



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis Tantamount to Residential Demolition

HEARING DATE: MARCH 25, 2010

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* March 18, 2010  
*Case Nos.:* 2009.0365D and 2009.0365V  
*Project Address:* 4209 24<sup>th</sup> STREET  
*Zoning:* RH-2 (Residential House, Two-Family)  
 40-X Height and Bulk District  
*Block/Lot:* 6505/047  
*Project Sponsor:* Bonnie Bridges  
 1686 15<sup>th</sup> Street  
 San Francisco, CA 94103  
*Staff Contact:* Sophie Hayward – (415) 558-6372  
[sophie.hayward@sfgov.org](mailto:sophie.hayward@sfgov.org)  
*Recommendation:* **Take DR and approve the proposal with modifications.**

DEMOLITION APPLICATION		ALTERATION APPLICATION	
Demolition Case Number	N/A	New Building Case Number	2009.0365D
Recommendation	N/A	Recommendation	Take DR and approve with modifications
Demolition Application Number	N/A	Alteration Application Number	2009.10.20.9401
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	2	New Parking	2
Number Of Existing Bedrooms	2	Number Of New Bedrooms	5
Existing Building Area	±1,445 Sq. Ft.	New Building Area	±3,655 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	2/26/2010	Date Time & Materials Fees Paid	N/A

### PROJECT DESCRIPTION

The proposal is a major alteration to expand the existing single-family home, and is considered “tantamount to demolition” pursuant to Section 317(b)(2)(C) of the Planning Code. The proposal includes horizontal additions at the front and rear, as well as a vertical addition. As proposed, the project includes adding a ground-floor rental unit to the subject property, as well as reconfiguring and expanding the second floor to accommodate 4 bedrooms, and 2 ½ half bathrooms. The new third floor will include both a front and a rear balcony, as well as a kitchen, “great room,” and one bathroom. The third floor will include a mezzanine to accommodate a small

home office. Both the studio rental unit and the larger unit will be Planning Code compliant with regard to parking, exposure, and open space. The existing single-family home measures approximately 26'6" above grade with one-story above a garage at street level; with the proposed alterations, the new building would measure approximately 36'9" above grade with 2 ½ stories above a garage at street level. The new building would require a Variance from the Planning Code's Front Setback requirement as outlined in Section 132, as well as from the Rear Yard requirement pursuant to Section 134. Projects that are considered "tantamount to residential demolition" require a Mandatory Discretionary Review pursuant to Planning Code Section 317 (Case No. 2009.0365).

### **SITE DESCRIPTION AND PRESENT USE**

The Property at 4209 24<sup>th</sup> Street is located on the south side of 24<sup>th</sup> Street, between Diamond and Douglass Streets, in the Noe Valley Neighborhood. The Property is located within an RH-2 (Residential, Two-Family) Zoning District with a 40-X Height and Bulk designation. The Subject Property has approximately 25' of street frontage along the length of 24<sup>th</sup> Street, and measures approximately 114' in depth south toward Jersey Street.

The Subject Property currently contains a one-story-over-garage, wood-framed two-bedroom single-family dwelling that measures approximately 1,445 square feet. The City Assessor's Office records indicate that the structure was originally constructed circa 1900.

### **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The Subject Property is located in the Noe Valley neighborhood, on the south side of 24<sup>th</sup> Street between Douglass and Diamond Streets; the Subject Property is located one block west of the 24<sup>th</sup> Street commercial district. Buildings in the surrounding area are constructed in a range of architectural styles, including Edwardian, Stick, and an eclectic mix of revival styles, and are generally one- and two-, and three-stories above garages at street level. The existing subject building is substantially smaller than the adjacent property to the east, which is a corner building, and is comparable in size to the adjacent property to the west.

RH-2 Zoning Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are small in scale and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

### **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 5, 2010	March 4, 2010	21 days
Mailed Notice	10 days	March 15, 2010	March 15, 2010	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	2
Other neighbors on the block or directly across the street	4	0	33
Neighborhood groups	0	0	0

**REPLACEMENT STRUCTURE**

The major alteration will result in two dwelling-units with a two-car garage and storage for eight bicycles. The height of the altered structure would measure approximately 36'9" in height above grade with 2 ½ stories above grade.

As noted above, with the proposed extensive alterations, the subject building would provide two units: Unit #2, the lower unit, would be a studio unit with direct access to the rear patio; Unit #1, the larger, upper unit, would be a 2 ½-story, four-bedroom unit. The ground level will contain a parking garage that provides off-street parking for two cars (tandem), a storage area, a bicycle storage room for 8 bicycles, a laundry room, and a studio rental unit at the rear with one bathroom. The second floor includes four bedrooms and 2 ½ bathrooms, and a rear deck. The third level includes a "great room" that accommodates a living and a dining area, an eat-in kitchen, a front balcony and a rear deck. The third level includes a mezzanine to accommodate a home office.

The Project requires a Variance from the Front Setback and the Rear Yard requirements of the Planning Code. Section 132 of the Planning Code requires a front setback that measures 10' in length, and Section 134 of the Planning Code requires a rear yard that measures 51'4" in length. The proposed horizontal addition at the front would extend to the front property line and would not provide a front setback; the addition at the rear of the second story encroaches approximately 1'4" into the required rear yard, extending to within 50' of the rear property line.

While the proposed replacement structure is modern in style, the overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary to the residential neighborhood character. The materials for the front façade are contemporary in style, and include both stucco and wood siding.

**PUBLIC COMMENT**

The Project went through Section 311 Notification, which concluded on February 26, 2010. The project proposal is also going through the Variance and Mandatory DR notification, which concludes with the March 25, 2010 hearing date. No member of the public filed a Discretionary Review application during the Section 311 public notification period. Staff has received four letters of support for the proposed project, including the request for the Variances from Planning Code Sections 132 and 134. The letters of support are included in the Commission packets.

## ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 1(e)(2) [State CEQA Guidelines Section 15301(1)(1)] on July 23, 2009.

## RESIDENTIAL DESIGN TEAM REVIEW

The proposed project was reviewed by the Department's Residential Design Team (RDT). The RDT supports the Project as proposed with two modifications:

- Add a 3' side setback along rear portion of the west side of the upper two stories in order to acknowledge the existing setback on the adjacent neighbor.
- Include the rear stairs that descend from the second story rear deck on the east side within the volume of the rear extension.

As noted in the RDT comments (attached), the Project Sponsor addressed concerns expressed by neighbors during the pre-application process, and the current proposal has the support of the surrounding neighbors. The Project Sponsor does not agree with the recommendations of the RDT, and will not voluntarily make the modifications, given that the neighbors agree on the current proposal.

**Under the Planning Department's proposed DR Reform Policy, the proposed project would be referred to the Planning Commission due to the fact that the project is considered "tantamount to demolition" and subject to a Mandatory Discretionary Review. The Department feels that the proposed project – as recommended to be modified – is appropriately massed in relation to the surrounding neighborhood context; no portion of the proposed project meets the Commission's adopted definition of "exceptional and extraordinary."**

## BASIS FOR RECOMMENDATION

The Department recommends that the Planning Commission takes DR and approves the project proposal with the two modifications recommended by the RDT. While the project proposal requires a Variance from the Planning Code's front setback and rear yard requirements, the proposal has been revised specifically to acknowledge concerns raised by neighbors early in the pre-application process. Neighbors submitted letters of support for both the pre-application process and the project as proposed. The Project is on balance consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will result in a net gain of one rental dwelling-unit.
- The Project will result in one family-sized dwelling-unit and one smaller rental unit.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. 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. 2009.0365D – Take DR and approve the project with two modifications**

**DEMOLITION CRITERIA**

**Existing Value and Soundness**

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

***Project Does Not Meet Criterion***

*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. Furthermore, the subject property is located in an RH-2 District and cannot be exempt from a Mandatory DR hearing under Section 317 based on valuation.*

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

***Project Does Not Meet Criterion***

*The Project Sponsor does not claim that the property is unsound. The subject building is considered sound.*

**Existing Building**

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

***Project Meets Criterion***

*A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.*

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

***Project Meets Criterion***

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

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

***Project Meets Criterion***

*Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.*

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

***Criterion Not Applicable to Project***

*The property is not a historical resource.*

**Rental Protection**

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

***Criterion Not Applicable to Project***

*The existing unit is currently owner-occupied thus not rental housing. The proposed project would add a new unit to the subject property, for a project total of two units.*

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

***Project Meets Criterion***

*The building is not subject to rent control because it is a single-family dwelling that is currently owner-occupied. The project will add rental housing through the creation of a new studio unit.*

**Priority Policies**

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

***Project Does Not Meet Criterion***

*The Project is a major alteration that is considered "tantamount to demolition," and therefore does not conserve the existing housing. Nonetheless, the Project results in a net gain of housing and thus increases the quantity of housing. One family-sized unit and one smaller rental unit will replace one single-family dwelling. The creation of these new units will preserve the cultural and economic diversity within the neighborhood.*

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

***Project Meets Criterion***

*The Project will conserve the neighborhood character by making a major alteration that is compatible with regard to materials, massing, and fenestration pattern with the dwellings in the surrounding neighborhood. By creating a compatible new building that increases the density by one unit in a neighborhood defined by one- and two- family units, the neighborhood's cultural and economic diversity will be preserved.*

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

***Project Meets Criterion***

*Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating two new*

*dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.*

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

***Project Does Not Meet Criterion***

*The Project does not include any permanently affordable units, as the construction of two units does not trigger Section 315 review.*

**Replacement Structure**

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

***Project Meets Criterion***

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

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

***Project Meets Criterion***

*The Project will create one family-sized unit and one smaller rental unit. The floor plans reflect such new quality, family housing.*

13. Whether the Project creates new supportive housing;

***Project Does Not Meet Criterion***

*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 Criterion***

*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 Criterion***

*The Project increases the number of dwelling units on the site from one to two.*

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 five.*

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one or two residential units. The residential neighborhood contains dwellings of varying heights and depths.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
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		
<b>Front Setback (pages 12 - 15)</b>			
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		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
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		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
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 proposed project respects the existing block pattern by minimizing impacts to the established mid-block open space. With the recommended modifications to the proposed design, the proposed new structure would respect the access to light, air, and privacy of the adjacent neighbor to the west. The overall scale of the proposed major alteration 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
<b>Building Scale (pages 23 - 27)</b>			
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		
<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

**Comments:** The replacement building is compatible with the established building scale on the south side of the street, which is slightly lower than that on the north side of the street at this location. With the proposed modifications, the height and depth of the building are compatible with the existing mid-block open space, as established by the adjacent property to the west. There is an anomalous building with frontage on Diamond Street that extends deep into its own rear yard; the proposed project respects this existing, non-complying structure. The building's form, facade width, proportions, and roofline are compatible with the mixed neighborhood context.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
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		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			
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
<b>Rooftop Architectural Features (pages 38 - 41)</b>			

Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

**Comments:** The location of the entrance is consistent with the predominant pattern of elevated entrances found of the south side of 24<sup>th</sup> Street at this location. The fenestration pattern, while contemporary, is compatible with the mixed fenestration pattern found throughout the neighborhood. The garage door is minimized in width, and will utilize the existing curb cut in order to minimize the loss of existing on-street parking.

**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
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		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

**Comments:** The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood.

**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 existing building has been determined not to be an historical resource for the purposes of CEQA.

**Attachments:**

- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photo
- Section 311 Notice
- Residential Demolition Application
- Comments from the Residential Design Team
- Reduced Plans
- Context Photos
- Letters in Support of the Proposed Project

