



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: NOVEMBER 6, 2014

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

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415.558.6378

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Planning
Information:
415.558.6377

Date: October 30, 2014
Case No.: 2013.1799D
Project Address: 1608-1612 DOLORES STREET
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 6942/046
Project Sponsor: Tom McElroy
 485 14th Street
 San Francisco, CA 94103
Staff Contact: Marcelle Boudreaux – (415) 575-9140
marcelle.boudreaux@sfgov.org
Recommendation: **Do not take DR and approve alteration permit as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.1799D	New Building Case Number	2013.1799D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	Tantamount to Demolition	New Building Application Number	2013.1127.3000
Number Of Existing Units	3	Number Of New Units	3
Existing Parking	0	New Parking	3
Number Of Existing Bedrooms	4	Number Of New Bedrooms	8
Existing Building Area	±2138 Sq. Ft.	New Building Area	±5778 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	11/5/14	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The proposal involves substantial alteration to an existing three-unit building, to include moving the front wall of the existing building forward, expanding the side walls to the side property line, adding a rear addition, and adding two stories by raising the existing structure and adding two levels below. The project will maintain the existing number of dwelling units, by reconfiguring floor plans to establish one unit per floor level. A three-car garage will be introduced at ground level. One unit is a legal, nonconforming unit because it exceeds the allowable density in the zoning district.

SITE DESCRIPTION AND PRESENT USE

The property at 1608 Dolores Street is located on the west side of Dolores Street between 29th and Day Streets. The Property has approximately 28'-0" of lot frontage along Dolores Street with a lot depth of 114'-0". The flat lot contains a two-story, three-unit building of approximately 2,138 square-feet. The dwelling is setback approximately 10 feet from the front property line, and contains a small side setback of approximately 3 feet along the south side property line. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. According to City records, the building was constructed circa 1900. Through historic resource assessment (case number 2013.1799E), the project was determined not to be an historic resource for purposes of CEQA.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of two-, three-, and four- story buildings, containing primarily a mix of single-family dwellings and two- four unit buildings, with two larger (ten plus units) buildings in the next block. This diversity in dwelling type is reflective of the highly mixed density, which ranges from RH-2, RH-3, RM-1 and NC-1 on the subject block and on surrounding blocks. The corners of Day and Dolores Streets contain mixed use, three-story residential over ground floor commercial buildings. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the north is on a lot the same size as the Subject Property (28'x 114'), containing a two-story two-family dwelling. The adjacent property to the south is on a lot of similar size as the Subject Property (25'x 114'), containing a two-story-over-garage single-family dwelling.

The Subject Property is located in the Noe Valley neighborhood, on the west side of Dolores Street between 29th and Day Streets. The Subject Property is located within the RH-2 Zoning District in a residential and mixed-use residential commercial district that includes primarily earlier 20th-century construction, with some contemporary infill dating from the 1970s and from the 2000s.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 27, 2014	October 27, 2014	10 days
Mailed Notice	10 days	October 22, 2014	October 27, 2014	15 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	1	0	0
Neighborhood groups	0	0	0

REPLACEMENT STRUCTURE

The replacement structure will retain the three dwelling units that would also newly incorporate a three-car garage, and would rise to approximately 37'-3" in height. The ground floor will contain a three-car garage, bicycle parking, storage and mechanical rooms. The primary entry to the units is on the second level; interior connecting stair provides access to individual units, each located on separate levels. The second floor contains Unit No. 1612, which is a three-bedroom unit, and private outdoor deck in the rear. The third floor contains Unit No. 1610, which also contains a three-bedroom unit and a private outdoor deck in the rear. Unit No. 1611, a two-bedroom unit, is located at the fourth floor; this is the legal, nonconforming unit.

The Project proposes a rear yard of approximately 48'-3", which is the requirement for the Subject Property. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are contemporary in style, with wood siding at the second through fourth levels, on top a stucco base, a double-height bay window at second and third floor, and contemporary aluminum window systems defined by wood surrounds.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has received one phone call from the property owner of the adjacent lot to the north, who was concerned about the loss of light to her dwelling. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

While the project does not propose affordable housing, it will replace two one-bedroom units with two three-bedroom units and retain a two-bedroom unit, within a residential district zoned for density of two units per lot.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

The three units on-site are subject to rent control and will be preserved as subject to rent control.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The proposal will add two family sized units to the site, by increasing two one-bedroom units to three-bedroom units.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The project's contemporary architecture respects the proportions of the neighborhood's mixed architectural definition, and will complement the residential character.

SECTION 101.1 PRIORITY POLICIES

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

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

The proposal does not contain any retail uses.

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

The existing building has been determined not an historic resource for purposes of CEQA.

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

The proposal does not remove existing affordable housing. Three rental units exist and will remain in the replacement structure.

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

The proposal is of similar density to the surroundings and will not have impacts on MUNI. A new three-car garage is proposed.

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

The proposal is a residential use and will not impact employment.

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

The proposal will conform to current codes.

7. Landmarks and historic buildings be preserved.

The proposal has been determined not an historic resource for purposes of CEQA. This property is across from a Landmark Tree, specifically a grove of Guadalupe Palms on the Dolores Street median. These Palms have been recognized between 1608 – 1650 Dolores Street, and protections are in place for removal and for construction that may occur under the drip line.

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

The proposal does not border a park and the proposal conforms to height restrictions of the district.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on January 17, 2014, and determined not to be an historic resource for purposes of CEQA.

RESIDENTIAL DESIGN TEAM REVIEW

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

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a project considered tantamount to demolition.

BASIS FOR RECOMMENDATION

The Department recommends that the tantamount to demolition alteration permit of the existing three-unit building be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will retain three dwelling units on site.
- The Project will create two family-sized dwelling-units, each with three bedrooms, and retain one two-bedroom 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. There is one legal, nonconforming unit on this lot, and it will remain in the replacement project. The surrounding properties exhibit density ranging from single-family dwellings to multi-family buildings. The replacement Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the structure resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2013.1799D – Do not take DR and approve the alteration permit.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Criteria Not Applicable to Project

The Project is located within the RH-2 zoning district, therefore, this proposal is ineligible to be considered for administrative review under the criteria as this criteria can be considered for projects in Zoning Districts in RH-1 and RH-1(D) zoning districts only.

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

Criteria Not Applicable to Project

The Project is currently a three-unit building therefore this proposal is ineligible to be considered for administrative review under this criteria.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criteria

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 Criteria

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 Criteria

Although the structure is more than 50-years old, a review 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;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

The existing units are currently vacant and plan to remain rental units.

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

Project Meets Criteria

According to the Project Sponsor, the building is subject to rent control and will remain as such.

Priority Policies

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

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwellings will be technically demolished. Nonetheless, the Project preserves the quantity of housing. Two family-sized units, with three bedrooms each, will replace two one-bedroom units, and a two bedroom unit will remain on site. The creation of these family-sized 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 Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the

surrounding neighborhood. By creating a compatible new building that maintains the density of a three-unit building in a neighborhood defined by one-, two- and multi-family unit buildings, the neighborhood's cultural and economic diversity will be preserved.

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

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By maintaining three new dwelling-units where three used to exist, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over three 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 415;

Project Does Not Meet Criteria

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

Replacement Structure

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

Project Meets Criteria

The Project replaces an existing three-unit building with a three-unit building in a neighborhood characterized by one-, two-, and multi-family dwellings.

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

Project Meets Criteria

The Project will create two family-sized units – each with three-bedrooms. The project will also maintain one unit with two bedrooms. The floor plans reflect such new quality, family housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

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

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

Project Meets Criteria

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

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

Project Does Not Meet Criteria

The Project does not increase the number of dwelling units on the site. However, the existing building contains one legal, nonconforming unit and will retain this extra dwelling unit in the replacement structure, per Code.

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 four to eight.

