



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 7, 2010

Date: September 30, 2010
Case No.: 2010.0754D
Project Address: 2645 Balboa Street
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 1617/032B
Project Sponsor: John Lau
Dickson Consulting
5616 Geary Boulevard, Suite 201
San Francisco, CA 94121
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

The project proposes construction of a two-story vertical addition and a rear addition to the existing two-story, single-family residence resulting in a four-story, two-unit building.

SITE DESCRIPTION AND PRESENT USE

The subject property contains a two-story, single-family residence constructed circa 1919 on a 25-foot wide by 90-foot deep lot with an area of 2,250 square feet. The subject lot is located on the south side of Balboa Street between 27th and 28th Avenues in the Outer Richmond Neighborhood.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block-face, with the exception of the two-story building to the west of the subject property, the buildings on the block are all three-story, single-family residences located in the RH-2 Zoning District. The building to the west of the project is a tall two-story, mixed-use (residential over commercial ground floor) building located in an NC-1 (Neighborhood Commercial Cluster) District. Across the street, the character of the block-face is more varied with two, three-story, multi-unit buildings occurring mid-block. Toward each corner of the opposite block-face are two-story buildings. Directly across the street from the project are two, two-story mixed used buildings (each one unit over a commercial ground floor) that are located in an NC-1 District. The remainder of the opposite block-face is zoned RH-2.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	July 16, 2010 – August 15, 2010	August 12, 2010	October 7, 2010	56 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 27, 2010	September 27, 2010	10 days
Mailed Notice	10 days	September 27, 2010	September 27, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	3	2 (Both requestors are on the subject block facing 27 th Avenue.)	0
Neighborhood groups	0	0	0

Including the four neighbors listed above in support of the project, the Department has received a total of nine letters in support of the project.

DR REQUESTORS

The DR request is jointly filed by Jean Barish, 711 27th Avenue, and Cheryl and Doug Schultz, 729 27th Avenue. Ms. Barish’s residence is east of the subject property approximately four lots away. Mr. and Mrs. Schultz’s residence is southeast of the subject property, approximately four lots to the east and three lots south of Ms. Barish’s residence.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated August 12, 2010.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, date-stamped received September 20, 2010.

ENVIRONMENTAL REVIEW

On September 27, 2010 under Case No. 2009.1094E, the Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

Demolition. With regard to the DR requestors' concerns regarding demolition, the Department of Building Inspection (DBI) is charged with determining if a project should be reviewed under a demolition application or an alteration application. DBI has determined the appropriate permit application for the project is an alteration application. Per Section 317 of the Planning Code, the Planning Department has the ability to characterize a major alteration project filed as an alteration application as a "defacto demolition" project, also referred to as "tantamount to a demolition." The project sponsor has provided existing plans indicating the extent of demolition proposed as part of the project. Per Planning staff's review of the proposed demolition plans, the alteration does not meet or exceed the criteria pursuant to Section 317 to qualify the project as a "defacto demolition" project. As the necessary materials were submitted to review the project per Section 317, the demolition concern is not found to be exceptional or extraordinary.

Building Scale/Height. The building scale and height is appropriate in relation to other three-story buildings that exist within close proximity to the project. Directly south and to the west (to the rear) of the project are three-story residential buildings. The project is designed to emphasize the three-story scale and height, as the proposed fourth floor is set back 15 feet from the front façade and approximately 12 feet from the rear façade. To the west, while a tall two-story corner building exists, consideration for the corner building was given as it is considered to be underdeveloped due to its zoning (NC-1) and location. The neighborhood commercial zoning and the lot's location on a corner has the potential to "play a stronger in defining the character of the neighborhood than other buildings on the block face," *Residential Design Guidelines, pg.19*. Per the Residential Design Guidelines (RDGs) corner lots are considered special building locations, where buildings can provide greater visual emphasis. Through the subject building's design and the use of appropriate setbacks, the project's scale and height are not found to create exceptional or extraordinary circumstances, particularly with regard to the immediate neighborhood character.

Upon review by the Residential Design Team (RDT) and to further refine the appearance of the project's scale and height, the RDT suggested to the project sponsor that DBI be consulted regarding the open railing at the uppermost roof, and, if possible, that the railing be set back from the front façade of the 4th floor. The project sponsor has responded by revising the project to provide an approximately 5 foot front setback at the open railing, which provides a 3-foot path-of-travel, for the proposed roof hatch as required by Building Code.

Potential Illegal units. The project is consistent with the Zoning Administrator's bulletin with regard to development of rooms at the ground floor. For an alteration project, a full bath and wet bar can be allowed at the ground floor provided there is an open visual and spatial connection to the floor above. The proposed floor plans (Sheet A-2) show that the configuration of the stair access from the second floor to the ground floor provides an open railing and also the ability to see the ground floor from the second floor. As the project complies with the Zoning Administrator's bulletin on ground floor rooms, the potential for illegal units is not found to be exceptional or extraordinary.

Historic Resources. The concern regarding historic resources falls under the purview of the Environmental Review process and the California Environmental Quality Act (CEQA). It should be noted that Ms. Schultz had opposed the Department's CEQA determination (Case No. 2005.0142E) for a

proposed alteration project at 733-27th Avenue, and as a result of that appeal process, the Board of Supervisors identified an historic district in the area. As part of the Planning Department's further review of the historic district and potential impacts to the identified district, the subject property (2645 Balboa Street) was captured in the review and was found not to be an historic resource. A copy of the Categorical Exemption issued for the subject project (Case No. 2009.1094E) is attached.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

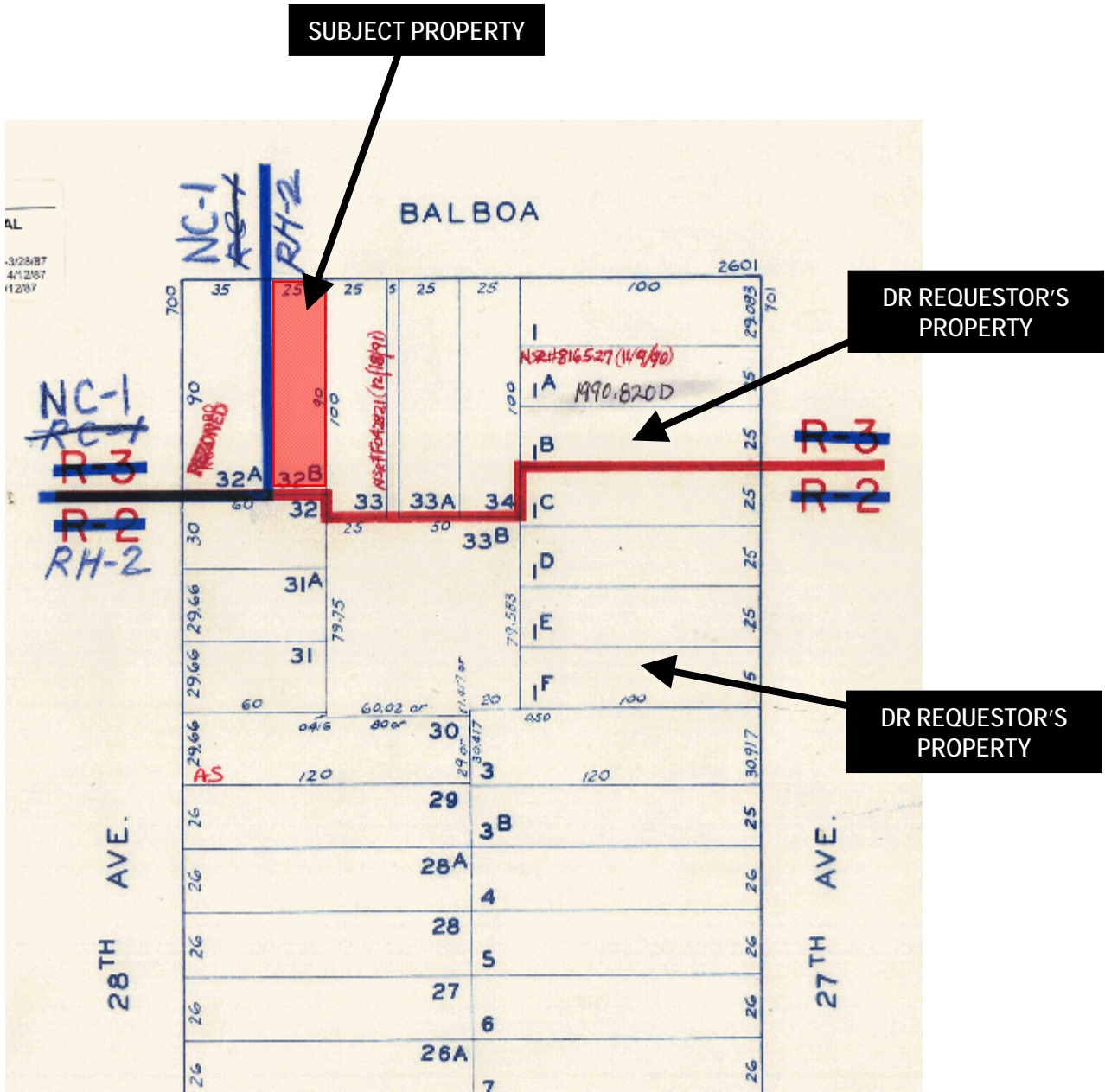
RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

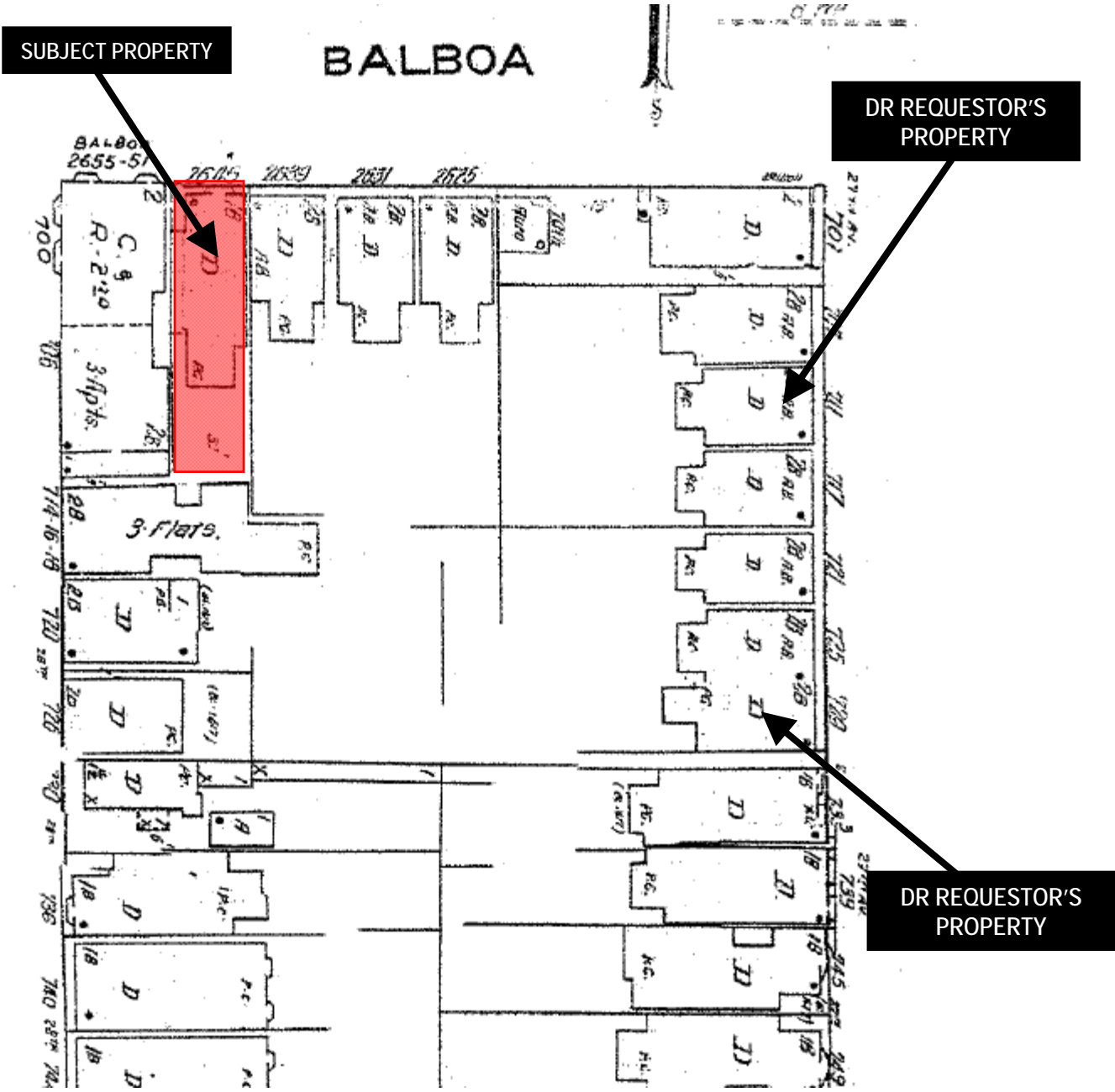
Parcel Map
Sanborn Map
Zoning Map
Aerial/Context Photographs
Section 311 Notice
Categorical Exemption
DR Application, dated August 12, 2010
Response to DR Application date-stamped received September 30, 2010
Reduced Plans

