



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JUNE 10, 2010

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Date: June 2, 2010
Case No.: 2006.0674D & 2008.0624D
Project Address: 634-636 Plymouth Avenue
Zoning: RH-1 (Residential House, One-Family)
 40-X Height and Bulk District
Block/Lot: 7067/014
Project Sponsor: Bruce Baumann
 Bruce Baumann & Associates
 1221 Harrison Street, Suite 22
 San Francisco, CA 94103
Staff Contact: Elizabeth Watty – (415) 588-6620
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Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2006.0674D	New Building Case Number	2008.0624D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2007.10.18.5819	New Building Application Number	2007.10.18.5832, 2007.10.18.5830, 2007.10.18.5828, 2007.10.18.5826, 2007.10.18.5823, 2007.10.18.5820
Number Of Existing Legal Dwelling Units	1	Number Of New Units	6
Existing Parking	0	New Parking	12
Number Of Existing Bedrooms	2	Number Of New Bedrooms	28
Existing Building Area	±823 Sq. Ft.	New Building Area	±17,872 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	3/19/10	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is for the demolition of three existing structures on one lot; the subdivision of the existing lot into six smaller lots; and the construction of six new single-family dwellings. Of the three existing structures, one is a legal dwelling unit while two are non-residential accessory structures (although one of the two non-residential accessory structures was recently used illegally as a dwelling unit). One of the five of the new lots will face Plymouth Avenue and one will face Montana Street. Each single-family dwelling will be three-stories tall, and will contain 2 off-street parking spaces each. Mandatory Discretionary Review is required under Planning Code Section 317 for the demolition of the legal dwelling unit and its replacement housing.

As part of this Project, the Project Sponsor has also committed to building a sidewalk bulbout at the southeast corner of the Plymouth Avenue/Montana Street intersection in order to mitigate impacts from the new garage insertions and curb cuts. Creation of a bulbout was the preferred solution of the San Francisco Municipal Transportation Agency (SFMTA), Division of Sustainable Streets, in order to improve both pedestrian and vehicular safety. The Project Sponsor has worked closely with the SFMTA and has obtained a General Plan referral to allow for this public realm improvement. The General Plan referral is attached for reference.

SITE DESCRIPTION AND PRESENT USE

The Property at 636 Plymouth Street is at the southeastern corner of the Plymouth Avenue and Montana Street intersection, measuring approximately 12,500 square feet, with 125'-0" of frontage along Plymouth Avenue and 100'-0" of frontage along Montana Street. The lot, which slopes downward from Montana toward Minerva Streets and upward from Plymouth toward Summit Street, contains three structures, two of which front Plymouth Avenue and the third at the rear of the lot. Of the two structures that front Plymouth Avenue, one is a single-story, single-family dwelling measuring approximately 823 square feet (636 Plymouth Avenue). The second is a non-residential accessory structure measuring approximately 256 square feet that has been used as an illegal dwelling unit (634 Plymouth Avenue). The structure located at the rear of the lot is a barn like non-residential accessory structure (636 ½ Plymouth Avenue). There are two curb cuts for vehicular access to the lot: one on Plymouth Avenue and the other on Montana Street. The buildings fronting Plymouth Avenue are clustered together on the south side of the lot near the Plymouth Avenue curb entrance, while the north portion of the lot near the Montana Street curb cut is largely vacant. Based on the Historic Resource Evaluation Report, the single-family dwelling appears to have been built circa 1905.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Property is located on the east side of Plymouth Avenue, between Montana and Minerva Streets, in the Ocean View neighborhood. The block is located within an RH-1 (Residential, House; One-Family) Zoning District and 40-X Height and Bulk District. The abutting property on Montana Street is a down-sloping lot, developed with a single-family dwelling that is two-stories tall at the street, with a stucco facade. The abutting property on Plymouth Avenue is an up-sloping lot, developed with a single-family dwelling that is two-stories tall at the street, with horizontal wood siding cladding the facade. The surrounding neighborhood contains a strong pattern of two-story single-family dwellings, most of which were built between 1930 and 1950. Directly across Plymouth Avenue from the Subject Property is the Ocean View Playground with the Minnie and Lovie Ward Recreation Center.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 31, 2010	May 31, 2010	10 days
Mailed Notice	10 days	May 31, 2010	May 27, 2010	14 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	2
Other neighbors on the block or directly across the street	0	1	33 (+/-)
Neighborhood groups	0	0	10

REPLACEMENT STRUCTURE

The replacement structures will be family-sized units: they are all three-stories in height and will be articulated at the façade to provide a two-story street wall. Two of the six dwellings will contain four bedrooms, and four of the six dwellings will contain five bedrooms. The buildings’ architectural form and detailing has included numerous design features found throughout the neighborhood, including the use of ground floor entrances, asymmetrical rectangular bay windows, punched single-hung and fixed window openings surrounded by wood trim, and a faux gable parapet at the front of the building with a flat roof for the remainder of the building. The proposed materials are residential in character, incorporating redwood siding, 3-coat stucco, fiberglass windows and wood trim.

PUBLIC COMMENT

The Project has completed the Section 311 and the Mandatory DR notification. Staff received two phone calls in opposition to the project during the Section 311 notification, but no comments during the Mandatory DR notification period. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

**HOUSING ELEMENT
Objectives and Policies**

OBJECTIVE 1

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

Policy 1.4:

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

The Project is an in-fill development on a large, underutilized parcel of land in an established residential neighborhood, zoned RH-1 (Residential, House; One-Family).

OBJECTIVE 8

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES

Policy 8.7:

Eliminate discrimination against households with children.

Policy 8.9:

Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

The Project provides new family-sized dwelling units that will meet the needs of San Francisco's diverse population. It will contain six new single-family homes suitable for families with children. The Project will not diminish the supply of rental housing in that it will be built on an unutilized parcel of land that does not contain any rent controlled dwelling units.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The Project is located in proximity to existing transit service and will create a sidewalk bulbout at the southeast corner of Plymouth Avenue and Montana Street in order to improve pedestrian and vehicular safety at the intersection. The Project Sponsor has committed to building this bulbout as directed by the San Francisco Municipal Transportation Agency.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Policy 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Policy 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, where sidewalks are congested, and where residential densities are high.

Policy 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance that pedestrians must walk to cross the street.

The widening of the Plymouth Avenue sidewalk provides increased pedestrian movement space and a reduced crosswalk distance, which is particularly important due to the Project's proximity to the Ocean View Playground and Minnie and Lovie Ward Recreation Center.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project includes the planting and maintenance of 10 new 24-inch box street trees as required pursuant to Planning Code Section 143.

OBJECTIVE 26

CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE SYSTEM.

Policy 26.1

Retain streets and alleys not required for traffic, or portions thereof, for through pedestrian circulation and open space use.

The creation of a new bulbout at the southeast corner of the Plymouth Avenue and Montana Street intersection improves the pedestrian circulation and shortens the distance of the existing crosswalk. This intersection is adjacent to public open space (Ocean View Playground).

OBJECTIVE 27

ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.

Policy 27.5

Make available bicycle route and commuter information and encourage increased use of bicycle transportation.

The inclusion of private bicycle parking within each new single-family dwelling aides in the convenient use of bicycling as a means of transportation and for recreational use.

OBJECTIVE 28

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

One dedicated bicycle parking space will be provided within the garage of each of the six new single-family dwellings, for a total of six secure bicycle parking spaces. This Project exceeds the Code-requirement of three bicycle parking spaces by a multiplier of two.

**URBAN DESIGN ELEMENT
Objectives and Policies**

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed development is consistent with the scale and density in the surrounding neighborhood, in that the buildings are single-family dwellings that are three-stories in height – but articulated at the street wall to read with a two-story context. There are six proposed dwellings, each on approximately 25'-0" wide lots. The 25'-0" block pattern is consistent with the character of the surrounding neighborhood development, and more in-keeping with the neighborhood's image than the existing development on the lot.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

The Project will promote harmony by visually relating the six three-story single-family dwellings to the surrounding buildings in the neighborhood, which are predominantly two-story single family dwellings. The Project's height, massing, scale, proportions, use of rectangular bay windows, materiality, and overall character

have been designed to be respectful to and consistent with the surrounding context. The new construction will step down the block, and will greatly enhance the character of the existing site and neighborhood.

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project includes landscaping within the public and private realm, including landscaping within the front setbacks and installation of 10 street trees in the public realm. The pedestrian areas on the adjacent sidewalk will be improved as a result of this Project due to the creation of a bulbout at the southeast corner of the intersection. These public improvements will be funded by the Project Sponsor in order to reduce conflicts between pedestrians, vehicles, and transit. The reduced crosswalk distance that will result from the widening of the sidewalk will make the intersection a more safe and inviting pedestrian environment. Furthermore, the new buildings are compatible in scale, density, and materiality with the established neighborhood character.

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.

No existing neighborhood serving uses would be displaced as the Property is currently underutilized and developed with one legal dwelling unit and two accessory buildings. By increasing the number of people who live in the neighborhood, the Project increases the opportunities for resident employment in and ownership of neighborhood businesses.

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

The Project would be a benefit to the neighborhood character by constructing new single-family dwellings that are consistent with the existing height, topography, density, and general architectural style of the surrounding neighborhood. Although one existing dwelling unit would be demolished, the Project would preserve and foster the cultural and economic diversity of the neighborhood by constructing and therefore attracting six new families into the neighborhood.

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

The Project would enhance the City's supply of affordable housing by producing a more dense development on this lot. Density reduces land costs associated with each dwelling unit, thus increasing the City's supply of more affordable housing. The six-unit new construction development is not subject to affordable housing fees, as the Environmental Evaluation was submitted prior to July 18, 2006.

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

The Project would include two off-street parking spaces within each dwelling unit, and would be adjacent to a local MUNI stop. Overall, the construction of six new single-family dwellings with 12 off-street parking spaces will not impede MUNI transit service, overburden the streets, or overburden neighborhood parking.

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

The Project does not propose any office development, and will not displace any industrial or service uses. The Project should enhance future opportunities for resident employment by providing additional residents to the Ocean View Neighborhood.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.

7. Landmarks and historic buildings be preserved.

The existing structures on the lot have been determined not to be historic resources for the purposes of CEQA.

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

The Project is less than 40'-0" in height and is thus exempt from review under Section 295 of the Planning Code.

The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 32 and 3, on January 11, 2008.

BASIS FOR RECOMMENDATION

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

- The Project will result in a net gain of five dwelling units.
- The Project will create six family-sized dwelling units, each with four or five bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Subject Property is an abnormally large, underutilized lot for the surrounding neighborhood. If subdivided, the Property can accommodate a greater density than what currently exists. The subdivision and subsequent development of each lot will be in-keeping with the surrounding neighborhood character and lot pattern. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2006.0674D – Do not take DR and approve the demolition.

Case No. 2008.0624D – 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 Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

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

Project Does Not Meet Criteria

Based on Planning staff's review of the Soundness Report prepared by Santos & Urrutia Structural Engineers Inc. – an independent third party for this Project – the existing structure cannot be considered unsound housing at the 50% threshold.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criteria

Although one of the non-residential accessory buildings was being used as an illegal dwelling unit, a review of the databases for the Department of Building Inspection and Planning Department did not show any enforcement cases or notices of violation.

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

Project Meets Criteria

The housing is free of any documented Housing Code violations and appears to have been maintained in a relatively decent, safe, and sanitary condition.

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

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that no structure on the Property is an historic resource for the purposes of CEQA.

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

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

The existing unit is currently vacant and thus not rental housing.

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

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant. Single-family dwellings with a tenancy change after January 1, 1996 are not subject to rent control.

Priority Policies

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

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a net gain of five dwelling units and thus preserves the quantity of housing. The creation of six new family-sized dwelling units that will be built to emulate the established neighborhood pattern of 25'-0" wide lots – each with one single-family dwelling will improve the cultural and economic diversity of the neighborhood.

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

Project Meets Criteria

The Project will conserve the neighborhood character by subdividing the lot into 6 new lots – each with a single-family dwelling – which more closely resembles the established neighborhood development pattern. The existing lot and its development are out-of-character with the prevailing pattern of development in the neighborhood, while the proposed development will complement the neighborhood. The creation of new in-fill housing that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood will bring more families to the neighborhood, which will increase the neighborhood's cultural and economic diversity.

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

Project Meets Criteria

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

10. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Project Does Not Meet Criteria

The Project does not include any permanently affordable dwelling units. Although six units are proposed under this Project which would currently make the project subject to the Section 315 in-lieu affordable housing fees, the Project's Environmental Evaluation Application was submitted on May 25, 2006, prior to July 18, 2006. Pursuant to Planning Code Section 315.3(b)(2), if the Environmental Evaluation Application was filed before July 18, 2006, the Project is reviewed under the affordable housing requirements in place at the time of filing. In May 2006, affordable housing fees were only required for the construction of 10 or more dwelling units.

Replacement Structure

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

Project Meets Criteria

The Project replaces one single-family dwelling that is currently located on a large corner lot with six single-family dwellings, each on a 25'-0" wide lot, in a neighborhood characterized by one -family dwellings located on 25'-0" wide lots.

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

Project Meets Criteria

The Project will create six family-sized units: two of which will contain four bedrooms, and four of which will contain five bedrooms. All dwellings will contain two off-street parking spaces. The floor plans reflect such new quality, family-sized housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

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

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

Project Meets Criteria

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

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

Project Meets Criteria

The Project increases the number of dwelling units on the site from one-to-six.

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

Project Meets Criteria

The Project increases the number of bedrooms on the site from two-to-28.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists predominantly of two-story single-family dwellings, with a few one-, three- and four-story single-family dwellings located on surrounding blocks. The residential neighborhood contains dwellings of relatively similar heights, but of varying depths. On some surrounding blocks, such as the first block of Montana Street, there is a much defined development pattern of two-story structures with a rectangular bay window on the façade. On other blocks, such as the 600 block of Plymouth Avenue, there is a mixed development pattern of single-family dwellings. Across Plymouth Avenue from the Subject Property is the Ocean View Playground, which occupies the full City block, bounded by Plymouth to the east, Montana to the north, Capitol to the west, and Lobos to the south.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The new buildings respect the existing block pattern by not impeding into the established mid-block open space and by providing setbacks along side property lines that abut adjacent properties that contain shorter buildings. Privacy on adjacent properties has been respected by utilizing minimal amounts glazing directed toward the adjacent properties. The overall scale and siting of the proposed development is consistent with the block face and is complementary to the neighborhood character.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement buildings are compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the buildings are compatible with the existing mid-block open space, as the southern-most building on Plymouth is shorter than the adjacent building and the new building on Montana Street has been articulated with side setbacks. The buildings' form, façade width, proportions, use of rectangular bay windows, and rooflines are compatible with the neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		

Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance is consistent with the predominant pattern of ground floor tunnel entrances found along the 700 block of Plymouth Avenue and the 100 and 200 blocks of Montana Streets. The length and type of the rectangular bay window along the façade is compatible with the style of bay windows found throughout the neighborhood, and the garage door is limited to a width of 10 feet. The rooftop architectural parapets are standard in size and compatible with the architectural parapets found on other flat-roofed buildings in the neighborhood. The majority of the dwellings' roofs are fire-rated in order to reduce their overall heights.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the residential character of this neighborhood. The fixed and single-hung fiberglass windows with wood trim are residential in character and compatible with the window patterns and materials found on neighboring buildings. The stucco and redwood wall finish with wood banding and detailing are compatible with the existing buildings in the neighborhood.

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

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

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

Attachments:

- Design Review Checklist for replacement building
- General Plan Referral
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Environmental Evaluation / Historic Resources Information
- Residential Demolition Application and Prop M findings
- Reduced Plans
- Context Photos
- Color Rendering

* All page numbers refer to the Residential Design Guidelines



SAN FRANCISCO PLANNING DEPARTMENT

May 20, 2010

Mr. Kam Hui
Bureau of Street-Use and Mapping
Department of Public Works
875 Stevenson Street, Room 460
San Francisco, CA 94103

RE: CASE NO. 2010.0271R
BLOCK/LOT: 7067/014
PROJECT: SIDEWALK BULBOUT – SOUTHEAST CORNER OF PLYMOUTH AVE./MONTANA ST.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mr. Hui:

Pursuant to Section 4.105 of the City Charter and Section 2A.53 of the Administrative Code, the Planning Department received the above-referenced General Plan Referral from your office on April 15, 2010. The Planning Department has determined that the proposed project is **in conformity** with the General Plan.

The proposal is to improve the existing MUNI stop at the southeast corner of Plymouth Avenue and Montana Street by constructing a pedestrian bulbout in front of 636 Plymouth Avenue (Assessor's Block 7067; Lot 014). This bulbout will improve access and visibility for MUNI, and will also shorten the distance of the cross walk at this intersection. The site lies within the Ocean View Neighborhood, and is directly across the street from the Ocean View Playground and Minnie and Lovie Ward Recreation Center.

On May 11, 2010, the Department determined that the project is Categorically Exempt from environmental review under Class 1(c) – minor alteration of public structures involving negligible or no expansion of use.

The project has also been reviewed for consistency with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rahaim", written over a horizontal line.

John Rahaim
Director of Planning

cc: Elizabeth Watty, Planning Department (File Copy)



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 20, 2010
Case No.: **2010.0271R**
Project Address: **Southeast corner of intersection at Plymouth Ave./Montana St.**
Adjacent Zoning: RH-1 (Residential, House; One-Family)
40-X Height and Bulk District
Block/Lot: 7067/014
Project Sponsor: Kam Hui
Department of Public Works
875 Stevenson Street, Room 460
San Francisco, CA 94103
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval**

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

Reception:
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Information:
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PROJECT DESCRIPTION

The Project is to create a pedestrian bulbout at the southeast corner of the intersection at Plymouth Avenue and Montana Street, to ensure visibility for pedestrians, bicyclists, and vehicles traveling westbound on Montana Street, and to allow easier access to the front door of the MUNI bus on Plymouth Avenue.

SITE DESCRIPTION AND PRESENT USE

The Project is located at the southeast corner of the intersection of Plymouth Avenue and Montana Street, in the Ocean View Neighborhood. There is currently a MUNI bus stop along the easterly side of Plymouth Street, to the south of the intersection with Montana Street. There is a development project pending on the adjacent lot 014 (corner lot), which includes the demolition of the existing structures and construction of six new single-family dwellings (five facing Plymouth Avenue, one facing Montana Street). Each single-family dwelling will have an independently-accessible garage, and the curb cuts associated with the new garages may interfere with the existing MUNI bus stop. In order to mitigate this conflict, the developer of the project has volunteered to fund an extension of the sidewalk at the southeast corner of the intersection of Plymouth Avenue and Montana Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project is located in the Ocean View Neighborhood, across the street from the Minnie and Lovie Ward Recreation Center and the Ocean View Playground, which are zoned P, for Public Use. Other adjacent properties abutting the Project are zoned RH-1 (Residential, House; One-Family) and contain single-family dwellings.

ENVIRONMENTAL REVIEW

The Project was Categorically Exempt from environmental review under Class 1(c) – minor alteration of public structures involving negligible or no expansion of use, on May 11, 2010.

GENERAL PLAN COMPLIANCE

The project proposes a sidewalk widening in the form of a bulbout at the southeast corner of the intersection of Plymouth Avenue and Montana Street. The improvement is, on balance, in-conformity with the following Policies and Objectives of the General Plan:

URBAN DESIGN ELEMENT – NEIGHBORHOOD ENVIRONMENT: Objectives and Policies

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The proposed sidewalk widening will make the intersection at Plymouth Avenue and Montana Street a more inviting and pleasant pedestrian environment. Adding an additional six feet of sidewalk in the form of a bulbout at the southeast corner of the intersection will allow for a shorter cross walk and increased pedestrian safety.

TRANSPORTATION ELEMENT Objectives and Policies

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Policy 23.1:

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Widening of the Plymouth Avenue sidewalk provides increased pedestrian movement space.

Policy 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested and where residential densities are high.

The Project is located across the street from the Ocean View Playground and the Minnie and Lovie Ward Recreation Center.

Policy 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance that pedestrians must walk to cross the street.

By increasing the sidewalk width and adding a bulbout, the pedestrian crossing distance is reduced.

OBJECTIVE 26

CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE PROGRAM.

POLICY 26.1

Retain streets and alleys not required for traffic, or portions thereof, for through pedestrian circulation and open space use.

By widening the sidewalk width at the intersection of Plymouth Avenue and Montana Street, pedestrian circulation and safety will be improved. This subject intersection is directly across the street from the Ocean View Playground, thus the widening of the sidewalk at this intersection will act as an extension of the City's open space program.

PROPOSITION M FINDINGS

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of permits for consistency with said policies. The Project, a widening of a sidewalk segment to allow for a bulbout, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.
2. The Project would have no adverse effect on the City's housing stock or on neighborhood character.
3. The Project would have no adverse effect on the City's supply of affordable housing.
4. The Project would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking.
5. The Project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
6. The Project would have no adverse impact on the facility's preparedness against injury and loss of life in an earthquake.

7. The Project would have no adverse effect on landmarks or historic buildings.
8. The Project would have no adverse effect on parks and open space or their access to sunlight and vistas.

BASIS FOR RECOMMENDATION

The improvement is, on balance, in-conformity with the relevant Policies and Objectives of the General Plan, and is consistent with Planning Code Section 101.1. The proposed bulbout improves transit access, is consistent with the Better Streets Plan, shortens the sidewalk crossing, improves visibility from Montana Street, and preserves the greatest amount of on-street and off-street parking.

RECOMMENDATION: Approval
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Attachments:

Categorical Exemption
Plans (Plymouth Avenue and Montana Street Intersection)

EW: I:\Cases\2010\2010.0271\2010.0271R\Gen Plan Referral.doc



Bruce D. Baumann & Associates
 1221 Harrison St. Suite 22
 San Francisco, Ca. 94103
 Tel (415) 551-7884
 Fax (415) 520-0454
 bruce@baumannassociates.com

RECEIVED 7

APR 15 2010
 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 CITYWIDE POLICY

April 8, 2010

Ms. Maria Oropeza-Mander
 Planner
 The Planning Department
 1650 Mission Street, 5th Floor
 San Francisco, CA 94103

Hand Delivered

10.0271 R

RE: 634-636 Plymouth Ave.	Project Case # 2006.0674E
638 Plymouth Ave.	PA # 2007/10/18/5820 S
668 Plymouth Ave.	PA # 2007/10/18/5823 S
678 Plymouth Ave.	PA # 2007/10/18/5826 S
688 Plymouth Ave.	PA # 2007/10/18/5830 S
698 Plymouth Ave.	PA # 2007/10/18/5828 S
89 Montana Street	PA # 2007/10/18/5832 S
634 Plymouth Ave. Demo	PA # 2007/10/18/5818
636 Plymouth Ave. Demo	PA # 2007/10/18/5819
636 A Plymouth Ave. Demo	PA # 2007/10/18/5812
Block: 7067	Lot: 014

Dear Ms. Oropeza-Mander:

Enclosed please find a copy of the General Plan Referral submitted directly to the Bureau of Street Use & Mapping.

This is for a street legislation required for a bulb-out the M.T.A. has requested from the project sponsor of the Plymouth / Montana housing subdivision.

Also, enclosed please find the email correspondence between the project sponsor, MTA and the Department of City Planning.

Please let me know if you need additional information.

Thank you for your time and attention concerning this matter.

Yours sincerely,

Bruce D. Baumann

Encl.

cc: Kam Hui
 Plymouth Montana LLC
 Elizabeth Watty

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

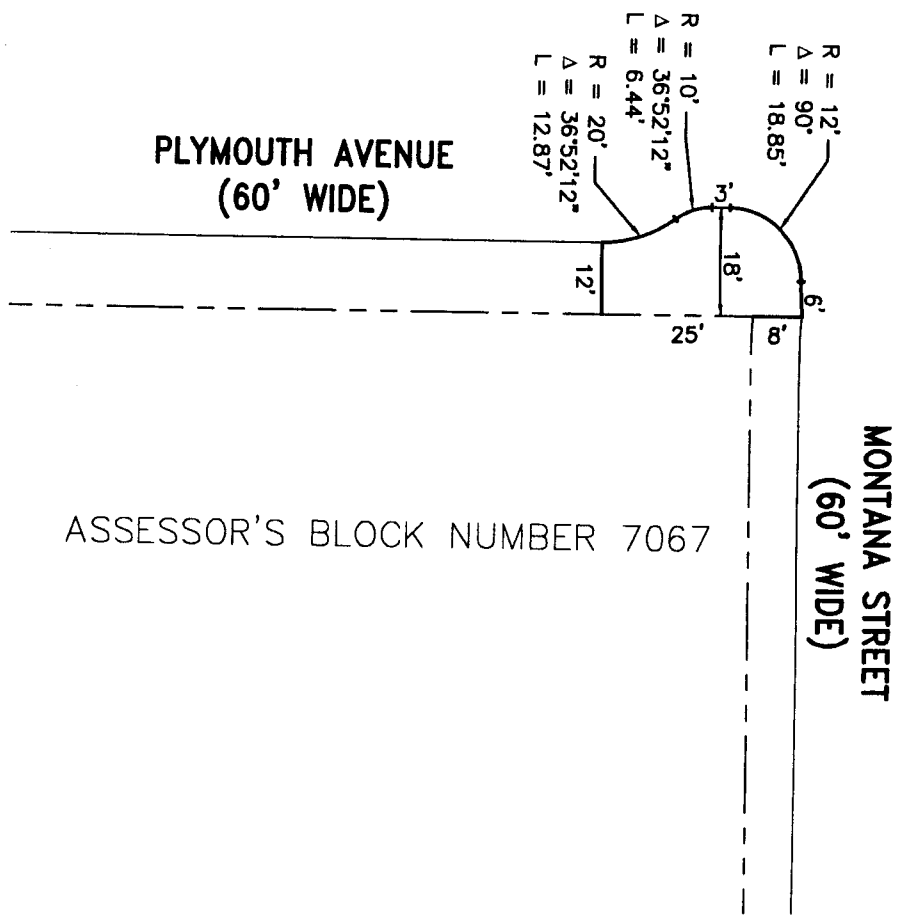
CLASS 1 - Existing Facilities
 involving negligible expansion
 of use.

Brett Bollinger 5/11/10
 Approved Planning Dept. Brett Bollinger



LEGEND

PROPOSED NEW OFFICIAL CURB LINE
 EXISTING OFFICIAL CURB LINE TO REMAIN
 PROPERTY LINE



PLYMOUTH AVENUE
 (60' WIDE)

MONTANA STREET
 (60' WIDE)

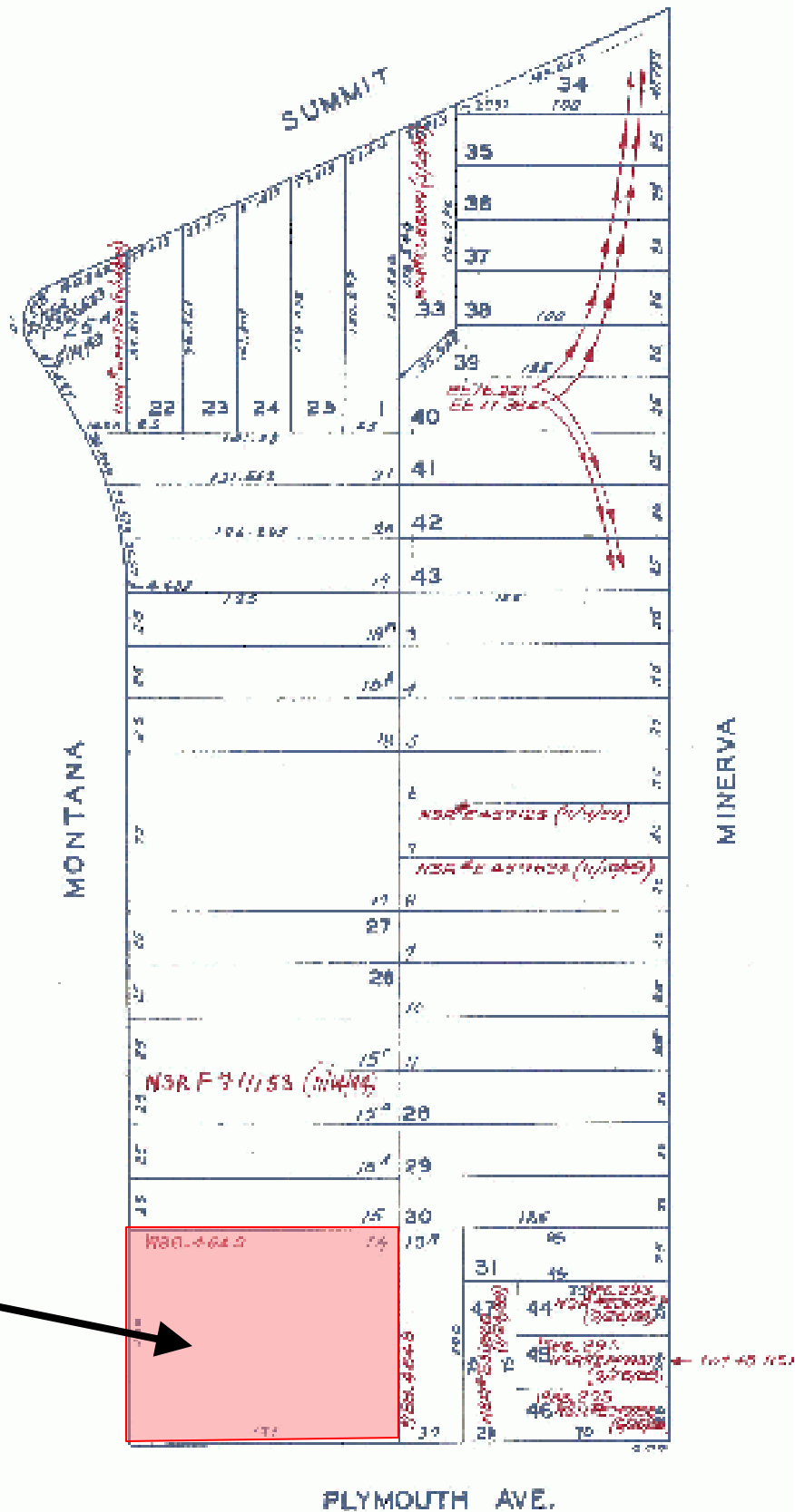
ASSESSOR'S BLOCK NUMBER 7067

REFERENCES		TABLE OF CHANGES		APPROVED		COUNT SURVEYOR		FILE		CHANGE	
NO.	DATE	DESCRIPTION	BY	DATE	DATE	SCALE	SHEET	OF	FILE	CHANGE	
						1" = 20'	1	1	Q-20-682		

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING
 PROPOSED OFFICIAL SIDEWALK CHANGE
 ON THE SOUTH EAST CORNER OF THE INTERSECTION OF
 PLYMOUTH AVENUE AND MONTANA STREET

CAUTION: CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

Parcel Map



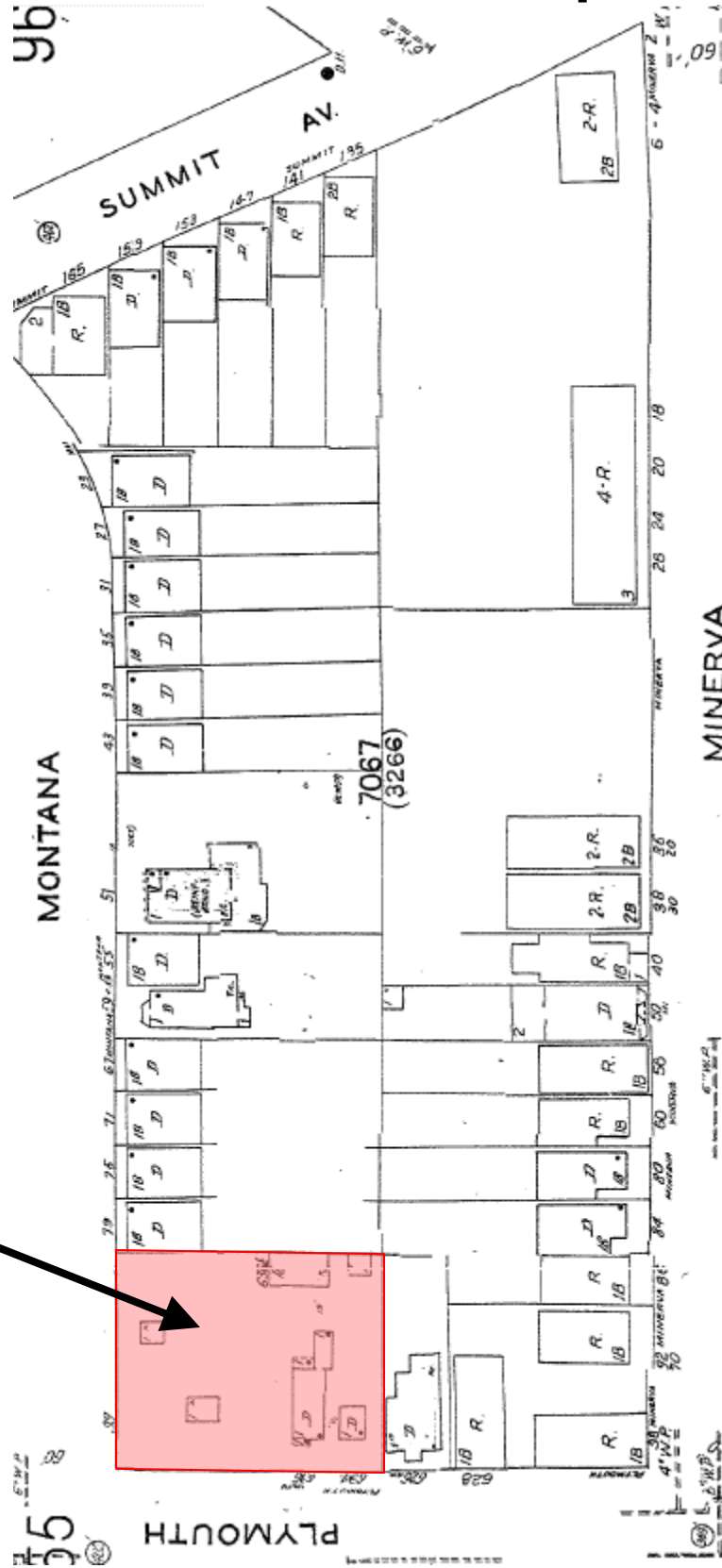
SUBJECT PROPERTY

PLYMOUTH AVE.

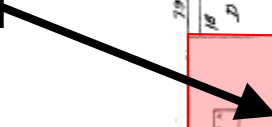


MANDATORY DISCRETIONARY REVIEW
 1 DU Demolition/6 DU New Construction
 Case Numbers 2006.0674D/2008.0624D
 636 Plymouth Avenue

Sanborn Map



SUBJECT PROPERTY

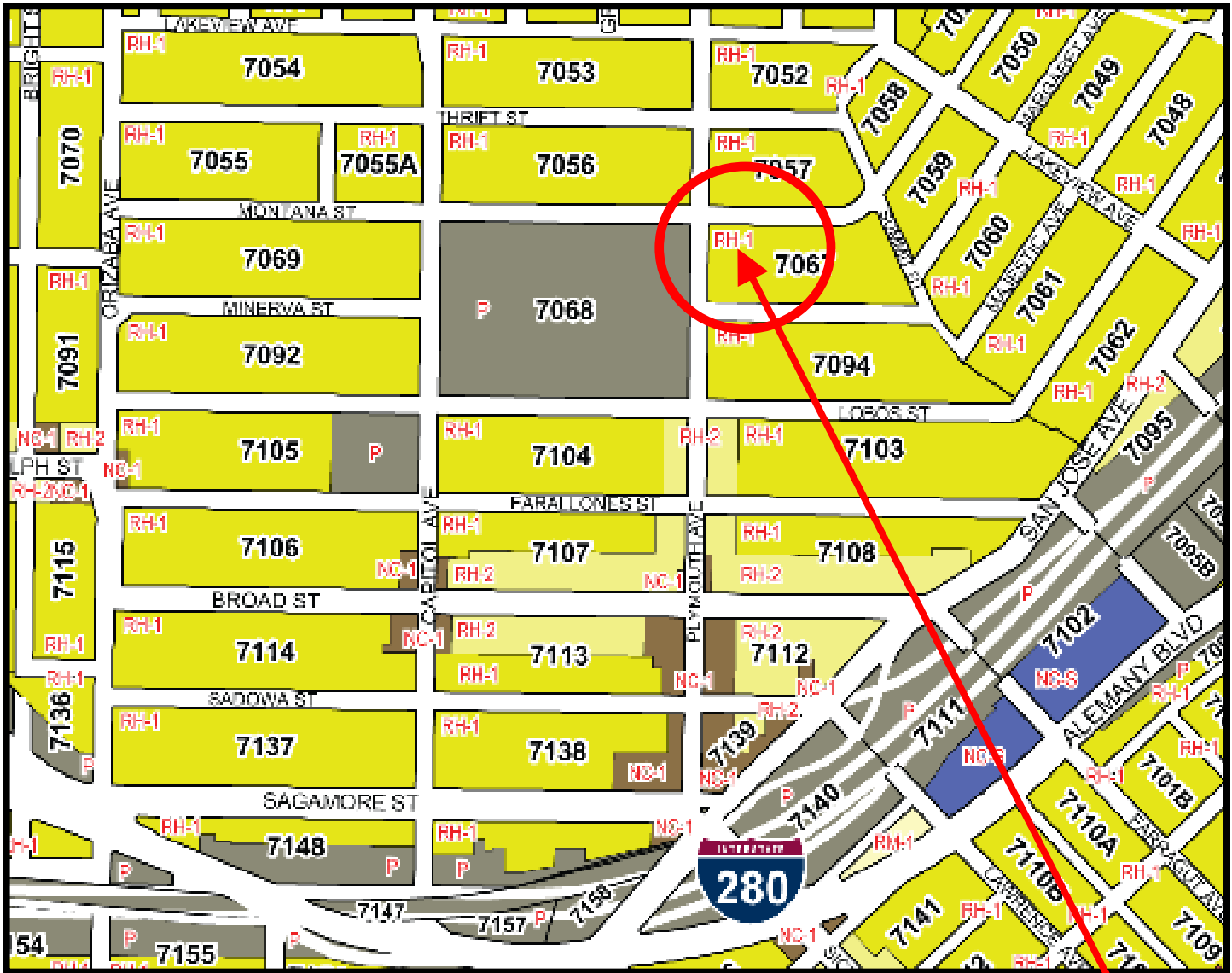


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



MANDATORY DISCRETIONARY REVIEW
 1 DU Demolition/6 DU New Construction
 Case Numbers 2006.0674D/2008.0624D
 636 Plymouth Avenue

Zoning Map



SUBJECT PROPERTY

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



MANDATORY DISCRETIONARY REVIEW
 1 DU Demolition/6 DU New Construction
 Case Numbers 2006.0674D/2008.0624D
 636 Plymouth Avenue

Aerial Photos



SUBJECT PROPERTY



MANDATORY DISCRETIONARY REVIEW
1 DU Demolition/6 DU New Construction
Case Numbers 2006.0674D/2008.0624D
636 Plymouth Avenue

Aerial Photos



SUBJECT PROPERTY



MANDATORY DISCRETIONARY REVIEW
1 DU Demolition/6 DU New Construction
Case Numbers 2006.0674D/2008.0624D
636 Plymouth Avenue

Aerial Photos



SUBJECT PROPERTY



MANDATORY DISCRETIONARY REVIEW
1 DU Demolition/6 DU New Construction
Case Numbers 2006.0674D/2008.0624D
636 Plymouth Avenue

Aerial Photos



SUBJECT PROPERTY



MANDATORY DISCRETIONARY REVIEW
1 DU Demolition/6 DU New Construction
Case Numbers 2006.0674D/2008.0624D
636 Plymouth Avenue

Context Photos



PLYMOUTH AVENUE

SUBJECT PROPERTY



MONTANA STREET

MANDATORY DISCRETIONARY REVIEW
1 DU Demolition/6 DU New Construction
Case Numbers 2006.0674D/2008.0624D
636 Plymouth Avenue

Context Photos



SUBJECT PROPERTY



MANDATORY DISCRETIONARY REVIEW
1 DU Demolition/6 DU New Construction
Case Numbers 2006.0674D/2008.0624D
636 Plymouth Avenue



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2007, the Applicant named below filed Building Permit Application No. 2007.10.18.5820 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce Baumann	Project Address:	638 Plymouth Avenue
Address:	1221 Harrison Street, Suite 22	Cross Streets:	Montana & Minerva Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	7067/014
Telephone:	(415) 551-7884	Zoning Districts:	RH-1/40-X

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

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	N/A.....	4'-6" ±
BUILDING DEPTH.....	N/A.....	58'-0"
REAR YARD.....	N/A.....	37'-6"
HEIGHT OF BUILDING.....	N/A.....	30'-0"
OFF-STREET PARKING SPACES.....	N/A.....	2
NUMBER OF DWELLING UNITS.....	N/A.....	1

PROJECT DESCRIPTION

The proposal is to demolish two existing detached single-family dwellings and one accessory structure that are located on the large property at the southeast corner of Montana Street and Plymouth Avenue, and to construct six (6) new single-family dwellings. Five of the buildings will face Plymouth Avenue and one of the dwellings will face Montana Street. The demolition of the existing single-family dwellings at 634 and 636 Plymouth Avenue (BPA No.'s 200710185818 and 200710185819, respectively) and the new construction of six new single-family dwellings are subject to a Mandatory Discretionary Review, pursuant to Planning Code Section 317. The Mandatory Discretionary Review of case no.'s 2006.0674D for demolition & 2008.0624D for new construction, will be noticed separately at a later date.

This Section 311 Notification is for the new construction of a single-family dwelling at 638 Plymouth Avenue. See attached plans for details.

PLANNER'S NAME: **Elizabeth Watty**
 PHONE NUMBER: **(415) 558-6620**
 EMAIL: **Elizabeth.Watty@sfgov.org**

DATE OF THIS NOTICE: 2/17/2010
 EXPIRATION DATE: 3/19/2010



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2007, the Applicant named below filed Building Permit Application No. 2007.10.18.5823 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce Baumann	Project Address:	668 Plymouth Avenue
Address:	1221 Harrison Street, Suite 22	Cross Streets:	Montana & Minerva Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	7067/014
Telephone:	(415) 551-7884	Zoning Districts:	RH-1/40-X

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

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	N/A.....	2'-6" ±
BUILDING DEPTH.....	N/A.....	54'-0"
REAR YARD.....	N/A.....	19'-0"
HEIGHT OF BUILDING.....	N/A.....	30'-0"
OFF-STREET PARKING SPACES.....	N/A.....	2
NUMBER OF DWELLING UNITS.....	N/A.....	1

PROJECT DESCRIPTION

The proposal is to demolish two existing detached single-family dwellings and one accessory structure that are located on the large property at the southeast corner of Montana Street and Plymouth Avenue, and to construct six (6) new single-family dwellings. Five of the buildings will face Plymouth Avenue and one of the dwellings will face Montana Street. The demolition of the existing single-family dwellings at 634 and 636 Plymouth Avenue (BPA No.'s 200710185818 and 200710185819, respectively) and the new construction of six new single-family dwellings are subject to a Mandatory Discretionary Review, pursuant to Planning Code Section 317. The Mandatory Discretionary Review of case no.'s 2006.0674D for demolition & 2008.0624D for new construction, will be noticed separately at a later date.

This Section 311 Notification is for the new construction of a single-family dwelling at 668 Plymouth Avenue. See attached plans for details.

PLANNER'S NAME: **Elizabeth Watty**
 PHONE NUMBER: **(415) 558-6620**
 EMAIL: **Elizabeth.Watty@sfgov.org**

DATE OF THIS NOTICE: 2/17/2010
 EXPIRATION DATE: 5/19/2010



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2007, the Applicant named below filed Building Permit Application No. 2007.10.18.5826 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce Baumann	Project Address:	678 Plymouth Avenue
Address:	1221 Harrison Street, Suite 22	Cross Streets:	Montana & Minerva Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	7067/014
Telephone:	(415) 551-7884	Zoning Districts:	RH-1/40-X

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

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	N/A.....	2'-6" ±
BUILDING DEPTH.....	N/A.....	54'-0" ±
REAR YARD.....	N/A.....	19'-0" ±
HEIGHT OF BUILDING.....	N/A.....	30'-0" ±
OFF-STREET PARKING SPACES.....	N/A.....	2
NUMBER OF DWELLING UNITS.....	N/A.....	1

PROJECT DESCRIPTION

The proposal is to demolish two existing detached single-family dwellings and one accessory structure that are located on the large property at the southeast corner of Montana Street and Plymouth Avenue, and to construct six (6) new single-family dwellings. Five of the buildings will face Plymouth Avenue and one of the dwellings will face Montana Street. The demolition of the existing single-family dwellings at 634 and 636 Plymouth Avenue (BPA No.'s 200710185818 and 200710185819, respectively) and the new construction of six new single-family dwellings are subject to a Mandatory Discretionary Review, pursuant to Planning Code Section 317. The Mandatory Discretionary Review of case no.'s 2006.0674D for demolition & 2008.0624D for new construction, will be noticed separately at a later date.

This Section 311 Notification is for the new construction of a single-family dwelling at 678 Plymouth Avenue. See attached plans for details.

PLANNER'S NAME: Elizabeth Watty
PHONE NUMBER: (415) 558-6620
EMAIL: Elizabeth.Watty@sfgov.org

DATE OF THIS NOTICE: 2/17/2010
EXPIRATION DATE: 3/19/2010



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2007, the Applicant named below filed Building Permit Application No. 2007.10.18.5828 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce Baumann	Project Address:	698 Plymouth Avenue
Address:	1221 Harrison Street, Suite 22	Cross Streets:	Montana & Minerva Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	7067/014
Telephone:	(415) 551-7884	Zoning Districts:	RH-1/40-X

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

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	N/A.....	2'-6" ±
BUILDING DEPTH.....	N/A.....	54'-0" ±
REAR YARD.....	N/A.....	19'-0" ±
HEIGHT OF BUILDING.....	N/A.....	30'-0" ±
OFF-STREET PARKING SPACES.....	N/A.....	2
NUMBER OF DWELLING UNITS.....	N/A.....	1

The proposal is to demolish two existing detached single-family dwellings and one accessory structure that are located on the large property at the southeast corner of Montana Street and Plymouth Avenue, and to construct six (6) new single-family dwellings. Five of the buildings will face Plymouth Avenue and one of the dwellings will face Montana Street. The demolition of the existing single-family dwellings at 634 and 636 Plymouth Avenue (BPA No.'s 200710185818 and 200710185819, respectively) and the new construction of six new single-family dwellings are subject to a Mandatory Discretionary Review, pursuant to Planning Code Section 317. The Mandatory Discretionary Review of case no.'s 2006.0674D for demolition & 2008.0624D for new construction, will be noticed separately at a later date.

This Section 311 Notification is for the new construction of a single-family dwelling at 698 Plymouth Avenue. See attached plans for details.

PLANNER'S NAME: Elizabeth Watty
 PHONE NUMBER: (415) 558-6620
 EMAIL: Elizabeth.Watty@sfgov.org

DATE OF THIS NOTICE: 2/17/2010
 EXPIRATION DATE: 3/19/2010



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2007, the Applicant named below filed Building Permit Application No. 2007.10.18.5830 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce Baumann	Project Address:	688 Plymouth Avenue
Address:	1221 Harrison Street, Suite 22	Cross Streets:	Montana & Minerva Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	7067/014
Telephone:	(415) 551-7884	Zoning Districts:	RH-1/40-X

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

PROJECT SCOPE			
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION	
FRONT SETBACK.....	N/A.....	2'-6" ±	
BUILDING DEPTH.....	N/A.....	54'-0" ±	
REAR YARD.....	N/A.....	19'-0" ±	
HEIGHT OF BUILDING.....	N/A.....	30'-0" ±	
OFF-STREET PARKING SPACES.....	N/A.....	2	
NUMBER OF DWELLING UNITS.....	N/A.....	1	
PROJECT DESCRIPTION			

The proposal is to demolish two existing detached single-family dwellings and one accessory structure that are located on the large property at the southeast corner of Montana Street and Plymouth Avenue, and to construct six (6) new single-family dwellings. Five of the buildings will face Plymouth Avenue and one of the dwellings will face Montana Street. The demolition of the existing single-family dwellings at 634 and 636 Plymouth Avenue (BPA No.'s 200710185818 and 200710185819, respectively) and the new construction of six new single-family dwellings are subject to a Mandatory Discretionary Review, pursuant to Planning Code Section 317. The Mandatory Discretionary Review of case no.'s 2006.0674D for demolition & 2008.0624D for new construction, will be noticed separately at a later date.

This Section 311 Notification is for the new construction of a single-family dwelling at 688 Plymouth Avenue. See attached plans for details.

