



SAN FRANCISCO PLANNING DEPARTMENT

DATE: November 11, 2011
TO: Members of the Architectural Review Committee
FROM: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: Case No. 2005.0233C, 49 Julian Avenue

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

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At the request of the President of the Planning Commission, the Historic Preservation Commission (HPC) reviewed the proposed project at 49 Julian Avenue at its October 19, 2011 hearing. Since that hearing, the Project Sponsor has revised the proposal based the comments from the HPC. The Department is seeking review and comment on the revised proposal in anticipation of the Planning Commission hearing on November 17, 2011.

Specifically, in response to comments by the HPC, the Project Sponsor made the following changes to the building envelope:

1. Minimized rooftop projections by relocating the rooftop open space to the 2nd floor rear terrace to reduce shadow on the adjacent Armory Building Drill Court windows. The modification removed a nine-foot high stair enclosure to roof, reduced the 14'-6" high elevator penthouse to 5-feet, and sloped the roof line of the required exit stair.
2. Setback the east wall of Units 402 and 502 (4th and 5th Floors) two feet from the east property line and 19 feet long in addition to the existing four-foot separation to allow more light and create a wider separation between the Armory and the proposed project.

Attachments: Plans and Renderings, revised November 2, 2010



49 Julian

April 6, 2011

49

Julian Avenue

A Condominium Project
San Francisco • California

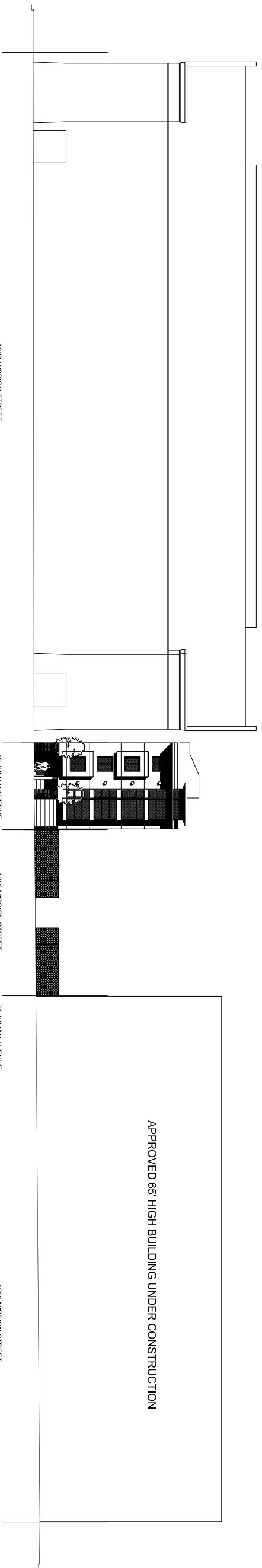


GARY GEE ARCHITECTS, INC.
96 Brady Street, #8
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Tel: 415.863.5890
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Project No.	04-033	Date	06.25.04
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Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 11.22.04
	ENGINEERING 03.04.05
	PLANNING 11.23.05
	ISSUED FOR REVIEW 10.30.08
	CIVIL PLANNING 06.05.10
	CU REVISION 11.02.11



STREET ELEVATIONS - JULIAN AVENUE

CU REVISION
11.02.11

SCALE: 1/16"=1'-0"

