



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction HEARING DATE: MAY 22ND, 2014

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Date: May 15th, 2014
Case No.: 2013.0344D/2014.0671D
Project Address: 456 27th Street
Zoning: RH-2 (Residential, House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 6580/018
Project Sponsors: Robert Edmonds & Vivian Lee
 Edmonds + Lee Architects, Inc.
 San Francisco, CA 94105
Staff Contact: Tom Wang – (415) 558-6335
 Thomas.wang@sfgov.org
Recommendation: Do not take DR and approve demolition and new construction as proposed.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.0344D	New Building Case Number	2014.0671D
Recommendation	Do Not Take DR and Approve	Recommendation	Do Not Take DR and Approve
Demolition Application Number	2013.03.11.1908	New Building Application Number	2013.03.11.1903
Number Of Existing Units	One	Number Of New Units	Two
Existing Parking	None	New Parking	Two in Tandem
Number Of Existing Bedrooms	One	Number Of New Bedrooms	Unit No. 1: Two Unit No. 2: Three
Existing Building Area	± 918 Sq. Ft.	New Building Area	Unit No. 1: ± 923 Sq. Ft. Unit No. 2: ± 2,661 Sq. Ft.
Public DR Also Filed?	None	Public DR Also Filed?	None
311 Expiration Date	January 16 th , 2014	Date Time & Materials Fees Paid	Yes

PROJECT DESCRIPTION

The proposal includes the demolition of the existing one-story, single-family dwelling and construction of a new three-story, two-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The subject property at 456 27th Street is on the north side of 27th Street between Noe and Sanchez streets, located within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject lot has a frontage of 27 feet 6 inches along 27th Street and a lot depth of 114 feet. Current grade at the front property line of the subject lot is approximately 2 feet 6 inches below street and slopes downward. The grade differential between the front and rear property lines is approximately 7 feet.

The existing building contains a one-story, detached, single-family dwelling with one bedroom and one bathroom. The current dwelling contains a floor area of approximately 918 square feet and is 14 feet tall at the street. The current dwelling is setback approximately 5 feet, 8 inches from the front property line with a rear yard depth of 48 feet. It is also set in 2 feet 9 inches and 6 feet 8 inches from east and west side lot lines, respectively. City records indicate that the subject building was originally constructed circa 1900.

The subject single-family dwelling has been occupied by the current owners since 2012 and is not subject to rent control. A recent Residential Appraisal Report, prepared by Jones Real Estate Appraisal in San Francisco, indicates the market value of the subject property, as of February 27th, 2014, is \$1,310,000. Although this value is \$196,000 lower than \$1,506,000, which is the “value greater than at least 80th percentile of the combined land and structure values of single-family homes in San Francisco” established by the Department, the existing single-family dwelling is considered to be marginally affordable or financially accessible housing by the Department’s threshold.

As noted in the Historic Resource Evaluation Response (HRER) under Case No. 2013.0327E, the subject property is not located within the boundaries of any designated or previously identified historic district, and would not qualify as a newly identified potential historic district.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is in the Noe Valley neighborhood. The surrounding residential neighborhood consists of predominately single- and two-family homes. Existing homes are mostly two or three stories in height at the street level along the subject block-face and opposite block-face. Buildings along the subject block-face were constructed with fairly uniform front setbacks but varied rear yard depths and a mix of architectural styles. The adjacent lot to the east measure 30 feet wide and 114 feet deep and is developed with a three-story, single-family dwelling. The adjacent lot to the west measures 27 feet 6 inches wide and 114 feet deep and is developed with a three-story, 6-unit apartment building. The subject block-face along 27th Street contains a steep, lateral down slope from west (Noe Street) toward east (Sanchez Street).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 12 th , 2014	May 9 th , 2014	13 days
Mailed Notice	10 days	May 12 th , 2014	May 9 th , 2014	13 days

PUBLIC COMMENT

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

*Adjacent neighbors opposed include tenants from five units at the adjacent apartment building (462 27th Street) and the owner of the apartment building.

REPLACEMENT STRUCTURE

The replacement structure, a three-story, two-family dwelling will be set back 5 feet 8 inches from the front property line and provide a rear yard depth of 28 feet 10 inches. The proposed building will contain a depth of 79 feet 6 inches and will be 21 feet tall at the two-story front façade (measured from top of curb at the center of the front property line), rising to a maximum height of 30 feet 6 inches at the third story roof. The third story will be set back 10 feet from the front main building wall. The second story and third story will be set back 11 feet and 17 feet from the ground story rear wall, respectively.

The ground floor will contain a garage, accommodating two parking spaces in a tandem fashion, and one dwelling unit. The proposed ground floor unit with a floor area of approximately 923 square feet will feature a living/dining area, kitchen, two bedrooms, one full-bathroom and laundry facilities. The second and third floors will be occupied by a second dwelling unit with a total floor area of approximately 2,623 square feet. The proposed second dwelling unit will feature a living room, dining/family room, kitchen and one half-bathroom on the second floor and three bedrooms, two full-bathrooms and front and rear roof decks on the third floor.

The replacement structure’s flat roof raised front entry and 10-foot wide garage door are all compatible with similar features that currently exist at other buildings along the subject block-face and opposite block-face. The materials applied to the front façade include stucco, wood, and glass, which are also consistent with exterior materials on most of the other residential buildings in the immediate vicinity. The overall scale and modern design of the proposed replacement structure will be a complement to the current residential neighborhood character. In addition, the Project Sponsors indicate that they have experience in building LEED Platinum homes and that they expect to build the replacement structure to that standard.

PUBLIC COMMENT

The Project has completed the Section 311 neighborhood notification and Mandatory Discretionary Review notification. Although no public Discretionary Review Application was submitted to the Department, staff received telephone calls and e-mails from the owner of the adjacent 6-unit apartment building at 462 27th Street as well as from a tenant residing in a unit on the apartment’s third story. Both the property owner and tenant are concerned that the proposed three-story, two-family dwelling will affect the current views from and sunlight to a few units, including the tenant’s unit.

However, the tenant is most concerned that because the proposed three-story building will abut on the apartment building's light court (also serving as part of a driveway connecting the apartment's off-street parking behind the apartment building and 27th Street), it will obstruct current sunlight to their living room windows from the south through the light court and cast shadow on these windows. The tenant provided a packet to the Commission, including photographs of the light court taken by their living room windows through elapsed time (7 a.m. to 5 p.m.), and a number of suggested amendments to the proposed building.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.10:

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

While the Project does not propose affordable housing, it will replace a one-bedroom, single-family dwelling with a two-family dwelling, including one three-bedroom, family-sized unit, within a residential district zoned for a density of two units per lot.

The location of the subject property is within the service area of a variety of neighborhood commercial uses along Church Street and is approximately half a block from Muni line along Noe Street.

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's contemporary architecture will not detract from but rather complement the current attractive residential neighborhood character.

OBJECTIVE 13:

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.4:

Promote the highest feasible level of “green” development in both private and municipally-supported housing

The Project Sponsors indicate that they have experience in building LEED Platinum homes and that they expect to build the replacement structure to that standard.

SECTION 101.1 PRIORITY POLICIES

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

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

The Project does not remove any neighborhood-serving uses and will help enhance future opportunities for resident employment in and ownership of such businesses because it will replace the existing single-family dwelling with a two-family dwelling.

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

The proposed building scale and exterior materials are compatible with those found in the surrounding residential neighborhood, and therefore, the Project will not disrupt the existing neighborhood character.

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

The existing single-family dwelling is not subject to rent control. A recent Residential Appraisal Report, prepared by Jones Real Estate Appraisal in San Francisco, indicates the market value of the subject property, as of February 27th, 2014, is \$1,310,000. Although this value is \$196,000 lower than \$1,506,000, which is the “value greater than at least 80th percentile of the combined land and structure values of single-family homes in San Francisco” established by the Department, the existing single-family dwelling is considered to be marginally affordable or financially accessible housing by the Department’s threshold.

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

The Project will not create any affect on where commuter traffic impedes MUNI service. The Project also includes two off-street parking spaces, one for each unit, while none is available for the existing single-family dwelling.

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

The Project does not affect industrial and service sectors as it is within a residential zoning district.

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

The Project will be designed and constructed according to current Building Code to protect against injury and loss of life in an earthquake.

7. Landmarks and historic buildings be preserved.

The subject property is not an historic resource or a landmark building.

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

The Proposed building will be within the 40-foot height limit and does not require a shadow study per Planning Code Section 295. The Project is not located adjacent to any parks or open space.

ENVIRONMENTAL REVIEW

Under Case No. 2013.0327E, the existing single-family dwelling proposed for demolition was determined not to be a historic resource for the purposes of CEQA on September 20th, 2013, and the proposed two-family dwelling was issued a Categorical Exemption from Environmental Review, Classes 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(a)], on September 23rd, 2013.

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team (RDT) reviewed the proposed two-family dwelling. The RDT supports the Project and determines that it complies with the applicable quantitative standards of the Planning Code, including front setback, rear yard, building height and usable open space, and that its design is also consistent with the Residential Design Guidelines.

As stated under "PUBLIC COMMENT," staff reported to the RDT the concerns from the owner of the adjacent apartment building at 462 27th Street as well as from a tenant residing in a unit on the apartment building's third story. The RDT reviewed the Project a second time, including findings from staff's site observation at the light court through the tenant's living room windows, and the tenant's opposition letter and time elapsed photographs. The RDT determines that private views are not protected under the Residential Design Guidelines and that the site design of the proposed three-story building would be consistent with the Residential Design Guidelines and would result in no significant impact on the current southern exposure through the tenant's living room windows facing the light court. The light court, approximately 18 feet long along the common west side lot line and 16 feet wide, is part of the original design of the apartment building to provide adequate sunlight, by itself alone, to those apartment units surrounding it. Therefore, no changes to the proposed three-story, two-family dwelling are warranted.

Staff further discussed the Project and issues with the Department senior managers at a Project Coordination Meeting. The Department senior managers concur with the RDT determination.

Under the Commission's pending DR Reform Legislation, this Project would be referred to the Commission, as this Project involves residential demolition and new construction within an RH-2 zoning district.

BASIS FOR RECOMMENDATION

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

- The Project will not result in any reduction of housing units in the City's current housing stock.
- The project will replace an existing single-family dwelling, containing only one bedroom and no off-street parking, with a two-family dwelling and two off-street parking spaces. One of the proposed two units will be a three-bedroom, family-sized unit.
- No tenants will be displaced as a result of this Project because the dwelling proposed for demolition is currently occupied by the subject property owners.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the existing structure is more than 45 years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark for the purposes of CEQA.
- The RH-2 Zoning District permits a maximum of two dwelling units on the subject lot. The proposed two-family dwelling will be a density that is compatible with the prevailing density of two units per lot in the surrounding neighborhood.
- The Project would result in no significant impact on the current sunlight to those units in the adjacent apartment building that surround the apartment building's light court.

RECOMMENDATION:

Case No. 2013.0344D – Do not take DR and approve the demolition.

Case No. 2014.0671D – 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 Criterion

A recent Residential Appraisal Report, prepared by Jones Real Estate Appraisal, an independent third party, for this Project in San Francisco, indicates the market value of the subject property, as of February 27th, 2014, is \$1,310,000. Although this value is \$196,000 lower than \$1,506,000, which is the "value greater than at least 80th percentile of the combined land and structure values of single-family homes in San Francisco" established by the Department, the existing single-family dwelling is considered to be marginally affordable or financially accessible housing by the Department's threshold.

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 Criterion

The Project Sponsors did not submit a soundness report for the subject property. The Project Sponsors stated they had planned a major alteration to expand the current building, including the addition of a second dwelling unit. However, that proposal would have been rendered to be tantamount to demolition pursuant to the "definition of Residential Demolition" under Planning Code Section 317. The current proposal would fulfill the project Sponsors' goal to develop a new two-family dwelling on their property without involving the issue of de facto demolition.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criterion

A review of the database maintained by the Department of Building Inspection and by the Planning Department did not reveal any enforcement cases or notices of violation.

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

Project Meets Criterion

The current dwelling 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 Criterion

Although the structure is more than 45-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

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

Criterion Not Applicable to Project

The subject property has been determined not to be a historical resource.

Rental Protection

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

Criterion Not Applicable to Project

The subject dwelling has been owner-occupied since 2012 and thus not rental housing.

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

Project Meets Criterion

The subject dwelling is currently owner-occupied and is not a rental unit.

Priority Policies

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

Project Does Not Meet Criterion

The Project does not meet this criterion because the existing dwelling will be demolished. However, the Project will result in a no loss of housing and a replacement of a single-family dwelling with a two-family dwelling. One of the proposed dwellings will be a family-sized unit which will preserve the cultural and economic diversity within the neighborhood.

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

Project Meets Criterion

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with the dwellings in the surrounding neighborhood, including scale, exterior materials, glazing pattern, and roofline. By creating a compatible new building in a neighborhood defined by one- and two-family dwelling, the neighborhood's cultural and economic diversity will be preserved.

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

Project Does not Meet Criterion

A recent Residential Appraisal Report, prepared by Jones Real Estate Appraisal in San Francisco, indicates the market value of the subject property, as of February 27th, 2014, is \$1,310,000. Although this value is \$196,000 lower than \$1,506,000, which is the "value greater than at least 80th percentile of the combined land and structure values of single-family homes in San Francisco" established by the Department, the existing single-family dwelling is considered to be marginally affordable or financially accessible housing by the Department's threshold.

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

Project Does Not Meet Criterion

The Project does not include any permanently affordable units, as the construction of two dwelling units does not trigger Section 415 review.

Replacement Structure

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

Project Meets Criterion

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

12. Whether the Project increases the number of family-sized units on-site.

Project Meets Criterion

The Project will create two dwelling units one of which will be a family-sized unit, containing three bedrooms, to better meet the contemporary family housing needs.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criterion

The Project will not be specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines to enhance existing neighborhood character.

Project Meets Criterion

The Residential Design Team supports the Project which will be in scale with the surrounding houses and constructed using high-quality materials.

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

Project Meets Criterion

The Project will include the demolition of a single-family dwelling and construction of a two-family dwelling, increasing one on-site dwelling unit.

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

Project Meets Criterion

The Project will increase the number of on-site bedrooms from one to five.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of two-, and three-story buildings, containing mostly one or two residential units. On the subject block-face, there is a mixed visual character defined by buildings with various scales, forms, proportions and architectural details. On the opposite block-face, there is a defined visual character where buildings have relatively uniform scales and compatible architectural details.

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 replacement structure respects the existing building pattern on the subject block by not impeding into the established mid-block open space and by providing a landscaped front setback that is the average of the two adjacent front setbacks. The proposed building will not project deeper than the adjacent apartment building. The proposed building will be set back and match the other adjacent

building's side setback along the common east side lot line. The rear of the proposed building will be a terraced design, including setting the second story and third story back 11 feet and 17 feet from the ground story rear wall, respectively. Furthermore, the proposed building will result in no significant impact on current sunlight to those units surrounding the adjacent apartment building's light court because the light court is part of the original design of the apartment building to provide adequate sunlight, by itself alone, to those units surrounding it.

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 new building's third-story, which will be set back 10 feet from the front main building wall, will appear subordinate to the two-story mass with a reduced visibility from the street. The new building's second and third stories, which will be set back 11 feet and 17 feet from the ground story rear building wall, respectively, will minimize the loss of light and air and view to the mid-block open space available to the adjacent building east of the new building. The overall scale of the new building will be compatible with the existing building scale at the street and at the mid-block open space. The new building's form, bay window articulation, facade pattern, window proportions, and slanted roofline will also be compatible with the existing mixed visual character along the subject block-face.