\* All page numbers refer to the Residential Design Guidelines

# Parcel Map

DIAMOND

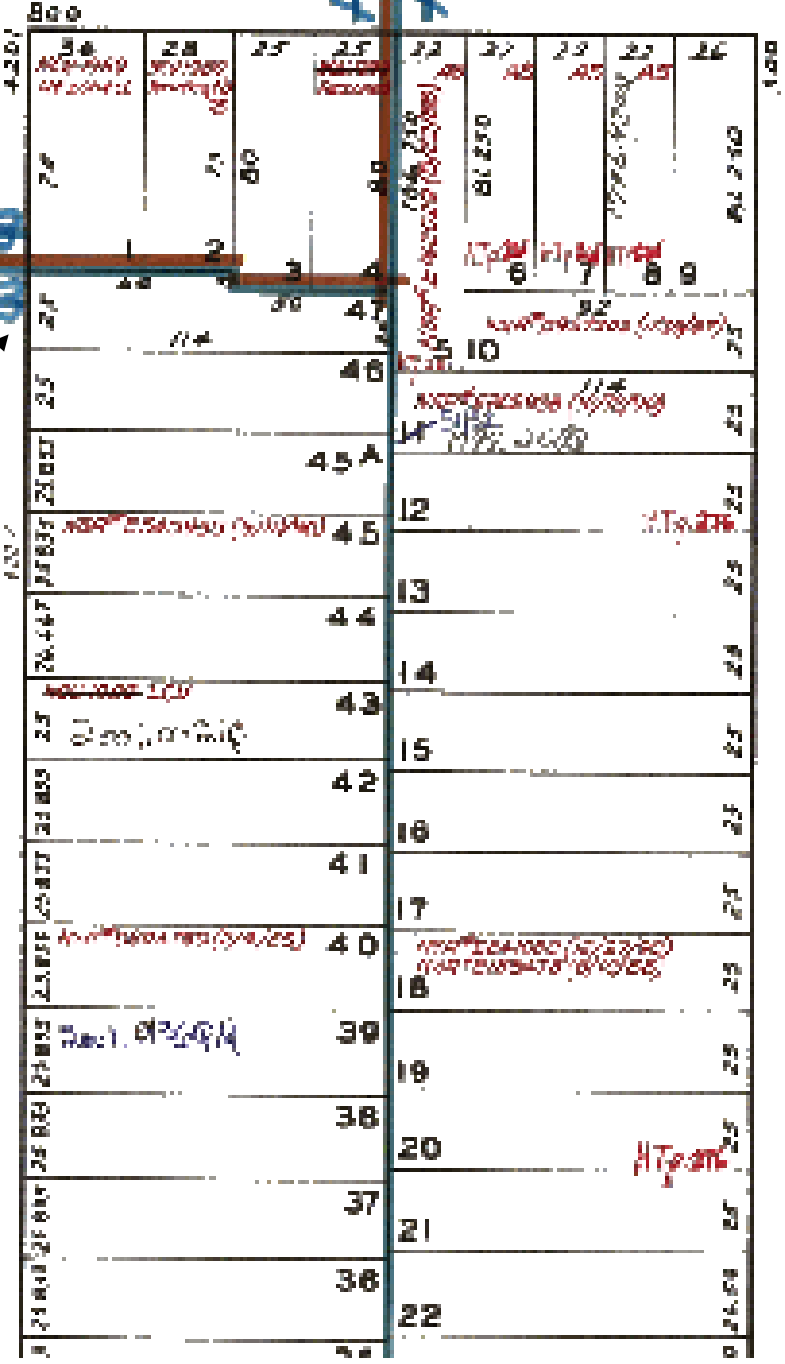
112

FLAS  
HEADS

SUBJECT PROPERTY

24<sup>TH</sup>

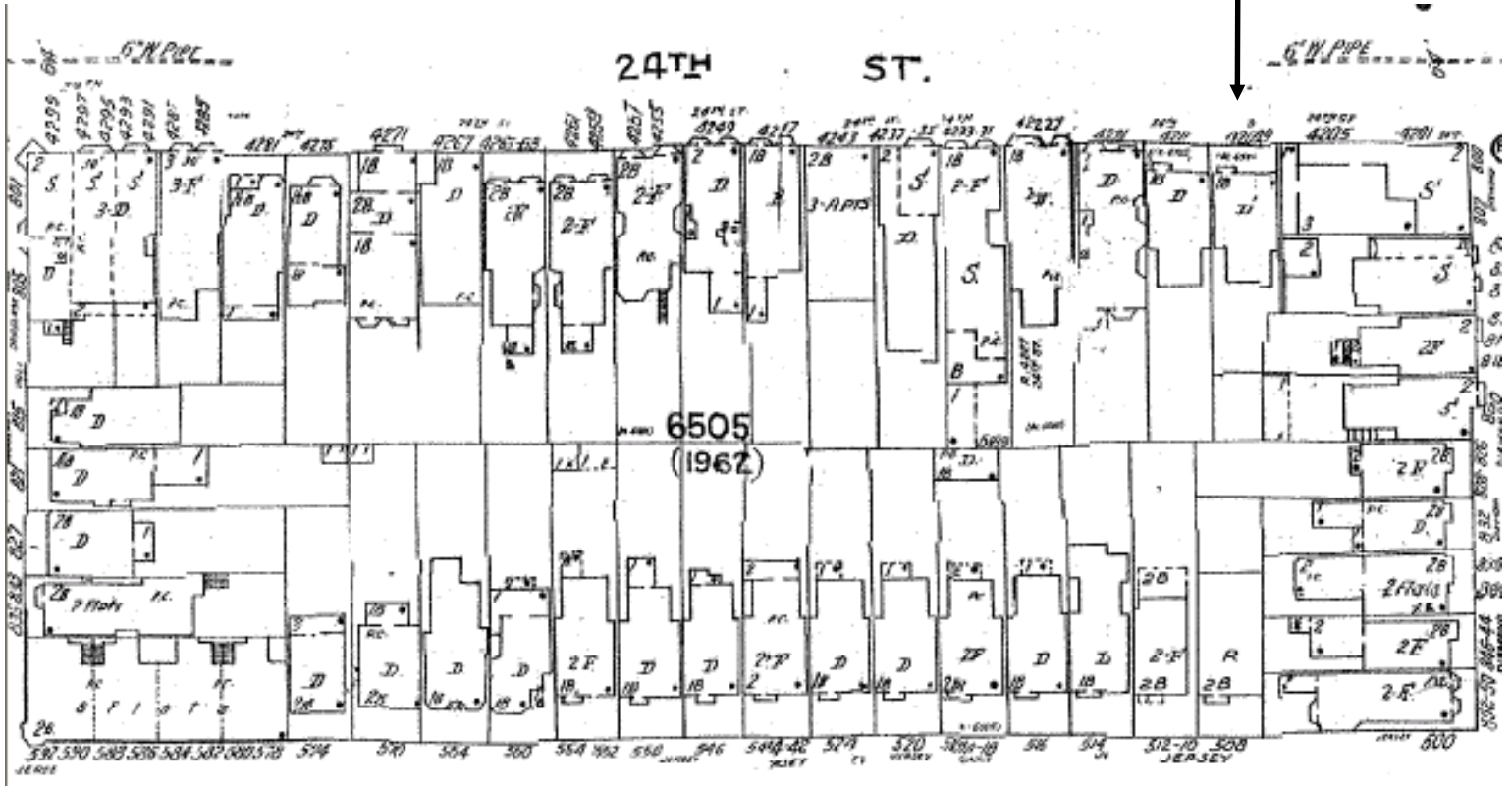
JERSEY



Discretionary Review Hearing  
Case Number 2009.0365DV  
4209 24<sup>th</sup> Street

# Sanborn Map\*

SUBJECT PROPERTY



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



Discretionary Review Hearing  
Case Number 2009.0365DV  
4209 24<sup>th</sup> Street

# Aerial Photo



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2009.0365DV  
4209 24<sup>th</sup> Street

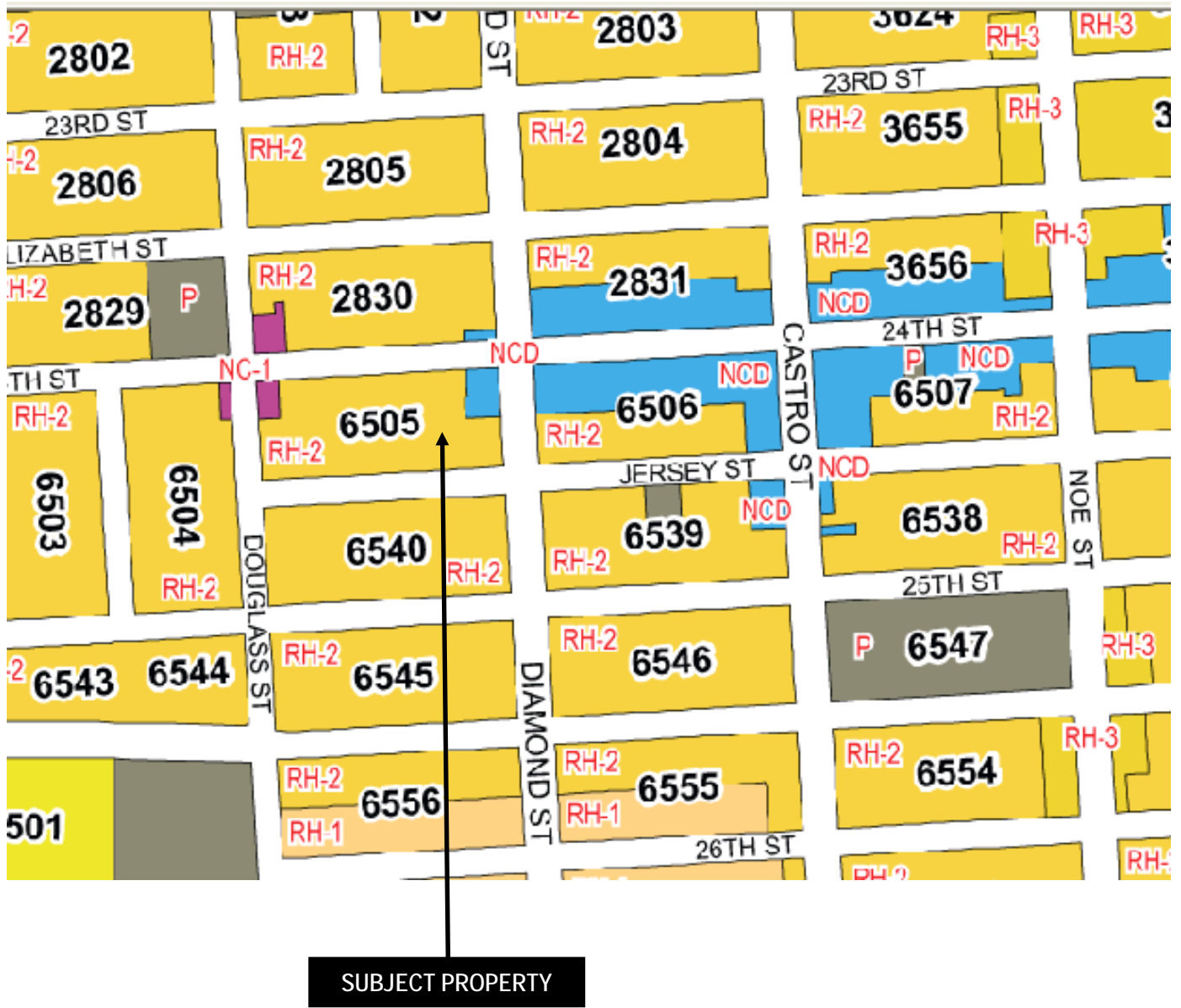
# Aerial Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2009.0365DV  
4209 24<sup>th</sup> Street

# Zoning Map



**SUBJECT PROPERTY**

## ZONING DISTRICTS INCLUDED IN THIS MAP:

- RH-1, RH-1(S), RH-1(D), RH-2, RH-3
- RM-1, RM-2, RM-3, RM-4
- UMU, RTO-M, RED, RC-3, RC-4
- NC-1, NC-2, NC-3, NCD
- NCT, NCT-3
- SLR, SLI
- C-3-S, C-3-G
- PDR-1-G
- P

Discretionary Review Hearing  
 Case Number 2009.0365DV  
 4209 24<sup>th</sup> Street



# Site Photo



Discretionary Review Hearing  
Case Number 2009.0365DV  
4209 24<sup>th</sup> Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 25, 2010**  
 Time: **Beginning at 1:30 PM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
 Case Type: **Variance (Front and Rear) and Mandatory DR (Demolition)**  
 Hearing Body: **Zoning Administrator and Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>4209 24<sup>th</sup> Street</b>	Case Nos.:	<b>2009.0365DV</b>
Cross Street(s):	<b>Diamond and Douglass Streets</b>	Building Permit:	<b>2009.10.20.9401</b>
Block /Lot No.:	<b>6505/047</b>	Applicant/Agent:	<b>Bonnie Bridges (Architect)</b>
Zoning District(s):	<b>RH-2</b>	Telephone:	<b>(415) 241-7160</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>bbridges@boorbridges.com</b>

### PROJECT DESCRIPTION

The proposal is a major alteration to expand the existing single-family home. The proposal includes horizontal additions at the front and rear, as well as a vertical addition. The proposal includes adding a second unit at the ground level. The proposed alterations are considered "tantamount to demolition," pursuant to Planning Code Section 317, and are therefore subject to Mandatory Discretionary Review by the Planning Commission in addition to the Variance Hearing. Both the Variance and the Mandatory Discretionary Review will be heard at the regularly scheduled Planning Commission hearing on Thursday, March 25 beginning at 1:30pm.

**PER SECTION 132 OF THE PLANNING CODE** the subject property is required to maintain a front setback that measures 10 feet in length. The proposed project includes moving the subject building forward, and extending a large portion of the front elevation to the front property line.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard that measures 51'4" in length. With the proposed addition, the rear of the second story will encroach approximately 1'4" into the required rear yard.

**PER SECTION 317 OF THE PLANNING CODE**, Planning Department staff has determined that the proposed alterations are "tantamount to demolition" and therefore the proposal requires a Mandatory Discretionary Review by the Planning Commission. No neighbors filed an application for Discretionary Review during the public notice period for the Building Permit Application.

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2009.0365V.pdf>

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Sophie Hayward** Telephone: **(415) 558-66372** E-Mail: [sophie.hayward@sfgov.org](mailto:sophie.hayward@sfgov.org)

中文詢問請電: 415.558.5956

Para información en Español llamar al: 415.558.5952



# SAN FRANCISCO PLANNING DEPARTMENT

## Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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PROJECT ADDRESS: 4209 24th Street		NAME: Bonnie Bridges		
BLOCK / LOT: 6505 / 047		ADDRESS: 1686 15th St SF CA		
ZONING: <del>RH-2/40X</del> RH-2/40X		CITY, STATE: SF, CA		
LOT AREA 2,596 01		PHONE: 415-241-7161		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	+1
2	Total number of parking spaces	2	2	0
3	Total gross habitable square footage	1,145	3,655	2,510
4	Total number of bedrooms	2	4	+2
5	Date of property purchase -	Dec. 2008		
6	Number of rental units	0	1	+1
7	Number of bedrooms rented	0	1	+1
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	NO		
12	Number of owner-occupied units	1	1	0

Proposed  
By Floor  
01 630  
02 1,400  
03 1,400  
04 225  
3,655

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature:

Printed Name: Bonnie Bridges

Date: 3/4/2010

# Loss of Dwelling Units through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

## Existing Value and Soundness

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

NO

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

NO

## Existing Building

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

YES.