Attachments:

Design Review Checklist for replacement building
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
Residential Demolition Application
Prop M findings
Environmental Evaluation / Historic Resources Information
Letter of Support
Sponsor Letter
Reduced Plans
Context Photos
Color Rendering

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	<input type="checkbox"/>
Mixed	<input checked="" type="checkbox"/>

Comments: The surrounding neighborhood consists of a mixture of two-, three-, and four- story buildings, containing primarily a mix of single-family dwellings and two- four unit buildings, with two larger (ten plus units) buildings in the next block. The residential neighborhood contains dwellings of varying heights and depths. The Subject Property is located within the RH-2 Zoning District in a residential and mixed-use residential commercial district that includes primarily earlier 20th-century construction, with some contemporary infill dating from the 1970s and from the 2000s. The adjacent property to the north is on a lot the same size as the Subject Property (28'x 114'), containing a two-story two-family dwelling. The adjacent property to the south is on a lot of similar size as the Subject Property (25'x 114'), containing a two-story-over-garage single-family dwelling.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The new building respects the existing block pattern by maintaining the front setback and not encroaching into the established mid-block open space. The overall scale of the project is consistent with the block face and is complementary to the neighborhood character. The expansion to the side property line will block two property-line windows at the adjacent property to the north. A proportionate matching lightwell is provided for the property at the north to minimize impacts on light and air. A matching side setback is provided at the the adjacent property to the south.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context. The proposed fourth floor will be setback approximately 6 feet from the front wall of the lower stories. The top of the fourth floor will rise approximately 5 feet taller than the roofline of the adjacent two-story property to the north.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the location of the building entrance respect the existing pattern (see below) of building entrances? <i>(If yes, meets threshold. If no, consult RDT.)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the building's front porch compatible with existing porches of surrounding buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Comments: The re-design of the entry sequence has defined a more gracious definition between the private and public realm, through use of wider stairwell and wrap-around design. The proportions of the contemporary projecting bay window is compatible with those found on surrounding buildings. The size of the garage door and curb cut have been minimized to the extent practical.

BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The placement and scale of the architectural details are compatible with the mixed

residential character of this neighborhood. The top of the building is capped by simple wood cornice. The first floor “base” is distinguished from the upper floors in material.

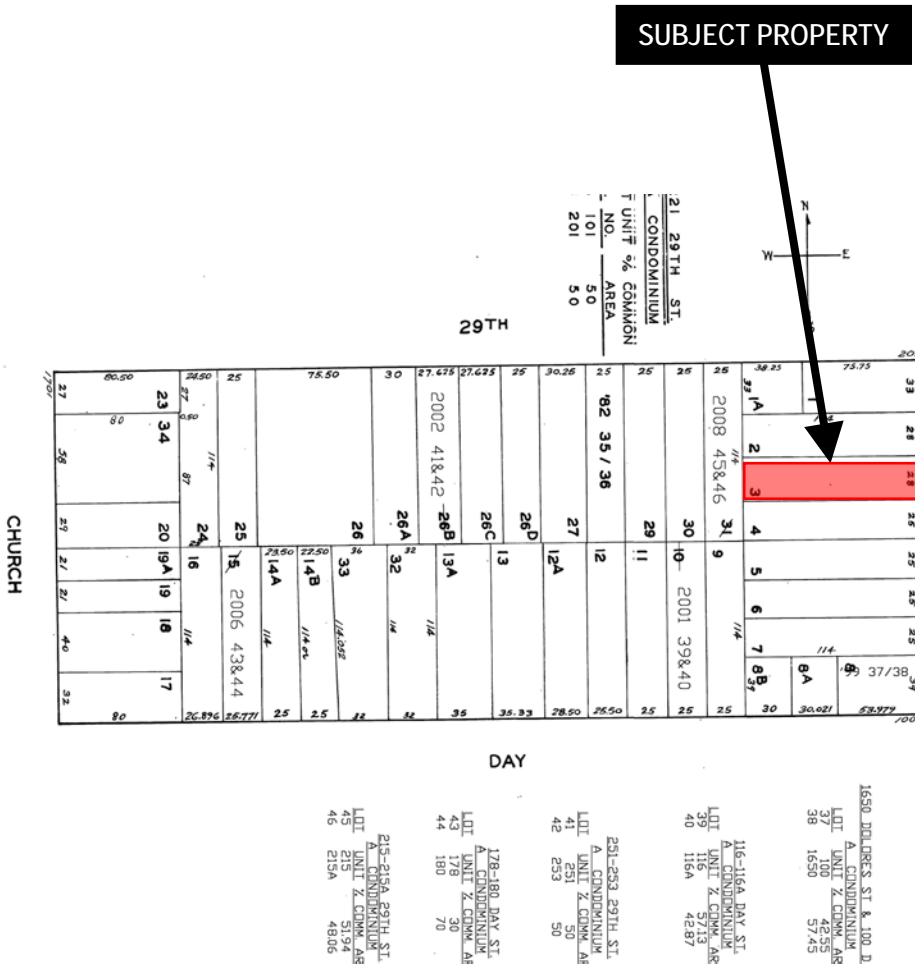
SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)

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

Comments: The building has been determined not to be a historic resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

Parcel Map



© COPYRIGHT SAN FRANCISCO
 CITY & COUNTY ASSESSOR 1995
 B into lots 37/38 for 1999 roll
 D into lots 39/40 for 2001 roll
 5B into lots 41/42 for 2002 roll
 5 into lots 43/44 for 2006 roll
 I into lots 45/46 for 2008 roll