Street Facade

Scale: As Noted

A3.12

49

Julian Avenue

A Condominium Project
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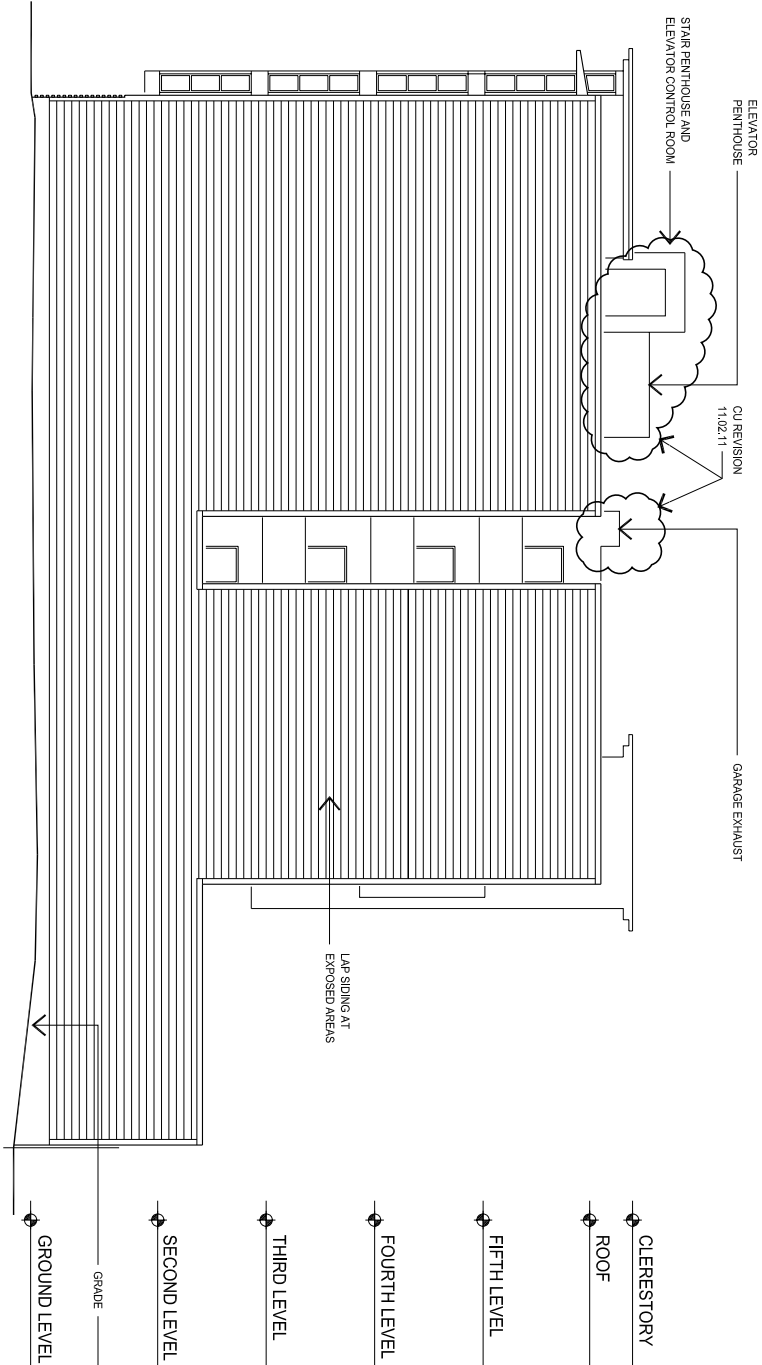
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Project No.	04-033	Date	06.25.04
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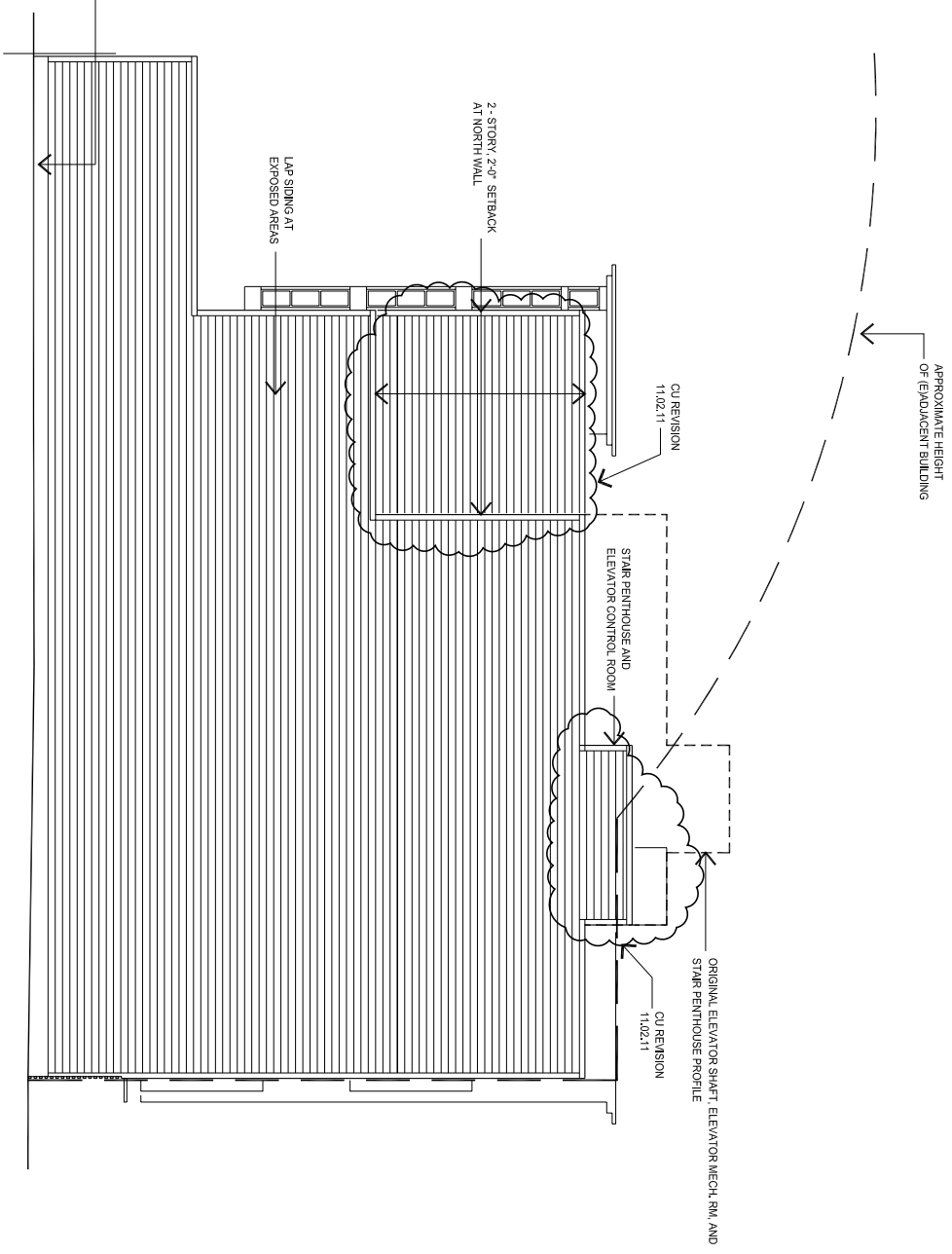
Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 11.22.04
	EEP/PLANNING 03.04.05
	PLANNING 11.23.05
	ISSUED FOR REVIEW 10.30.08
	CUR/PLANNING 06.05.10
	CJ REVISION 11.02.11