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

YES.

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

NO.

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

N/A

## Rental Protection

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

N/A. CLI

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

No

**Priority Policies**

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;  
NO. HOUSE WILL BE TORN DOWN.  
NOT APPLICABLE.
- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;  
NO. NOT APPLICABLE.
- 9. Whether the Project protects the relative affordability of existing housing;  
NOT APPLICABLE.
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;  
NOT APPLICABLE

**Replacement Structure**

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;  
YES.
- 12. Whether the Project creates quality, new family housing;  
YES.
- 13. Whether the Project creates new supportive housing;  
NO.
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;  
YES.
- 15. Whether the Project increases the number of on-site dwelling units;  
YES. PROJECT WILL ADD A 2<sup>ND</sup> UNIT.
- 16. Whether the Project increases the number of on-site bedrooms.  
YES.

# Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

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

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; ~~CONSISTENT.~~ NOT APPLICABLE. THIS PROJECT DOES NOT AFFECT RETAIL, RESIDENT EMPLOYMENT OR OWNERSHIP.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; CONSISTENT. NEIGHBORHOOD CHARACTER IS MIXED, PROPOSED MODERN DESIGN ADDS TO THE MIX.
3. That the City's supply of affordable housing be preserved and enhanced; CONSISTENT. ADDING A SECOND UNIT INCREASES HOUSING STOCK.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; NOT APPLICABLE. NO CHANGE IN PARKING, CURB CUTS OR MUNI TRANSIT SERVICE.
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; NOT APPLICABLE. AS NOT A INDUSTRIAL OR SERVICE SECTOR.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; CONSISTENT. EXISTING HOUSE IS NOT SEISMICALLY SOUND. THE PROPOSED DESIGN MEETS CURRENT SEISMIC CODES.
7. That landmarks and historic buildings be preserved; and NOT APPLICABLE AS THE PROJECT DOES NOT HAVE ANY LANDMARK OR HISTORIC STATUS.
8. That our parks and open space and their access to sunlight and vistas be protected from development. NOT APPLICABLE AS PROJECT DOES NOT AFFECT ANY PARKS AND DOES NOT LIMIT OPEN SPACE ACCESS TO SUNLIGHT AND VISTAS.



# SAN FRANCISCO PLANNING DEPARTMENT

## RESIDENTIAL DESIGN TEAM REVIEW

DATE: December 11, 2009 RDT MEETING DATE: December 23, 2009

### PROJECT INFORMATION:

Planner: Sophie Hayward  
 Address: 4209 24<sup>th</sup> Street  
 Cross Streets: Diamond and Douglass Streets  
 Block/Lot: 6505/047  
 Zoning: RH-2  
 Height/Bulk District: 40-X  
 BPA/Case No. 2009.10.20.9401 and 2009.0365V  
 Project Status  Initial Review  Post NOPDR  DR Filed

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION:

Add a second unit to the existing single-family dwelling. The proposed project involves extensive alterations that include vertical and horizontal additions. The proposed project requires a variance from the Planning Code's rear yard requirement.

### PROJECT CONCERNS:

Concerns regarding the mid-block open space and potential impacts to neighbors have been addressed by the PS through a revised design. The project has the support of neighbors, but requires a variance and will likely trigger a Mandatory DR as it meets the definition of demo.

### RDT COMMENTS:

- AT THE UPPER TWO STORIES, PROVIDE A 3' SIDE SETBACK TO ACKNOWLEDGE EXISTING ADJACENT (WESTERN) SETBACK. (RDGs, P. 16, 24-26)
- INCLUDE REAR STAIR WITH AREA/VOLUME OF REAR POP-OUT STRUCTURE. (RDGs. P24-25)



"Carol Yenne"  
<cyenne@sbcglobal.net>  
12/16/2009 02:51 PM

To <sophie.hayward@sfgov.org>  
cc ""Dave Maltz"" <dave@akdm.net>, ""Antje Kann""  
<antje@akdm.net>, ""Mike Eggers""  
<megggers@boorbridges.com>, ""Bonnie Bridges""  
bcc

Subject RE: Letter of Support for 4209 24th Street

History:  This message has been replied to and forwarded.

December 16, 2009

Ms. Sophie Hayward  
Historic Preservation Specialist and Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Proposed Project at 4209 24<sup>th</sup> Street (Block/Lot 6505/047)  
BPA/Case No. 2009.10.20.9401 and 2009.0365V

Dear Sophie:

We are pleased to offer this letter of support to the project at 4209 24<sup>th</sup> Street.

In the last month we met with the architect, Bonnie Bridges of Boor Bridges Architecture, on three occasions as well as the owners of the property, Dave Maltz and Antje Kann. We are very pleased with the work that was done in response to the neighborhood concerns. We feel that the newly proposed design that they showed us at the meeting on December 10, 2009 significantly addressed the many concerns of our neighbors and specifically reduced the negative impact of the project on our property and property adjacent to us. It was clear that they listened to our concerns and worked to address them.

Of course we reserve the right to review the project again upon receiving the official notification documents should there be any changes to the compromise that are of concern.

I would also like to complement your department and the city for the process that enabled these face to face meetings and allowed specifics to be addressed before moving forward.

Sincerely,

Carol & Bill Yenne  
Owners  
814 Diamond Street  
San Francisco, Ca 94114





"jasperdog"  
<jasperdog@astound.net>  
12/17/2009 07:04 PM

To sophie.hayward@sfgov.org  
cc  
bcc  
Subject letter of support for 4209 24t th st

December 17, 2009

Ms. Sophie Hayward  
Historic Preservation Specialist and Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Proposed Project at 4209 24th Street (Block/Lot 6505/047)  
BPA/Case No. 2009.10.20.9401 and 2009.0365V

Dear Ms. Sophie Hayward:

We are responding to the community outreach (Pre-Application) for the proposed project at 4209 24th Street. We met with their Architect (Bonnie Bridges, Boor Bridges Architecture) and several of our neighbors on November 27th, 2009 held at the Starbuck's in Noe Valley. After that initial meeting, we had no issues or concerns pertaining to their project.

Please take this letter as an indication of our support for the proposed project. We reserve the right to review the project again upon receiving the official notification documents should there be any changes to the compromise that are of concern.

Sincerely,

Stephanie Scott and Jennifer Caulfield  
826 Diamond St.  
SF, CA 94114



Annalisa and Todd Temple  
<a.t.temple@gmail.com>  
Sent by:  
annalisatemple@gmail.com

12/18/2009 07:44 AM

To sophie.hayward@sfgov.org

cc

bcc

Subject Letter of Support for 4209 24th Street

December 10, 2009

Ms. Sophie Hayward  
Historic Preservation Specialist and Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Proposed Project at 4209 24<sup>th</sup> Street (Block/Lot 6505/047)  
BPA/Case No. 2009.10.20.9401 and 2009.0365V

Dear Ms. Sophie Hayward:

I am responding to the community outreach (Pre-Application) for the proposed project at 4209 24<sup>th</sup> Street. We met with the Owners of the property (Dave Maltz and Antje Kann) and/or their Architect (Bonnie Bridges, Boor Bridges Architecture) several times and feel that the proposed design that they showed us at the meeting on December 10, 2009 (at Boor Bridges Architecture) addresses our concerns.

Please take letter as an indication of our support for the proposed project. We reserve the right to review the project again upon receiving the official notification documents should there be any changes to the compromise that are of concern.

Sincerely,

Annalisa and Todd Temple  
818 Diamond Street  
SF, CA 94114

December 10, 2009

Ms. Sophie Hayward  
Historic Preservation Specialist and Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

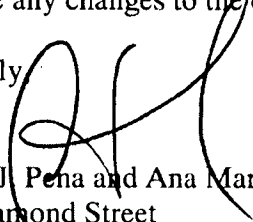
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BPA/Case No. 2009.10.20.9401 and 2009.0365V

Dear Ms. Sophie Hayward:

I am responding to the community outreach (Pre-Application) for the proposed project at 4209 24<sup>th</sup> Street. We met with the Owners of the property (Dave Maltz and Antje Kann) and/or their Architect (Bonnie Bridges, Boor Bridges Architecture) several times and feel that the proposed design that they showed us at the meeting on December 10, 2009 (at Boor Bridges Architecture) addresses our concerns.

Please take letter as an indication of our support for the proposed project. We reserve the right to review the project again upon receiving the official notification documents should there be any changes to the compromise that are of concern.

Sincerely,



Arturo J. Pena and Ana Maria Pena  
812 Diamond Street  
SF, CA 94114

# ABBREVIATIONS

# - NUMBER OR POUND  
& - AND  
(E) - EXISTING  
@ - AT  
+/- - PLUS OR MINUS  
< - LESS THAN  
> - GREATER THAN  
AB - ANCHOR BOLT  
ABV - ABOVE  
AC - ASPHALTED CONCRETE  
ACT - ACOUSTICAL CLG TILE  
AD - AREA DRAIN  
ADD - ADDENDUM  
ADDL - ADDITIONAL  
ADJ - ADJUSTABLE  
ADJ - ADJACENT  
ADMIN - ADMINISTRATION  
AFF - ABOVE FINISH FLOOR  
ALT - ALTERNATE  
ALUM - ALUMINUM  
AMEND - AMENDMENT  
AP - ACCESS PANEL  
APPROX - APPROXIMATE  
ARCH - ARCHITECT  
AUTO - AUTOMATIC  
BFE - BOTTOM FOOTING ELEV  
BIT - BITUMINOUS  
BKT - BRACKET  
BLDG - BUILDING  
BLKG - BLOCKING  
BLW - BELOW  
BM - BEAM  
BO - BY OWNER  
BOT - BOTTOM  
BSMT - BASEMENT  
BTWN - BETWEEN  
CAB - CABINET  
CANTL - CANTILEVER  
CCTV - CLOSED CIRCUIT TV  
CJT - CONTROL JOINT  
CL - CENTER LINE  
CLG - CEILING  
CLR - CLEAR  
CO - CASED OPENING  
COL - COLUMN  
CONC - CONCRETE  
CONF - CONFERENCE  
CONST - CONSTRUCTION  
CONT - CONTINUOUS  
CONTR - CONTRACTOR  
COORD - COORDINATE  
CPT - CARPET  
CT - CERAMIC TILE  
CTR - CENTER  
CTSK - COUNTER-SUNK/SINK  
CW - COLD WATER  
D - DEPTH OR DEEP  
DEG - DEGREE(S)  
DEMO - DEMOLITION  
DEPT - DEPARTMENT  
DF - DRINKING FOUNTAIN  
DIA - DIAMETER  
DIAG - DIAGONAL  
DIM - DIMENSION  
DIST - DISTRIBUTION  
DN - DOWN  
DR - DOOR  
DS - DOWNSPOUT  
DW - DISHWASHER  
DWG - DRAWING  
EA - EACH  
EJ - EXPANSION JOINT  
ELEC - ELECTRICAL  
ELEV - ELEVATION  
EMERG - EMERGENCY  
EQ - EQUAL  
EQUIP - EQUIPMENT  
EXT - EXTERIOR  
FA - FIRE ALARM  
FD - FLOOR DRAIN  
FDN - FOUNDATION  
FE - FIRE EXTINGUISHER  
FH - FIRE HOSE  
FIN - FINISH  
FIXT - FIXTURE  
FL - FLOOR  
FLASH - FLASHING  
FLUOR - FLUORESCENT  
FRMG - FRAMING  
FRN - FURNACE  
FT - FOOT/FEET  
FTG - FOOTING  
FURN - FURNITURE  
FURR - FURRING  
FUTR - FUTURE  
GA - GAUGE  
GAL - GALLONS  
GALV - GALVANIZED  
GRAB - GRAB BAR  
GEN - GENERAL  
GL - GLASS  
GRL - GUARD RAIL  
GWB - GYPSUM WALL BOARD  
H - HEIGHT/HIGH  
HB - HOSE BIB  
HC - HOLLOW CORE  
HDCP - HANDICAP  
HDR - HEADER  
HDW - HARDWARE  
HM - HOLLOW METAL  
HORIZ - HORIZONTAL  
HR - HANDRAIL  
HT - HEIGHT  
HTR - HEATER  
HVAC - HEATING/ VENTILATING  
HW - HOT WATER  
HWD - HARDWOOD

# GENERAL NOTES

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.F.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATION IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.
- THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.
- DETAILS ARE USUALLY KEYED ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.
- ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.
- BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.
- ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.
- A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.
- ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.
- COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF SETTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND FROM THE SITE. HE SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTORS.
- ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE, U.N.O.
- ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONING STANDARDS:  
A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O.  
B. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS.  
C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS "+/-".  
D. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O.  
E. DIMENSIONS MARKED AS "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.  
F. DO NOT SCALE DRAWINGS; IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.
- DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.
- INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.
- DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, AND STONE TO THE ARCHITECT FOR REVIEW AND APPROVAL.