PLANNER'S NAME: Elizabeth Watty
 PHONE NUMBER: (415) 558-6620
 EMAIL: Elizabeth.Watty@sfgov.org

DATE OF THIS NOTICE: 2/17/2010
 EXPIRATION DATE: 8/19/2010



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 18, 2007, the Applicant named below filed Building Permit Application No. 2007.10.18.5832 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Bruce Baumann	Project Address:	89 Montana Street
Address:	1221 Harrison Street, Suite 22	Cross Streets:	Plymouth Avenue & Summit Street
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	7067/014
Telephone:	(415) 551-7884	Zoning Districts:	RH-1/40-X

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	N/A.....	3'-0" ±
BUILDING DEPTH.....	N/A.....	68'-0"
REAR YARD.....	N/A.....	29'-0"
HEIGHT OF BUILDING.....	N/A.....	21'-0"
OFF-STREET PARKING SPACES.....	N/A.....	2
NUMBER OF DWELLING UNITS.....	N/A.....	1

PROJECT DESCRIPTION

The proposal is to demolish two existing detached single-family dwellings and one accessory structure that are located on the large property at the southeast corner of Montana Street and Plymouth Avenue, and to construct six (6) new single-family dwellings. Five of the buildings will face Plymouth Avenue and one of the dwellings will face Montana Street. The demolition of the existing single-family dwellings at 634 and 636 Plymouth Avenue (BPA No.'s 200710185818 and 200710185819, respectively) and the new construction of six new single-family dwellings are subject to a Mandatory Discretionary Review, pursuant to Planning Code Section 317. The Mandatory Discretionary Review of case no.'s 2006.0674D for demolition & 2008.0624D for new construction, will be noticed separately at a later date.

This Section 311 Notification is for the new construction of a single-family dwelling at 89 Montana Street. See attached plans for details.

PLANNER'S NAME: Elizabeth Watty
 PHONE NUMBER: (415) 558-6620
 EMAIL: Elizabeth.Watty@sfgov.org

DATE OF THIS NOTICE: 2/17/2010
 EXPIRATION DATE: 3/19/2010



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Date: December 20, 2007
Case No.: 2006.0674E
Project Title: 634 - 636 Plymouth Avenue a.k.a. 99 Montana Street
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 7067/014
Lot Size: 12,500 square feet
Project Sponsor: Bruce Baumann, Bruce D. Baumann & Associates
415-551-7884
Staff Contact: Debra Dwyer - (415) 575-9031
Debra.Dwyer@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located at 634 – 636 Plymouth Avenue a.k.a. 99 Montana Street on the southeast corner of Plymouth Avenue and Montana Street in the Ocean View neighborhood of San Francisco. Following the demolition of two dwellings with an estimated construction date of 1905 that front on Plymouth Avenue as well as the demolition of an accessory structure at the rear of the property, the proposed

Continued on the next page.

EXEMPT STATUS:


Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

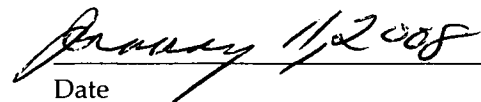
Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



BILL WYCKO
Acting Environmental Review Officer



Date

cc: Bruce D. Baumann, Project Contact
Sophie Middlebrook, Neighborhood Planning, SW Quadrant
Supervisor Gerardo Sandoval, District 11
Historic Resources Distribution

V. Byrd/M.D.F
Bulletin Board
Exemption File
Project Distribution

2006.0674E

PROJECT DESCRIPTION (continued):

project would subdivide the existing lot into six smaller lots. One 2,500-square-foot lot would front on Montana Street adjacent to the existing lot at 79 Montana Street (Lot 015). The other five lots would front on Plymouth Avenue. Along Plymouth Avenue from the intersection, four lots would be 1,875 square feet in size. Adjacent to these, would be one 2,500-square-foot lot. The project would include the construction of one two-story-over-garage and recreation room, single-family residence on each of the five new lots fronting on Plymouth Avenue. It would include the new construction of a two-story-over-basement single-family residence with one off-street parking space fronting on Montana Street. The new residence on Montana Street would be approximately 3,253-square-feet. The residence at the corner of Plymouth Avenue and Montana Street would be 3,200-square-feet. From the corner lot going south the approximate size of each new house would be 3,689.5-square-feet, 3,674.5-square-feet, 3,715.5-square-feet, and 3,378-square-feet respectively. The new residence on Montana Street would be approximately 21 feet in height. The residences fronting on Plymouth Avenue would be approximately 30 feet in height.

REMARKS:

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the three buildings located on the project site at 634-636 Plymouth Avenue are historical resources as defined by CEQA. In a memorandum dated April 13, 2007, the Planning Department determined that the buildings at 634-636 Plymouth Avenue are not historical resources pursuant to CEQA.¹ The buildings are not included on any historic surveys. As described below, they would not be eligible for listing on the California Register of Historic Places based upon the criteria of significance for events, persons, or context, nor do they retain sufficient architectural characteristics to make them eligible for listing.²

Although the buildings on the project site appear to be part of an early wave of development in the neighborhood, they do not appear to be associated with any specific event that contributed to broad patterns of local or national history. They do not appear to be associated with persons of known historical significance. None of the three buildings embody distinctive architectural characteristics of a type, period, region, or method of construction. In particular, none of the buildings appears to be an earthquake shack constructed as refugee cottages after the 1906 earthquake.³

The three buildings on the project site were constructed in an eclectic and vernacular style, and there is little stylistic continuity that links them. The permit history for the project site indicates that the buildings have been minimally altered so they retain integrity with respect to location, design, materials

¹ Historic Resource Evaluation Memorandum regarding 634-636 Plymouth Avenue from Sophie Middlebrook, Historic Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis. April 13, 2007. A copy of this memorandum is attached.

² Ibid.

³ Ibid.

and workmanship. However, they lack integrity with respect to setting, feeling, and association.⁴ Therefore, the buildings do not appear to be individually eligible for inclusion on the California Register.⁵

With respect to context, none of the buildings on this block of Plymouth Avenue are on an adopted architectural survey. The block is not within an existing historic district, and does not appear to be a potential historic district. Therefore, the proposed project was determined not to have an adverse effect on off-site historical resources.⁶ Thus, the proposed project would not have a significant adverse impact on any historical resources as defined by CEQA.

Because the existing buildings are not considered historical resources under CEQA, their demolition would not result in a significant effect on any historical resources. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 32.

In-fill Development

CEQA State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the *San Francisco General Plan* and with applicable zoning designations and regulations. The project site contains three structures, two dwelling units and an accessory structure that once may have been a workshop. The two dwelling units are vacant. Currently, one tenant still resides in this accessory structure, which is an illegal dwelling unit. Following demolition of the three existing structures on the subject property, the existing 12,500-square-foot lot would be subdivided into six new lots. One 2,500-square-foot lot would front on Montana Street adjacent to the existing lot at 79 Montana Street (Lot 015). The other five lots would front on Plymouth Avenue. Along Plymouth Avenue from the intersection of Plymouth Avenue and Montana Street, four lots would be 1,875 square feet in size. Adjacent to these, would be one 2,500-square-foot lot. Pursuant to *Planning Code* Section 121(d), these new lots would meet the requirement for minimum lot width in an RH-1 district, each new lot being 25 feet wide. In addition, pursuant to *Planning Code* Section 121(e), the new lots would meet the requirement for minimum lot area. The new lots at 83 Montana Street and 638 Plymouth Avenue would be 2,500 square feet in size. The other four lots are within 125 feet of the intersection of Plymouth Avenue and Montana Street. As such, the minimum lot area required would be 1,750 square feet. These lots would each be 1,875 square feet in size and would satisfy this requirement.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

The project site is located in an RH-1 (Residential House, One-Family) zoning district where single-family residential use is principally permitted. A single-family residence would be constructed on each new lot. The project is within a 40-X height district. The new residence on Montana Street would be approximately 21 feet in height. The five residences fronting on Plymouth Avenue would be approximately 30 feet in height. Therefore, the new construction would comply with the height district.

Planning Code Section 134 requires that the rear yard within an RH-1 district be at least 25 percent of the total lot depth. The new lots at 83 Montana Street and 638 Plymouth Avenue would be 100 feet long and would have a rear yard of 25 feet. The remaining four lots would be 75 feet long and would provide rear yards 18.75 feet. Therefore, all of the new lots would satisfy the 25 percent rear yard requirement and would provide open space, light and air at the rear of the property, protecting mid-block open space in the project vicinity.

Pursuant to *Planning Code* Section 143, street trees shall be planted by the property owner or developer for the construction of a new building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The proposed project would include the planting of four new street trees located within the public right-of-way along Montana Street as well as five street trees located within the public right-of-way along Plymouth Avenue, which satisfies this requirement.

Pursuant to *Planning Code* Section 151, one off-street parking space is required for each dwelling unit. The proposed project would provide two off-street parking spaces for each dwelling unit and would satisfy the requirement for Section 151. The additional parking space for each dwelling would qualify as accessory parking and would be permitted pursuant to Section 204.5(c).

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The project site is approximately .29 acre in size. The site is located in a developed, residential area of San Francisco. To the west, across Plymouth Avenue from the project site is Ocean View Recreation Center and Playground. To the north, south, and east, the project site is surrounded by residential uses, primarily single-family dwellings. Because the project site does not exceed five acres and is substantially surrounded by urban uses, the proposed project would be characterized as in-fill development.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a developed area of the City and, as stated above, is occupied by two vacant residential buildings and an accessory structure, which has been used as an illegal dwelling unit. The subject property is surrounded by streets and residences on three sides and is across the street from a recreation center and playground. All of these are urban uses.

The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, *Public Works Code* Sections 801 et seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees.⁷ Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco.

A landmark tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A significant tree is a tree: a) either on private property or DPW property, b) within 10 feet of a public right-of-way, and c) that has a diameter at breast height (DBH)⁸ greater than 12 inches, a height greater than 20 feet, or a canopy greater than 15 feet. A street tree is a tree within the public right-of-way or on DPW's property. Removal of a landmark, significant, or a street tree requires a permit from DPW. Also, all such trees are subject to certain maintenance and protection standards.

The San Francisco Planning Department, DBI, and DPW have established guidelines to ensure that the provisions concerning protected trees are implemented. As part of these guidelines, the Planning Department requires that a "Tree Disclosure Statement" accompany all permit applications that could potentially impact a protected tree whether the tree is on the subject site or adjacent sites.

There are two trees on the project site, which would be removed as part of the project. An arborist visited the site on September 21, 2007 to identify the species of these two trees, a California buckeye and a lollypop tree.⁹ The California buckeye has five stems with DBH ranging from five inches to 12 inches. It is approximately 17 feet tall with a crown spread of 33 feet. The lollypop tree has five stems with DBH ranging from five inches to nine inches. It is approximately 20 feet tall with a crown spread of 36 feet.¹⁰ Neither of these trees is located in within 10 feet of a public right-of-way so they would not be classified as significant trees under the City's ordinance. In addition, these species do not have any special status and are not considered rare, threatened or endangered.

As stated above, the project site is located within a developed area. Therefore, wildlife species resident on or near the site are anticipated to include those species adapted to urban conditions, e.g. raccoons, opossum, skunks, rats, and mice. Impacts to common species that are unable to disperse to nearby areas (small mammals, reptiles, and amphibians) are considered less-than-significant. The site does not provide suitable habitat for species that would be typical of coastal scrub, coastal bluff scrub, coastal prairie, chaparral, coast live oak woodland, or any other native plant community found on the San Francisco Peninsula. Aside from the two trees onsite, there are several shrubs would also be removed as part of the project. However, no natural habitats remain. Therefore, for

⁷ Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Sections 801 et seq.

⁸ Diameter at Breast Height is 4.5 feet above the ground surface surrounding the tree.

⁹ Kenneth Allen, Consulting Arborist and Palm Specialist. September 21, 2007. A copy of this letter is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2006.0674E.

¹⁰ Ibid.

the reasons discussed above, the proposed project would have no impact on any rare or endangered species or its habitat, nor would it interfere substantially with the movement of any fish or native wildlife species. However, the project could affect nesting birds prior to the tree removal.

The majority of birds, and their active nests, eggs, and young are protected by the federal Migratory Bird Treaty Act of 1918 (MBTA) and the California Department of Fish and Game (DFG) Codes 3503 and 3513. The removal of trees on the project site could result in potential disturbances to nesting birds (typically February 1 to August 31). However, DFG codes protect nesting birds, their nests, and eggs prior to, during, and at the conclusion of construction activities. The removal of two trees and proposed construction on the project site could result in potential disturbances to nesting birds. The proposed project includes pre-construction surveys by a qualified biologist within 14 days of any vegetation removal activities conducted from March through August. If nests of protected birds are found during the survey, the biologist would determine an appropriately sized exclusion buffer around the nest in which no work would be allowed until nesting is complete and the young have successfully fledged from the nest. Pre-construction surveys would not be required if vegetation removal, grading or other construction activities occur between September 1 and the end of February, outside the nesting season. The proposed project would comply with DFG Codes, and would not affect endangered, rare or threatened species, or substantially diminish habitat or remove a substantial number of protected trees.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic, Transit and Parking

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the project would generate an estimated 60 average daily person-trips. About ten person-trips would occur in the PM peak hour. These ten person-trips would be distributed across several modes of transportation such as single occupancy vehicles, carpools, public transit, walking, and bicycling. An estimated seven PM peak hour person-trips would be made by car and three PM peak hour would be made using public transit.¹¹

Traffic impacts. The project would generate an estimated increase of six automobile trips during the PM peak hour.¹² This small change in area traffic as a result of the project would be undetectable to most drivers. Therefore, there would not be a significant traffic increase relative to the existing capacity of the local street system.

Transit Impacts. The anticipated project-generated three net new PM peak hour person-trips utilizing public transit would be distributed among the 54 and 29 Muni bus lines and the M-Ocean

¹¹ San Francisco Planning Department. 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002. U.S. Census Bureau, Census 2000, Journey to Work Data Set, Summary File 3, Matrices P30, P31, P33, P34 for Census Tract 314.

¹² Ibid. This accounts for an auto occupancy of 1.14 in Census Tract 314.

View streetcar providing service to the project vicinity. Together, these lines provide at least 15 transit vehicles in each direction during the PM peak hour.¹³ Therefore, the three project-generated public transit trips would not have a significant impact upon public transit service.

Concern was expressed during the public comment period regarding the location of the driveway for the new residence at the corner of Montana Street and Plymouth Avenue with respect to the 54 bus stop located on Plymouth Avenue at the northwest corner of the intersection. This bus stop is a flag stop which means that the bus stops in the street only if someone is waiting at the bus stop. To address this concern, the project plans for the proposed single-family residence at 698 Plymouth Street were revised to shift the driveway to the opposite side of the lot away from the corner where people would typically wait for the bus. The new driveway configuration was reviewed by the Municipal Transportation Agency, and found to be acceptable for a flag bus stop.¹⁴

Parking Impacts. As described above, the proposed project would be required to provide six off-street parking spaces, and twelve off-street parking spaces would be provided in the two-car ground floor garages of the six single family homes. Based upon the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking generated by the proposed project would be nine parking spaces. The proposed off-street parking spaces provided by the project would exceed the anticipated parking demand. Therefore, the proposed project would not result in a significant impact with respect to parking.

For the above reasons, the impact of the proposed project on traffic, transit and parking would not be significant.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of these six homes would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

There would be some noise as a result of the proposed construction. However, construction of the foundations for the six new buildings would not involve pile-driving. Construction noise is regulated through Article 29 of the *Police Code*, and complaints regarding non-compliance may be submitted to the Department of Building Inspection (DBI) for investigation. Construction noise is temporary and intermittent. The noise from the proposed project would not be expected to result in a significant impact with respect to noise.

¹³ San Francisco Municipal Transportation Authority, Frequency Guide, accessed March 27, 2007, online at <http://www.sfmta.com/cms/mroutes/FrequentService.htm>.

¹⁴ Review of plans and conversation with Matthew C. Lee, Transportation Planner, MTA, December 4, 2006.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. During construction, requirements to reduce erosion would be implemented pursuant to California Building Code Chapter 33, Excavation and Grading. Thus, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated as a result of this proposed project.

Archaeological Resources

No prehistoric sites have been recorded in the project site vicinity. Given the topographic characteristics of the project site, prehistoric deposits are unlikely to be present. In a memorandum dated December 7, 2006, Planning Department staff determined that no CEQA-significant archaeological resources are expected to be affected by the proposed project.¹⁵ Accordingly, the proposed project would not result in an impact to CEQA-significant archaeological resources.

Visual Quality

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not cause such a change. The six proposed single-family dwellings would comply with the RH-1 zoning for the project site and with the *Planning Code* with respect to building height. The proposed project's final architectural design would undergo evaluation for compliance

¹⁵ Randall Dean, San Francisco Planning Department, *Archaeological Sensitivity Memorandum for 634-636 Plymouth Avenue*, December 7, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2006.0674E.

with the Residential Design Guidelines, which includes compatibility with the existing neighborhood character, and the *Planning Code* as part of the Planning Department's design review process, separate from the environmental review.

The proposed project would be visible from some residential buildings within the project site vicinity, particularly those located on the same block as the project site along the south side of Montana Street, the north side of Minerva Street, and along the east side of Plymouth Avenue. Both Montana Street and Minerva Street slope up to the east behind the project site. The proposed project would likely obstruct distant views of the ocean, views of Ocean View Playground and Recreation Center, and views of Ingleside District residences from the upper floors of approximately five or six dwelling units on Montana Street. In addition, the proposed project may partially obstruct distant views of the ocean, views of Ocean View Playground and Recreation Center, and views of Ingleside District residences from the upper floors of approximately seven dwelling units along Minerva Street. Although some reduced private views would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in views would not exceed that commonly expected in an urban setting, and the loss of these private views would not constitute a significant impact under CEQA.

At the time of the neighborhood notice, all of the proposed buildings would have been two-story-over-garage buildings (or three-story buildings) that would be approximately 30 feet in height. However, to address a neighborhood concern for the blockage of views to the west as well as shading of an adjacent neighbor's deck, the design for the building at 83 Montana Street was modified to be a two-story-over-basement building with an at-grade garage that would be approximately 20 feet in height. The new design is comparable in height to the adjacent two-story building located at 79 Montana Street. Also, it should be noted that the project site slopes up to the east. While the proposed building at the corner of Plymouth Avenue and Montana Street would also be a two-story over garage building on Plymouth Avenue, the first level would be partially below-grade. Therefore, it would be two stories at its rear elevation.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" (neighborhood notice) was mailed on June 19, 2006 to property owners within 300 feet of the project site as well as occupants of properties adjacent to the project site and other interested parties. Below is a summary of the concerns and comments submitted to the Planning Department in response to the notice. Concern was expressed that the scale of the new construction would be too large relative to the existing neighborhood, including the building height. Concern was expressed that the new construction may shade the adjacent neighbor's deck on Montana Street, and also may block private views, especially those to the west. Concern was expressed that there would be traffic and parking impacts, and also that the driveway for the house at the intersection would interfere with the 54 bus stop at the corner of Plymouth and Montana. Concern was expressed that possible closure of the nearby elementary school would affect new families with children moving into the neighborhood. In addition, concern was also expressed as to whether or not there would be sufficient space between the new buildings and neighboring construction, especially with respect to

property line windows. Finally, concern was expressed as to whether or not the new construction would affect nearby building foundations.

Environmental issues related to building scale, height, shade, views, traffic, transit, and parking are addressed in the appropriate category above. The design of the building with respect to property line windows and the potential impact of the new construction on neighboring foundations would be addressed through procedures overseen by the Department of Building Inspection.

The other issue raised, which is not environmental in nature, related to school facilities available to potential residents of these new buildings. Information regarding the location and availability of elementary schools for these new residents is available from the San Francisco Unified School District.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing buildings on the project site are not historic resources. Therefore, their demolition would not have a significant impact on any historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer	Planning Department Reviewer: Sophie Middlebrook
Project Address: 634-36 Plymouth Ave	415-558-6372
Block: 7067 Lot: 014	sophie.middlebrook@sfgov.org
Case No.: 2006.0674E	
Date of Review: April 13, 2007	

Preparer / Consultant

Name: Bruce Baumann
Company: Bruce Baumann & Associates
Address: 1221 Harrison Street, Suite 22
 San Francisco, CA 94103
Phone: (415) 551-7884
Fax: (415) 397-5943
Email: bruce@baumannassociates.com

Owner

Name: Peter Naughton
Company: Plymouth Development, LLC
Address: 631 Taraval Street
 San Francisco, CA 94116
Phone: (415) 661-7940
Fax: (415) 661-7947
Email: liz@shamrockrealtysf.com

PROPOSED PROJECT

- Demolition
- Alteration

Project description:

The proposal is to demolish the existing buildings (two single-family dwellings and one storage shed) on a 12,500 square foot lot, and to construct 6 single-family dwellings. There are two addresses within the subject lot, 634 Plymouth Avenue, and a larger building known as 636 Plymouth Avenue.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the main structure on the lot was constructed in 1900. However, both the Sanborn Fire Insurance maps and records provided by the Spring Valley Water Company indicate that the main building was likely constructed in 1905. It appears that all three of the structures were constructed at the same time, although the accessory dwelling unit (634 Plymouth Avenue) was not likely used as a dwelling unit until 1921, when a connection to the water line was added to the building. The subject property may have historically been used in a combined residential, commercial, and/or light industrial capacity. Neither the buildings nor the site are currently listed on the California Register, nor is the lot included on the National Register. The lot is not located within a previously designated historic district. There are no rated buildings on the block.

Historic District / Neighborhood Context

The subject property is located on the east side of Plymouth Street, between Montana and Minerva Streets, in the Ocean View neighborhood. The block is within an RH-1 zoning district, and a 40-x height-bulk district. The east side of Plymouth Street at this location is comprised primarily of single-family and two-family dwelling units of one- and two-stories over garages at street level. The west side of Plymouth Street at this location has playgrounds and ball fields that face the subject property, and similar residential dwellings along the rest of the block face.

Information provided by the project sponsor indicates that the subject property was constructed during the early phase of appreciable development in the neighborhood, first established as a subdivision by the Railroad Homestead Association in the late nineteenth century. The majority of the earliest development occurred along Harold Street, and the neighborhood railroad station provided access to the rest of the city. Although the area's transformation from farmland to a more urban context began with the Railroad Homestead Association's subdivision in the 1880's, the neighborhood's development intensified after the 1906 earthquake. Only limited examples of these early twentieth century buildings remain, and most of the existing buildings in the surrounding area were constructed in the second half of the twentieth century in a broad range of residential architectural styles. The subject property does not appear to be located within a potential historic district.

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or Yes No Unable to determine
- **Persons:** or Yes No Unable to determine
- **Architecture:** or Yes No Unable to determine
- **Information Potential:** Further investigation recommended.
- **District or Context** Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It does not appear that the subject property is eligible for the California Register based on any of the 4 criteria for evaluation:

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

As noted above, based on Sanborn Fire Insurance maps and Spring Valley Water Company records, it appears that the subject buildings were constructed in 1905. Although the subject property appears to be part of an early wave of development in the neighborhood, it does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. The subject property does not appear to be associated with the more intense pattern of development that occurred after the 1906 earthquake.

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

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject property.

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

There are three buildings located on the subject property: a main dwelling, an accessory dwelling, and an accessory barn structure. None of the three buildings appear to embody the distinctive characteristics of a type, period, region, or method of construction. Rather, the three buildings are constructed in an eclectic and vernacular style, with little stylistic continuity to link the three structures. Supplemental information provided by the project sponsor, as well as a site visit conducted by Department staff, confirms that none of the buildings located on the subject property appear to be earthquake shacks constructed as refugee cottages after the 1906 earthquake.

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

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also

must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	setting,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
design,	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	feeling,	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
materials,	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	association.	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
workmanship	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Notes:

Although research into the building permit history of the subject property suggests that the buildings on the lot have been only minimally altered over time and that the integrity of the structures remains in tact, the subject buildings do not appear to be individually eligible for inclusion on the California Register, nor does the subject property appear to be located within a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

<input checked="" type="checkbox"/> No Resource Present (Go to 6. below)	<input type="checkbox"/> Historical Resource Present (Continue to 4.)	<input type="checkbox"/> Category A (1/2) <input type="checkbox"/> Category B <input type="checkbox"/> Category C
---	--	---

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) See attached explanation of how the project meets standards.
- The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Please note the subject property does not appear to be a historical resource for the purposes of CEQA. The proposed project, including demolition, would not result in a significant impact to a historical resource; however, any new construction on the site must be compliant with the current Planning Code and the Residential Design Guidelines.

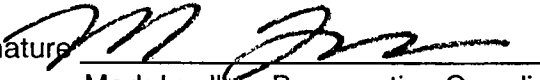
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: The subject property is located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 4-13-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File



634-636 PLYMOUTH AVENUE PROJECT

**Before the
San Francisco Planning Commission**

**Mandatory Discretionary Review For
Demolition of Residential Building**

Planning Commission Resolution No. 16700

For

**Property Located at 634-636 Plymouth Avenue
Block 7067, Lot 014**

Hearing Date: June 10, 2010

**Project Sponsor:
Plymouth Development, LLC**

Planning Department Case No.: 2006.0674

Attorneys for Project Sponsor:



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

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A. INTRODUCTION

Plymouth Development, LLC (“Project Sponsor”) proposes (i) to demolish one single-family residence, one non-residential building with an illegal dwelling unit and an accessory storage structure located at 634 – 636 Plymouth Street, Block 7067, Lot 014 (“Project Site”); (ii) to subdivide the existing lot into six legal lots; and (iii) to construct six (6) replacement single-family residences, one on each of the newly subdivided lots (“Project”). The proposed Project is located on the eastern side of Plymouth Street between Montana and Minerva Streets, and is within the RH-1 Zoning District, and the 40-X height and bulk district.

Mandatory discretionary review is required for the Project’s demolition of the single legal one unit residential structure, which is commonly known as 636 Plymouth Street. Accordingly, the Project Sponsor submits this application (“Application”) for mandatory discretionary review. The Project promotes the public welfare, convenience and necessity, and meets all other requirements of San Francisco’s General Plan and the Planning Code for approval of the demolition and construction of the replacement homes. The increased density of housing on an in-fill site in an established residential neighborhood furthers the City’s policy of providing new housing and increasing the density of housing in certain areas. The property is vacant. The Project will enhance the existing neighborhood character and has been designed to be compatible with the surroundings.

Other than review of the demolition application, the Project requires only building permits. No request for discretionary review has been filed, and there is no known opposition.

B. SITE INFORMATION

Street Address:	634 – 636 Plymouth Street
Cross Streets:	Montana and Minerva Streets
Assessor’s Block/Lot:	7067/ 014
Zoning District:	RH-1
Height/Bulk District:	40-X
Other Planning Areas:	None
Site Size:	12,500 sq. ft.
Dimensions:	125’ x 100’
Existing Improvements:	One legal single-family residence (636 Plymouth); one non-residential building with an illegal dwelling unit (634 Plymouth); and one accessory storage structure

Existing Use: Residential
Existing Height: 20'
Existing Square Footage: 823 sq.ft. legal; 256 sq. ft. illegal

C. PROJECT SUMMARY

Proposed Use: Six (6) Single Family Residences
Building Height: 35'
Square Footage: 17,852 sq.ft. of residential area
Number of Stories: 3

D. DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project is located on a rectangular lot on the eastern side of Plymouth Street between Montana and Minerva Streets. The Site is zoned for the RH-1 (Residential One Family) District.

The proposed Project would demolish the existing improvements that consist of an approximately 823-square foot single-family residence (636 Plymouth); an approximately 256-square foot non-residential building with an illegal dwelling unit (634 Plymouth); and an accessory storage structure. The Residential Demolition Application is attached as **Exhibit A**. The proposed Project would subdivide the existing lot into six (6) legal lots and construct six replacement single-family residences, one on each of the newly subdivided lots. The six (6) proposed single-family residences would have a total of approximately 17,852 square feet of gross habitable square footage.

Under separate cover, Project Architect Gabriel Ng is submitting plans, elevations and renderings for the Project.

E. MASTER PLAN PRIORITY POLICIES

Planning Code Section 101.1 establishes the following priority planning policies and requires review of permits for consistency with said policies. The Project is consistent with each of these policies as follows:

1. That Existing Neighborhood-Serving Retail Uses Be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such

Businesses Enhanced

The Project replaces a single-family residence, a non-residential building with an illegal dwelling unit, and an accessory storage structure, with six new single-family residences, and thus has no impact or change on neighborhood-serving retail uses.

2. That Existing Housing And Neighborhood Character Be Conserved And Protected In Order To Preserve The Cultural And Economic Diversity Of Our Neighborhoods

The Project conserves and enhances neighborhood character by proposing the replacement of a single-family residence, a non-residential building with an illegal dwelling unit, and an accessory storage structure with six new, high-quality single-family residences in a residentially-zoned neighborhood. All six of the new single-family residences conform to the requirements of the RH-1 district without a conditional use application, which maintains the established character of the neighborhood.

3. That the City's Supply Of Affordable Housing Be Preserved And Enhanced

The Project will have no impact on this priority policy; no affordable housing exists on the Property. The Property is vacant.

4. That Commuter Traffic Not Impede MUNI Transit Service Or Overburden Our Streets or Neighborhood Parking

The Project replaces a single-family residence, a non-residential building with an illegal dwelling unit, and an accessory storage structure with six new single-family residences, and thus will have minimal change in traffic or transit impacts or demand.

5. That A Diverse Economic Base Be Maintained By Protecting Our Industrial And Service Sectors From Displacement Due To Commercial Office Development, and That Future Opportunities for Resident Employment and Ownership in These Sectors Be Enhanced

The Project does not involve any commercial office development, and thus will have no impact on this policy.

6. That The City Achieve the Greatest Possible Preparedness to Protect Against Injury And Loss of Life in an Earthquake

The Project will conform to the structural and seismic requirements of the San Francisco Building Code. The proposed replacement structures will be structurally and seismically stronger and safer than the existing structure.

7. That Landmarks And Historic Buildings Be Preserved

The demolition would not have any impact on any landmark or historic building.

8. That Our Parks And Open Space And Their Access To Sunlight And Vistas Be Protected From Development

The proposed residential structures are within the height limitations imposed in the RH-1 district and are similar to the height and bulk of other buildings in the neighborhood. The Project will not adversely affect any parks or open space.

F. CONCLUSION

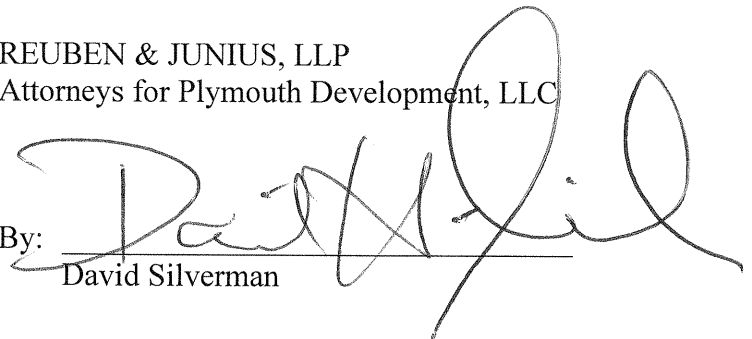
The Project will demolish a single-family dwelling, one non-residential building with an illegal dwelling unit, and an accessory storage structure. The Project will replace these structures with six (6) new single-family residences in a residentially-zoned district. The proposal furthers the objectives and policies of the City's Master Plan and the zoning controls, and will be a positive addition to the neighborhood.

Accordingly, we urge your approval of the application.

Thank you for your consideration.

Respectfully,

REUBEN & JUNIUS, LLP
Attorneys for Plymouth Development, LLC

By: 
David Silverman

Dated: 5-26-10

EXHIBITS

Exhibit A – Residential Demolition Application



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103

Applicants proposing demolition of a residential structure subject to the Planning Commission Policy requiring mandatory Discretionary Review (a public hearing before the Commission) shall complete and sign the front of this application and shall submit all materials as described on the reverse side. Any existing structure determined to be a public hazard or any residential structure damaged by fire, earthquake, or other act of God to be demolished and replaced in kind and recommended for demolition by the Director of the Department of Building Inspection is exempt from this policy.

RESIDENTIAL DEMOLITION APPLICATION – AMENDMENT NO. 1				
Project Address	634 – 636 Plymouth Street	Name	Plymouth Development, LLC	
Block / Lot	7067 / 014	Address	630 Taraval Street	
Zoning	RH-1	City, State	San Francisco, CA	
Lot Area	12,500 s.f. (+/-)	Phone	(415) 661-7940	
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1 legal; 1 illegal	6	5
2	Total number of parking spaces	0	12	12
3	Total gross habitable square footage	823 legal; 256 illegal (+/-)	17,872 (+/-)	17,049 (+/-)
4	Total number of bedrooms	2 legal; 1 illegal	28	26
5	When was property purchased?	May 9, 2006		
6	How many units are / will be rentals?	0	0	0
7	How many bedrooms are / will be rentals?	0	0	0
8	How many units are subject to rent control?	0		
9	How many bedrooms are subject to rent control?	0		
10	How many units are currently vacant?	1 legal		
11	Was the building subject to the Ellis Act within the last decade?	No		
12	How many units are / will be Owner-occupied?	0	(6) All	6

I HAVE READ AND UNDERSTOOD THE INFORMATION ON THE REVERSE OF THIS FORM, INCLUDING THE REQUIRED PAYMENT OF TIME AND MATERIAL FEES FOR THE PROCESSING OF THIS APPLICATION, AND I CERTIFY THAT I WILL PAY ALL PLANNING DEPARTMENT TIME AND MATERIAL COSTS FOR THE DISCRETIONARY REVIEW, AS REQUIRED BY SECTIONS 350(C) AND 352(B) OF THE PLANNING CODE.

REUBEN & JUNIUS, LLP, ATTORNEYS FOR THE OWNER & PROJECT SPONSOR, ON BEHALF OF Plymouth Development, LLC

DAVID SILVERMAN
PRINT NAME

2-17-10
DATE

RESIDENTIAL DEMOLITION CRITERIA

	#	GENERAL PLAN POLICIES	PROJECT DESCRIPTION	G.P. COMPLIANCE		
				N/A	YES	NO
EXISTING VALUE AND SOUNDNESS	1	<p>Is the appraised value of the existing housing at or above \$1.2 million for 1 D.U., \$1.9 million for 2 D.U.s, or \$2.5 million for 3 D.U.s? If so, a hearing is not required under this policy.</p> <p>Buildings with 4 or more D.U.s., regardless of value, are subject to a mandatory hearing.</p>	The existing property contains one legal single-family dwelling (636 Plymouth), a non-residential building with an illegal dwelling unit (634 Plymouth), and an accessory storage structure. The San Francisco Tax Assessor has assessed a 2007-2008 tax year value of \$1,530,000 for all structures at the property. (See Attachment 1.)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2	Is the existing housing unsound at the 50% threshold, including only repairs of construction deficiencies in the upgrade cost?	Yes. The Project Sponsor asserts that the dwelling unit (636 Plymouth) is "unsound" at the 50% threshold. The non-residential building with an illegal dwelling unit (634 Plymouth) is <u>also</u> unsound. (See Attachment 2.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3	If the existing housing is unsound at the 75% threshold, including in the upgrade cost repairs of both construction deficiencies and of maintenance items?	No. The Project Sponsor does not assert that either the residential building (636 Plymouth) or the non-residential building with an illegal dwelling unit (634 Plymouth) is "unsound" at the 75% threshold.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXISTING BUILDING	4	Is the property free of a history of serious, continuing code violations?	Yes.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	5	Has the housing been maintained in a decent, safe, and sanitary condition?	Yes, although the Project Sponsor contends that both the residential building (636 Plymouth) and the non-residential building with an illegal dwelling unit (634 Plymouth) would require substantial improvements and are unsound at the 50% threshold.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	6a	Has the property been determined NOT to be an "historical resource" under CEQA?	Yes. The Property has been determined not to be a historical resource under CEQA.		<input checked="" type="checkbox"/>	<input type="checkbox"/>

	#	GENERAL PLAN POLICIES	PROJECT DESCRIPTION	G.P. COMPLIANCE		
				N/A	YES	NO
	6b	If 6a is "NO," has it been determined that removal of the resource will NOT have a substantial adverse impact under CEQA?	No determination has been made as to whether removal of the structures will have a substantial adverse impact under CEQA. Project Sponsor asserts that demolition will not have a substantial adverse impact under CEQA for all of the reasons presented in the attached Historic Resource Evaluation Supplemental (See Attachment 3)	X	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL PROTECTION	7	Does the project restrict the conversion of rental housing to other forms of tenure or occupancy?	No. The replacement units will be six owner-occupied single-family dwellings.	<input type="checkbox"/>	<input type="checkbox"/>	X
	8	Does the project sponsor volunteer to restore any units to rent control?	No. None of the replacement dwelling units will be rental properties subject to rent control.	<input type="checkbox"/>	<input type="checkbox"/>	X
PRIORITY POLICIES	9	Does the project conserve existing housing to preserve cultural & economic diversity of our neighborhoods?	Yes. The Project consists of replacing one single-family home (636 Plymouth), one non-residential building with an illegal dwelling unit (634 Plymouth), and an accessory storage shed, with six single-family dwelling units on six new lots, one on each lot. Each of the new single-family dwelling units is similar to adjacent units in this residentially-zoned neighborhood.		X	<input type="checkbox"/>
	10	Does the project conserve neighborhood character to preserve cultural & economic diversity of our neighborhoods?	Yes. The Project consists of replacing one legal single-family dwelling unit (636 Plymouth), one non-residential building with an illegal dwelling unit (634 Plymouth), and an accessory storage shed with six single-family dwelling units. Each of the single-family dwelling units will be similar in character to the residential neighborhood in which the units are placed.		X	<input type="checkbox"/>
	11	Does the project protect the affordability of existing housing?	No. The proposed structures are market-rate single-family residences. However, the Project will not eliminate or otherwise affect any permanently affordable housing, such as below market rate units.		<input type="checkbox"/>	X

	#	GENERAL PLAN POLICIES	PROJECT DESCRIPTION	G.P. COMPLIANCE		
				N/A	YES	NO
	12	Does the project produce a greater number of permanently affordable units?	No. The proposed structures are market-rate single-family residences.		<input type="checkbox"/>	X
REPLACEMENT STRUCTURE	13	Does the project locate in-fill housing on appropriate sites in established neighborhoods?	Yes. The Project Site is zoned for single-family dwellings, and the immediate neighborhood is a well-established residential area. The Project is appropriate for the location.		X	<input type="checkbox"/>
	14a	Does the project create quality, new family housing?	Yes. Each of the six replacement single-family structures contains 4 bedrooms, and thus the Project consists of housing appropriate for a family.		X	<input type="checkbox"/>
	14b	Does the project create new supportive housing?	No. The Project consists of six (6) market-rate single-family residences.		<input type="checkbox"/>	X
	15	Does the project promote the construction of well-designed housing that enhances existing neighborhood character?	Yes. The Project consists of six (6) high-quality single-family residences that are compatible with the neighborhood.		X	<input type="checkbox"/>
	16a	Does the project increase the number of on-site dwelling units?	Yes. The Property is currently improved with one single-family home (636 Plymouth), one non-residential building with an illegal dwelling unit (634 Plymouth), and an accessory storage shed. The Project would replace these structures with six (6) high-quality single-family homes.		X	<input type="checkbox"/>
	16b	Does the project increase the number of on-site bedrooms?	Yes. The existing residential building (636 Plymouth) contains two (2) bedrooms, the existing non-residential building with an illegal dwelling unit (634 Plymouth) contains one (1) illegal bedroom, and the accessory storage shed contains no bedrooms. Each of the six (6) replacement structures will contain four (4) bedrooms, for a total of 24 replacement bedrooms.		X	<input type="checkbox"/>

Attachments:

- Attachment 1 - San Francisco Tax Assessment for 2007 – 2008 Tax Year
- Attachment 2 - Santos & Urrutia, Soundness Report For: Existing Building at 634 Plymouth
- Attachment 3 - KDI Land Use Planning, Historic Resource Evaluation Supplemental,
634 – 636 Plymouth Avenue Project

The following items have been attached as part of the Mandatory Discretionary Review application:

- Exhibit B - Photographs of existing site
- Exhibit C - Reduced Plans, Elevations, Sections and Renderings
- Exhibit D - Site Plans of existing dwelling unit, non-residential building,
and accessory storage structure
- Exhibit E - Letter of Authorization
- Exhibit F - Site Survey of existing conditions
- Exhibit G - Address Labels for Notification Materials
- Exhibit H - Demolition Permit applications for existing structures
- Exhibit I - Building Permit applications for proposed buildings

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-09 CPC HEARING	EC



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1360 9th AVENUE, SUITE 210
SAN FRANCISCO, CA 94112
415-682-8060
415-682-8720
www.gyngab.com

SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112

DEMOLITION PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-0.1
Of 8 Sheets

City and County of San Francisco
Department of Building Inspection



Gavin Newsom, Mayor
Isam Hasenli, P.E., C.B.O., Director

**REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION**

DATE SUBMITTED 2/26/09 [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2007-10-18-6820

Property Address: 638 Plymouth Ave

Block and Lot: 7067 / 14 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building New single-family dwelling.

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 89.108.7; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections) _____
2001 SFBC, per original application date

Proposed Modification or Alternate _____
2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6133 - FAX (415) 558-6041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

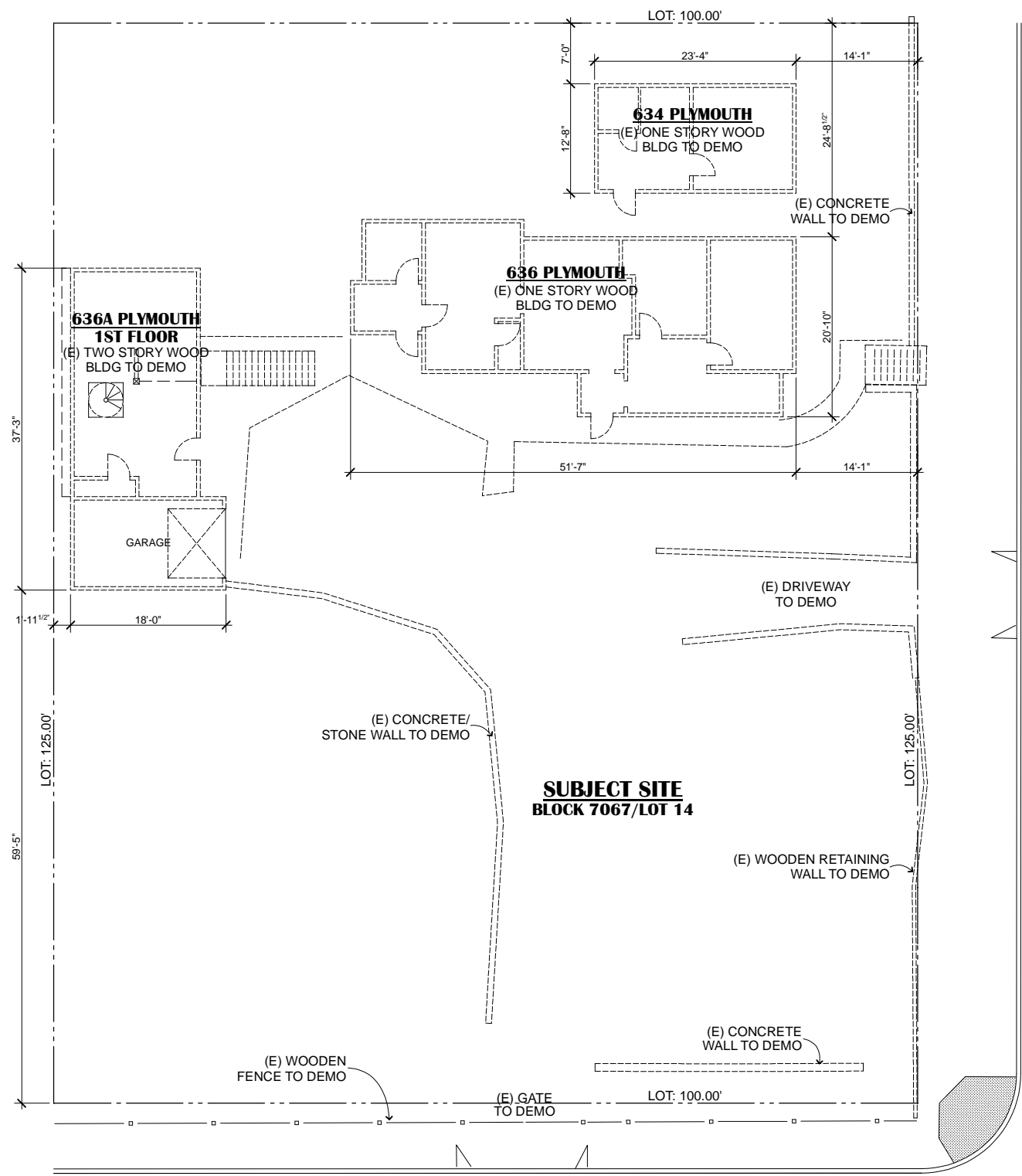
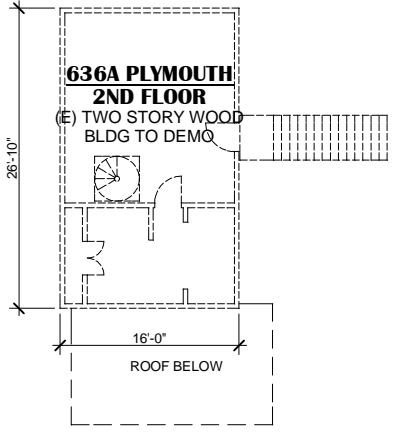
Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: Plymouth Development, LLC Gabriel Y. Ng, AIA
Signature: *[Signature]*
Telephone: 415-661-7940 415-682-8060



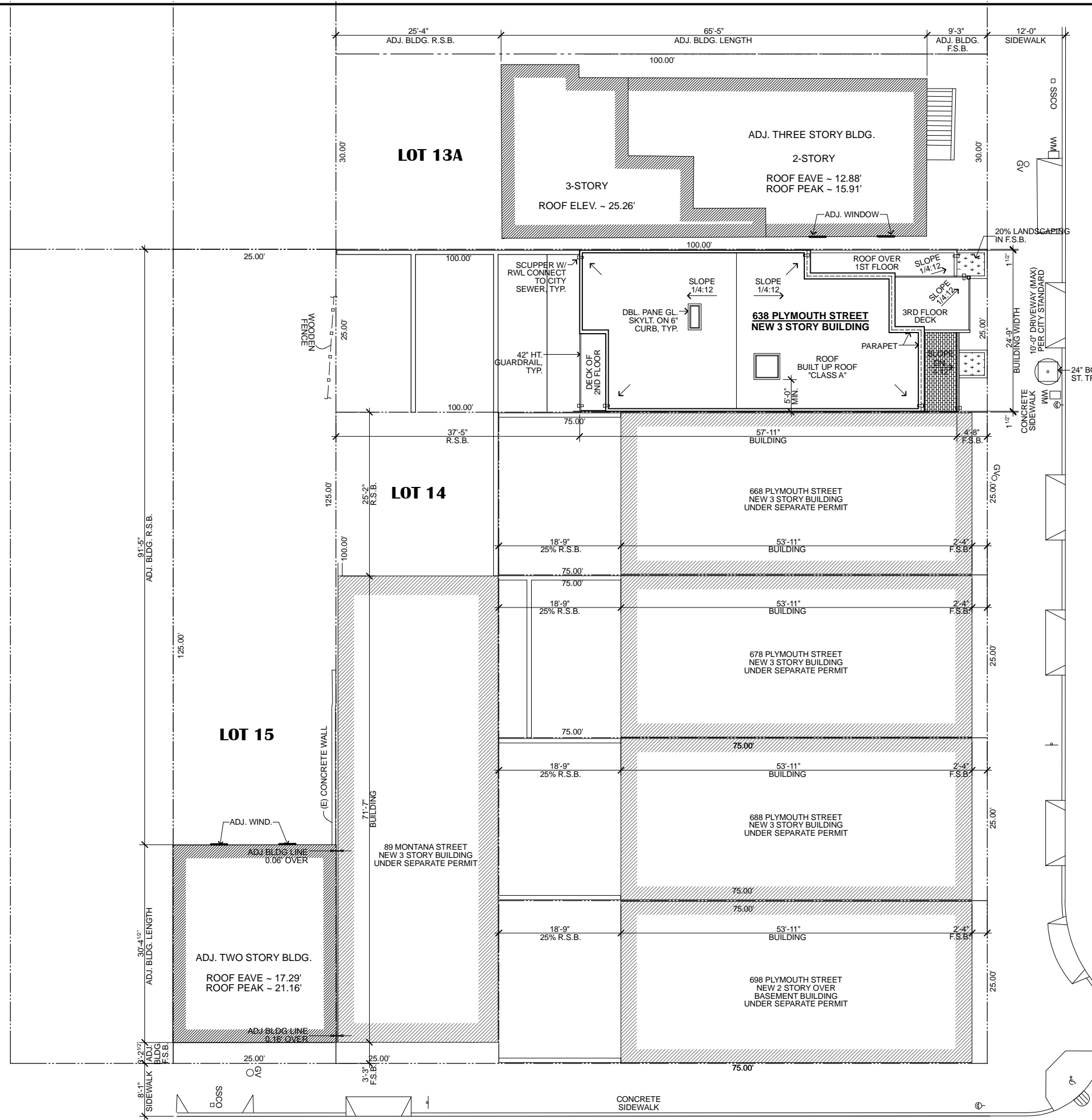
PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
[signed off/dated by:]
Plan Reviewer: _____ Date: _____
Group Leader/ Plan Review Manager: _____ Date: _____
for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS:



DEMOLITION PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



MONTANA STREET
60' WIDE

PLYMOUTH AVENUE
60' WIDE



SITE/ROOF PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-09 CPC HEARING	EC



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE - PLANNING - INTERIORS
1360 9th AVENUE, SUITE 210
SAN FRANCISCO, CA 94112
415-485-8860
415-662-8720
www.gynab.com

SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112

SITE/ROOF PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-1
Of 8 Sheets

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-09 CPC HEARING	EC



December 05, 2006

Mr. Yan Yan Chew, Manager
Major Plan Check Division
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Re: 83 Montana Street, 638, 668, 678, 688 & 698 Plymouth Avenue
Block 7535, Lot 102

Subject: Pre-Application Meeting Request

Dear Mr. Chew:

I am writing to request a Pre-application Meeting for the review and discussion of the above referenced six new single-family dwelling projects.