GC: G:\Documents\2010\DR\2010.0754D - 2645 Balboa\2010.0754D - 2654 Balboa - Abbreviated Analysis.doc

Parcel Map



Sanborn Map*

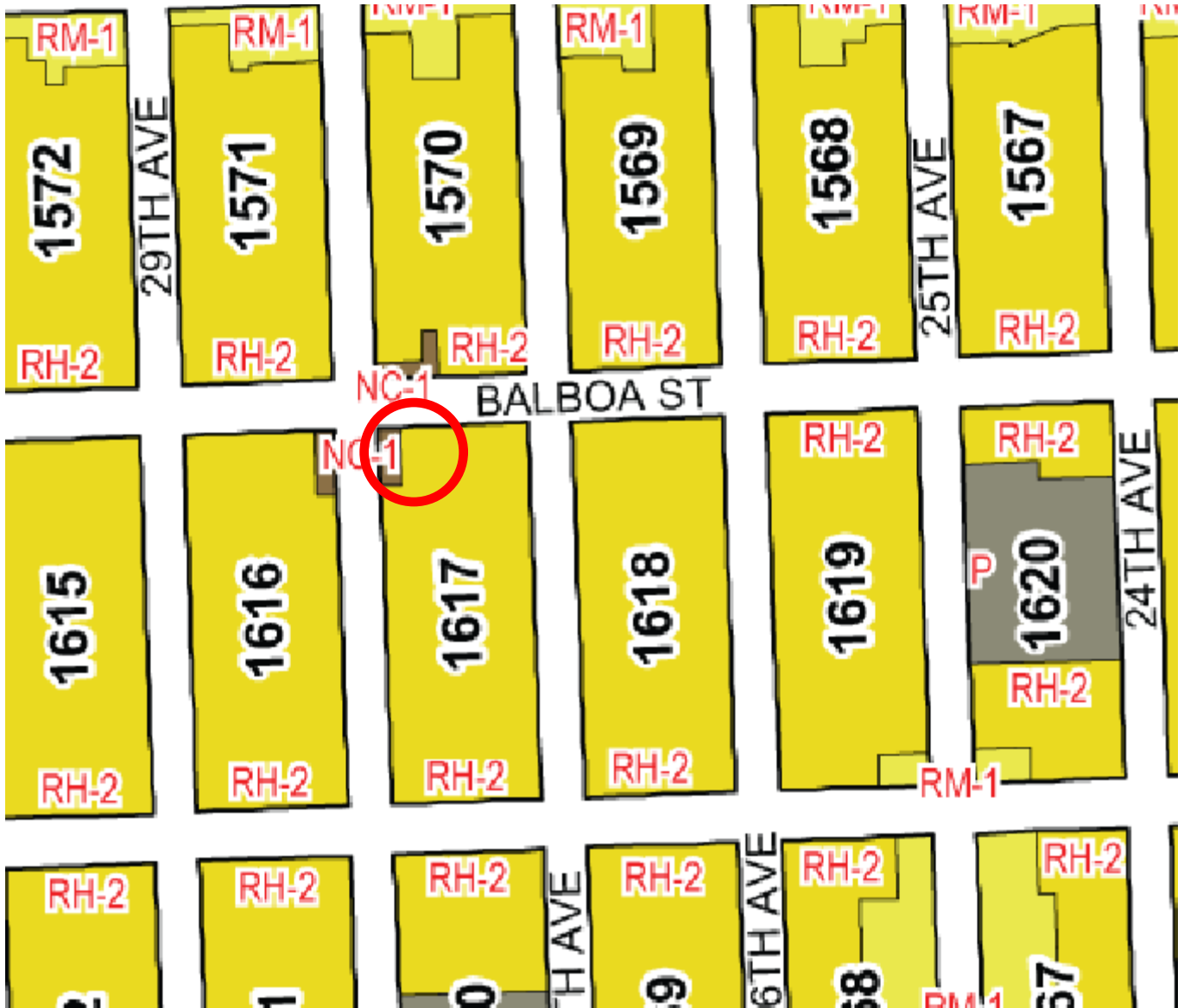


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
 Case Number 2010.0754D
 2645 Balboa Street

Zoning Map



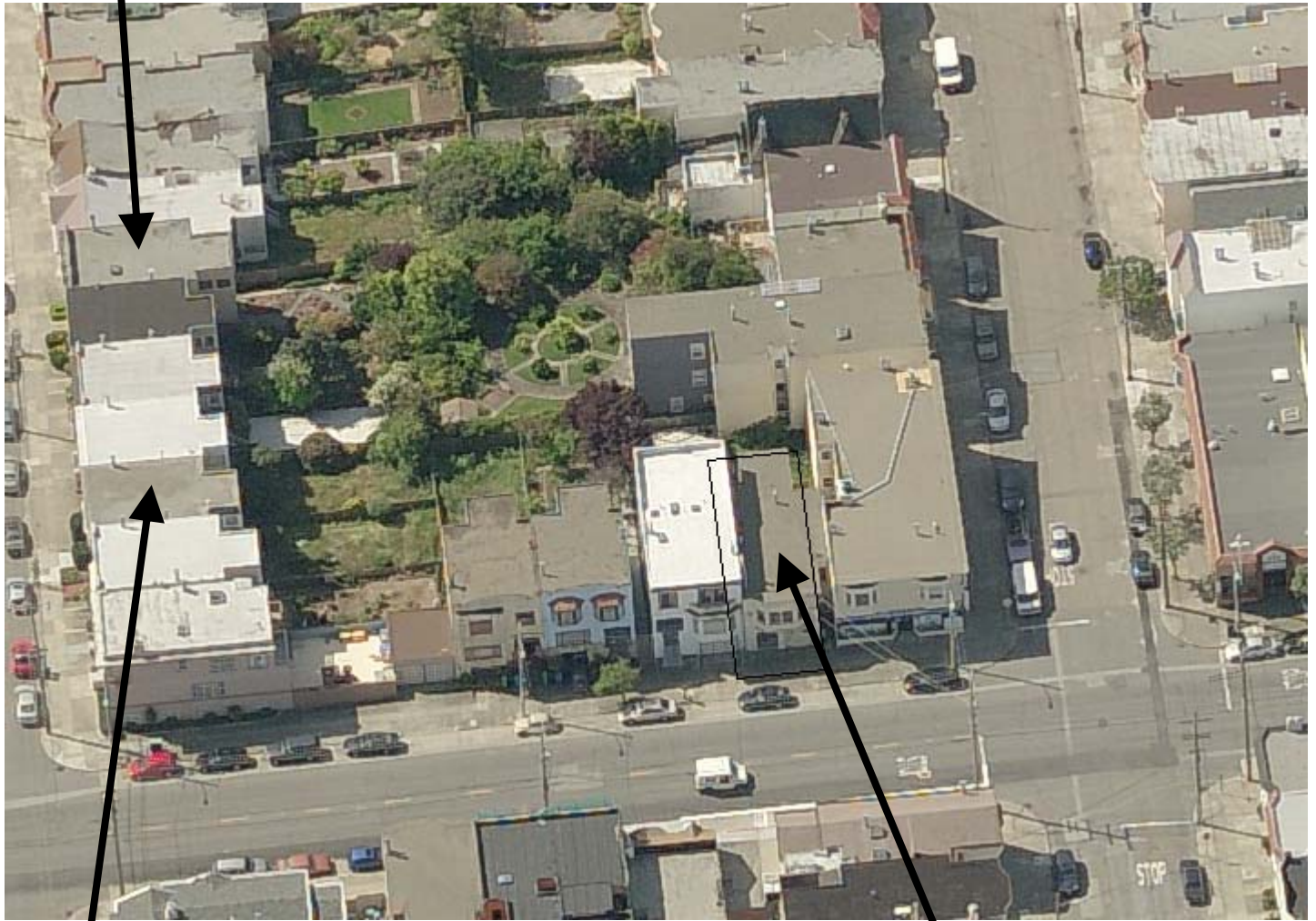
Discretionary Review Hearing
Case Number 2010.0754D
2645 Balboa Street

Aerial Photo 1



Aerial Photo 2

DR REQUESTOR'S
PROPERTY

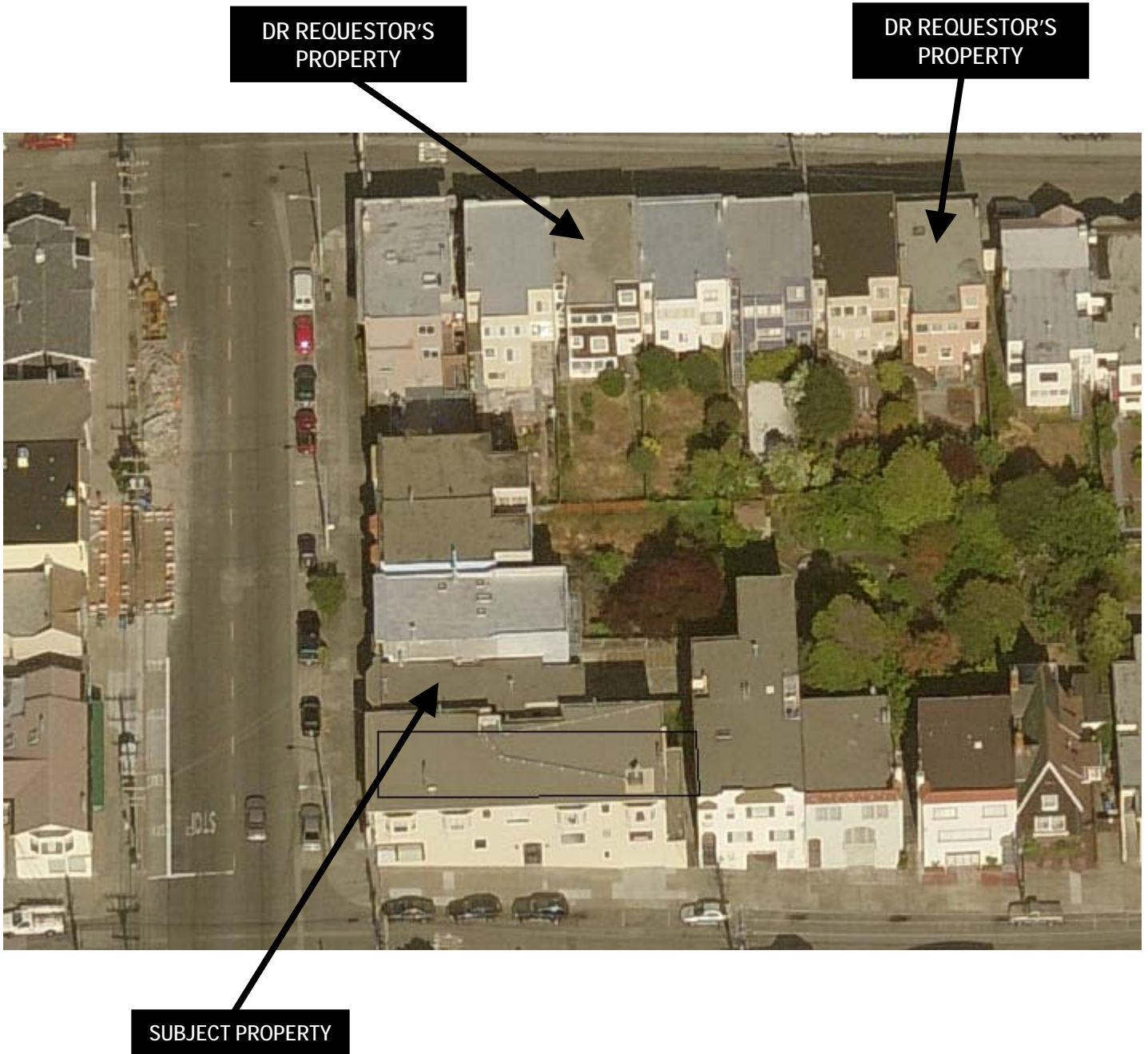


DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo 3



Aerial Photo 4



Discretionary Review Hearing
Case Number 2010.0754D
2645 Balboa Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On November 19, 2009, the Applicant named below filed Building Permit Application No. 2009.11.19.1706 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	John Lau, Dickson Consulting	Project Address:	2645 Balboa Street
Address:	5616 Geary Blvd., Suite 201	Cross Streets:	27th / 28th Avenues
City, State:	San Francisco, CA 94121	Assessor's Block /Lot No.:	1617/032B
Telephone:	(415) 831-7180	Zoning Districts:	RH-2 /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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	Two-Unit Dwelling
FRONT SETBACK	2 feet	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	59 feet	67 feet
REAR YARD	30 feet	22 feet
HEIGHT OF BUILDING	19 feet	39 feet
NUMBER OF STORIES	2	4
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	1	2
PROJECT DESCRIPTION		

The proposal is to construct vertical and rear additions to the existing two-story, single-family residence resulting in a four-story, two-unit building. The fourth floor is proposed to be setback 15 feet from the front façade and 12 feet from the rear façade. See attached plans.