# SHEET SYMBOLS

--- (6) (R8.10) --- DETAIL REFERENCE

(1) (A3.2) EXTERIOR ELEVATIONS

(1) (A3.2) INTERIOR ELEVATIONS

--- (2) (R8.10) --- BUILDING/ WALL SECTION

(1) (1) LIBRARY 200 sqft

(D) PARTITION TYPE

--- (6) (R8.10) --- ENLARGED REFERENCE

(C) WINDOW TYPE

(A) REVISION

(1) (1) (1) (1) DOOR NUMBER

(1) (1) ELEVATION ABOVE DATUM

(2) SHEET NOTE

(1) (2) (5) KEY NOTE

(1) (2) GRID LINES

(VGT) FLOOR FINISH

(C) LEVEL CHANGE

# INDEX

ARCHITECTURAL  
A0.0 - INDEX/ NOTES  
A1.1 - PLOT PLAN  
A2.1 - FIRST FLOOR PLAN - EXISTING & PROPOSED  
A2.2 - SECOND FLOOR PLAN - EXISTING & PROPOSED  
A2.3 - THIRD FLOOR AND MEZZANINE - PROPOSED  
A2.4 - ROOF PLAN - PROPOSED  
A4.1 - EXTERIOR ELEVATIONS  
A4.2 - EXTERIOR ELEVATIONS  
A4.3 - EXTERIOR ELEVATIONS  
A4.4 - EXTERIOR ELEVATIONS  
A4.5 - BUILDING SECTIONS  
A4.6 - BUILDING SECTIONS  
A5.1 - SCHEDULES

# CONTACT INFO.

ARCHITECT  
BOOR BRIDGES ARCHITECTURE, INC.  
1686 15TH STREET  
SAN FRANCISCO, CA 94103  
BONNIE BRIDGES - (415) 241-7161

CLIENT  
ANTJE KANN & DAVE MALTZ  
722 HAMPSHIRE  
SAN FRANCISCO, CA 94110  
(415) 824-8788

# SCOPE OF WORK

REMODEL AND ADD A 3RD FLOOR TO THE EXISTING SINGLE FAMILY RESIDENCE IN ORDER TO CREATE TWO RESIDENTIAL UNITS:  
UNIT 1 - 2nd AND 3rd FLOORS; APPROX. 2,890 GSF  
UNIT 2 - 1st FLOOR @ REAR; APPROX. 510 GSF

# APPLICABLE CODES

PROJECT SHALL COMPLY WITH 2007 CBC, CMC, CEC, CPC AS AMENDED BY THE CITY OF SAN FRANCISCO

PROJECT SHALL COMPLY WITH 2005 TITLE 24 ENERGY REQUIREMENTS AND ALL MANDATORY MEASURES

# PROJECT INFO.

PROJECT ADDRESS	4209 24TH ST., SAN FRANCISCO, CA 94114
LOT DIMENSIONS/AREA	25' @ FRONT, 20' @ REAR,
BLOCK/ LOT #	6505 / 047
OCCUPANCY/ ZONING	RH3R2
CONSTRUCTION TYPE	TYPE 5B, NR, NON-SPRINKLERED.

# VICINITY MAP



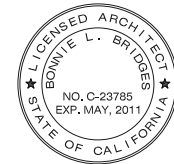
# 4209 24th st. Remodel

4209 24th Street  
San Francisco, CA 94114

10/21/09 Site Permit Revision 1



MAIL 1686 15th Street  
San Francisco, CA 94103  
TEL 415 241 7160  
FAX 415 241 7164  
WWW boorbridges.com



ISSUE  
10/21/09 Site Permit Revision 1

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.  
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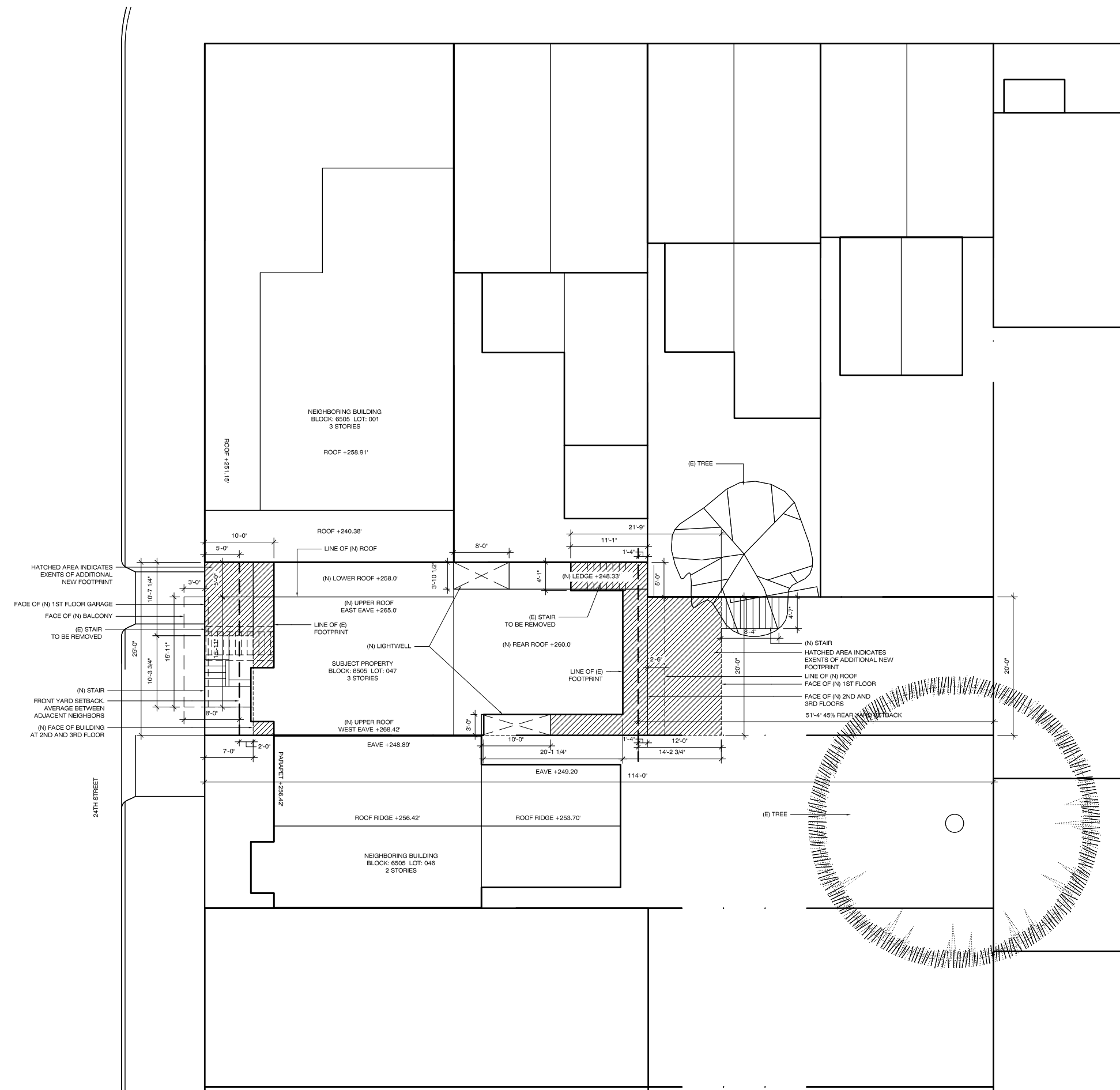
PROJECT **4209 24th st. Remodel**  
4209 24th Street  
San Francisco, CA 94114

NUMBER 200904

CONTACT Seth Boor - 415 241 7163

COVER SHEET, INDEX,  
CONTACTS, NOTES

# Ao.o



HATCHED AREA INDICATES EXENTS OF ADDITIONAL NEW FOOTPRINT  
FACE OF (N) 1ST FLOOR GARAGE  
FACE OF (N) BALCONY  
(E) STAIR TO BE REMOVED  
(N) STAIR  
FRONT YARD SETBACK: AVERAGE BETWEEN ADJACENT NEIGHBORS  
(N) FACE OF BUILDING AT 2ND AND 3RD FLOOR

(N) STAIR  
HATCHED AREA INDICATES EXENTS OF ADDITIONAL NEW FOOTPRINT  
LINE OF (N) ROOF  
FACE OF (N) 1ST FLOOR  
FACE OF (N) 2ND AND 3RD FLOORS  
51'-4" 45% REAR YARD SETBACK

ISSUE  
10/21/09 Site Permit Revision 1

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PROJECT **4209 24th st. Remodel**  
4209 24th Street  
San Francisco, CA 94114

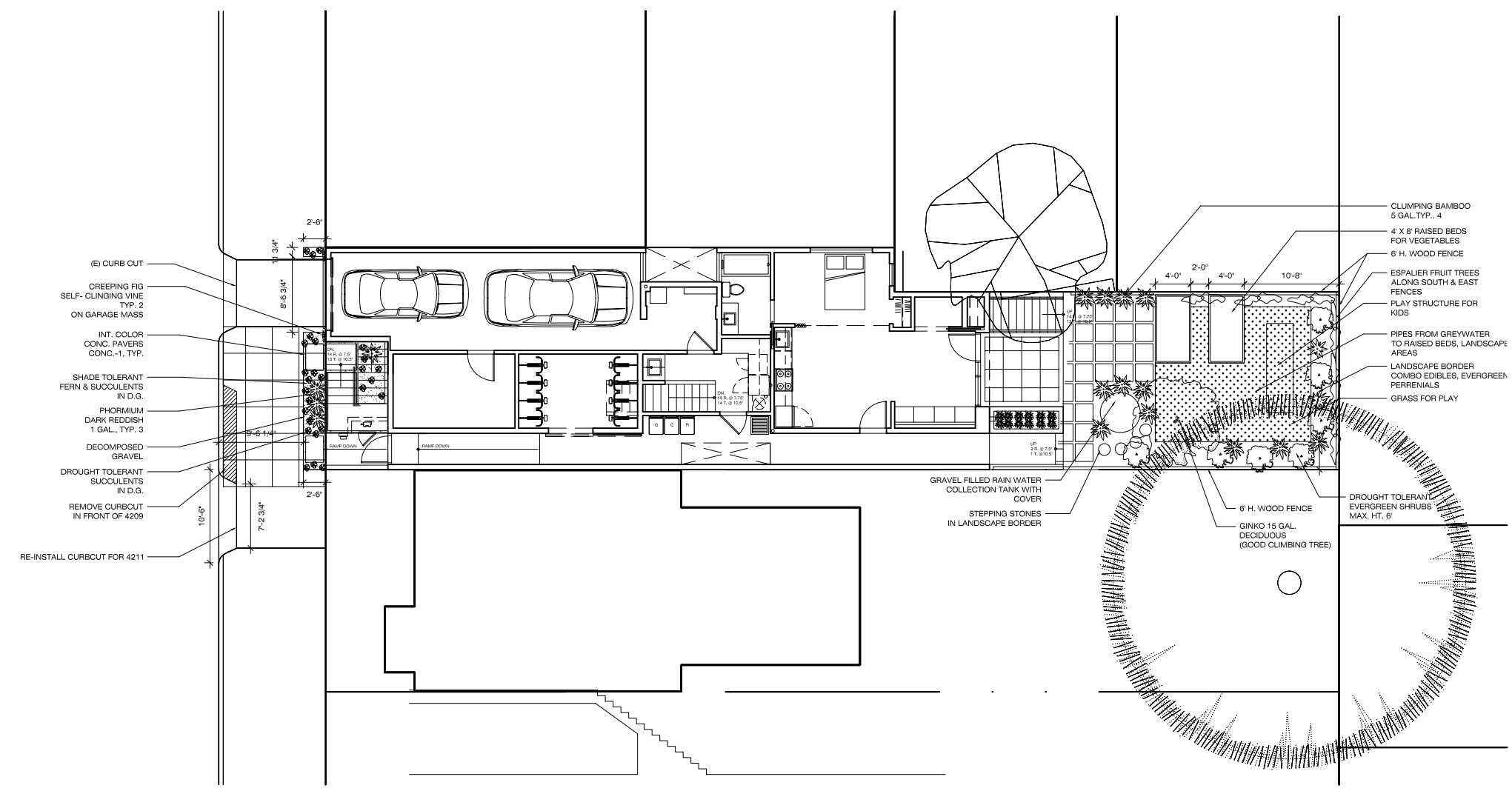
NUMBER 200904  
CONTACT Seth Boor - 415 241 7163

PLOT PLAN



**1** PLOT PLAN  
1/8" = 1'-0"

**A1.1**




- (E) CURB CUT
- CREeping FIG  
SELF-CLINGING VINE  
TYP. 2  
ON GARAGE MASS
- INT. COLOR  
CONC. PAVERS  
CONC.-1, TYP.
- SHADE TOLERANT  
FERN & SUCCULENTS  
IN D.G.
- PHORMIUM  
DARK REDDISH  
1 GAL., TYP. 3
- DECOMPOSED  
GRAVEL
- DROUGHT TOLERANT  
SUCCULENTS  
IN D.G.
- REMOVE CURBOUT  
IN FRONT OF 4209
- RE-INSTALL CURBOUT FOR 4211

- GRAVEL FILLED RAIN WATER  
COLLECTION TANK WITH  
COVER
- STEPPING STONES  
IN LANDSCAPE BORDER
- 6' H. WOOD FENCE
- GINKGO 15 GAL.  
DECIDUOUS  
(GOOD CLIMBING TREE)

