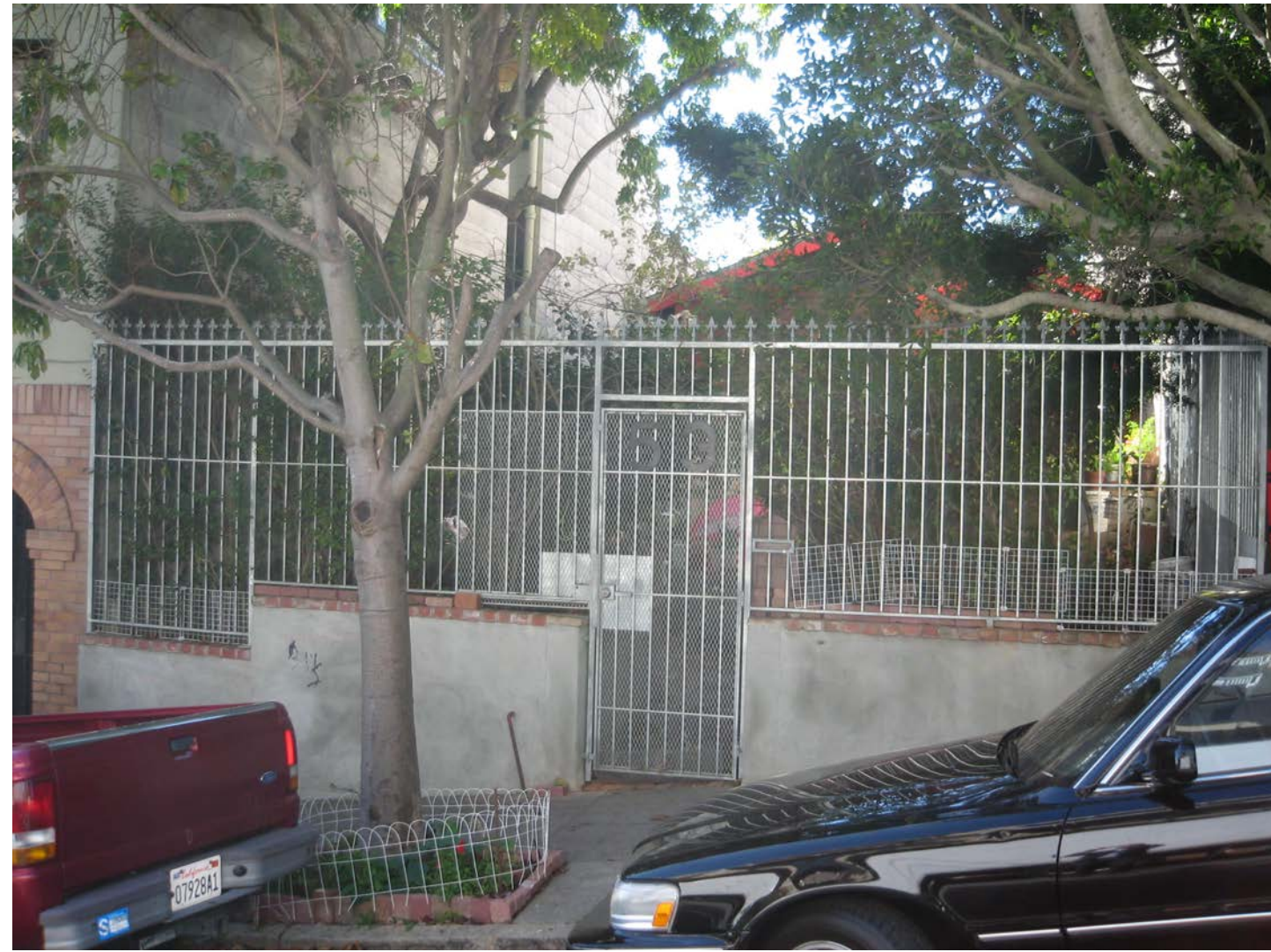
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED
SITE PLAN

A0.2



A

FRONT FACADE



B1

ADJACENT BUILDINGS SAME SIDE OF STREET



B2



C

REAR FACADE

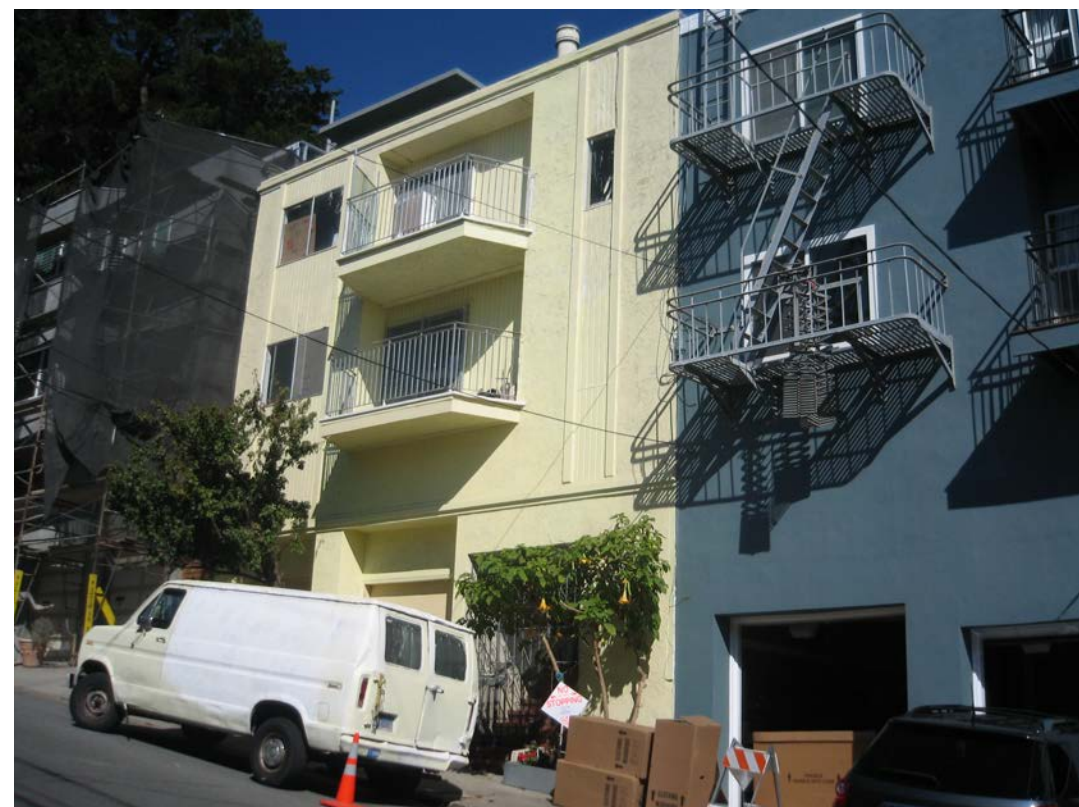


D

REAR VIEW ADJACENT BUILDINGS



(SIDE VIEW AT PROPERTY LINE)