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

Elevations

Scale: As Noted

A3.2

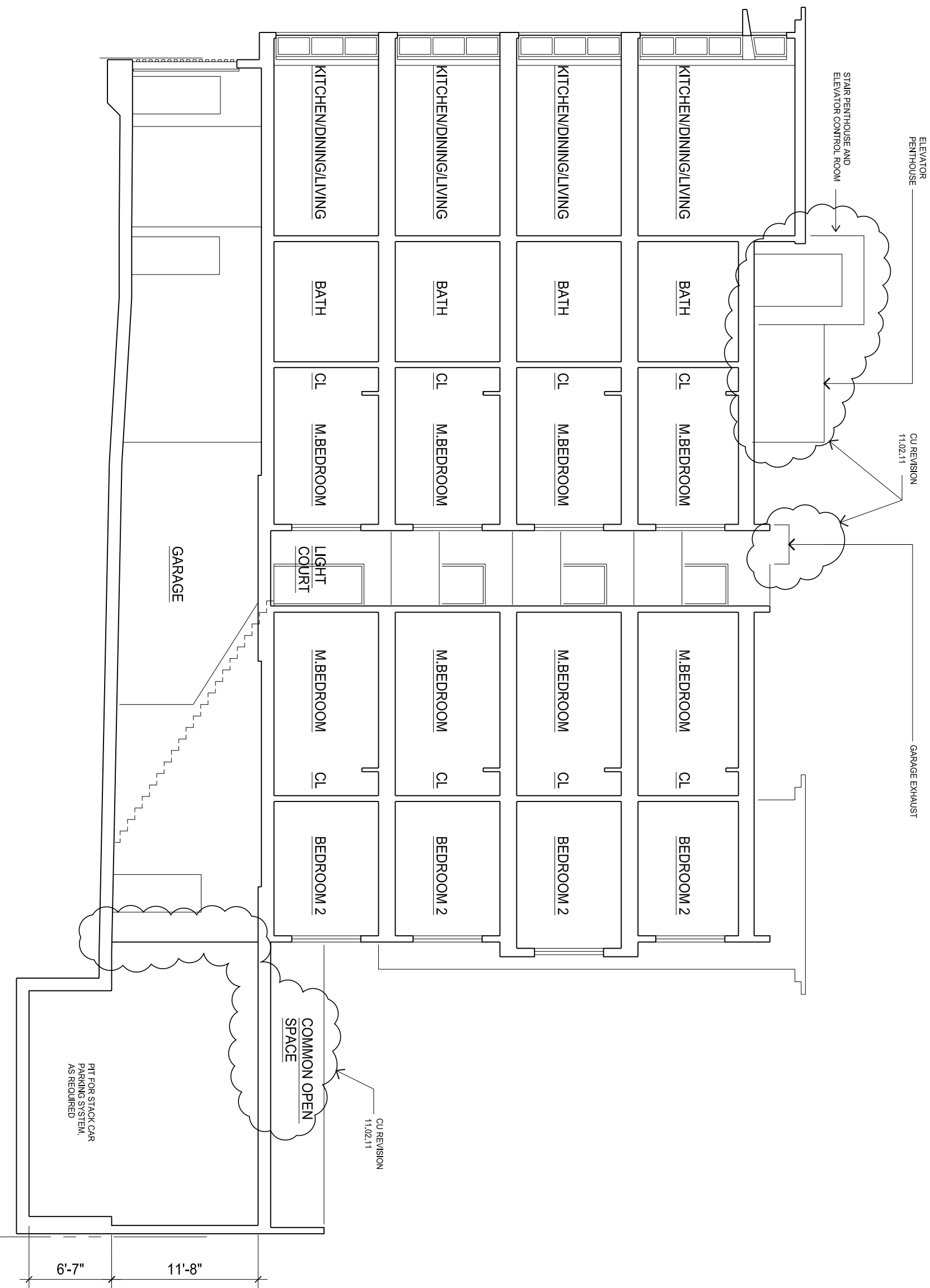


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Project No. 04-033 Date 06.25.04