- CLUMPING BAMBOO  
5 GAL. TYP. 4
- 4' X 8' RAISED BEDS  
FOR VEGETABLES
- 6' H. WOOD FENCE
- ESPALIER FRUIT TREES  
ALONG SOUTH & EAST  
FENCES
- PLAY STRUCTURE FOR  
KIDS
- PIPES FROM GREYWATER  
TO RAISED BEDS, LANDSCAPE  
AREAS
- LANDSCAPE BORDER  
COMBO EDIBLES, EVERGREEN  
PERRENIALS
- GRASS FOR PLAY

- DROUGHT TOLERANT  
EVERGREEN SHRUBS  
MAX. HT. 6'

 1 LANDSCAPE PLAN  
1/8" = 1'-0"

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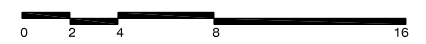
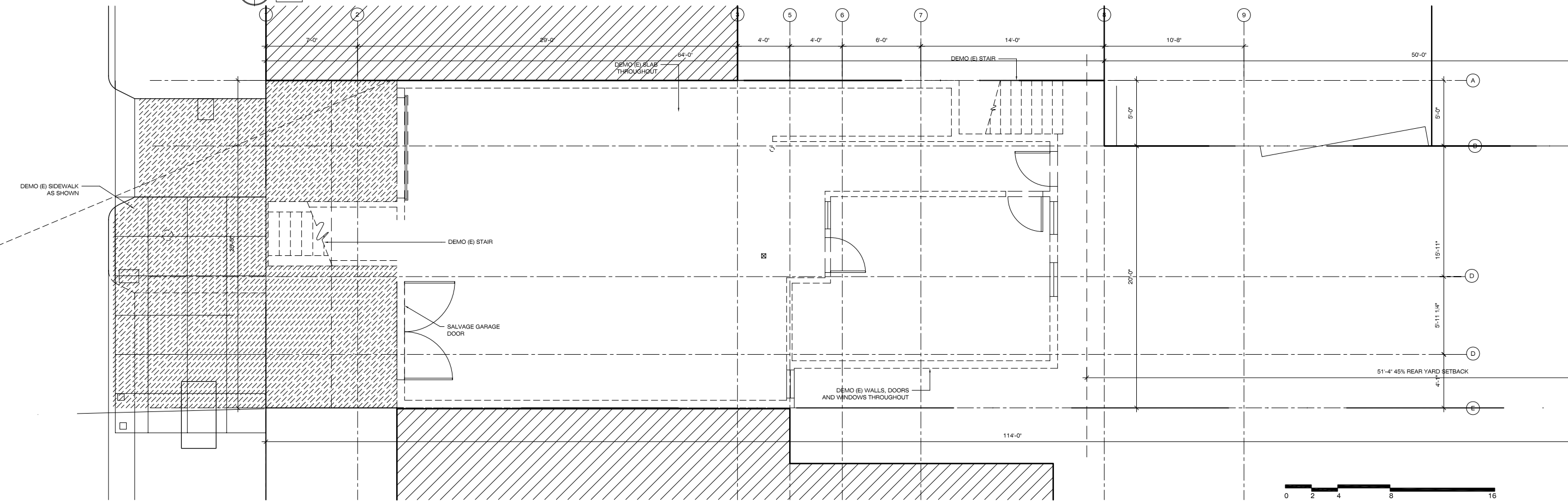
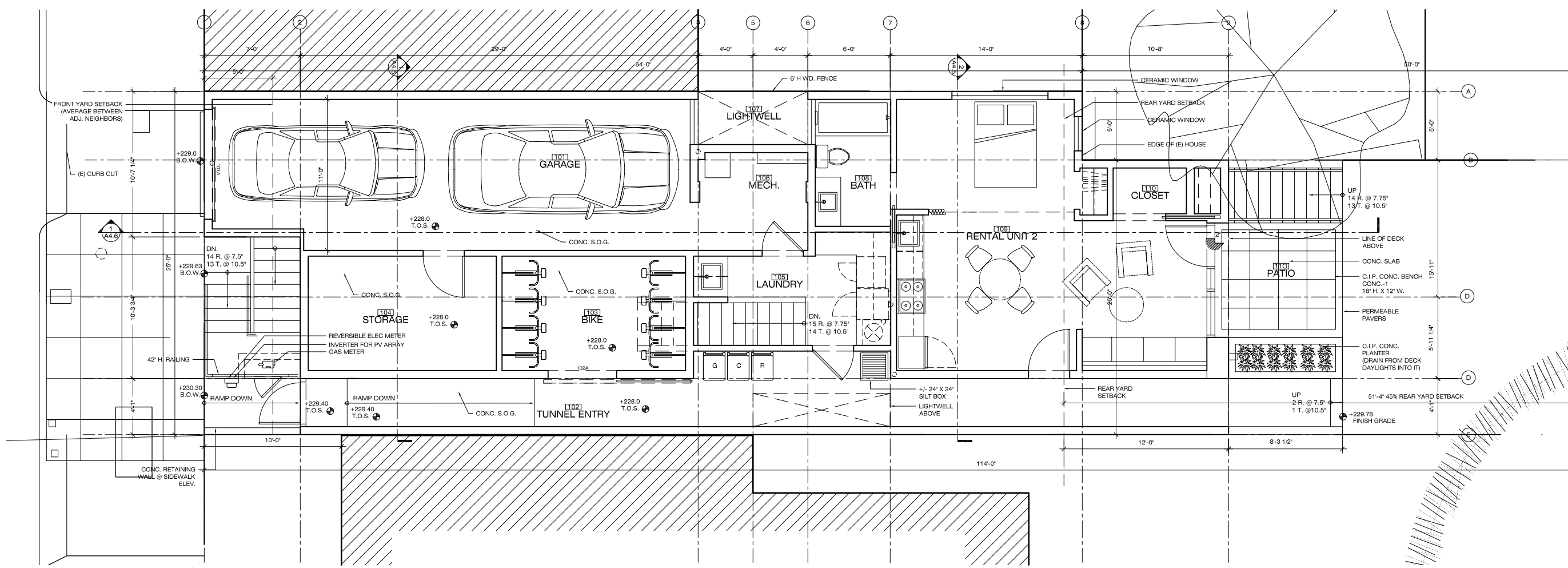
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San Francisco, CA 94114

NUMBER 200904  
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LANDSCAPE PLAN

**A1.2**



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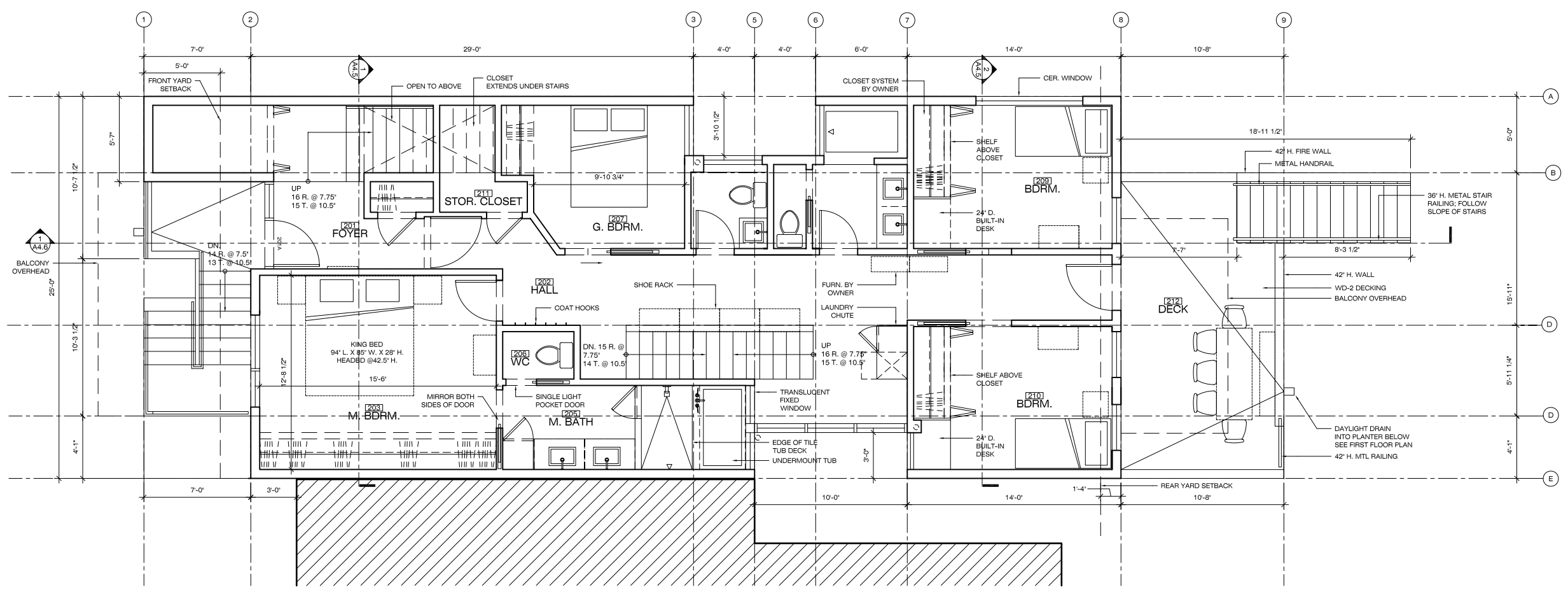
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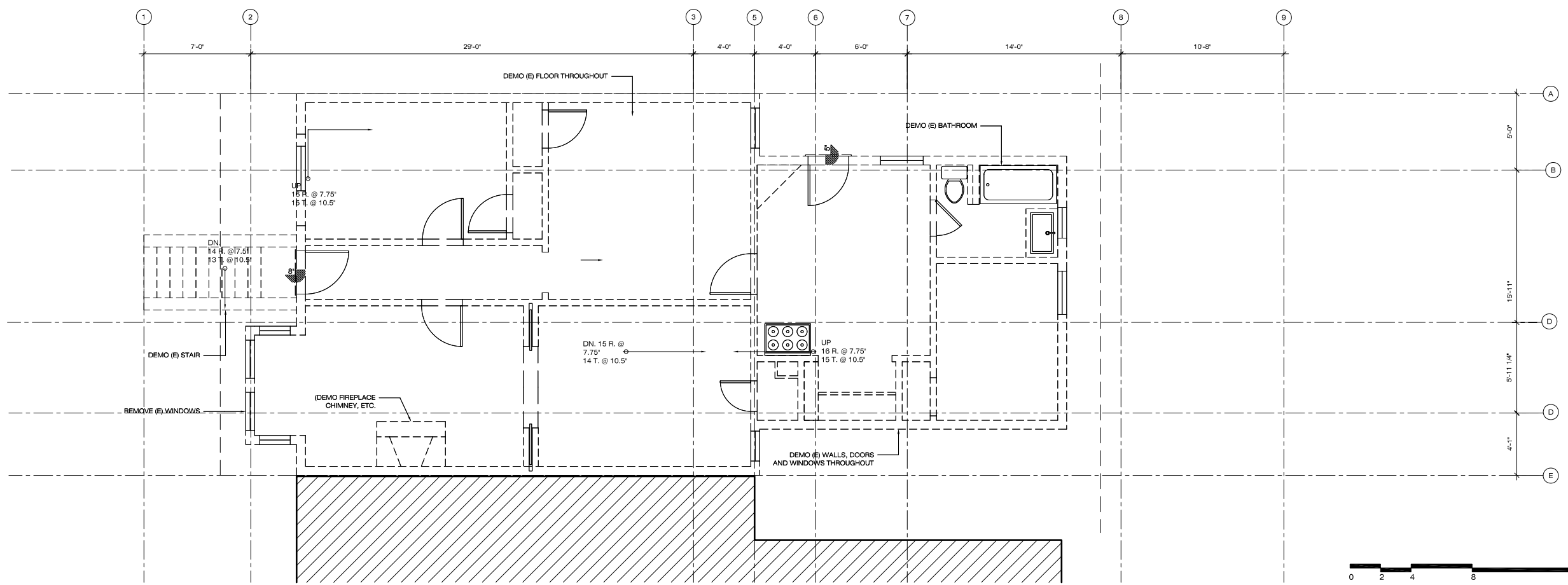
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FIRST FLOOR PLANS  
EXISTING & PROPOSED