PLANNER'S NAME: **Glenn Cabreros**

PHONE NUMBER: **(415) 558-6169**

EMAIL: **glenn.cabreros@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE:

7-16-10
8-15-10



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent): 

Date: 11/19/09

(For Staff Use Only) Case No. 2009.1074E

Address: 2645 Balboa St

Block/Lot: 1617/052B

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>John Huang</u>	Telephone No.	<u>415-812-1739</u>
Address	<u>566 34th Avenue</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94121</u>	Email	<u>john@go2construction.com</u>
Project Contact	<u>John W. Lau</u>	Telephone No.	<u>415-831-7180</u>
Address	<u>5616 Geary Boulevard, #201</u>	Fax No.	<u>415-831-7181</u>
	<u>San Francisco, CA 94121</u>	Email	<u>dicksongroup@yahoo.com</u>

Site Information

Site Address(es):	<u>2645 Balboa Street</u>		
Nearest Cross Street(s)	<u>28th Avenue, and 27th Avenue</u>		
Block(s)/Lot(s)	<u>1617 / 032B</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,250</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)	<u>None</u>		

Project Description - please check all that apply.

<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input type="checkbox"/> New construction
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	<u></u>	Estimated Cost	<u>\$400,000</u>

Describe proposed use 2-unit residential

Narrative project description. Please summarize and describe the purpose of the project.

The project is a vertical and horizontal extension of a two story single family residential building and converts it to a four story two-unit residential building in the RH2 District.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i> .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE				
If you are not sure of the eventual size of the project, provide the maximum estimates.				
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1472	1472	3313	4785
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	648	591	-57	591
Other (specify use)	none	none	none	none
Total GSF	2120	2063	3256	5376
Dwelling units	1	1	1	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	2	2	0	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	0	1
Height of building(s)	19'	19'	20'	39'
Number of stories	2	2	2	4
Please describe any additional project features that are not included in this table: None				
Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 2/22/2010

[Signature] 9/27/2010
 per revised HRER dated 9/23/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 2645 Balboa Street
Block/Lot: 1617/032B
Case No.: 2009.1094E
Date of Review: September 23, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration Addition

PROJECT DESCRIPTION

The subject 2,250 sq. ft. property contains one 1,472 sq. ft., two-story, single-family building. The proposed project includes constructing a two-story vertical addition, a rear horizontal addition, infilling a recess at the front façade and front façade alterations. The resulting structure will be a four-story, two-unit, 4,785 sq. ft. building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1922 by the construction and development firm the Meyers Brothers and designed by the architect H. C. Baumann. 2645 Balboa is not included on any surveys and is not located within a designated historic district. The building’s recorded date of construction makes it a “Category B” building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Balboa Street between 27th and 28th Avenues in the City’s Outer Richmond District. The neighborhood is residential in character and made up of two- and three-story stucco clad buildings predominantly constructed between 1921 and 1940.

In its January 13, 2006 ruling (Motion Number: M06-11), the Board of Supervisors established a historic district located on 27th Avenue and Balboa Street consisting of nine properties (i.e., 701-703, 705-707, 711, 717, 721, 725 and 729 27th Avenue and 2625 and 2631 Balboa Street). The Board found that these buildings were:

“... constructed in 1916 from plans by architect Edward Eyestone Young, who is presumed to be a master architect, that nearly all of these structures retain integrity and have a design and scale that creates a cohesive block face, and, therefore, are eligible to compose an historic district for the purposes of CEQA by California Register Criteria 3.”

A Historic Resource Evaluation (HRE) prepared by Carey and Company in response to the Board of Supervisors' action included a survey of the other homes in the area. The survey conducted by Carey and Company identified an Area of Potential Effect (APE) that included the subject property at 2645 Balboa Street. The conclusion of the HRE found that, other than the area identified by the Board of Supervisors, there was no potential historic district in the APE. The HRE states that the homes surveyed "were built in spurts over four decades: the 1910s, 1920s, mid to late 1930s and 1940s. By 1950 the survey area was fully developed." The HRE found that the APE "lacks a shared relationship among the properties as required by the California Register of Historical Resources."¹ Therefore, the subject property is not located within a potential historic district, but is approximately 30 feet away from the nine-property historic district identified by the Board of Supervisors in Motion Number: M06-11.

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.

- 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: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register as an individual resource or contributing under any of the following criteria.

Criterion 1: It is associated with the 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.

2645 Balboa Street does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 (Events). There is no information that would indicate that any historic event took place at this site that is significantly associated with California's or San Francisco's history or cultural heritage.

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

2645 Balboa Street does not appear to be a resource under Criterion 2 (Persons). While research into the name of one of the previous owners, Leo Stein, returned several references in the San Francisco Chronicle, it is unlikely that the Leo Stein who lived at 2645 Balboa Street is the same Austrian born playwright and librettist Leo Stein that wrote "The Merry Widow" and other operas. Further Leo

¹ Carey & Co., Inc.. 733 27th Avenue Historic Resource Evaluation (HRE) Report, May 23, 2007. A copy of this report is on file with the Planning Department at 1650 Mission Street 4th Floor and is available for public review by appointment as part of the project file 2005.0142E.

Stein wrote "The Merry Widow" before the subject building was constructed. The other information obtained about Leo Stein specific to San Francisco, such as his involvement with "the Pyramid" fraternal organization and stock transactions, would not make him a person significant pursuant to the California Register or National Register criteria. No other information was obtained about the previous owners that would make them significant pursuant to the California Register or National Register criteria.

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;

2645 Balboa Street does not appear to be eligible for the California Register under Criterion 3 (Architecture). The subject property is a modest two-story stucco clad Mediterranean revival style house- sometimes referred to as a "Junior 5"- that was constructed by the prolific construction firm the Meyer Brothers and designed by the prolific architect H. C. Baumann. The Meyer Brothers constructed many homes in the Richmond District, and they made a significant contribution to the development of San Francisco. However, their significance appears to lie in how prolific they were and not in any one particular building or unique style. H. C. Baumann was a prolific architect in San Francisco mainly in the 1920s and 1930s. Between 1927 and 1928, he designed 137 apartment buildings. In a career summary he wrote in 1952, he listed more than 400 apartment buildings or hotels, 250 pairs of flats, and 500-single family homes. His best known works include 620 Jones Street (1920), the Gaylord Hotel (SF Landmark #159, constructed in 1930), the Bellaire Tower at 1101 Green Street (1930), 1950 Clay Street (1930), and 1895 Pacific Avenue (1931). Clearly he was an important architect for San Francisco, but his importance lies with his prolific output and the larger apartment and hotel building that he designed.

2645 Balboa is a modest single-family house, done in a style and form found throughout the City and not unique to this particular architect. Were 2645 Balboa part of a larger tract of homes all constructed by Meyer Brothers and designed by H. C. Baumann exhibiting similar characteristics such as typology, style, massing, form, ornamentation and fenestration pattern, this building might have significance as a contributing resource to a larger potential historic district. However, as a standalone building, it lacks distinction and does not qualify as an individual resource or a contributing resource to a potential district pursuant to the California Register or National Register criteria.

Criterion 4: It yields, or may be likely to yield, information 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: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination if whether the property is an "historical resource" for purposes of CEQA

No Resource Present (Go to 6. below) Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project 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 would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired.

The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

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: As stated in the Historic District/Neighborhood Context section above, there is a nine-property historic district that was identified by the Board of Supervisors (BOS) in Motion M06-11 that includes a series of buildings along 27th Avenue and Balboa Street. However, the subject building is not located within in this or any other potential historic district.

The proposed project would not have an adverse impact on the adjacent historic district because the proposed project's massing, fenestration pattern, materials, and detailing are consistent with what is

found within the district and on the subject block face so that the setting of the district will not be significantly changed. While the proposed structure is one story taller than the majority of the buildings on the block, the fourth floor is sufficiently set back from the front façade - approximately 15 feet - so that its impact on the street wall as seen from the public right-of-way will be minimized and thus will not have an adverse effect on any off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 9-27-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name Jean Barish and Cheryl and Doug Schultz Telephone No: 415-752-0185 and 415-831-4229

D.R. Applicant's Address 711 27th Avenue and 729 27th Avenue
Number & Street (Apt. #)
San Francisco CA 94121
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): same as above
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
_____ City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 2645 Balboa Street

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: John Jinzhang Huang and Rocky Jinyong Huang

Building Permit Application Number of the project for which you are requesting D.R.: 2009.11.19.1706

Where is your property located in relation to the permit applicant's property?
South East of Property

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES **G** NO **G X**
2. Did you discuss the project with the Planning Department permit review planner? YES **X G** NO **G**
3. Did you participate in outside mediation on this case? Community Board **G** Other **G** NO **X G**
Not yet

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

~~Jean Barish spoke with the Planner. Cheryl Schultz left a message for the Planner but did not hear back from him. Neither neighbors were invited to the Pre-311 Hearing and the Schultzs' did not receive notice of this Project even though the proposed project will impact each neighbors' privacy.~~
~~Cheryl Schultz spoke with the architect for the project.~~

B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

~~This project is one of a disturbing trends of de facto demolitions disguised as "alterations" or "additions." The proposed addition destroys affordable housing in violation of the City's General Plan and the Priority Policies. The project also violates numerous provisions of the Residential Design Guidelines. It reaches far higher than any building in the surrounding area, impacts privacy and has a negative impact on historic resources.~~

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

As set forth above, the proposed addition is actually a de facto demolition of the sound house at the project site. ~~The addition will tower over neighboring homes and the fourth floor addition will impact the privacy of the adjoining and nearby homes. The proposed project is completely out of scale with the entire neighborhood. There is also a strong potential for an illegal unit at the site -- in addition to possible illegal bedrooms disguised as "office," "library," "study," and "computer" rooms. Such overbuilding on one lot~~
~~reduces the quality of living for the entire neighborhood.~~

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

~~The addition should be drastically reduced to match the scale of the neighborhood and to preserve the present home, which is sound and relatively affordable. The current home is 2,120 sq. feet and the proposed project is 5,326 sq. feet. Reduce the size of the project. The preservation of the historic block face and scale of homes on the block should be maintained.~~

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- X **G** Check made payable to Planning Department (see current fee schedule).
- X **G** Address list for nearby property owners, in label format, plus photocopy of labels.
- G** Letter of authorization for representative/agent of D.R. applicant (if applicable).
- X **G** Photocopy of this completed application.

OPTIONAL:

- G** Photographs that illustrate your concerns.
- G** Covenants or Deed Restrictions.
- G** Other Items (specify).

File this objection in person at the Planning Information Center. If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed Jean Barish 8/12/10
Applicant Date

Signed Doug and Cheryl Schultz August 12, 2010
Applicant Date



**SAN FRANCISCO
PLANNING DEPARTMENT**

RECEIVED

SEP 30 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

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

Case No: 10.0754D

Building Permit No: 2009.11.19.1706

Address: 2645 Balboa Street

Reception:
415.558.6378

Fax:
415.558.6409

Project Sponsor's Name: John Lau (Engineer) for John Huang

Telephone No: 415-831-7180 for Department of City Planning to contact)

Planning
Information:
415.558.6377

- Given the concerns of the DR requester and other concern parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)**

The DR requesters' first concern on the project is a matter of personal opinion that the project is one of a disturbing trend of de facto demolitions disguised as "alternation" or addition. This project follows and meets the Planning Department's as well as the Department of Building Inspections' policies and guidelines regarding de facto demolition and it was ruled as not a de facto demolition.

The second concern is that the proposed addition destroys affordable housing in violation of the City's General Plans and the Priority Policies. The proposed project conforms to the Proposition M, Findings required to justify for this project. Furthermore, the existing 2 bedrooms single family room is in a very run down condition sold for \$ 675,000.00. In order to bring it back to reasonable living conditions as a 2 bedroom single family home compatible with other homes in the Richmond District will cost a minimum of \$150,000, a total cost for the building as \$825,000.00. Therefore, this building of only 2 bedrooms could not be classified as affordable housing in San Francisco.

The third concern is that the project also violates numerous provisions of the Residential Guidelines. However, the Project Plans have been reviewed by the Project Planner as well as the Planning Department's Residential Design Team and found that it meets current Planning Codes and Policies, and approved the project for 311 notifications.

The last concerns are that the project reaches far higher than any building in the surrounding area, impact privacy, and has a negative impact on historical resources. Again, this matter about the project may impact the surrounding area was addressed in the PROPOSITION M Findings. The matter of privacy is very hard issue to address with the closeness of houses in San Francisco especially the requirement of matching light wells. In my first telephone conversation with Mrs. Cheryl Schultz, She expressed the concern that the tenants of the project will look into her bedroom. This may be possible, but her bedroom window is at least 106 feet away at a 45 degree angle with intermittent building and trees in between. The loss of privacy should be minimal. The last concern expressed is about the project may have a negative impact on the historical resources. A Historical Resource Evaluation and an Environmental Evaluation were prepared for the project. Furthermore, a Department's Cultural Resource Planner has done additional study on the project and made a Historical Determination that this project has no negative impact of historical resource in this area.

Therefore, we conclude that the DR requesters' concerns were taken care of during the Planning Application Process, and no changes are necessary.

- 2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.**

During the Planning review process, we have made numerous revisions as suggested by the Project Planners and recommendations of the Residential Design Team (RDT). We concluded that the impacts of the project on the neighbors are minimal and no additional changes should be required.