E

ADJACENT BUILDINGS FACING SIDE OF STREET



F



G



KEY

**NOT FOR
CONSTRUCTION**

TIEN-STATES RESIDENCE

53 STATES ST
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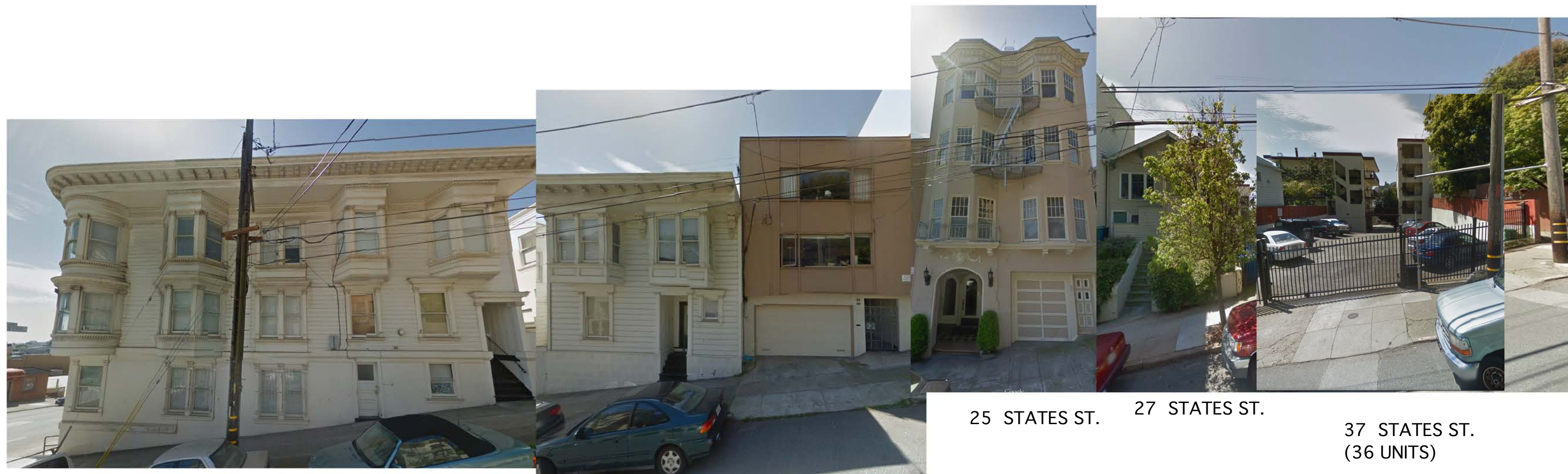
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

SITE PHOTOS



A

SAME SIDE OF STREET

340 - 344 CASTRO ST. 15 & 17 STATES ST.

25 STATES ST. 27 STATES ST. 37 STATES ST. (36 UNITS)



41 STATES ST. 45 STATES ST.

B

SAME SIDE OF STREET

51A & 51B STATES ST. (ADJACENT PROPERTY) 53 STATES ST. (SUBJECT PROPERTY)

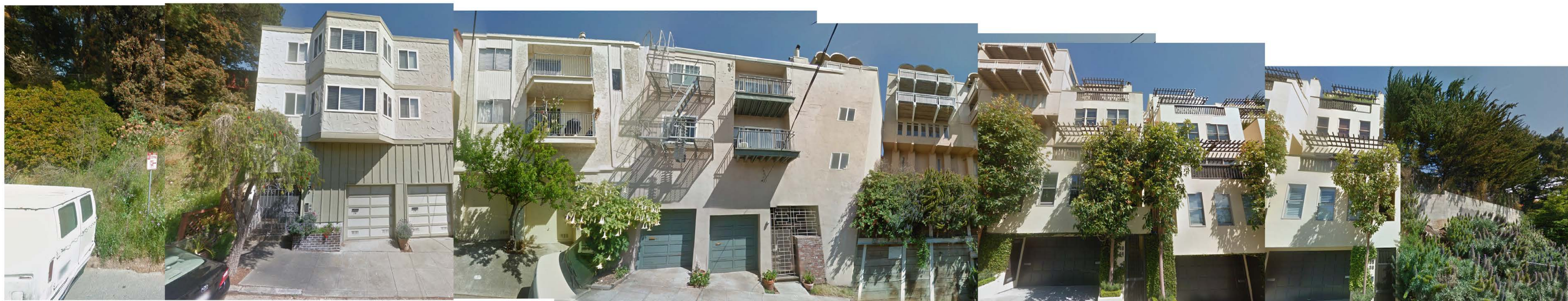
57 & 59 STATES ST. (ADJACENT PROPERTY) 61 STATES 65 STATES

69 & 71 STATES

83 & 83A STATES

85 & 87 STATES ST.

89 & 91 STATES ST.



C

FACING SIDE OF STREET

74 & 76 STATES 66 & 68 STATES 60 & 62 STATES ST.

54 STATES ST.

44 & 46 STATES ST.

40 & 42 STATES ST. 36 & 38 STATES ST.

NOT FOR CONSTRUCTION

TIEN-STATES RESIDENCE

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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