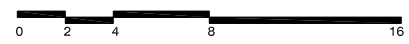
**A2.1**



**2 SECOND FLOOR PLAN - PROPOSED**  
1/4" = 1'-0"



**1 SECOND FLOOR PLAN - EXISTING/ DEMOLITION**  
1/4" = 1'-0"



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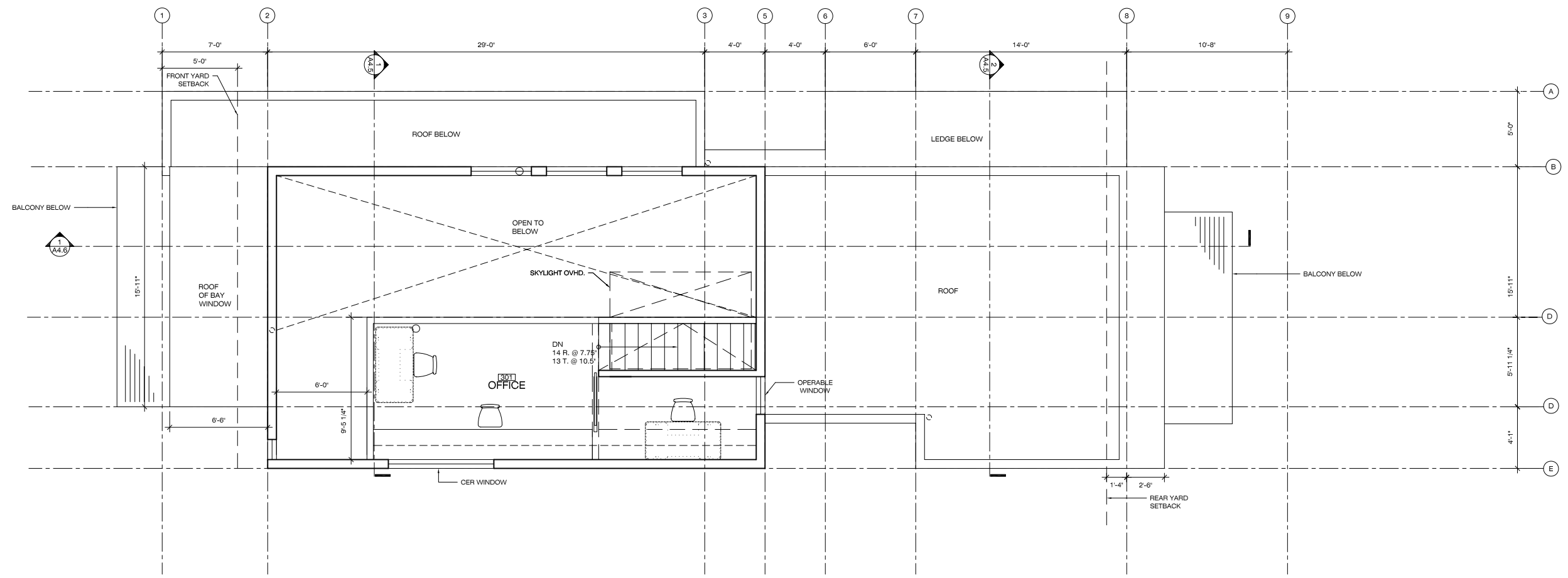
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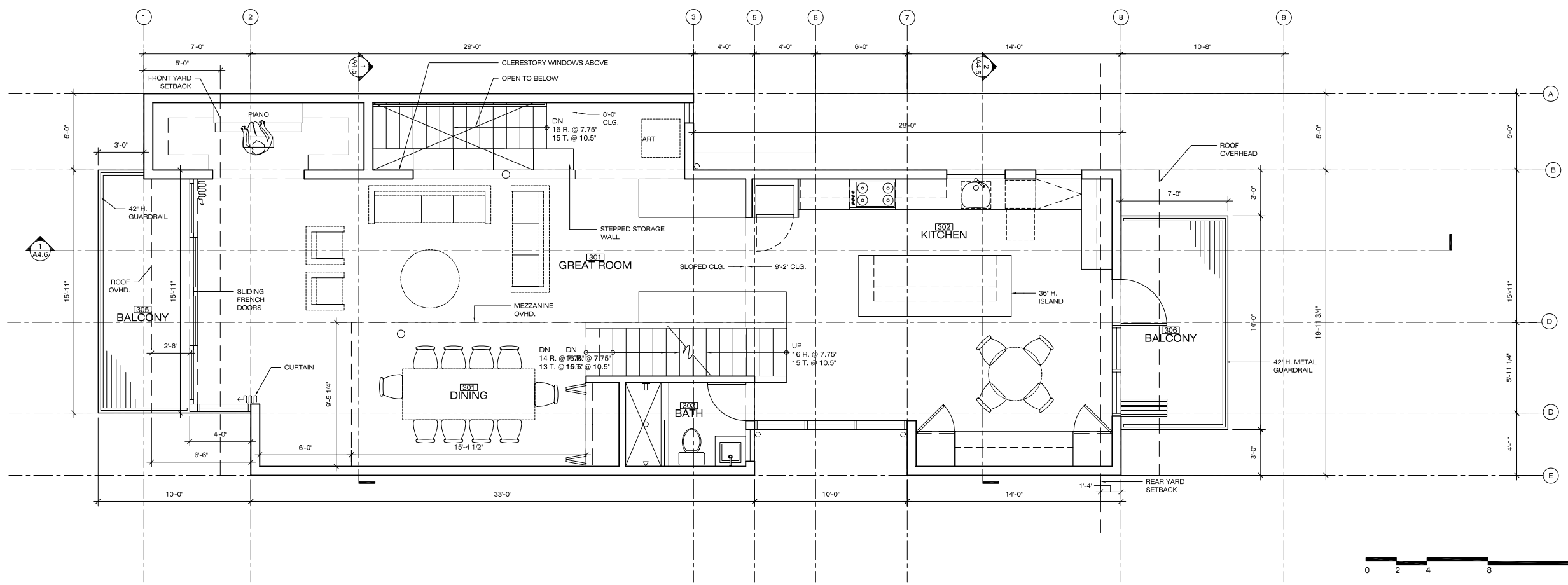
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SECOND FLOOR PLANS  
EXISTING & PROPOSED

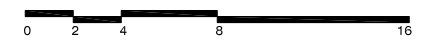




2 MEZZANINE PLAN - PROPOSED  
1/4" = 1'-0"



1 THIRD FLOOR PLAN - PROPOSED  
1/4" = 1'-0"



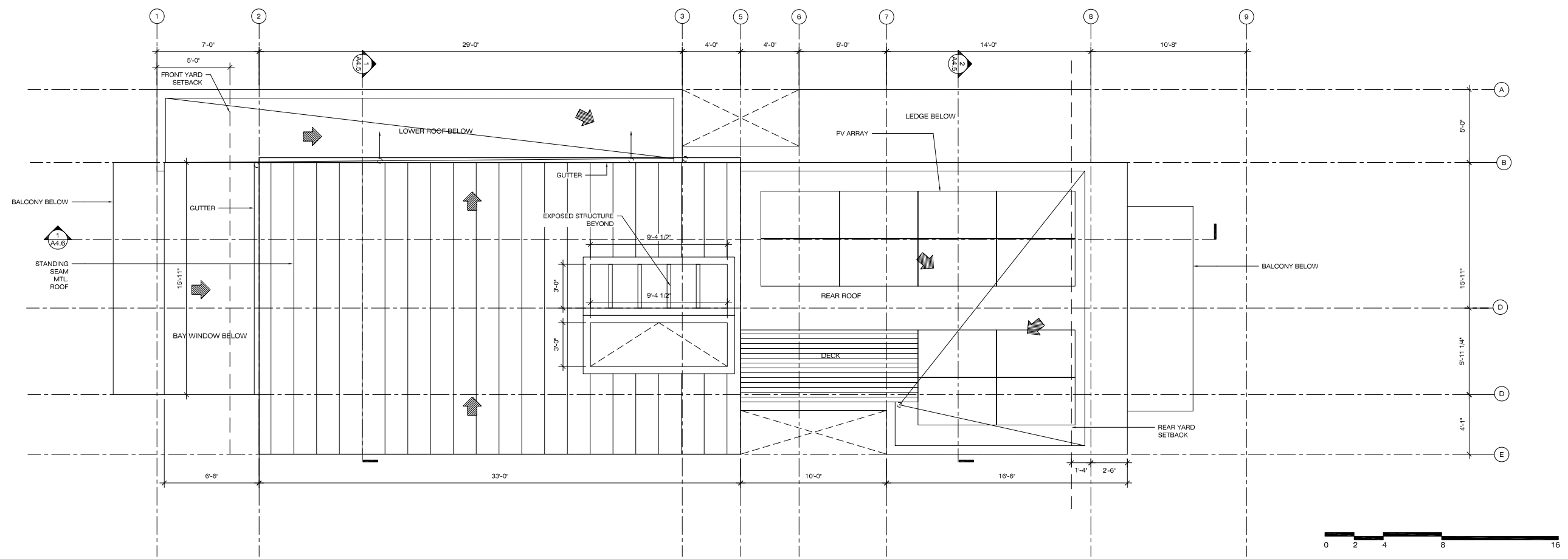
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3RD FLOOR & MEZZ. PLANS



1 ROOF PLAN - PROPOSED  
1/4" = 1'-0"

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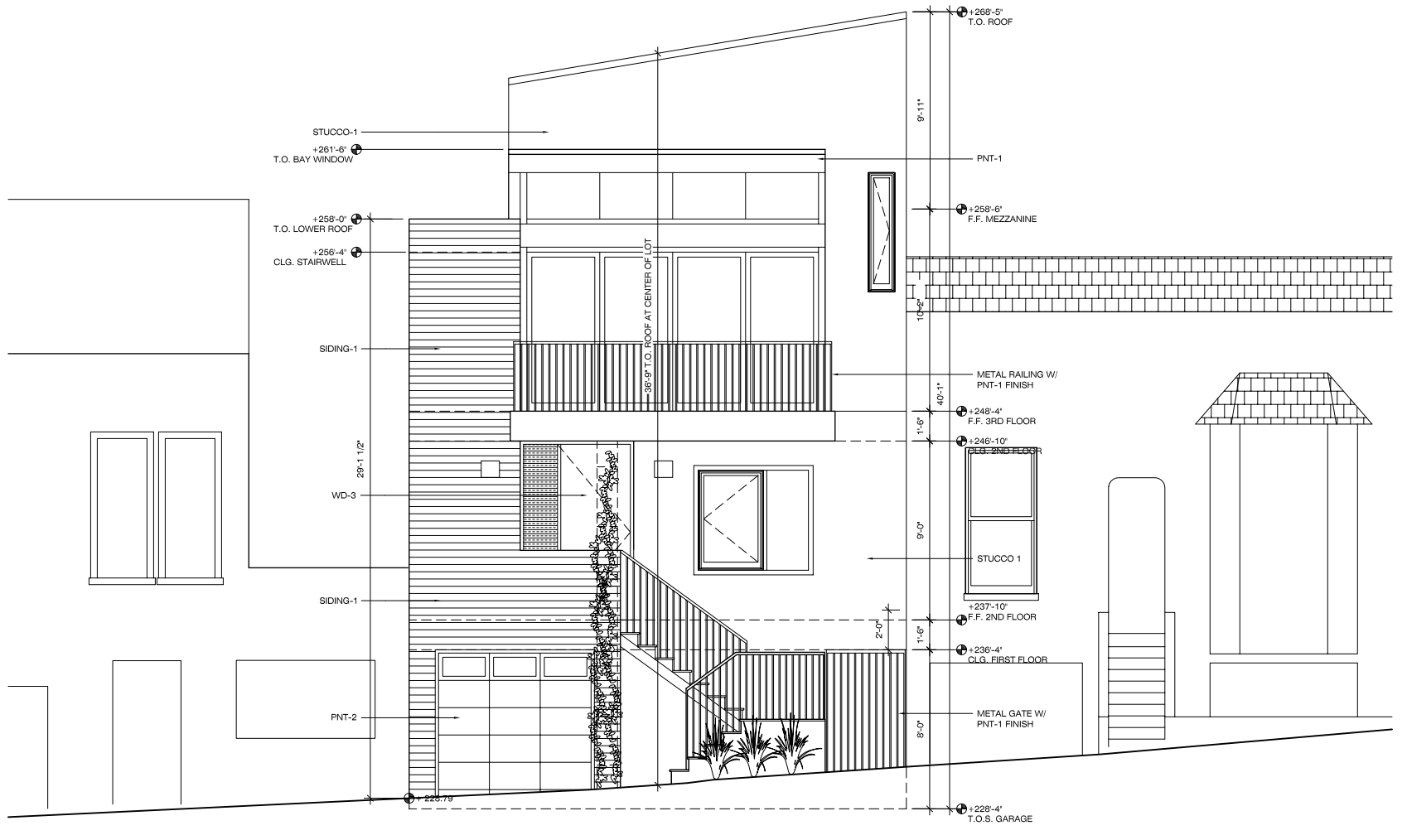
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ROOF PLAN