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 proposed building's raised entry and porch respond to the majority of building entrances on the subject block-face. The front bay window provides needed texture to the front façade and is compatible with the style of bay windows found throughout the neighborhood. The location and width of the garage door at 10 feet are compatible with the façade of the proposed dwelling and other homes' garage doors in the surrounding area, respectively. The 10-foot curb cut is placed in a location that will minimize the loss of on-street parking availability. The proposed building will contain no rooftop features, including stair penthouse, dormers, or windscreens. Parapets surrounding the one-hour, fire-rated roof will be at a maximum height of 8 inches and will have no effect on the overall building proportions.

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 architectural details on the front façade are compatible with those of other buildings on the subject block-face. Exterior building materials, including cement plaster, wood siding and wood garage door are compatible with those found at many other dwellings throughout the neighborhood. The proposed windows are of appropriate size, residential in character and compatible with those found on the surrounding buildings.

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 a historical resource for the purposes of CEQA.

Attachments:

Department staff's packet includes:

- Parcel Map
- Sanborn Map
- Zoning Map
- Section 311 Notice
- Aerial Photographs
- Categorical Exemption/Historical Resource Evaluation Response

The Adjacent Apartment Tenant's Packet

Project Sponsors' packet includes:

- Project Description
- Application for Dwelling Unit Removal/Demolition
- Proposition M Findings
- Neighborhood Context Photographs
- Reduced Plans
- Color Rendering

* All page numbers refer to the Residential Design Guidelines



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On March 21st, 2013, the Applicant named below filed Demolition Permit Application No. 2013.03.11.1908 and New Building Permit Application No. 2013.03.11.1903 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	456 27 th Street	Applicant:	Edmonds + Lee Architects, Inc.
Cross Street(s):	Between Noe and Sanchez streets	Address:	2601 Mission Street, Suite 400A
Block/Lot No.:	6580/018	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 285-1300

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	No Change
Front Setback	5 feet 8 inches	No Change
Side Setbacks	See site plan	See site plan
Building Depth	60 feet 3 inches	79 feet 6 inches
Rear Yard	44 feet 6 inches	28 feet 6 inches
Building Height	14 feet	30 feet 6 inches
Number of Stories	One-story	Three-story
Number of Dwelling Units	One	Two
Number of Parking Spaces	None	Two
PROJECT DESCRIPTION		
The proposed work is to demolish an existing one-story, single-family dwelling and construct a new three-story, two-family dwelling.		
The proposed work will be subject to a Mandatory Discretionary Review hearing before the Planning Commission.		
The mailing of such hearing notification will be performed separately.		

For more information, please contact Planning Department staff:

Planner: Tom Wang
 Telephone: (415) 558-6335
 E-mail: Thomas.wang@sfgov.org

Notice Date: 12/17/13
 Expiration Date: 1/16/14

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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
456 27th Street		6580/018	
Case No.	Permit No.	Plans Dated	
2013.0327E		3/11/2013	
<input type="checkbox"/> Addition/ Alteration	<input checked="" 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 single family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if <u>principally</u> permitted or with a CU.
<input 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 *Environmental Evaluation Application* 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. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<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):	

**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 Secretary of the Interior Standards for the Treatment of Historic Properties (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): per PTR form dated 9/13/2013
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 Environmental Evaluation Application to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Doug Vu	

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu,
email=Doug.Vu@sfgov.org
Date: 2013.09.23 15:36:25 -0700

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Doug Vu Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: Doug Vu <small>Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.09.23 15:36:25 -0700</small>
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.	



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: 9/9/2013	Date of Form Completion 9/13/2013
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PROJECT INFORMATION:		
Planner: Doug Vu	Address: 456 27th Street	
Block/Lot: 6580/018	Cross Streets: Noe & Sanchez Streets	
CEQA Category: B	Art. 10/11: N/A	BPA/Case No.: 2013.0327E

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

DATE OF PLANS UNDER REVIEW: March 11, 2013

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input 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:

According to the Supplemental Information Form for Historic Resource Determination (titled HRE) dated 2/14/2013 and prepared by Mark Hulbert, Preservation Architect, along with additional research by Department staff, the subject property at 456 27th Street is improved with a small one-story single-family residence (cottage) that is currently clad in stucco with a wide aluminum sash window across the right side of the primary facade. A stepped brick chimney with a tall metal flue is located at the front left corner of the building and the roof is shingled with metal gutters and downspouts. There exists a small raised concrete planter between a flat segment of concrete at the front of the cottage and the sidewalk. No evidence has been found of how the cottage appeared when it was originally constructed c1906, but Sanborn maps indicate a rear addition was constructed prior to 1914, and a front porch existed prior to 1950. However, according to building permit number 48885, the front wall of the building was extended out 4 feet in in 1939. Other permit records indicate exterior repairs in 1958 due to a vehicular damage and the bolting of the mud sill to the existing concrete foundation in 2004.

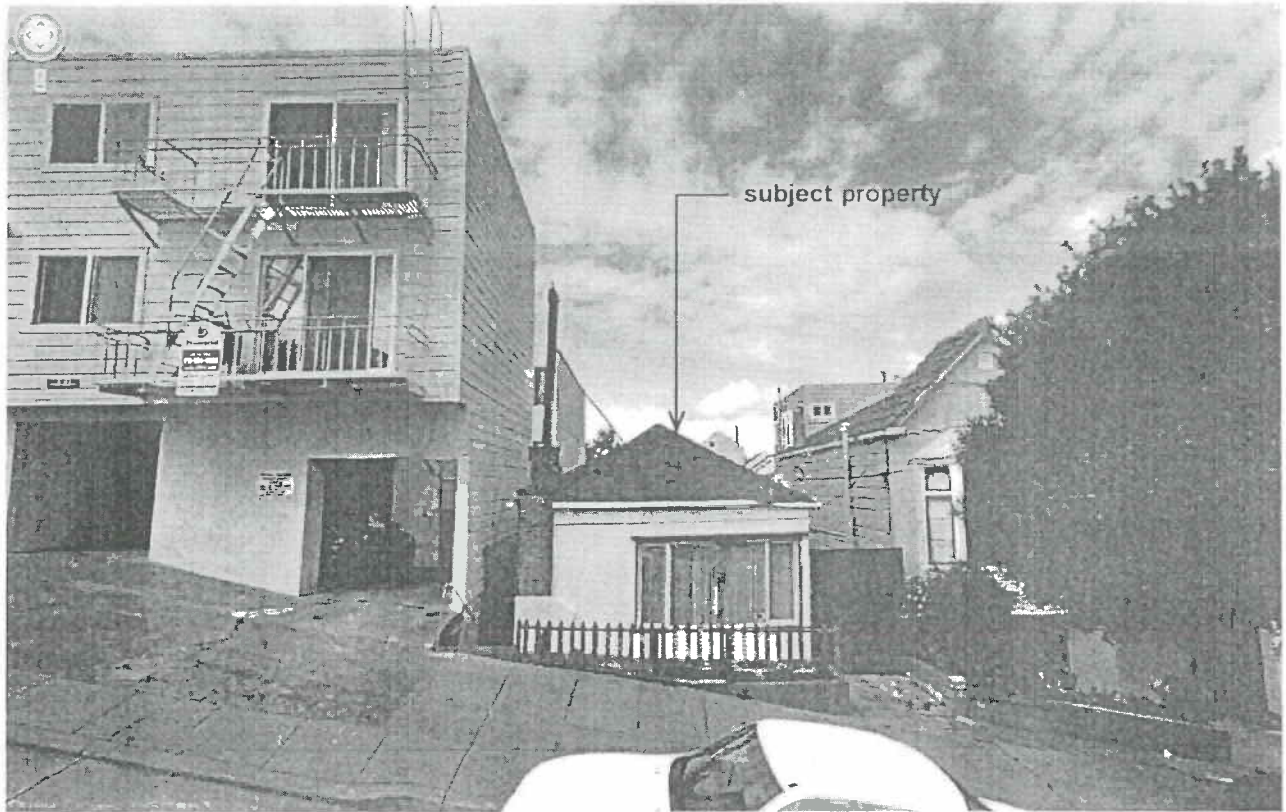
Information about the original character of the building is limited to the 1914 Sanborn map, and it was altered in 1939 to include a front addition and again in 1958 to remove the front porch and repair damage that has resulted in a design character that is contemporary to mid-century. Photographs from 1950 and 1962 indicate additional alterations to the facade have been made. Therefore, the structure at 456 27th Street it is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3.

No known historic events occurred at the property that would qualify it for listing under Criterion A/1 because any identifiable events of interest are limited to private family history, and none of the owners or occupants have been identified as important to the local, regional, state or national history to qualify it for listing under Criterion B/2.

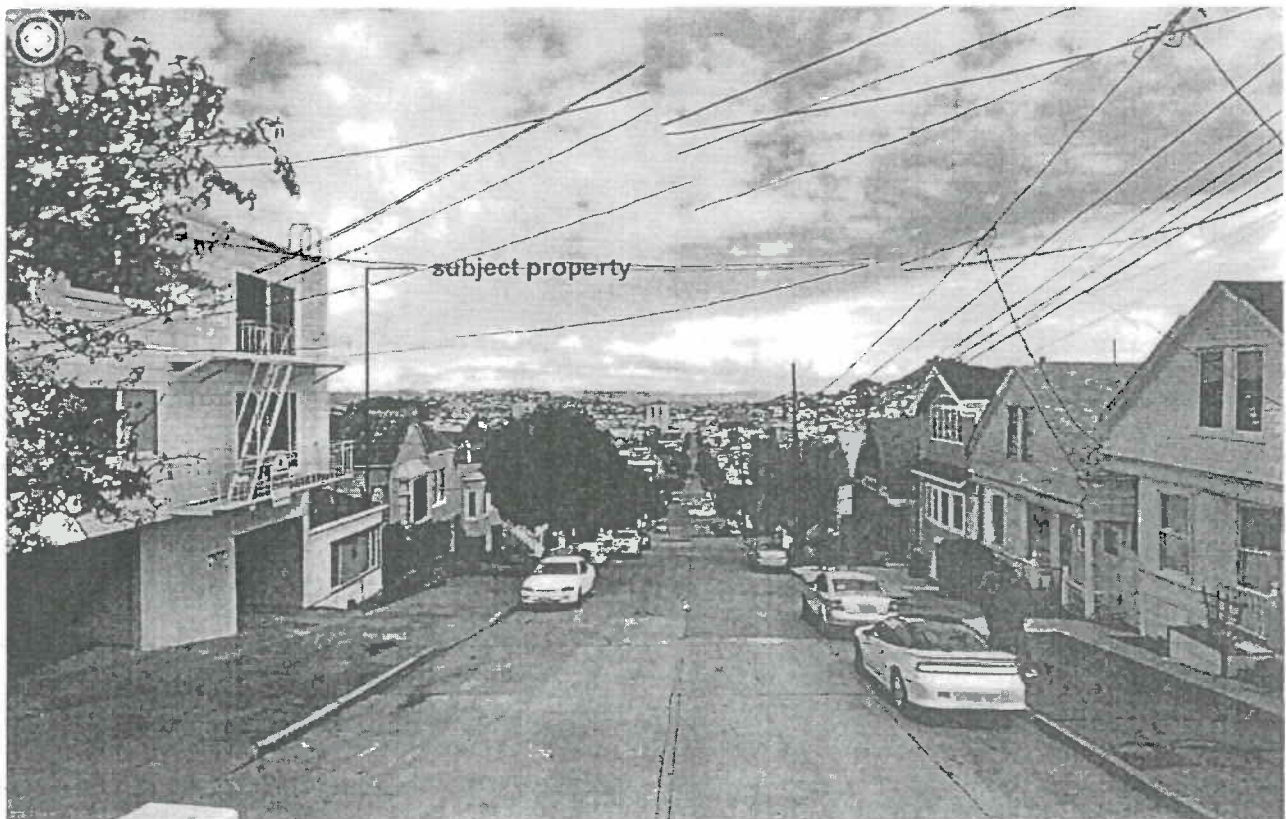
The subject property is not located within the boundaries of any designated or previously identified potential historic districts, and would not qualify as a newly identified potential historic district.

Therefore, 456 27th Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9.20 - 2013



context view of front (south) of 456 27th Street with adjoining properties
(Google Maps, image date Feb. 2011)



context view looking east down 27th Street toward Sanchez Street
(Google Maps, image date Feb. 2011)

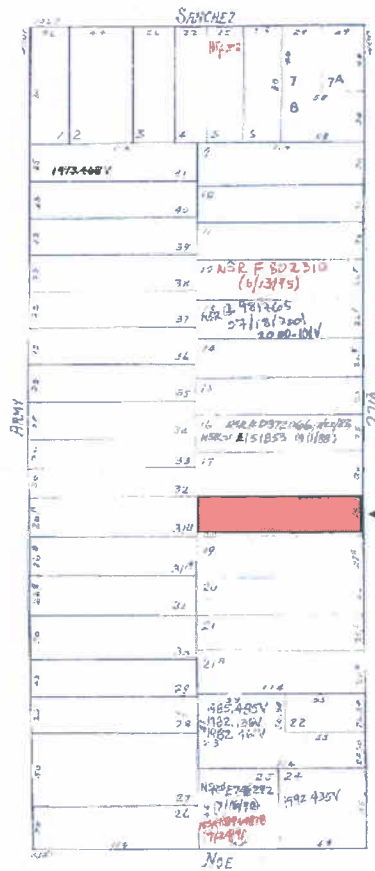
Parcel Map

6580
 HORNER'S ADDN BLK 123

~~R-3~~

RH-2

40-X

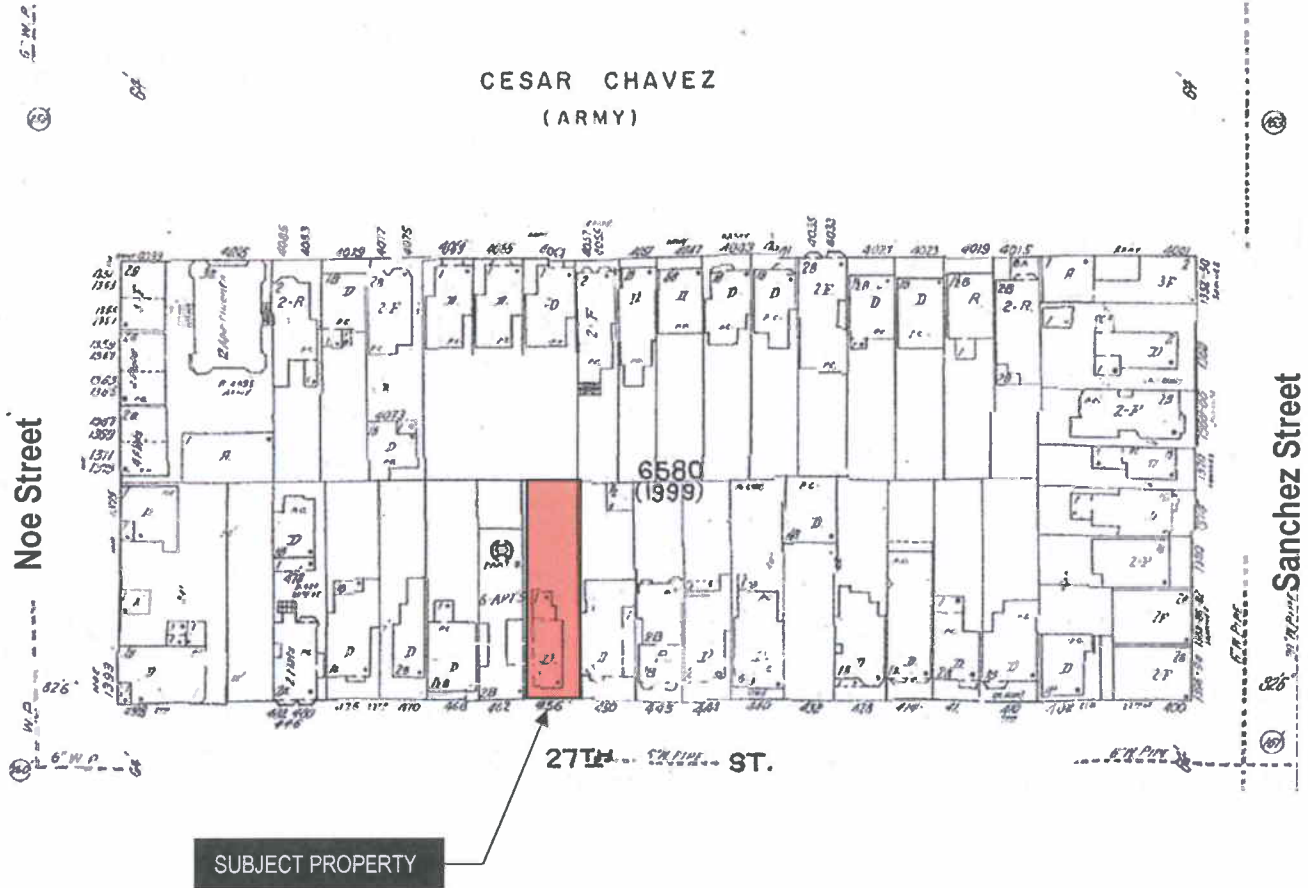


SUBJECT PROPERTY

Planning Commission Hearing
 Case Number 2013.0344D and 2014.0671D
 456 27th Street