6 152

HORNERS ADDN BLK 53

6633

REVISED '96

REVISED '99
 REVISED '99
 REVISED '99
 REVISED '99
 REVISED '99
 REVISED '99

1650 DOLORES ST. & 100 D.
 A CONDOMINIUM
 LOT UNIT % CONNK AR
 37 100 4255
 38 1650 5745

116-116A DAY ST.
 A CONDOMINIUM
 LOT UNIT % CONNK AR
 39 116 5713
 40 116A 4287

251-253 29TH ST.
 A CONDOMINIUM
 LOT UNIT % CONNK AR
 41 251 50
 42 253 50

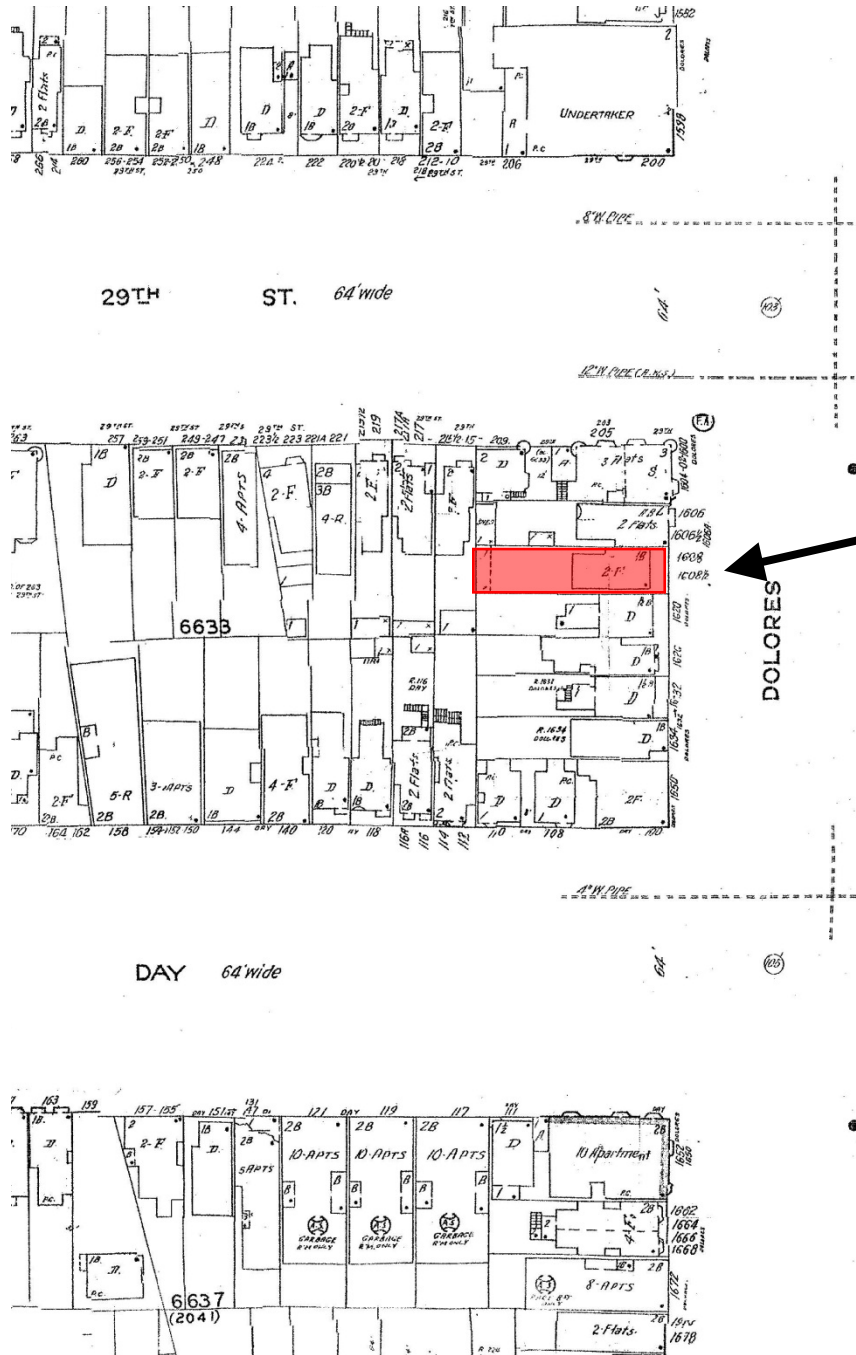
178-180 DAY ST.
 A CONDOMINIUM
 LOT UNIT % CONNK AR
 43 178 70
 44 180 70

218-218A 29TH ST.
 A CONDOMINIUM
 LOT UNIT % CONNK AR
 45 215 5194
 46 218A 4806

Mandatory Discretionary Review Hearing
 Case Number 2013.1799D
 1608-1612 Dolores Street



Sanborn Map*



SUBJECT PROPERTY

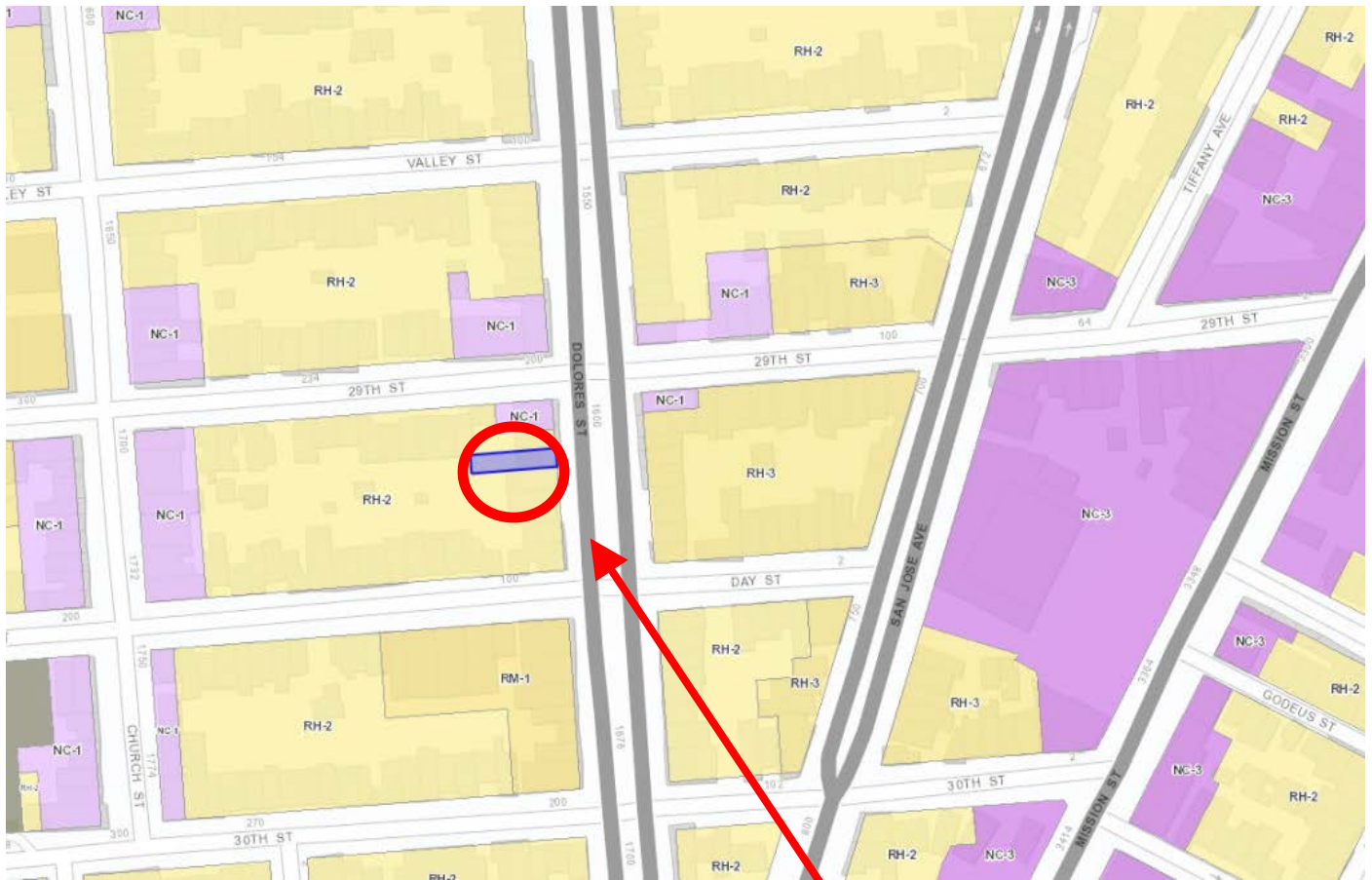
DOLORES

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



Mandatory Discretionary Review Hearing
 Case Number 2013.1799D
 1608-1612 Dolores Street

Zoning Map



SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2013.1799D
1608-1612 Dolores Street

Aerial Photo



SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2013.1799D
1608-1612 Dolores Street

Site Photo



Mandatory Discretionary Review Hearing
Case Number 2013.1799D
1608-1612 Dolores Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 27, 2013**, the Applicant named below filed Building Permit Application No. **2013.11.27.3000** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1608-1612 Dolores Street	Applicant:	Tom McElroy
Cross Street(s):	29th & Day	Address:	485 14th Street
Block/Lot No.:	6633/003	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Contact:	(415) 814-3256; tommcelroy@gmail.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Building Depth	~46 feet	~72 feet
Rear Yard	~56 feet (to rear building wall)	~36 feet (to rear building wall)
Building Height	~30 feet 6 inches (top of ridge); ~28 feet 2 inches (top of parapet)	~27 feet (at street); ~37 feet at maximum
Number of Stories	2	3 over garage
Number of Dwelling Units	3	3
Number of Parking Spaces	0	3
PROJECT DESCRIPTION		
<p>The proposal involves moving the front wall of the existing building forward, expanding the side walls to the side property line, adding a rear addition, and adding a vertical addition. The work will maintain the existing number of dwelling units, by reconfiguring floor plans to establish one unit per floor level. A three-car garage will be introduced at ground level. Per Planning Code Section 317, the project scope is tantamount to demolition and requires a Mandatory Discretionary Review hearing before the Planning Commission; this hearing date is scheduled for November 9, 2014. Case no. 2013.1799E determined the property not be be a historical resource under CEQA. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Marcelle Boudreaux
 Telephone: (415) 575-9140
 E-mail: marcelle.boudreaux@sfgov.org

Notice Date: 10/6/14
 Expiration Date: 11/5/14

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010



SAN FRANCISCO PLANNING DEPARTMENT

1608-1612 Dolores Street Minor 311 neighborhood notification revision

October 14, 2014

To Whom It May Concern:

RE: 1608-1612 Dolores (Address of Permit Work)
6633/003 (Assessor's Block/Lot)
2013.11.27.3000 (Building Permit Application Number)

This letter is to inform you that there is one minor clerical correction. The Planning Commission hearing date for the Mandatory Discretionary Review is November 6, 2014.