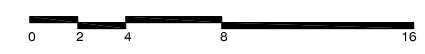
**A2.4**



2 NORTH ELEVATION EXISTING  
1/4" = 1'-0"



1 NORTH ELEVATION PROPOSED  
1/4" = 1'-0"



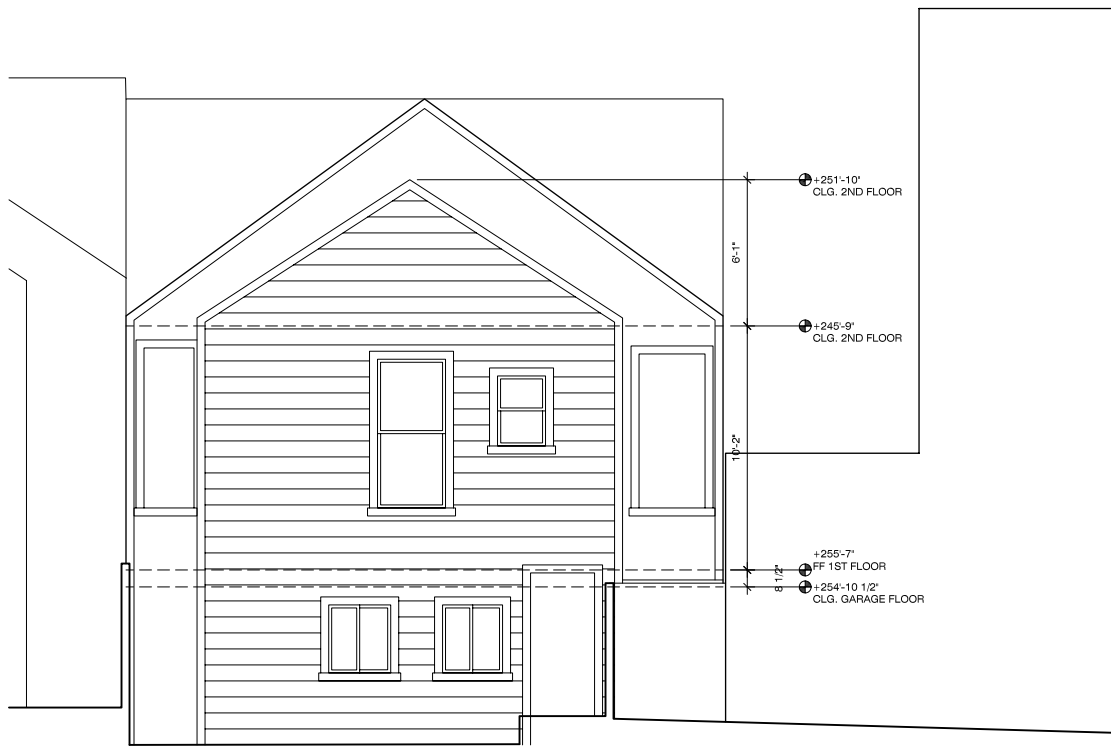
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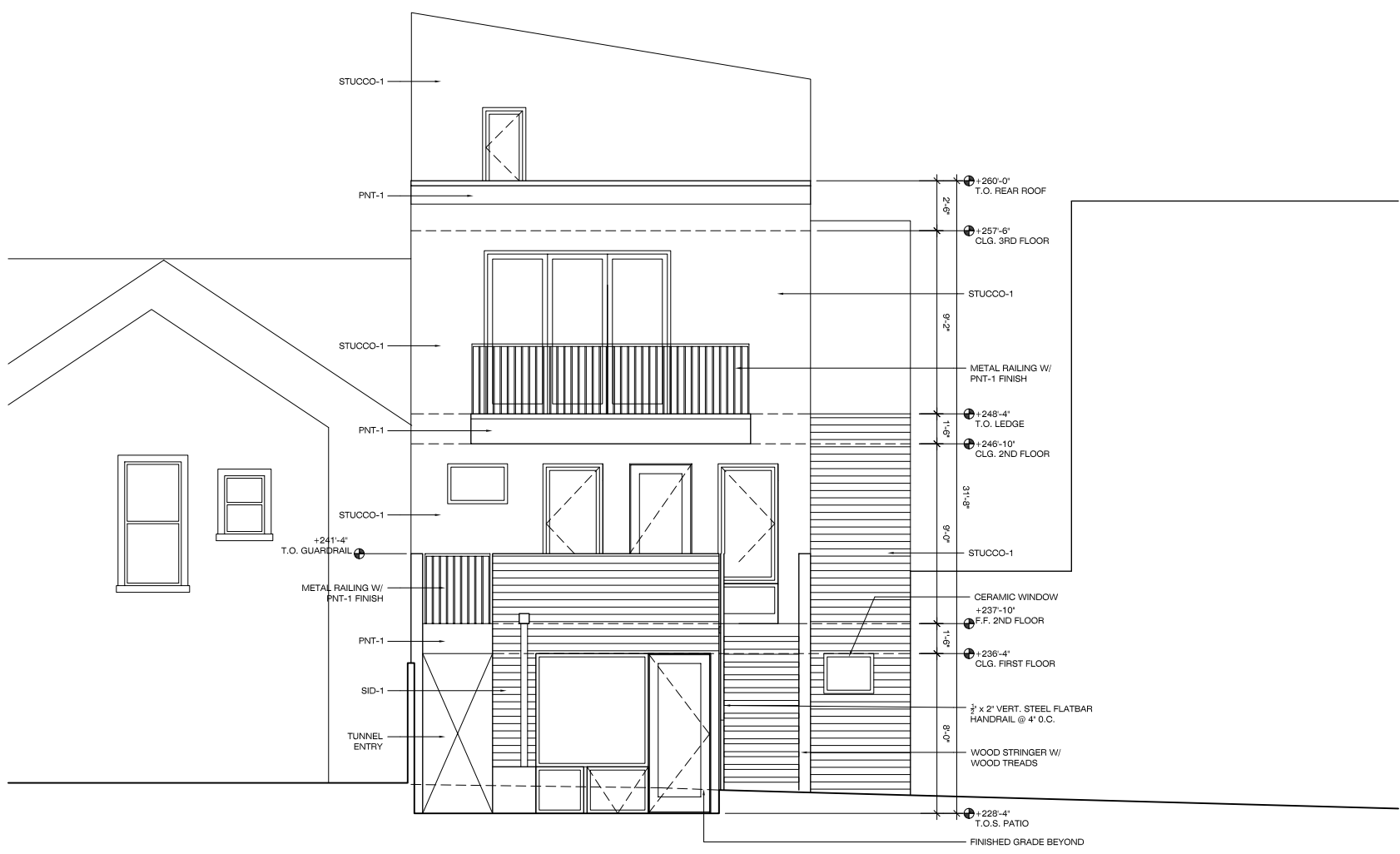
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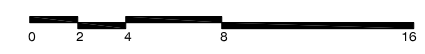
EXT. ELEVATIONS



**2 SOUTH ELEVATION EXISTING**  
1/4" = 1'-0"



**1 SOUTH ELEVATION PROPOSED**  
1/8" = 1'-0"



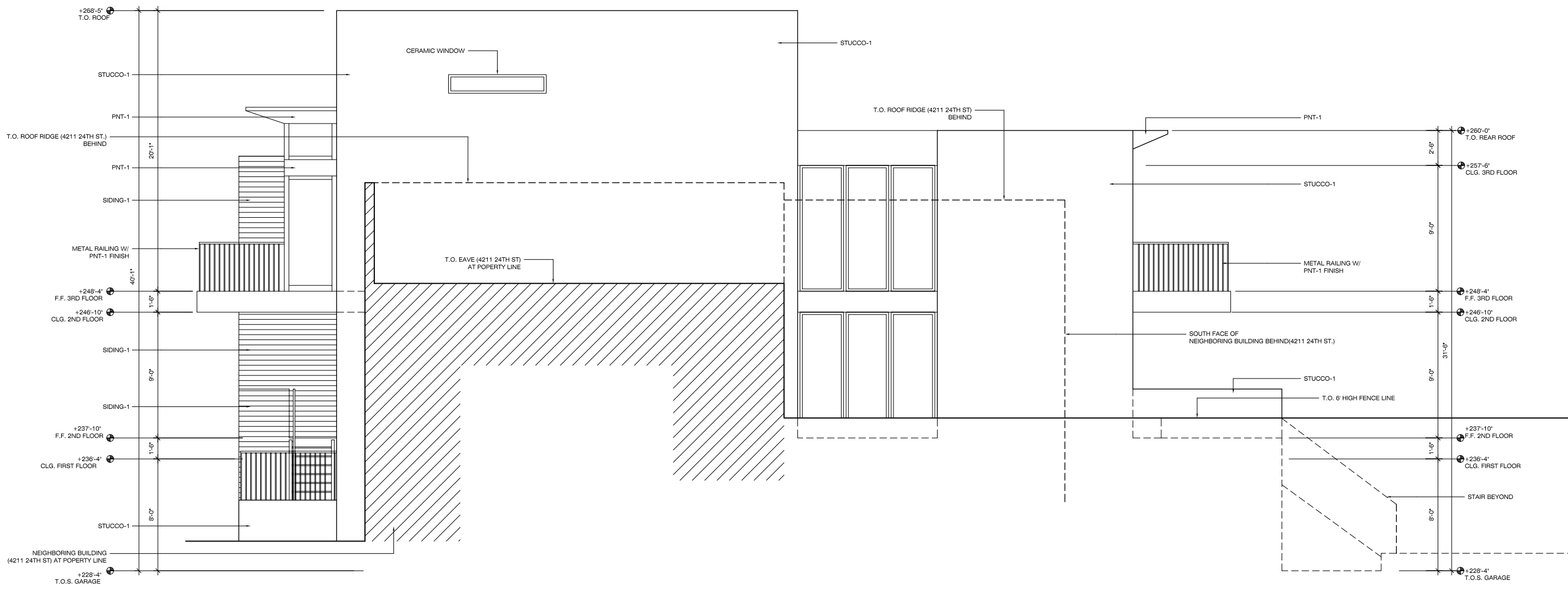
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EXT. ELEVATIONS



1 WEST ELEVATION PROPOSED  
1/4" = 1'-0"

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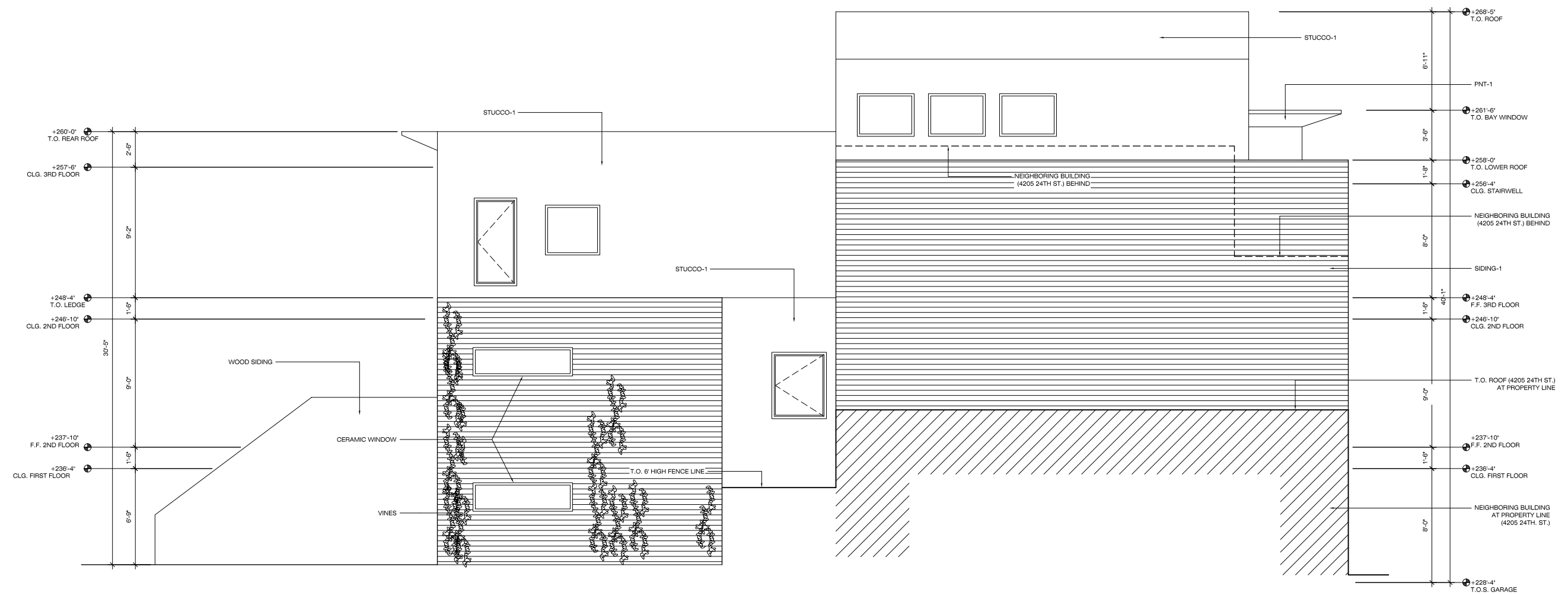
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EXT. ELEVATIONS