Sanborn Map*

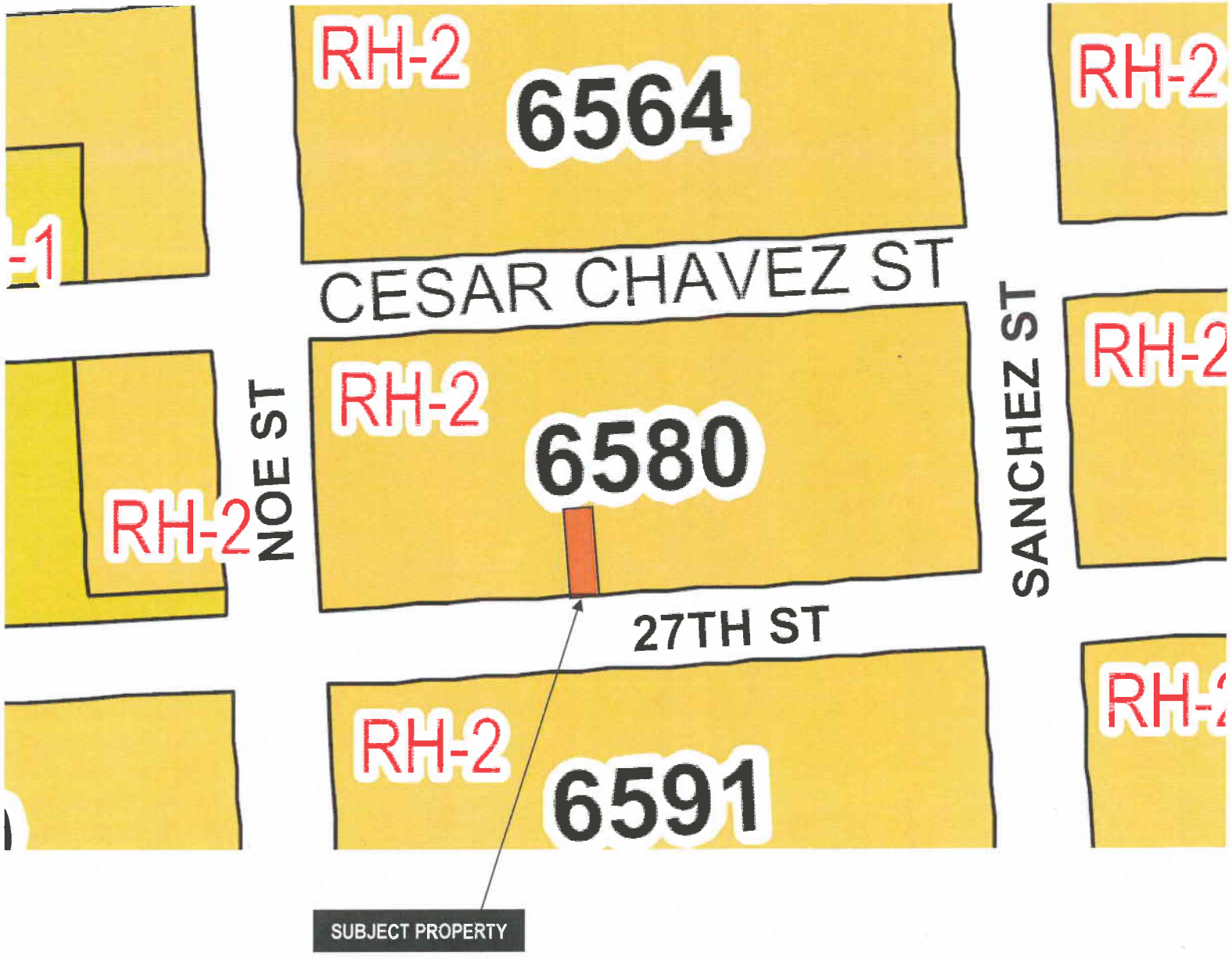


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing
Case Number 2013.0344D and 2014.0671D
456 27th Street

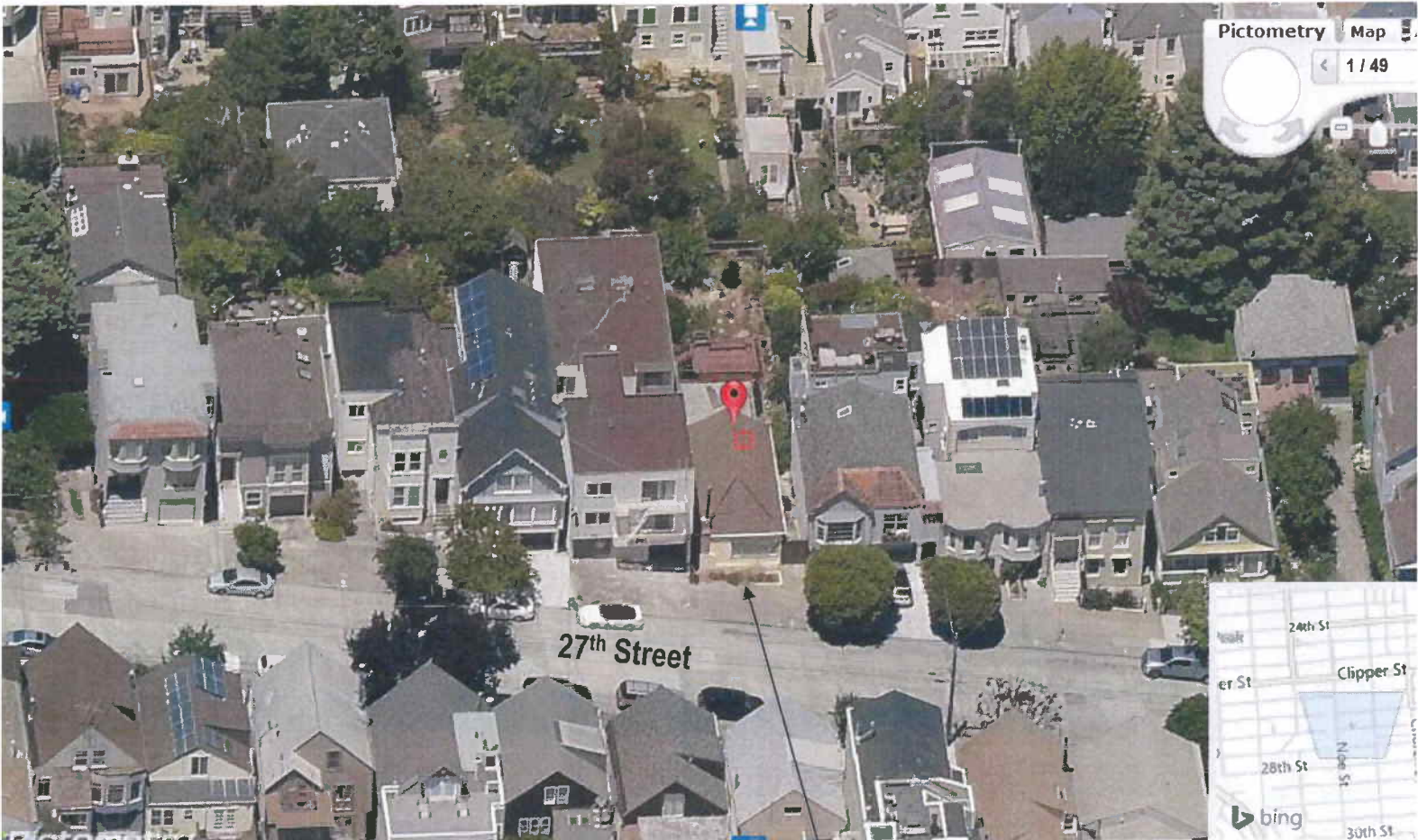
Zoning Map



Planning Commission Hearing
Case Number 2013.0344D and 2014.0671D
456 27th Street

Aerial Photo

VIEW FROM SOUTH



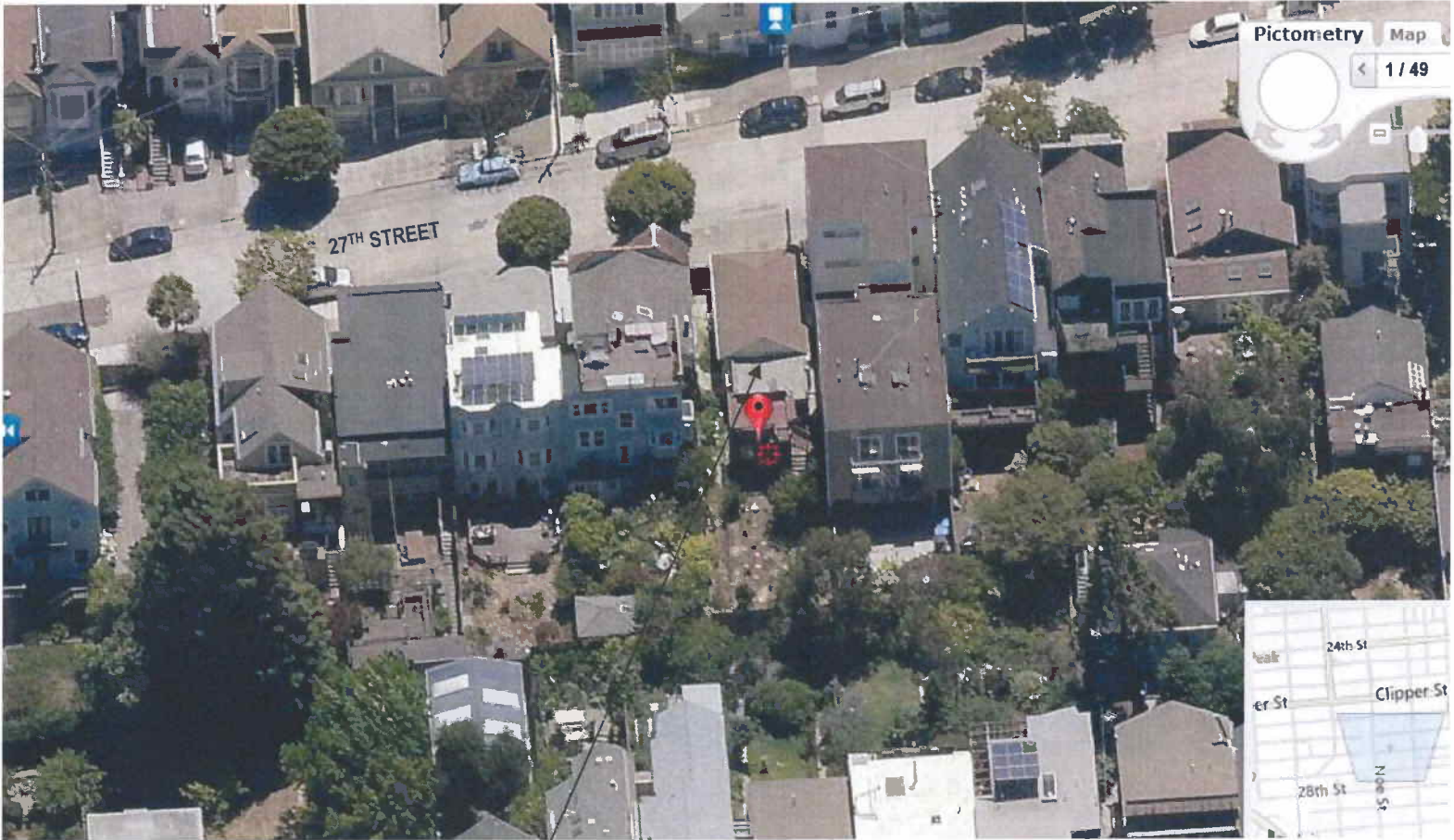
SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2012.0391D and 2012.0394D
456 27th Street

Aerial Photo

VIEW FROM NORTH



SUBJECT PROPERTY



Lorna Murdock

462 27th Street, Suite 6, San Francisco, CA 94131 • 415.264.6384 • lornamurdock@gmail.com

April 21, 2014

Cindy Wu
President, Planning Commission
Planning Department, City and County of San Francisco
1650 Mission Street, Ste. 400
San Francisco, CA 94103

RE: Exceptional extraordinary circumstances associated with plans for 456 27th St. Noe Valley

Dear President Wu:

Thomas Wang has offered stellar service in regards to my neighbors' and my concerns about demolition permit application #2013.03.11.1908 and new building permit application #2013.03.11.1903. At his suggestion and on behalf of my fellow building tenants, I'm outlining in this letter the issues we have with the new building's construction plans. My landlady and fellow tenants of 462 27th Street share my concerns.

I live in 462 27th Street, Apartment 6, San Francisco, 94131. The new building as currently drawn would obstruct my only source of natural light in my living room, which is the southeastern exposure I get from sunrise to sunset through the window off of my building's courtyard/garage. All other units in 462 27th Street would suffer similarly from the lack of natural light.

As the building applicant for 456 27th Street, Robert Edmonds, confirmed in an email on 12/31/13, his current construction plans would cast shadows into the front of my apartment until 10am in the summer and till 11am in the winter.

Please know that I currently get no direct sunlight from my south or west, as my own apartment building obstructs that light. As currently drawn, the new construction at 456 27th Street building would create a full enclosure of the courtyard, thereby obstructing my southeastern exposure completely, limiting me to only one to two hours of mid-day sunlight all year round. This would clearly be an untenable imposition on my living situation, and would similarly impact my fellow building tenants who rely on the unenclosed courtyard for daylong natural light.

That said, the new building's plan for the rear exterior deck relative to my apartment is fine as currently drawn, because it would not obstruct my source of natural light in my bedroom – the northern exposure from sunrise to sunset. However, if the building is set any further into the back of the lot, my neighbors and I will have the same concerns as we do for the front of my apartment and the currently unenclosed courtyard.

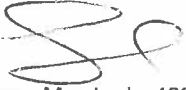
Based on Thomas Wang's January 7th visit to my apartment to assess my living room's natural light source situation, I've included a series of time-lapse photos that depict the light I currently get from my southeast exposure between sunrise and sunset. As you'll see in the photos, obstruction to my current natural light source would make my living experience unbearable – essentially it would be *darker than* the 5:30pm photo all day long, except for one to two hours mid-day.

To mitigate the significant issue I raise regarding the applicant's construction plans, my fellow tenants and I suggest the following amendments:

- Push back the 3rd story to line up with the front of my apartment unit's property line (northern edge of courtyard)
- Building height in front of that line should not exceed the current building height of 450 27th Street
- Push back the rear of the 3rd story to line up with the rear line of the exterior deck
- Reduce the east side set back to compensate for space lost on south and west sides
- Reduce square footage of all 3rd floor rooms to compensate for space lost on south and west sides

Again, my neighbors and I appreciate your continued attention to our concerns. Please let me know if you have any questions or comments.