The 311 expiration remains the same date of November 5, 2014.

Sincerely,

Marcelle Boudreaux
SW Team
P: 415-575-9140
marcelle.boudreaux@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

13.1799

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:
TJ Firpo

PROPERTY OWNER'S ADDRESS:
4507 19th St
SF, CA 94114

TELEPHONE:
(415) 948-4482
EMAIL:
tfirpo@gmail.com

APPLICANT'S NAME:
Tom McElroy

APPLICANT'S ADDRESS:
485 14th St
SF, CA 94103

TELEPHONE:
(415) 814-3256
EMAIL:
tom@mcelroyarch.com

Same as Above

CONTACT FOR PROJECT INFORMATION:

ADDRESS:

TELEPHONE:
()
EMAIL:

Same as Above

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

ADDRESS:

TELEPHONE:
()
EMAIL:

Same as Above

2. Location and Classification

STREET ADDRESS OF PROJECT:
1608 Dolores St

ZIP CODE:
94110

CROSS STREETS:
29th St & Day St

ASSESSORS BLOCK/LOT:
6633 / 003

LOT DIMENSIONS:
28' x 114'

LOT AREA (SQ FT):
3192 sq ft

ZONING DISTRICT:
RH-2

HEIGHT/BULK DISTRICT:
40x

3. Project Type and History

(Please check all that apply) <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S): 9304156 420897 DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 05/23/2013 ELLIS ACT Was the building subject to the Ellis Act within the last decade?	DATE FILED: 3/12/93 6/7/76 YES NO <input type="checkbox"/> <input checked="" type="checkbox"/>
--	---	--	--

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	3	3	0	3
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)	30'-8"	30'-8"	37'-3"	37'-3"
Number of Stories	2	2	4	4
Bicycle Spaces	0	0	0	3
GROSS SQUARE FOOTAGE (GSF)				
Residential	2138 gsf	2138 gsf	2116 gsf	4254 gsf
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	1524 gsf
Other (Specify Use)	0	0	0	0
TOTAL GSF	2138 gsf	2138 gsf	2116 gsf	5778 gsf

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	0	0
Rental Units:	3	3	0
Total Units:	3	3	0
Units subject to Rent Control:	3	3	0
Vacant Units:	3	3	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	0	0
Rental Bedrooms:	4	8	4
Total Bedrooms:	4	8	4
Bedrooms subject to Rent Control:	4	8	4

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	2	1069 gsf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	1	2	1069 gsf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	2	1	477 gsf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	2	3	1284 gsf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	3	1	549 gsf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	3	3	1344 gsf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Unit #1 is designated as a 'legal non-conforming unit' because the building has (3) units but is zoned RH-2.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

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.

Please respond to each policy; if it's not applicable explain why:

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

The property does not contain any retail uses.

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

The existing building has been classified as 'C-Not an Historic Resource'. The proposed building fits within the height and bulk requirements per the RH-2 zoning district, with appropriate scale and materials used.

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

The building is currently considered to not be affordable housing. The building contains (3) rental apartments that will improved and remain as rentals.

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

The projects proposes a new garage parking that conforms with the allowable size per RH-2 zoning requirements.

Please respond to each policy; if it's not applicable explain why:

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;

This project does not displace industrial or service sectors; the existing and proposed uses are residential.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The project design will include drawings and calculations by a professional engineer and conform to current codes.

7. That landmarks and historic buildings be preserved; and

This property does not contain a landmark or historic building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

This property does not border a park and the proposal conforms to the height and bulk limitations of the RH-2 zoning district.

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Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition 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 and RH-1(D) 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.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

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

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If no, submittal of a credible appraisal is required with the application.		
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO		
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition

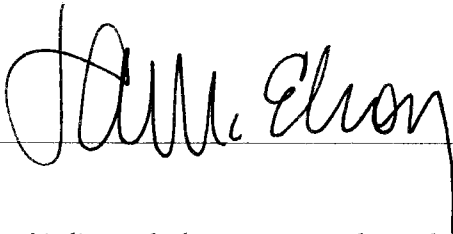
(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 

Date: 6.25.14

Print name, and indicate whether owner, or authorized agent:

TOM MCELROY
 Owner / Authorized Agent (circle one)

13.1799 0

June 25, 2014

To whom it may concern:

As the property owner at 1608 Dolores St (block/lot 6633/003) in San Francisco I authorize Tom McElroy to act as an agent in submitting the Dwelling Unit Removal forms to the Planning Dept.

Thank you,

A handwritten signature in black ink, appearing to read "TJ Firpo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

TJ Firpo



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1608 Dolores St		6633/003	
Case No.	Permit No.	Plans Dated	
2013.1799E		09/23/13	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel 3 unit multi-family residence. Convert existing 1st floor to garage and add 2 stories above to create one unit per floor level. Expand building to side of property line on south side & north side.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon building permit history and photographs, the building was extensively remodeled in the 1970s (new front stairs, stucco, decks, and windows) and do not retain enough integrity to be eligible as a historic resource for the purposes of CEQA.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: tina tam	

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2014.01.17 14:22:07 -0800

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Tina Tam Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: tina tam <small>Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.01.17 14:22:07 -0800</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



From: [Andrew D. Stadler](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Subject: 1608-1612 Dolores St.
Date: Wednesday, October 15, 2014 7:30:21 PM

Hello Marcelle Boudreaux,

We are the residents of 1634 Dolores St, a few doors down from this project.

I am writing to express our support for this project and urge the planning department to approve it.

We looked at the plans and the new design seems attractive and a reasonable size for the neighborhood.

We note that the addition of off-street parking will be advantageous to the rest of the neighbors on the street.

Thank you,
Andrew Stadler

1634 Dolores St.
San Francisco, CA 94110

October 27, 2014
Sponsor letter for Discretionary Review of 1608-1612 Dolores St

Dear Planning Commission,

We are the owners of 1608-1612 Dolores St, want to let you know our hopes and plans for this property. We plan on owning the rental property for many years. We have one other unit in San Francisco we've rented out for 10 years (a 2BR condo in nearby Duboce Triangle). We really like being landlords, and our tenants have been very happy with us and their unit. We have had very little turnover in tenants, and even though it is not rent-controlled, we have treated it as if it is (keeping rental increases in line with the Rent Board limits).

We firmly believe that San Francisco needs higher density housing near public transit, so we were very excited when this property became available, and had such great potential for improvement. We tried to add as much family-friendly (3+ BR) living space as we could, and scaled back slightly to maintain an existing non-conforming unit and keeping within the planning design guidelines. We arrived at a great compromise (two 3BR units and one 2BR unit) thereby doubling the number of bedrooms, that will enhance the neighborhood and add much needed rental inventory.