- 3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space and other personal requirements that prevent you from making the changes requested by the DR requester.**

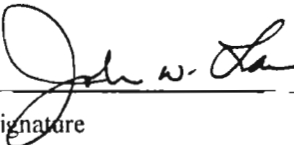
We believe that our project has minimal impacts on the surrounding properties. There is no major adverse effect. Currently, the property is under utilized. Only a small single family dwelling is in it, and the zoning for the property is RH2. The lot is smaller than other lots in the area, and it is only 90' long. The property owners intend to build this

project with their own labors because they are working in the construction industry. When it is finished, it will house 3 generations of the Huang Family which includes a pair of grand parents, Mr. and Mrs. Huang, and 2 grown sons who pooled their resources to purchase this property. This is a total of 6 adults. However, that will change shortly because both sons are taking their brides in the next year or two, and each new family will take a main floor and adding children in the near future, and the parents will live in the penthouse, and the grand parents will live in the rooms behind the garage and take care of the great grand children while their parents are at work. The Huangs have saved for a long time, and searched for a long time to find this property to build their dream home. It has public transportations with Muni Buses on Balboa Street, 2 blocks away on 25th Avenue, on Geary Boulevard, and on Fulton Street. It is perfect for the grand parents and Mrs. Wong because they do not drive and depend mostly on public transportations. Therefore, they hope that no major change to the current project plans is necessary. This will meet their needs for a long, long time.

4. Please supply the following information about the proposed project and the existing improvement on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit – additional Kitchens count as additional units).....	<u>1</u>	<u>2</u>
Occupied stories (all levels with habitable rooms).....	<u>2</u>	<u>4</u>
Basement levels (may include garage or windowless Storage rooms).....	<u>0</u>	<u>0</u>
Parking spaces (off-street).....	<u>1</u>	<u>2</u>
Bedrooms.....	<u>2</u>	<u>9</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	<u>2,341 SF</u>	<u>5,501 SF</u>
Height.....	<u>19'-0"</u>	<u>39'-0"</u>
Building Depth.....	<u>61'-1"</u>	<u>66"-6"</u>
Most Recent rent received (if any).....	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project.....	<u>N/A</u>	<u>N/A</u>
Current value of property.....	<u>\$675,000.00</u>	<u>unknown</u>
Projected value (sale price) after completion of project (if known).....	<u>unknown</u>	<u>unknown</u>

I attest that the above information is true to the best of my knowledge.

	<u>9-29-10</u>	<u>JOHN W. LAW</u>
Signature	Date	Name (please Print)

GENERAL NOTES

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

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 every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exist.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included: Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

Alterations: If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential: All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission.

Note 1:
Built-Up roofing (Typical)

- Modified bitumen w/granule app 180 by firestone company or equivalent over fiberglass base over 3/4" CDX plywood sheathing.
- Install R-30 insulation with vapor barrier between roof joists.
- Slope roof 1/4" per foot to drain (draining to sewer line).
- All roof penetrations, such as roof drains, skyline, chimneys, exhaust fans, vent stacks, etc... shall be properly flashed to assure water tightness.
- Provide roof overflow drainage as per sect. 3207C of UBC. Roofing Material to be Class "B" fire rated roof assembly or better

NOTE 2:
Concrete Sidewalk(Typical)
Slope finish surface between 1.67% and 2% from top of curb to property line. Provide dummy joints or scored lines as shown. (Must comply with city requirements)

NOTE 3:
Street tree: 24" box tree per PW street tree permit requirement

APPLICABLE CODES:

CURRENT SAN FRANCISCO ZONING ORDINATES
CALIFORNIA BUILDING CODE,2007 EDITION
CALIFORNIA MECHANICAL CODE,2007 EDITION
CALIFORNIA PLUMBING CODE,2007 EDITION
CALIFORNIA ELECTRIC CODE,2007 EDITION
THE SAN FRANCISCO HOUSING CODE,2007 EDITION
CALIFORNIA ENERGY CODE,2007 EDITION
CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	DEMOLITION
(Symbol)	REMAIN WALL
(Symbol)	NEW WALL
(Symbol)	LEVEL CHANGE
(Symbol)	SECTION NO
(Symbol)	DETAIL
(Symbol)	REVISION

PROJECT DATA

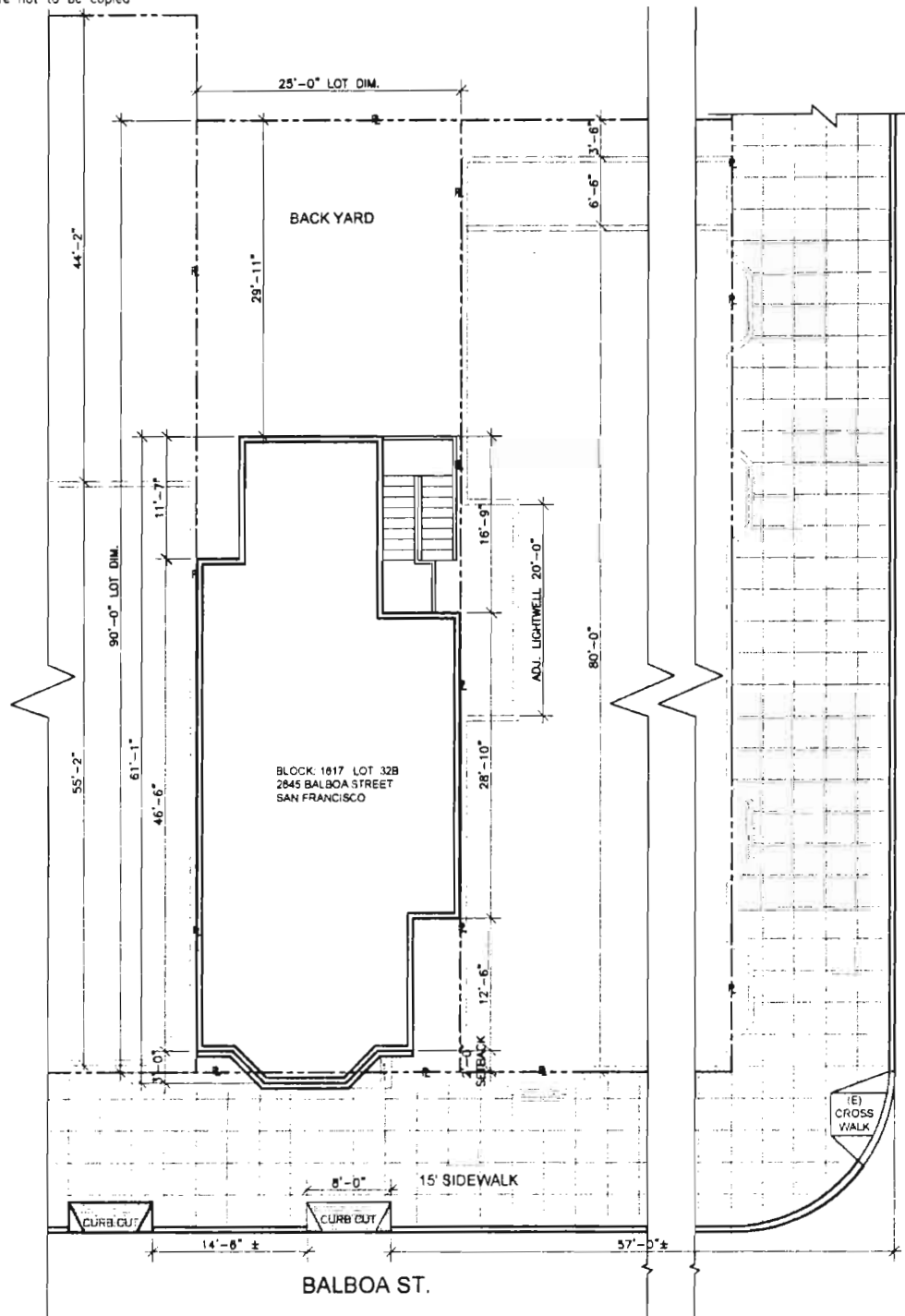
JOB ADDRESS: 2645 BALBOA STREET.
SAN FRANCISCO, CA
BLOCK: 1617
LOT: 32B
ZONING: RH-2
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3

SCOPE OF WORK

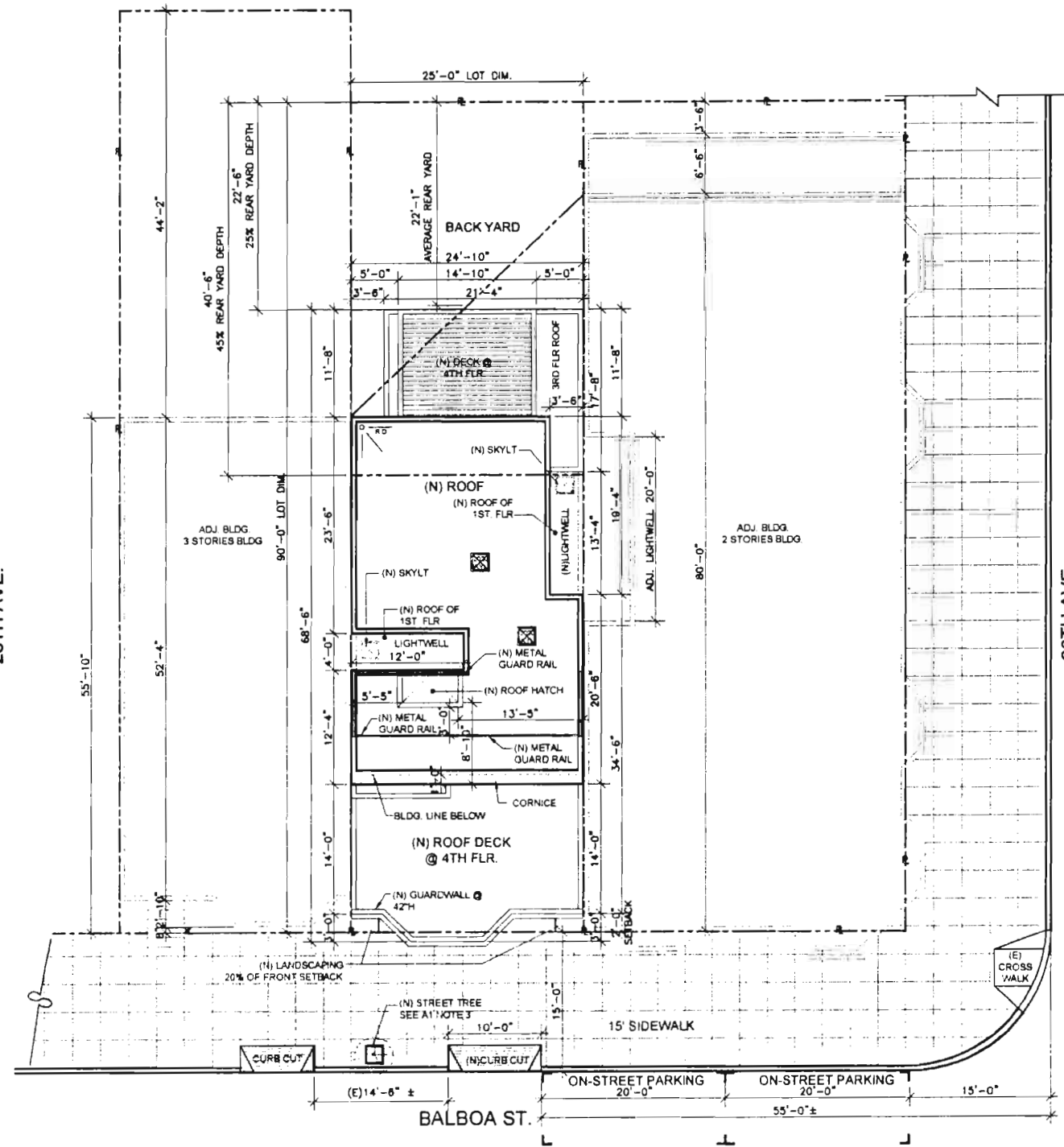
TO CONVERT A TWO STORY SINGLE FAMILY RESIDENTIAL BUILDING INTO A FOUR STORY 2 RESIDENTIAL UNITS BUILDING BY A VERTICAL EXTENSION OF ADDING AN ADDITIONAL TWO STORIES TO THE BUILDING, AND HORIZONTAL EXTENSION TO THE (SOUTH) OF THE EXISTING BUILDING..