SITE PHOTOS

A0.4

NOT FOR CONSTRUCTION

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53 STATES ST
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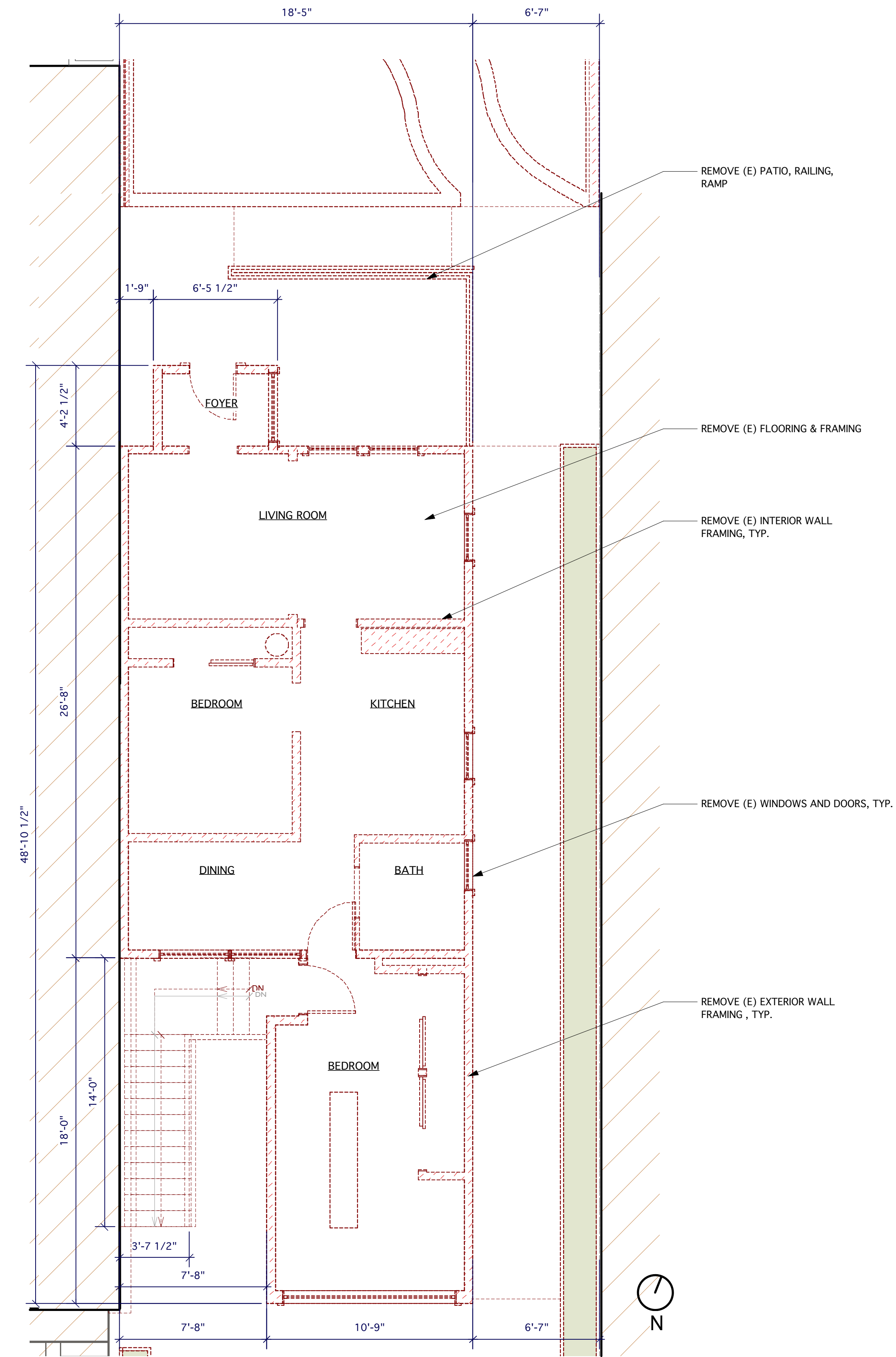