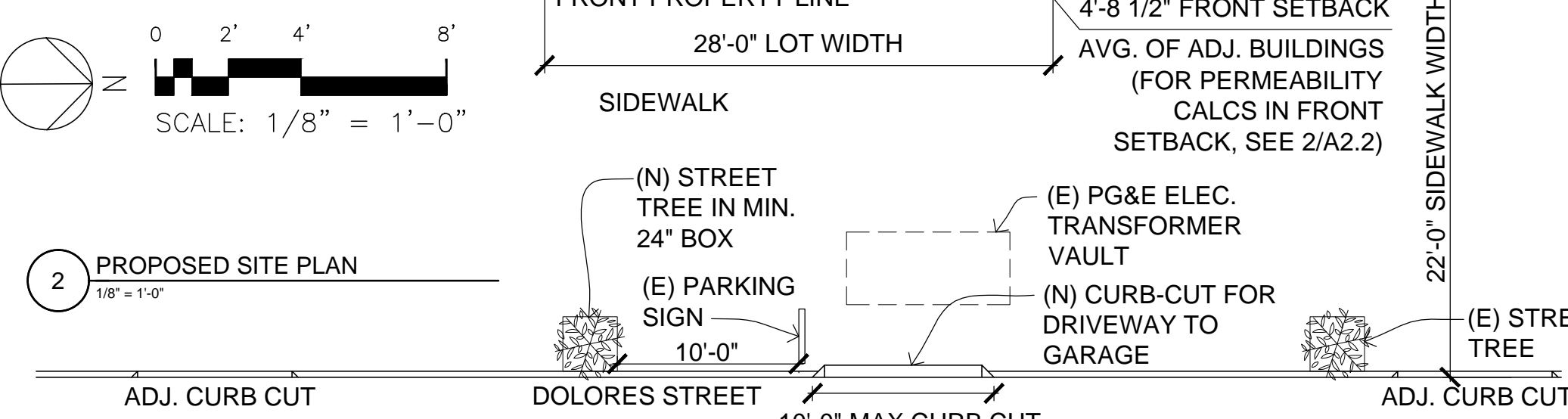
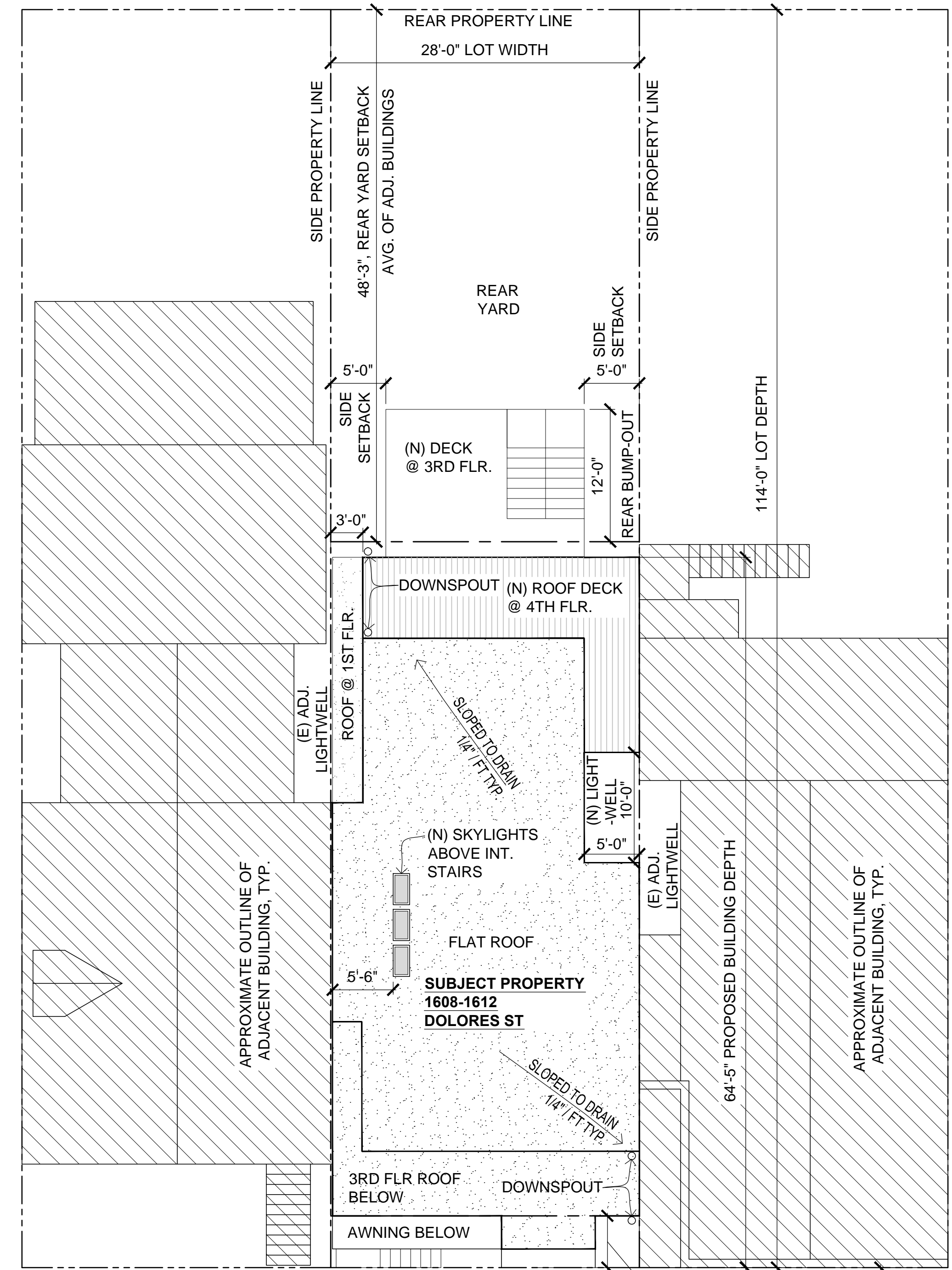
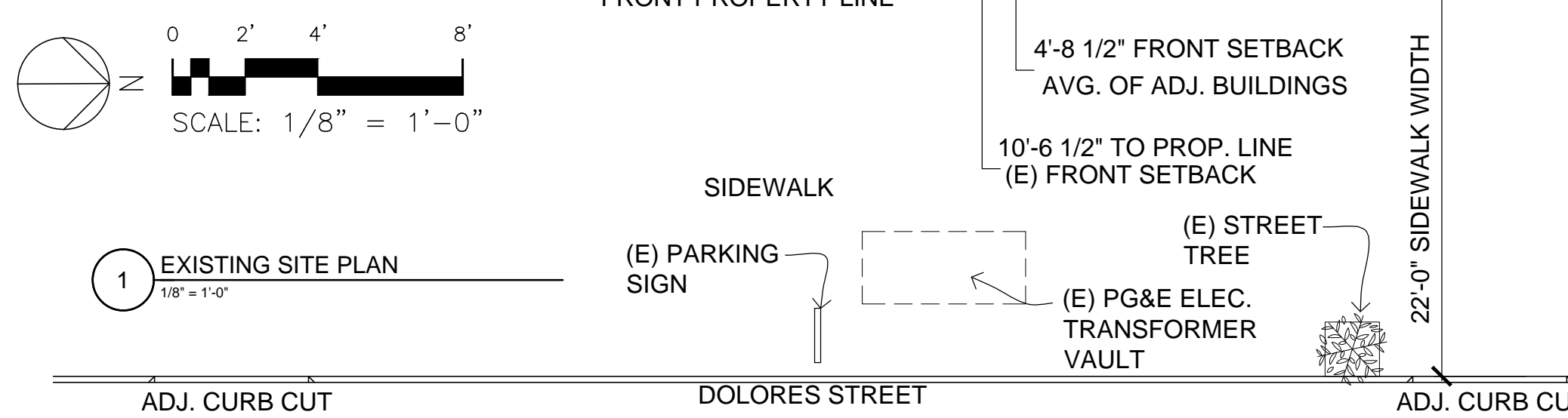
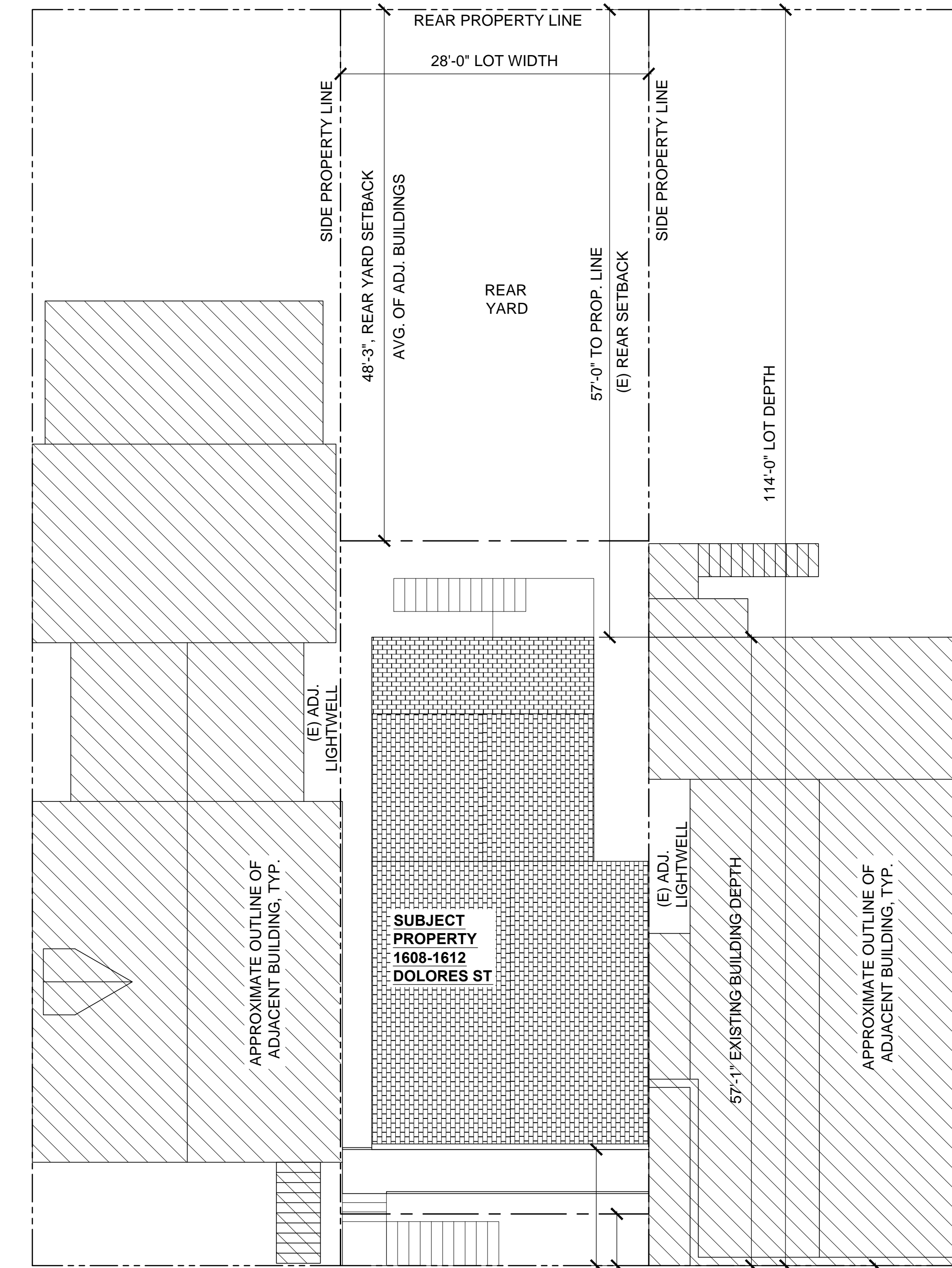
This is not intended to become a primary business for us so we are taking our time on this project with an architect to create a thoughtfully designed property. The existing building was well under the permitted building envelope and our desired expansion of the dwelling units has designated the project as being 'tantamount to demolition'. We intend to continue to work with the immediate neighbors and those beyond who have been notified of the project. The hope is to make the most out of 1608-1612 Dolores St for ourselves and the community.