DRAWING INDEX

- A-1: GENERAL NOTES , (E) & (P) SITE PLANS
- A-2: (E) & (N) 1ST & 2ND FLOOR PLAN
- A-3: (N) 3RD & 4TH & ROOF FLOOR PLANS
- A-4: (E) & (N) FRONT ELEVATION
- A-4.1: (E) & (N) REAR ELEVATION
- A-5: (E) & (N) REAR & RIGHT ELEVATIONS
- A-6: (E) & (N) LEFT ELEVATIONS
- A-7: SECTIONS



EXISTING SITE / ROOF PLAN
SCALE: 1/8"=1'-0"



PROPOSED SITE / ROOF PLAN
SCALE: 1/8"=1'-0"

REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.16.10	JH

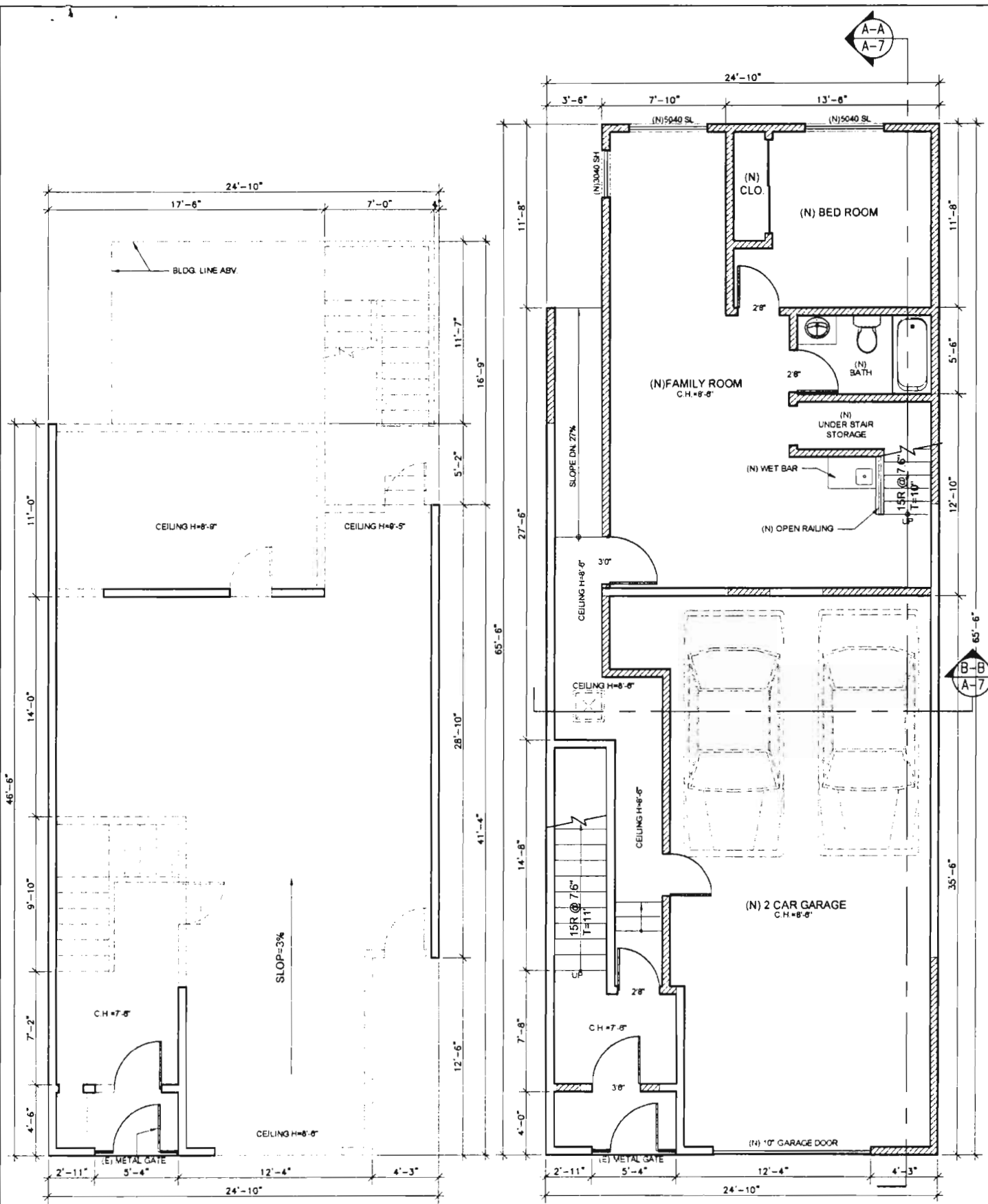
DICKSON CONSULTING GROUP, INC.
5616 Geary Blvd, Suite 201
San Francisco, Ca. 94121
Phone: (415) 831-7180
Fax: (415) 831-7181

**GENERAL NOTES
(E) & (P) SITE/ROOF PLAN**

BLOCK: 1617, LOT: 32B
2645 BALBOA STREET
SAN FRANCISCO, CA
Application #:

DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JOB	

A-1

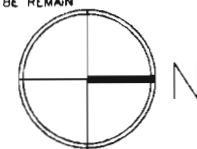


EXISTING 1ST. FLOOR PLAN

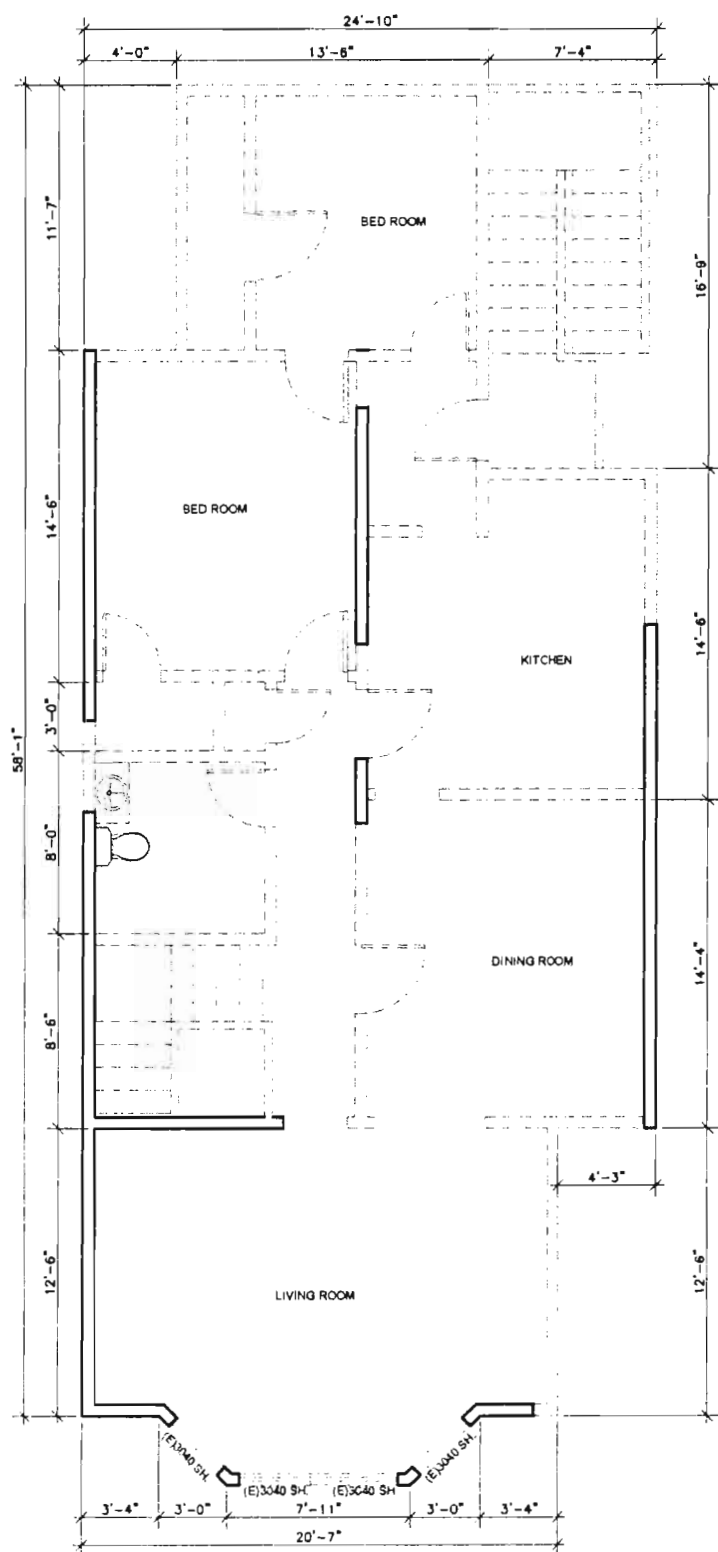
SCALE: 1/4"=1'-0"
 - - - - - REMOVED WALL
 // // // NEW WALL
 = = = = = WALL TO BE REMAIN

PROPOSED 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"
 - - - - - REMOVED WALL
 // // // NEW WALL
 = = = = = WALL TO BE REMAIN



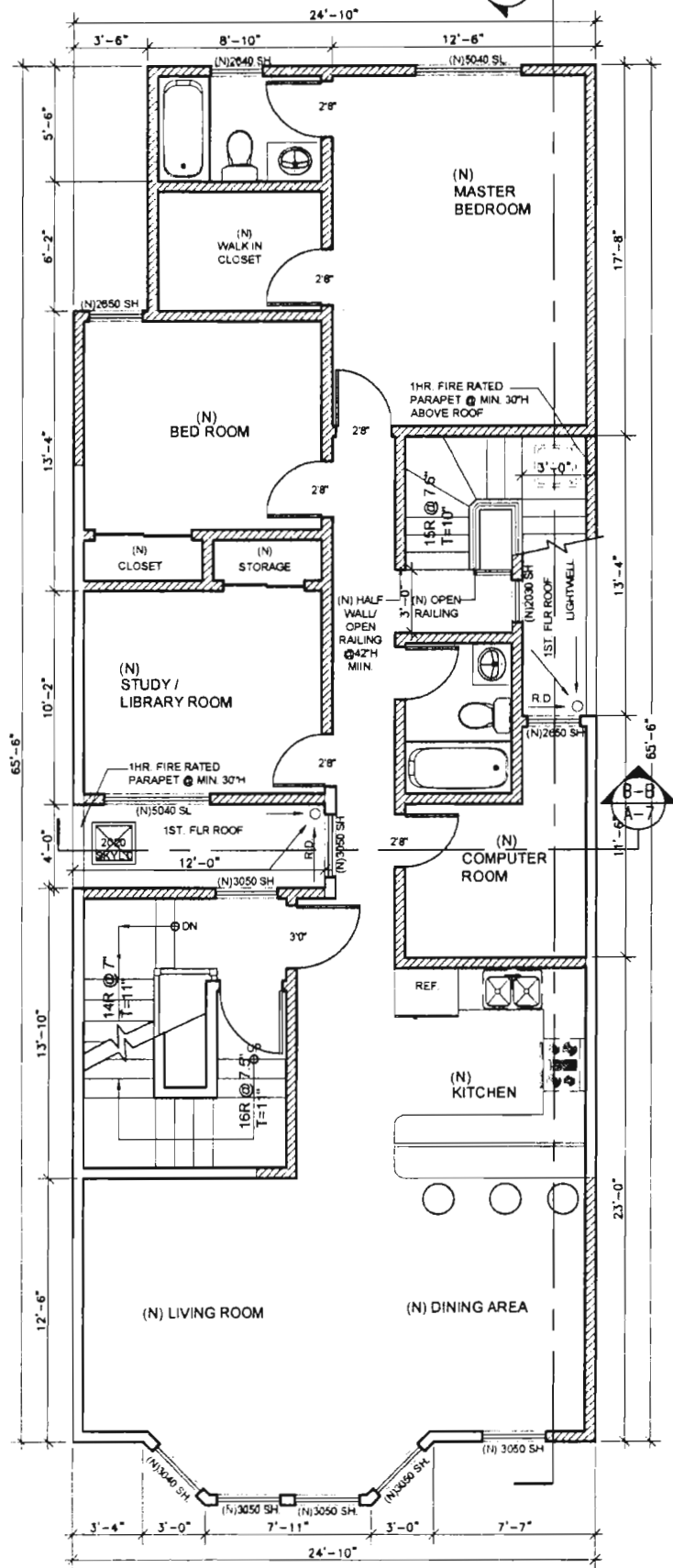
SCALE IN FEET



EXISTING 2ND FLOOR PLAN

SCALE: 1/4"=1'-0"
 - - - - - REMOVED WALL
 // // // NEW WALL
 = = = = = WALL TO BE REMAIN

NOTE:
 • ALL (N) WINDOWS IN THE FRONT TO BE WOOD FRAME W/ INSULATED GLASS.