The proposed six new single-family dwellings (R-3) are all 2-story-over-basement buildings of type 5 - no hour construction situated on one (to be subdivided) lot which is located on the southeast corner of Montana street and Plymouth Street.

The site's general slope averages from 13% to 15% and slopes up from southwest corner to northeast corner. Five buildings with Plymouth Avenue address will be built on up sloping portion, and the building on 83 Montana Street will be built on a down sloping area.

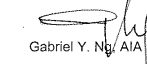
As shown on the attached reduced plans, we are proposing excavation of the whole site for the garage floor including the area beyond the rear building wall to create patios on garage level. Since excavation will take place all at the same time, some buildings will not have **Grade (Adjacent Ground Elevation)** along side property line.

We would like to confirm that an imaginary grade line connecting front and rear property lines' grade at center of lot will be used as **Grade (Adjacent Ground Elevation)** to determine **Basement** definition per **SFBC Sec. 203** and **Story** definition per **SFBC Sec. 220**.

Attach is a set of reduced plans for your review.

We would appreciate your prompt attention to this request. Thank you.

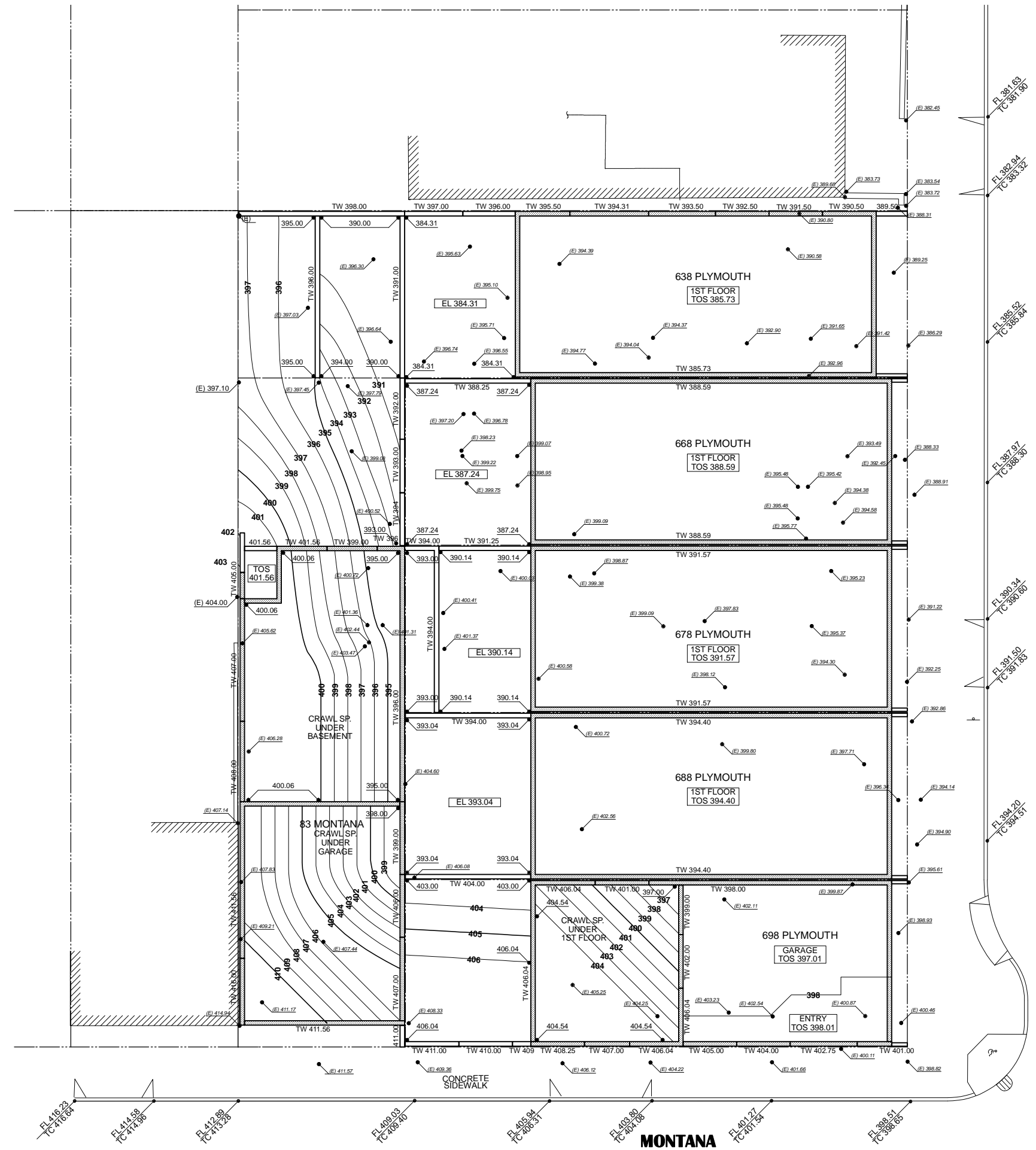
Sincerely yours,


Gabriel Y. Ng, AIA








GNG/me

cc: Bruce Baumjann
Plymouth Development LLC

ARCHITECTURE
PLANNING
1375 SUTTER STREET
SUITE 109
SAN FRANCISCO
CALIFORNIA 94109
www.gyng.com
FAX 415-563-8823
415-563-6685



PLYMOUTH

-  RET. WALL
-  FOUNDATION/
RET. WALL
-  TW 401.56 TOP OF WALL
-  406 FIN. GRADE LINE
-  390.14 FIN. SPOT ELEV.
-  (E) 399.87 (E) SPOT ELEV.
TO CHANGE
-  TOS 397.04 TOP OF SLAB

GRADING PLAN LEGEND
1/8" = 1'-0"



GRADING PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112

GRADING PLAN

Date	11/14/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	

A-2
Of 8 Sheets

REVISIONS	BY
1-26-09	JS
REV #1	JS
2-26-09	JS
REV #2	JS
5-13-09	EC
CPC HEARING	



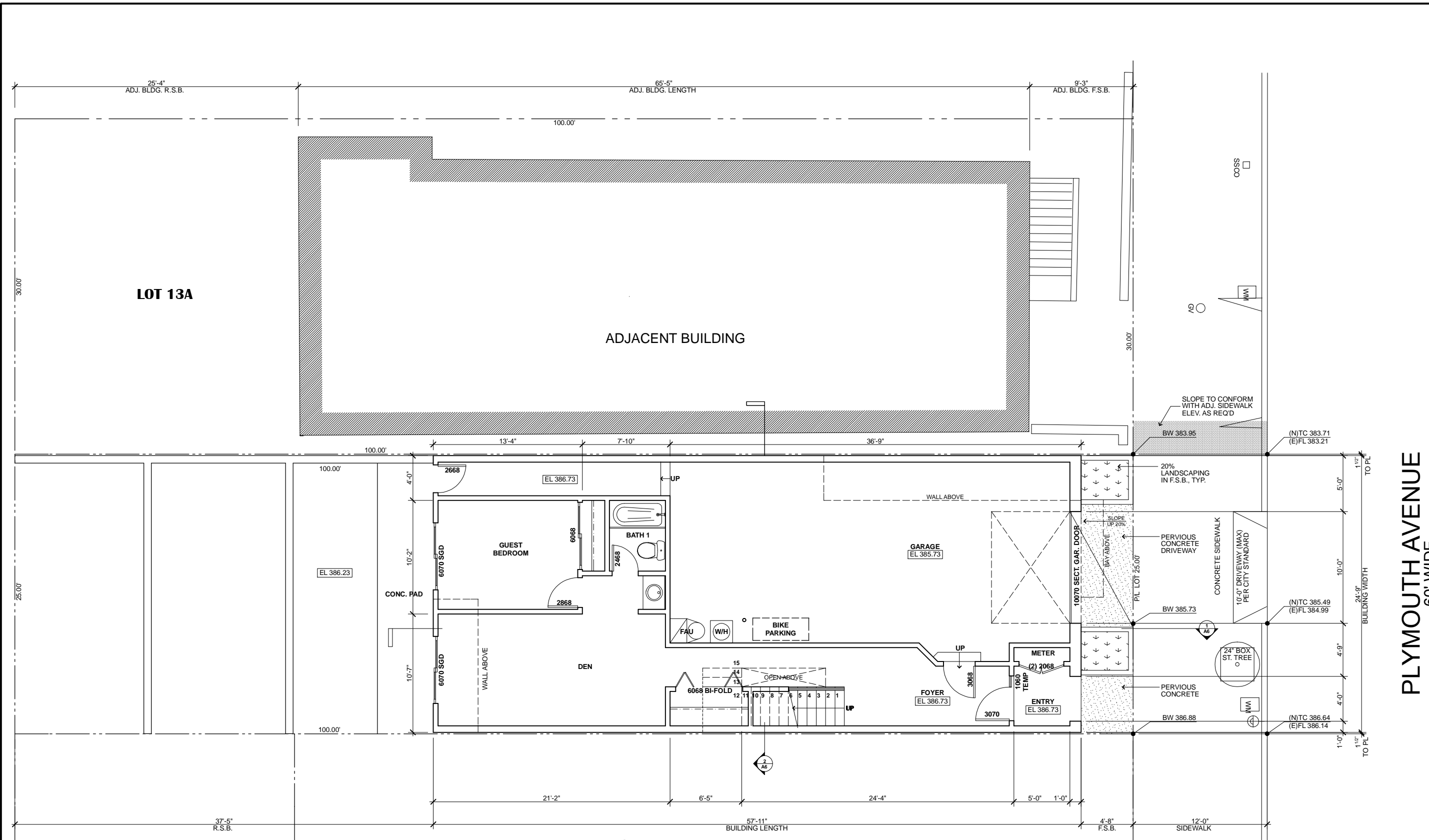
GABRIEL Y. NG & ASSOCIATES
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SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112

1ST FLOOR PLAN

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**
 Sheet

A-3
 Of 8 Sheets



1ST FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

Area Calculation (In Square Feet):

	Living	Garage	Total
3rd Floor	1128		1128
2nd Floor	1298.5		1298.5
1st Floor	640.5	714	1354.5
Total	3067	714	3781

Total Living Area= 3067 S.F.
 Total Garage Area= 714 S.F.

PLYMOUTH AVENUE
60' WIDE

REVISIONS	BY
1-26-09	JS
REV #1	JS
2-26-09	JS
REV #2	JS
5-13-09	EC
CPC HEARING	EC

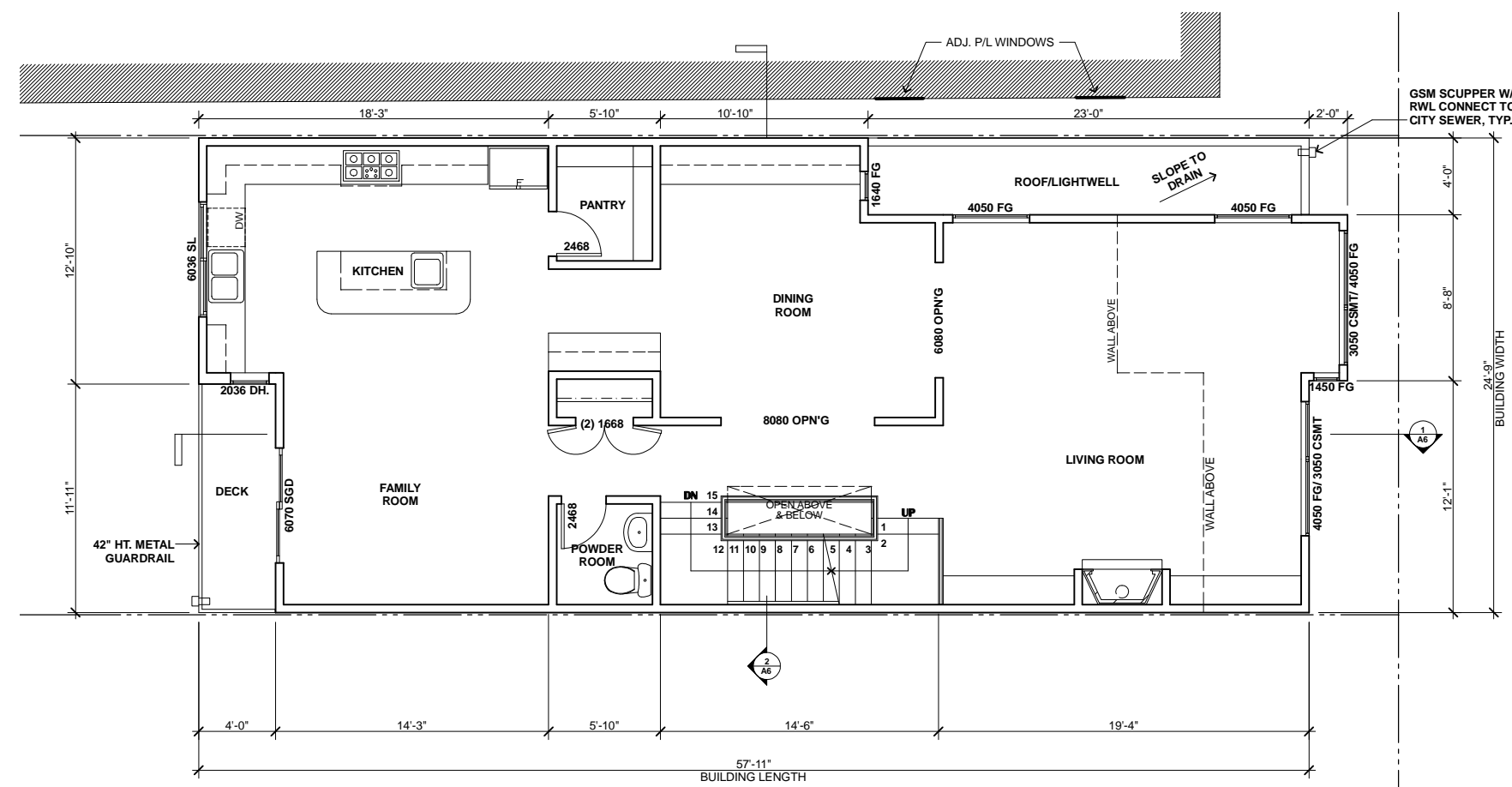
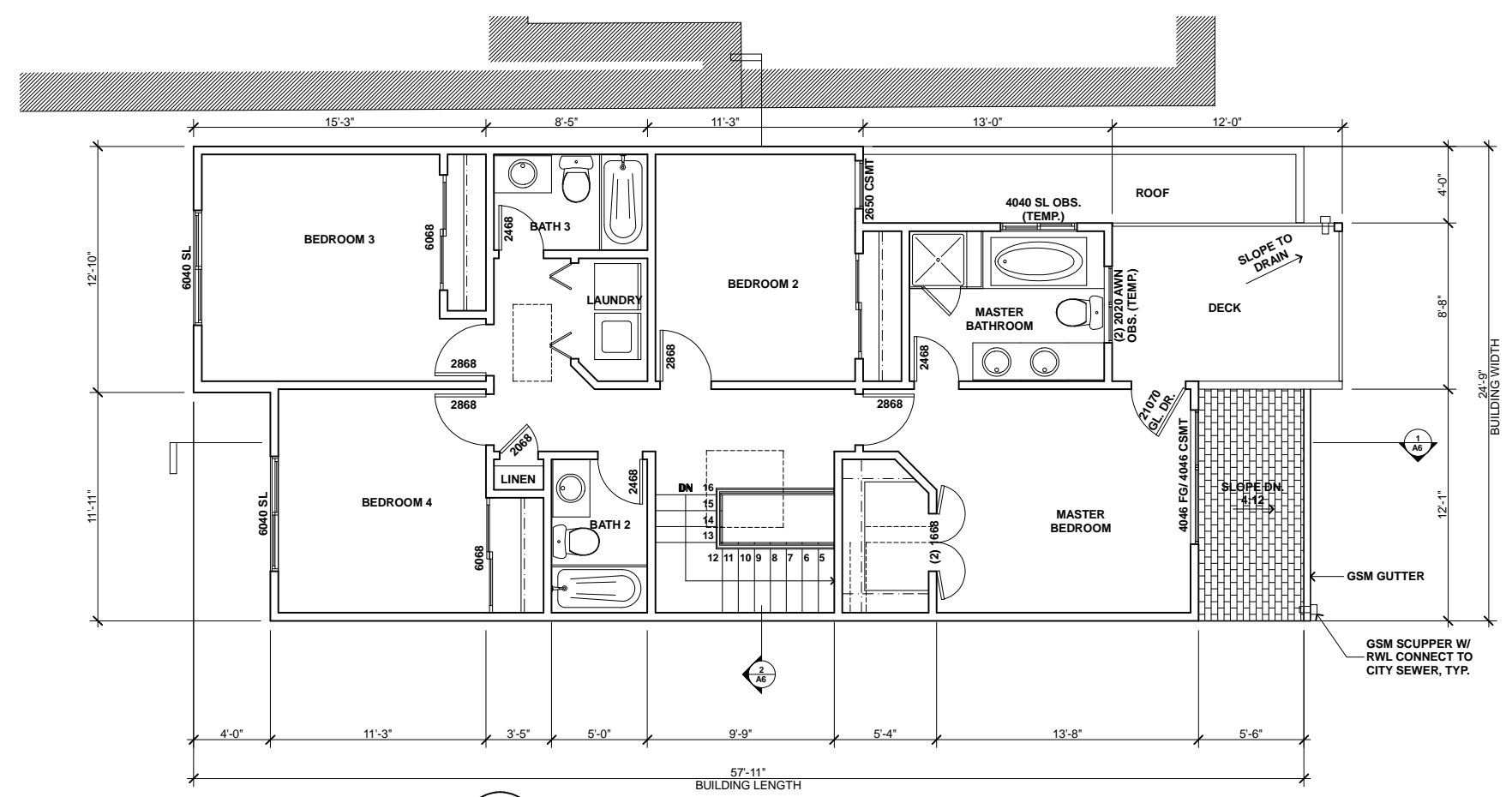


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 SAN FRANCISCO, CA 94112 FAX 415-662-8720
 www.gynab.com

SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112

2ND & 3RD FLOOR PLANS

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**
 Sheet

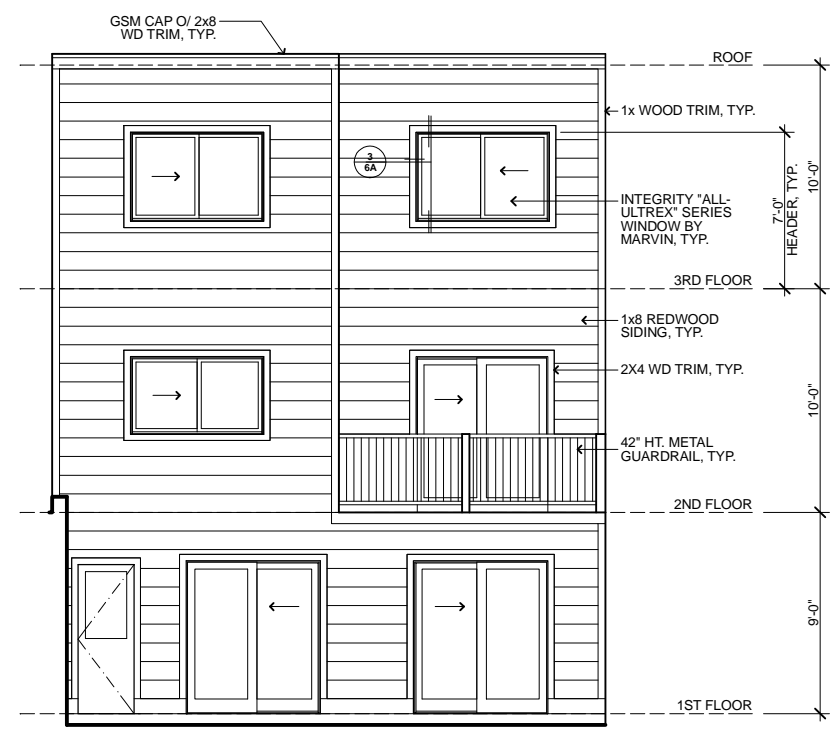


REVISIONS	BY
1-26-09	JS
REV #1	JS
2-26-09	JS
REV #2	JS
5-13-09	EC
CPC HEARING	

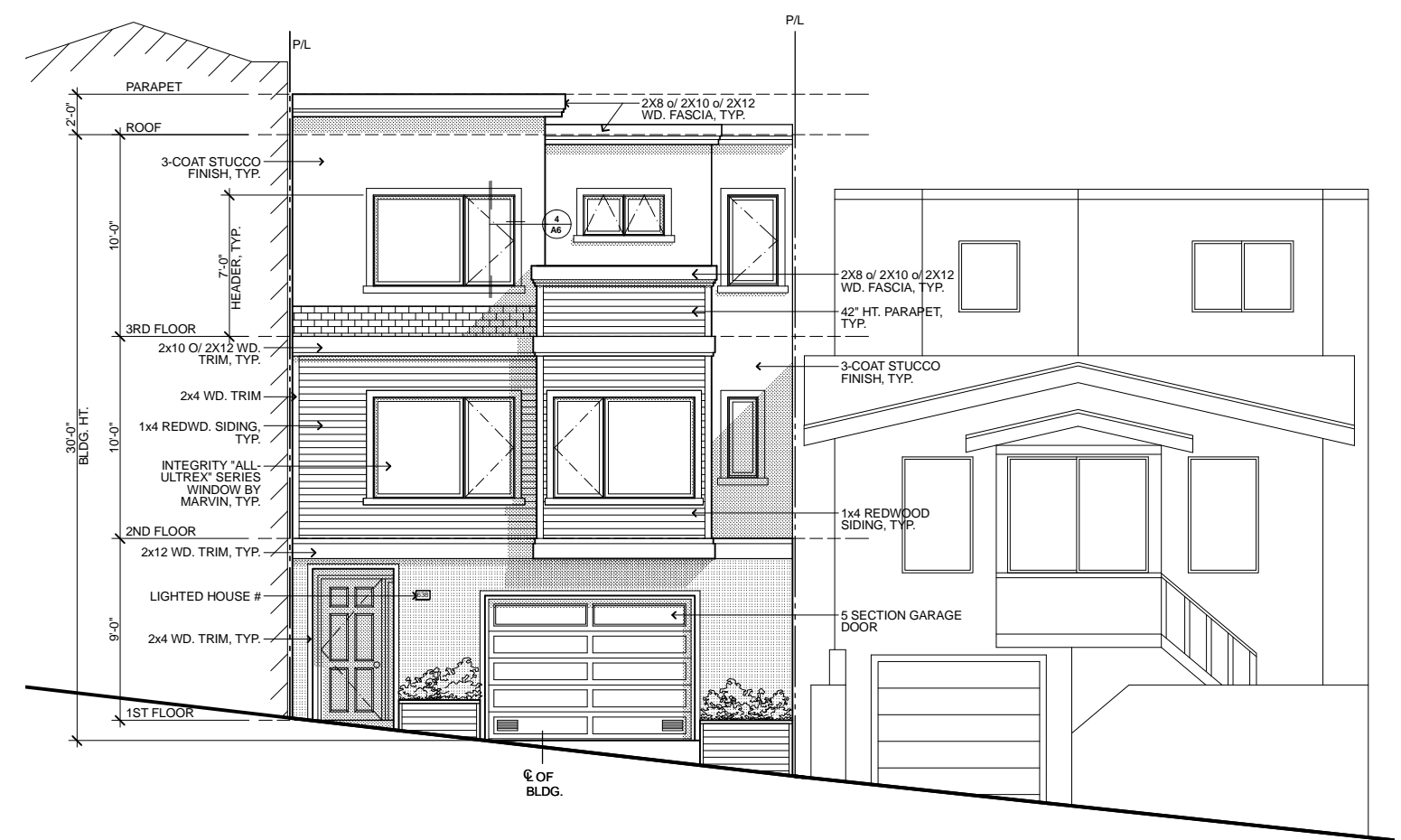


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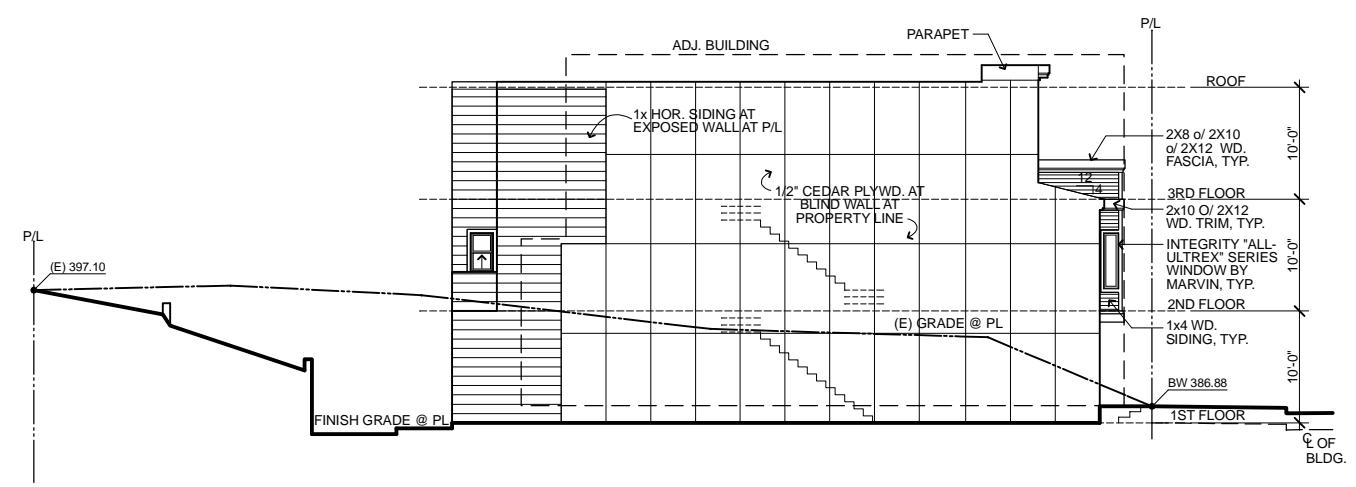
SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112



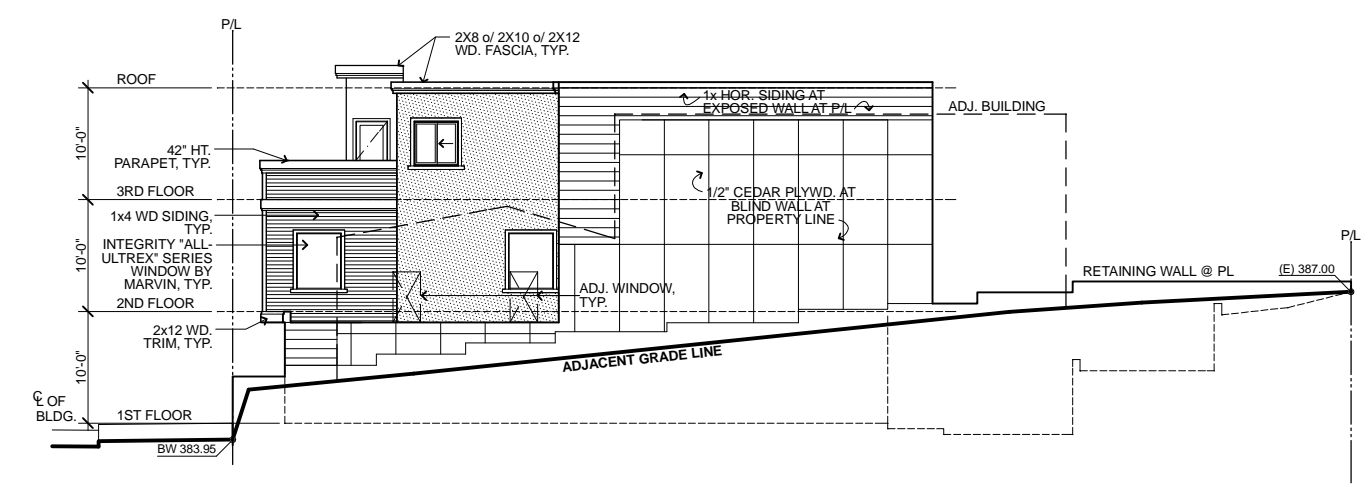
REAR ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

ELEVATIONS

Date	11/14/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-09 CPC HEARING	EC

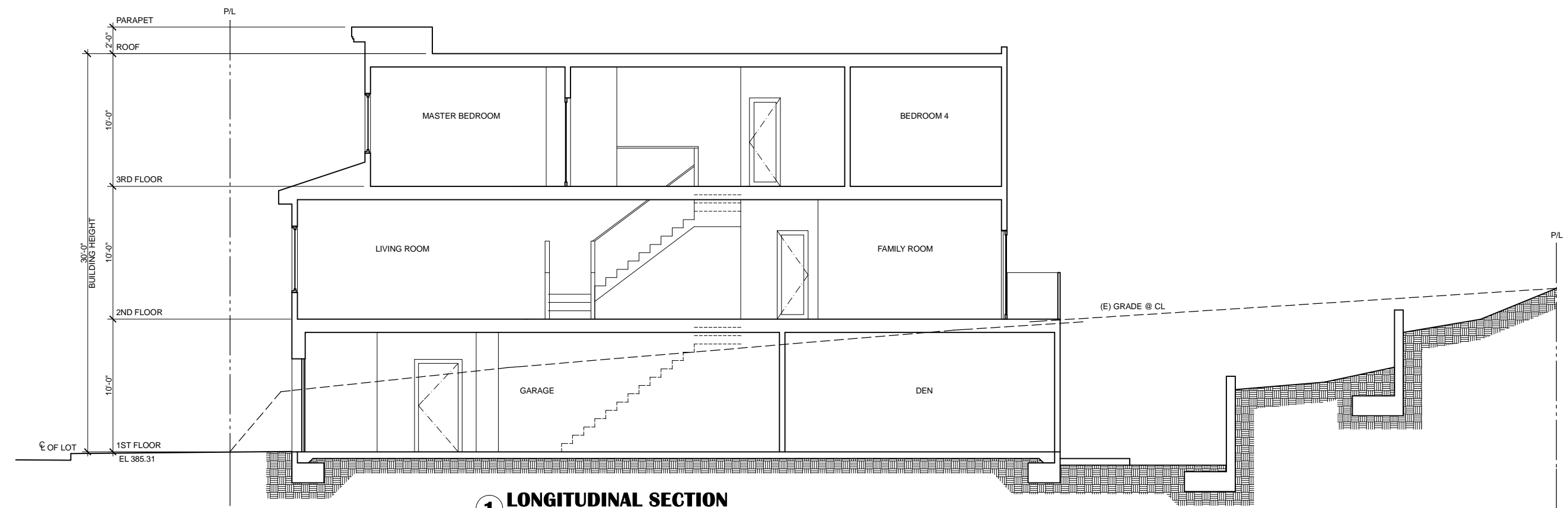


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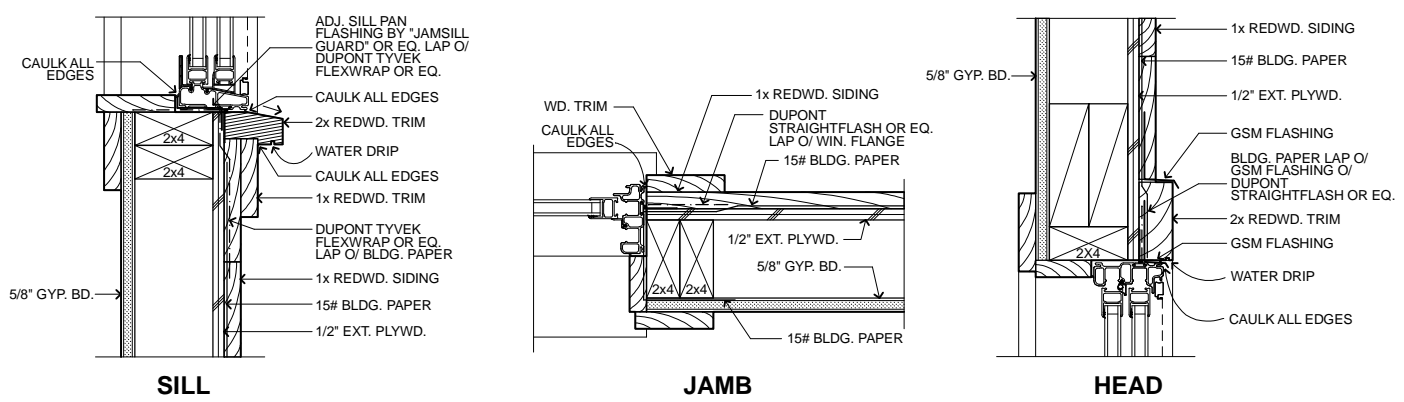
SINGLE FAMILY DWELLING
638 PLYMOUTH AVE.
BLOCK 7076 / LOT 14
SAN FRANCISCO, CA 94112

BUILDING SECTIONS & WINDOW DETAILS

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

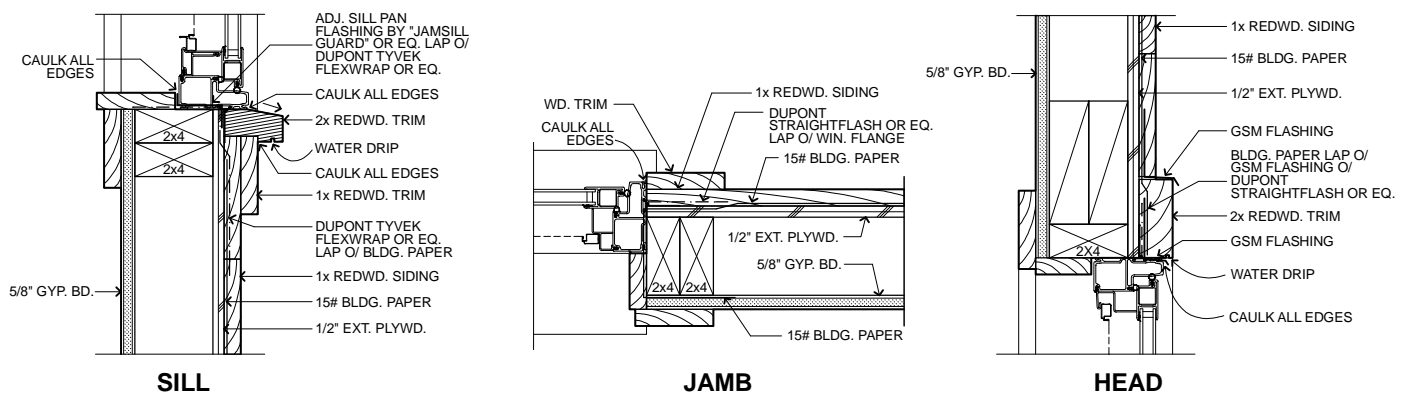


1 LONGITUDINAL SECTION
1/4" = 1'-0"



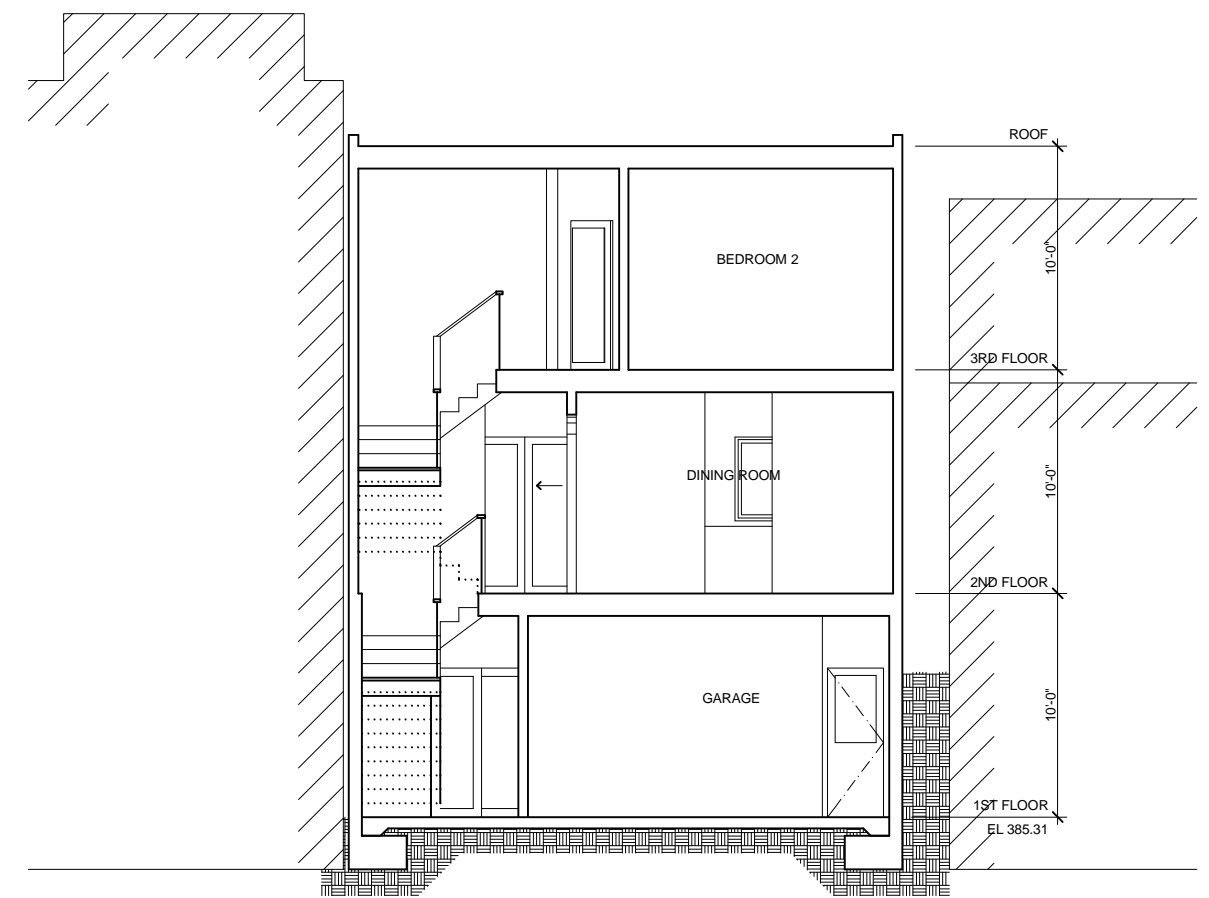
3 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



4 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



2 CROSS SECTION
1/4" = 1'-0"

City and County of San Francisco
Department of Building Inspection



Gavin Newsom, Mayor
Isam Hasenin, P.E., C.B.O., Director

**REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION**

DATE SUBMITTED: **2/26/09** [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # **2007-10-18-5823**

Property Address: **668 Plymouth Ave**

Block and Lot: **7067 / 14** Occupancy Group: **R-3** Type of Construction: **V-B** No. of Stories: **3**

Describe Use of Building: **New single-family dwelling.**

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 88.108.7; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections) _____

2001 SFBC, per original application date

Proposed Modification or Alternate _____

2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6133 - FAX (415) 558-6041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: **Plymouth Development, LLC** **Gabriel Y. Ng, AIA**
Signature: _____
Telephone: **415-661-7940** **415-682-8080**



PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove

Plan Reviewer: _____ Date: _____

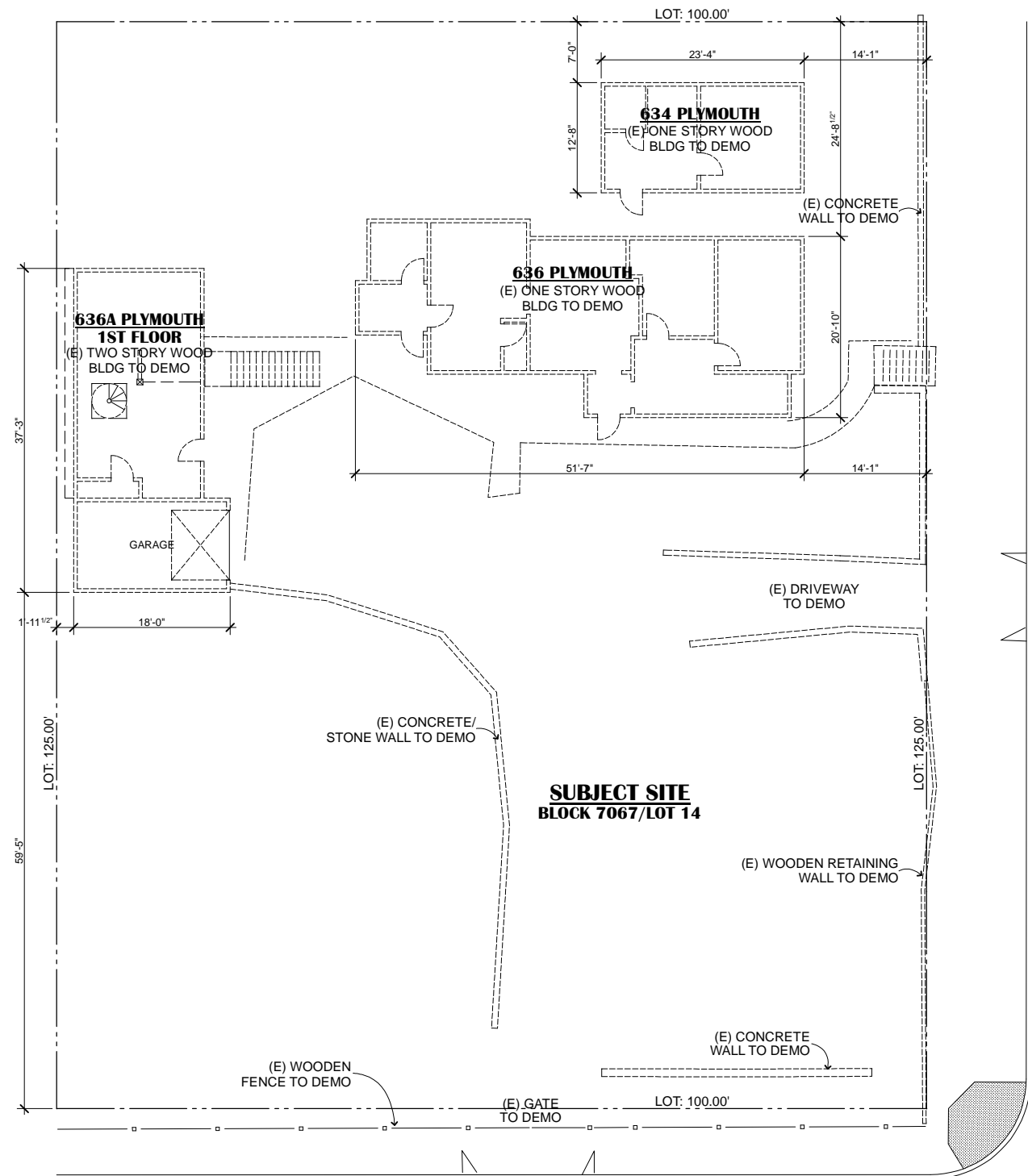
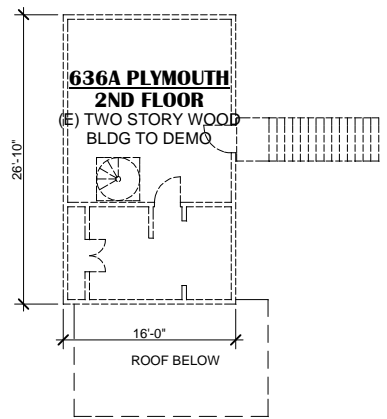
Group Leader/ Plan Review Manager _____ Date: _____

for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL OR OTHER COMMENTS:

P:\Admin Bulletin\05 2007 Local Equivalency.doc

rev 6-6-2008



DEMOLITION PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

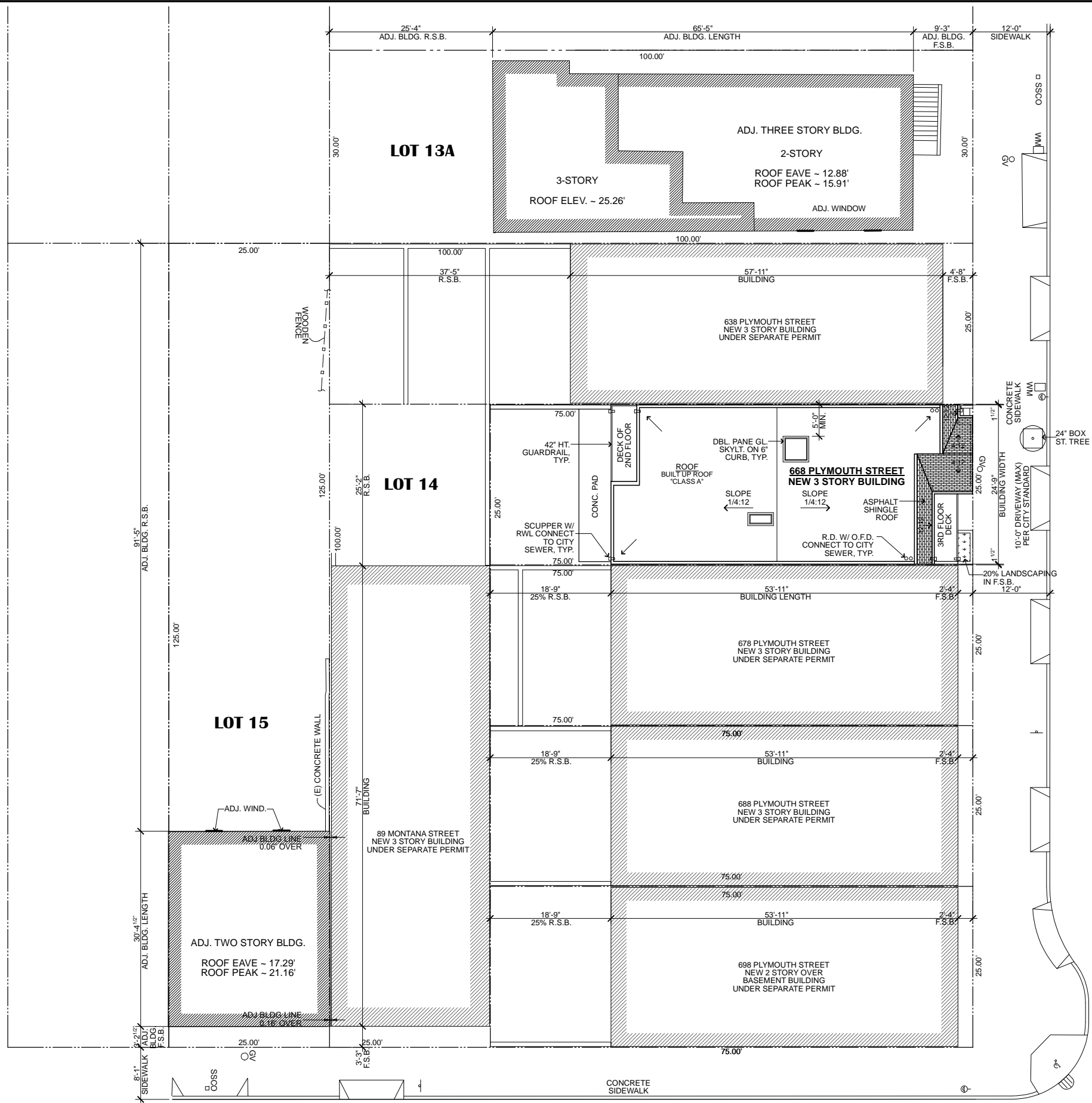
GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE - PLANNING - INTERIORS
13609 AVENUE SHIRE 210 415-682-8080
SAN FRANCISCO, CA 94122 FAX 682-8770
www.gngaiac.com

**SINGLE FAMILY DWELLING
668 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112**

DEMOLITION PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-0.1
Of 8 Sheets



MONTANA STREET
60' WIDE



SITE/ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

PLYMOUTH AVENUE
60' WIDE

REVISIONS	BY
1-26-09 REV #1	J8
2-26-09 REV #2	J8
5-13-10 CPC HEARING	EC

GABRIEL Y. NG & ASSOCIATES
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SAN FRANCISCO, CA 94122 FAX 682-9720
www.gynai.com

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SITE/ROOF PLAN

Date	11/14/06
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A-1
Of 8 Sheets

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5-13-10 CPC HEARING	EC



GABRIEL Y. NG & ASSOCIATES
 ARCHITECTURE - PLANNING - INTERIORS
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SINGLE FAMILY DWELLING
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BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

GRADING PLAN

Date	11/14/06
Scale	AS NOTED
Drawn	J8
Job	060706
Sheet	

A-2
 Of 8 Sheets



December 05, 2006

Mr. Yan Yan Chew, Manager
 Major Plan Check Division
 Department of Building Inspection
 1660 Mission Street, 2nd Floor
 San Francisco, CA 94103

Re: 83 Montana Street, 638, 668, 678, 688 & 698 Plymouth Avenue
 Block 7535, Lot 102

Subject: Pre-Application Meeting Request

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As shown on the attached reduced plans, we are proposing excavation of the whole site for the garage floor including the area beyond the rear building wall to create patios on garage level. Since excavation will take place all at the same time, some buildings will not have *Grade (Adjacent Ground Elevation)* along side property line.