Warm regards,



Lorna Murdock, 462 27th Street, Apartment 6, Noe Valley, SF 94131



Jaime Brust, 462 27th Street, Apartment 1, Noe Valley, SF 94131

Andrew Lee & Liz Wu, 462 27th Street, Apartment 3, Noe Valley, SF 94131



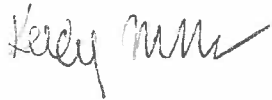
Christina Sankey & Damian Fitzgerald, 462 27th Street, Apartment 4, Noe Valley, SF 94131



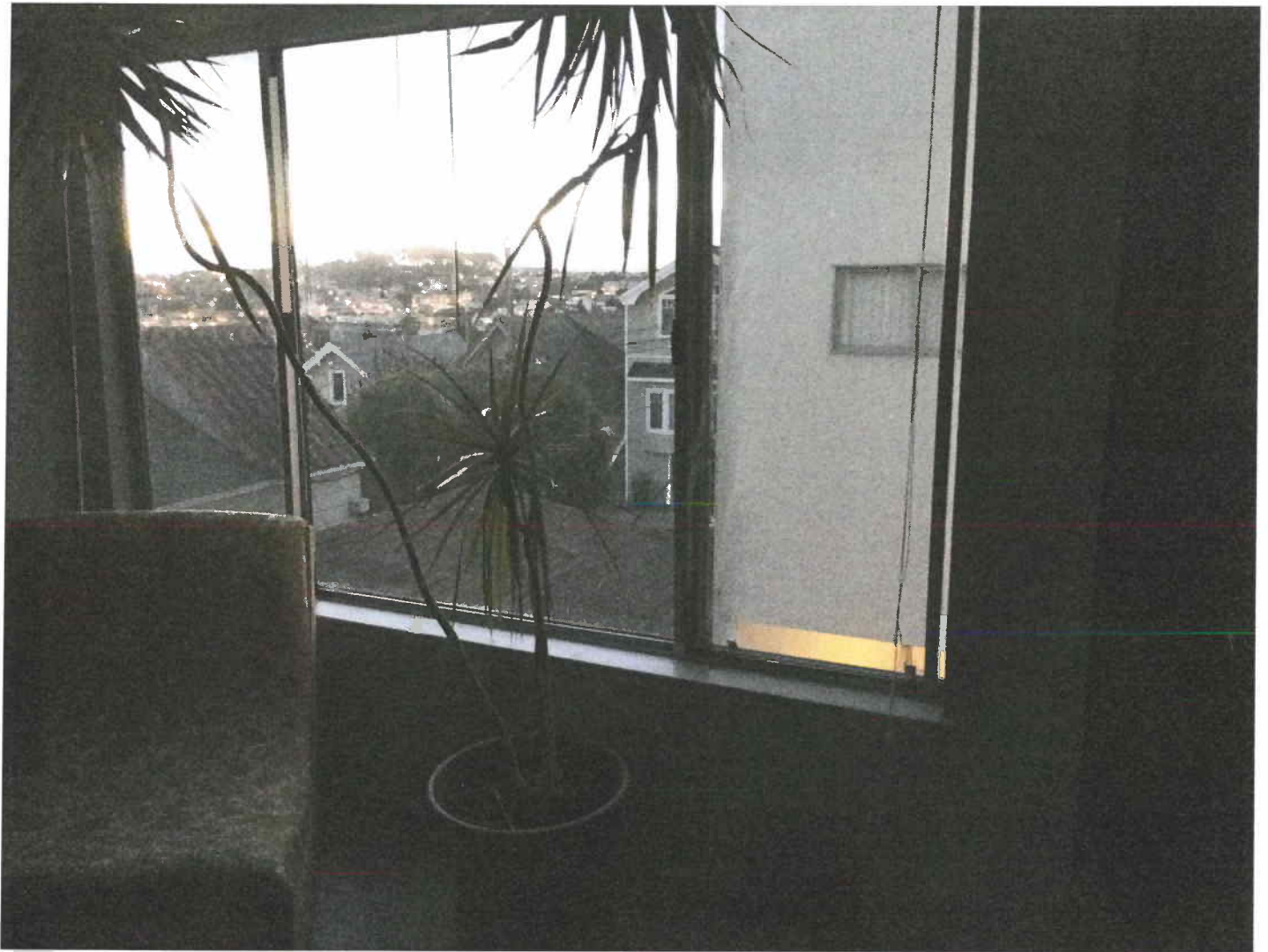
Raffi Khatchadourian & Kelly McMeans, 462 27th Street, Apartment 5, Noe Valley, SF 94131



Cc: Michelle Piazza
Enclosure



Wed Jan 8th: 7am



Wed Jan 8th: 7:20am



Sat Jan 11th: 8am



Sat Jan 11th: 9am



Sat Jan 11th: 10am



Sun Jan 12th: 11am



Tues Jan 7th: noon



Tues Jan 7th: 1pm



Tues Jan 7th: 2pm



Tues Jan 7th: 3pm



Tues Jan 7th: 4pm



Tues Jan 7th: 5pm



Tues Jan 7th: 5:30pm



**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF
TWO NEW FAMILY DWELLING UNITS AND REMOVAL OF
EXISTING BUILDING**

**(PLANNING CODE SECTION 317 – DEMOLITION PERMIT NO.
2013.03.11.1908 AND BUILDING PERMIT NO. 2013.03.11.1903**

**456 27th Street
Block 6580, Lot 018**

**Project Sponsors:
Robert Edmonds and Vivian Lee, Owner-Occupants**

Hearing Date: May 22, 2014

Attorneys for Project Sponsors:

REUBEN, JUNIUS & ROSE, LLP

One Bush Street, Suite 600 San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

TABLE OF CONTENTS

456 27th STREET, SAN FRANCISCO

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A. INTRODUCTION AND BACKGROUND

Robert Edmonds and Vivian Lee (collectively, “Project Sponsor”) own and occupy the real property located at 456 27th Street (“Project Site”) along with their two children. The Project Site is currently improved with a one-story single family home that was recently appraised by Jones Real Estate Appraisal at a value of \$1,310,000, which is nearly 80% of the average price of single family homes in San Francisco, and therefore is not affordable.¹ The Project Sponsor proposes to demolish the existing single family dwelling and construct two new dwellings (“Project”).

One dwelling will be owner-occupied by Mr. Edmonds and Ms. Lee and their two children, ages 4 and 8, and the second, smaller unit has been included for eventual occupancy by Ms. Lee’s mother. The two new dwellings will have three bedrooms and two bedrooms, respectively. The three bedroom dwelling will be ideally suited for family housing in an area where family housing is encouraged.

In the current housing crisis, the benefit of construction of two new dwellings outweighs any risk that the existing home could be considered affordable at a cost of \$1.3 million. This is not a speculative house. Mr. Edmonds and Ms. Lee own and occupy the existing dwelling and will own and occupy the replacement dwelling, along with their two children and Ms. Lee’s mother. No developer is involved in this Project. Indeed, Mr. Edmonds and Ms. Lee have not sought to maximize the new building to the height and massing allowed by the Planning Code. To the contrary, the proposed Project has been limited to 10 feet below the height limit, with substantial setbacks at both the front and rear to reduce massing.

By this application, the Project Sponsor seeks authorization pursuant to Planning Code Section 317 for demolition of the existing building. Because the major intent of Section 317 is to preserve sound housing stock and thus conserve affordability, the Planning Code exempts the more expensive (least affordable) single-family homes from discretionary review (“DR”) hearings for projects located in RH-1 Districts. The Property is located in a RH-2 Zoning District. A mandatory DR hearing is therefore required in this instance because the zoning district is RH-2. However, the location of the Property within a RH-2 Zoning District is unlikely to be relevant to the question of affordability of the existing structure.

¹ The Planning Department recently increased the number used for 80% of the average price from \$1.34 million to \$1.5 million. On the date of the application March 11, 2013, the \$1.34 million figure was used. Despite the rapid overall increase in housing costs in San Francisco, the existing dwelling remains unaffordable. There is no relationship between high value dwellings and affordable housing.

Separate and apart from the unaffordable cost of the existing dwelling, the Project satisfies a super-majority of the criteria set forth for demolition in Planning Code Section 317 as described in detail in Section B below.

B. DEMOLITION DETERMINATION PURSUANT TO PLANNING CODE SECTION 317

Planning Code Section 317 provides criteria for consideration by the Planning Commission in making decisions on applications for demolition of existing dwellings. The Project satisfies a super-majority of the criteria as follows:

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

The Property does not have a history of serious Code violations. A number of building features, including excessively high window sill heights, do not meet current Building Code standards and can present hazards to exiting in the event of an emergency.

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

The housing has been maintained in a decent and sanitary condition, but is functionally obsolete, seismically unsafe, and contains lead paint and asbestos.

3. Whether the property is a historical resource under CEQA.

The Project has received a categorical exemption from CEQA (**Exhibit D**). The Planning Department has determined that the existing building is not a historic resource under CEQA.

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

N/A. The building is not a historic resource.

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

The Property does not contain rental housing. The Property is owner-occupied by the Project Sponsor.

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

The Project does not involve removing any rental units.

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

The Project proposes to replace an existing single family residence with two new single family residences that will contribute to cultural and economic neighborhood diversity, while providing more functional, code-complying, and seismically safe dwellings. The existing single-family dwelling is just 900 sq. ft. and too small for most families with children. This places limitations on the occupancy of the existing dwelling regardless of ownership or tenancy status. The demolition of the existing dwelling and construction of the proposed Project would create one replacement housing unit plus one new housing unit, each with different sizes and bedroom counts.

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

The Project conserves neighborhood character and preserves neighborhood cultural and economic diversity. The existing one-story, single-family house is out of scale with the surrounding neighborhood character which tends to be 2 to 3 story, single-family and multi-unit residential buildings. The demolition of the existing dwelling and construction of the proposed Project would enhance the neighborhood character, culture, and economic diversity by creating new housing that is more consistent with the surrounding neighborhood size and scale. The creation of an additional dwelling would also provide a variety of housing types.

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

The existing building was recently appraised at \$1,310,000 and is therefore not affordable housing.

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

The Project increases the number of dwelling units from one to two, although not affordable units per Section 415. There are no permanently affordable units at the Project Site.

11. Whether the Project locates in-fill housing on an appropriate site in an established neighborhood.

Yes. The Project proposes in-fill housing comprised of two dwelling units on an appropriate site in an established neighborhood zoned for residential use (RH-2 Zoning District), an increase of one dwelling over the existing one story dwelling. The Project is located within a well-established residential neighborhood and can easily be reached on foot or bike. Major public transportation routes such as the 24 bus route and J-Church Muni line are in close proximity. The Project would further San Francisco's transit first policy.

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

Yes. The Project creates two quality new family dwelling units. The Project will have three bedrooms in one dwelling and two bedrooms in the other dwelling. There would be a net increase in the overall number of bedrooms, with larger sized windows allowing for greater ventilation and light. Living spaces would have greater access to usable outdoor space through the use of outdoor decks and terraces. Dependence upon fossil fuels would be diminished through the implementation of San Francisco Green Building requirements and radiant heating powered by solar panels.

13. Whether the Project creates new supportive housing.

The replacement structure would not create supportive housing.

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

The two replacement dwellings would promote construction of well-designed housing that will enhance the existing neighborhood by providing a consistent street frontage which is currently lacking. Design elements that are already present in the neighborhood such as sloped roofs and elevated stair entries would be used and would act to transition the replacement dwellings within the block face. The replacement dwellings would be designed and built to current seismic and building code standards, thereby promoting neighborhood safety.

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

Yes, the replacement structure doubles the number of on-site dwellings from one to two.

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

Yes, the replacement structure doubles the number of on-site bedrooms from two to three for one dwelling, plus 2-bedroom for the second dwelling.

17. 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).

The Property was recently appraised at \$1,310,000, which is slightly below 80% of the average price of single family homes in San Francisco, but is not affordable housing. The replacement structure would contain two family size units which will contribute to updating the City's housing stock to meet current building codes and seismic safety standards.

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

A soundness report has not been prepared as the existing structure is not affordable housing and also satisfies a super-majority of the criteria set forth in Planning Code Section 317 for demolition.

C. NEIGHBORHOOD OUTREACH AND GOOD NEIGHBOR GESTURES

The Project Sponsor has had excellent communications with neighbors and conducted extensive neighborhood outreach meetings. The Project Sponsor has consistently worked closely with the adjacent neighbors on the design of the new dwellings and corresponded regularly with interested parties so as to be sensitive of neighbors' concerns, and incorporate design changes whenever possible to be respectful to the neighbors and the neighborhood context. The Pre-application Meeting Sign-in Sheet ("Sign-in Sheet") is attached as **Exhibit E**. Notably, both the owner and a tenant of the adjacent apartment building wrote on page two (2) of the Sign-in Sheet under "Summary of Discussion" that they were concerned about loss of views.

In addition to numerous email correspondence, the Project Sponsor has met on at least 8 separate occasions to discuss the Project with interested neighbors. The chronology of neighborhood meetings and good neighbor gestures incorporated into the proposed Project is as follows:

January 15, 2013

Met with Nina Geneson & Jordan Otis (adjacent neighbors at 450 27th St.)

The project and preliminary massing were discussed. Particular concerns included a property line window that would be obstructed by the Project and the effect of the Project on their rear, west-facing windows that face the Subject Property. To address the neighbor concerns, the Project Sponsor agreed to the addition of a light well and a 5'-0", side-yard setback along the shared property line where the neighbor windows are present.

January 20, 2013

Met with Janet Gersonde (neighbor across the street at 449 27th St.)

The project and preliminary massing were discussed. Of particular interest was if it was possible for the Project to have a sloped roof rather than a flat roof in order to incorporate design elements of the surrounding neighborhood. A sloped roof was incorporated into the design of the Project as a good neighbor gesture.

January 20, 2013

Met with Rob Poynter & Nili Malach (neighbors across the street at 455 27th St.)

The project and preliminary massing were discussed. The only concern discussed was that the Project be designed as quality housing.

January 23, 2013

Met with Jim Constantine (neighbor on same side of street, two houses away at 446 27th St.)

The project and preliminary massing were discussed. Of particular concern was that the Project be designed to minimize the scale as much as possible. A 15'-8", third-floor, front setback and an 8'-8" wide notch were incorporated into the design of the Project as a good neighbor gesture.

January 30, 2013

Met with Andrew Visci & Kerry Lee (neighbors across the street at 465 27th St.)

The project and preliminary massing were discussed. The only concern discussed was that the Project be designed as quality housing.

February 23, 2013

Meet with John Duval & Maxime Ko (neighbors across the street at 469 27th St.)
The project and preliminary massing were discussed. Of particular concern was the loss of views from their second floor bedroom. A 15'-8", third-floor, front setback were incorporated into the design of the Project as a good neighbor gesture.

March 05, 2013

Pre-Application Meeting (see attendance list)

The Project with design revisions were discussed. General concerns included the planning process and construction timeline. A particular concern by the owner of the adjacent six-unit apartment building included the depreciation of her property value with the loss of views from the apartment units.

August 02, 2013

Met with Virginia Shaffer and Sandy Ward (Adjacent, Rear neighbors at 4055 & 4061 Cesar Chavez)

The Project and planning & construction timelines were discussed. A particular concern was that the existing retaining wall between the properties be protected and preserved during construction. The Project Sponsor agreed to the additional construction protection as requested.

D. EXTENSIVE NEIGHBORHOOD SUPPORT FOR THE PROJECT

Attached as **Exhibit F** are eight (8) letters of support for the Project from neighbors living in close proximity to the Project Site, including a letter of support from the neighbors living directly adjacent to the Project Site at 450 27th Street, Nina Geneson and Jordan Otis.