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4"=1'-0"
 - - - - - REMOVED WALL
 // // // NEW WALL
 = = = = = WALL TO BE REMAIN

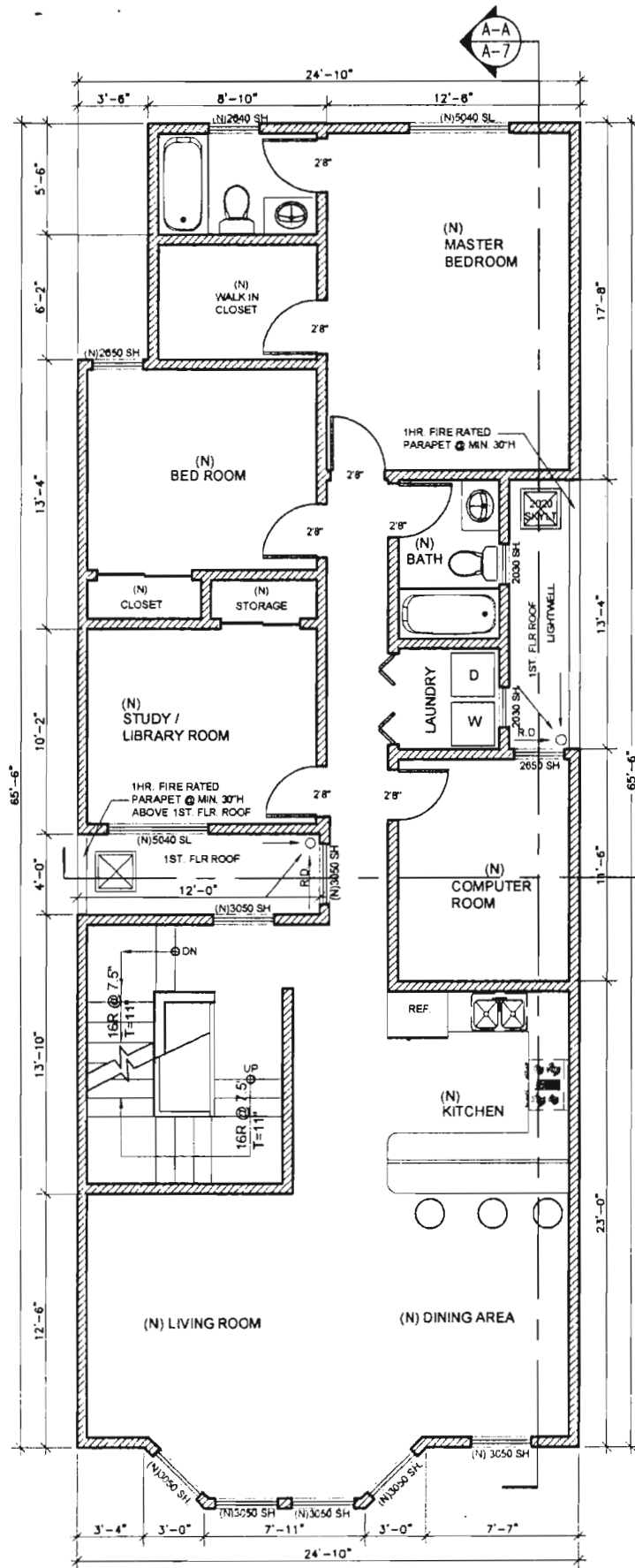
REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.16.10	JH

DICKSON CONSULTING GROUP, INC.
 5616 Geary Blvd., Suite 201
 San Francisco, Ca. 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7181

**EXISTING & PROPOSED
 1ST & 2ND FLOOR PLAN**

BLOCK: 1617, LOT: 32B
 2645 BALBOA STREET
 SAN FRANCISCO, CA
 Application #:

DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JOB	



PROPOSED 3RD FLOOR PLAN

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

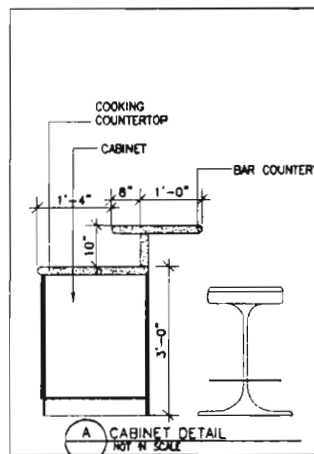
NEW WALL



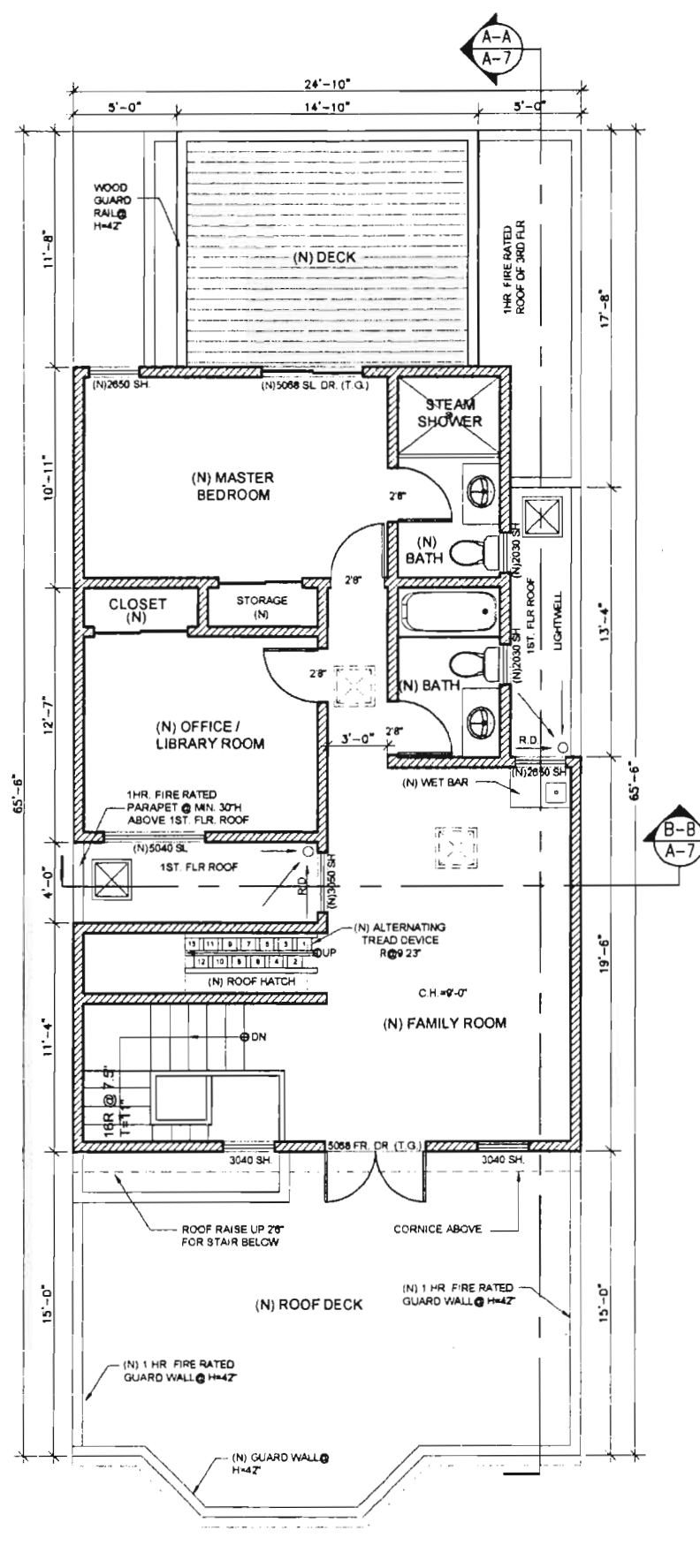
SCALE IN FEET

NOTE:

- ALL (N) WINDOWS IN THE FRONT TO BE WOOD FRAME W/ INSULATED GLASS.



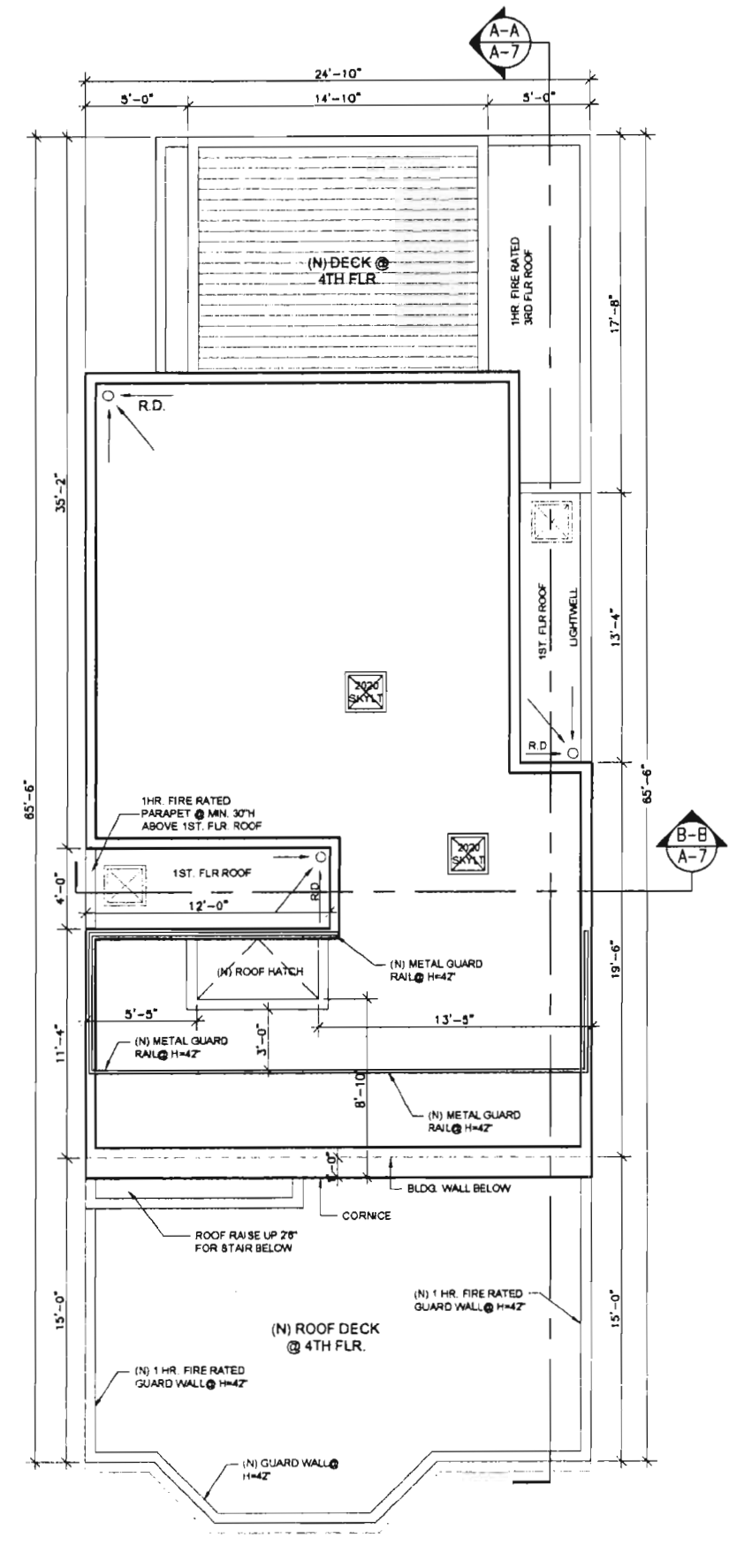
A CABINET DETAIL
NOT TO SCALE



PROPOSED 4TH FLOOR PLAN

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

NEW WALL



PROPOSED ROOF FLOOR PLAN

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

REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.18.10	JH

DICKSON CONSULTING GROUP, INC.
 5616 Geary Blvd., Suite 201
 San Francisco, Ca. 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7181

PROPOSED 3RD & 4TH & ROOF FLOOR PLANS

BLOCK: 1617, LOT: 32B
 2645 BALBOA STREET
 SAN FRANCISCO, CA
 Application #:

DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JCB	

A-3

REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.16.10	JH

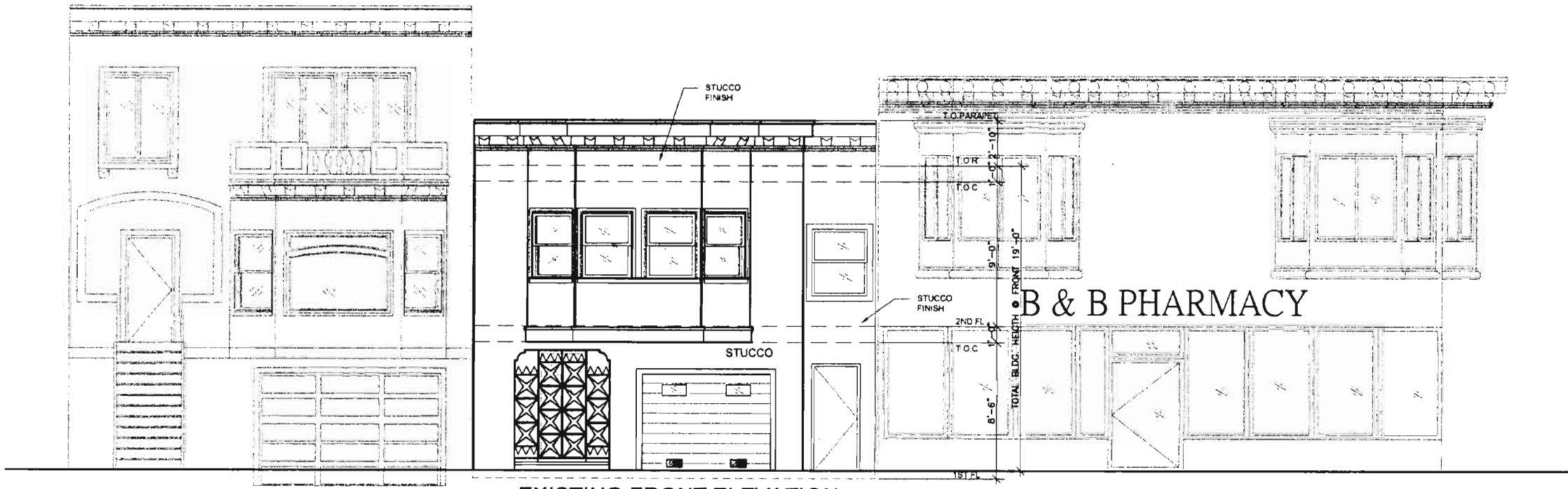
DICKSON CONSULTING GROUP, INC.
 5616 Geary Blvd, Suite 201
 San Francisco, Ca. 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7181