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Attach is a set of reduced plans for your review.

We would appreciate your prompt attention to this request. Thank you.

Sincerely yours,

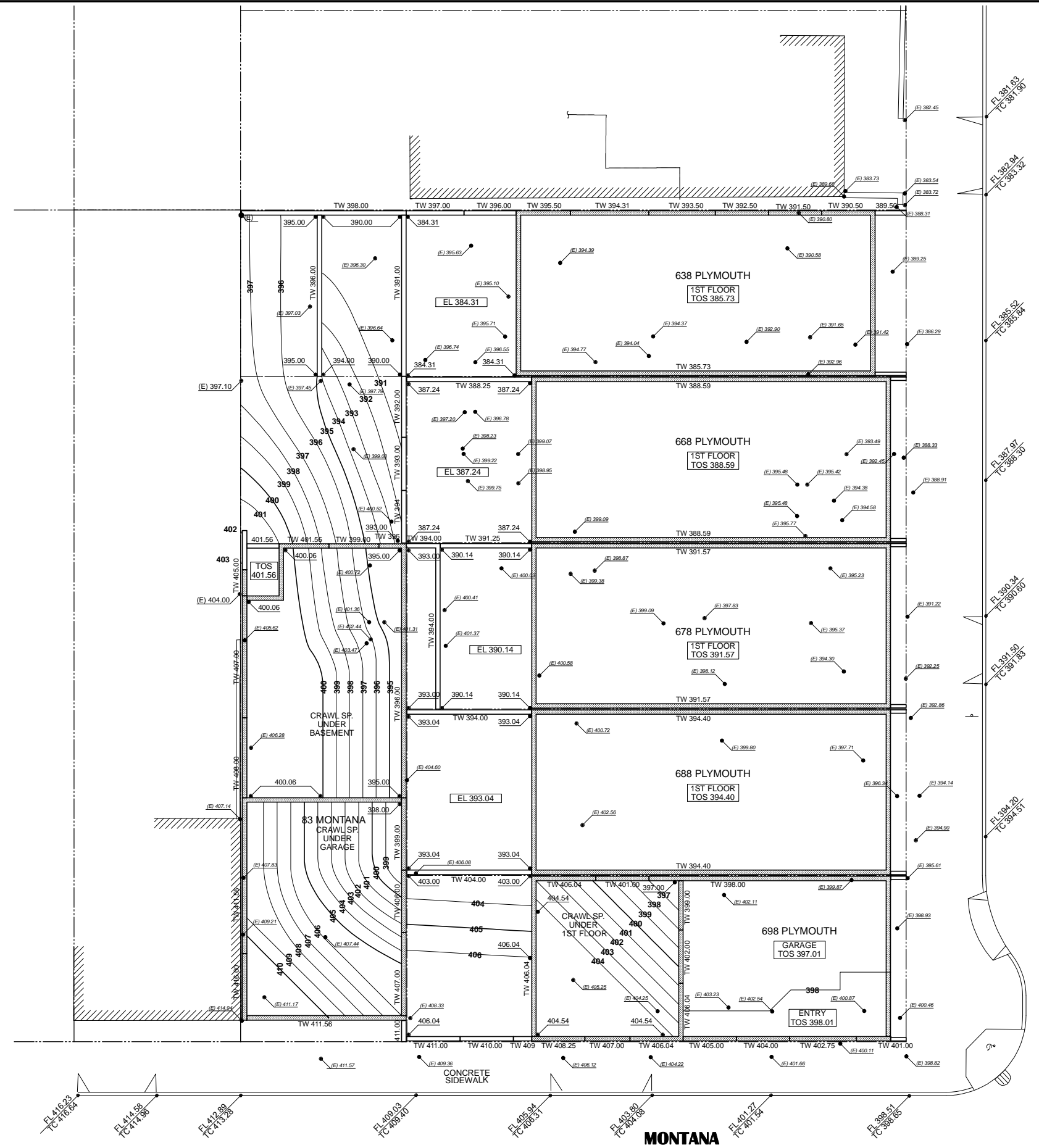
Gabriel Y. Ng, AIA

GNG/me

cc: Bruce Baumann
 Plymouth Development LLC

ARCHITECTURE
 PLANNING
 1375 SUTTER STREET
 SUITE 102
 SAN FRANCISCO
 CALIFORNIA 94109
 www.gynai.com
 FAX 415-683-8823
 415-683-8835

PLYMOUTH



	RET. WALL
	FOUNDATION/ RET. WALL
	TW 401.56
	406
	390.14
	(E) 399.87
	TOS 397.04

GRADING PLAN LEGEND
 1/8" = 1'-0"



GRADING PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

MONTANA

REVISIONS	BY
1-26-09 REV #1	J8
2-26-09 REV #2	J8
5-13-10 CPC HEARING	EC

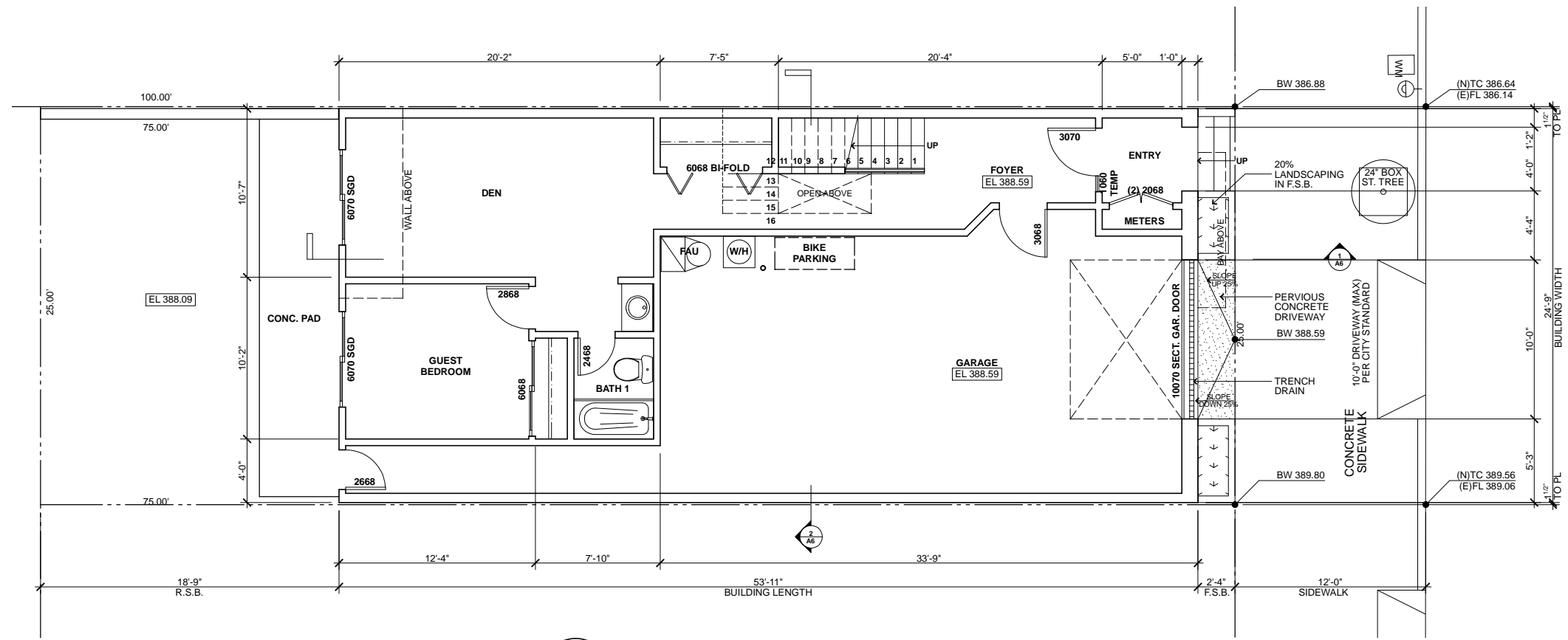


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415-682-8060
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www.gynai.com

SINGLE FAMILY DWELLING
668 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

1ST FLOOR PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **J8**
Job **060706**
Sheet



1ST FLOOR PLAN

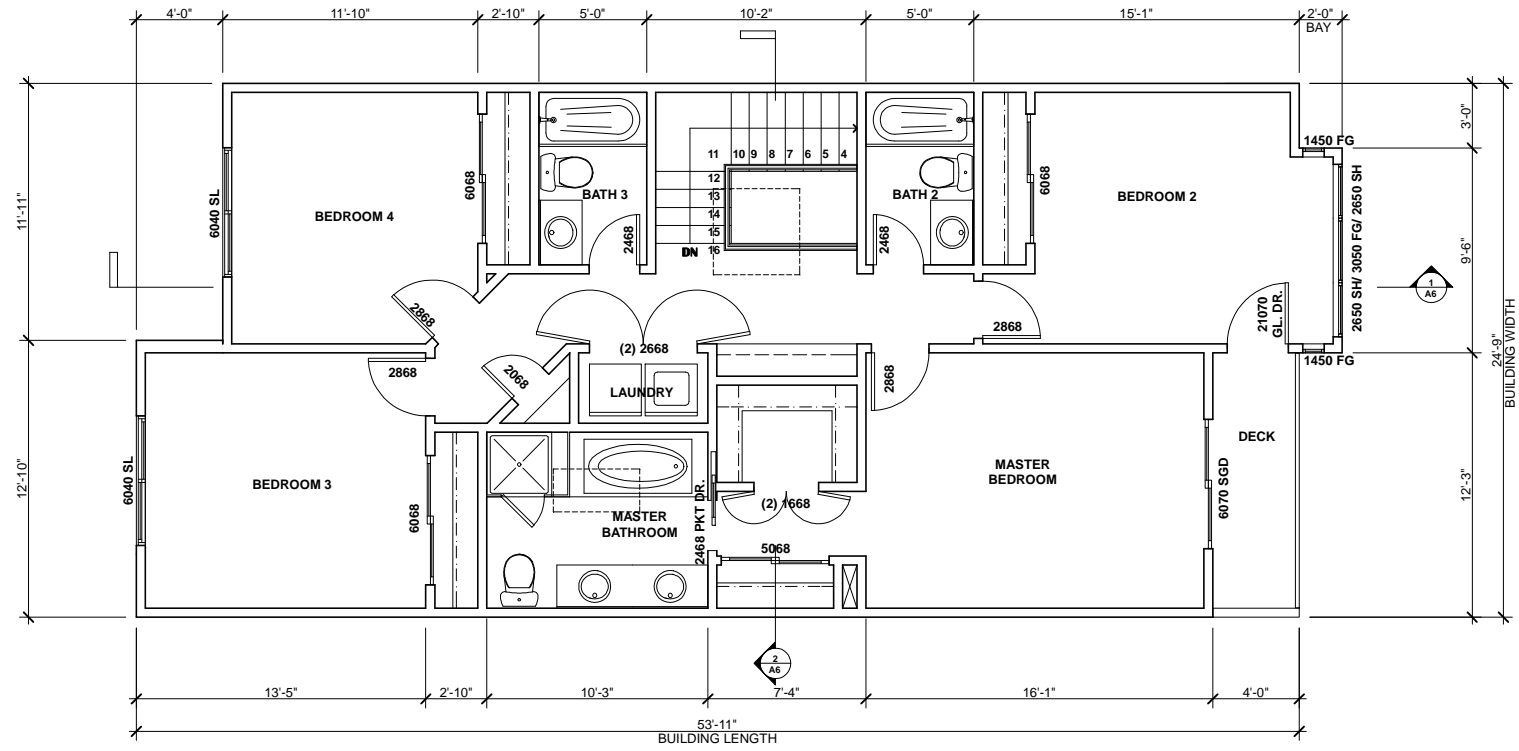
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"
668 Plymouth

Area Calculation (in Square Feet):

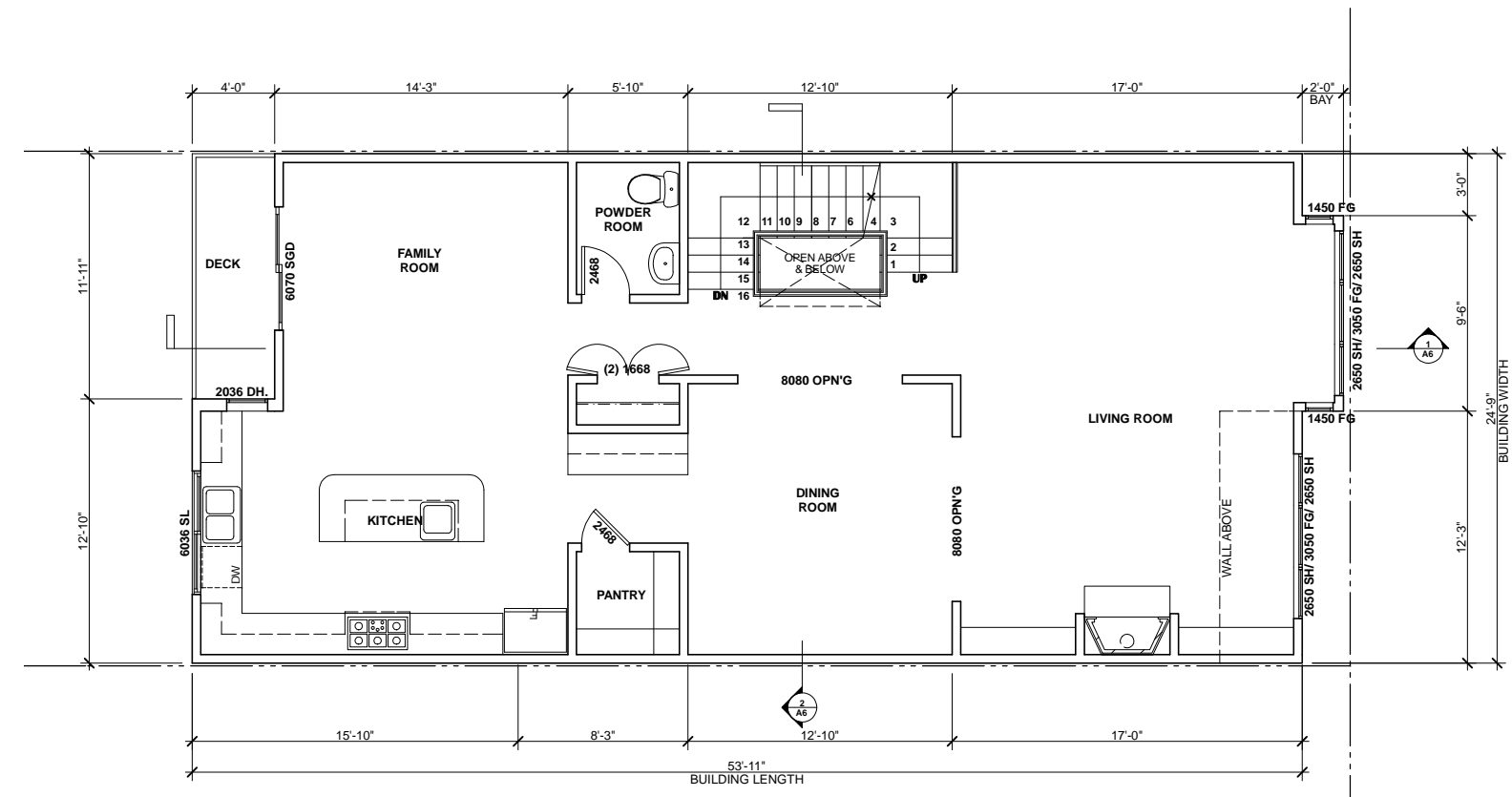
	Living	Garage	Total
3rd Floor	1235.5		1235.5
2nd Floor	1282		1282
1st Floor	612	647	1259
Total	3129.5	647	3776.5

Total Living Area= 3129.5 S.F.
Total Garage Area= 647 S.F.

PLYMOUTH AVENUE
60' WIDE




North
3RD FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



North
2ND FLOOR PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
1-26-09	J8
REV #1	J8
2-26-09	J8
REV #2	J8
5-13-10	EC
CPC HEARING	EC

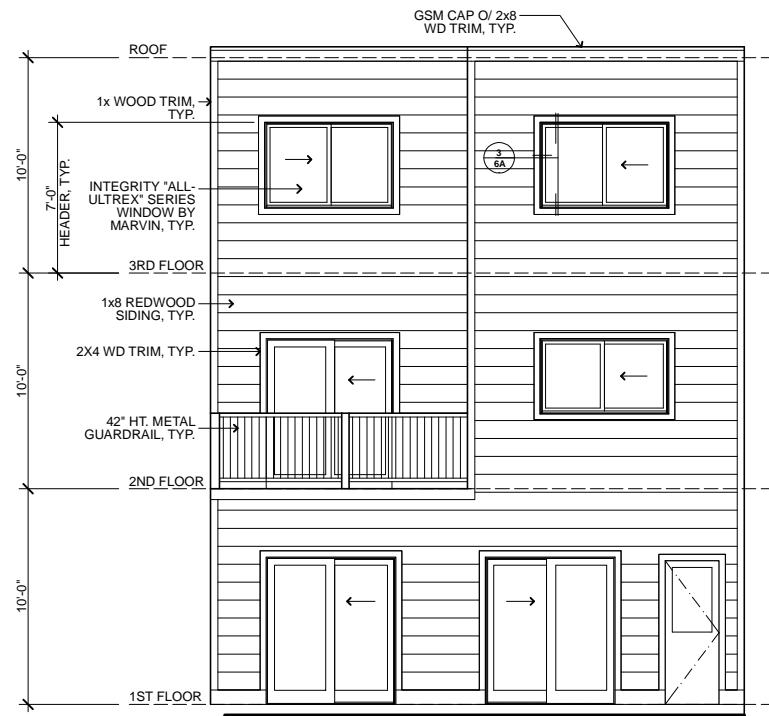


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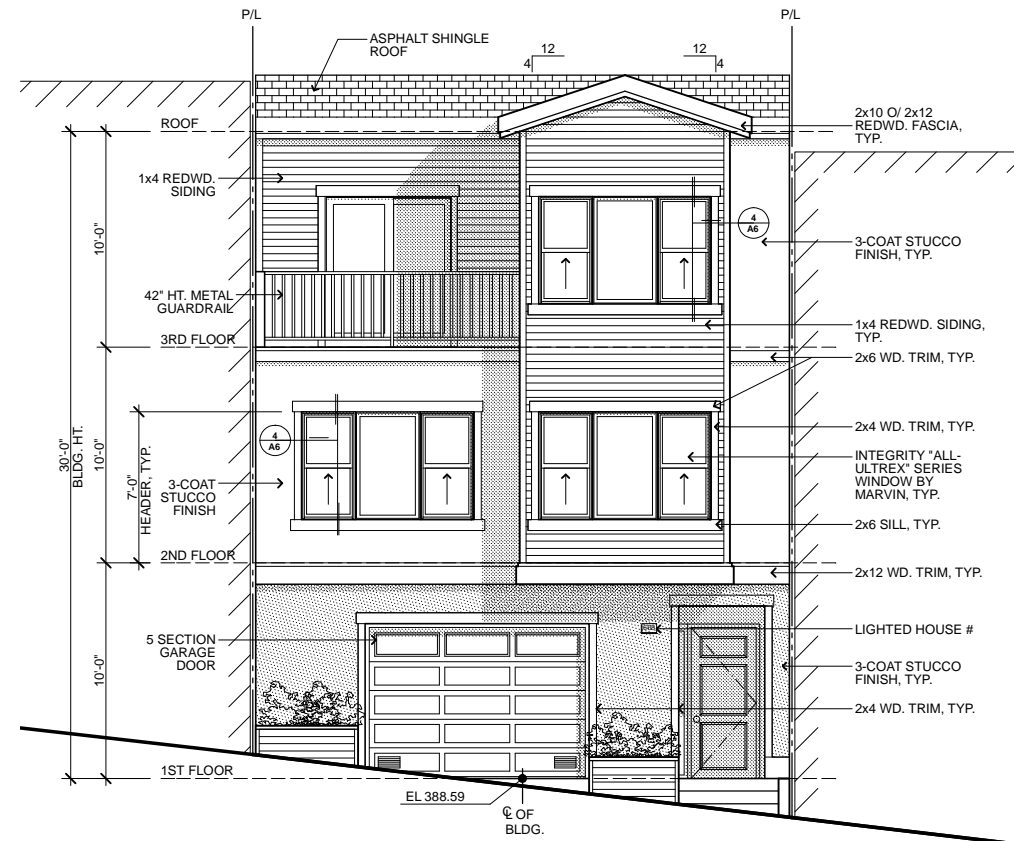
2ND & 3RD FLOOR PLANS

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **J8**
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 Sheet



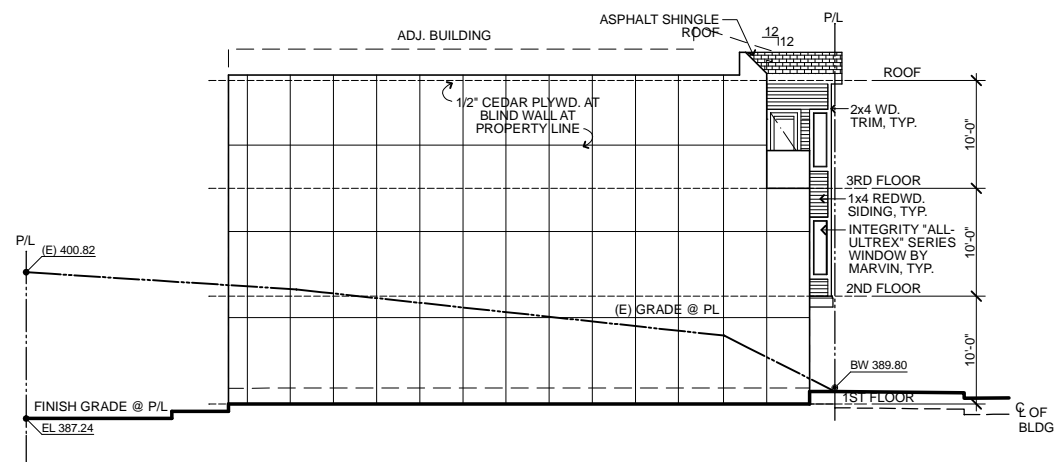
REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



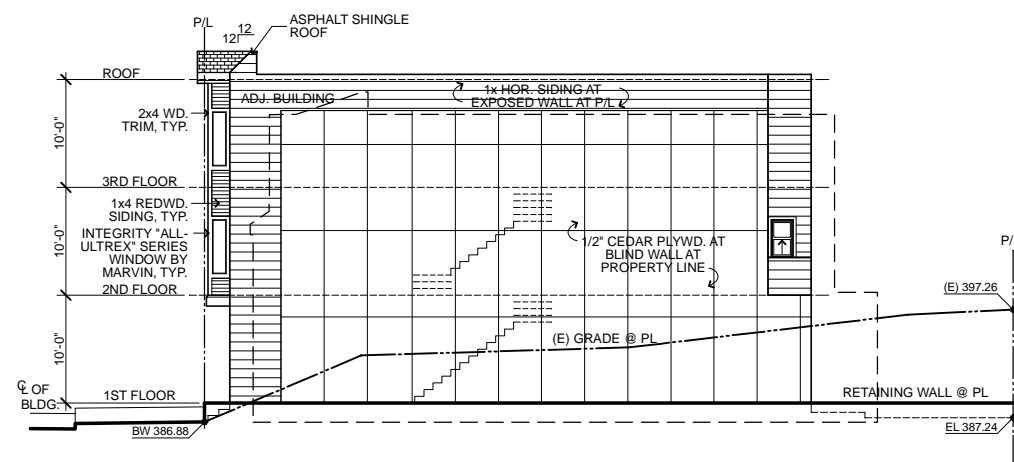
FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
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2-26-09 REV #2	J8
5-13-10 CPC HEARING	EC


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ELEVATIONS

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Scale	AS NOTED
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Sheet	

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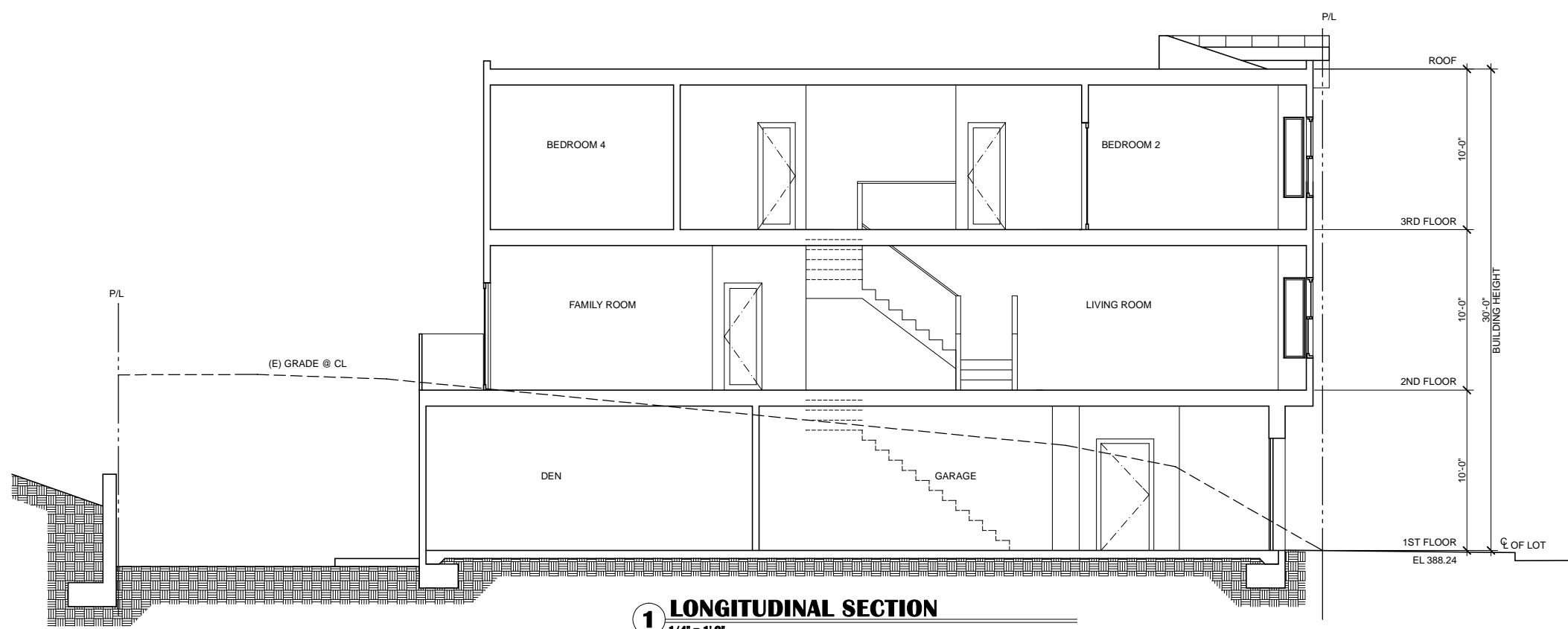


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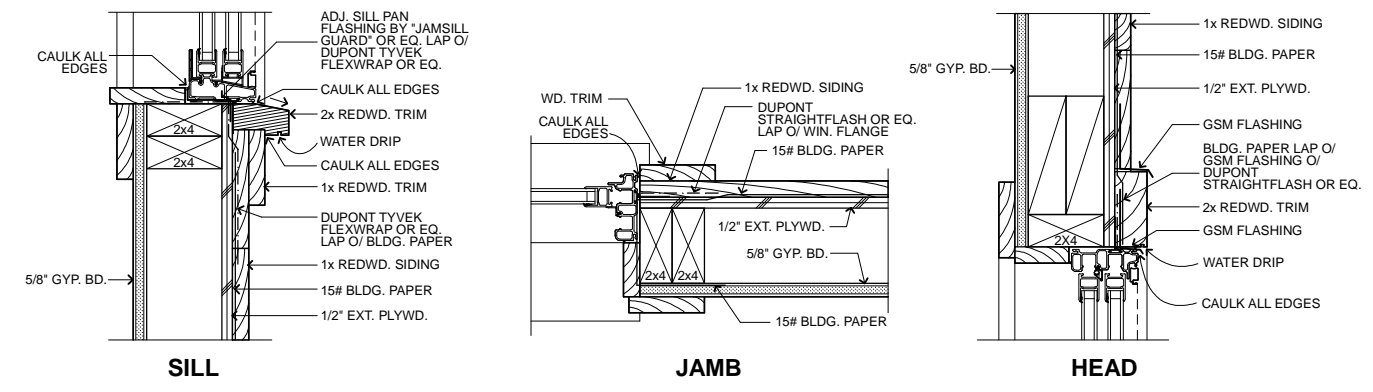
SINGLE FAMILY DWELLING
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BUILDING SECTIONS & WINDOW DETAILS

Date	11/14/06
Scale	AS NOTED
Drawn	J8
Job	060706
Sheet	

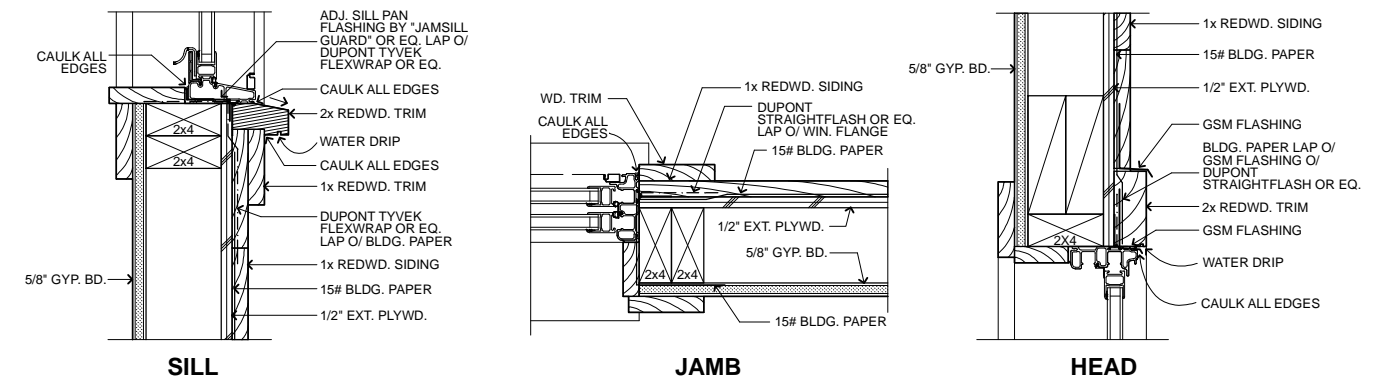


1 LONGITUDINAL SECTION
1/4" = 1'-0"



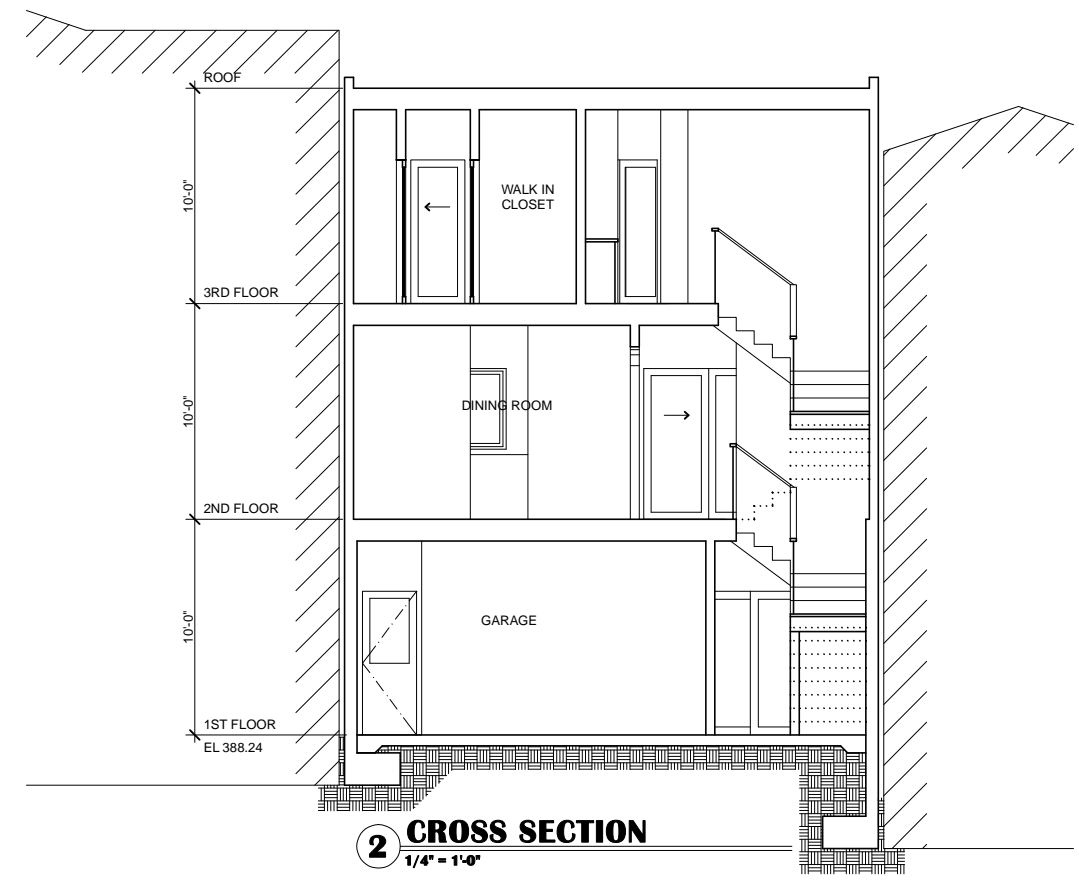
3 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



4 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



2 CROSS SECTION
1/4" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



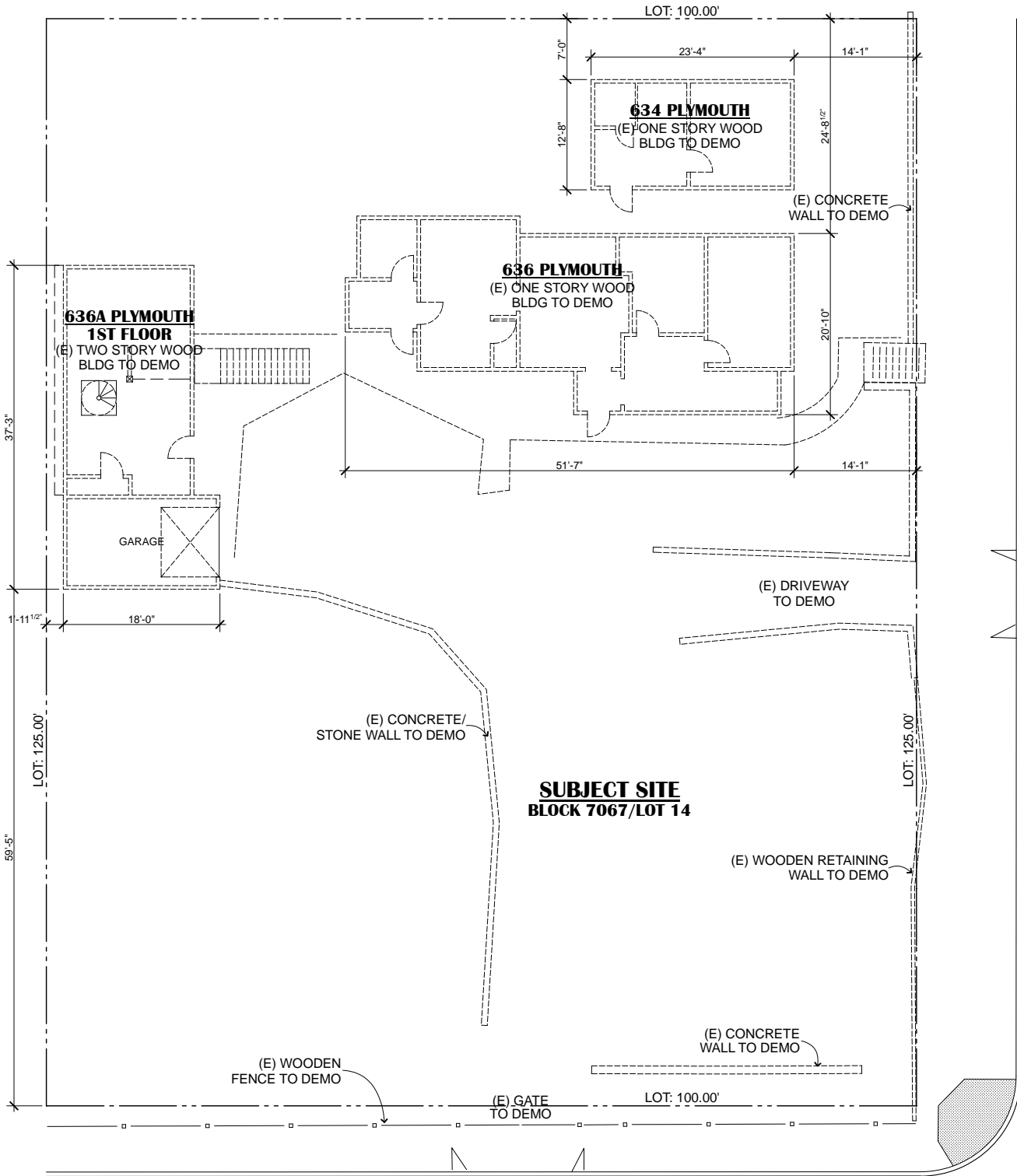
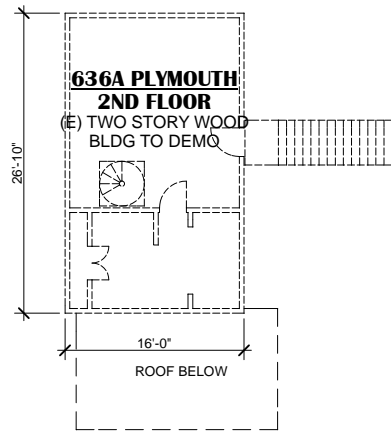
GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1360 9th AVENUE, SUITE 210
SAN FRANCISCO, CA 94112
415-682-8060
415-682-8720
www.gynab.com

SINGLE FAMILY DWELLING
678 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

DEMOLITION PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060708**
Sheet

A-0.1
Of 8 Sheets



City and County of San Francisco
Department of Building Inspection



Gravin Newsom, Mayor
Isam Hasenin, P.E., C.B.O., Director

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED **2/26/09** [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # **2007-10-18-5926**

Property Address: **678 Plymouth Ave**

Block and Lot: **7067 / 14** Occupancy Group: **R-3** Type of Construction: **V-B** No. of Stories: **3**

Describe Use of Building **New single-family dwelling.**

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 80.108.7; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

2001 SFBC, per original application date

Proposed Modification or Alternate

2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1650 Mission Street - San Francisco CA 94103
Office (415) 558-4133 - FAX (415) 558-4041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: **Plymouth Development, LLC** **Gabriel Y. Ng, AIA**
Signature: *[Signature]*
Telephone: **415-661-7940** **415-682-8060**



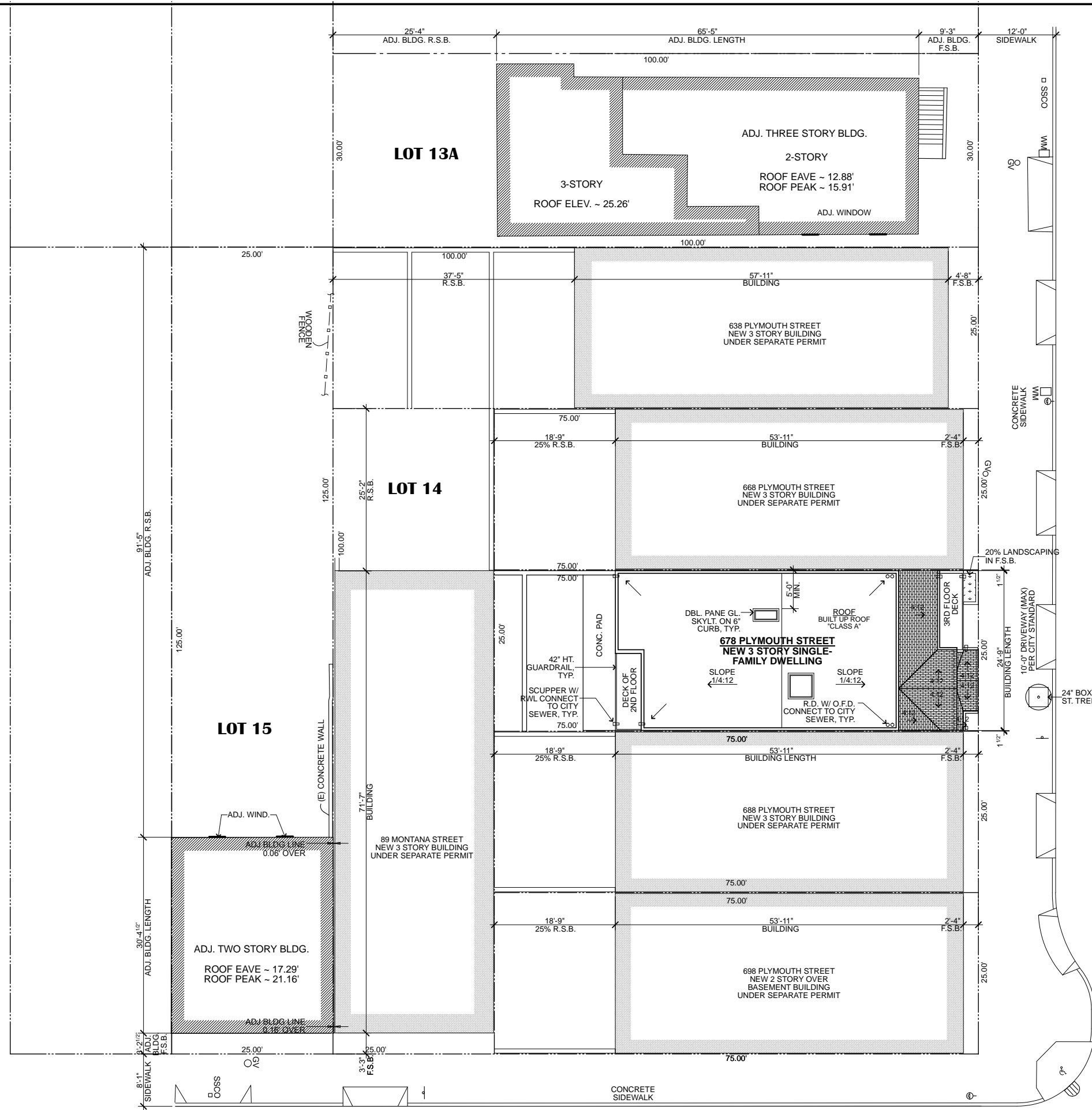
PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
[signed off/dated by:]
Plan Reviewer: _____ Date: _____
Group Leader/ Plan Review Manager: _____ Date: _____
for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS:



DEMOLITION PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



MONTANA STREET
60' WIDE



SITE/ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



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SINGLE FAMILY DWELLING
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SAN FRANCISCO, CA 94112

SITE/ROOF PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-1
Of 8 Sheets

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



December 05, 2006

Mr. Yan Yan Chew, Manager
Major Plan Check Division
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Re: **83 Montana Street, 638, 668, 678, 688 & 698 Plymouth Avenue Block 7535, Lot 102**

Subject: Pre-Application Meeting Request

Dear Mr. Chew:

I am writing to request a Pre-application Meeting for the review and discussion of the above referenced six new single-family dwelling projects.

The proposed six new single-family dwellings (R-3) are all 2-story-over-basement buildings of type 5 – no hour construction situated on one (to be subdivided) lot which is located on the southeast corner of Montana street and Plymouth Street.

The site's general slope averages from 13% to 15% and slopes up from southwest corner to northeast corner. Five buildings with Plymouth Avenue address will be built on up sloping portion, and the building on 83 Montana Street will be built on a down sloping area.

As shown on the attached reduced plans, we are proposing excavation of the whole site for the garage floor including the area beyond the rear building wall to create patios on garage level. Since excavation will take place all at the same time, some buildings will not have **Grade (Adjacent Ground Elevation)** along side property line.

We would like to confirm that an imaginary grade line connecting front and rear property lines' grade at center of lot will be used as **Grade (Adjacent Ground Elevation)** to determine **Basement** definition per **SFBC Sec. 203** and **Story** definition per **SFBC Sec. 220**.

Attach is a set of reduced plans for your review.

We would appreciate your prompt attention to this request. Thank you.

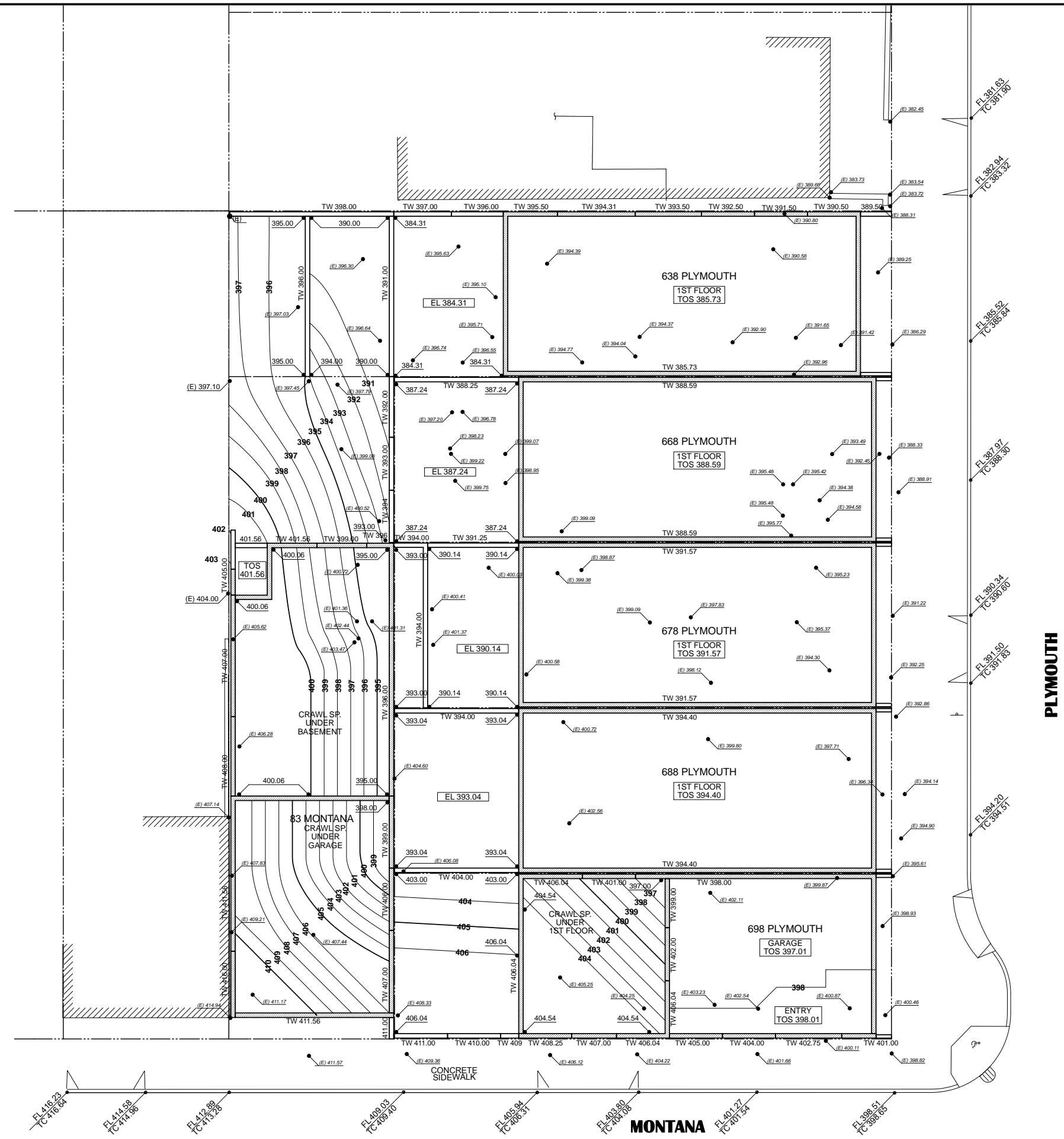
Sincerely yours,

Gabriel Y. Ng, AIA

GNG/me

cc: Bruce Baumann
Plymouth Development LLC

ARCHITECTURE
PLANNING
1376 SUTTER STREET
SUITE 102
SAN FRANCISCO
CALIFORNIA 94109
www.gngpa.com
FAX 415-563-8823
415-563-8825



- RET. WALL
- FOUNDATION/
RET. WALL
- TW 401.56 TOP OF WALL
- 406 FIN. GRADE LINE
- 390.14 FIN. SPOT ELEV.
- (E) 399.87 (E) SPOT ELEV.
TO CHANGE
- TOS 397.04 TOP OF SLAB

GRADING PLAN LEGEND
1/8" = 1'-0"



GRADING PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

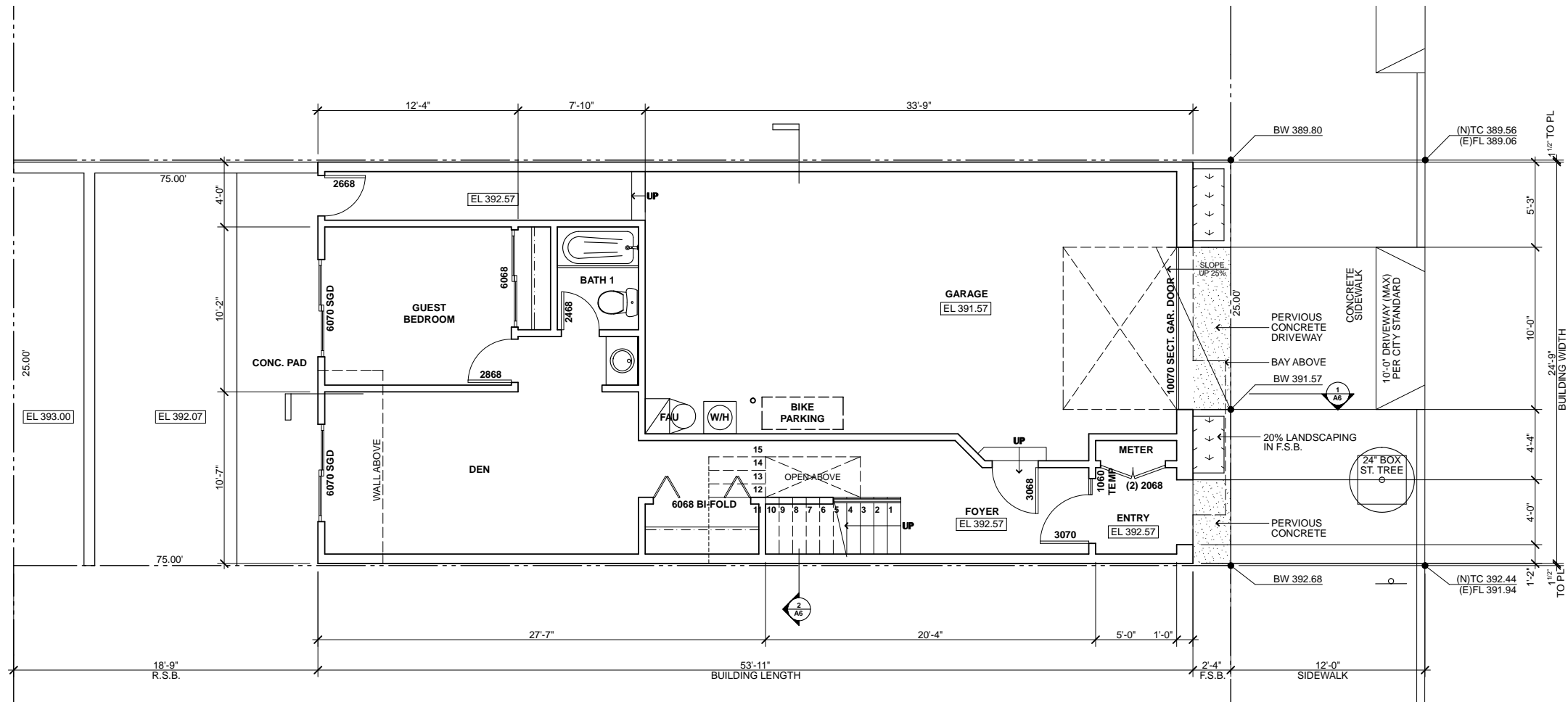
**SINGLE FAMILY DWELLING
678 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112**

GRADING PLAN

Date	11/14/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	

A-2
Of 8 Sheets

1710



1ST FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

678 Plymouth

Area Calculation (In Square Feet):

	Living	Garage	Total
3rd Floor	1199.5		1199.5
2nd Floor	1291		1291
1st Floor	612	647	1259
Total	3102.5	647	3749.5

Total Living Area= 3102.5 S.F.