The neighbors who have written letters of support are as follows:

Nina Geneson and Jordan Otis
450 27th Street, San Francisco

Janet M. Gersonde
449 27th Street, San Francisco

Tom Urani
421 27th Street, San Francisco

Janice Minamoto & Franco Tarm
3933 26th Street, San Francisco

Liz Moore
647 Duncan Street, San Francisco

Andy Greene
645 Duncan Street, San Francisco

Laura Lockwood & Scott Miller
425 Douglass Street, San Francisco

Ron and Sandy Ward (neighbor to the rear)

E. ADJACENT APARTMENT BUILDING

A six-unit, three-story apartment building lies adjacent to the Project Site, to the west. The six-unit apartment building has a cutout that begins approximately 20 feet back from the front property line, and is approximately 18 feet long and 16 feet 9 inches wide. The cutout is used for a driveway to the rear yard, which serves as a parking lot for the apartment. It is not usable open space and it is not a courtyard. Lorna Murdock, a tenant in the building, has expressed her concern that any dwelling other than a one-story dwelling at the Project Site will obstruct the only source of natural light to her living room and that all other units in 462 27th Street would suffer similarly.

Ms. Murdock's claim has been rejected by the Planning staff after careful study of the proposed plans and several on-site inspections of the two adjacent properties. Four (4) of the six (6) apartment units will have no impact from the Project as their units do not face the driveway area at all, or have windows that are already north facing. None of the 6 apartments have property line windows, or even windows parallel to the property line.

Computer modeling and shadow analysis have revealed that the impact of the Project on the driveway area of the six-unit apartment building will be negligible. Natural light, both direct and indirect, are abundantly available throughout the daytime hours the entire year. Some shadows will be partially cast onto the unoccupied driveway area, however, these will be limited only to a few hours in the morning and there would be no effect to the six-unit apartment building in the afternoon hours any day of the year.

Planning Staff have visited the driveway area and Ms. Murdock's apartment in person. Additionally, Planning Staff and the Residential Design Team have reviewed the Project and the impact onto the driveway area of the six-unit apartment building on at least two separate occasions. The conclusion after each review was that the driveway area of the six-unit apartment building was of such considerable size that it is considered by Planning Staff and by Planning Department policy to be "self-supporting" for reasons of access to natural light, and that no further revisions to the Project are necessary.

The Project was designed with significant thought and care so as to limit the building height and potential impacts on the adjacent building as much as possible. Specifically, the Project already incorporates the following good neighbor gestures:

- The Project will be ten (10) feet lower than the allowable height.
- The Project will have terraced and split level floor plates to reduce the overall height.
- The third floor front setback of 15'-8" will reduce the building's mass.
- The Project will have a 1-hr fire rated roof to eliminate parapets.
- The Project garage will be located on the lowest portion of the property.
- The Project garage will be set below the sidewalk grade by approximately thirty (30) inches.

Ms. Murdock's suggestion to move the entire Project back 30 feet so as to be situated behind her apartment window would adversely impact the midblock open space, would require a rear yard variance, and would disrupt the pattern of buildings along the 27th Street frontage, creating a gap-tooth appearance. Cutting out a notch in the Project adjacent to the driveway of the six-unit apartment, to benefit the Murdock window, would result in the loss of two bedrooms to the Project and would not have a substantive change to the already abundant natural light in the driveway area of the adjacent property. Ms. Murdock also has unshaded sliding glass doors with direct sunlight at the rear of the apartment building (see Exhibit D.5).

Accordingly, the Project Sponsor believes that any further building modifications to the Project geometry would render the project infeasible as a two-unit building.

F. CONCLUSION

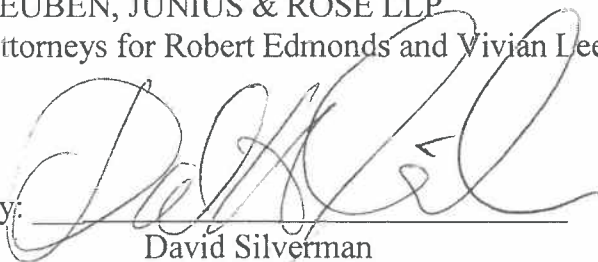
The existing dwelling, appraised at \$1.31 million, is not affordable housing. Therefore, conservation of the existing dwelling would not preserve affordable housing. Independent of the unaffordable cost of the existing dwelling, the proposed Project satisfies a super-majority of the criteria for approval of demolition set forth in Planning Code Section 317. The Project will contribute two new family-size dwellings to the City's housing stock, meet green building standards, and provide increased seismic safety. The Project will be owner-occupied, and the smaller unit will be occupied by the Project Sponsor's mother. The Project has been sensitively designed and does not seek to maximize either height or massing as allowed by the Planning Code. Rather, the proposed Project is ten (10) feet below the allowed height, and incorporates a 15-foot 8 inch front setback above the second level. The Project has a sloped roof and steps back at the rear with setbacks of 6 ft. above the second level and eight (8) ft. above the first level.

Accordingly, the Project Sponsor respectfully requests that the Planning Commission approve the proposed Project.

Respectfully submitted,

REUBEN, JUNIUS & ROSE LLP
Attorneys for Robert Edmonds and Vivian Lee

Dated: 5-8-14

By: 
David Silverman

LIST OF EXHIBITS

- Exhibit A Letter from Owner/Occupants
- Exhibit B Context Photographs of the Project Site and Project Block
- Exhibit C Renderings of the Proposed Building
- Exhibit D Planning Department Certificate of Determination of Exemption from Environmental Review and Historic Analysis
- Exhibit E Pre-Application Meeting Sign-in Sheet
- Exhibit F Eight Support Letters from Neighbors

Nina Geneson and Jordan Otis
450 27th Street, San Francisco

Janet M. Gersonde
449 27th Street, San Francisco

Tom Urani
421 27th Street, San Francisco

Janice Minamoto & Franco Tarm
3933 26th Street, San Francisco

Liz Moore
647 Duncan Street, San Francisco

Andy Greene
645 Duncan Street, San Francisco

Laura Lockwood & Scott Miller
425 Douglass Street, San Francisco

Ron and Sandy Ward
(neighbors to the rear)

- Exhibit G Project Plans and Elevations

Vivian Lee & Robert Edmonds
456 27th Street
San Francisco, CA 94131

April 30, 2014

Ms. Cindy Wu
President, Planning Commission
Planning Dept., City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Introduction Letter from Homeowners at 456 27th Street

Dear President Wu and Fellow Commissioners:

We are the homeowners of 456 27th street who are seeking the demolition permit application #2013.03.11.1908 and new building permit application #2013.03.11.1903.

We along with our two young children (ages 4 & 8) have been at 456 27th Street for the past two years. During this period we have made many good friends on our block and our kids have very much become playmates with the other children in this neighborhood. We are eager to continue raising our family on this street and thankfully almost all the neighbors have been very supportive of our effort to rebuild our house in order to suit the needs of our growing family.

Both of our immediate families are residents of San Francisco and the Bay Area, and we anticipate the day when our elderly parents will no longer be able to live on their own. That is why we are proposing this project with a second unit at the lower floor, so that we have the space to properly take care of our parents when the time comes.

The proud legacy of living and working in San Francisco goes back several generations in our household. Our grandpa Melvin used to work at the Lachman Brothers Furniture Store at the corner of 16th and Mission during the 1950's, and our mother Gayle was born and raised in the city as well. It will be a privilege to be able to raise the fourth generation of our family and remain in the city that we so love and cherish.

We thank you for taking the time to read this letter, and we hope you will see from reviewing the attached package that we have indeed made every effort to be good neighbors and to reduce our proposed project's potential impact on other residents.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Vivian R. Edmonds". The signature is fluid and cursive, with the first name being more prominent and the last name following in a similar style.

Family at 456 27th Street:
Vivian Lee & Robert Edmonds (along with our kids Andersen & MacCall Edmonds)



SIX-UNIT APARTMENT
462 27TH STREET

LORNA MURDOCK
APARTMENT

SUBJECT PROJECT
458 27TH STREET

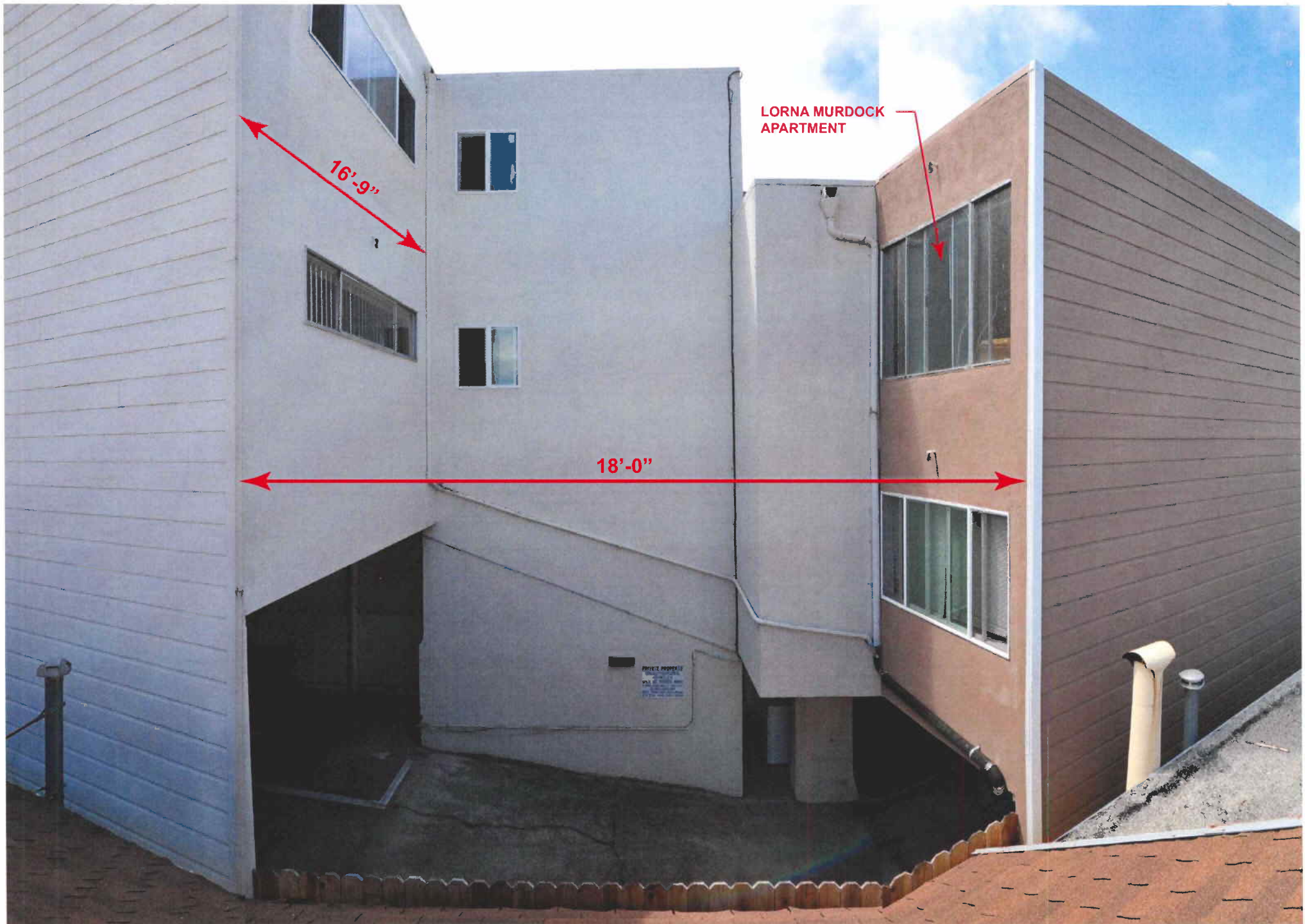
Context View of Front (South) Along 27th Street with Adjacent Properties

Image Date: 11:00 AM, May 2, 2014



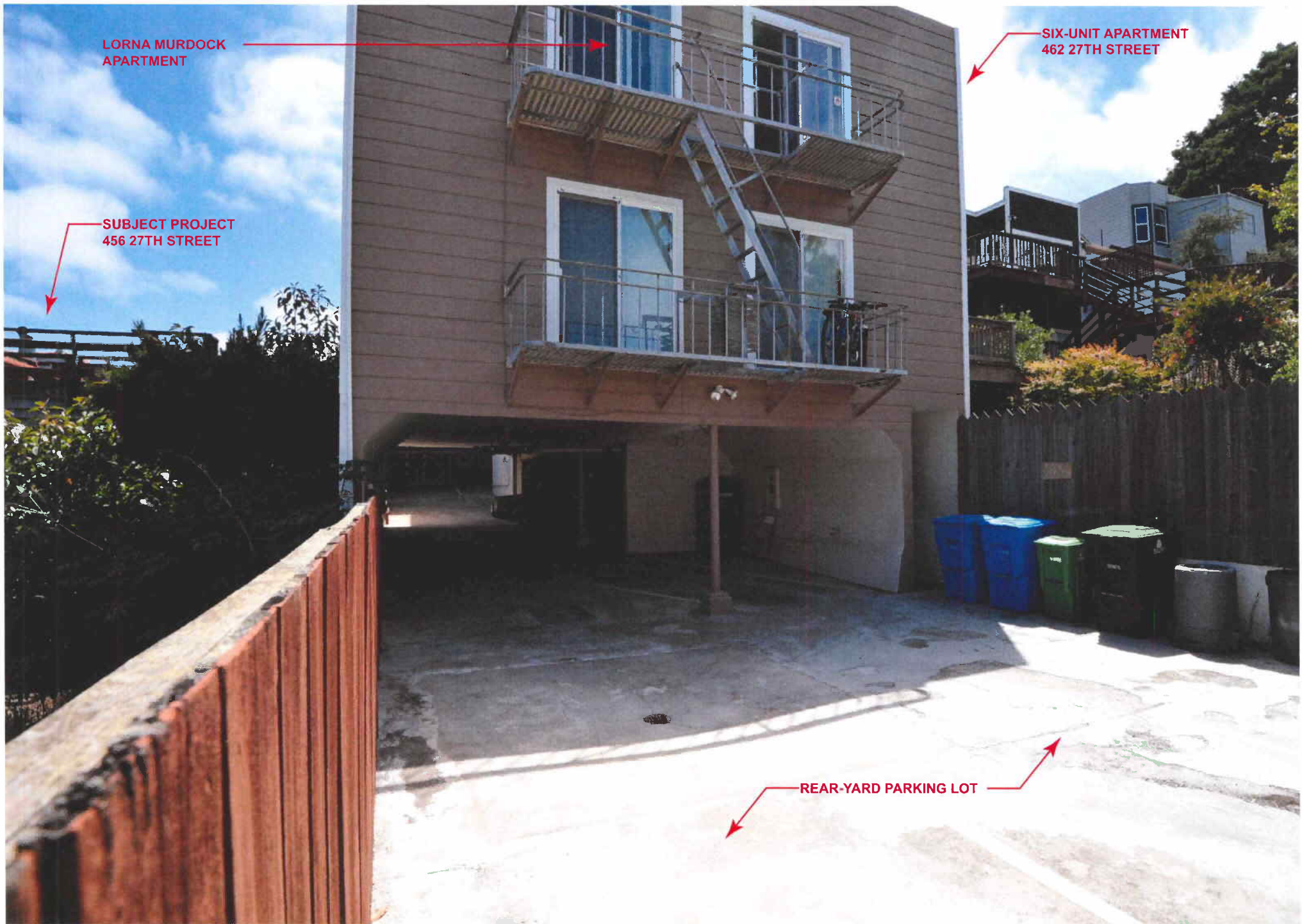
Context View of Rear (North) with Adjacent Properties

Image Taken From Rear Yard of 4061 Cesar Chavez. Image Date: 1:00 Pm, August 7, 2013



Driveway area of Adjacent Six-Unit Apartment (462 27Th Street)

Image Taken From Roof of Subject Property. Image Date: 1:00 Pm, August 7, 2013



LORNA MURDOCK
APARTMENT

SIX-UNIT APARTMENT
462 27TH STREET

SUBJECT PROJECT
456 27TH STREET

REAR-YARD PARKING LOT

Context View of Rear (North) of Adjacent Six-Unit Apartment (462 27th Street)