EXISTING & PROPOSED FRONT ELEVATION

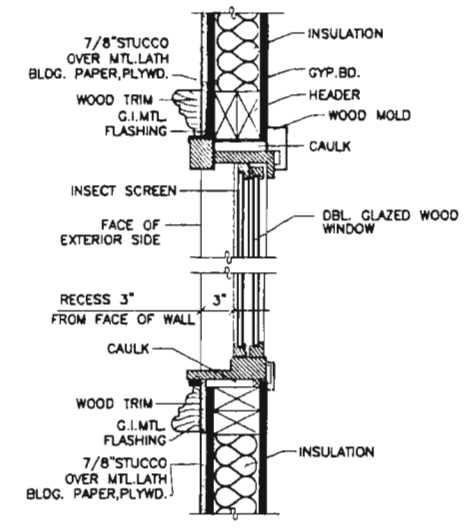
BLOCK: 1617, LOT: 32B
 2645 BALBOA STREET
 SAN FRANCISCO, CA
 Application #:

DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JOB	

A-4



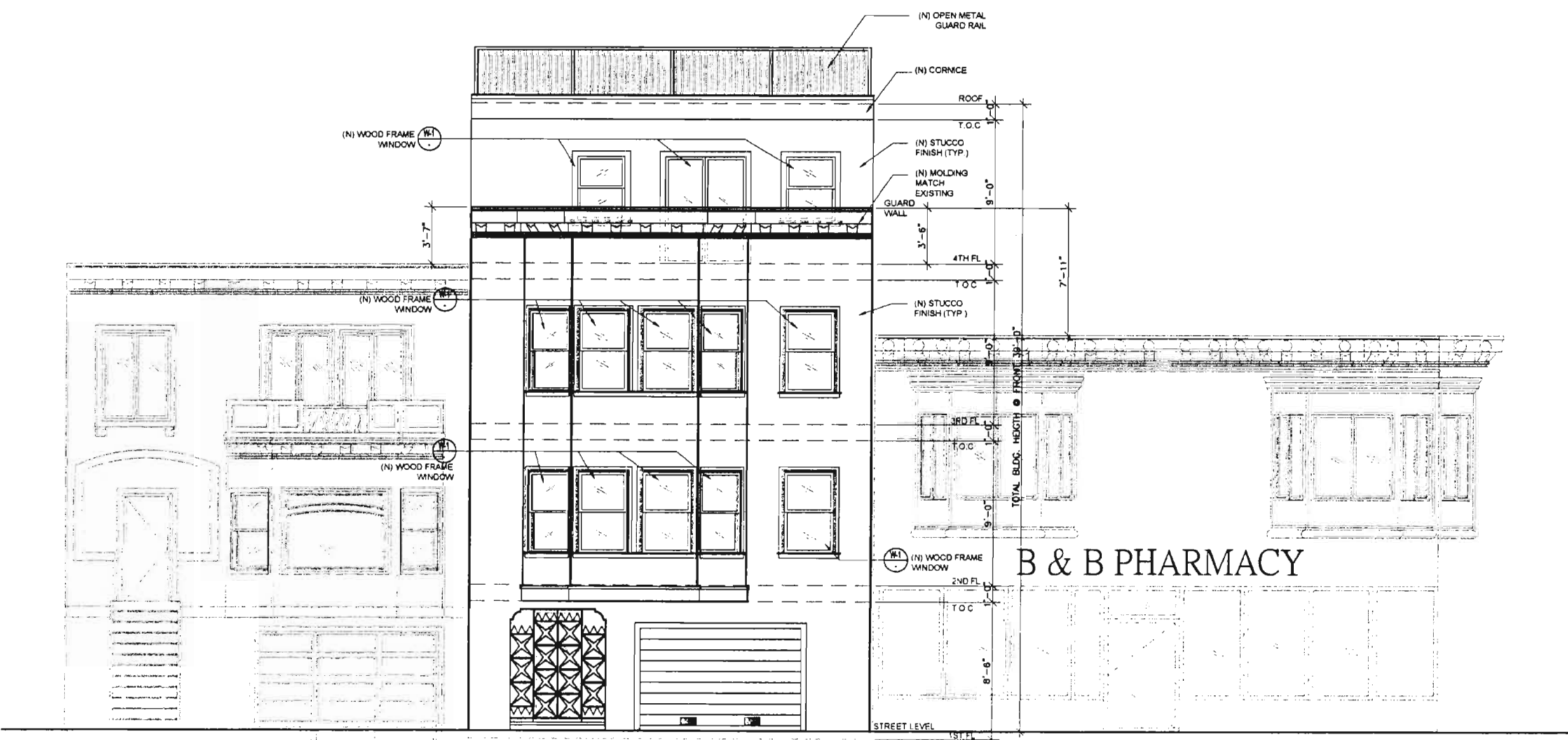
EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"



(W1) WINDOW DETAIL (TYP.)
 NOT TO SCALE

NOTE:

- ALL (N) WINDOWS IN THE FRONT TO BE WOOD FRAME W/ INSULATED GLASS.



PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"

REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.16.10	JH

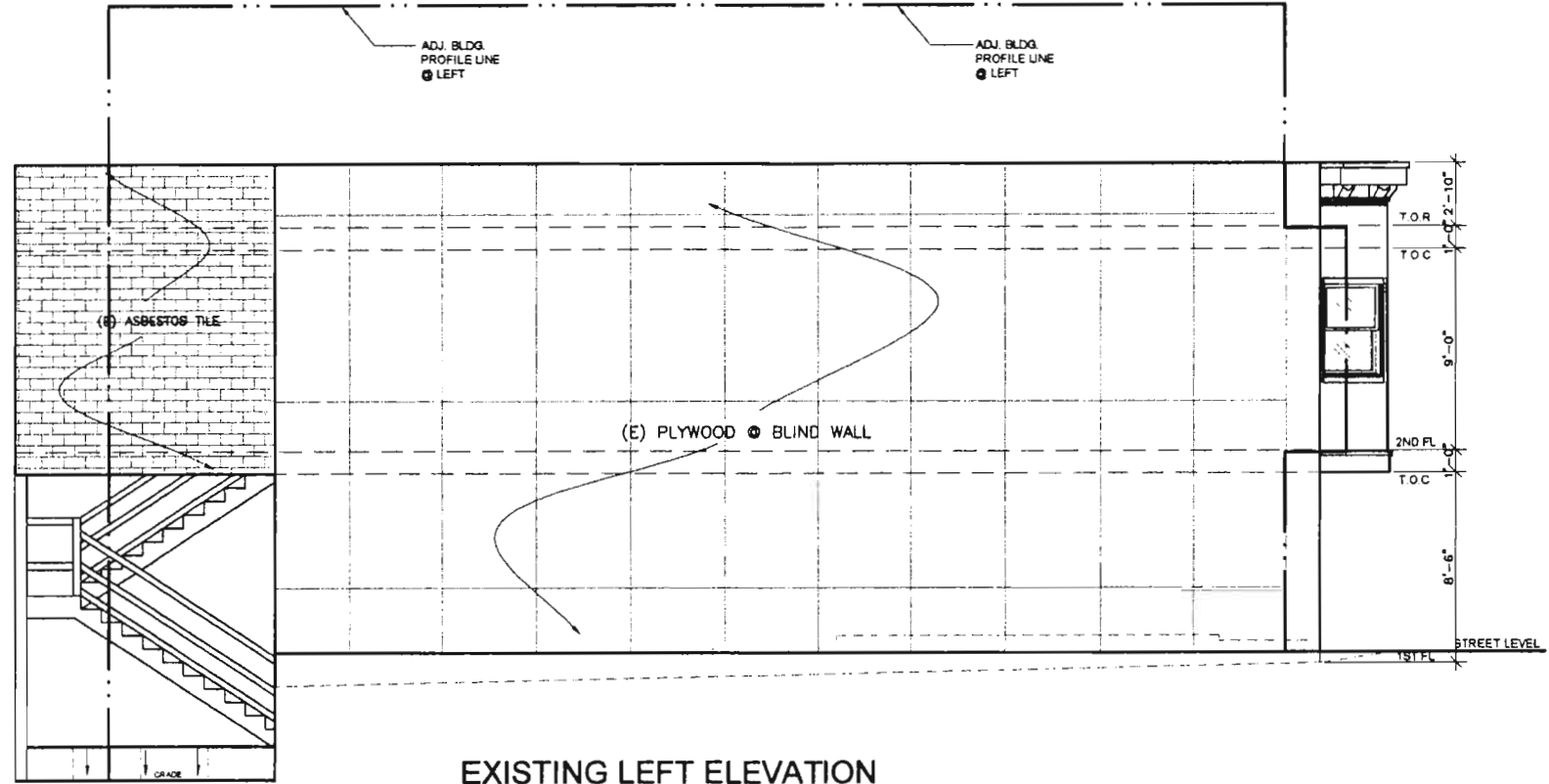
DICKSON CONSULTING GROUP, INC.
 5616 Geary Blvd., Suite 201
 San Francisco, Ca. 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7181

EXISTING & PROPOSED REAR & RIGHT ELEVATIONS

BLOCK: 1617, LOT: 32B
 2645 BALBOA STREET
 SAN FRANCISCO, CA
 Application #:

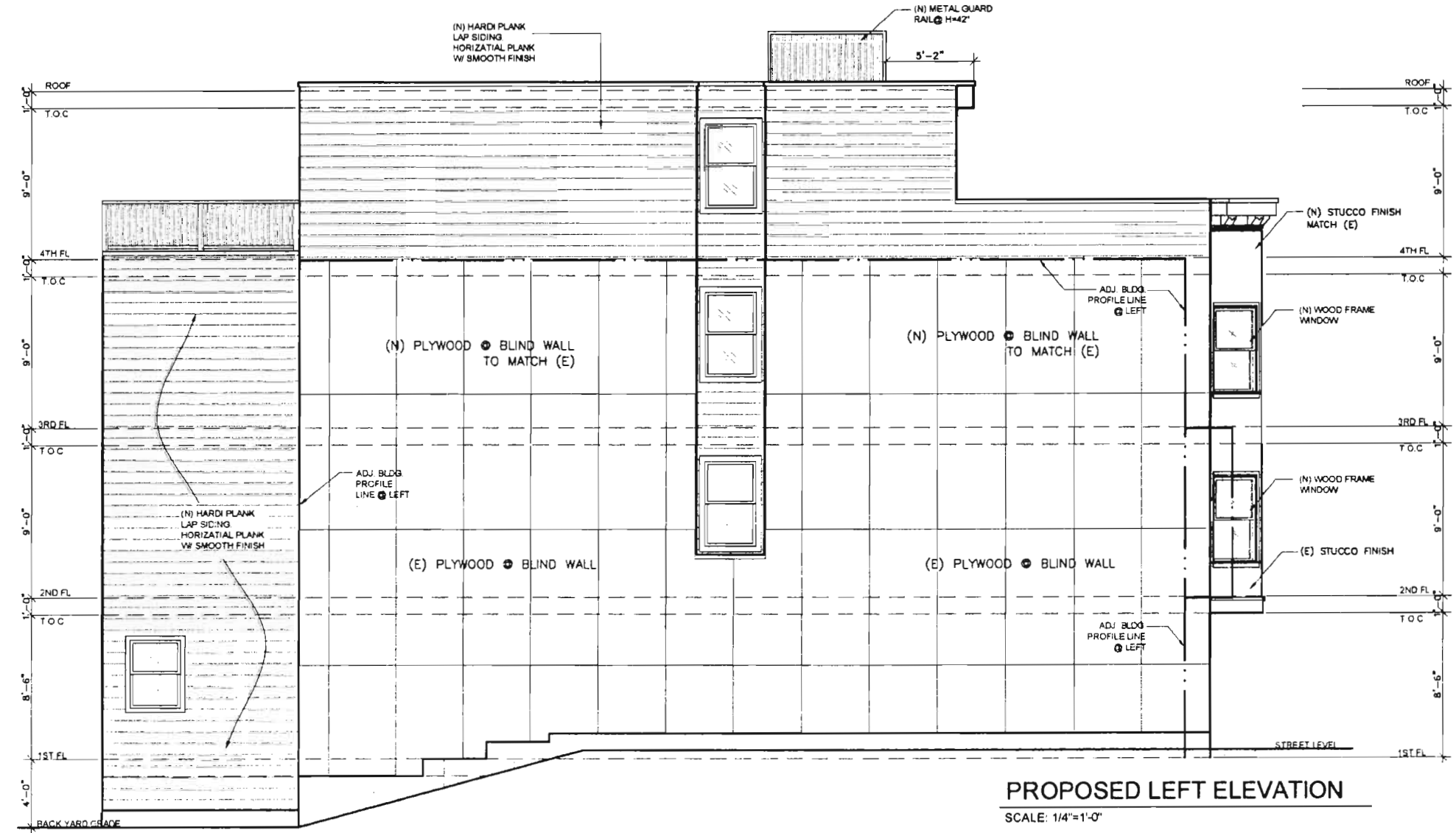
DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JOB	