**A4.3**



1 EAST ELEVATION PROPOSED  
1/4" = 1'-0"

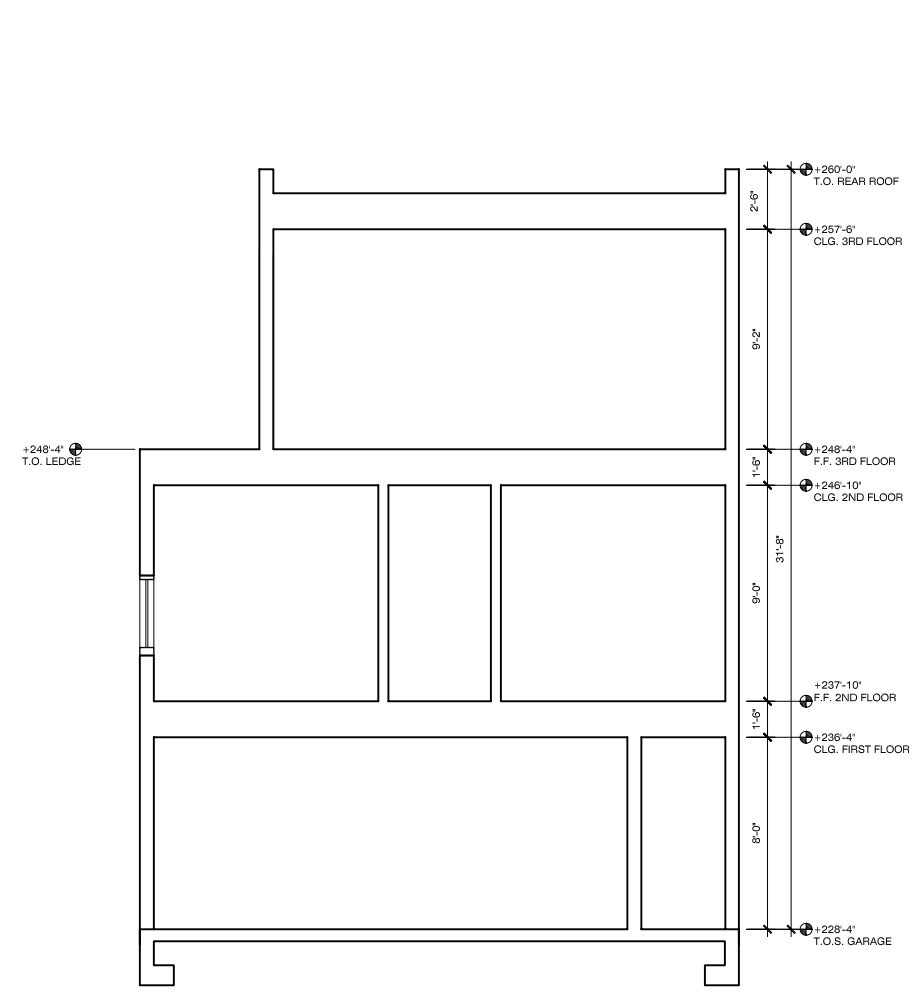
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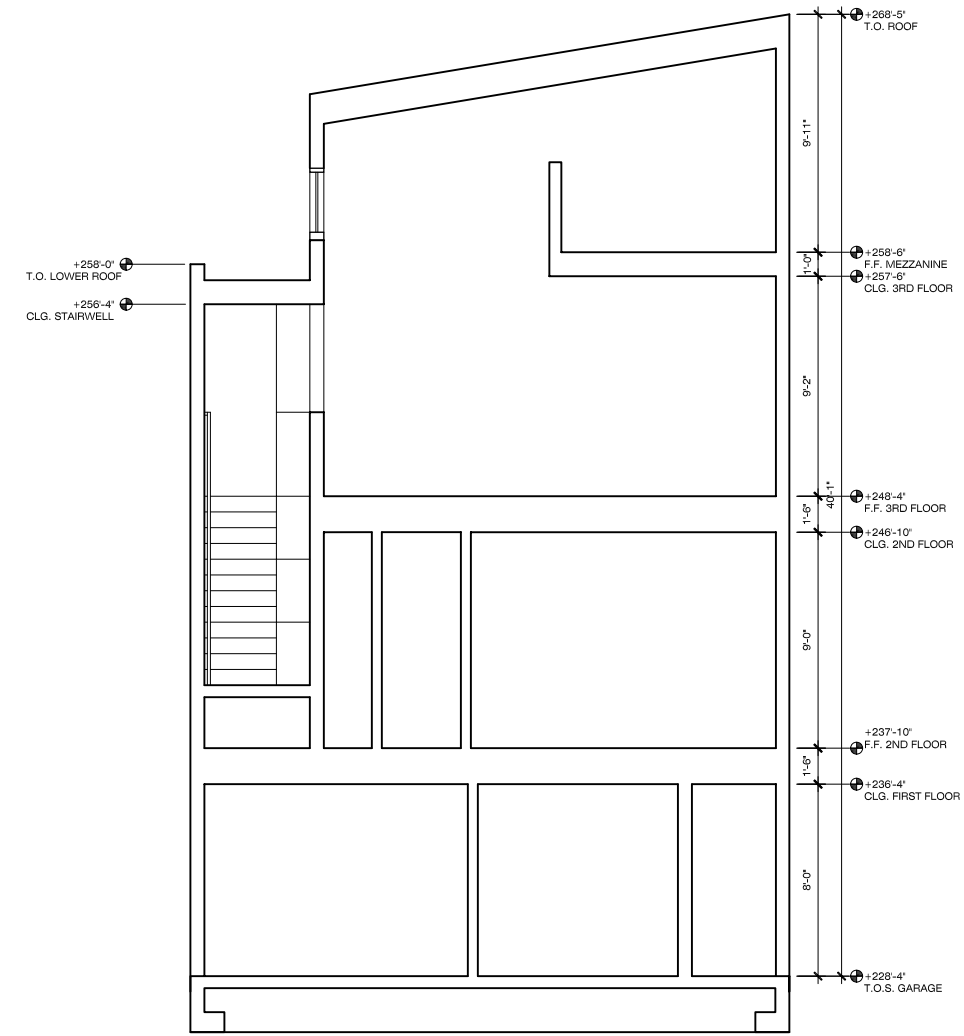
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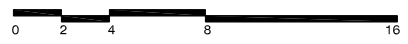
EXT. ELEVATIONS



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



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



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SECTIONS

**A4.5**



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**WWW** boorbridges.com



**FINISH LEGEND - EXTERIOR**

	MFR.	DESCRIPTION	CLR. NO.	CLR. NAME	NOTES
<b>EXTERIOR SIDING</b>					
SID-1	TBD	FIBER CEMENT HORIZONTAL SIDING		LIGHT CREAM/BEIGE	9.25' (8' SHOWING)
<b>EXTERIOR STUCCO</b>					
STUCCO-1	TBD	INTEGRAL COLOR SMOOTH FINISH		GINGER ROOT (BONE)	
<b>PAINT</b>					
PNT-1	BENJAMIN MOORE	EXT ACCENT		INDUSTRIAL BRONZE	RAILINGS, FASCIA @ DECKS, GATE
PNT-2	BENJAMIN MOORE	ACCENT		TBD	
<b>WOOD</b>					
WD-1	IPE	5/4 X 6			EXTERIOR STAIR TREADS
WD-2	IPE	3/4 X 6			EXTERIOR DECKING - WHOLE BOARDS
WD-3	TBD	MAHOGANY OR EQUAL			ANTIQUÉ FRONT DOOR
<b>METAL</b>					
MTL-1	TBD	OIL RUBBED BRONZE			WINDOW/DOOR TRIM

FINISH NOTES:

- PAINT COLOR MOCK-UPS:** CONTRACTOR SHALL PREPARE UP TO THREE 2' X 2' MOCK-UPS OF EACH COLOR AND/OR FINISH FOR ARCHITECTS APPROVAL. LOCATION AND ARRANGEMENT OF PAINT MOCK-UPS TO BE PER ARCHITECT'S DIRECTION.
- PAINT PREP:** ALL WALLS SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, SIZED, ETC.) TO RECEIVE FINISH PAINT OR WALLCOVERING. ALL WORK TO BE COMPLETED PER MANUFACTURER'S LABEL INSTRUCTIONS. WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO BE PROPERLY SEALED, SANDED AND PRIMED TO RECEIVE FINISH COAT.
- INTEGRAL COLOR STUCCO:** CONTRACTOR SHALL PREPARE UP TO THREE 3' X 3' MOCK-UPS OF EACH COLOR AND/OR FINISH FOR ARCHITECTS APPROVAL.
- EXTERIOR SIDING:** CONTRACTOR SHALL PREPARE UP TO THREE 3' X 3' MOCK-UPS OF EACH COLOR AND/OR FINISH FOR ARCHITECTS APPROVAL.
- IPE STAIR TREADS AND DECKING** SHALL BE UNSEALED AND LEFT TO WEATHER.

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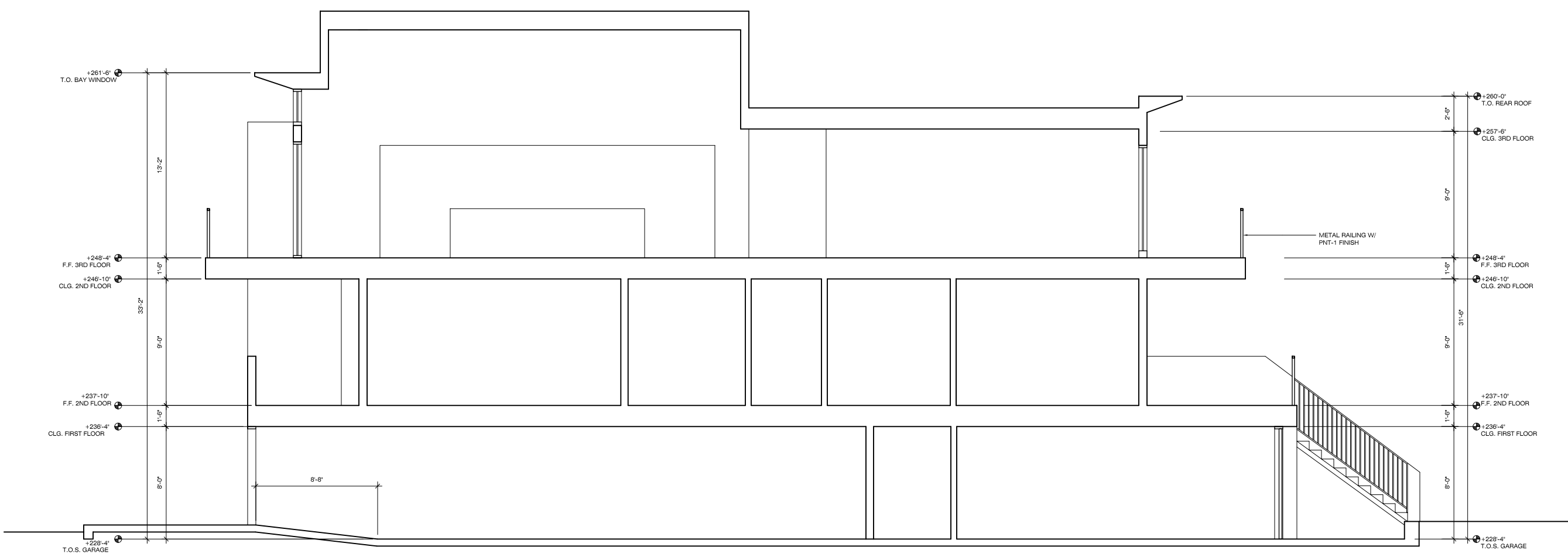
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**CONTACT** Seth Boor - 415 241 7163

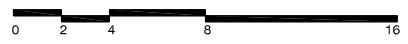
**WINDOW/ FINISH SCHEDULES**

**A5.1**





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



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SECTIONS

**A4.6**



Subject Property

24th Street - Looking South



24th Street - Looking North



Subject Property

Rear Yard looking North



March 11, 2010

**PC Hearing Written Brief for  
4209 24<sup>th</sup> Street, SF, CA**

The proposed two-unit residential project at 4209 24<sup>th</sup> Street will be the long-term home for Antje Kann, Dave Maltz and their family.

**Why the Proposed Project should be approved as designed:**

- It will be replacing a decrepit and seismically unsafe building with new, seismically engineered, and safe construction;
- It will increase the number of dwelling units from 1 to 2 (doubling the number of units). The first unit will be a 4 bedroom/3 bath house and the second unit will be small studio rental apartment;
- It has undergone extensive design modifications to respond to concerns by the neighbors during the Community Outreach Process;
- It has substantial neighborhood support, including four letters on file with the Planning Department.

**Why we don't agree with RDT minor modifications**

- 3' Side Yard Setback
  - *Egregious Narrowing of House Width at Rear:* We made significant changes on the east side of the house to accommodate the properties along Diamond Street (see site plan) including a 5' setback at the 3<sup>rd</sup> floor; this setback, if combined with the RDT's request for a 3' West setback creates a narrow rear width that creates an egregious condition for creating a functional layout in 4209 24<sup>th</sup> Street;
  - *Lack of Privacy:* This setback will open directly onto the neighboring house (4211 24<sup>th</sup> Street) and will be heavily used as it will be the only direct path from the main house to the yard; this 3' setback will allow us to introduce windows that face the neighboring property, thereby compromising privacy between these two properties (privacy was a stated concern of the property owner at 4211 24<sup>th</sup> Street).
- Move stair from deck to rear yard into footprint of deck
  - *Lack of Privacy:* we presented the two stair options to the directly affected neighbors (814-816 Diamond) via an on-site story pole mock up. After reviewing both options, these neighbors preferred the proposed stair option (pulled out from the deck) as it provided them with more privacy.

**Summary of our Community Outreach Process**

- We met with neighbors collectively 3 times and individually six times.
- We made a large number of design changes to address the concerns of the neighbors. These changes include:

- Reduced the rear yard encroachment to only 16" to reduce impact on rear neighbors;
- Reduced the ceiling height of the south ½ of the 3<sup>rd</sup> floor to 8' to reduce shadow impact on adjacent neighbors;
- stepped the façade at the front PL to create massing that is contextual with the block;
- Lowered the eastern 5' of the structure to a ceiling height of 8' to reduce shadow/enclosure to east;
- Set back the south ½ of the 3<sup>rd</sup> floor 5' to the east, to reduce shadow into the rear yards of 812 and 814 Diamond Street;
- Added windows and planters on the east wall at the 3<sup>rd</sup> floor to provide some visual interest to the neighbors on Diamond (they preferred this to a blank façade);
- Replaced the stucco front wall at stair with open railing --- to give the street façade a more welcoming feeling;
- Added a lightwell on the west property line to provide light and air to 4211 24<sup>th</sup> Street
- Replaced the stucco balcony on the 3<sup>rd</sup> floor (north) with open railing;
- Straightened out (i.e., got rid of the angle) the glass operable doors on the 3<sup>rd</sup> floor façade;
- Replaced the dark shingle siding with a medium color siding (color TBD)
- Reduced the amount of dark colored siding and added the amount of light colored stucco to better reflect the neighborhood character.



VIEW FROM 24TH. ST. LOOKING SOUTH  
12- 11 - 2009



VIEW FROM NEIGHBORING REAR YARD LOOKING NORTH

12-11-2009