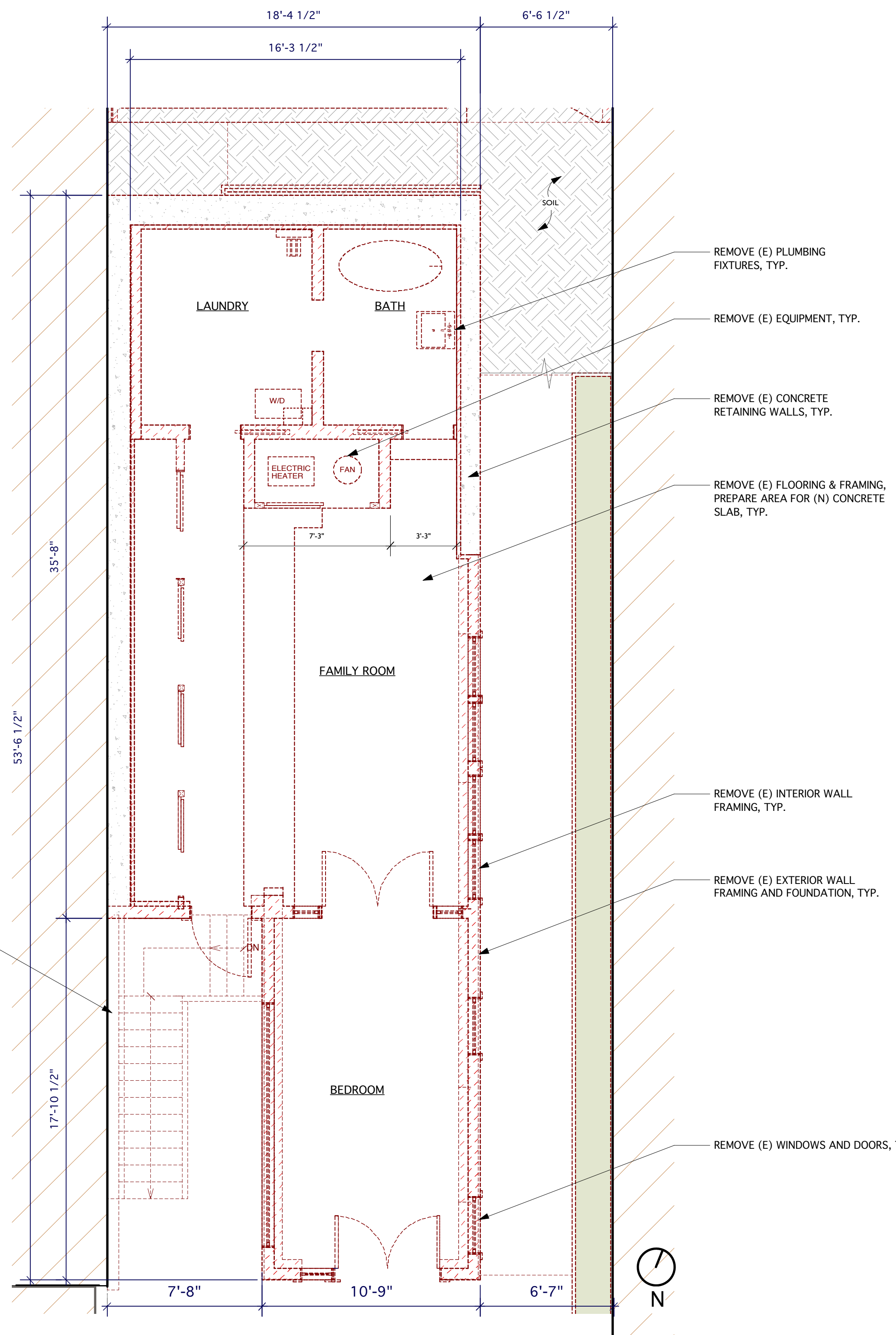
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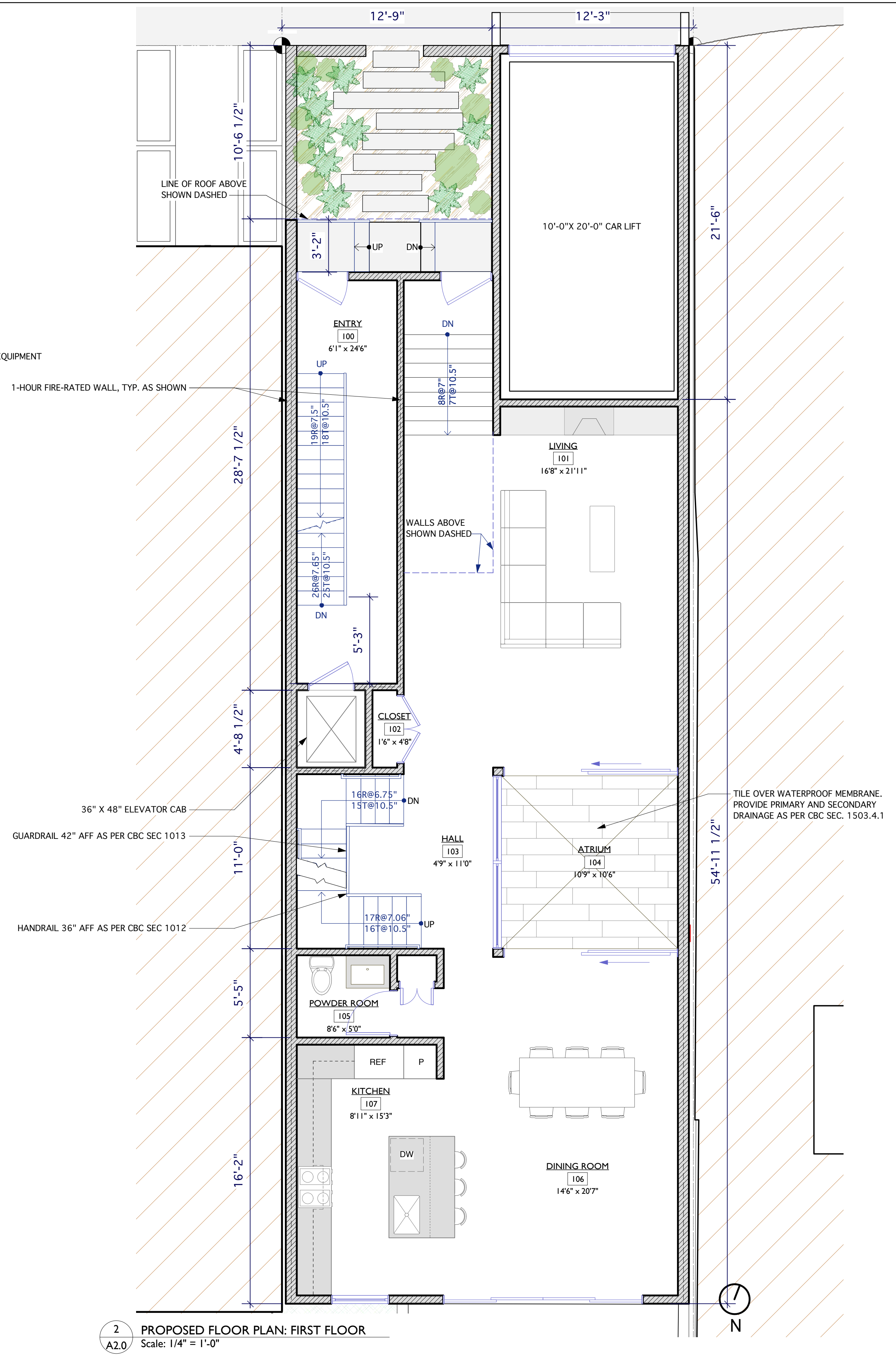
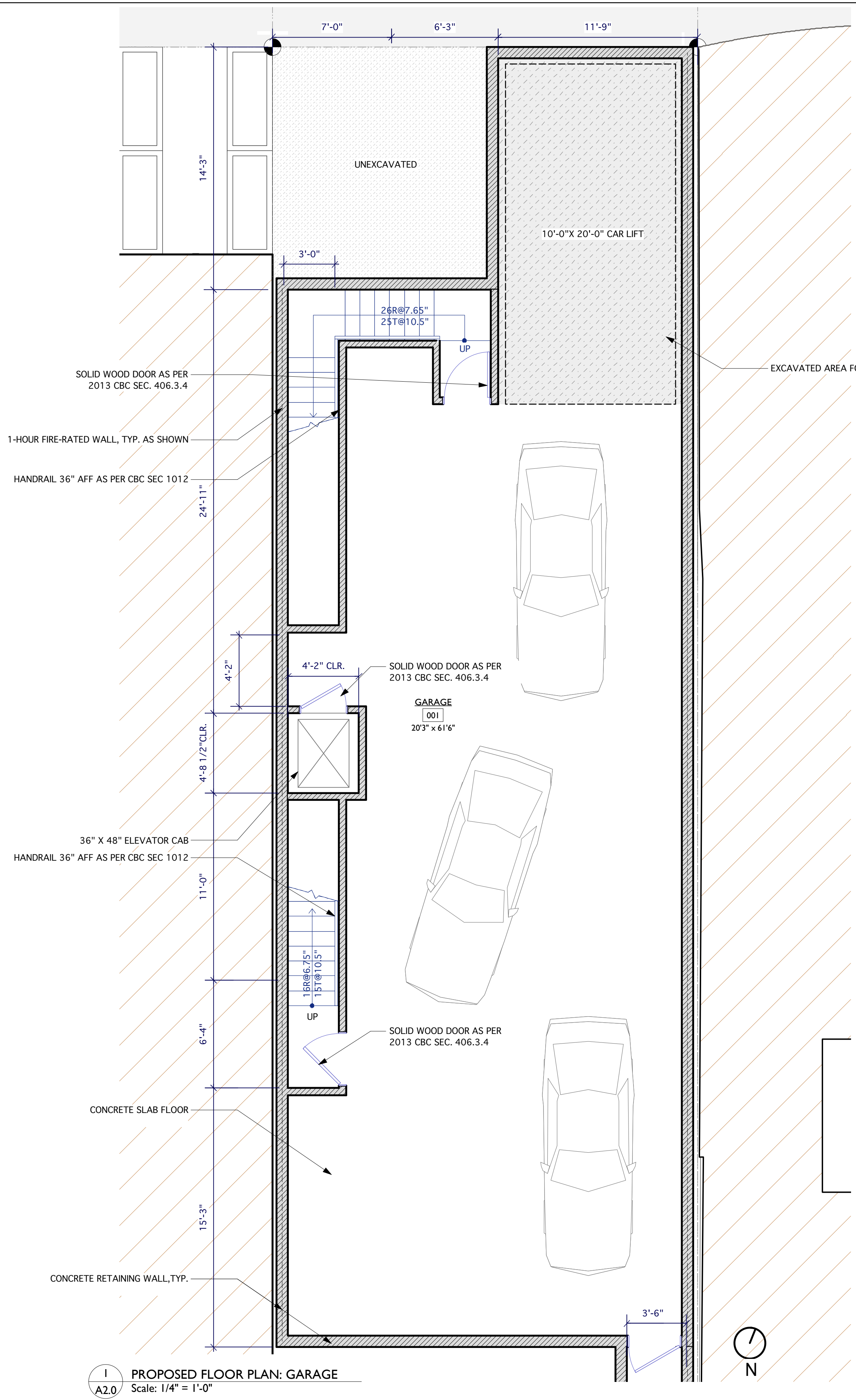
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