Total Garage Area= 647 S.F.

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



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BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

1ST FLOOR PLAN

Date **11/14/06**

Scale **AS NOTED**

Drawn **JS**

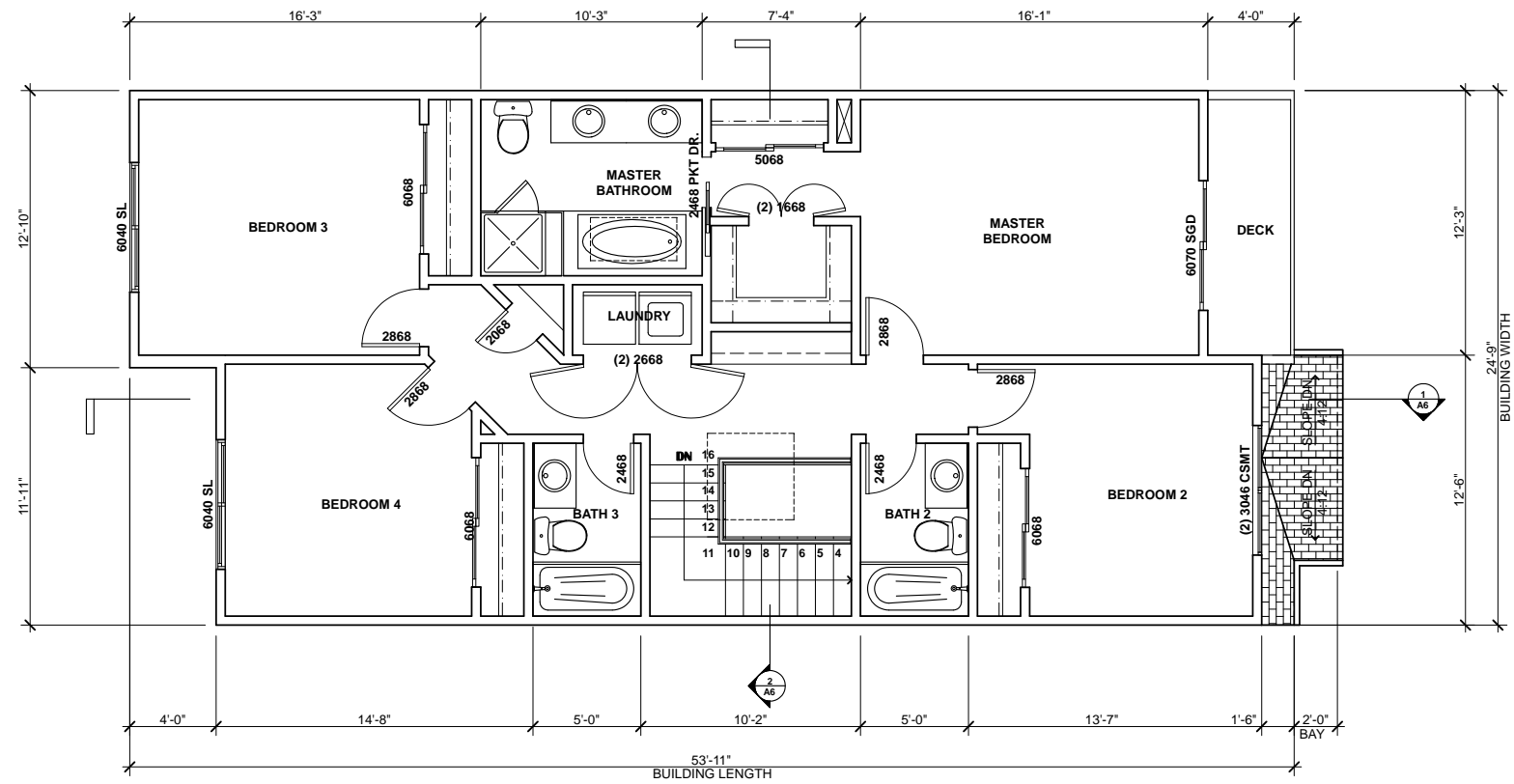
Job **060708**

Sheet

A-3

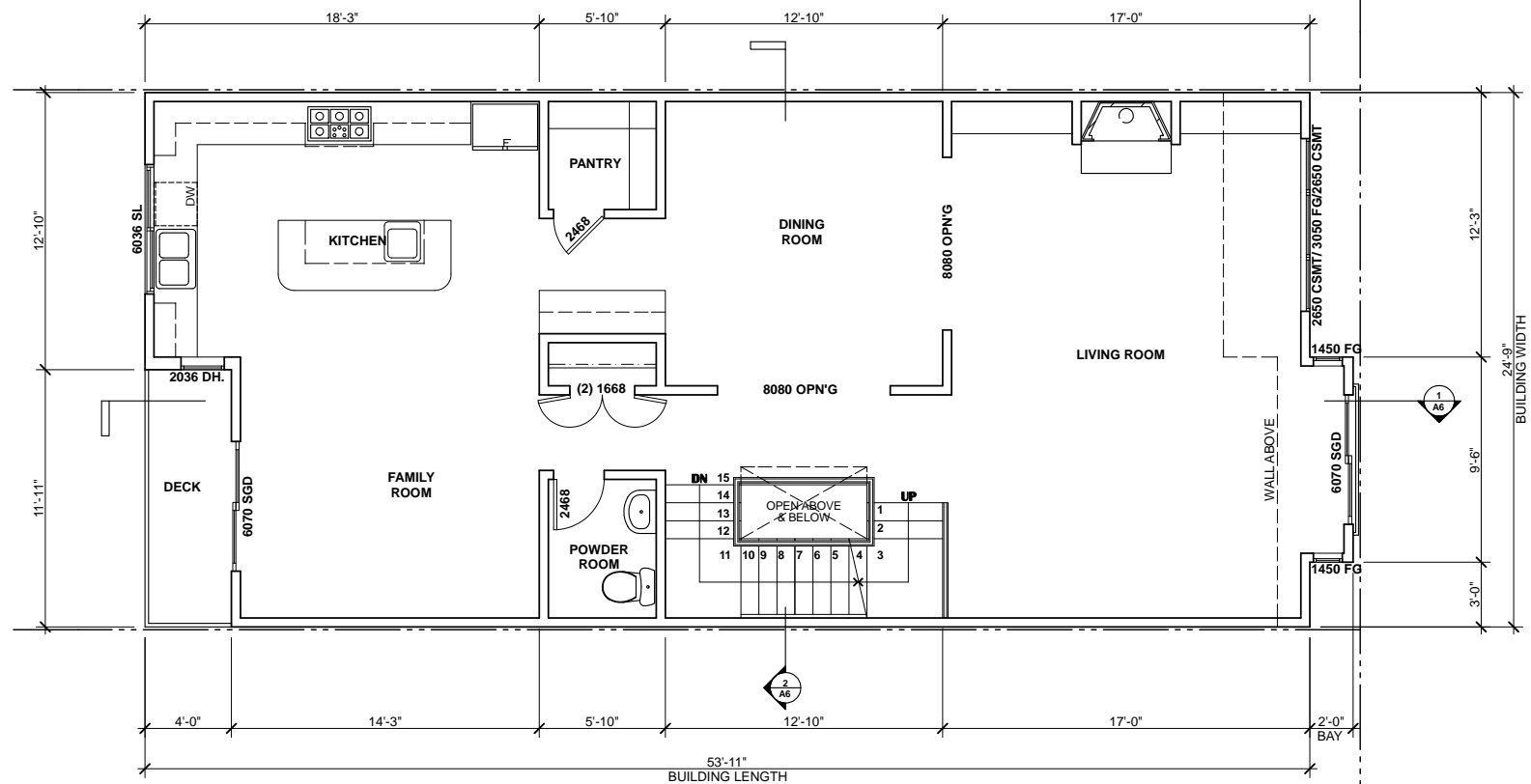
Of 8 Sheets

PLYMOUTH AVENUE
60' WIDE



3RD FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
1-26-09	JS
REV #1	JS
2-26-09	JS
REV #2	JS
5-13-10	EC
CPC HEARING	EC



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SINGLE FAMILY DWELLING
678 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

2ND & 3RD FLOOR PLANS

Date **11/14/06**

Scale **AS NOTED**

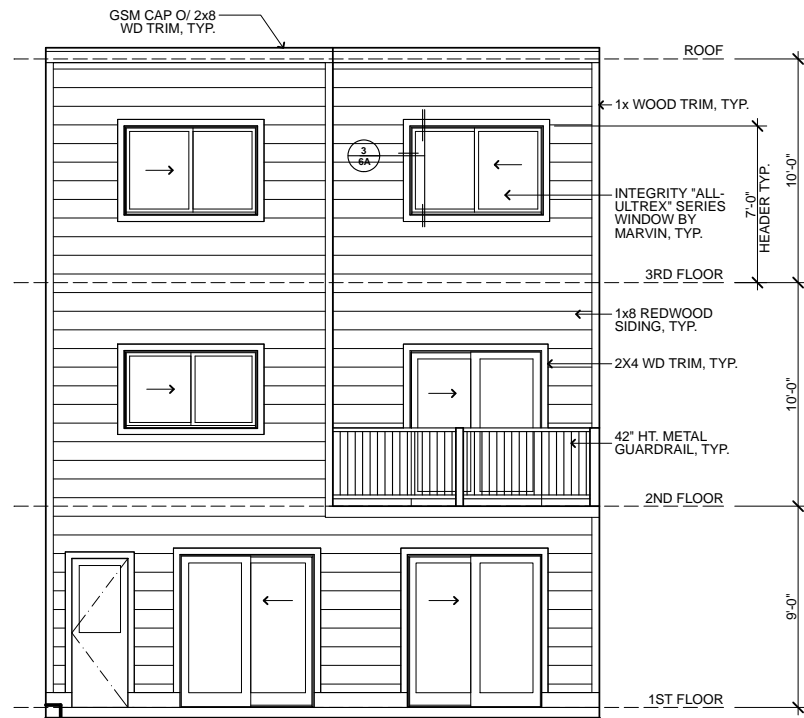
Drawn **JS**

Job **060706**

Sheet

A-4

Of 8 Sheets



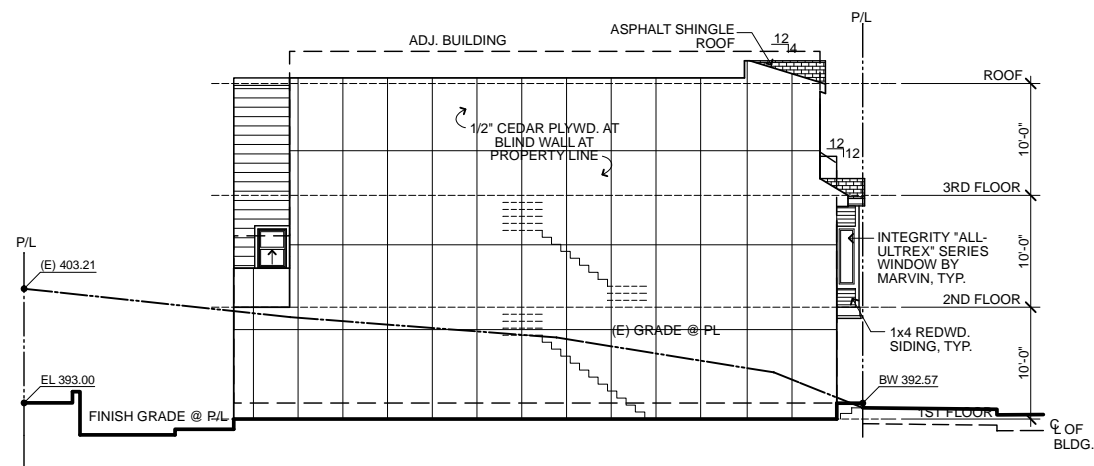
REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



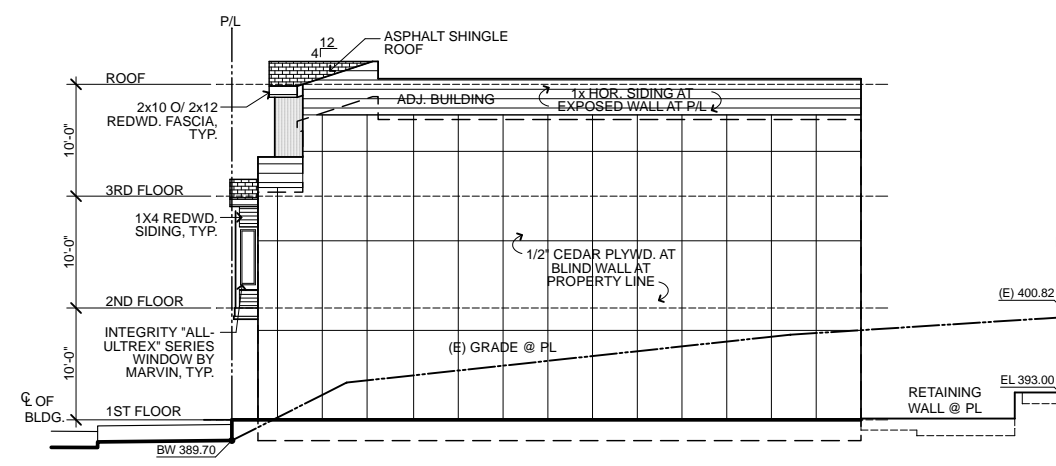
FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09	JS
REV #1	
2-26-09	JS
REV #2	
5-13-10	EC
CPC HEARING	



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678 PLYMOUTH AVE.
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SAN FRANCISCO, CA 94112

ELEVATIONS

Date **11/14/06**

Scale **AS NOTED**

Drawn **JS**

Job **060706**

Sheet

A-5

Of 8 Sheets

REVISIONS	BY
1-26-09	JS
REV #1	
2-26-09	JS
REV #2	
5-13-10	EC
CPC HEARING	



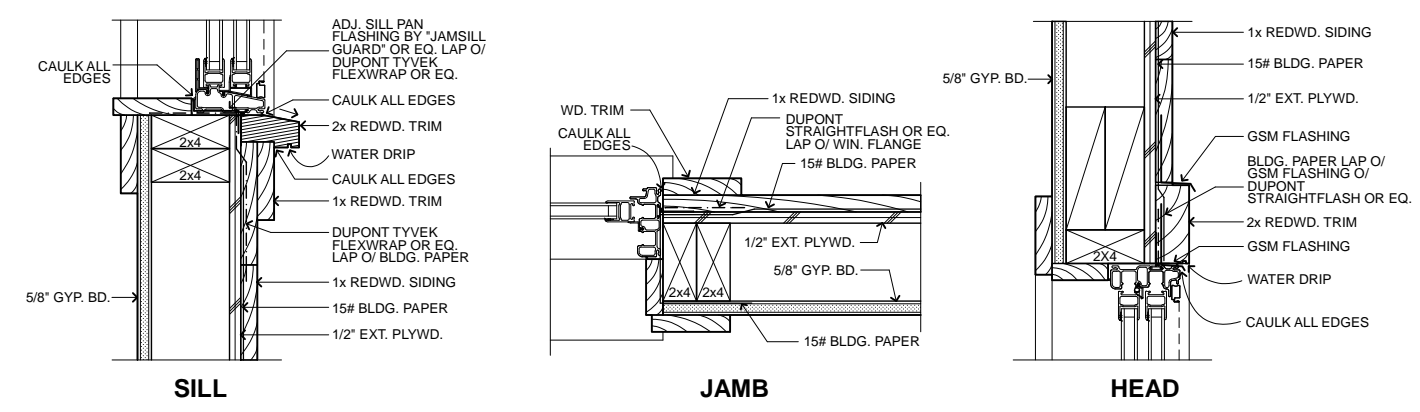
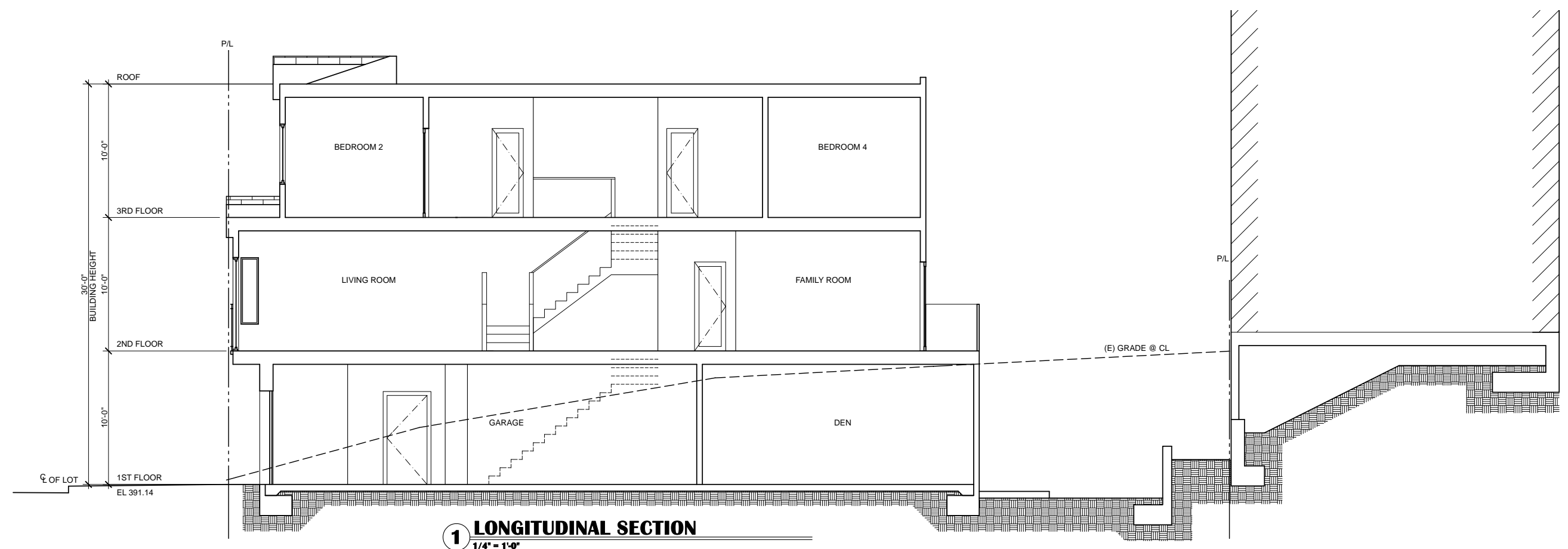
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SINGLE FAMILY DWELLING
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BUILDING SECTIONS & WINDOW DETAILS

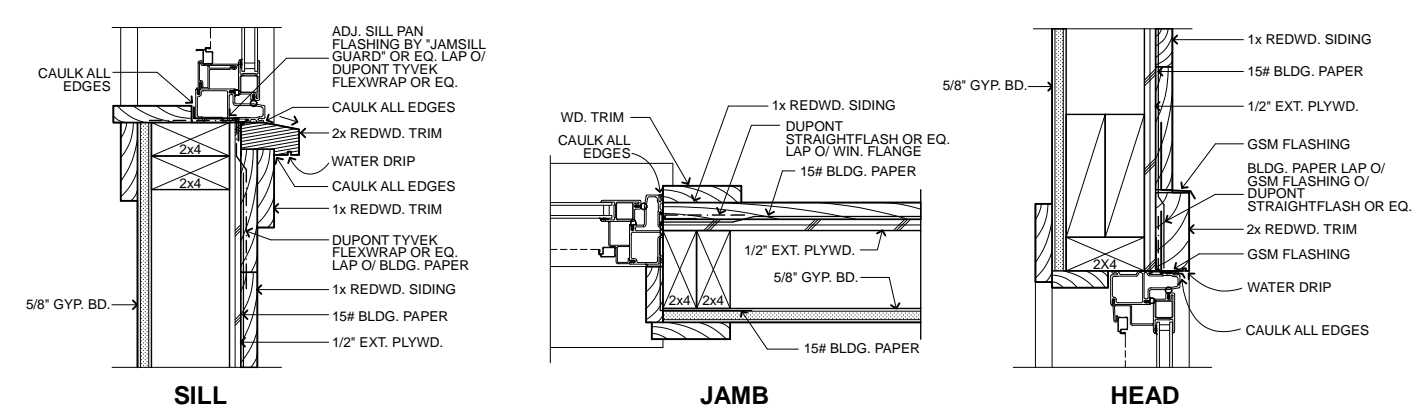
Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**
 Sheet

A-6
 Of 8 Sheets



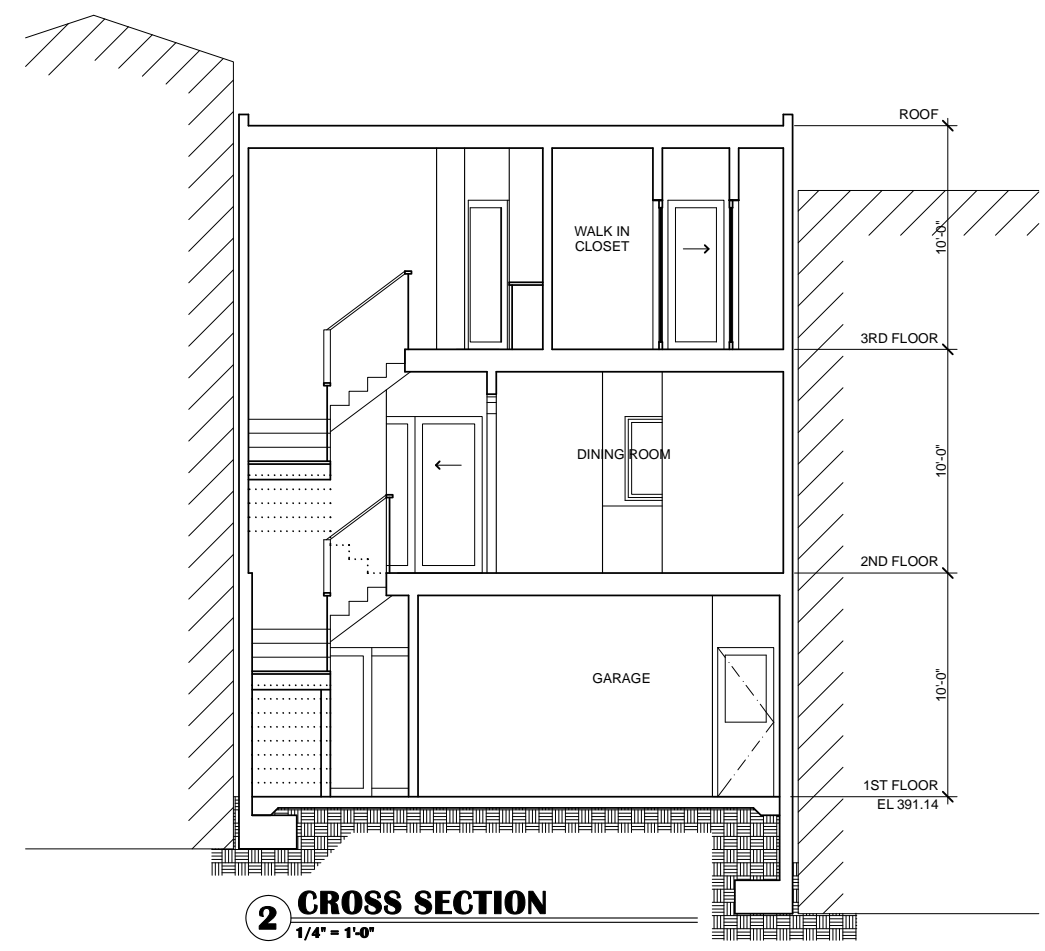
1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
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"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
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"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



SYMBOLS

- Column grid line symbols
Interior elevation number symbols
Section/detail identification symbols
Enlarged plan section or detail reference symbols
Room/space number symbols
Door number hardware group symbols
Window number symbols
New stud wall symbols
New door symbols
Existing condition symbols
Masonry wall symbols
Floor drain symbols
Roof drain symbols
Hose bibb symbols
Sprinkler head symbols
Smoke detector symbols
Thermostat symbols
Cold air return symbols
Heating duct register symbols
Exhaust fan symbols
Telephone outlet symbols
Television outlet symbols
Duplex receptacle symbols
Appliance circuit symbols
Duplex receptacle with one switched outlet symbols
Ground fault insulated duplex receptacle symbols
Switch symbols
Dimmer symbols
Lighting fixture identification tag symbols
H.I.D. or incandescent light fixture symbols
Chandelier symbols
H.I.D. or incandescent light fixture wall mounted symbols
H.I.D. or incandescent wall sconce symbols
Fluorescent fixture symbols
Fluorescent fixture wall mounted symbols
Track light fixture symbols
Natural gas outlet symbols
Hot water heater symbols



PLYMOUTH AVENUE

NOTES :

- UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT.
PROVIDE TEMPERED (SAFETY) GLASS WITH-IN 18" OF FLOOR SECTION 2406.3
PROVIDE SMOKE DETECTOR PER SEC. 907.2.10
ALL FIREPLACE SHALL BE "UL LISTED"
ROOF DRAIN AND OVERFLOW DRAIN AT ROOF OR DECK SHALL CONNECT TO CITY SEWER
ALL LIGHTS SHALL COMPLY WITH 2005 CALIFORNIA TITLE 24 RESIDENTIAL STANDARDS
SKYLIGHT CONSTRUCTION PER SFBC 2610
SEE SOIL REPORT PREPARED BY ___ DATED ___

APPLICABLE CODE AND ORDINANCES:

- 2007 CALIFORNIA BUILDING CODE(CBC), W/ SAN FRANCISCO AMENDMENTS
2005 CALIFORNIA ENERGY CODE - TITLE 24
2007 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS.

ABBREVIATIONS

Table with 4 columns and multiple rows listing abbreviations and their corresponding full names for various building components and materials.

DRAWING INDEX

Table with 2 columns: Drawing ID (A-0 to A-6) and Description (PROJECT DATA, DEMOLITION PLAN, etc.)

PROJECT DATA

Table containing project information: BUILDING PERMIT APPLICATION #, BLOCK/LOT, OCCUPANCY, ZONING, NUMBER OF UNITS, NUMBER OF STORIES, TYPE OF CONSTRUCTION.

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL Y. NG AND ASSOCIATES FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN IN THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS...

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL...

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS...

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

REVISIONS BY table with columns for revision number, description, and date. Includes logo for Gabriel Y. Ng & Associates.

SINGLE FAMILY DWELLING
688 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

PROJECT DATA

Table with project metadata: Date (11/14/06), Scale (AS NOTED), Drawn (JS), Job (060706), Sheet (A-0 of 8).

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



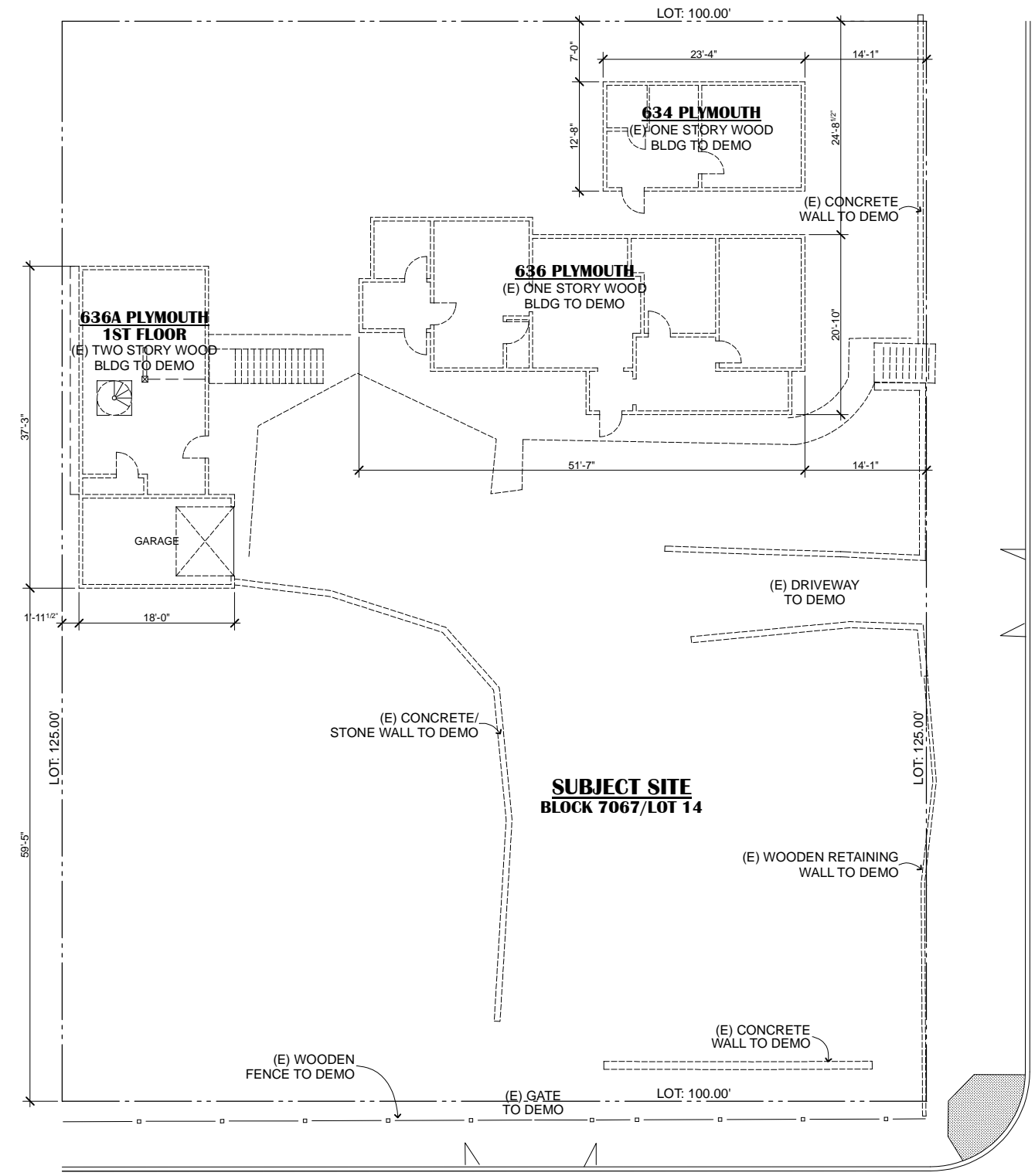
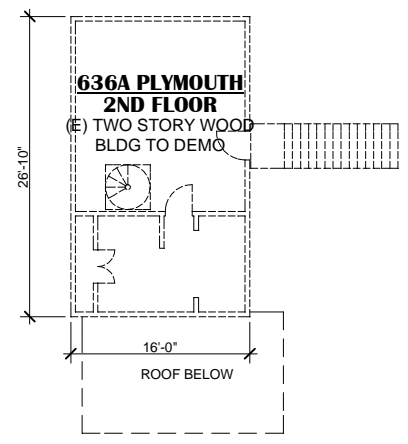
GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
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415-682-8860
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WWW.GYNGROUP.COM

SINGLE FAMILY DWELLING
688 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

DEMOLITION PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-0.1
Of 8 Sheets



DEMOLITION PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

City and County of San Francisco
Department of Building Inspection



Isam Hasenin, P.E., C.S.D., Director
Gavin Newsom, Mayor

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 2/26/09 [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

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Permit Application # 2007-10-18-5830

Property Address: 688 Plymouth Ave

Block and Lot: 7067 / 14 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building: New single-family dwelling.

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 86.108.7; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
2001 SFBC, per original application date

Proposed Modification or Alternate
2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filed for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-8133 - FAX (415) 558-8041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: Plymouth Development, LLC Gabriel Y. Ng, AIA
Signature: *[Signature]*
Telephone: 415-661-7940 415-682-8860

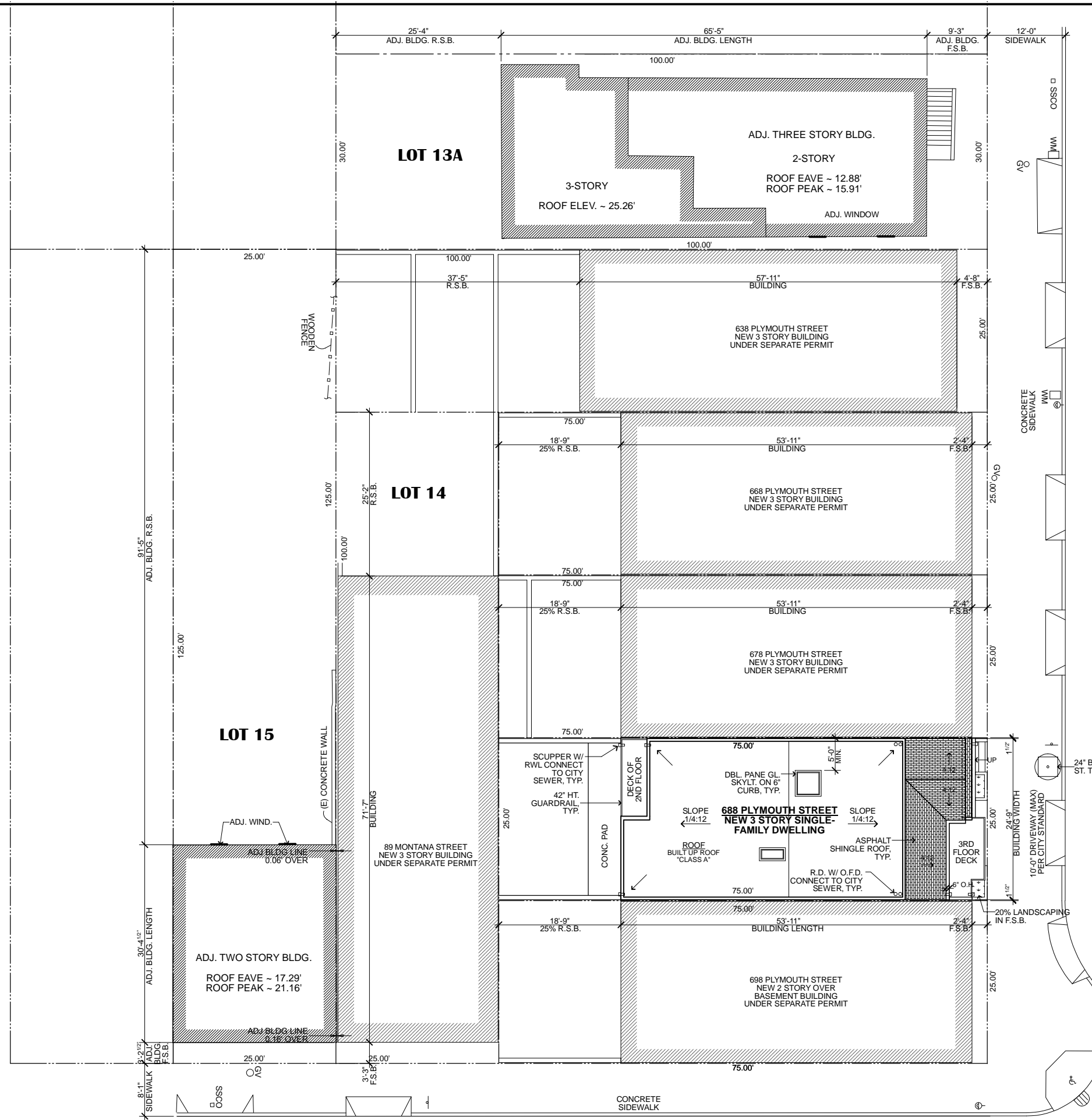


PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
(signed off/dated by)

Plan Reviewer: _____ Date: _____
Group Leader/ _____ Date: _____
Plan Review Manager
for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS:



MONTANA STREET
60' WIDE

PLYMOUTH AVENUE
60' WIDE



SITE/ROOF PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



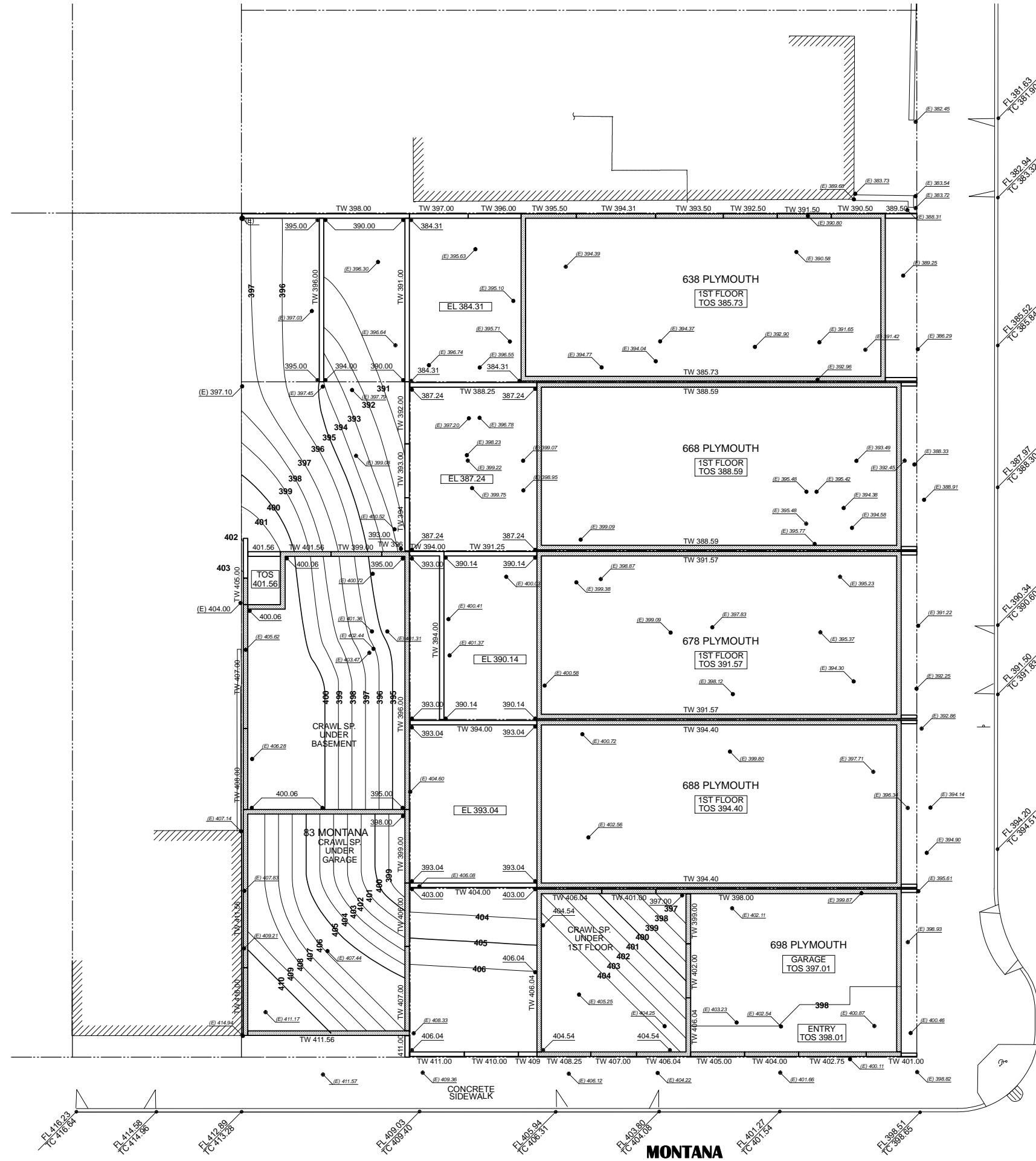
GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1360 9th AVENUE, SUITE 210
SAN FRANCISCO, CA 94112
415-485-8860
415-662-8720
www.gynas.com

SINGLE FAMILY DWELLING
688 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

SITE/ROOF PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-1
Of 8 Sheets



December 05, 2006

Mr. Yan Yan Chew, Manager
Major Plan Check Division
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Re: **83 Montana Street, 638, 668, 678, 688 & 698 Plymouth Avenue Block 7535, Lot 102**

Subject: Pre-Application Meeting Request

Dear Mr. Chew:

I am writing to request a Pre-application Meeting for the review and discussion of the above referenced six new single-family dwelling projects.

The proposed six new single-family dwellings (R-3) are all 2-story-over-basement buildings of type 5 – no hour construction situated on one (to be subdivided) lot which is located on the southeast corner of Montana street and Plymouth Street.

The site's general slope averages from 13% to 15% and slopes up from southwest corner to northeast corner. Five buildings with Plymouth Avenue address will be built on up sloping portion, and the building on 83 Montana Street will be built on a down sloping area.

As shown on the attached reduced plans, we are proposing excavation of the whole site for the garage floor including the area beyond the rear building wall to create patios on garage level. Since excavation will take place all at the same time, some buildings will not have **Grade (Adjacent Ground Elevation)** along side property line.

We would like to confirm that an imaginary grade line connecting front and rear property lines' grade at center of lot will be used as **Grade (Adjacent Ground Elevation)** to determine **Basement** definition per **SFBC Sec. 203** and **Story** definition per **SFBC. Sec. 220**.

Attach is a set of reduced plans for your review.

We would appreciate your prompt attention to this request. Thank you.