Revisions

No.	Issue / Date
1	ISSUED FOR REVIEW 11.22.04
2	REPLANNING 03.04.05
3	PLANNING 11.23.05
4	ISSUED FOR REVIEW 10.30.08
5	REPLANNING 06.05.10
6	CU REVISION 11.02.11



SECTION A-A

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

Building Section

Scale: As Noted

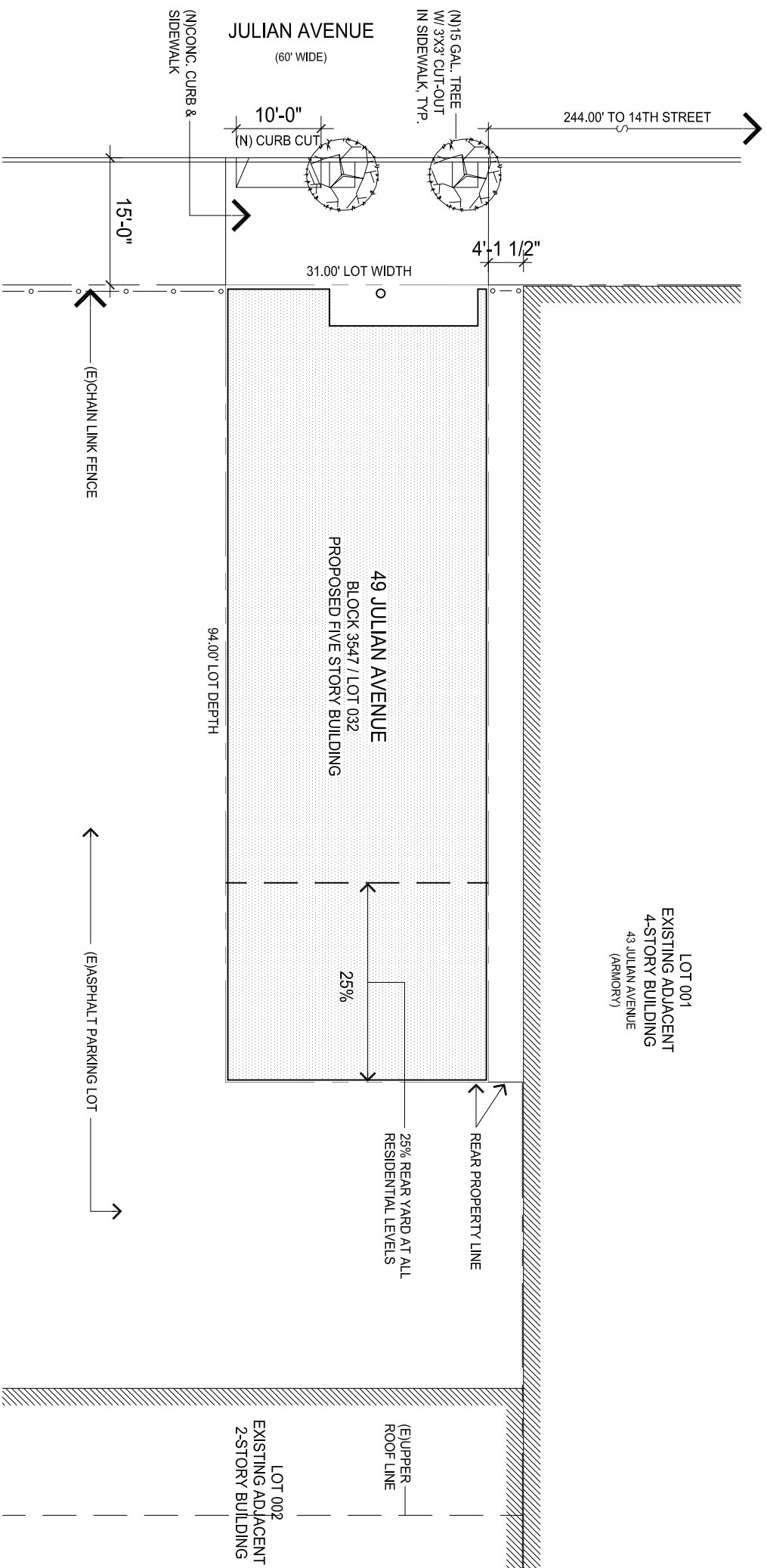


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	ISSUED FOR REVIEW 11.22.04
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	PLANNING 11.23.05
	ISSUED FOR REVIEW 10.30.08
	CIVIL/PLANNING 06.05.10
	CU REVISIONS 11.02.11