EXISTING / DEMO FLOOR PLANS

A1.0





NOT FOR CONSTRUCTION

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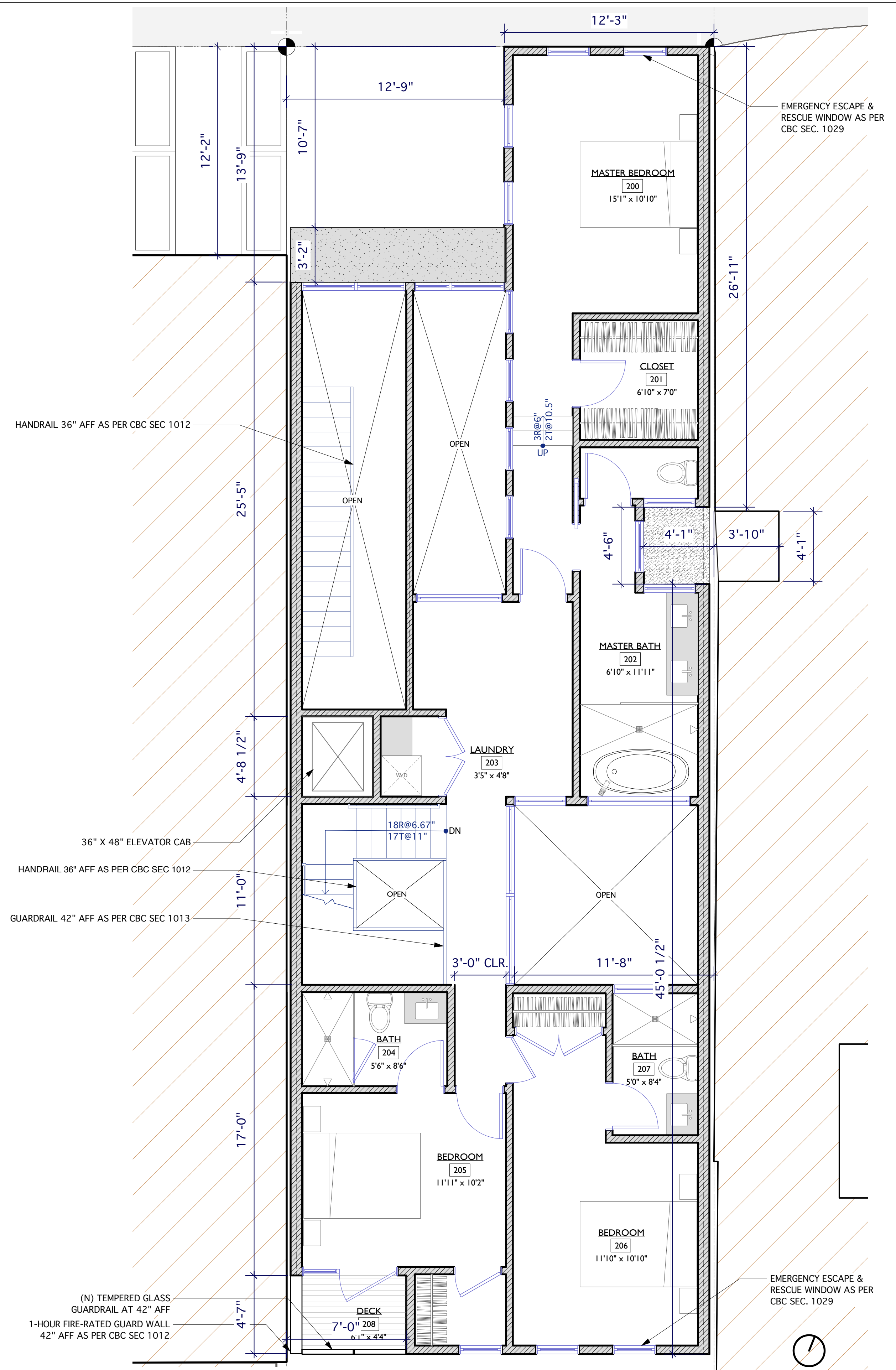
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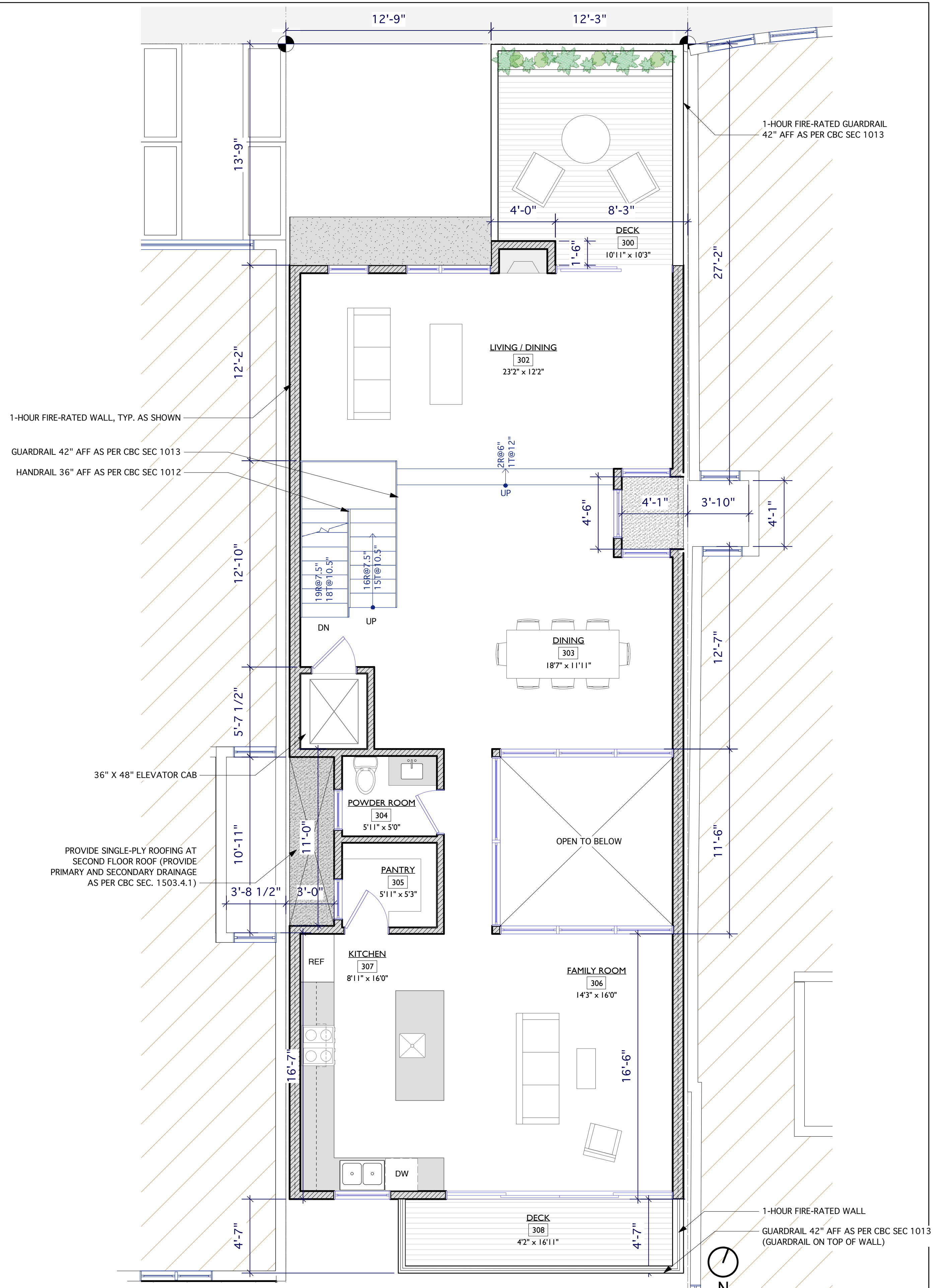
project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED FLOOR PLANS