Sincerely yours,

Gabriel Y. Ng, AIA
GNG/me

cc: Bruce Baumann
Plymouth Development LLC

ARCHITECTURE
PLANNING
1375 SLUTTER STREET
SUITE 102
SAN FRANCISCO
CALIFORNIA 94109
www.gngllc.com
FAX 415-563-8823
415-563-8855

PLYMOUTH

- RET. WALL
- FOUNDATION/
RET. WALL
- TW 401.56 TOP OF WALL
- 406 FIN. GRADE LINE
- 390.14 FIN. SPOT ELEV.
- (E) 399.87 (E) SPOT ELEV.
TO CHANGE
- TOS 397.04 TOP OF SLAB

GRADING PLAN LEGEND
1/8" = 1'-0"



GRADING PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-28-09 REV #2	JS
5-13-10 CPC HEARING	EC



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**SINGLE FAMILY DWELLING
688 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112**

GRADING PLAN

Date	11/14/06
Scale	AS NOTED
Drawn	JS
Job	060705
Sheet	A-2

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC



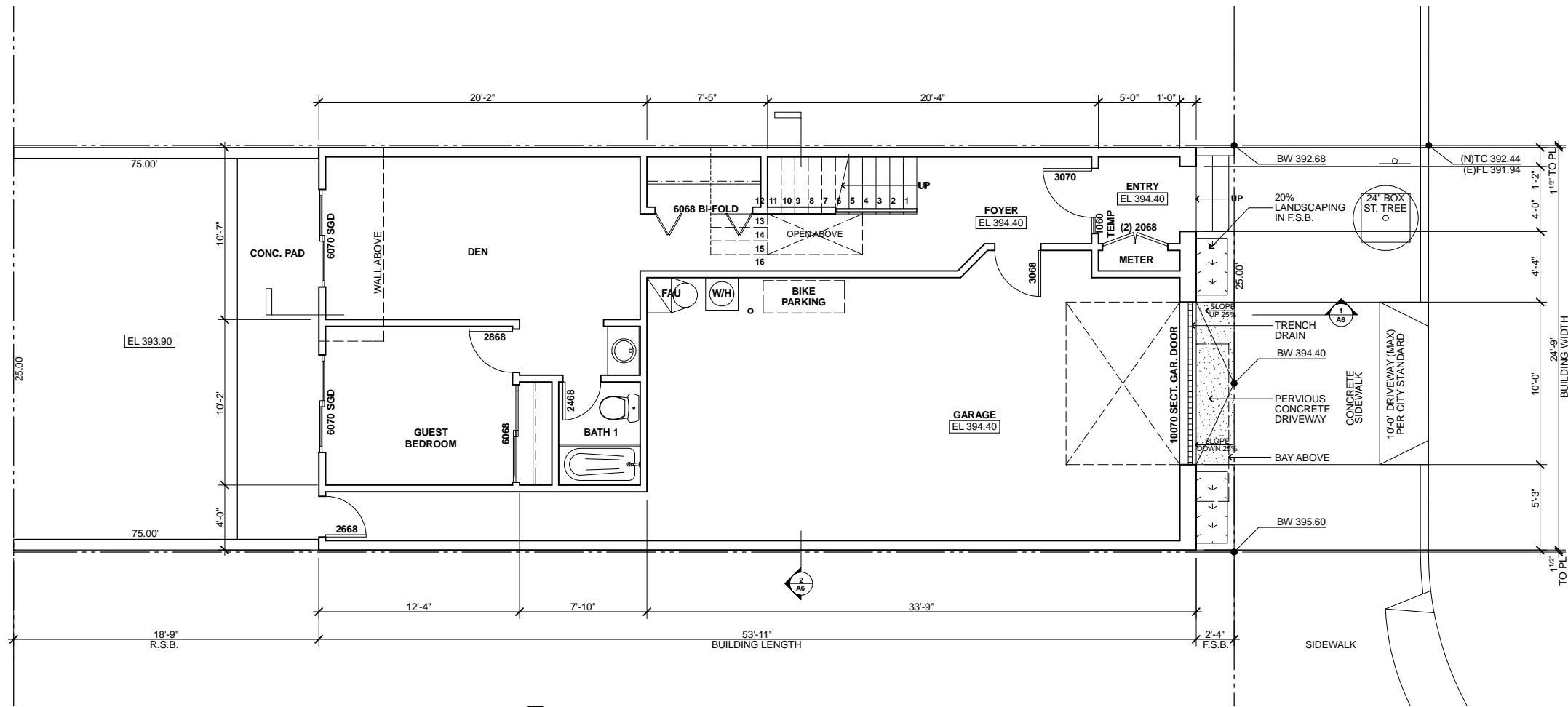
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SINGLE FAMILY DWELLING
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1ST FLOOR PLAN

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**

Sheet
A-3
 Of 8 Sheets



1ST FLOOR PLAN

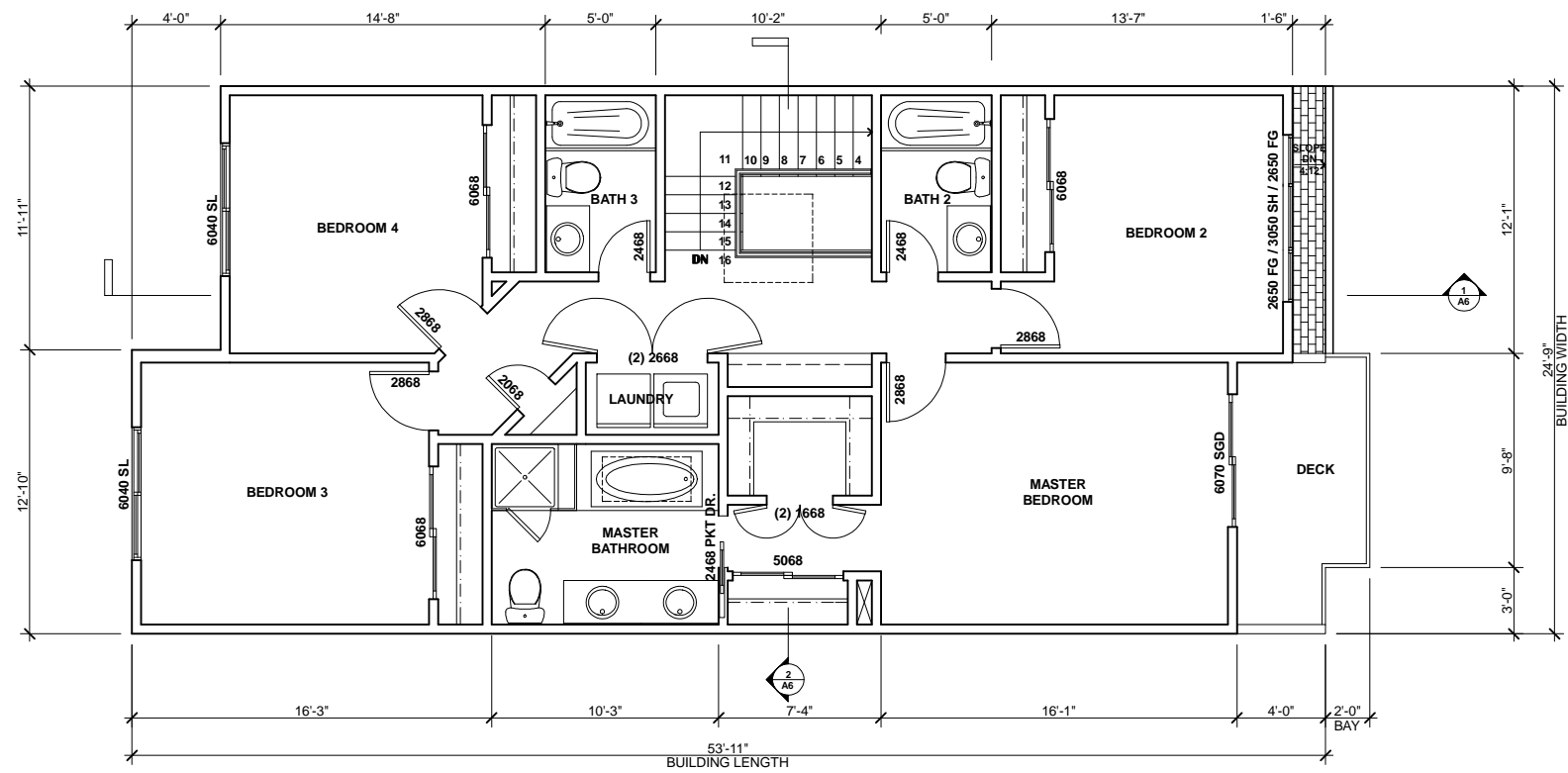
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"
688 Plymouth

Area Calculation (In Square Feet):

	Living	Garage	Total
3rd Floor	1199.5		1199.5
2nd Floor	1291.5		1291.5
1st Floor	612	647	1259
Total	3103	647	3750

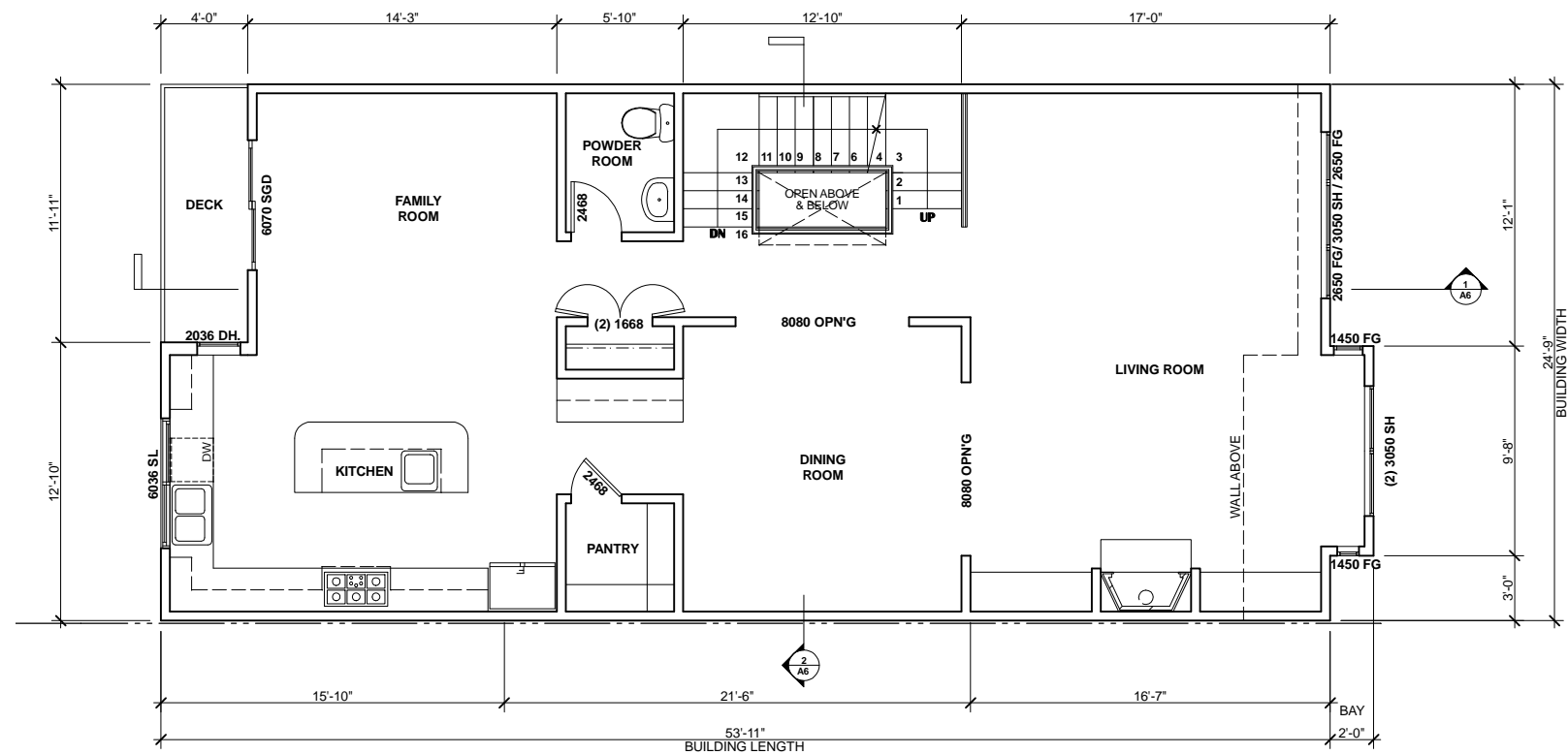
Total Living Area= 3103 S.F.
 Total Garage Area= 647 S.F.

PLYMOUTH AVENUE
60' WIDE



3RD FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
1-26-09	JS
REV #1	JS
2-26-09	JS
REV #2	JS
5-13-10	EC
CPC HEARING	



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2ND & 3RD FLOOR PLANS

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**
 Sheet

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

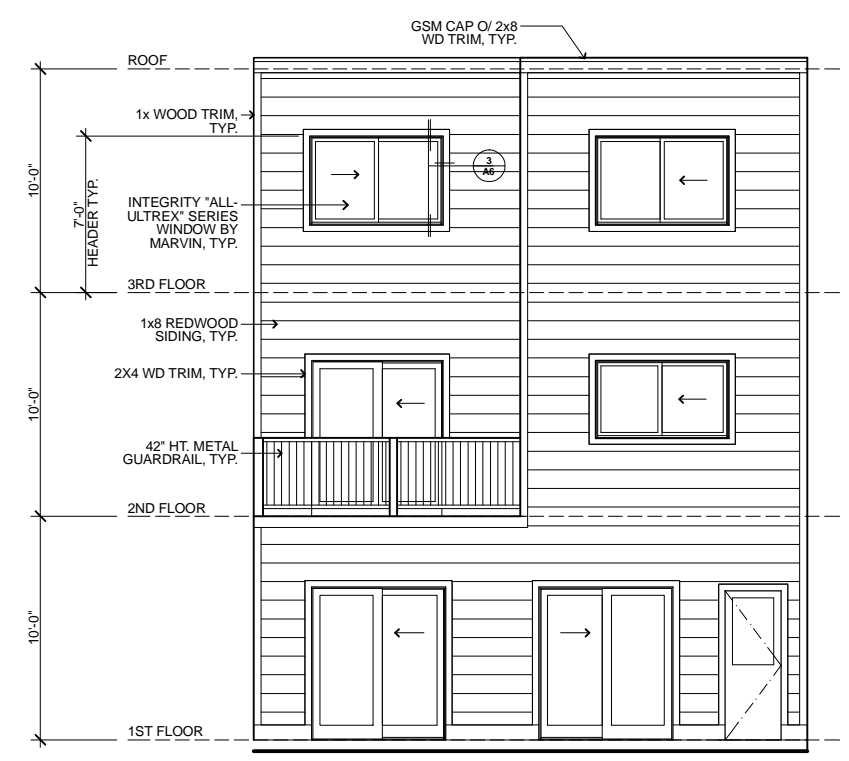


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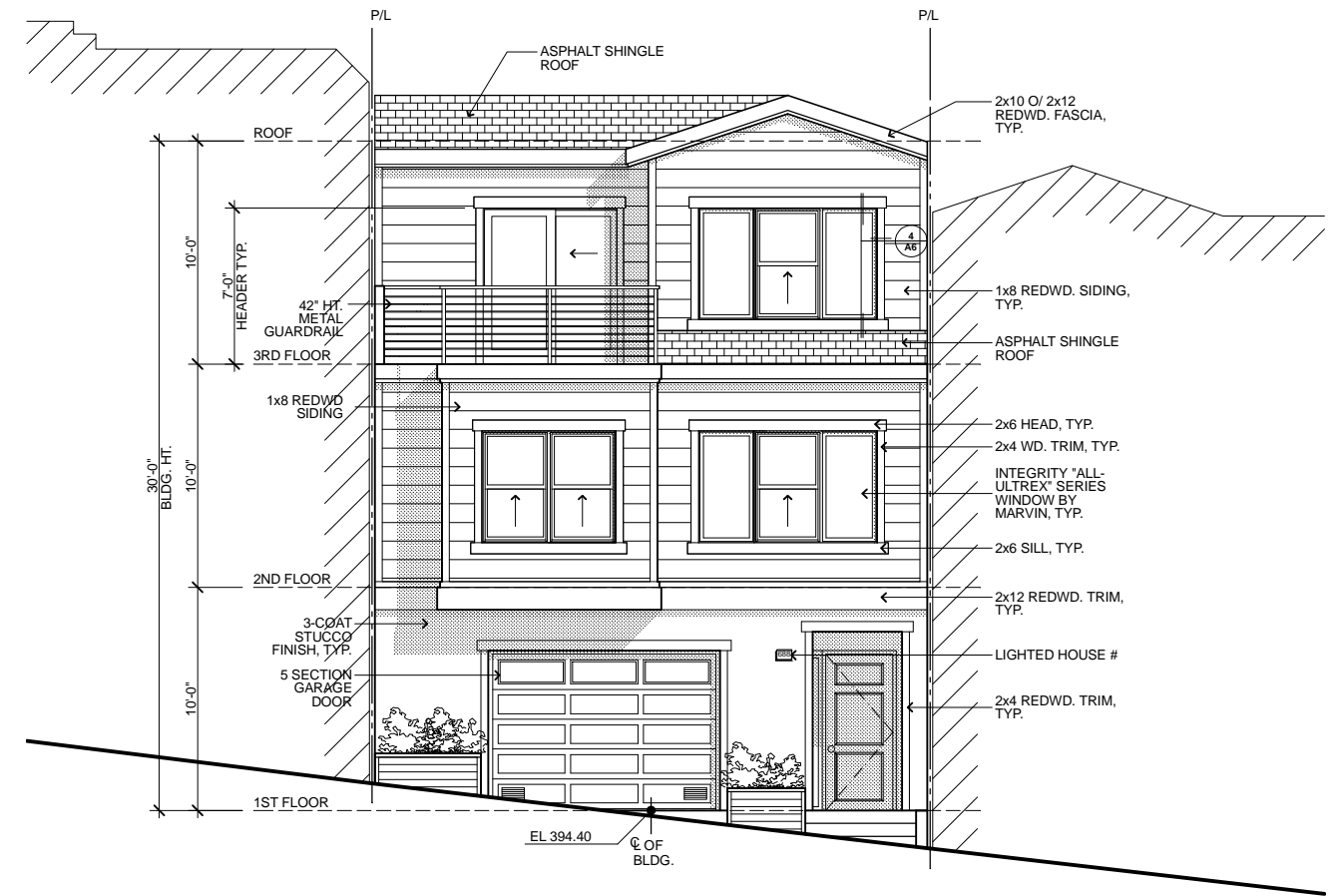
ELEVATIONS

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet



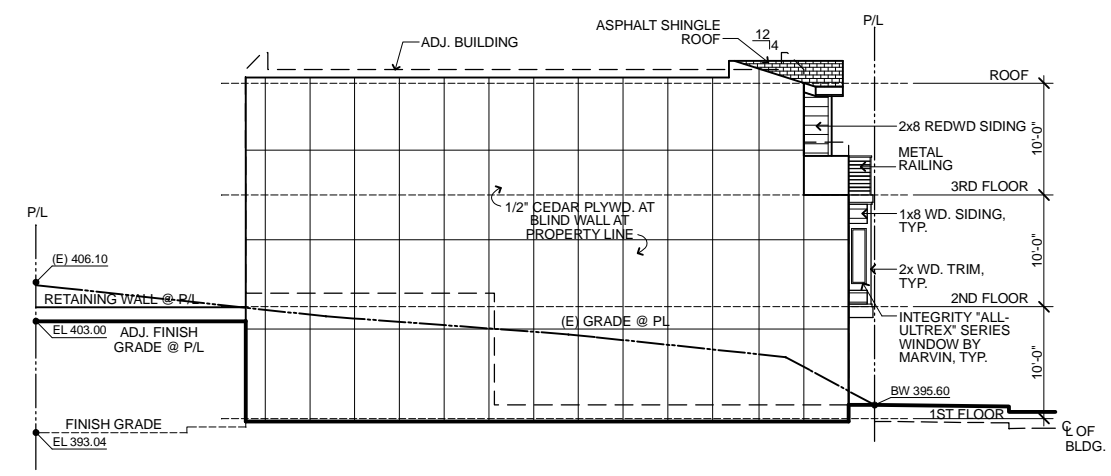
REAR ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



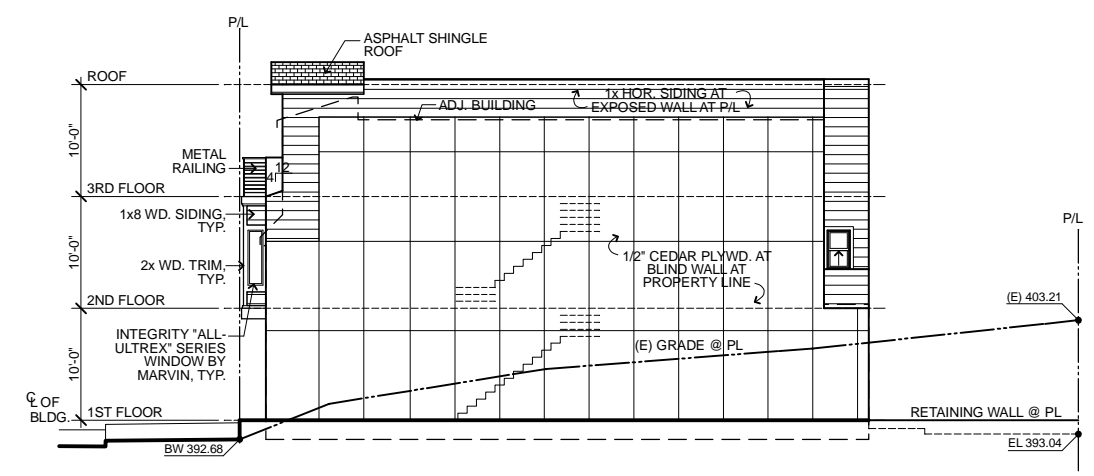
FRONT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



LEFT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-09	JS
REV #1	
2-26-09	JS
REV #2	
5-13-10	EC
CPC HEARING	



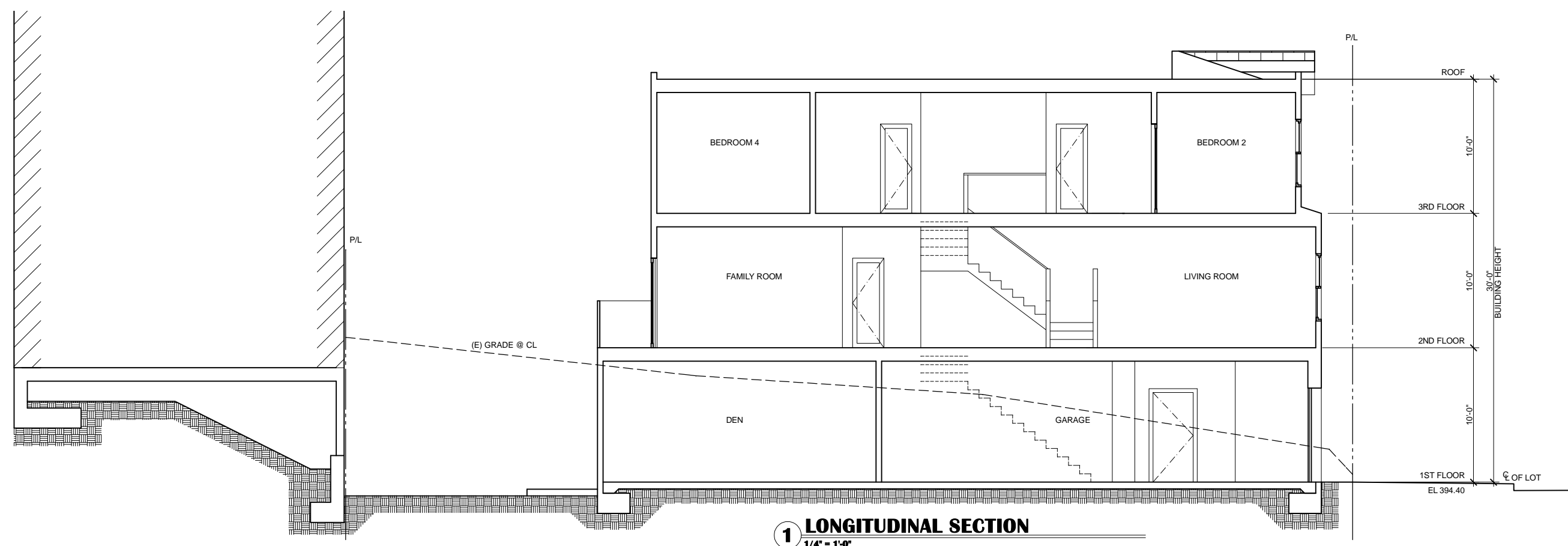
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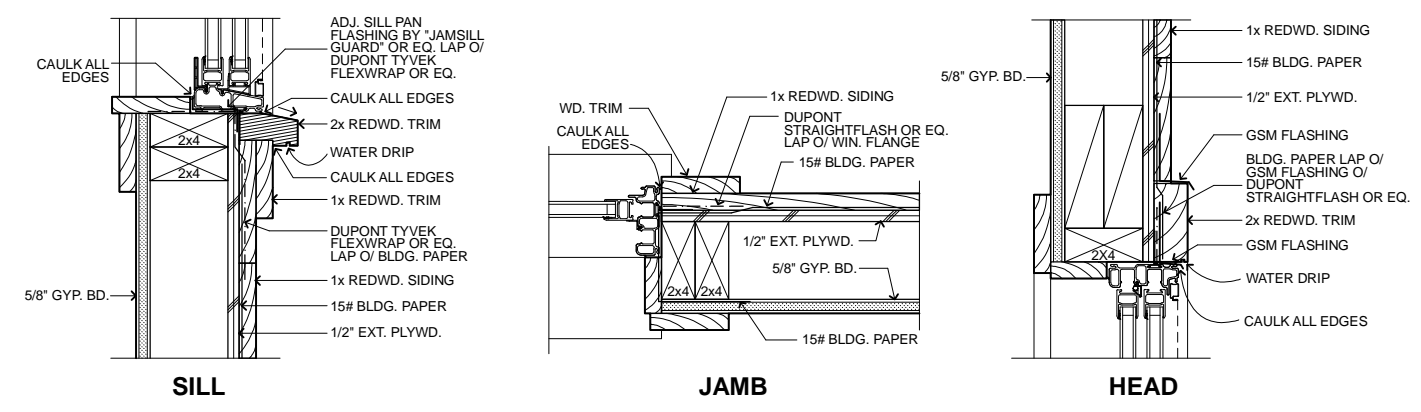
BUILDING SECTIONS & WINDOW DETAILS

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**
 Sheet

A-6
 Of 8 Sheets

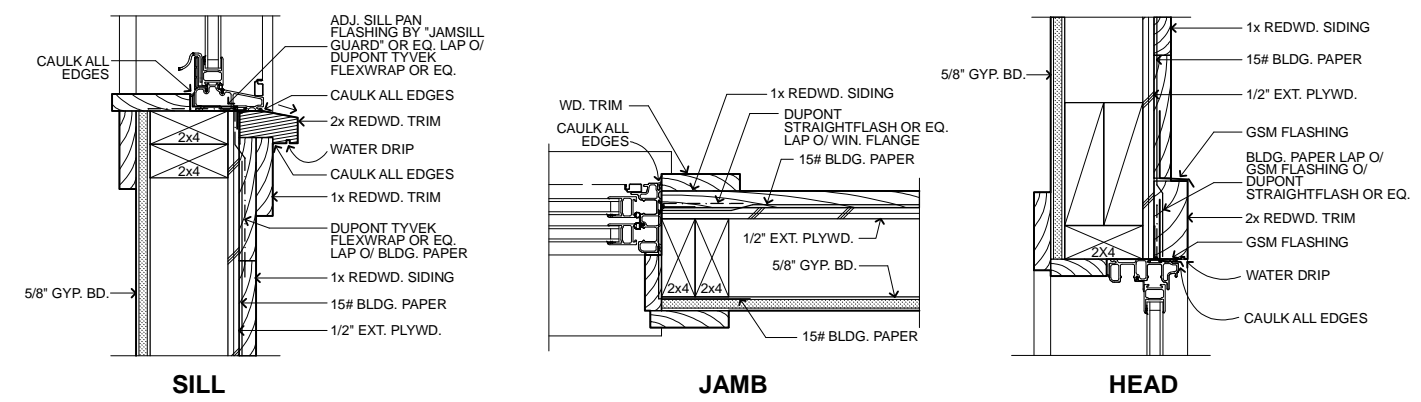


1 LONGITUDINAL SECTION
 1/4" = 1'-0"



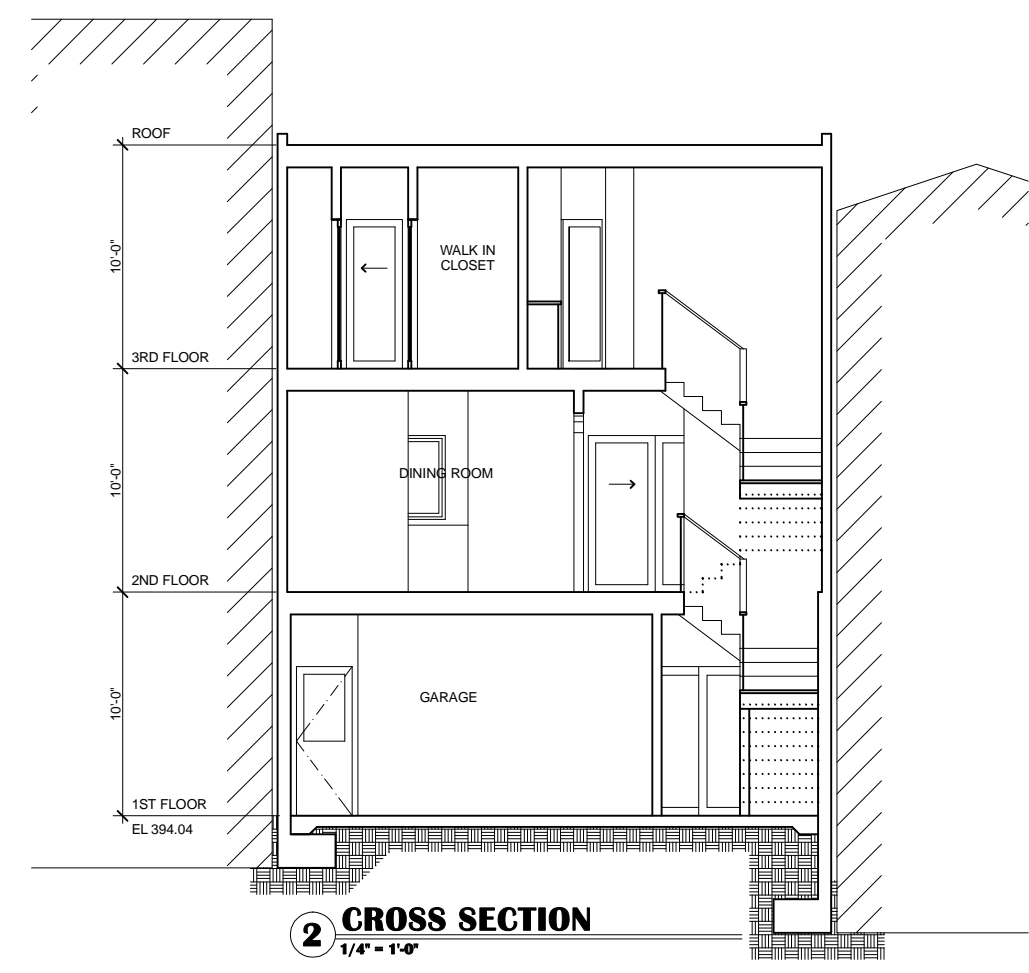
3 WINDOW DETAIL - WOOD SIDING
 SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
 2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
 3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



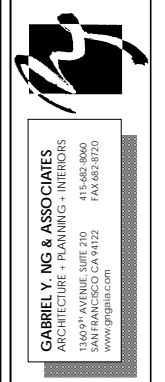
4 WINDOW DETAIL - WOOD SIDING
 SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
 2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
 3. VERIFY EGRESS SIZES W/ MANUFACTURER
"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



2 CROSS SECTION
 1/4" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

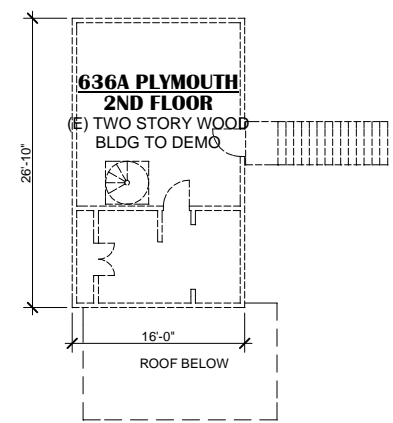
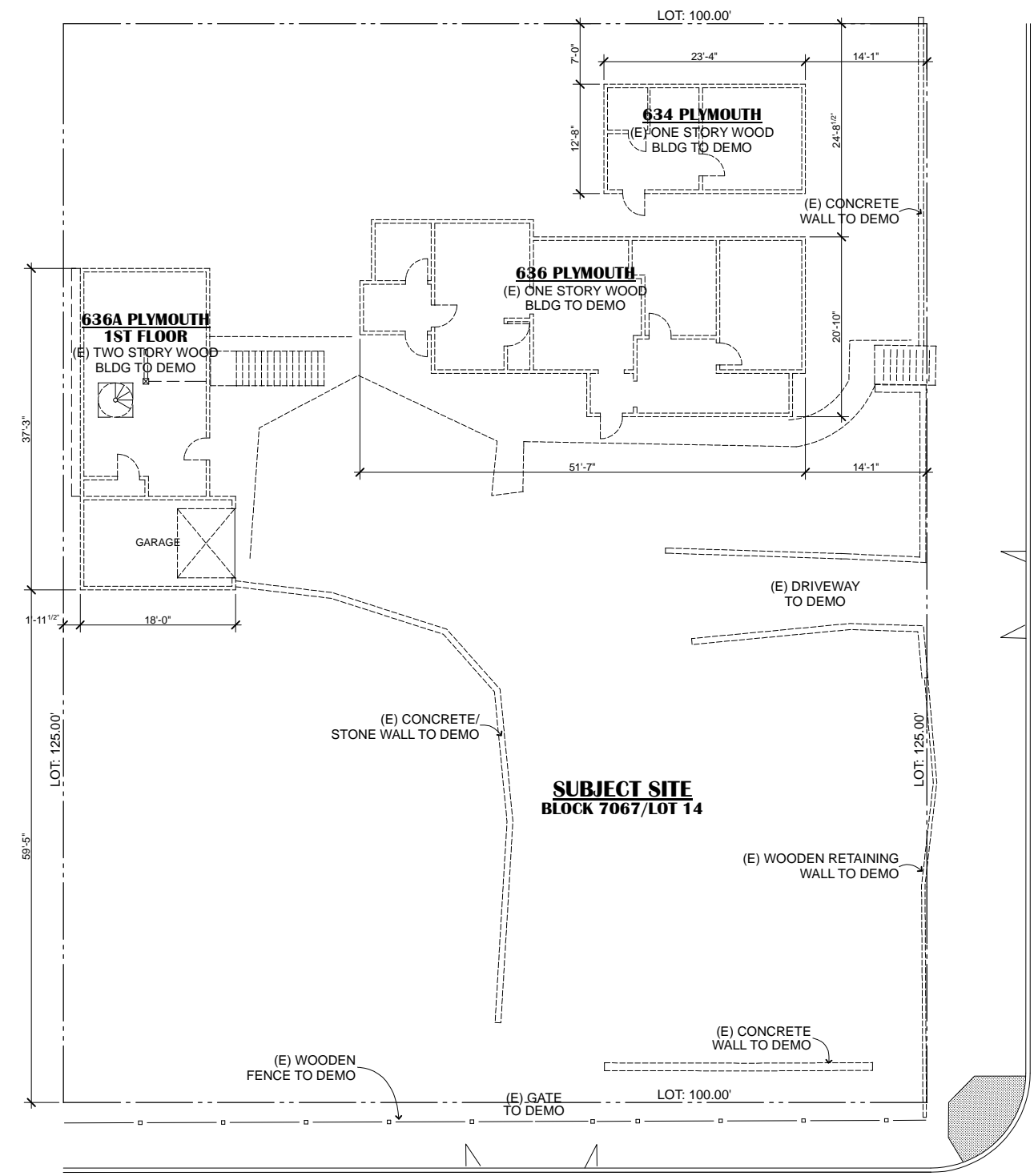


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13609 AVENUE SHIRE 210 415-682-8060
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www.gynai.com

**SINGLE FAMILY DWELLING
698 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112**

DEMOLITION PLAN

Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-0.1
Of 8	Sheets



City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Isam Hasenlin, P.E., C.B.O., Director

**REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION**

DATE SUBMITTED: 2/26/09 [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2007-10-18-5828
Property Address: 698 Plymouth Ave
Block and Lot: 7067 / 14 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 2 over Basement
Describe Use of Building: New single-family dwelling.

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 108.7; the 2007 San Francisco Electrical Code, Section 89.108.7; and the 2007 San Francisco Plumbing Code, Section 108.7; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
2001 SFBC, per original application date

Proposed Modification or Alternate
2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6133 - FAX (415) 558-6041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

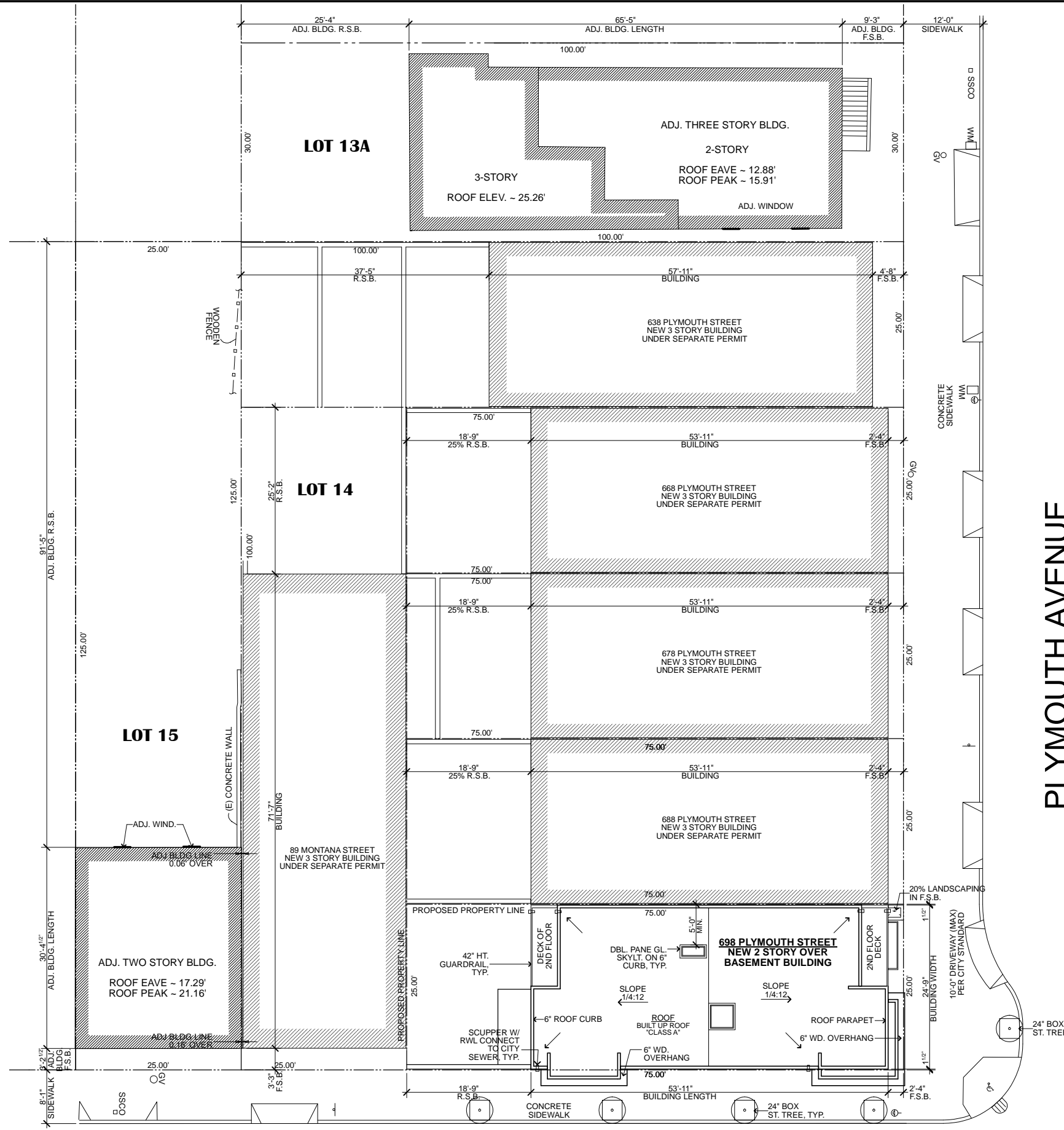
Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: Plymouth Development, LLC Gabriel Y. Ng, AIA
Signature: [Signature] [Professional stamp here]
Telephone: 415-661-7940 415-682-8060

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
(Signed off/dated by)
Plan Reviewer: _____ Date: _____
Group Leader/ _____ Date: _____
Plan Review Manager
for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS:

North DEMOLITION PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



MONTANA STREET
60' WIDE



SITE/ROOF PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

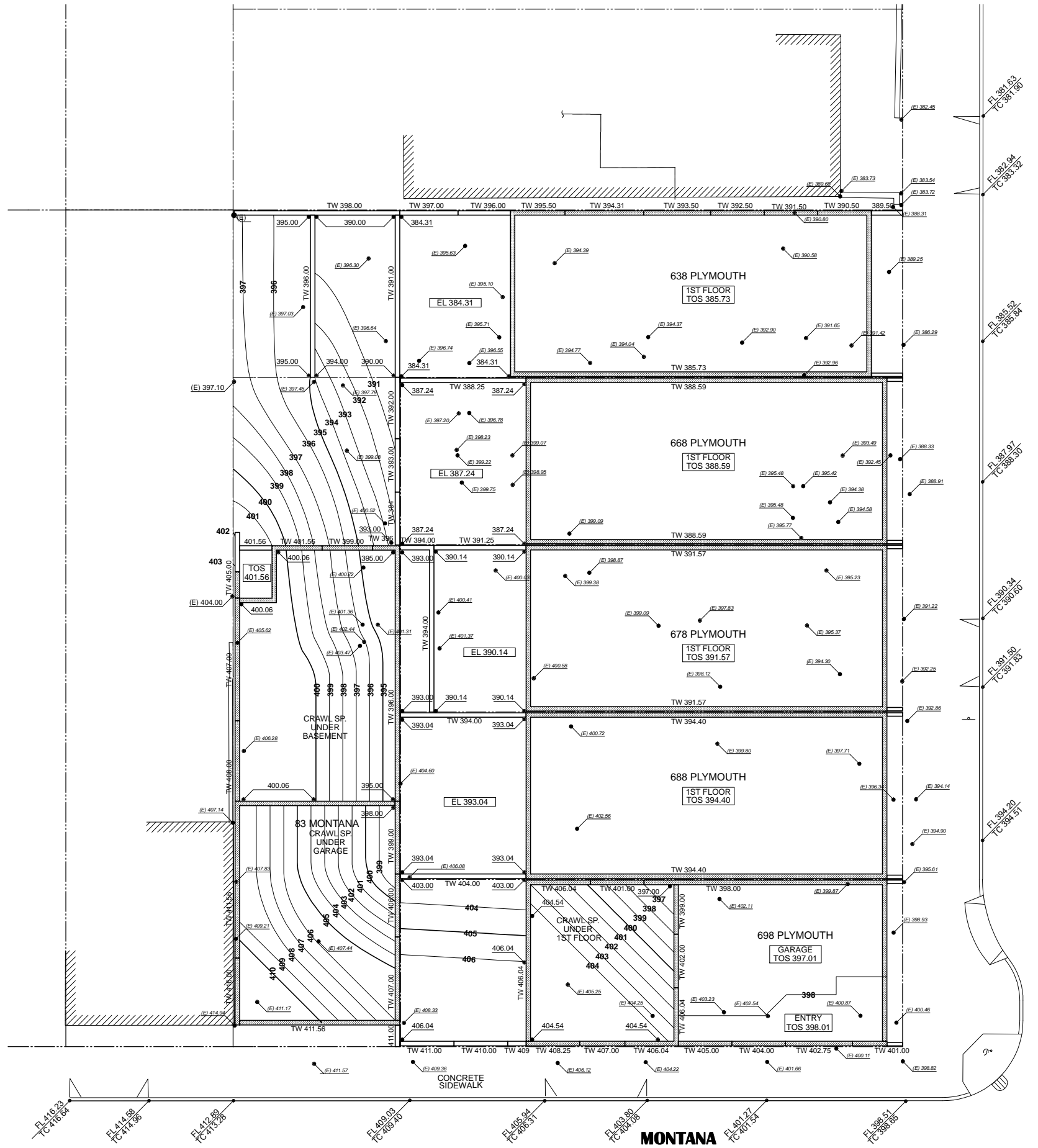
REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE - PLANNING - INTERIORS
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www.gynai.com

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698 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

SITE/ROOF PLAN

Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-1



PLYMOUTH



GABRIEL Y. NG & ASSOCIATES

December 05, 2006
 Mr. Yan Yan Chew, Manager
 Major Plan Check Division
 Department of Building Inspection
 1660 Mission Street, 2nd Floor
 San Francisco, CA 94103

Re: 83 Montana Street, 638, 668, 678, 688 & 698 Plymouth Avenue
 Block 7535, Lot 102

Subject: Pre-Application Meeting Request

Dear Mr. Chew:
 I am writing to request a Pre-application Meeting for the review and discussion of the above referenced six new single-family dwelling projects.

The proposed six new single-family dwellings (R-3) are all 2-story-over-basement buildings of type 5 – no hour construction situated on one (to be subdivided) lot which is located on the southeast corner of Montana street and Plymouth Street.

The site's general slope averages from 13% to 15% and slopes up from southwest corner to northeast corner. Five buildings with Plymouth Avenue address will be built on up sloping portion, and the building on 83 Montana Street will be built on a down sloping area.

As shown on the attached reduced plans, we are proposing excavation of the whole site for the garage floor including the area beyond the rear building wall to create patios on garage level. Since excavation will take place all at the same time, some buildings will not have *Grade (Adjacent Ground Elevation)* along side property line.

We would like to confirm that an imaginary grade line connecting front and rear property lines' grade at center of lot will be used as *Grade (Adjacent Ground Elevation)* to determine *Basement* definition per *SFBC Sec. 203* and *Story* definition per *SFBC Sec. 220*.

Attach is a set of reduced plans for your review.

We would appreciate your prompt attention to this request. Thank you.

Sincerely yours,

Gabriel Y. Ng, AIA

GNG/ime

cc: Bruce Baumann
 Plymouth Development LLC

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 PLANNING
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 CALIFORNIA 94109
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 415-563-6880

- RET. WALL
- FOUNDATION/
RET. WALL
- TW 401.56
TOP OF WALL
- 406
FIN. GRADE LINE
- 390.14
FIN. SPOT ELEV.
- (E) 399.87
SPOT ELEV.
TO CHANGE
- TOS 397.04
TOP OF SLAB

GRADING PLAN LEGEND
 1/8" = 1'-0"



GRADING PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
1-26-06 REV #1	JS
2-26-06 REV #2	JS
5-13-10 CPC HEARING	EC




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SINGLE FAMILY DWELLING
698 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

GRADING PLAN

Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-2

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

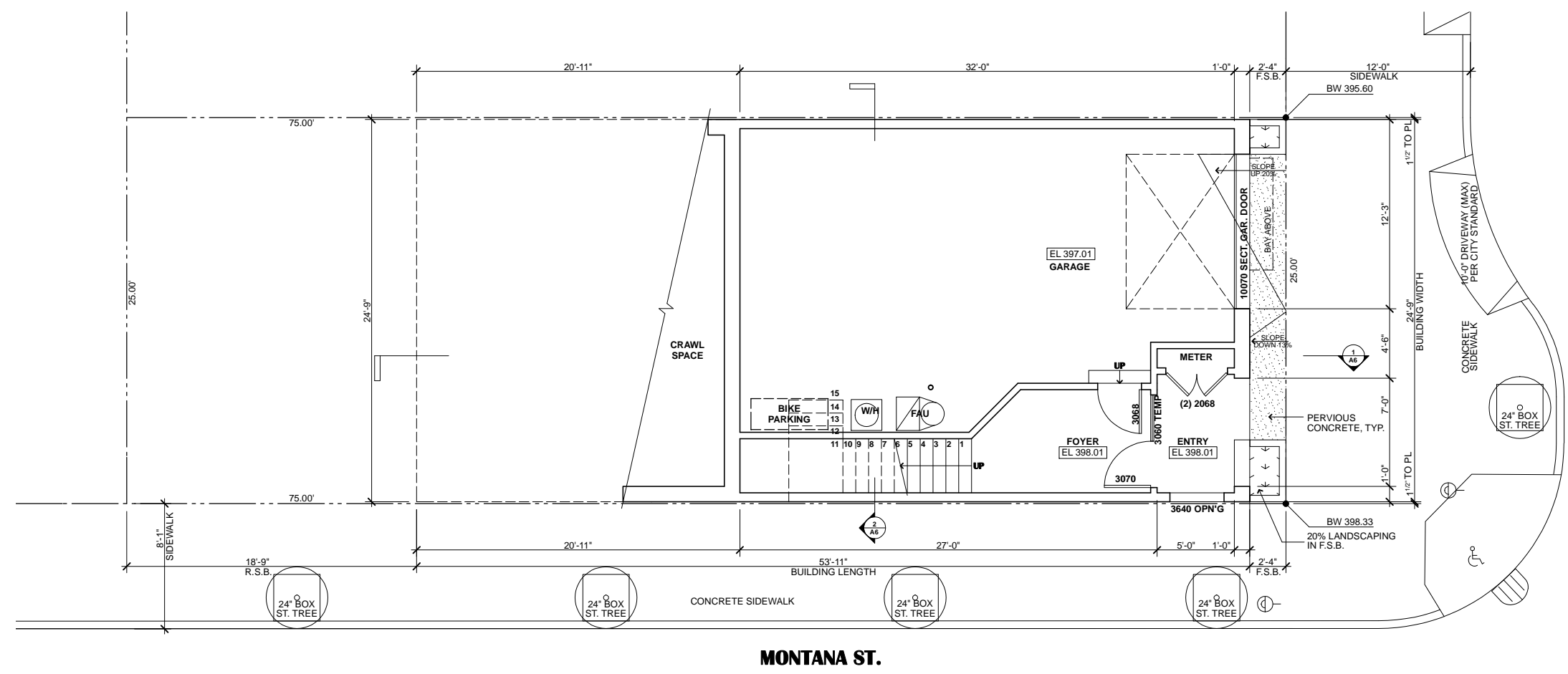


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SAN FRANCISCO, CA 94112

BASEMENT FLOOR PLAN

Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-3
Of 8	Sheets



BASEMENT FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

Area Calculation (In Square Feet):

	Living	Garage	Total
2nd Floor	1273		1273
1st Floor	1297		1297
Basement Floor	87.5	572.5	660
Total	2657.5	572.5	3230

Total Living Area= 2657.5 S.F.
Total Garage Area= 572.5 S.F.