Image Taken From Roof of Subject Property. Image Date: 1:00 Pm, August 7, 2013



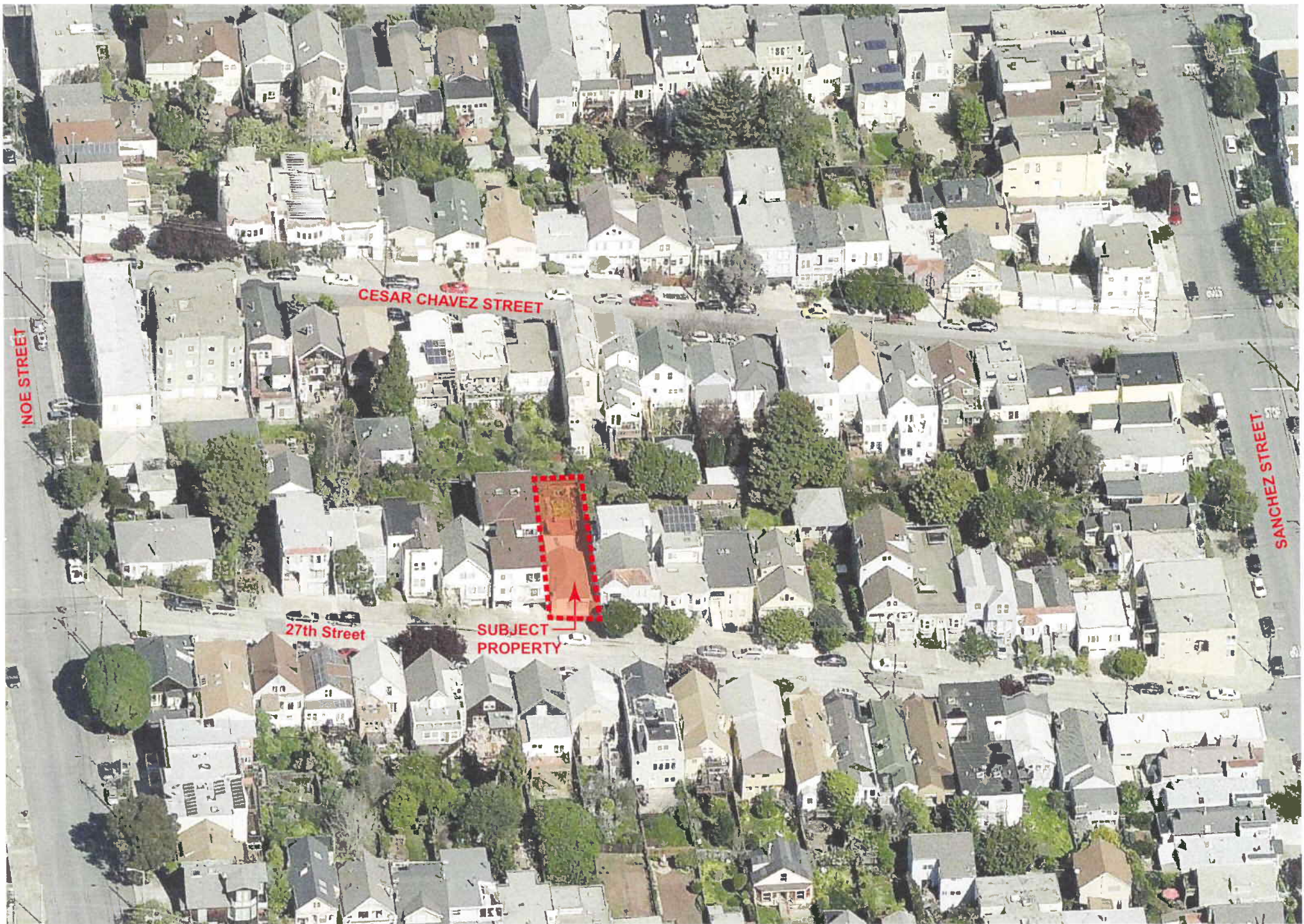
SIX-UNIT APARTMENT
462 27TH STREET

SUBJECT PROPERTY
456 27TH STREET

450 27TH STREET

Context View of Front (South) Along 27th Street Looking East Toward Sanchez Street

Image Date: 11:00 AM, May 2, 2014



Aerial View of Subject Property and Surrounding Block

Photo Taken From Bing Maps

SIX-UNIT APARTMENT
462 27TH STREET

40'-0" HEIGHT LIMIT

ROOF LINE SLOPES PARALLEL TO STREET TO RESPECT THE TOPOGRAPHY OF THE SITE AND TO BE COMPATIBLE WITH THOSE FOUND ON SURROUNDING BUILDINGS

15'-8" THIRD FLOOR FRONT SETBACK TO REDUCE BUILDING MASS AND ACT AS A TRANSITION BETWEEN ADJACENT BUILDINGS

SUBJECT PROJECT

450 27TH ST.

FACADE NOTCHED TO PROVIDE VARIED FRONT SETBACK AND PROVIDE PEDESTRIAN SCALE COMPATIBLE WITH SURROUNDING BUILDINGS

RAISED FRONT PORCH BUILDING ENTRANCE THAT IS COMPATIBLE WITH EXISTING PORCHES OF SURROUNDING BUILDINGS AND ENHANCES THE CONNECTION BETWEEN THE PUBLIC REALM OF THE SIDEWALK AND THE PRIVATE REALM OF THE BUILDING

GARAGE DOOR RECESSED, SETBACK AND MINIMIZED BELOW SIDEWALK GRADE TO REDUCE BUILDING HEIGHT AND BE LESS INTRUSIVE TO PEDESTRIAN EXPERIENCE

(PROPOSED) Rendering of Front (South) Along 27th Street with Adjacent Properties

5'-0" VOLUNTARY NOTCH TO ADDRESS ADJACENT NEIGHBOR CONCERNS ABOUT REAR & SIDE WINDOWS. SUBJECT PROPERTY 8'-6" FROM ADJACENT NEIGHBOR

ROOFLINE DESIGNED TO BE COMPATIBLE WITH SURROUNDING BUILDINGS

UPPER FLOOR SETBACK 6'-1" MINIMIZE IMPACTS ON LIGHT AND PRIVACY TO ADJACENT PROPERTIES

BUILDING TERRACES TO PRESERVE MID-BLOCK OPEN SPACE AND PROVIDE LARGER REAR YARD SETBACKS

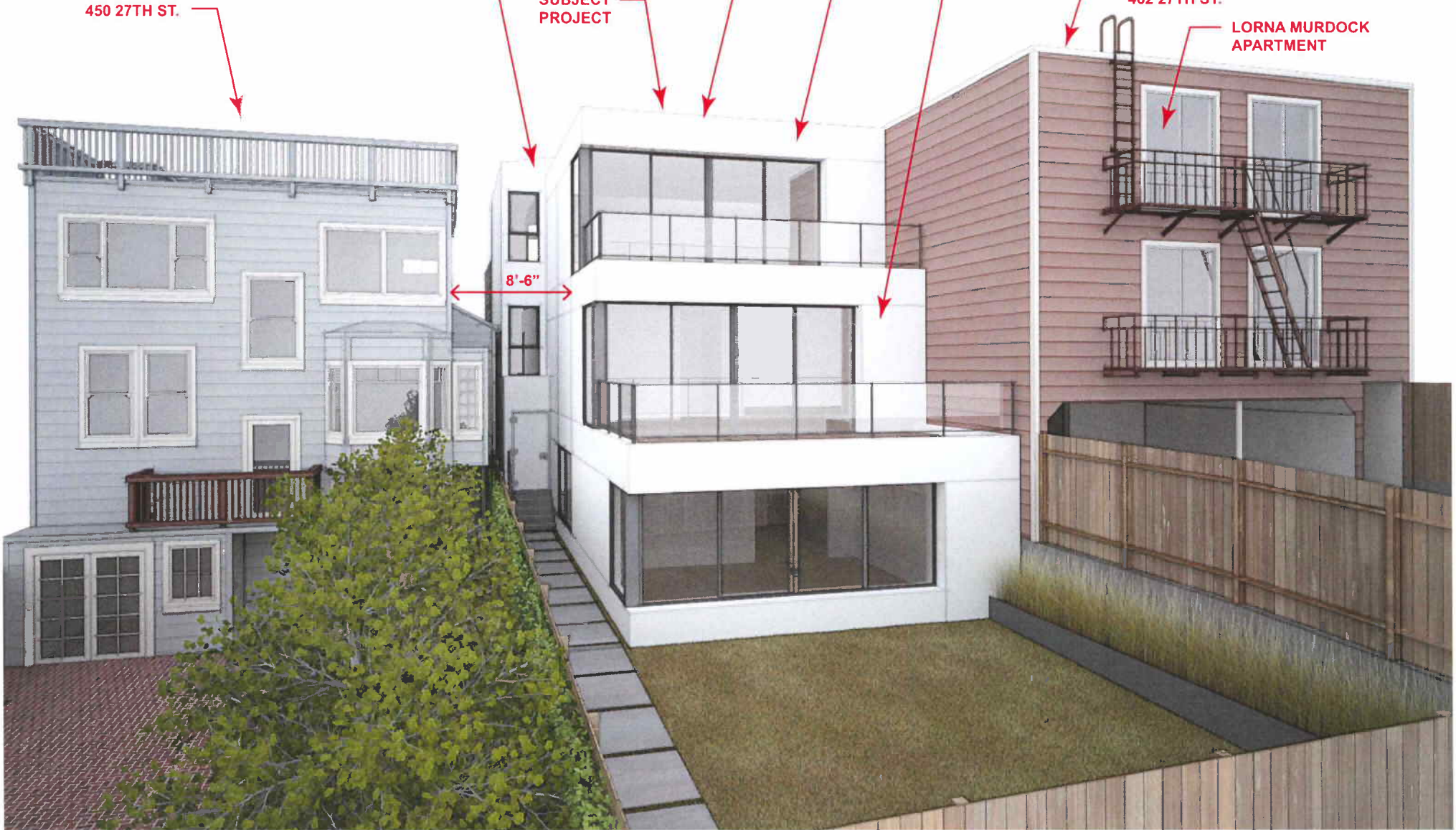
SIX-UNIT APARTMENT
462 27TH ST.

LORNA MURDOCK
APARTMENT

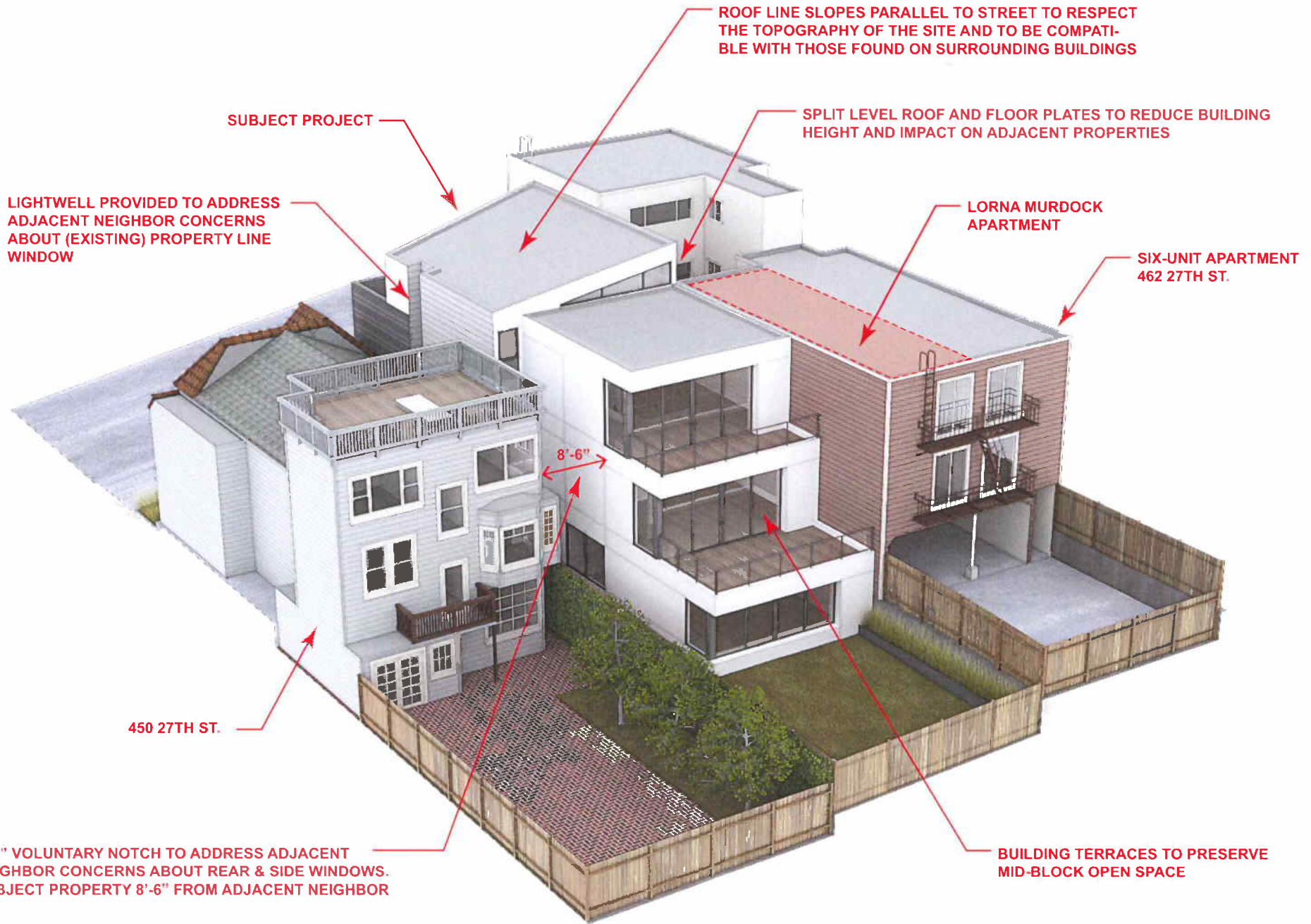
450 27TH ST.