A2.0



1
A2.1 PROPOSED FLOOR PLAN: SECOND FLOOR
Scale: 1/4" = 1'-0"



2
A2.1 PROPOSED FLOOR PLAN: THIRD FLOOR
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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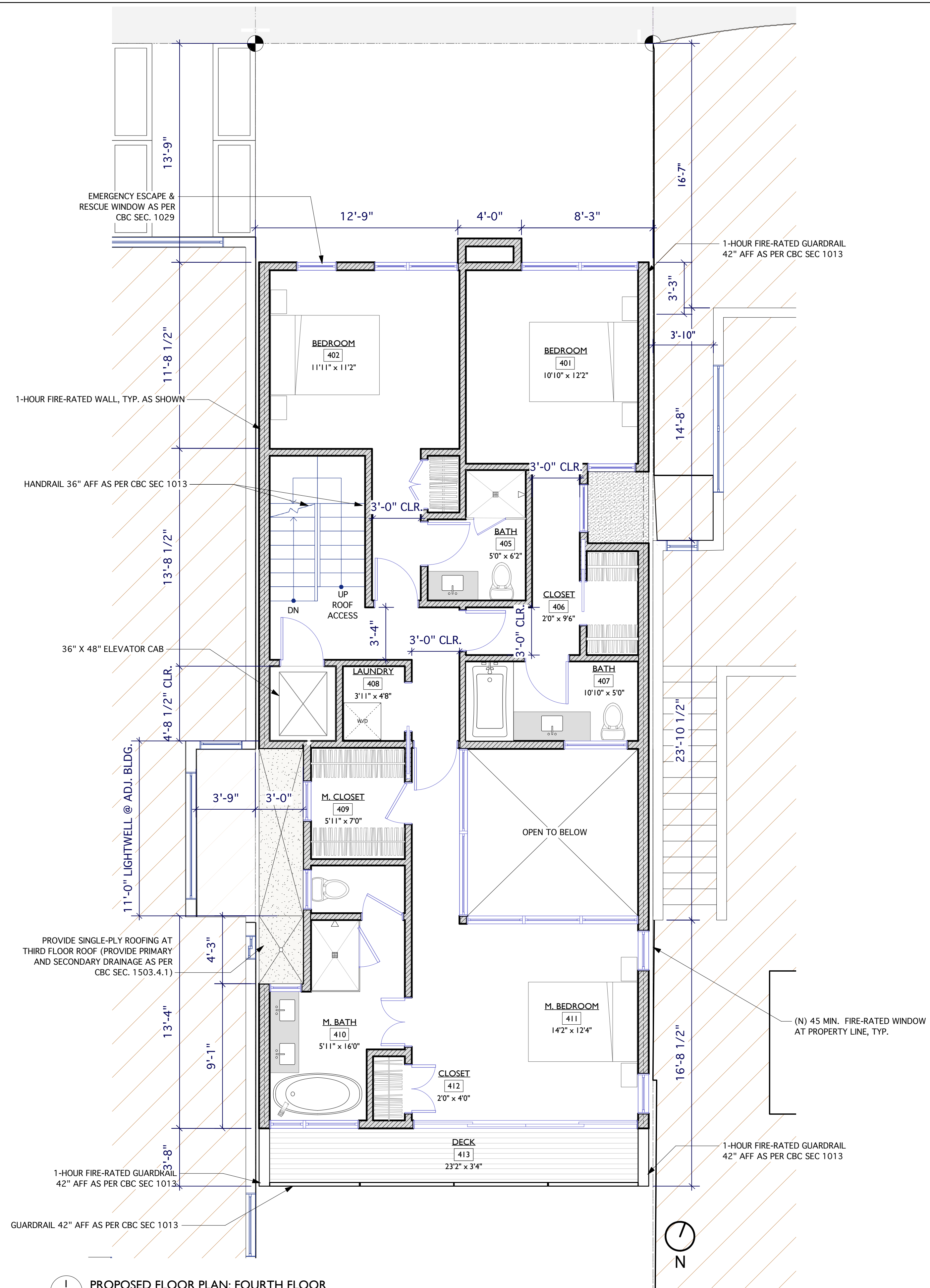
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED FLOOR PLANS

A2.1



1
A2.2 PROPOSED FLOOR PLAN: FOURTH FLOOR
Scale: 1/4" = 1'-0"

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project number : 00000
scale : AS NOTED