SITE PLAN

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 49 JULIAN AVENUE, SAN FRANCISCO, CALIFORNIA 94103
BLOCK 3547, LOT 032

PROPOSED USE: 8 RESIDENTIAL CONDOMINIUMS OVER PARKING GARAGE

ZONING DISTRICT: C-M

BUILDING HEIGHT / BULK: 50-X
PROPOSED: 50'-0"

SETBACKS:
FRONT: NONE
REAR: 25% LOT DEPTH AT RESIDENTIAL LEVELS

USABLE OPEN SPACE:
REQUIRED: COMMON: 1.33 X 36 S.F./ DWELLING UNIT
1.33 X 36 S.F. X 8 UNITS = 383.04 S.F.
PROVIDED: COMMON: 409.5 S.F. FOR 8 UNITS AT SECOND LEVEL REAR YARD

PARKING:
REQUIRED: 1 PER DWELLING UNIT
PROVIDED: 8 SPACES (7 STANDARD BY MECHANICAL LIFT SYSTEM, 1 ACCESSIBLE)

AREA CALCULATIONS:

8 RESIDENTIAL CONDOMINIUMS:	5,893 S.F.
PARKING:	2,102 S.F.
COMMON LOBBY, STAIRS, HALLS, TRASH, WALLS, ETC.:	2,138 S.F.
BUILDING AREA TOTAL:	10,133 S.F.
ALLOWABLE F.A.R.: 9:1	2,914 S.F.
SITE AREA:	26,226 S.F.
ALLOWABLE BUILDING AREA AT F.A.R. 9:1:	10,133 S.F.
ALLOWABLE DENSITY: 1 UNIT / 200 S.F. LOT AREA	2,914 S.F.
SITE AREA:	2,914 S.F.
ALLOWABLE NUMBER OF UNITS:	15 UNITS
PROPOSED NUMBER OF UNITS:	8 UNITS

DRAWING INDEX

A1.1	SITE PLAN, DRAWING INDEX, PROJECT DESCRIPTION
A2.1	GROUND LEVEL FLOOR PLAN
A2.2	SECOND LEVEL FLOOR PLAN
A2.3	THIRD LEVEL FLOOR PLAN
A3.1	FOURTH LEVEL FLOOR PLAN
A3.2	FIFTH LEVEL FLOOR PLAN
A3.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTION
A5.2	BUILDING SECTION
A5.3	ADJACENT BUILDING