A-5



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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



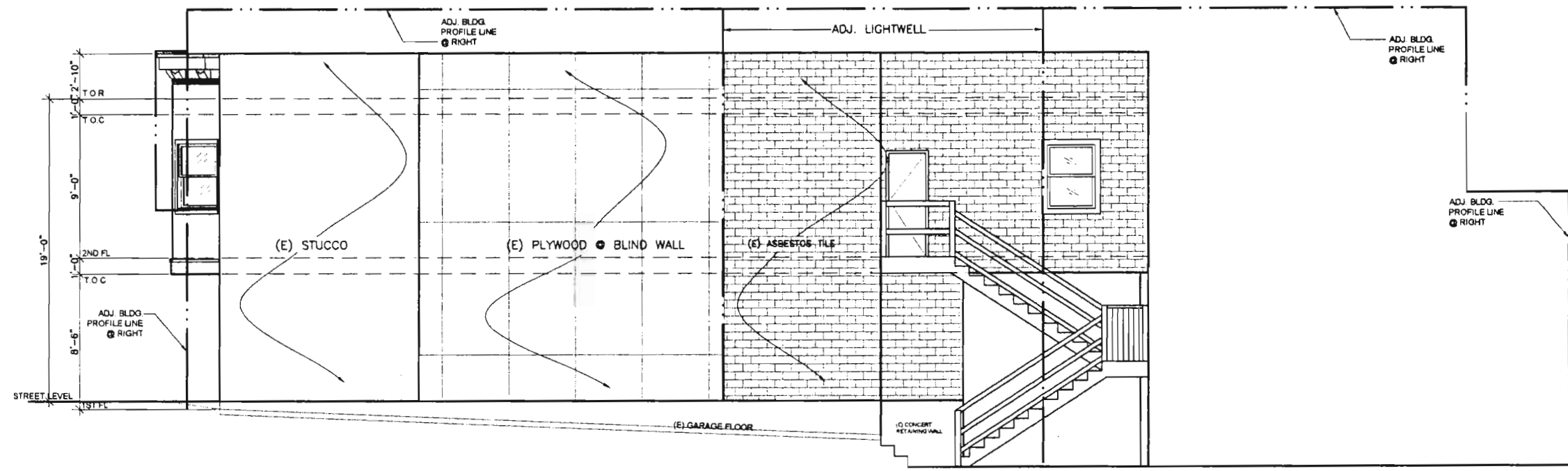
REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.16.10	JH

DICKSON CONSULTING GROUP, INC.
 5616 Geary Blvd, Suite 201
 San Francisco, Ca. 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7181

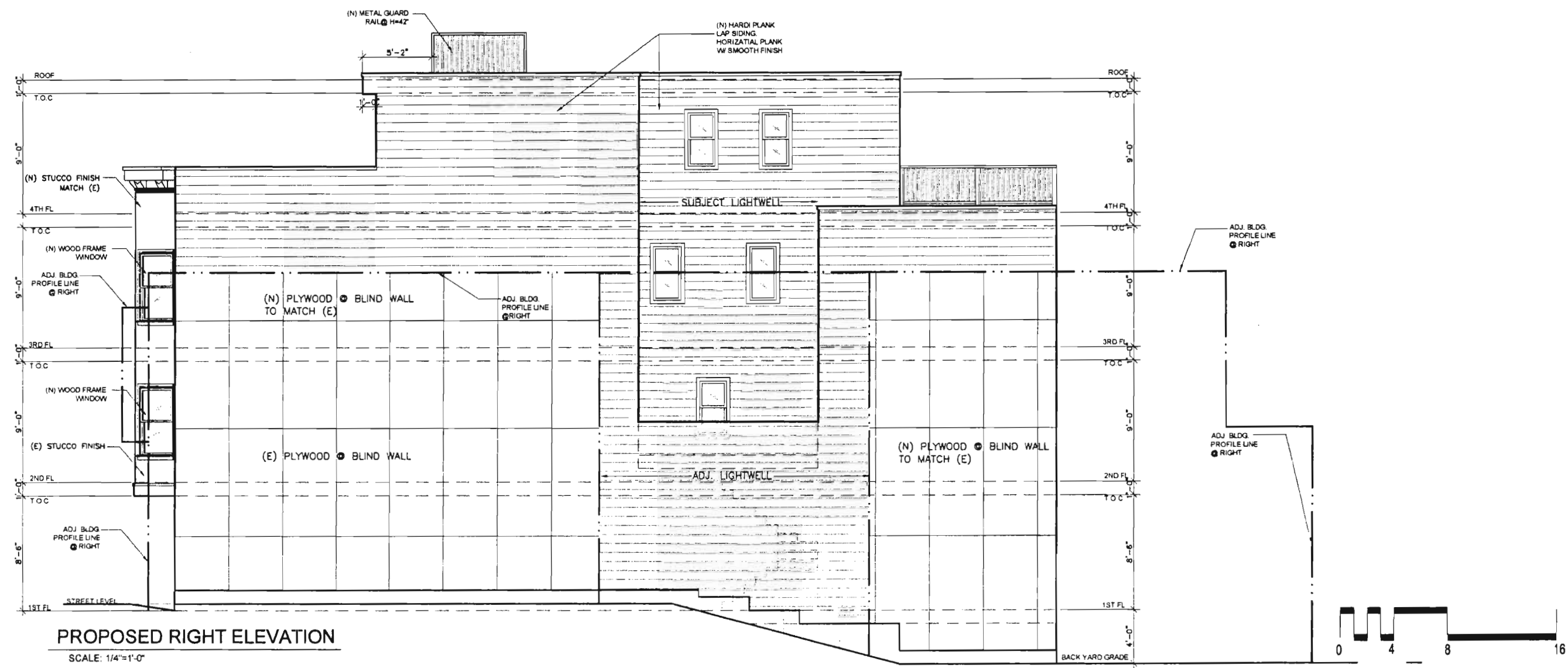
EXISTING & PROPOSED LEFT ELEVATIONS

BLOCK: 1617, LOT: 32B
 2645 BALBOA STREET
 SAN FRANCISCO, CA
 Application #:

DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JOB	



EXISTING RIGHT ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
 SCALE: 1/4"=1'-0"

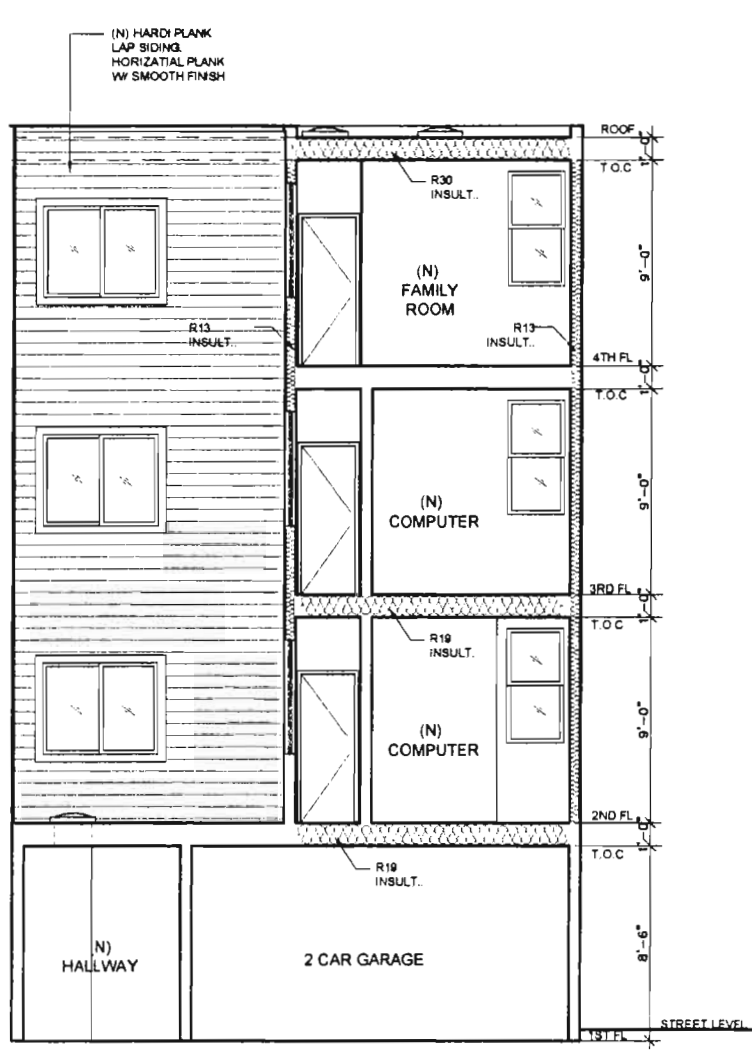
REVISIONS	BY
PLNG. 6.7.10	JH
PLNG. 6.16.10	JH

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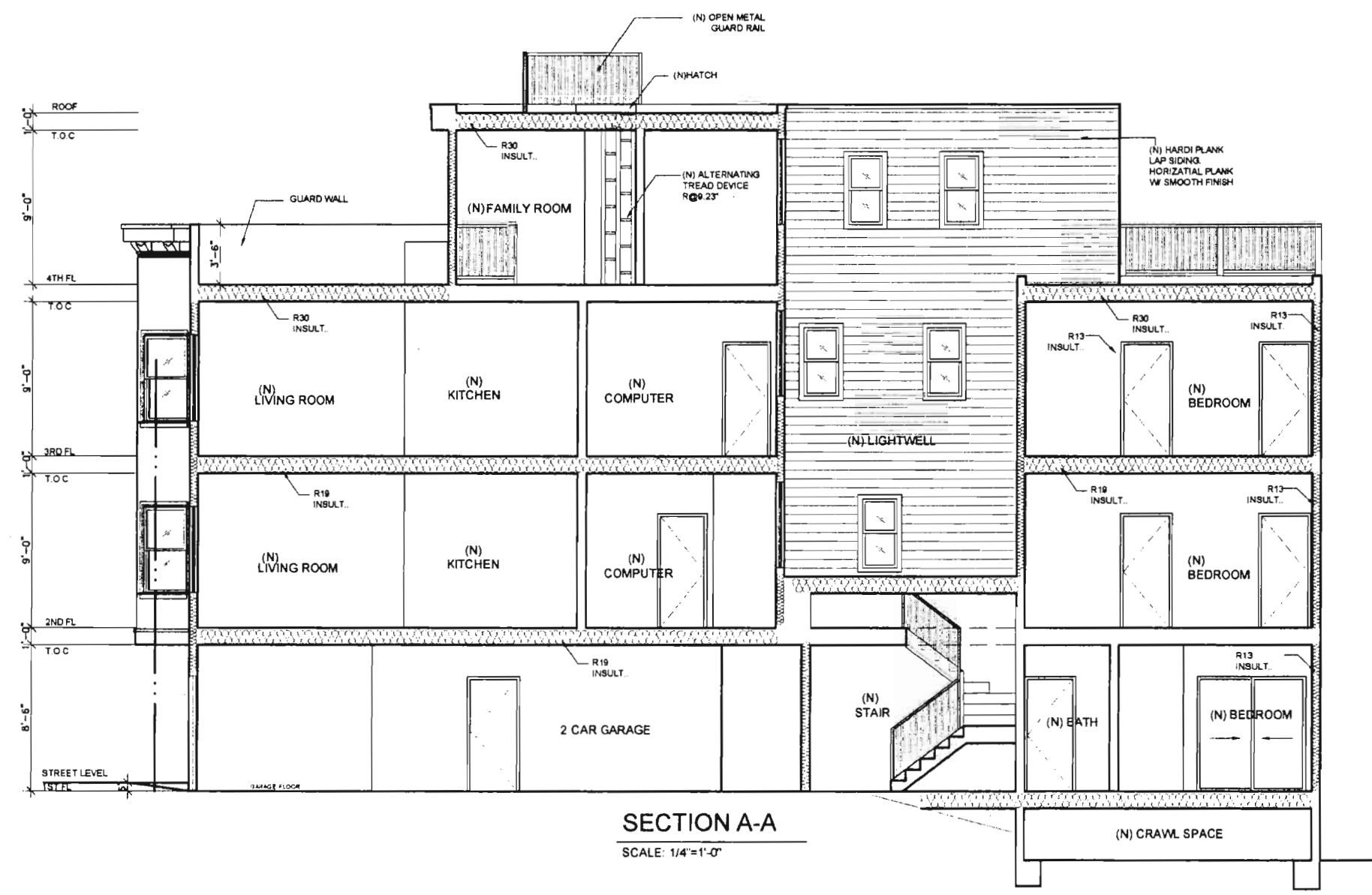
SECTIONS

BLOCK: 1617, LOT: 32B
 2645 BALBOA STREET
 SAN FRANCISCO, CA
 Application #:

DATE	11.17.2009
SCALE	AS SHOWN
DRAWN	WYL
JOB	
A-7	



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



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