We ask to have your support for this project.

Thank you for your consideration.

Sincerely,

Thomas Firpo and Benjamin Bowler



ABBREVIATIONS

- | | | | | | | | | | | | | | |
|--------------|-------------------|----------|---------------------------|----------|---|--------|------------------------|--------|-------------------------|--------|--|----|--------------------------------------|
| DIAG. DIA. Ø | DIAGONAL DIAMETER | F.D.C. | FIRE DEPARTMENT CONN. | H.B. | HOSE BIBB | R. | RISER | TR | TREAD | 1 | ELEVATION: ELEVATION NUMBER SHEET NUMBER | 1 | SECTION: SECTION NUMBER SHEET NUMBER |
| DN. | DOWN DOWNSPOUT | F.D. | FLOOR DRAIN | H.C. | HOLLOW CORE HANDICAPPED | (R) | REMODELED OR RELOCATED | T & B | TOP AND BOTTOM TERRAZZO | A3.2 | | A4 | |
| DS. | DRAWING | F.F. | FIRE EXTINGUISHER | H/C | HARDWARE | R.D. | RELOCATED | T & G | TONGUE & GROOVE | A6.1 | | | |
| DWG. | DRAWING | F.F.C. | FIRE EXTINGUISHER CABINET | HDWD. | HOLLOW METAL | REF. | REFER TO | THK. | THICK | | | | |
| | | F.F.H.C. | FINISH FLOOR | H.M. | HOLLOW METAL | REFR. | REFRIGERATOR | T/ | TOP OF TYPICAL | 102.5' | | | |
| | | F.H.C. | FIRE HOSE CABINET | HT. | HEIGHT | REINF. | REINFORCED | TYP. | TYPICAL | | | | |
| | | F.L. | FINISH FLOOR | H.V. | HEATING, VENTILATION AND AIR CONDITIONING | REQ'D. | REQUIRED | U.O.N. | UNLESS OTHERWISE NOTED | | | | |
| | | F.L.R. | FLOOR LINE | HVAC | | R.M. | ROOM | VCT | VINYL COMPOSTION TILE | | | | |
| | | F.L.R. | FLOOR | O.D. | OUTSIDE DIAMETER | R.O. | ROUGH OPENING | VER | VERIFY | | | | |
| | | F.L.R. | FLOOR | OH. | OVERHEAD | S. | SOUTH | VERT. | VERTICAL | | | | |
| | | F.L.R. | FLOOR | OPG. | OPENING | S.C. | SOLID CORE | | | | | | |
| | | F.L.R. | FLOOR | OPP. | OPPOSITE | S.C.H. | SCHEDULE | | | | | | |
| | | F.L.R. | FLOOR | P.C.T. | PRE-CAST | SECT. | SECTION | | | | | | |
| | | F.L.R. | FLOOR | P.L. | PLASTIC LAMINATE | S.F. | SQUARE FEET | | | | | | |
| | | F.L.R. | FLOOR | P.L.A.M. | PLASTER PLYWOOD | S.F. | SHEET | | | | | | |
| | | F.L.R. | FLOOR | PLAS. | PLASTER | SIM. | SIMILAR | | | | | | |
| | | F.L.R. | FLOOR | PLYWD. | PLYWOOD | SPEC. | SPECIFICATION | | | | | | |
| | | F.L.R. | FLOOR | PR. | PAIR | SQ. | SQUARE | | | | | | |
| | | F.L.R. | FLOOR | Q.T. | QUARRY TILE | S.S. | STAINLESS STEEL | | | | | | |
| | | F.L.R. | FLOOR | | | S.S. | STANDARD | | | | | | |
| | | F.L.R. | FLOOR | | | STAGG. | STAGGERED | | | | | | |
| | | F.L.R. | FLOOR | | | STD. | STANDARD | | | | | | |
| | | F.L.R. | FLOOR | | | STIFF. | STIFFENER | | | | | | |
| | | F.L.R. | FLOOR | | | STL. | STEEL | | | | | | |
| | | F.L.R. | FLOOR | | | STRUC. | STRUCTURAL | | | | | | |
| | | F.L.R. | FLOOR | | | SUSP. | SUSPENDED | | | | | | |

DRAWING INDEX

- ARCHITECTURAL
- A1 PROPERTY INFO & SITE PLANS
 - A1.1 PHOTOS & RENDERINGS
 - A1.2 PHOTOS & RENDERINGS
 - A1.3 PHOTOS & RENDERINGS
 - A2 EXISTING FLOOR PLANS
 - A2.1 DEMOLITION CALCULATIONS
 - A2.2 PROPOSED GARAGE FLOOR PLAN
 - A2.3 PROPOSED FLOOR PLANS
 - A3 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A3.2 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A3.3 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A4 EXISTING & PROPOSED SITE SECTIONS

PROJECT DESCRIPTION

REMODEL OF 3 UNIT MULTI-FAMILY RESIDENCE. RAISE EXISTING BUILDING AND ADD 2 STORIES BELOW TO MAKE 1 UNIT PER FLOOR LEVEL PLUS GROUND LEVEL PARKING GARAGE. EXPAND BUILDING TO SIDE PROPERTY LINE ON SOUTH AND NORTH SIDES, MAINTAINING EQUIVALENT SETBACK AT EXISTING ADJACENT LIGHT-WELLS. BUILDING WILL BE FULLY SPRINKLERED.