Site Plan

Scale: As Noted

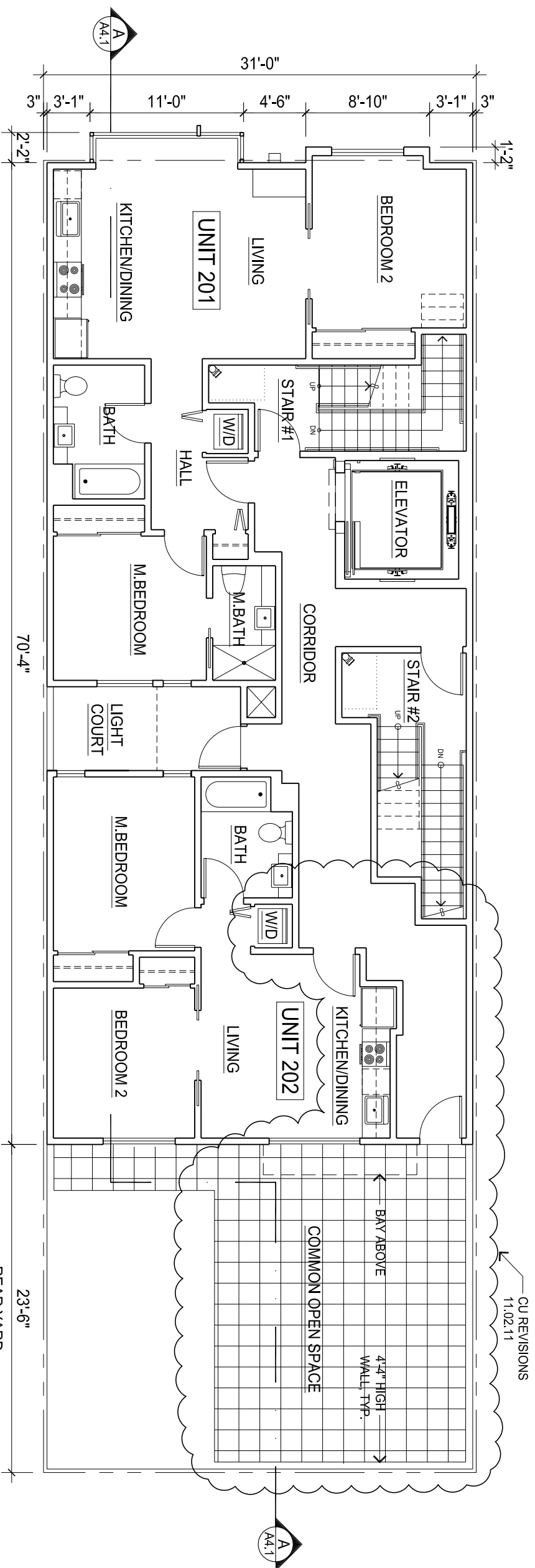
A1.1

Revisions	
No.	Issue / Date
1	ISSUED FOR REVIEW 11.22.04
2	ENGINEERING 03.04.05
3	PLANNING 11.23.05
4	ISSUED FOR REVIEW 10.30.08
5	CIVIL PLANNING 06.05.10
6	CU REVISIONS 11.02.11