SUBJECT
PROJECT

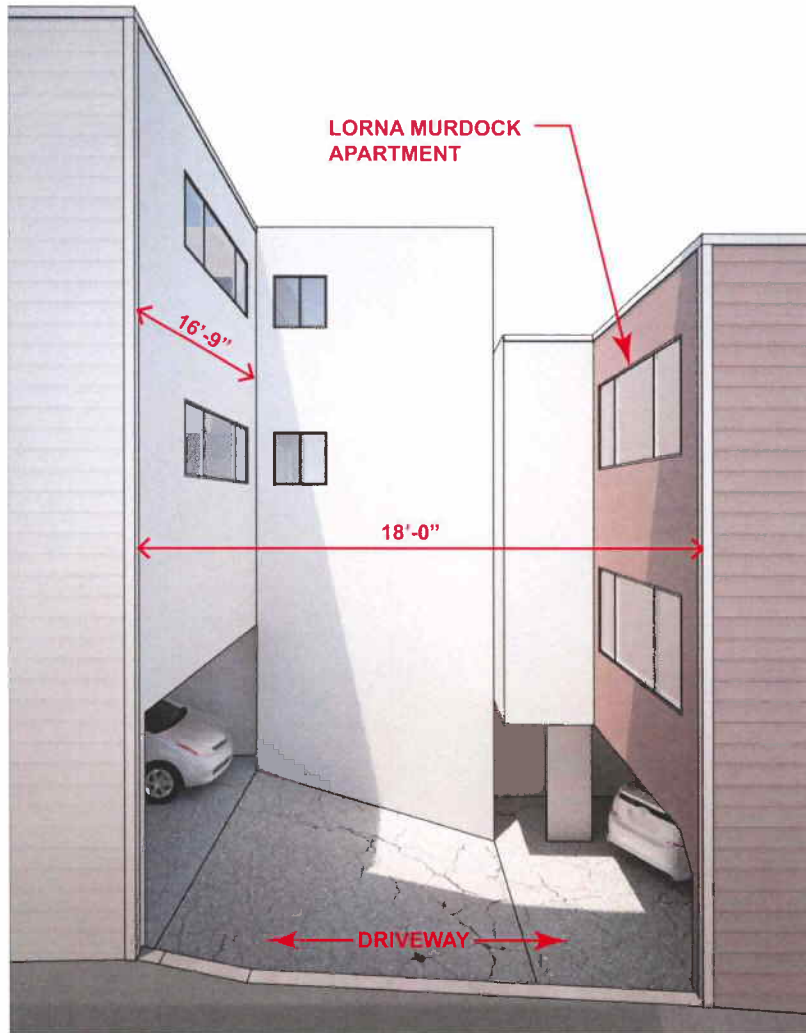
8'-6"



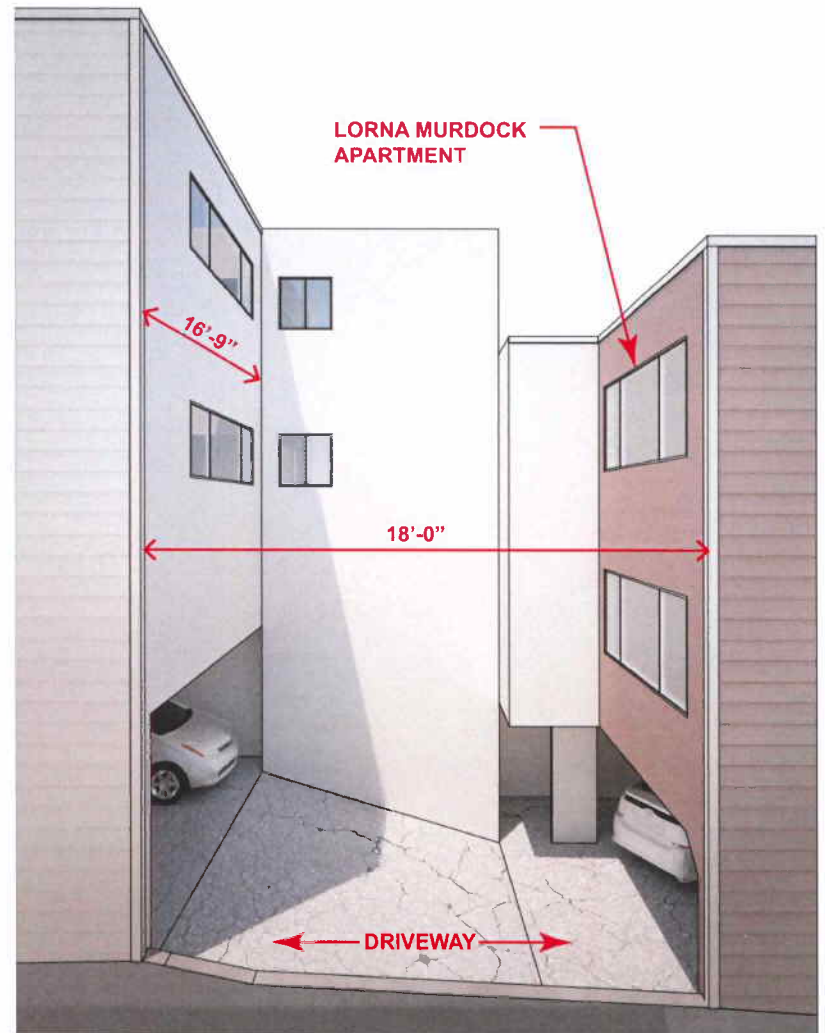
(PROPOSED) Rendering of Rear (North) with Adjacent Properties



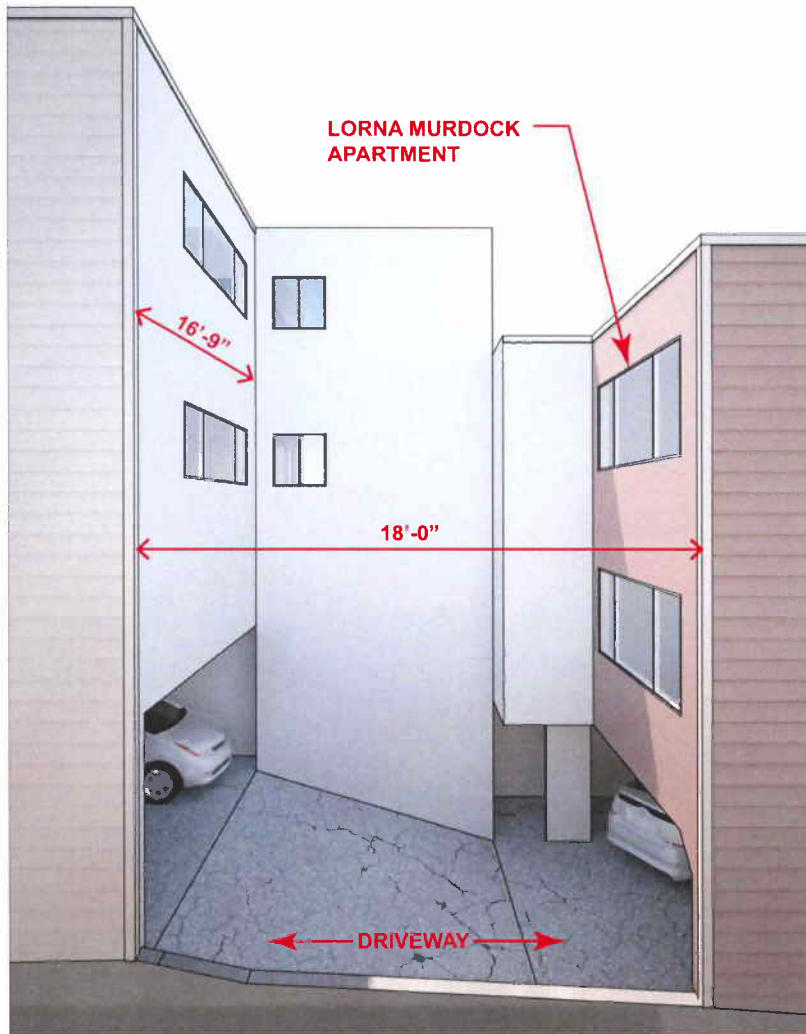
(PROPOSED) Aerial Rendering of Rear (North) with Adjacent Properties



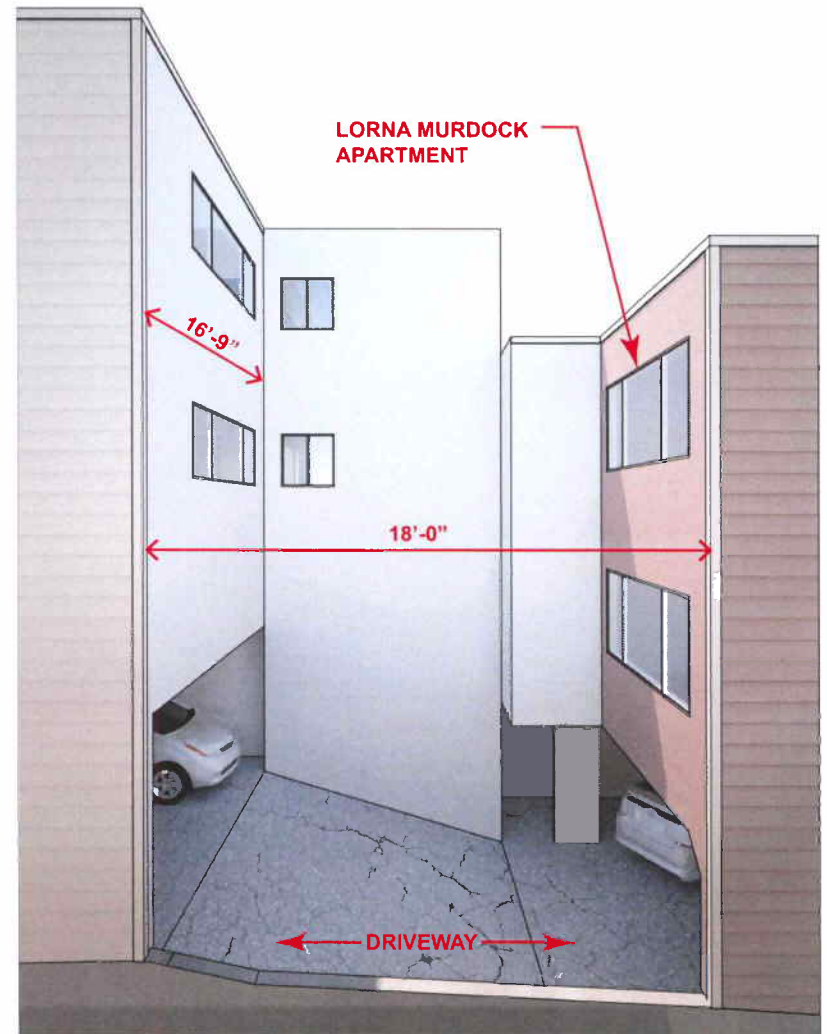
WITH Proposed Project
10:00 AM, June 21



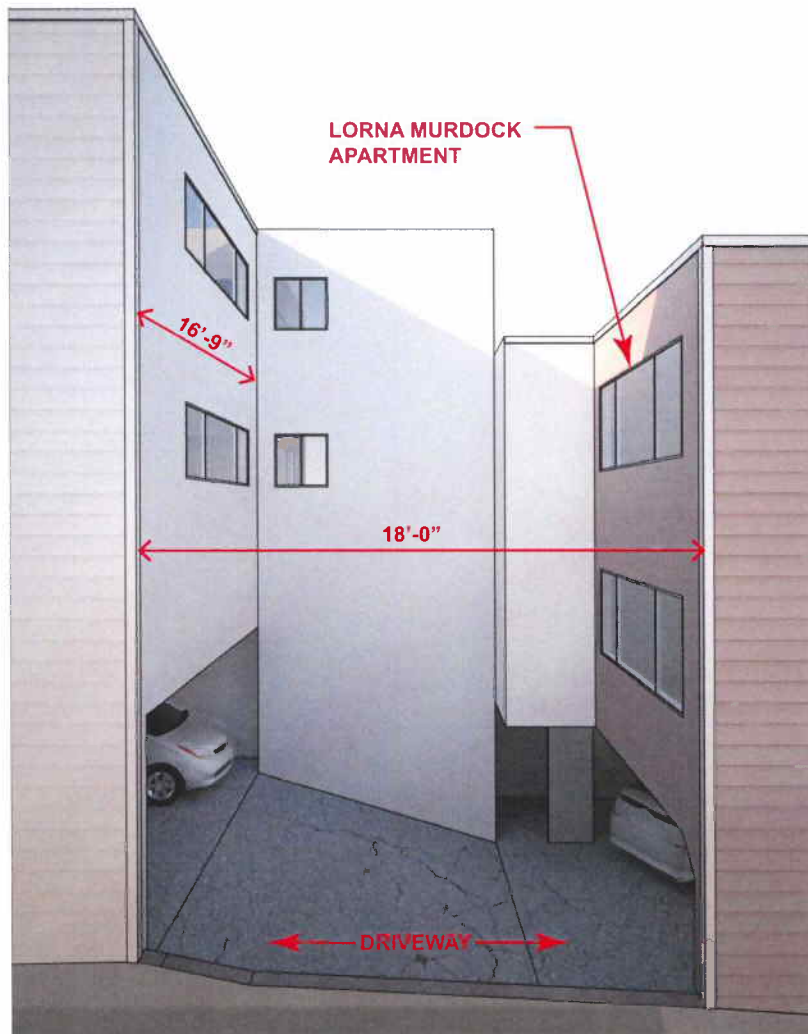
WITHOUT Proposed Project
10:00 AM, June 21



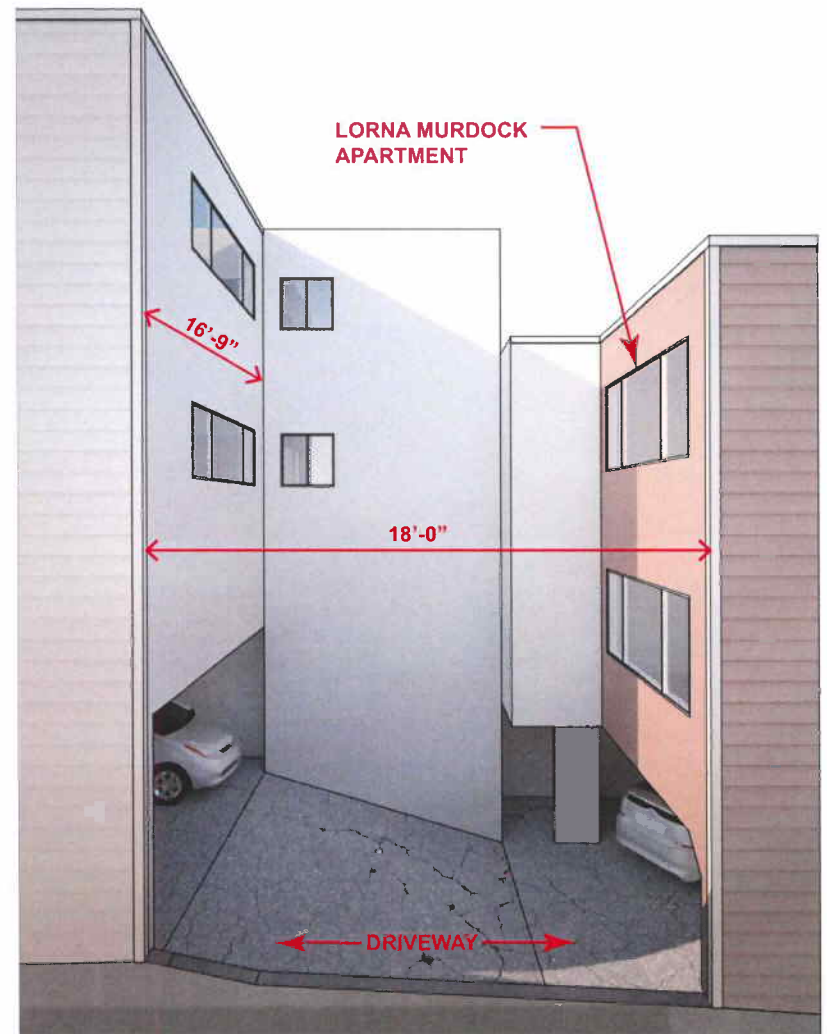
WITH Proposed Project
2:00 PM, June 21



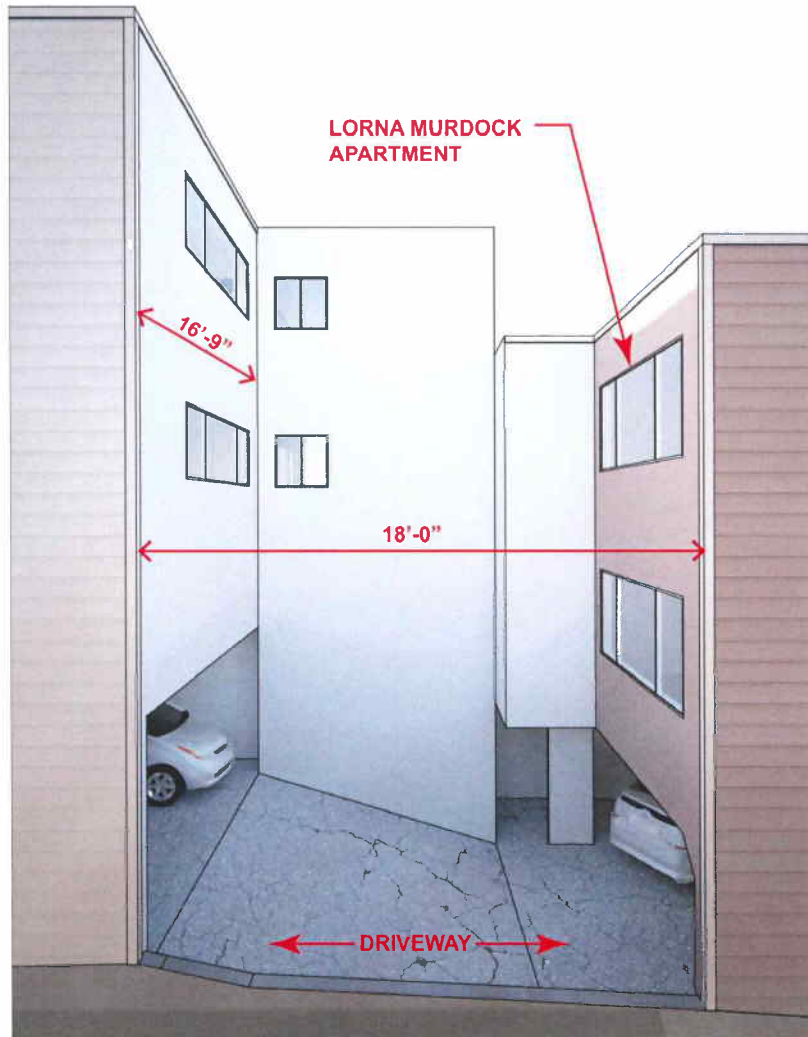
WITHOUT Proposed Project
2:00 PM, June 21