REVISIONS	BY
1-26-09	JS
REV #1	JS
2-26-09	JS
REV #2	JS
5-13-10	EC
CPC HEARING	EC

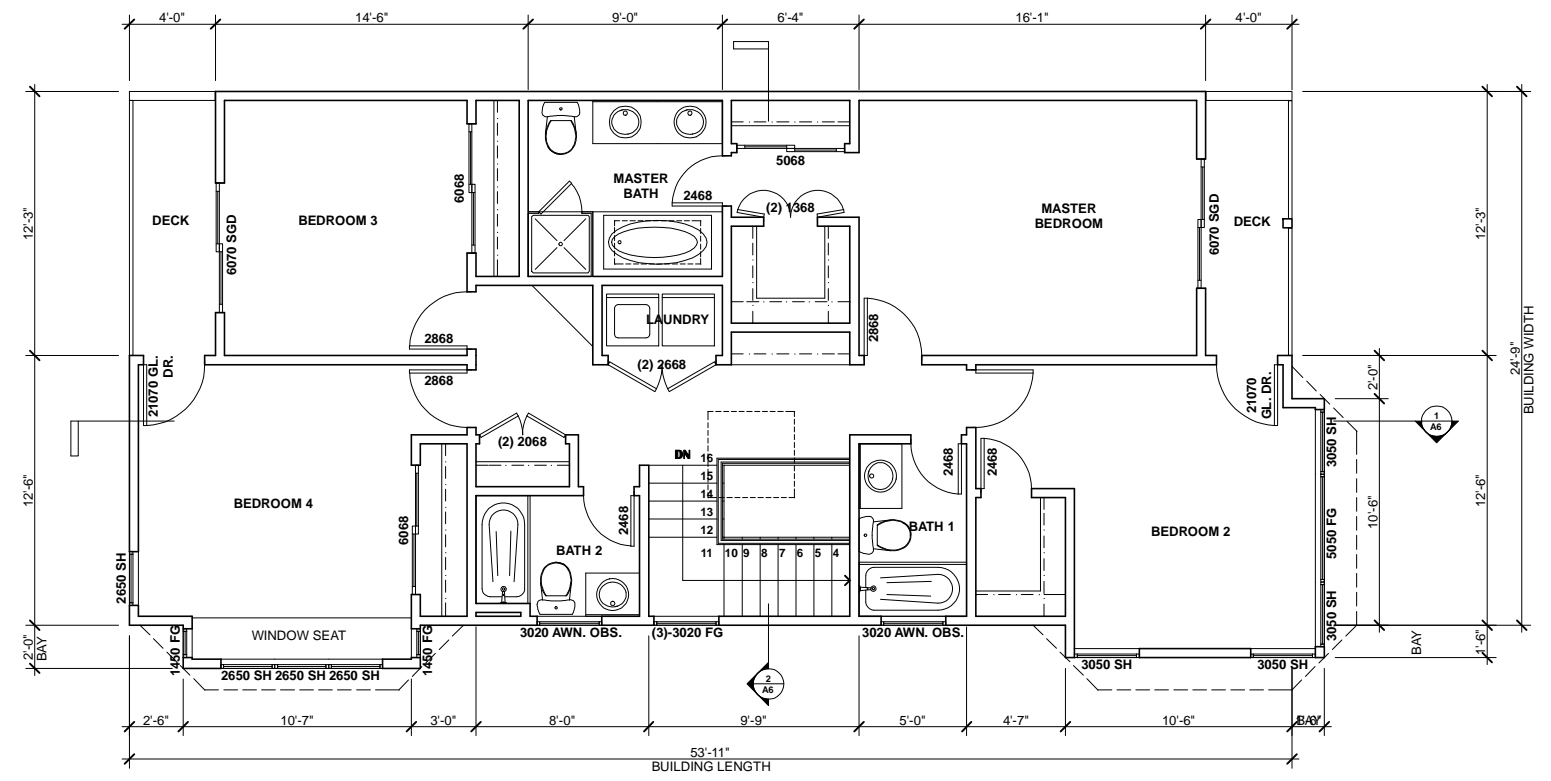


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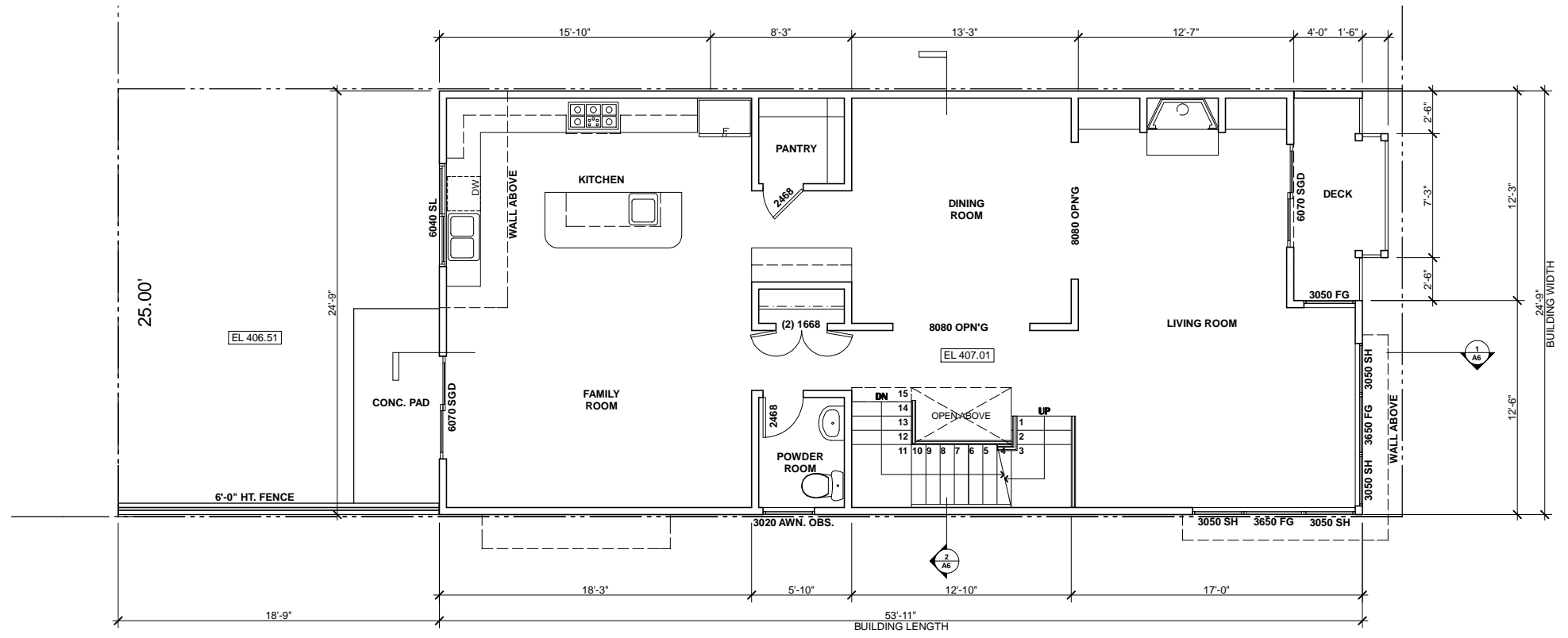
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SAN FRANCISCO, CA 94112

1ST & 2ND FLOOR PLAN

Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-4




North **2ND FLOOR PLAN**
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



North **1ST FLOOR PLAN**
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
1-26-09 REV #1	JS
2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

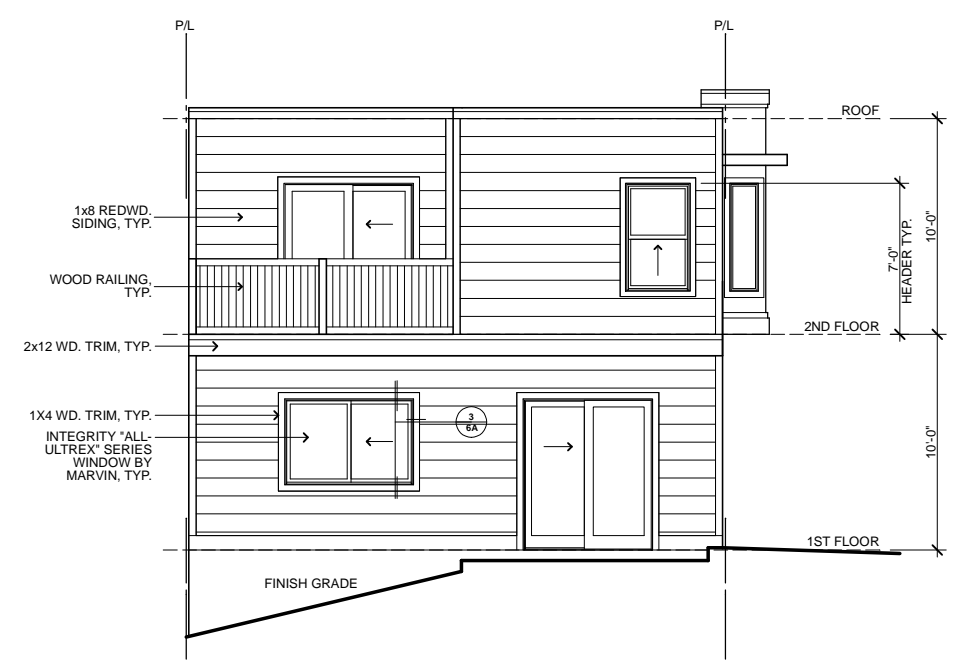


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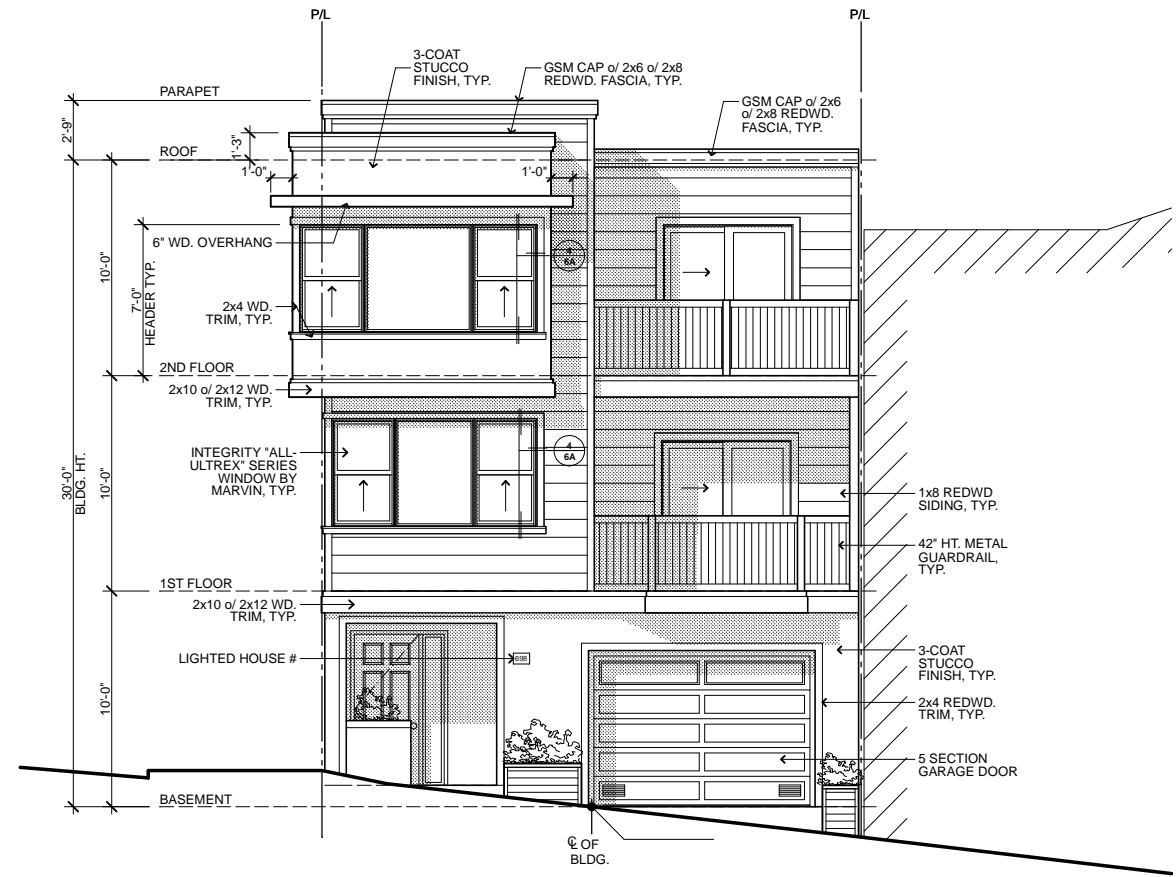
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SAN FRANCISCO, CA 94112

ELEVATIONS

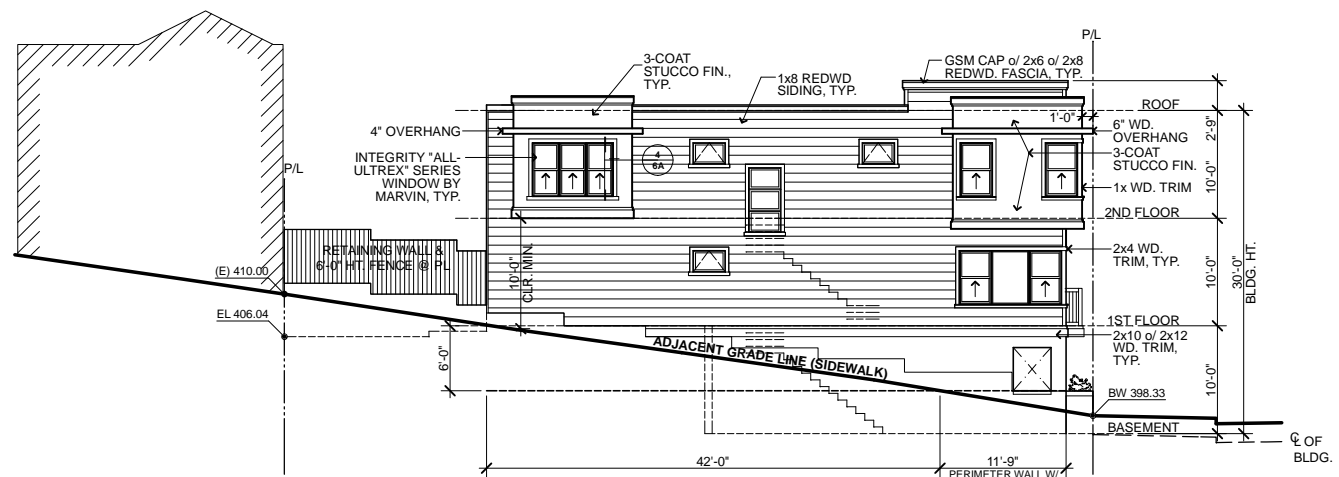
Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-5



REAR ELEVATION
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

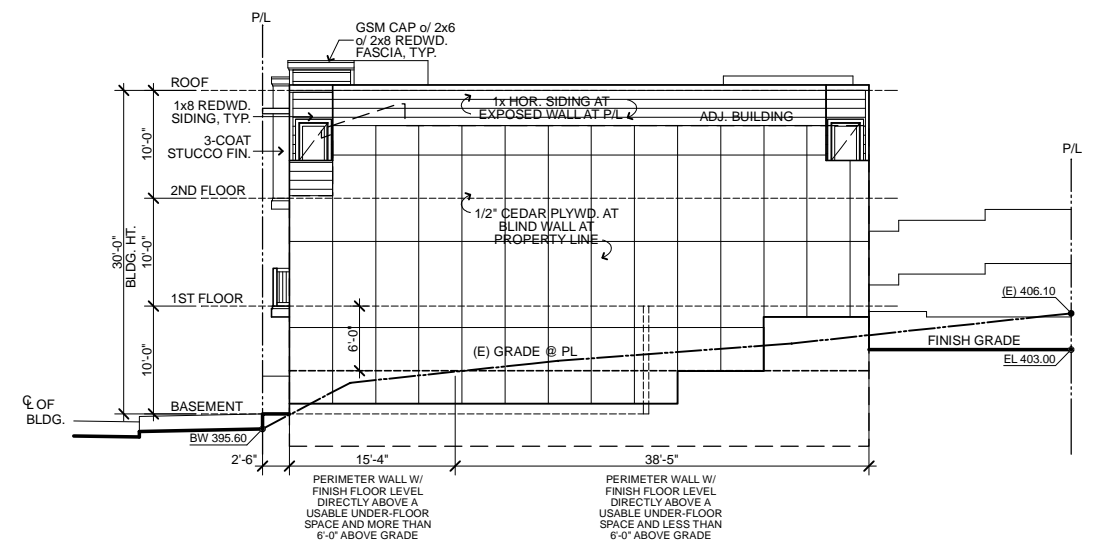


FRONT ELEVATION
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"




LEFT ELEVATION
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

NOTE:
TOTAL PERIMETER OF BASEMENT = 160'-0"
PERIMETER WALL W/ FINISH FLOOR LEVEL DIRECTLY ABOVE A USABLE UNDER-FLOOR SPACE AND MORE THAN 6'-0" ABOVE GRADE = 54'-10" / 160'-0" = 35%
PERIMETER WALL W/ FINISH FLOOR LEVEL DIRECTLY ABOVE A USABLE UNDER-FLOOR SPACE AND LESS THAN 6'-0" ABOVE GRADE = 105'-2" / 160'-0" = 65%



RIGHT ELEVATION
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
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2-26-09 REV #2	JS
5-13-10 CPC HEARING	EC

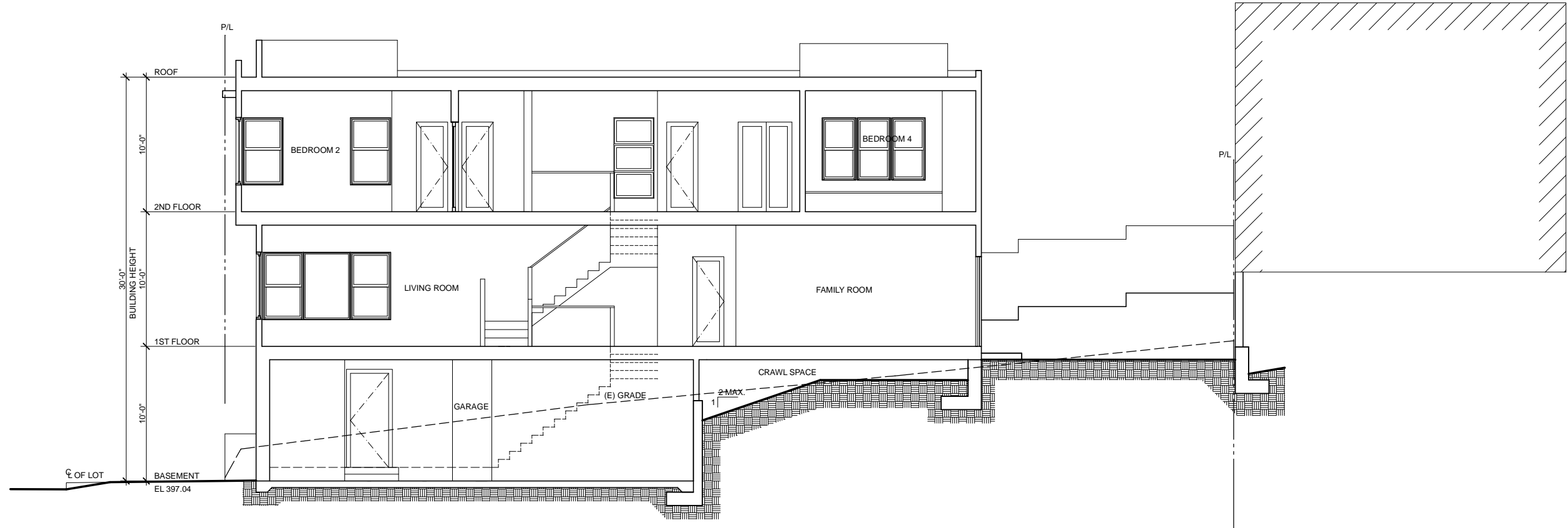


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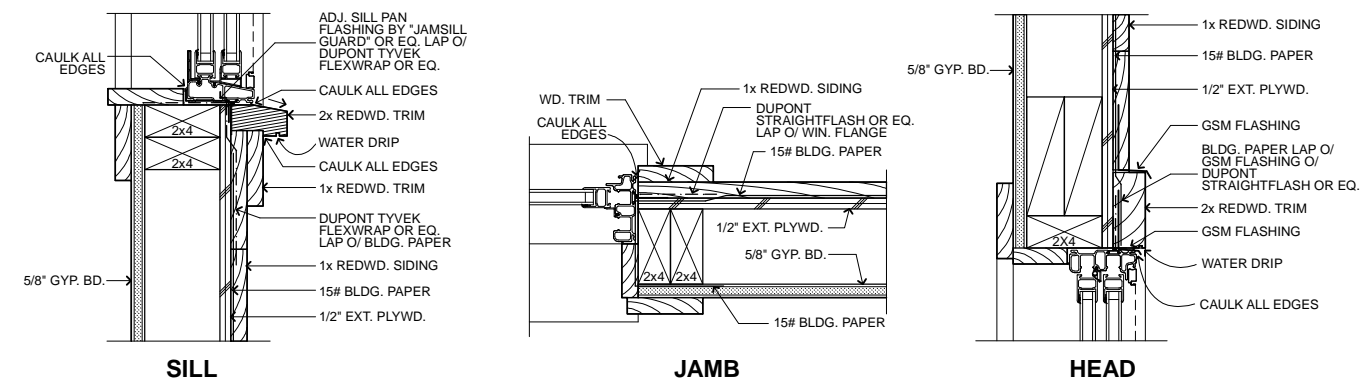
SINGLE FAMILY DWELLING
698 PLYMOUTH AVE.
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

BUILDING SECTIONS & WINDOW DETAILS

Date	9/22/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-6



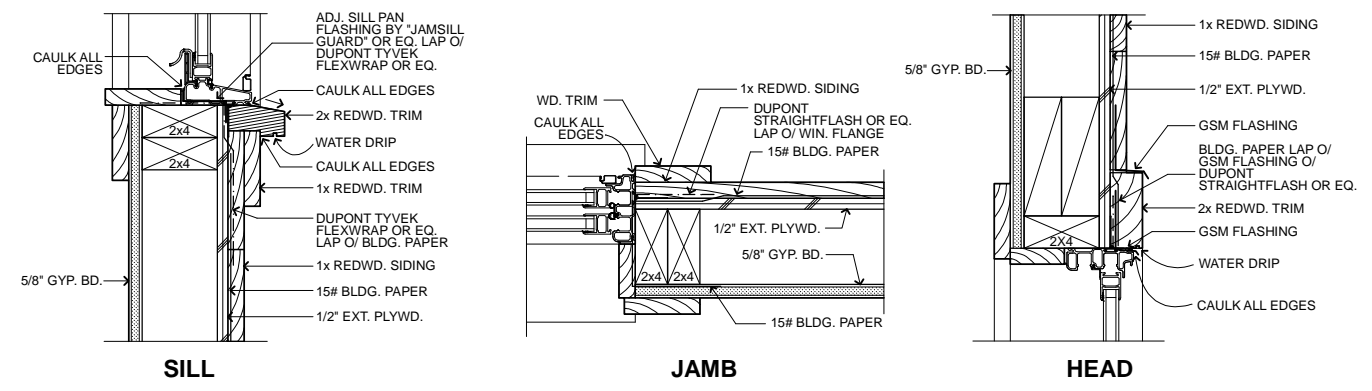
1 LONGITUDINAL SECTION
1/4" = 1'-0"



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

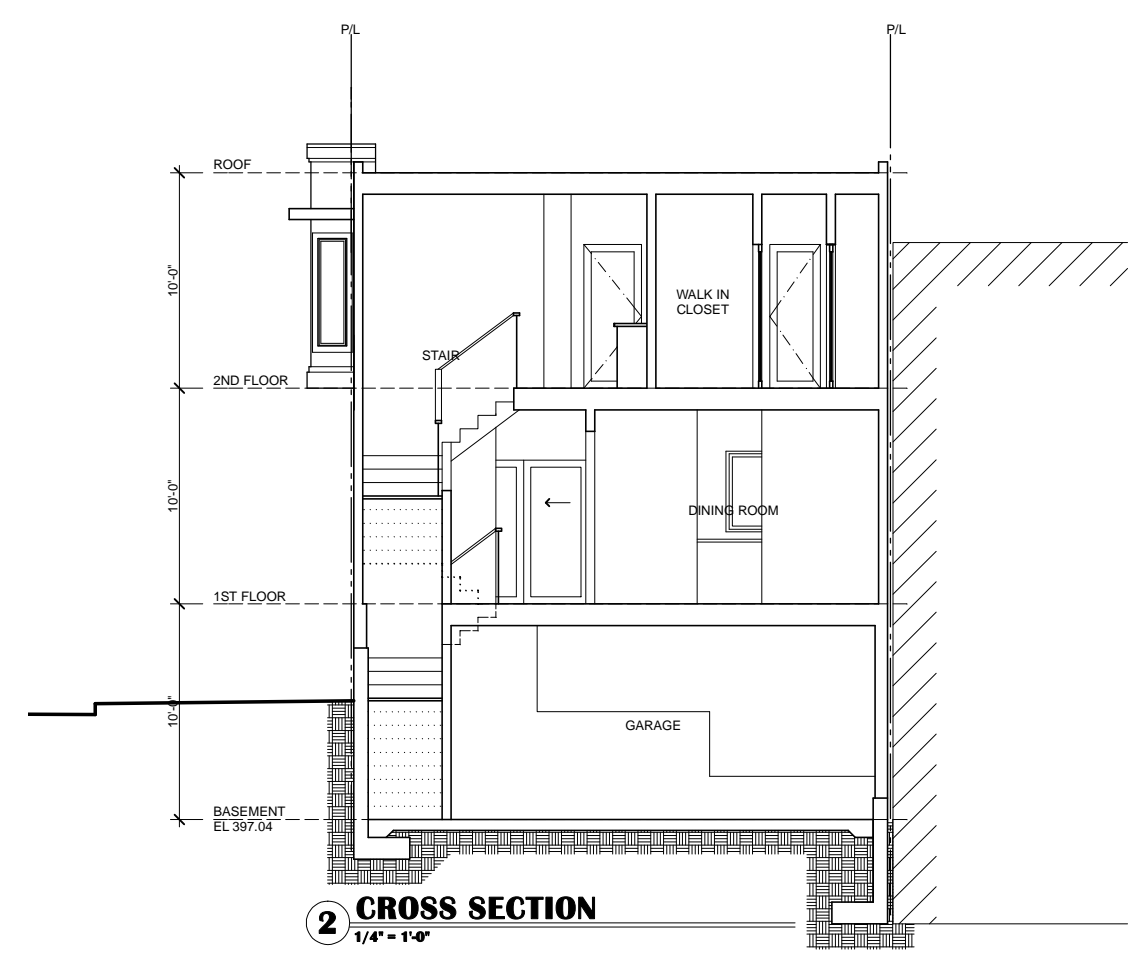
3 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

4 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

City and County of San Francisco
Department of Building Inspection



Gavin Newsom, Mayor
Isam Hasenlin, P.E., C.B.O., Director

**REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION**

DATE SUBMITTED 2/26/09 [Note: this form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 8. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2007-10-18-5532

Property Address: 89 Montana St

Block and Lot: 7067 / 14 Occupancy Group: R-3 Type of Construction: V - B No. of Stories: 3

Describe Use of Building: New single-family dwelling.

Under the authority of the 2007 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2007 San Francisco Mechanical Code, Section 105.7; the 2007 San Francisco Electrical Code, Section 95.106.7; and the 2007 San Francisco Plumbing Code, Section 108.7, the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

2001 SFBC, per original application date

Proposed Modification or Alternate

2007 SFBC, as well as 2007 Mechanical, Electrical & Plumbing Codes with San Francisco Amendments.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Plan Review Services
1650 Mission Street - San Francisco, CA 94103
Office (415) 558-6133 - FAX (415) 558-6041 - www.sfgov.org/dbi

Substitution of 2007 code is allowed to ensure compliance with current building standards.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER

Print Name: Plymouth Development, LLC Gabriel Y. Ng, AIA

Signature: *[Signature]*

Telephone: 415-661-7940 415-682-9060



[Professional stamp here]

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove

Plan Reviewer: _____ Date: _____

Group Leader/ _____ Date: _____

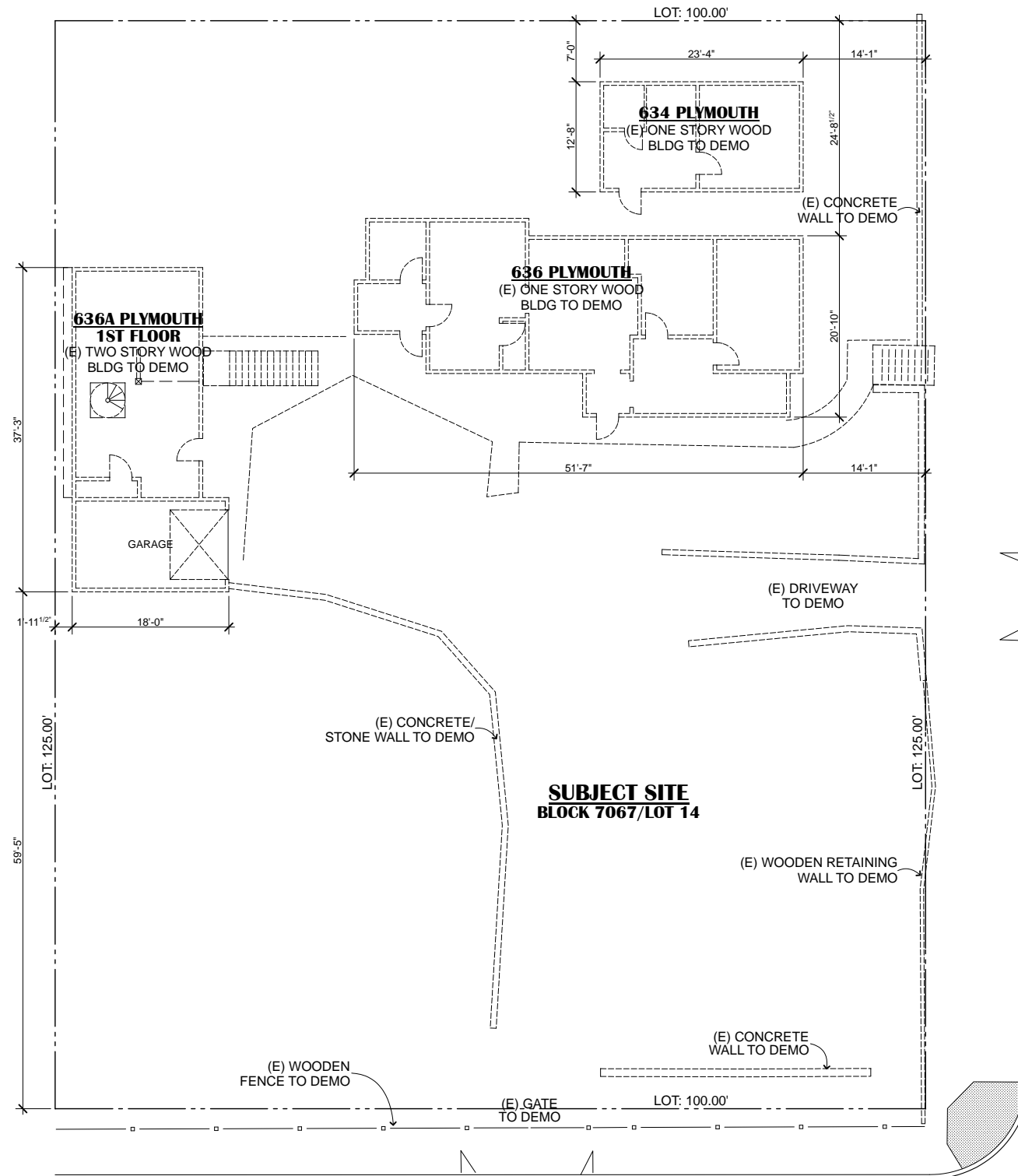
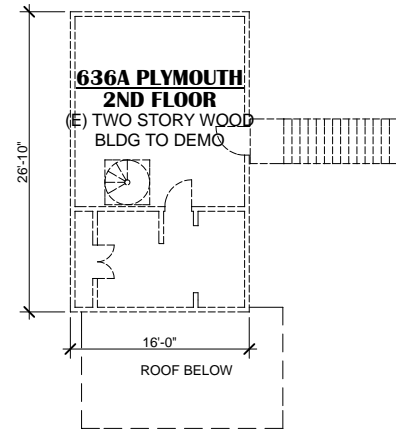
Plan Review Manager _____ Date: _____

for Fire Marshal (if required): _____ Date: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS:

P:\Admin\Bulletin\AB 005 2007 Local Equivalency.doc

rev 6-6-2008



DEMOLITION PLAN
ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N.

1/8" = 1'-0"

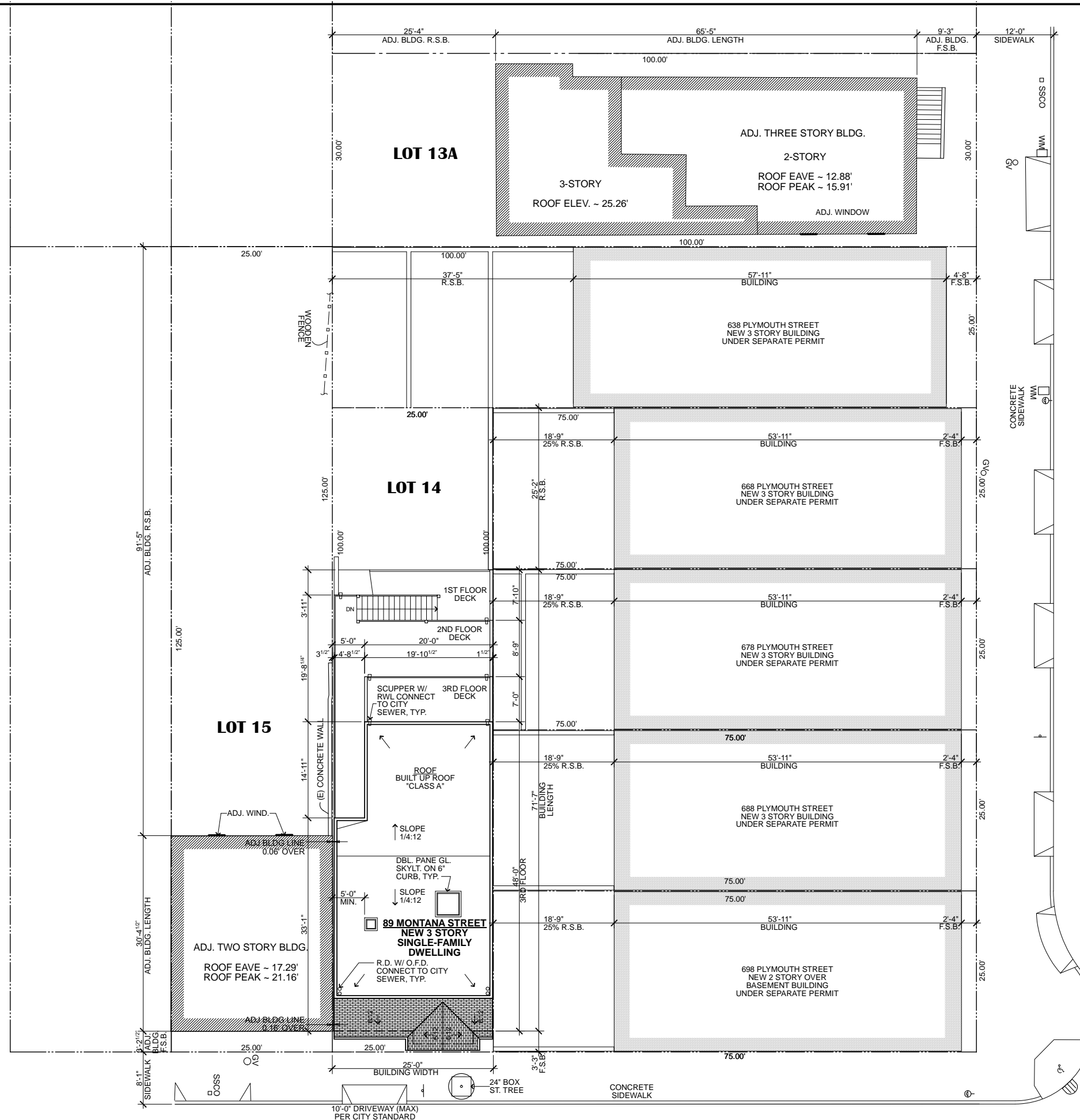
REVISIONS	BY
1-26-09 REV# 1	JS
2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC

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SINGLE FAMILY DWELLING
89 MONTANA STREET
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

DEMOLITION PLAN

Date	11/14/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-0.1
Of 9	Sheets



MONTANA STREET
60' WIDE



SITE/ROOF PLAN

ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/8" = 1'-0"

REVISIONS	BY
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2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC



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SINGLE FAMILY DWELLING
89 MONTANA STREET
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

SITE/ROOF PLAN

Date **11/14/06**
Scale **AS NOTED**
Drawn **JS**
Job **060706**
Sheet

A-1
Of 9 Sheets

REVISIONS	BY
1-26-09 REV# 1	JS
2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC



December 05, 2006

Mr. Yan Yan Chew, Manager
Major Plan Check Division
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Re: **83 Montana Street, 638, 668, 678, 688 & 698 Plymouth Avenue
Block 7535, Lot 102**

Subject: Pre-Application Meeting Request

Dear Mr. Chew:

I am writing to request a Pre-application Meeting for the review and discussion of the above referenced six new single-family dwelling projects.

The proposed six new single-family dwellings (R-3) are all 2-story-over-basement buildings of type 5 - no hour construction situated on one (to be subdivided) lot which is located on the southeast corner of Montana street and Plymouth Street.

The site's general slope averages from 13% to 15% and slopes up from southwest corner to northeast corner. Five buildings with Plymouth Avenue address will be built on up sloping portion, and the building on 83 Montana Street will be built on a down sloping area.

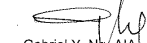
As shown on the attached reduced plans, we are proposing excavation of the whole site for the garage floor including the area beyond the rear building wall to create patios on garage level. Since excavation will take place all at the same time, some buildings will not have **Grade (Adjacent Ground Elevation)** along side property line.

We would like to confirm that an imaginary grade line connecting front and rear property lines' grade at center of lot will be used as **Grade (Adjacent Ground Elevation)** to determine **Basement** definition per **SFBC Sec. 203** and **Story** definition per **SFBC Sec. 220**.

Attach is a set of reduced plans for your review.

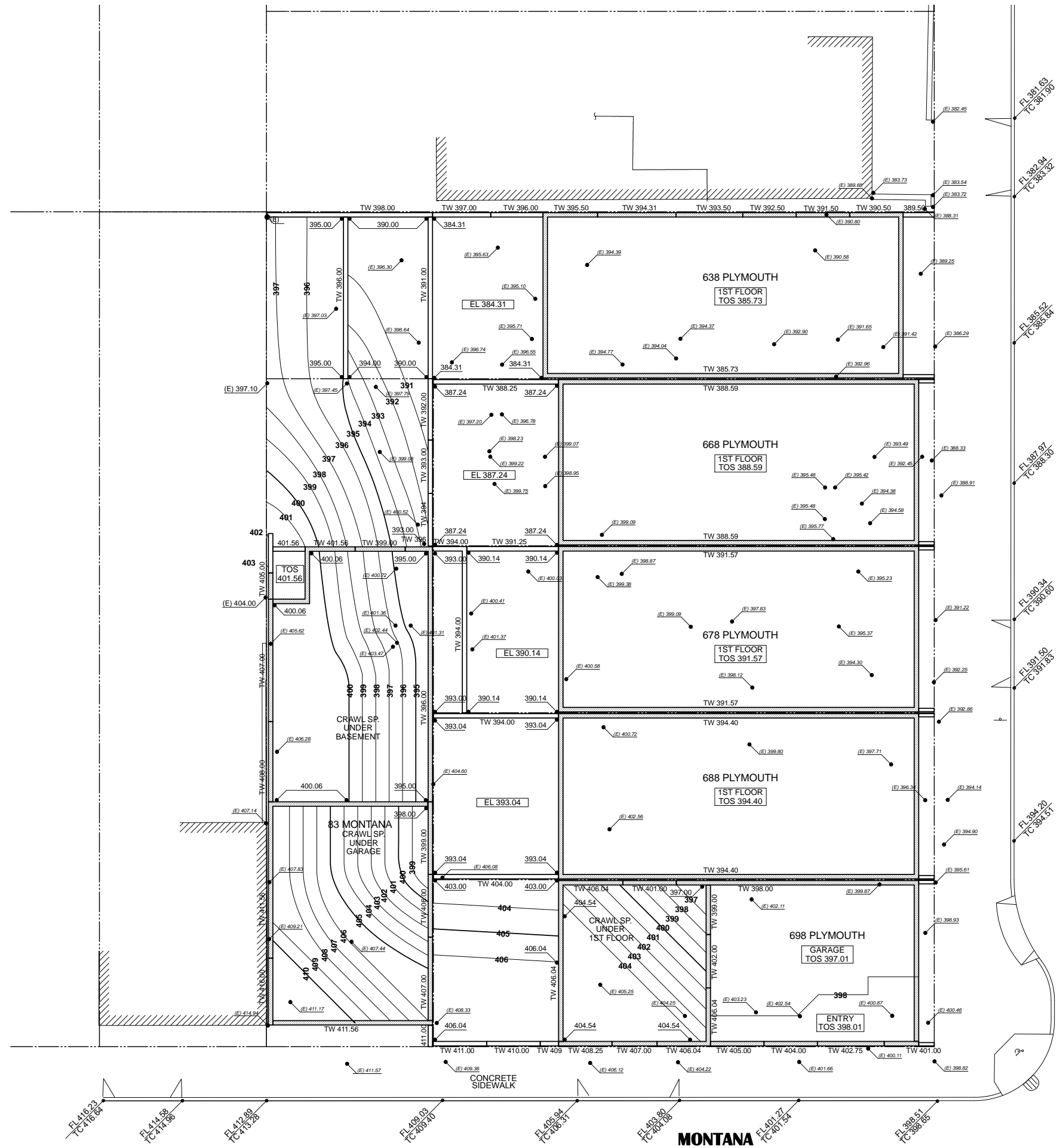
We would appreciate your prompt attention to this request. Thank you.

Sincerely yours,





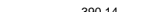

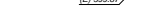

Gabriel Y. Ng, AIA
GNG/me

cc: Bruce Baumann
Plymouth Development LLC

ARCHITECTURE
PLANNING
1375 SUTTER STREET
SUITE 109
SAN FRANCISCO
CALIFORNIA 94109
www.gngalls.com
FAX 415-563-8823
415-563-6685



PLYMOUTH

-  RET. WALL
-  FOUNDATION/
RET. WALL
-  TW 401.56 TOP OF WALL
-  406 FIN. GRADE LINE
-  390.14 FIN. SPOT ELEV.
-  (E) 399.87 (E) SPOT ELEV.
TO CHANGE
-  TOS 397.04 TOP OF SLAB

GRADING PLAN LEGEND
1/8" = 1'-0"



GRADING PLAN
ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N.

1/8" = 1'-0"

SINGLE FAMILY DWELLING
89 MONTANA STREET
BLOCK 7067 / LOT 14
SAN FRANCISCO, CA 94112

GRADING PLAN

Date	11/14/06
Scale	AS NOTED
Drawn	JS
Job	060706
Sheet	A-2

REVISIONS	BY
1-26-09 REV# 1	JS
2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC



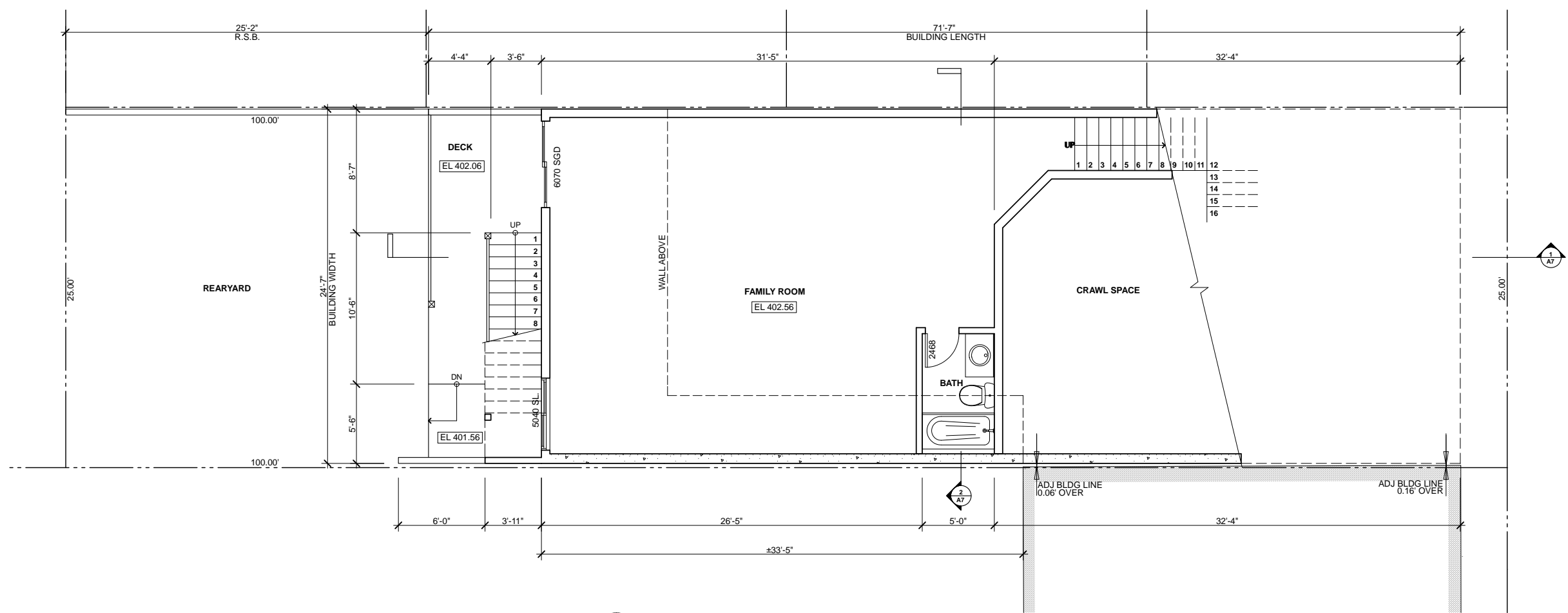
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89 MONTANA STREET
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1ST FLOOR PLAN

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**

Sheet
A-3
 Of 9 Sheets



1ST FLOOR PLAN
 ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

83 Montana

Area Calculation (In Square Feet):

	Living	Garage	Total
3rd Floor	1111		1111
2nd Floor	784	420	1204
1st Floor	796.5		796.5
Total	2691.5	420	3111.5

Total Living Area = 2691.5 S.F.
 Total Garage Area = 420 S.F.