Floor Plans

Scale: As Noted

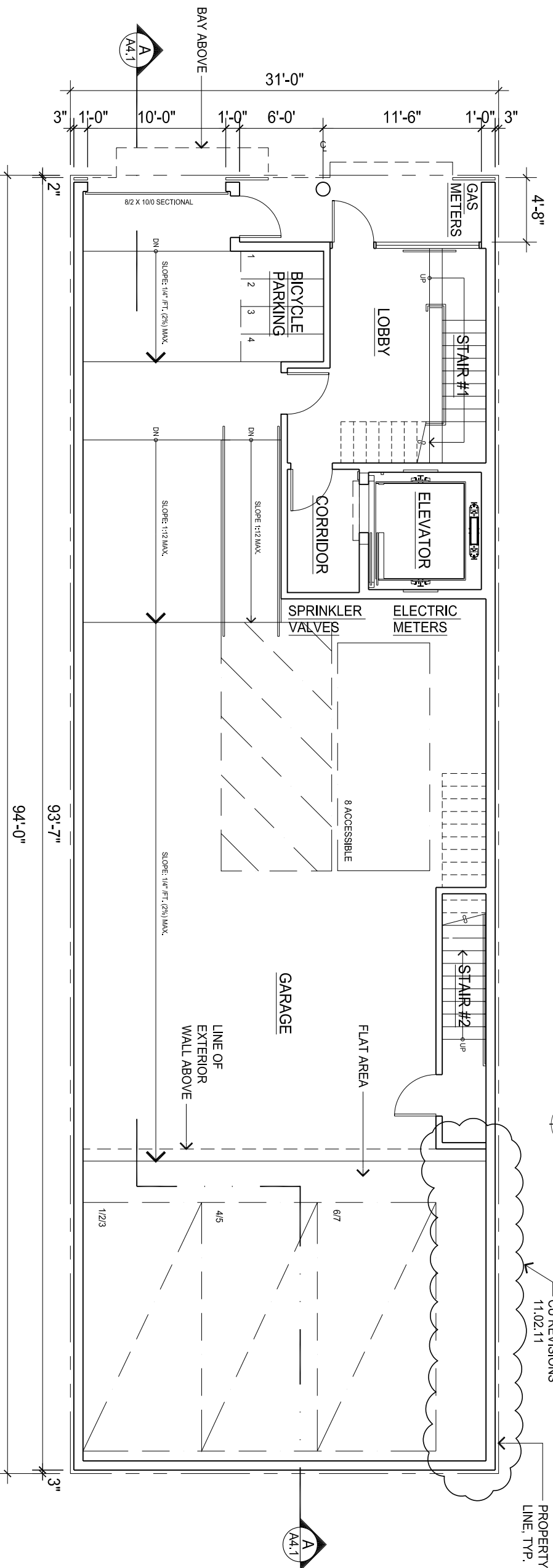
A2.1



SECOND LEVEL PLAN

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

REAR YARD
25% OF LOT DEPTH



GROUND LEVEL PLAN

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



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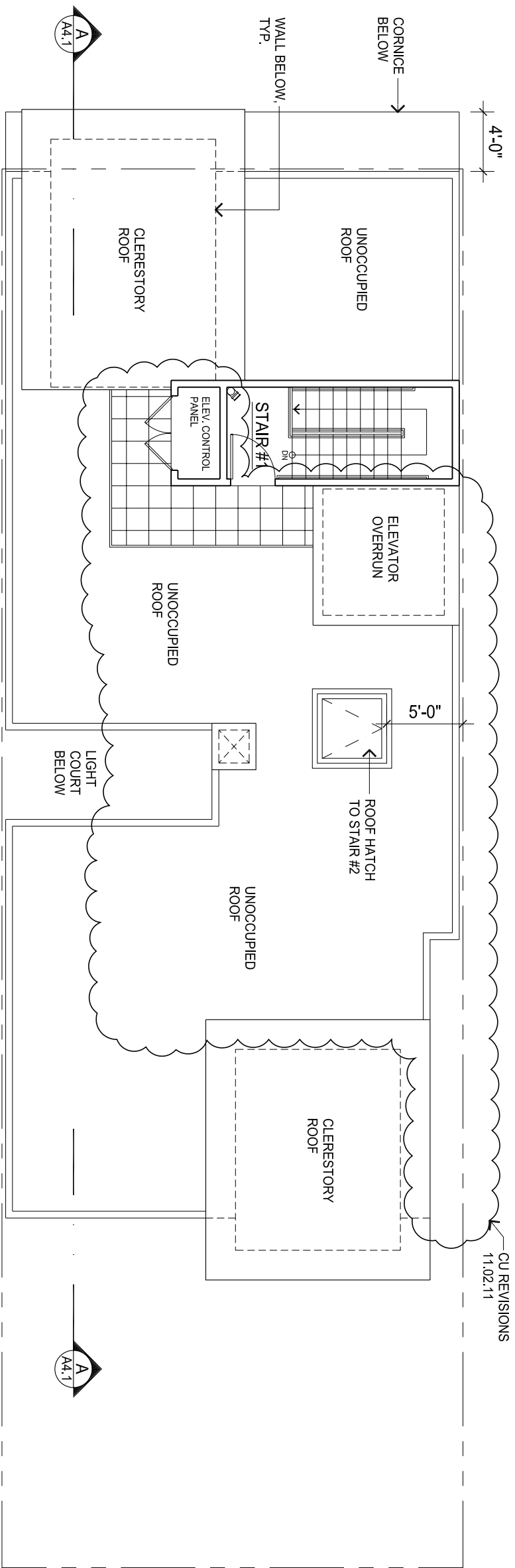
Project No. 04-033 Date 06.25.04

Revisions

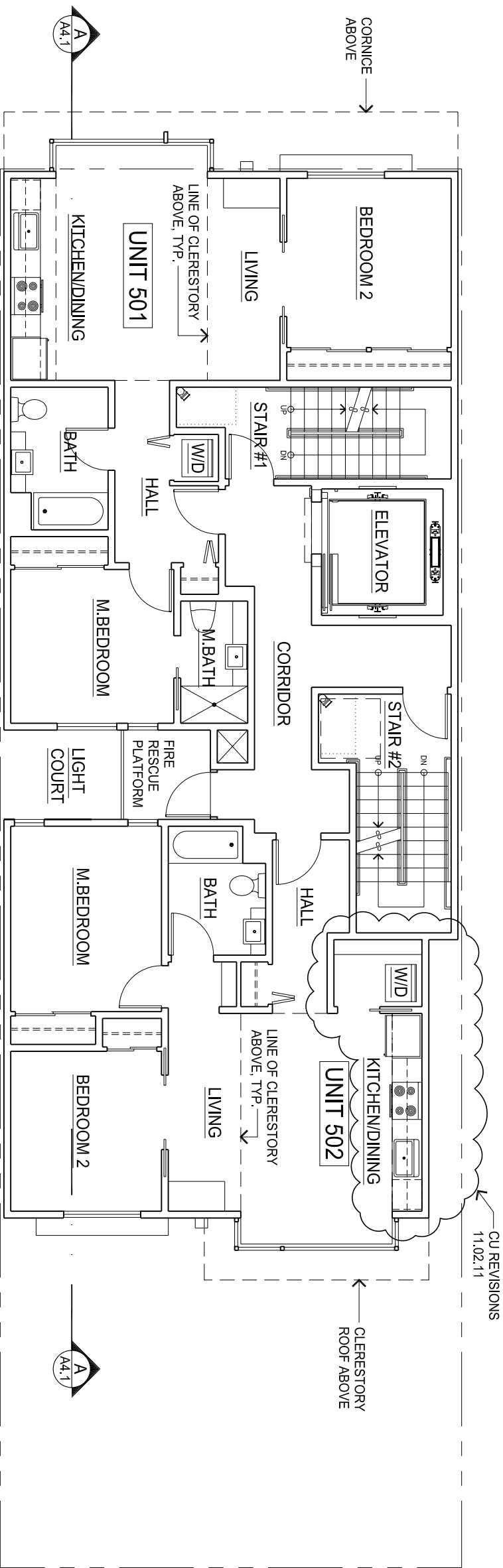
No.	Issue / Date
1	ISSUED FOR REVIEW 11.22.04
2	EXPLANINGS 03.04.05
3	PLANNING 11.23.05
4	ISSUED FOR REVIEW 10.30.08
5	CLIPPING 06.05.10
6	CU REVISIONS 11.02.11