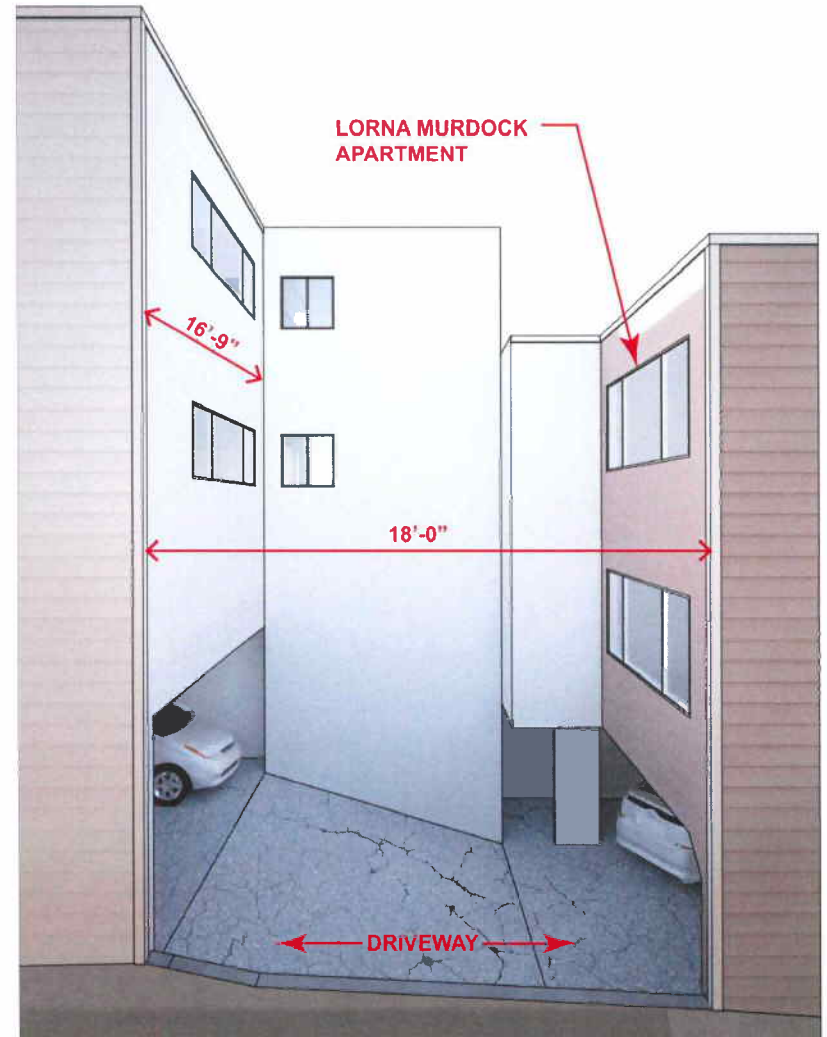
WITH Proposed Project
10:00 AM, December 21



WITHOUT Proposed Project
10:00 AM, December 21



WITH Proposed Project
2:00 PM, December 21



WITHOUT Proposed Project
2:00 PM, December 21



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
456 27th Street		6580/018	
Case No.	Permit No.	Plans Dated	
2013.0327E		3/11/2013	
<input type="checkbox"/> Addition/ Alteration	<input checked="" 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 single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if <u>principally</u> permitted or with a CU.
<input 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 *Environmental Evaluation Application* 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. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required.</u>	
<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):	

**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): per PTR form dated 9/13/2013
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Doug Vu <small>Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.09.23 15:36:25 -07'00'</small>	

**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 type="checkbox"/>	<table border="1"> <tr> <td data-bbox="196 1472 656 1541"> Planner Name: Doug Vu </td> <td data-bbox="656 1472 1386 1734"> Signature or Stamp: <div style="font-size: 2em; font-weight: bold; text-align: center;">Doug Vu</div> <small>Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.09.23 15:36:25 -07'00'</small> </td> </tr> <tr> <td colspan="2" data-bbox="196 1541 656 1734"> Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table> <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>	Planner Name: Doug Vu	Signature or Stamp: <div style="font-size: 2em; font-weight: bold; text-align: center;">Doug Vu</div> <small>Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.09.23 15:36:25 -07'00'</small>	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
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Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.					

Pre-Application Meeting Sign-in Sheet

Meeting Date: ~~03/15/13~~ 03.05.13 R.E.
 Meeting Time: 6:00 PM
 Meeting Address: 456 27th Street
 Project Address: 456 27th Street
 Property Owner Name: Robert Edmonds & Vivian Lee
 Project Sponsor/Representative: Robert Edmonds

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. Sandy Ward	4661 Cesar Chavez (650)	452-4222	RANDSWARD2227@sbglobal.net	<input checked="" type="checkbox"/>
2. Nina Geneser & Jordanotis	450 27th St	415-336-7062	ninageneser@gmail.com	<input checked="" type="checkbox"/>
3. Jamie Brust	462 27th	641-5830	JABRUST@yahoo.com	<input type="checkbox"/>
4. Johanna Sainz	462 27th St	415.305.0260	JJS_sfe@hotmail.com	<input checked="" type="checkbox"/>
5. Lourdes Sainz	" "	" "	sainzme@yahoo.com	<input checked="" type="checkbox"/>
6. John Duval	469 27th St	202-489-0711	john.duval2@gmail.com	<input checked="" type="checkbox"/>
7. Maxime Ko	469 27th St	(609) 468 6696	maxime.ko@gmail.com	<input checked="" type="checkbox"/>
8. JANET GERSONDE	449 27th St	415 695-7979	jan.gersonde@att.net	<input checked="" type="checkbox"/>
9. Andrew Visci	465 27th St	415 706 7779	avisci@yahoo.com	<input checked="" type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 03/05/13

Meeting Time: 6:00 PM

Meeting Address: 456 27th Street

Project Address: 456 27th Street

Property Owner Name: Robert Edmonds & Vivian Lee

Project Sponsor/Representative: Robert Edmonds

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

Johanna Sainel + Lourdes Sainel: concerned about views in the front + rear of the building; light well between building (402 27th St) + 456 27th St. Concerned about the depreciation of property value if views are taken away.

Project Sponsor Response:

Question/Concern #2: JAMIE BRUCT. Also concerned with views/sightlines.

Project Sponsor Response:

Question/Concern #3: John Duvall + Maxine Ka - 469 27th St
light/sun from over lawn

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:

Thomas Wang, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

December 9, 2013

Re: Proposed 2-Unit Residential Building at 456 27th Street

Dear Mr. Wang:

As the owners of 450 27th Street and a directly adjacent neighbor, we are writing a letter of support for the proposed demolition of the existing house and the construction of the proposed 2-unit project by Robert Edmonds & Vivian Lee.

Robert and Vivian have met with us on several occasions to review their project and we believe the project should be approved as proposed. The project has been well designed to fit into the surrounding neighborhood and would be a welcome addition.

We hope this project will be approved as proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nina Geneson & Jordan Otis', written in a cursive style.

Nina Geneson & Jordan Otis
450 27th Street
San Francisco, CA 94131

Thomas Wang, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

September 28, 2013

Re: Proposed 2-Unit Residential Building at 456 27th Street

Dear Mr. Wang:

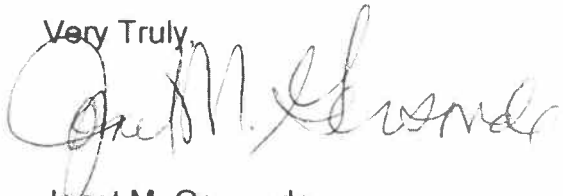
I am the owner of the house at 449 27th Street located directly across the street from the above noted project proposed by Robert Edmonds & Vivian Lee. I am a long time resident of Noe Valley and I have lived on 27th Street for 30 years. I support the demolition of the existing house at 456 27th Street and the construction of the proposed 2-unit project.

I have met with Robert and Vivian on several occasions to review their proposal and I appreciate the great care and sensitivity that they have given to the design of the new building. I believe the proposed project will be a good addition to our street and will fit in well with the surrounding neighborhood.

In addition to providing a new home for Robert, Vivian and their two young children, the proposed project will provide much needed housing in the form of the additional residential unit.

I hope that this project will be approved as proposed. If you have any questions, please contact me.

Very Truly,



Janet M. Gersonde
449 27th Street
San Francisco, CA 94131
415-695-7979

Thomas Wang, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 9, 2014

Re: Proposed 2-Unit Residential Building at 456 27th Street

Dear Mr. Wang:

I am writing to express my enthusiastic support for the proposed project at 456 27th Street.

I have owned and lived in a home roughly across the street from the Subject Property since 1976 and believe the project will be an excellent improvement for the street, neighborhood, and our city.

In addition to being an attractive building, the proposed project will provide much needed housing to Robert, Vivian and their two small children.

I urge the Planning Commission to approve the demolition of the existing house and approve the proposed 2-unit building without modifications.

Sincerely,

A handwritten signature in cursive script that reads "Tom Urani". The signature is written in dark ink and is positioned above the typed name and address.

Tom Urani
421 27th Street
San Francisco, CA 94131

Thomas Wang, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 14, 2014

Re: Proposed Residential Building at 456 27th Street

Dear Mr. Wang:

We are the home owners of 3933 26th Street, located few blocks away from the project proposed by Robert Edmonds & Vivian Lee. As residents of Noe Valley, we support the demolition of the existing house and the construction of the new family home.

I believe the proposed project will be a good addition to our neighborhood and will fit in well with the surrounding buildings. The size and style of it is very complimentary to the adjacent homes. Most importantly, it will be a great house for a family that is committed to raising their kids in Noe Valley, just like us.

We hope this project will be approved as proposed.

Sincerely,

Janice Minamoto & Franco Tarm

Janice Minamoto & Franco Tarm
3933 26th Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 15, 2014

Re: Proposed 2-Unit Residential Building at 456 27th Street

Dear Commission President Wu:

I am writing this letter to give my family's support to the proposed 2-unit building at 456 27th Street by Robert Edmonds and Vivian Lee.

The reduced scale and height of the project fits in well with the street and neighborhood and will provide greatly needed additional housing for our city.

As a home owner in the neighborhood, I appreciate Robert and Vivian's efforts to improve our community and provide a home for themselves and their two small boys.

We hope the Planning Commission will approve this project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Liz Moore". The signature is fluid and cursive, with the first name "Liz" being more prominent and the last name "Moore" following in a similar style.

Liz Moore
647 Duncan Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 18, 2014

Re: Proposed 2-Unit Residential Building at 456 27th Street

Dear Commission President Wu:

I am writing to provide my support to Robert Edmonds and Vivian Lee and their proposal to demolish the existing house and build a new, 2-unit residential project at 456 27th Street.

I believe the design of the new building respects the existing neighborhood context and will be a welcome addition to the neighborhood.

As a property owner in the neighborhood, I appreciate Robert and Vivian's efforts to provide much needed additional housing for our city and a home for themselves and their two small boys.

I support this project and ask that this project be approved as designed.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Andy Greene', with a long, sweeping underline.

Andy Greene
645 Duncan Street
San Francisco, CA 94131

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 18, 2014

Re: Proposed 2-Unit Residential Building at 456 27th Street

Dear Commission President Wu:

We are pleased to write this letter of support for the demolition of the existing house at 456 27th street and the construction of the new 2-unit residential building being proposed by Robert Edmonds & Vivian Lee.

The reduced scale and height of the project fits in well with the street and neighborhood and will provide greatly needed additional housing for our city.

As a home owner in the neighborhood, I appreciate Robert and Vivian's efforts to improve our community and provide a home for themselves and their two small boys.

We support this project and ask that this project be approved as designed.

Yours Truly,

The image shows two handwritten signatures in black ink. The signature on the left is a cursive 'L' followed by a series of loops, representing Laura Lockwood. The signature on the right is a cursive 'S' followed by a dense, vertical scribble of lines, representing Scott Miller.

Laura Lockwood & Scott Miller
425 Douglass Street
San Francisco, CA 94131

Robert Edmonds

From: Vivian Lee <vivian@edmondslee.com>
Sent: Saturday, January 18, 2014 2:53 PM
To: Robert Edmonds
Subject: Fwd: 456 27th Street New Year Update

Begin forwarded message:

From: Ron and Sandy Ward <randward2227@sbcglobal.net>
Date: January 18, 2014 at 2:30:18 PM PST
To: Vivian Lee <vivian@edmondslee.com>
Subject: Re: 456 27th Street New Year Update
Reply-To: Ron and Sandy Ward <randward2227@sbcglobal.net>

Vivian, Thanks for checking in. Since we first met my mom has had two emergency surgeries (stomach/Sept. and heart/Nov.). Both surgeries took a lot out of her so she is still in recovery mode and not up to a visit right now. She is getting stronger each week though so maybe you can check back again just before start of construction as she would love to meet the children and get to know you all better. I read her your email and she is very grateful for your interest in a neighborly relationship.

In terms of construction, she is very comfortable with the final design. Her real concern now is sustaining her health through the construction noise. I am hoping it will be minimal on weekends so she can get a break every few days as she is a night owl and morning late sleeper but understands the project scope and knows there is no way for it to be quiet during normal weekday business hours.

The only thing she keeps bringing up to me as concerns you have already heard so just as a reminder she wants to keep the retaining wall between the two yards and lastly she is hoping you can remove that sapling pine tree in the downhill corner of your yard as it had caused so much damage to the fences when it was allowed to grow previously. The prior owners who cut it down obviously must have left the roots so she just wants to avoid the problems when it pushed over the first fence and damaged the retaining wall between the two properties.

Keep me posted on construction schedule as it firms up and hopefully a contact phone number for the contractor (only for emergency use).

Thanks again for your partnership. Sandy

From: Vivian Lee <vivian@edmondslee.com>
To: randward2227@sbcglobal.net
Cc: 'Robert Edmonds' <robert@edmondslee.com>
Sent: Saturday, January 18, 2014 11:39 AM
Subject: 456 27th Street New Year Update

Hi Sandy:

Happy New Year! This is Vivian, your neighbor behind your mom's house on 27th Street. I know Rob has been in correspondence with you the past few months regarding our house

construction. We are getting close to getting approval from the City, and we are using the remaining time to continue working with the planner and neighbors to address any last minute concerns. So please let us know if you would like to review our proposal again in person.

In addition, please let me know if it would be a good idea for us, along with our kids, to come by and introduce ourselves to your mom. I thought it would be nice for her to meet the Edmonds clan as we will be neighbors for a long time!

Thank you and please don't hesitate to contact me with questions.

Best regards,

Vivian Lee
415-690-0791