REVISIONS	BY
1-26-09 REV# 1	JS
2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC



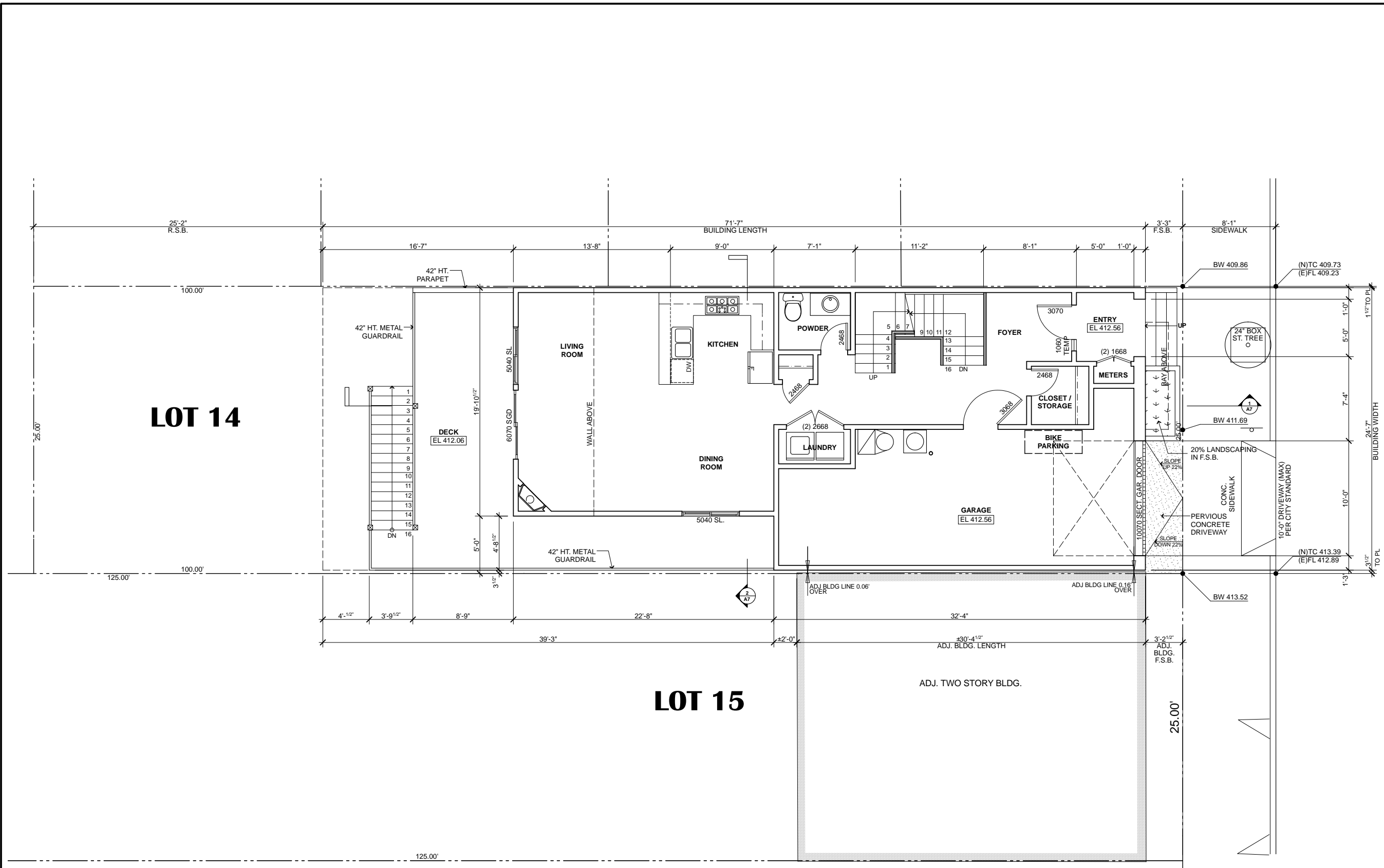
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2ND FLOOR PLAN

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**
 Sheet

A-4
 Of 9 Sheets



North
2ND FLOOR PLAN
 ALL DIMENSIONS ARE FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

MONTANA STREET
60' WIDE

REVISIONS	BY
1-26-09 REV# 1	JS
2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC



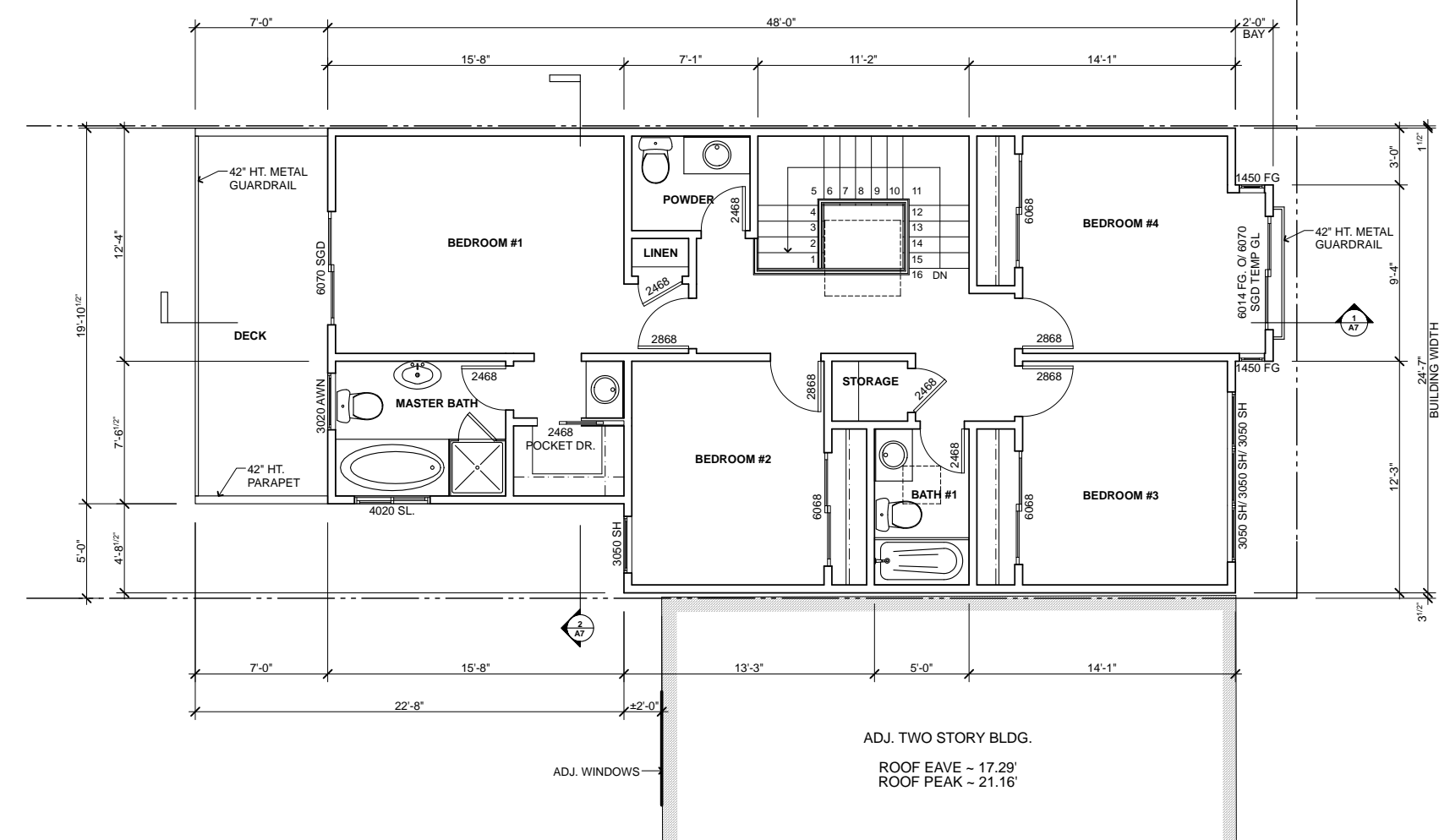
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SINGLE FAMILY DWELLING
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SAN FRANCISCO, CA 94112

3RD FLOOR PLAN

Date **11/14/06**
 Scale **AS NOTED**
 Drawn **JS**
 Job **060706**

Sheet
A-5
 Of 9 Sheets



3RD FLOOR PLAN

ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

REVISIONS	BY
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REV# 1	
2-26-09	JS
REV# 2	
5-13-10	EC
CPC HEARING	

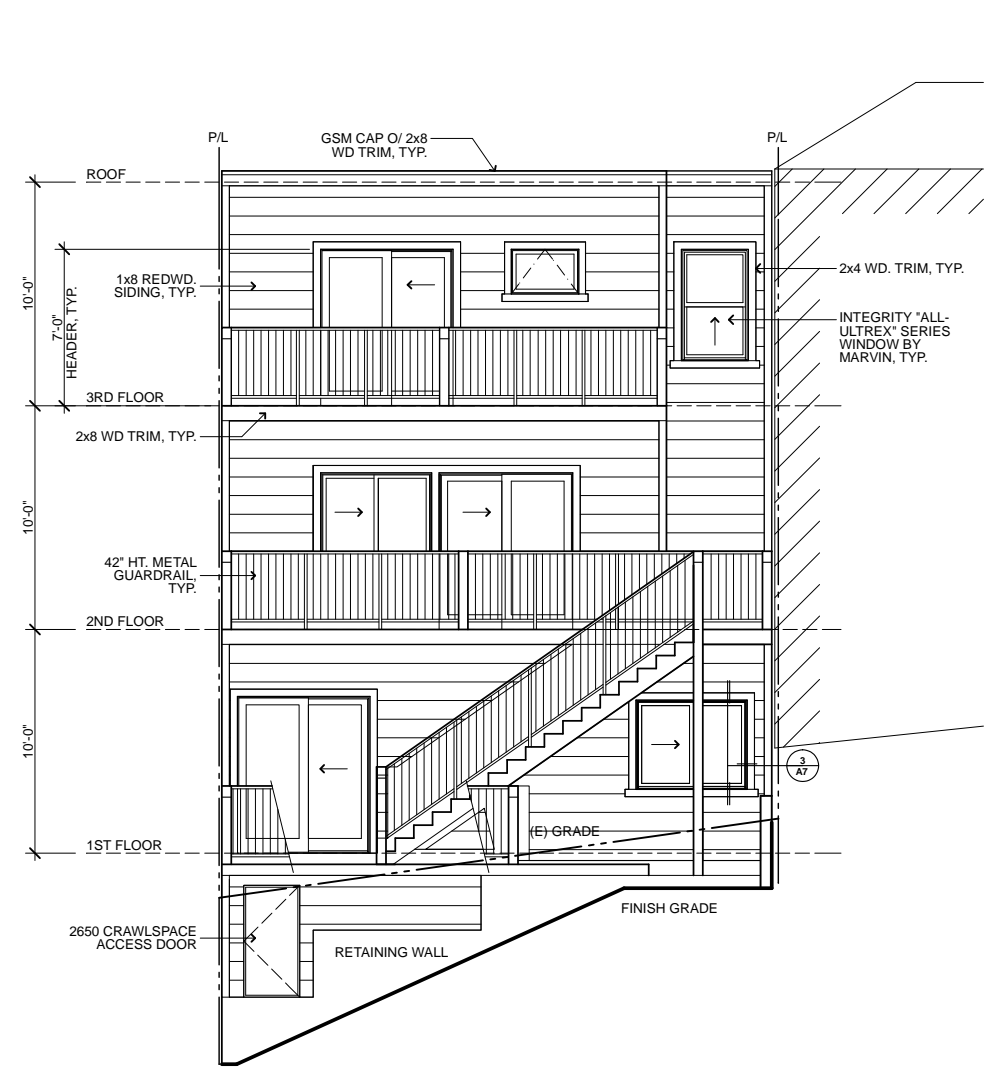


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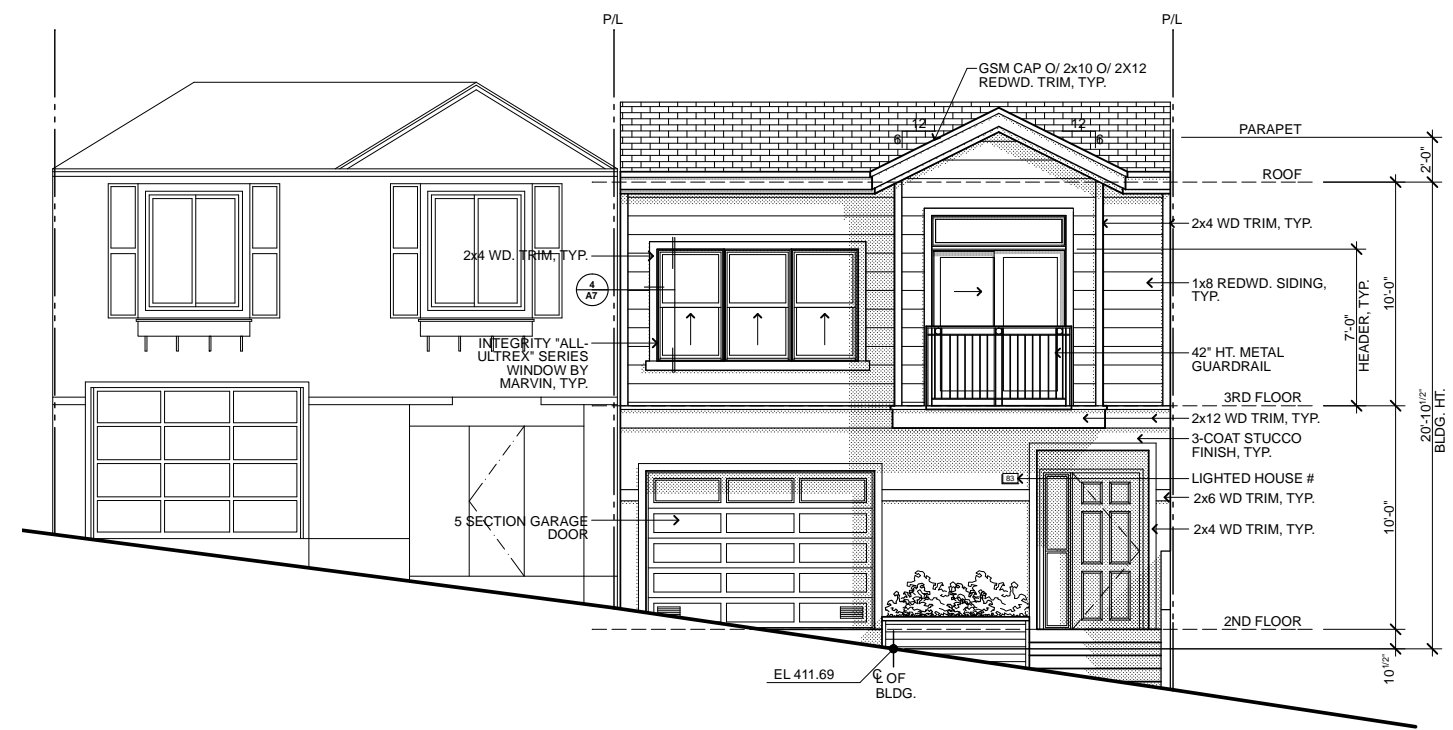
SINGLE FAMILY DWELLING
 89 MONTANA STREET
 BLOCK 7067 / LOT 14
 SAN FRANCISCO, CA 94112

ELEVATIONS

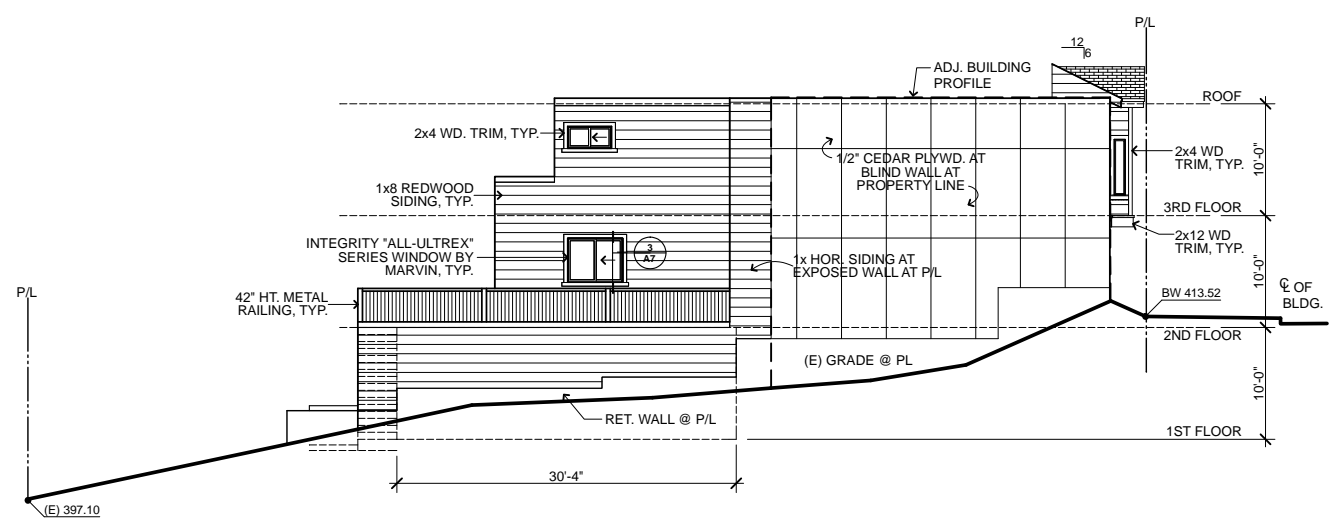
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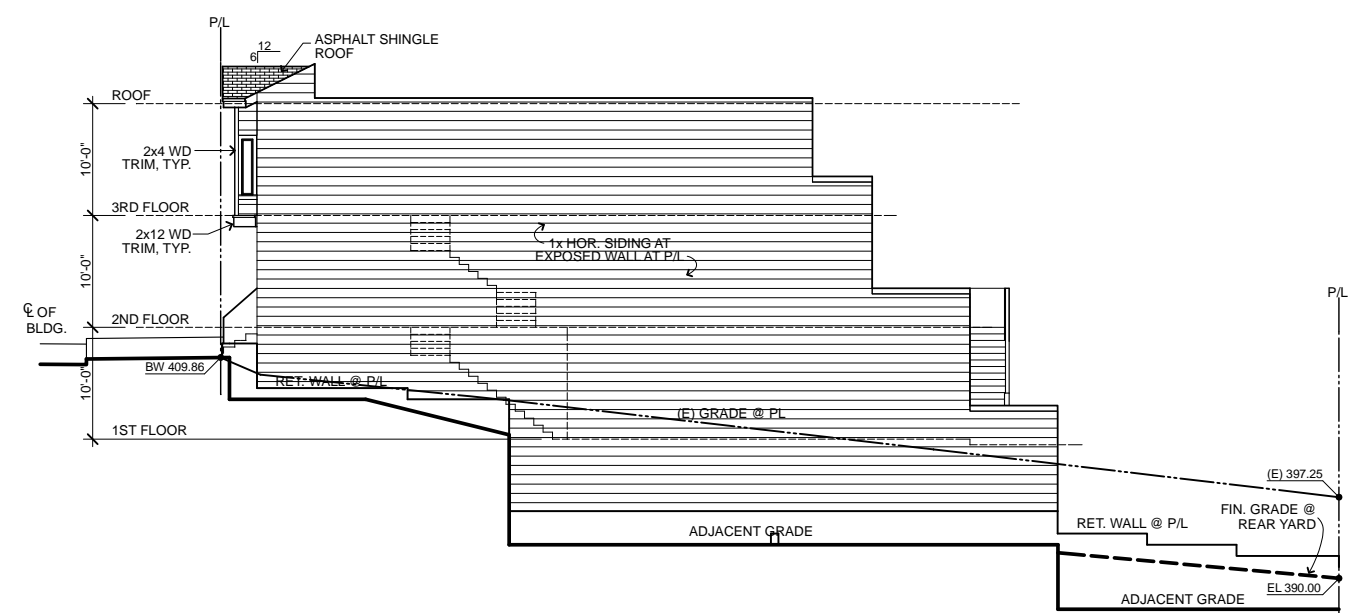
REAR ELEVATION
 ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"



FRONT ELEVATION
 ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"



LEFT ELEVATION
 ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/8" = 1'-0"



RIGHT ELEVATION
 ALL DIMENSION ARE FROM FIN. TO FIN., U.O.N. 1/8" = 1'-0"

REVISIONS	BY
1-26-09 REV# 1	JS
2-26-09 REV# 2	JS
5-13-10 CPC HEARING	EC

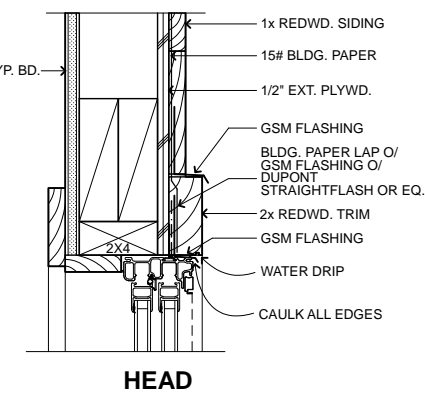
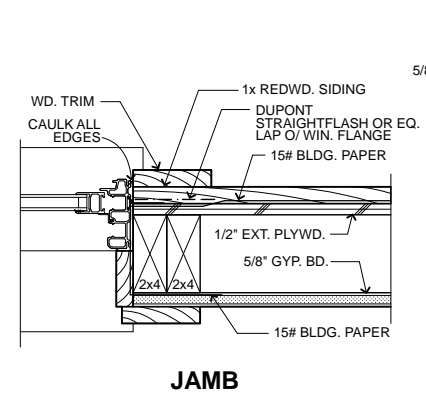
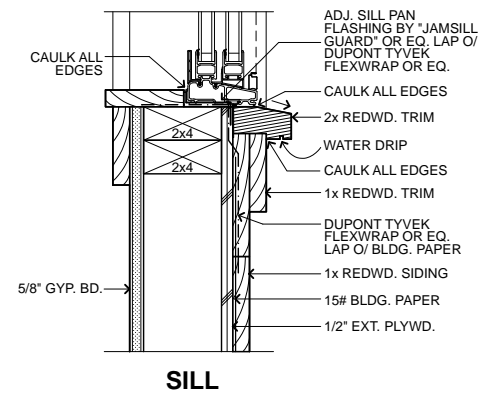
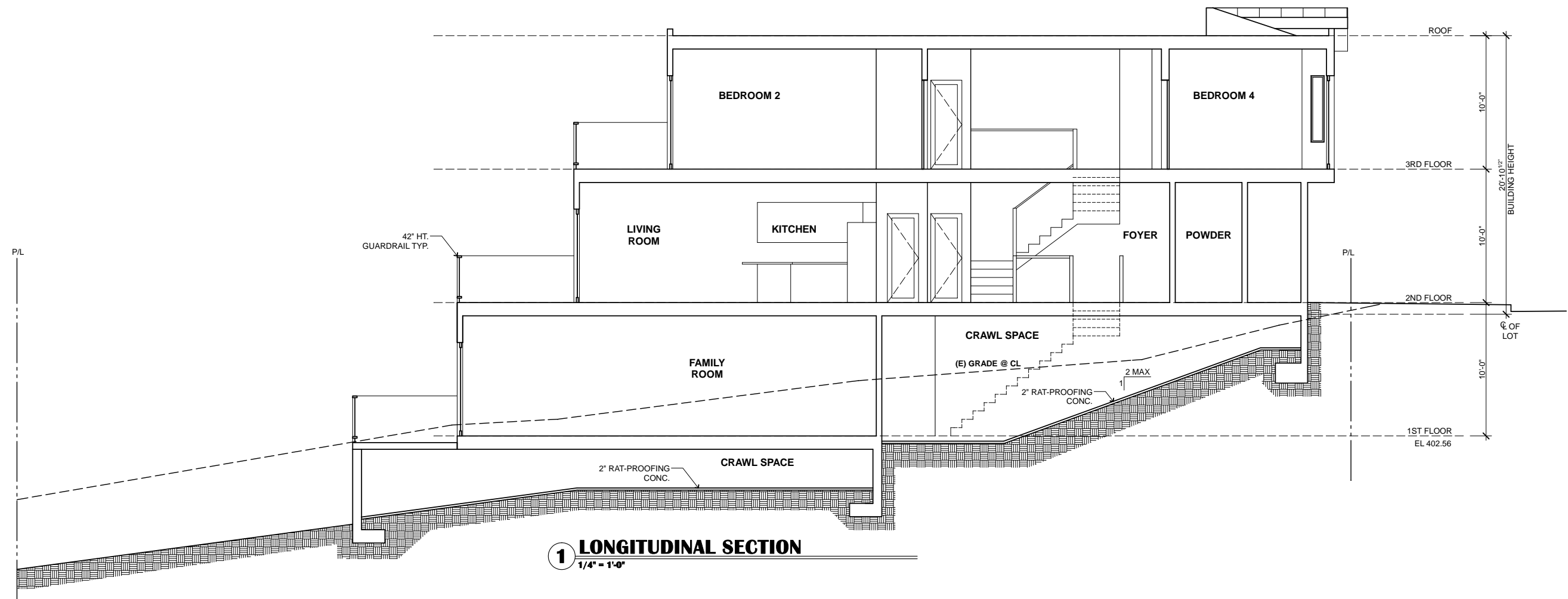


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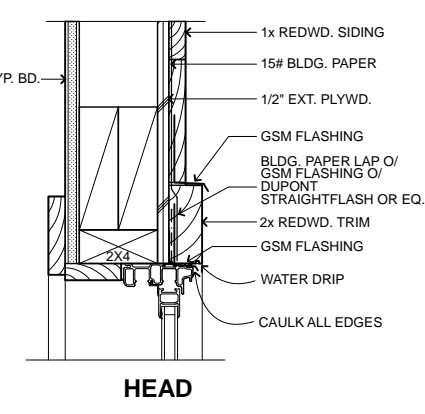
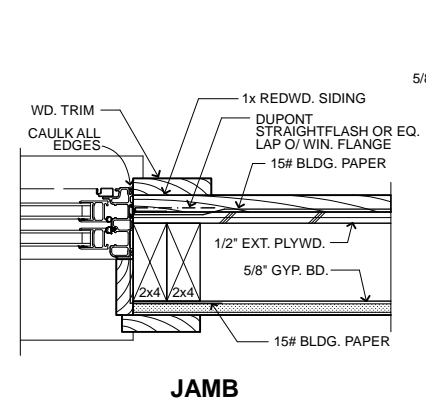
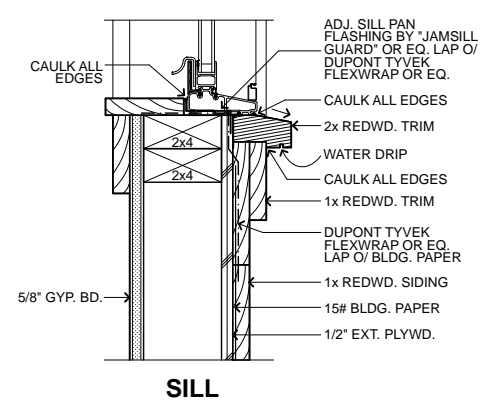
SINGLE FAMILY DWELLING
89 MONTANA STREET
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SAN FRANCISCO, CA 94112

BUILDING SECTIONS & WINDOW DETAILS

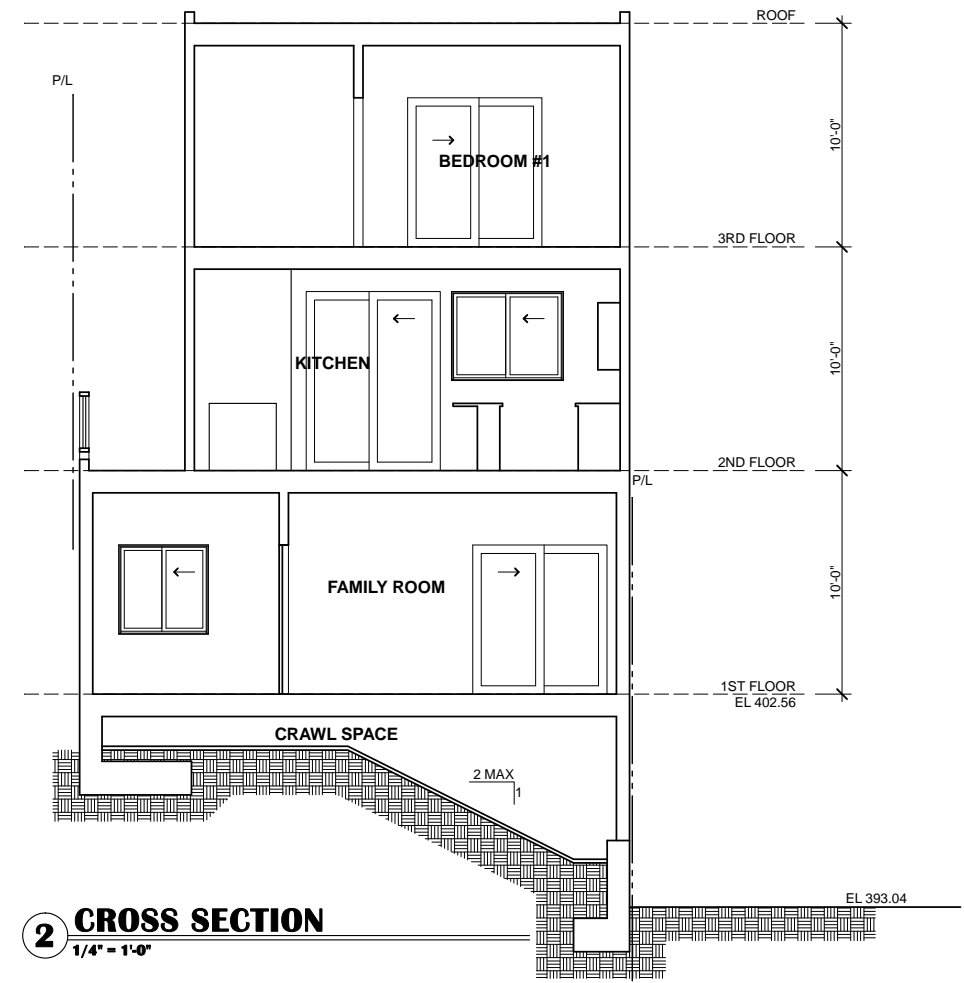
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Job **060706**
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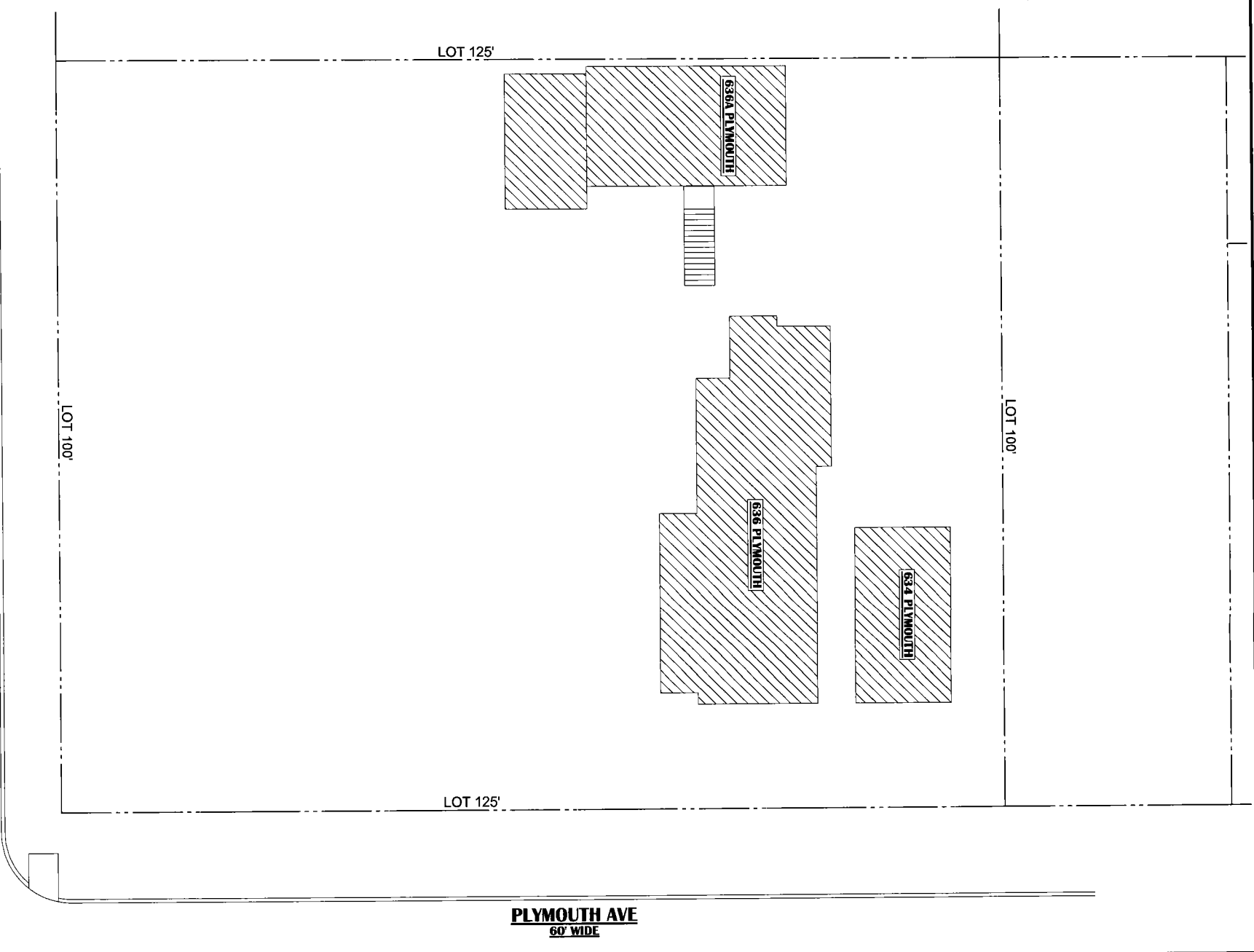
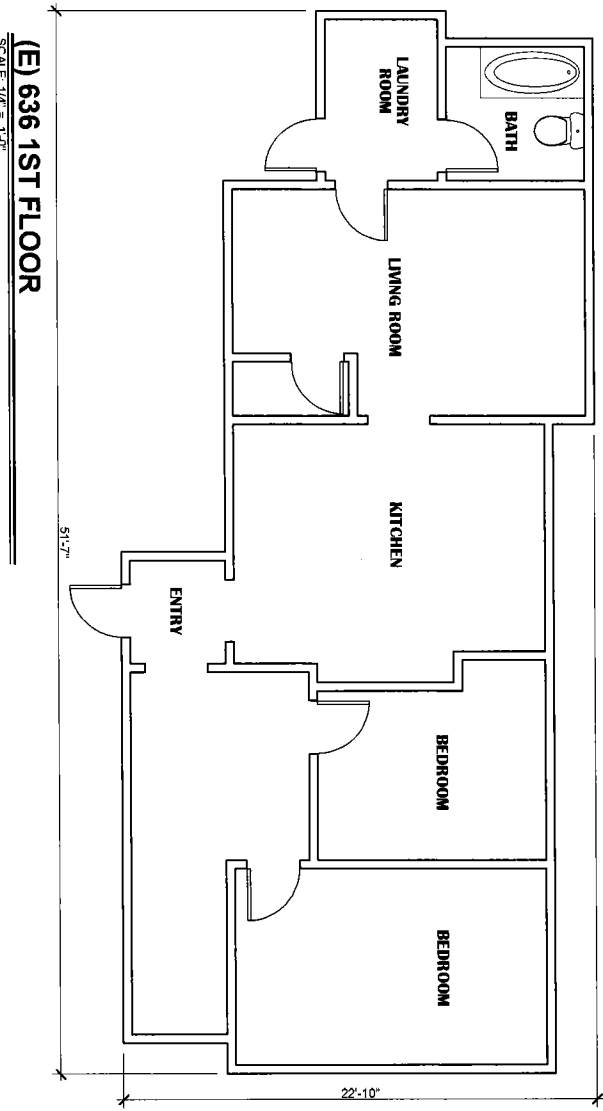
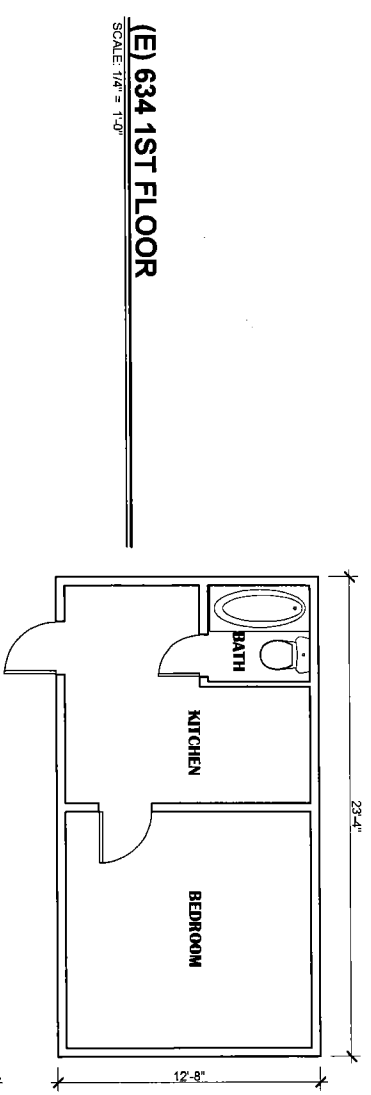
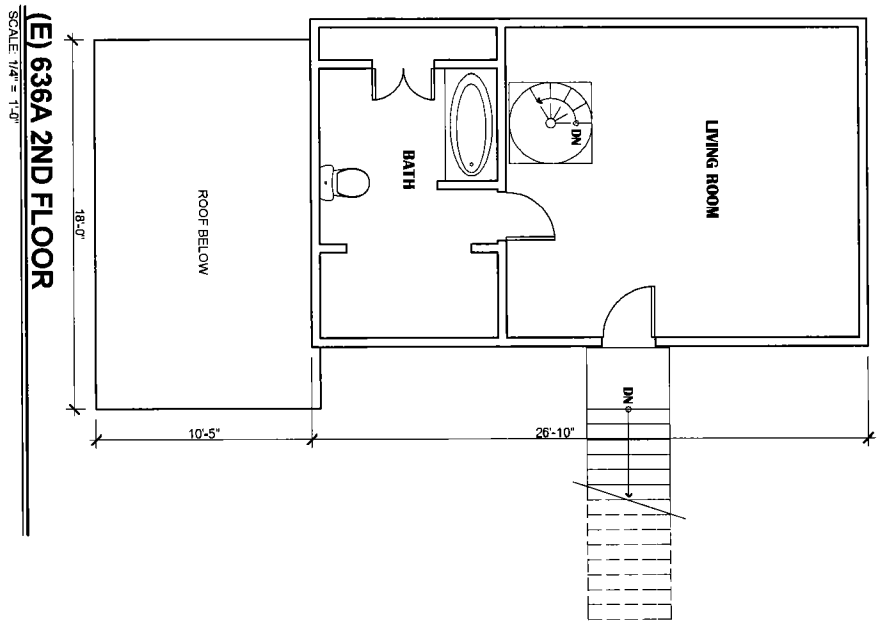
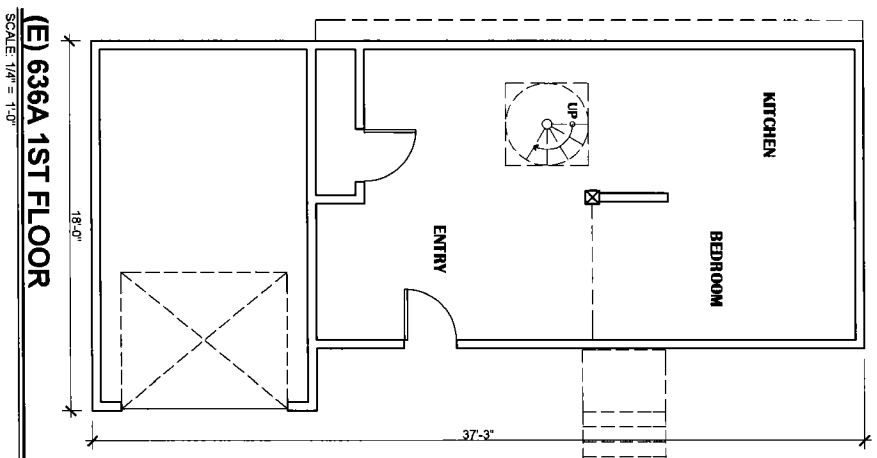
1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
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"INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



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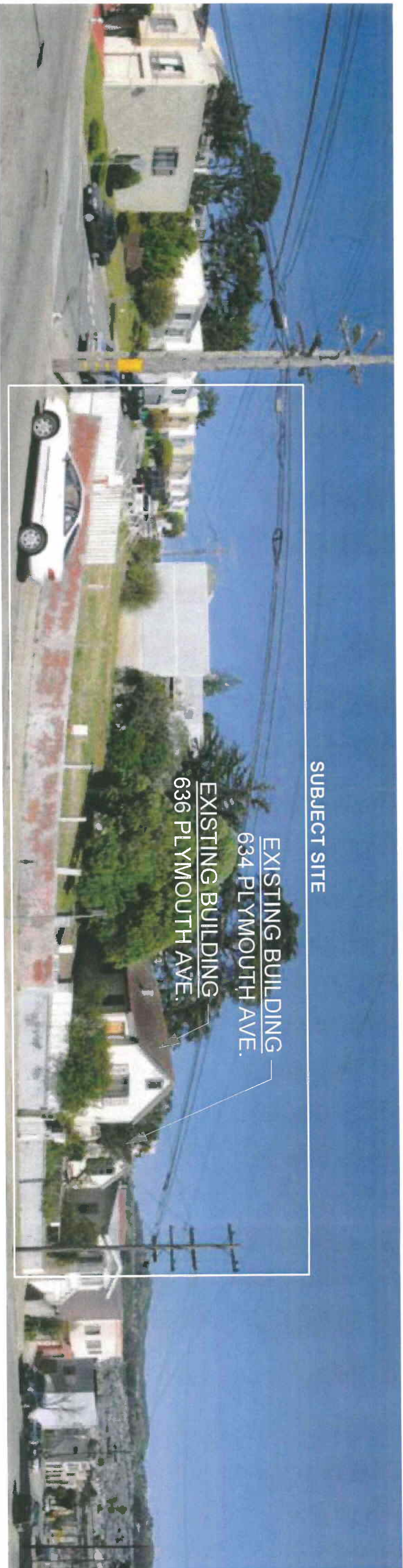


2 CROSS SECTION
1/4" = 1'-0"



North
(E) SITE PLAN
SCALE: 1/8" = 1'-0"
MONTANA ST
60' WIDE

<p>(E) SITE PLAN AND FLOOR PLANS</p>	<p>634, 636 & 636A PLYMOUTH AVE BLOCK 7067, LOT 014 SAN FRANCISCO CALIFORNIA</p>	<p>GABRIEL Y. NG & ASSOCIATES ARCHITECTURE + PLANNING + INTERIORS 1375 SUTTER STREET, SUITE 102 SAN FRANCISCO CA 94109 415-563-6655 FAX 415-563-8823 www.gyngola.com</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>BY</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	BY					
BY									
<p>Date: 07/29/06 Scale: AS NOTED Drawn: JN Job: 0000006 Sheet: E-1 Of 1 Sheet</p>									

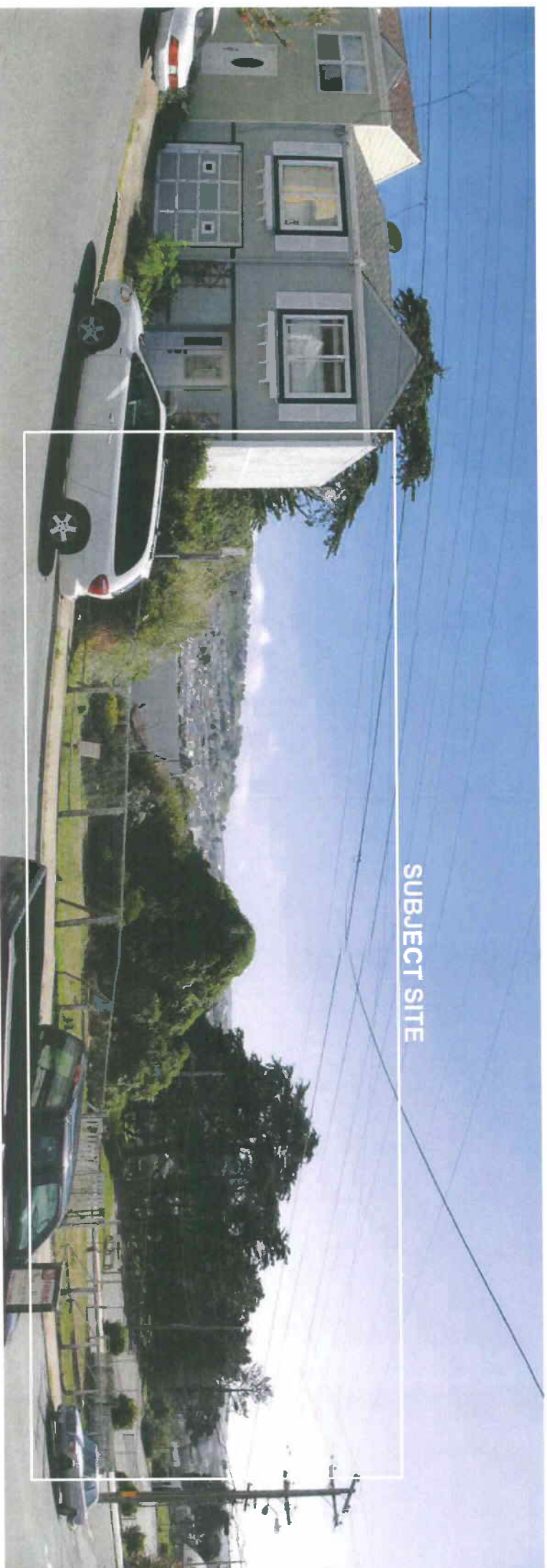


SUBJECT SITE

EXISTING BUILDING
634 PLYMOUTH AVE.

EXISTING BUILDING
636 PLYMOUTH AVE.

EXISTING CONDITION - PLYMOUTH AVENUE



SUBJECT SITE

EXISTING CONDITION - MONTANA STREET

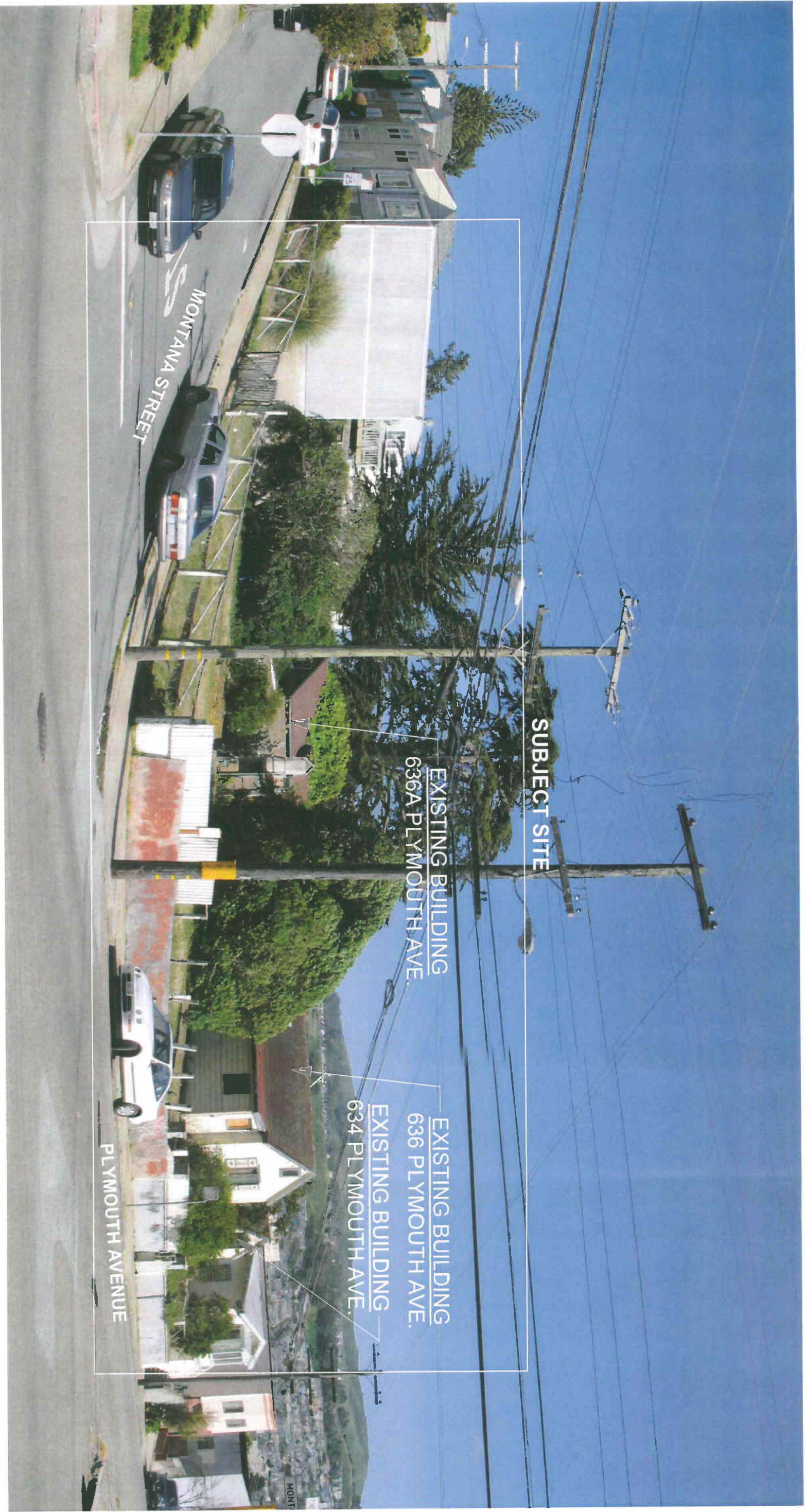


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415-692-8060
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PLYMOUTH AVE. & MONTANA ST. - SIX NEW SINGLE-FAMILY DWELLINGS
SAN FRANCISCO, CA 94112

5/14/2010



EXISTING CONDITION - LOOKING FROM INTERSECTION OF PLYMOUTH & MONTANA STREETS



GABRIEL Y. NG & ASSOCIATES
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PLYMOUTH AVE. & MONTANA ST. - SIX NEW SINGLE-FAMILY DWELLINGS
SAN FRANCISCO, CA 94112

5/14/2010



PROPOSED SIX NEW SINGLE-FAMILY DWELLINGS

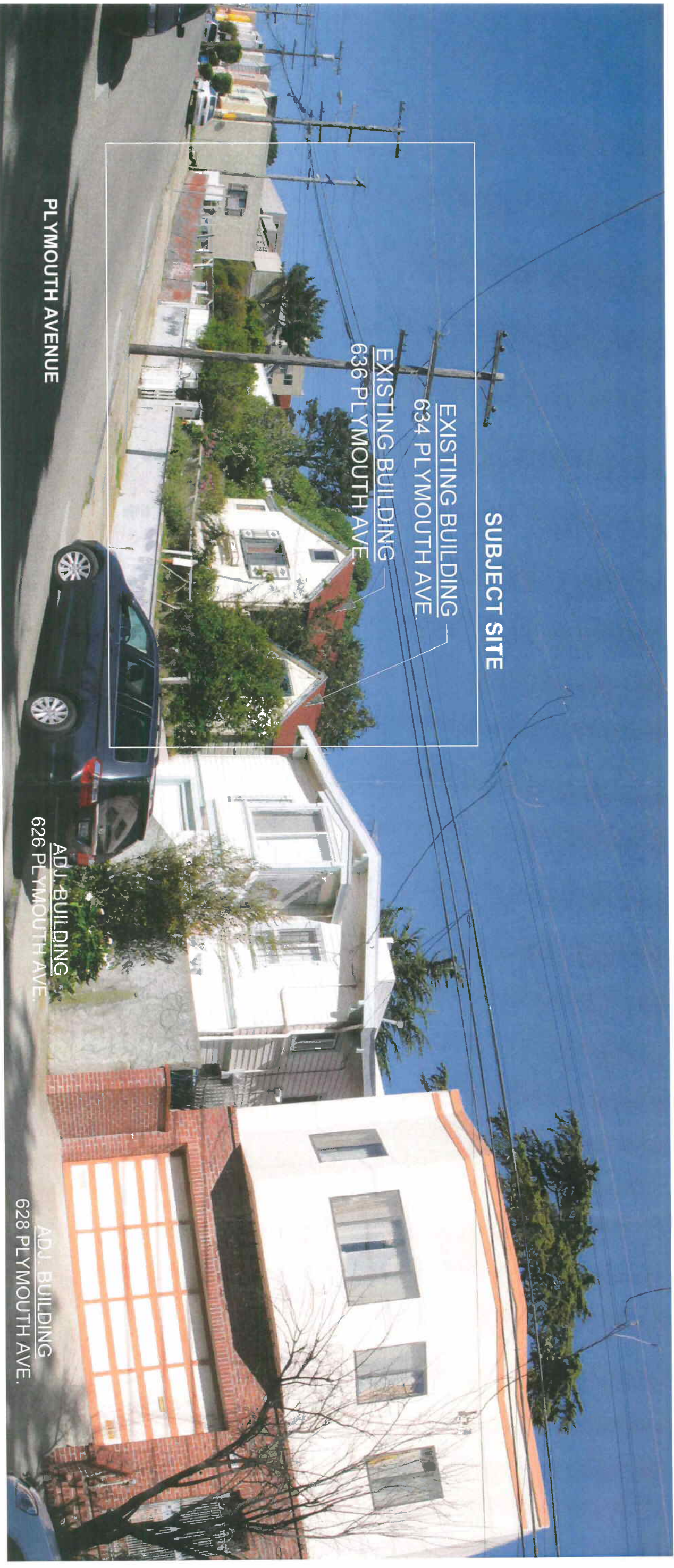
PLYMOUTH AVE. & MONTANA ST. - SIX NEW SINGLE-FAMILY DWELLINGS
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5/14/2010



PLYMOUTH AVENUE

EXISTING CONDITION - LOOKING UP ON PLYMOUTH AVENUE



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