PROPOSED FLOOR PLANS

A2.2

NOT FOR CONSTRUCTION

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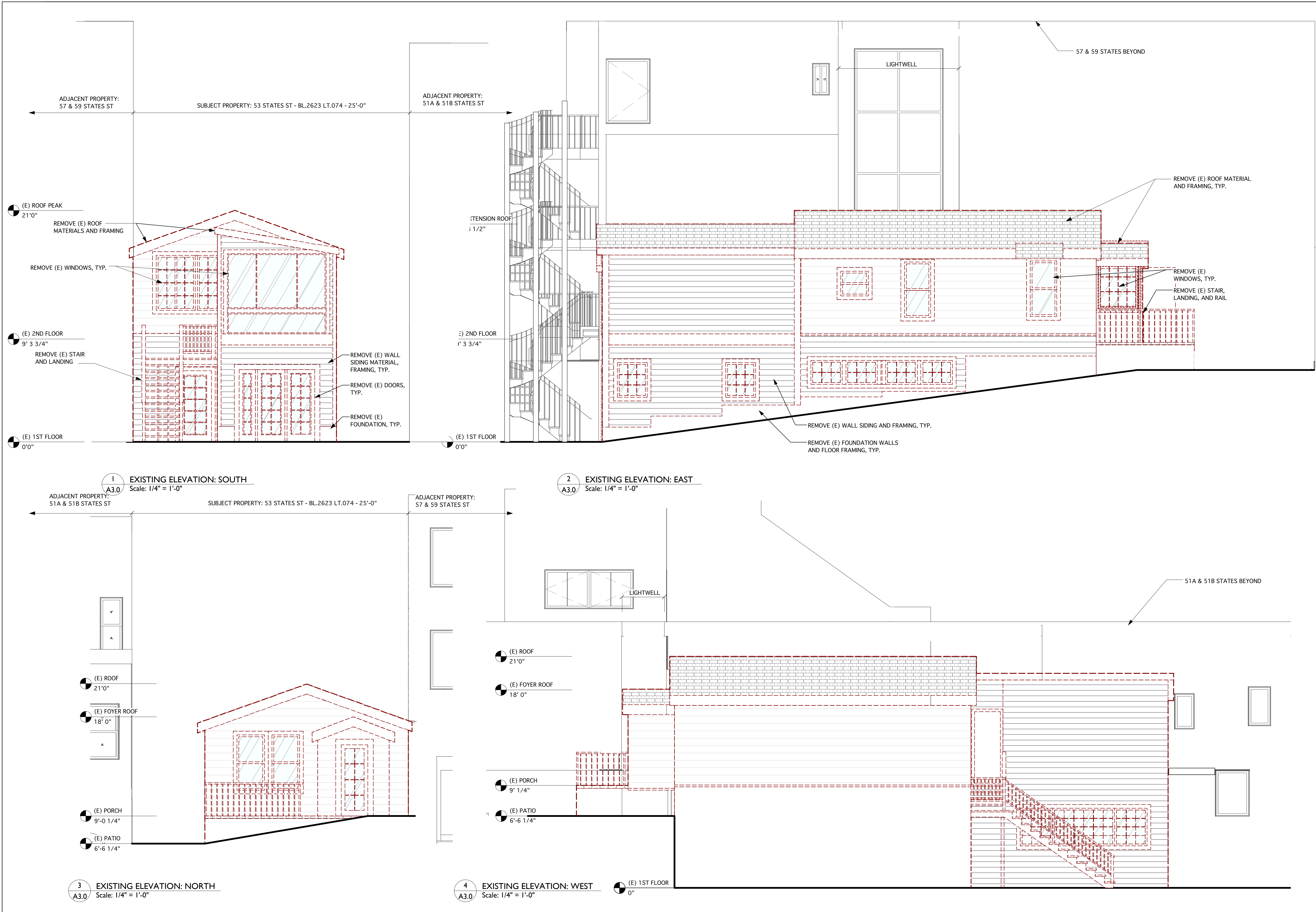
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

EXISTING ELEVATIONS

A3.0





1 PROPOSED ELEVATION - FRONT (NORTH)
A3.1 Scale: 1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED
ELEVATIONS

A3.1

NOT FOR CONSTRUCTION

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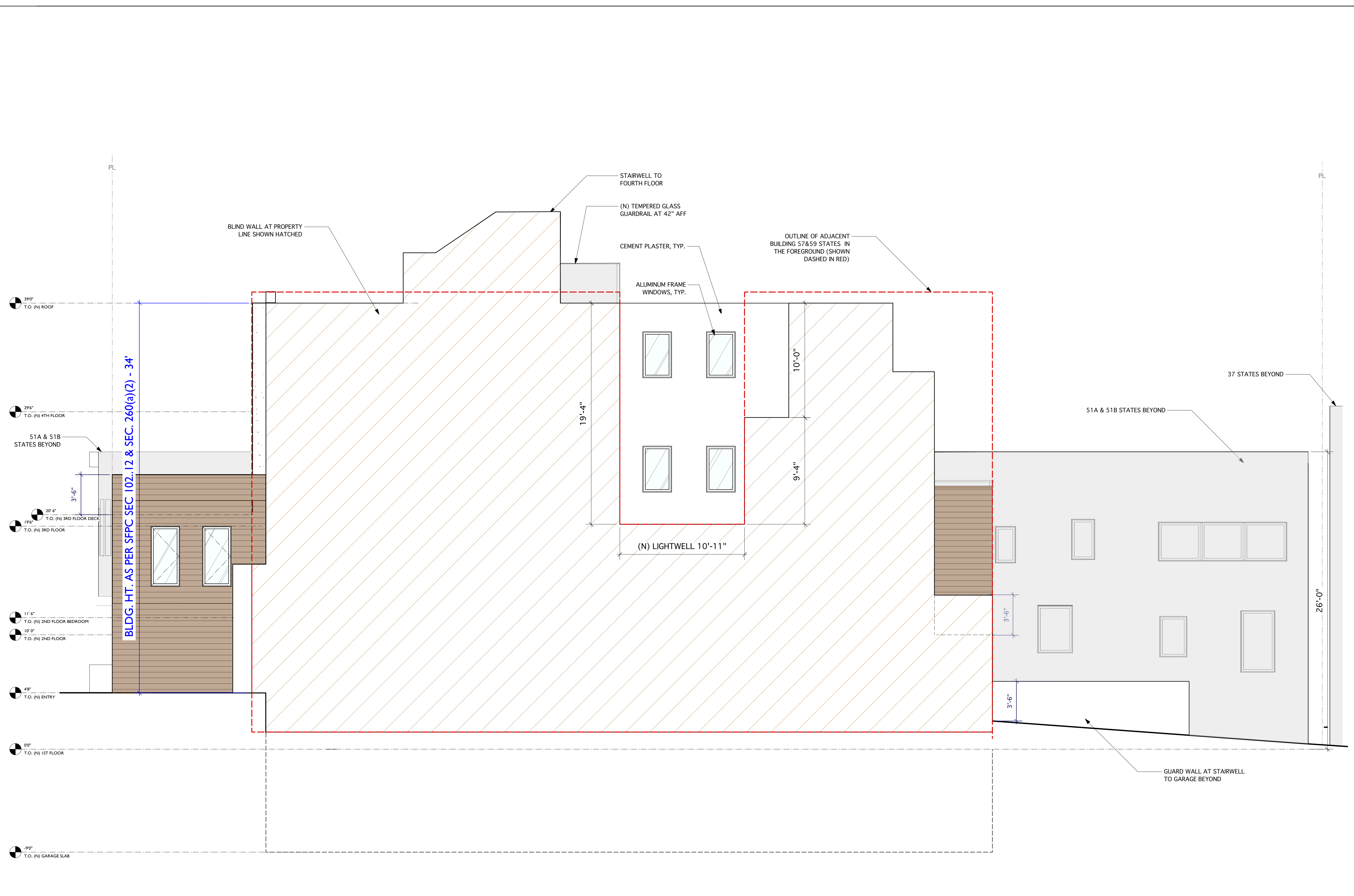
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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED EXTERIOR ELEVATIONS