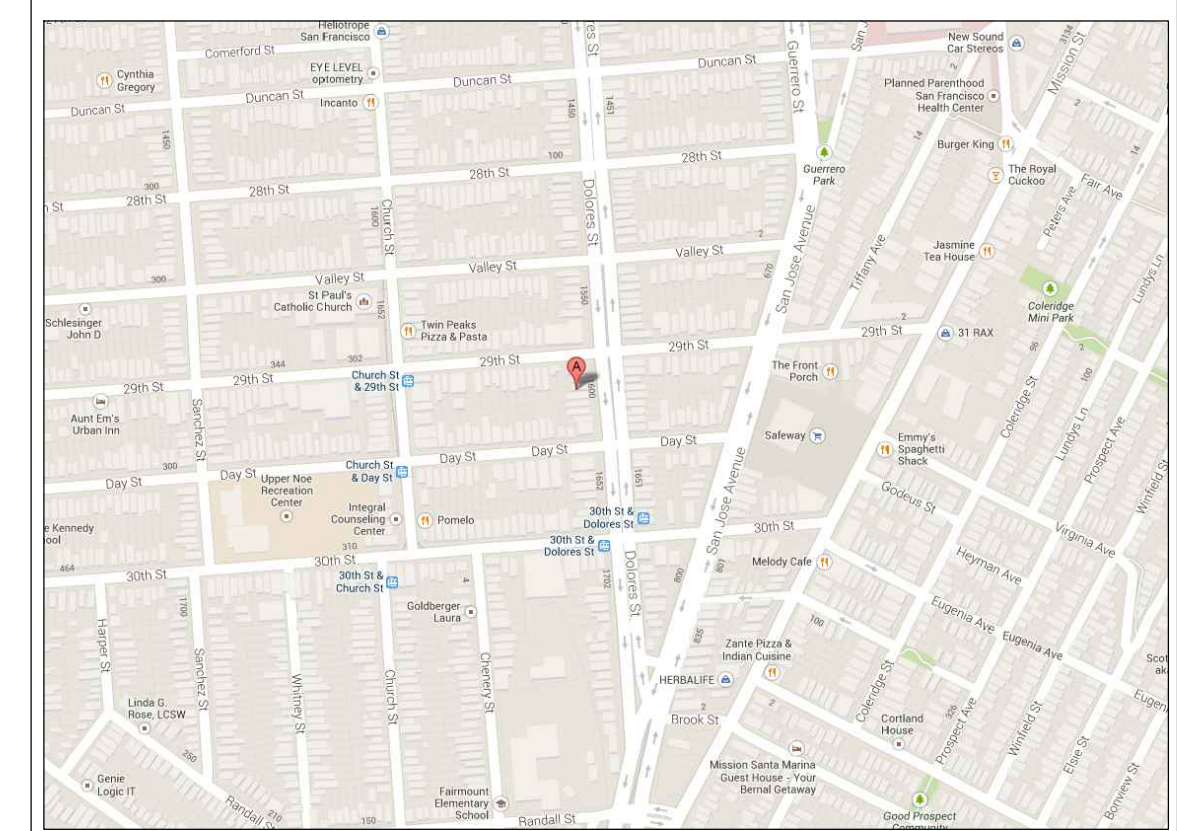
CODES

- APPLICABLE CODES
- 2013 California Building Code with SF Amendments
 - 2013 California Mechanical Code with SF amendments
 - 2013 California Plumbing Code with SF amendments
 - 2013 California Electrical Code with SF amendments
 - 2013 California Residential Code
 - 2013 California Energy Code (2008 Building Efficiency Standards)
 - 2013 California Green Building Standards Code

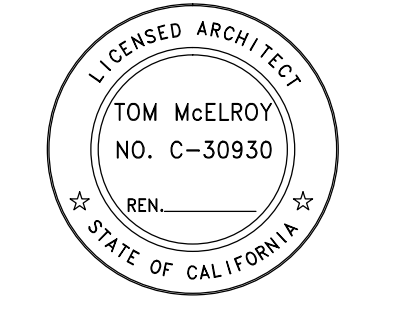
PROPERTY INFO

BLOCK / LOT	6633 / 003		
ZONING	RH-2		
YEAR BUILT	1900		
OCCUPANCY	MULTI FAMILY RESIDENCE (R-2)		
CONSTRUCTION	V-A		
LOT AREA	3,192 S.F.		
	EXISTING	ADDITION	PROPOSED
FLOOR AREA			
Garage (1st Floor)	1,069 S.F.	455 S.F.	1,524 S.F.
2nd Floor	1,069 S.F.	505 S.F.	1,574 S.F.
3rd Floor	0 S.F.	1,574 S.F.	1,574 S.F.
4th Floor	0 S.F.	1,106 S.F.	1,106 S.F.
Total	2,138 S.F.	3,640 S.F.	5,778 S.F.
HEIGHTS	30'-8 1/2"	6'-6 1/2"	37'-3"
PARKING SPACES	0	3	3
SETBACKS			
REAR YARD SETBACK	0	AVG. OF ADJ. = 48'-3"	0
FRONT SETBACK	AVG. OF ADJ. = 4'-8 1/2"	0	0

AREA MAP



MCELROY ARCHITECTURE
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 San Francisco, CA 94103
 415.814.3256
 tommcelroy@gmail.com



1608 DOLORES ST
 san francisco, ca 94131
 BLOCK 6633/ LOT 003

CURRENT RELEASE 24 OCT 2014
 ISSUED FOR DISCRETIONARY REVIEW
 PREVIOUS RELEASE 311 NOTIFICATION 25 SEPT 2014

SITE INFO

SCALE
A1



SUBJECT PROPERTY, FRONT VIEW

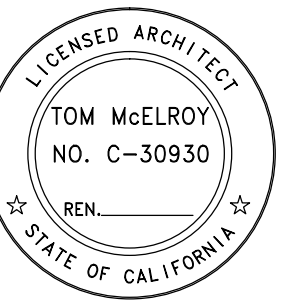


SUBJECT PROPERTY, FRONT VIEW



SUBJECT PROPERTY, REAR VIEW

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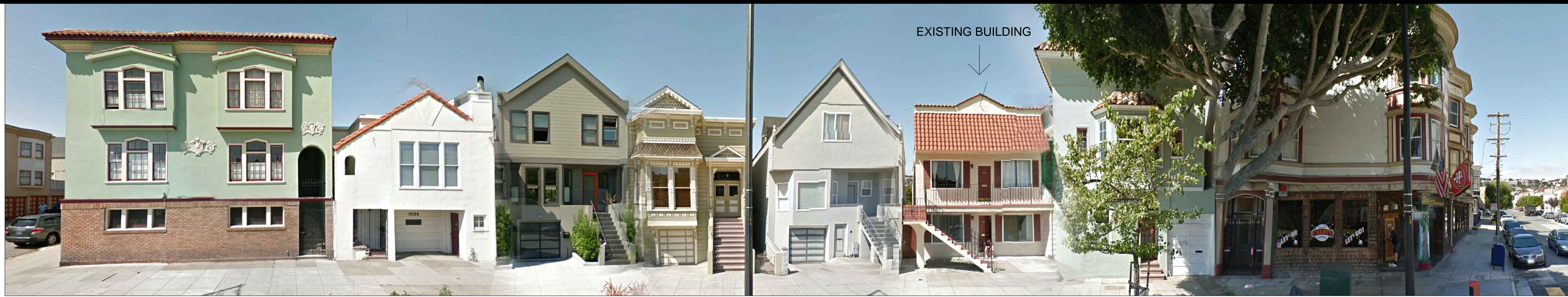
311 NOTIFICATION 25 SEPT 2014