Floor Plans

Scale: As Noted



ROOF PLAN



FIFTH LEVEL PLAN



Architecture/Planning/Interiors

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November 4, 2011

Mr. Ben Fu, Planner
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: 49 Julian Street CONDITIONAL USE DESIGN FLOOR PLAN CHANGES
San Francisco, CA**

Dear Mr. Fu:

Please find attached revised conditional use architectural drawings dated November 2, 2011:

<u>Sheet</u>	<u>Title</u>
A1.1	Site Plan, Planning Notes
A2.1	Ground & Second Level Plans
A2.2	Third & Fourth Level Plans
A2.3	Fifth Level and Roof Plans
A3.1	West and East Building Elevations
A3.2	North (Julian Street) and South Elevations
A3.10	North (Julian Street) Composite Elevation with adjacent 1800 Mission Armory Building
A3.11	Three (3) Julian Street elevation showing the design changes since March 4, 2005
A3.12	Julian Street blockface elevation with Armory Building, 49 Julian building and 194 Unit Proposed 15 th & Mission Street project.
A4.1	Building Section
A5.1	Armory Building South Elevation with 49 Julian overlay building profile Architectural Computer Rendering of the Julian Street Facade

In response to the design meeting with the Planning Staff on November 2, 2011 and the Historic Preservation Commission October 19, 2011 letter supporting this project with suggested recommendations, the project sponsor has requested the following plan changes:

- 1. Minimize rooftop projections by relocating the rooftop open space to the Second Floor rear terrace to reduce shadow patterns or any visual vistas to the curve roofline on the adjacent Armory Building (See Sheet A2.3 and A3.2).**
 - This lowered the 14'-6" high elevator penthouse to 5'-0" in height (adjacent to roof stair penthouse).
 - Removed one (1) nine foot (9') high stair enclosure to the roof.
 - Removed all 3'-6" high open space perimeter wall on the roof.
 - Sculpture the roof line of the required one (1) stair to the roof.
 - Minimized shadows to the adjacent Armory Building.
 - Limit visual impairment of the vista to the curved Armory Building roofline.

2. Setback the east wall of Units 402 and 502 two feet (2') from the east property line to allow more light and create a wider space between buildings (See Sheet A2.2, A2.3, A3.1 and A3.2).

- This setback is an 18'-9"x 19'-0" two (2) story high wall area two feet (2') further away from the southwestern second column window on the Armory Building.
- This portion of the wall is now 6'-1 1/2" away from the adjacent southwestern second column window on the Armory building and allows more light between these buildings.
- Reduced the 49 Julian Street building massing at the rear against the Armory Building.

There is an existing 4'-1 1/4" offset between the Armory Building and the south property line. **These building design changes reduces the rooftop height and bulk projections, and creates more space between the buildings at the southwestern second column window on the Armory Building.** The smaller first row southwestern window on the Armory Building was located against the required second means of egress stair for the proposed building, and there was no flexibility to modify the design of this stair.

Please contact me if you have any questions or need any additional information.

Very truly yours,

Gary Gee, AIA

cc: Tom McInerney
John Ward
Tony Kim



Architecture/Planning/Interiors

98 Brady Street, #8 San Francisco, CA 94103-1239

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November 8, 2011

Mr. Ben Fu, Planner
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: 49 Julian Street CONDITIONAL USE APPLICATION
San Francisco, CA**

Dear Mr. Fu:

During the Historic Preservation Commission (HPC) hearing on Wednesday, October 19, 2011, the architect who was retained by Peter Acworth presented a Goggle Sketchup shadow diagram of our proposed building against the backdrop of the 1800 Mission Armory Building. We wish to point out the following:

1. The massing shown in this Goggle Sketchup model is inaccurate.

- The rooftop shows a continuous one (1) story structure in the middle of the roof approximately nine feet (9') in height. This rooftop bulk image is incorrect. Our drawings show a roof top deck open to the sky in this location.
- The south elevation of the model does not show the visible lightwell. Our drawings show this lightwell to break up the massing along the south property line wall on the proposed building.

The inaccuracies of this Goggle Sketchup model thus show more height and bulk, along with excessive shadow that does not reflect the real image or shadow patterns from our building onto the 1800 Mission Street Armory Building.

Please inform the Planning Commission of this condition because if this shadow model is used in a presentation, it will inaccuracy mislead the real shadow patterns of the proposed building.

Very truly yours,

Gary Gee, AIA

cc: Tim Frye, Planning Department
Tom McInerney, John Ward, Tony Kim