A3.2



1 PROPOSED ELEVATION - WEST
A3.2 Scale: 1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

TIEN-STATES RESIDENCE
53 STATES ST
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san francisco, ca 94114

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project name : TIEN-STATES
project number : 00000
scale : AS NOTED

**PROPOSED EXTERIOR
ELEVATIONS**

A3.3



1 PROPOSED ELEVATION - REAR (SOUTH)
A3.3 Scale: 1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

TIEN-STATES RESIDENCE

53 STATES ST
SAN FRANCISCO, CA 94114

tien
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san francisco, ca 94114

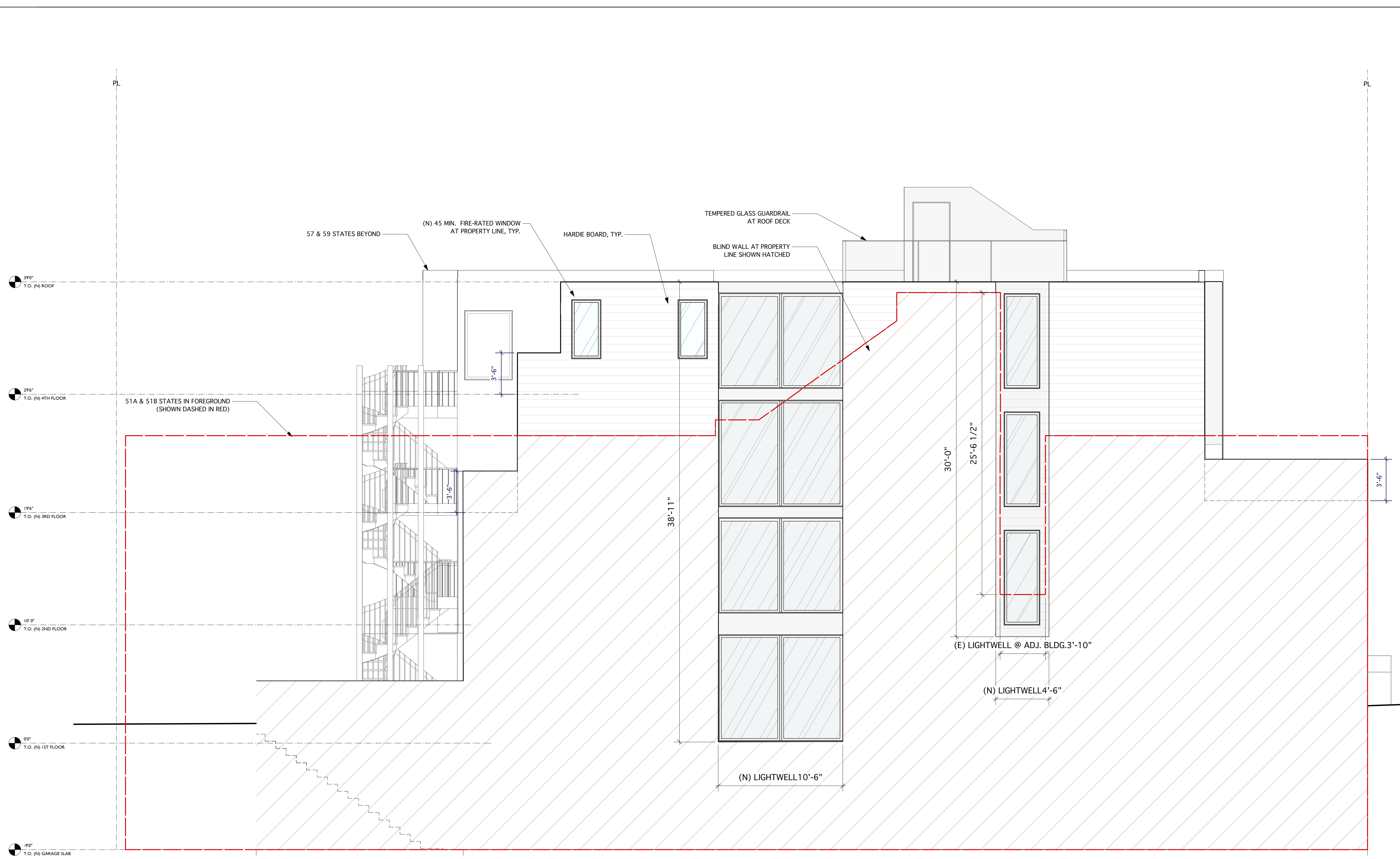
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11.10.14	Discretionary Review	hm

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PROPOSED EXTERIOR
ELEVATIONS

A3.4



1 PROPOSED ELEVATION - EAST
A3.4 Scale: 1/4" = 1'-0"



1 BUILDING SECTION LOOKING WEST
 A3.5 Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

TIEN-STATES RESIDENCE
 53 STATES ST
 SAN FRANCISCO, CA 94114

tien
 53 states st
 san francisco, ca 94114

REDUCED SET SCALE = 50%

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01.06.14	Pre-App Meeting	ja
01.31.14	Demo/311 Submittal	ja
06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
11.10.14	Discretionary Review	hm

project name : TIEN-STATES
 project number : 00000
 scale : AS NOTED

BUILDING SECTION

A3.5



1 PROPOSED - STREET PERSPECTIVE
Scale: 1/4" = 1'-0"



2 PROPOSED - STREET PERSPECTIVE
Scale: 1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

TIEN-STATES RESIDENCE

53 STATES ST
SAN FRANCISCO, CA 94114

tien
53 states st
san francisco, ca 94114

REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
11.19.13	Project Review	ja
11.26.13	Pre-App Meeting	ja
12.11.13	Pre-App Meeting	ja
01.06.14	Pre-App Meeting	ja
01.31.14	Demo/311 Submittal	ja
06.24.14	Revision 1	ja
07.22.14	Revision 2	ja
11.10.14	Discretionary Review	hm

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PERSPECTIVE IMAGES

**NOT FOR
CONSTRUCTION**

TIEN-STATES RESIDENCE

53 STATES ST
SAN FRANCISCO, CA 94114

tien
53 states st
san francisco, ca 94114



1 PROPOSED - REAR YARD PERSPECTIVE
Scale: 1/4" = 1'-0"



2 PROPOSED - REAR YARD PERSPECTIVE
Scale: 1/4" = 1'-0"

REDUCED SET SCALE = 50%

date :	issues/ revisions :	by :
11.19.13	Project Review	ja
11.26.13	Pre-App Meeting	ja
12.11.13	Pre-App Meeting	ja
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11.10.14	Discretionary Review	hm

project name : TIEN-STATES
project number : 00000
scale : AS NOTED

PERSPECTIVE IMAGES