SHEET TITLE

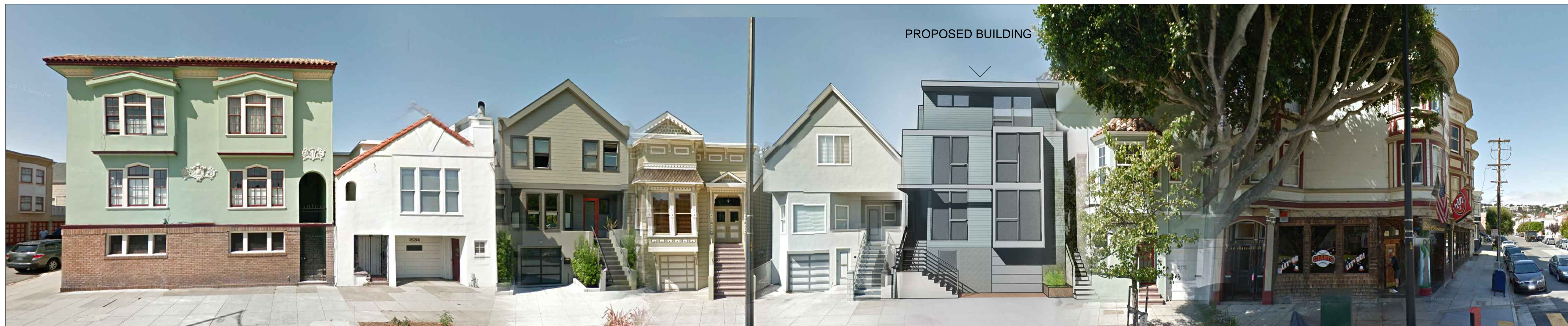
PHOTOS

SCALE

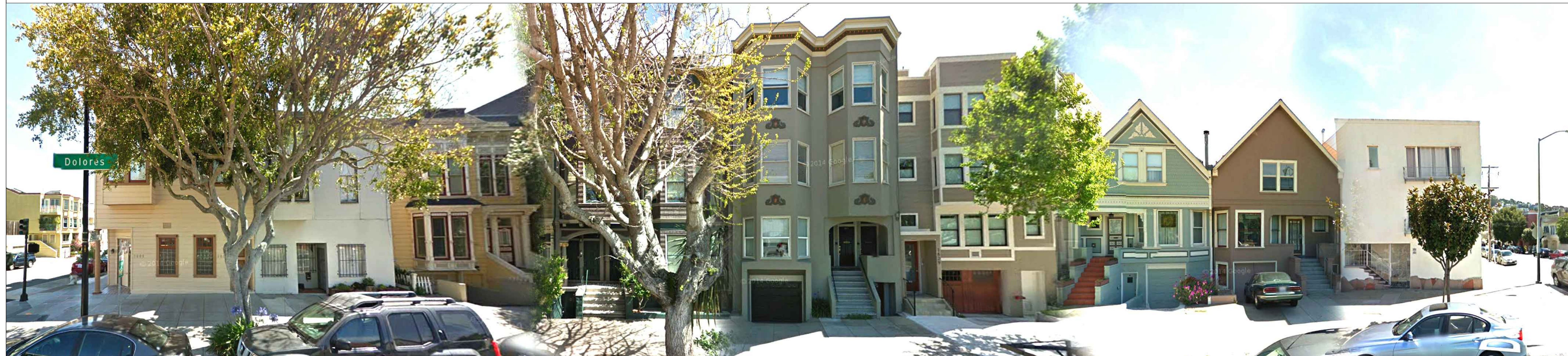
A1.1



SUBJECT PROPERTY BLOCK FACE - EXISTING (DOLORES ST WEST SIDE)

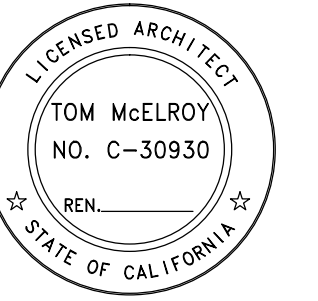


SUBJECT PROPERTY BLOCK FACE - PROPOSED (DOLORES ST WEST SIDE)



BLOCK FACE ACROSS THE STREET (DOLORES ST EAST SIDE)

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SHEET TITLE

PHOTOS

SCALE

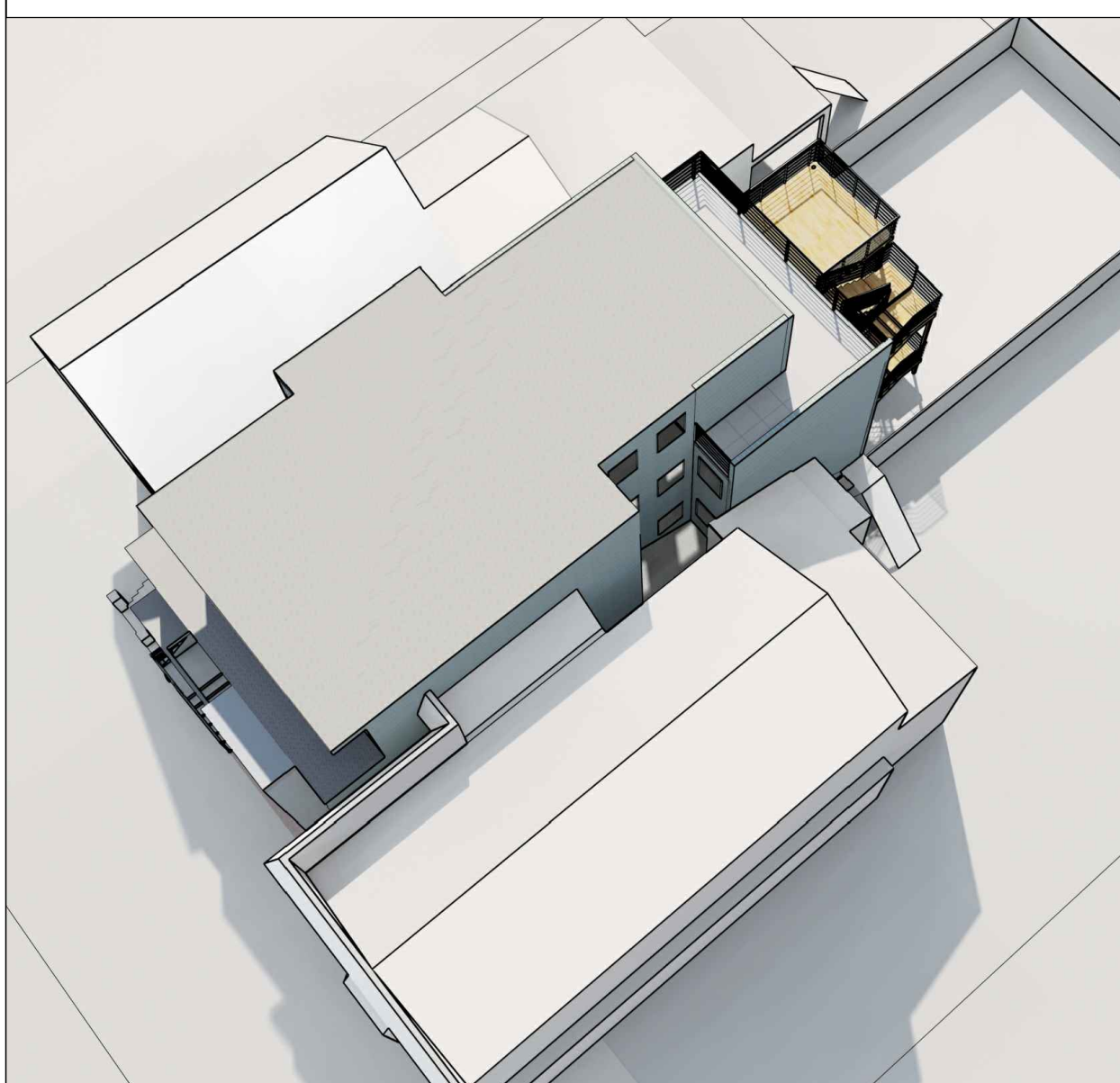
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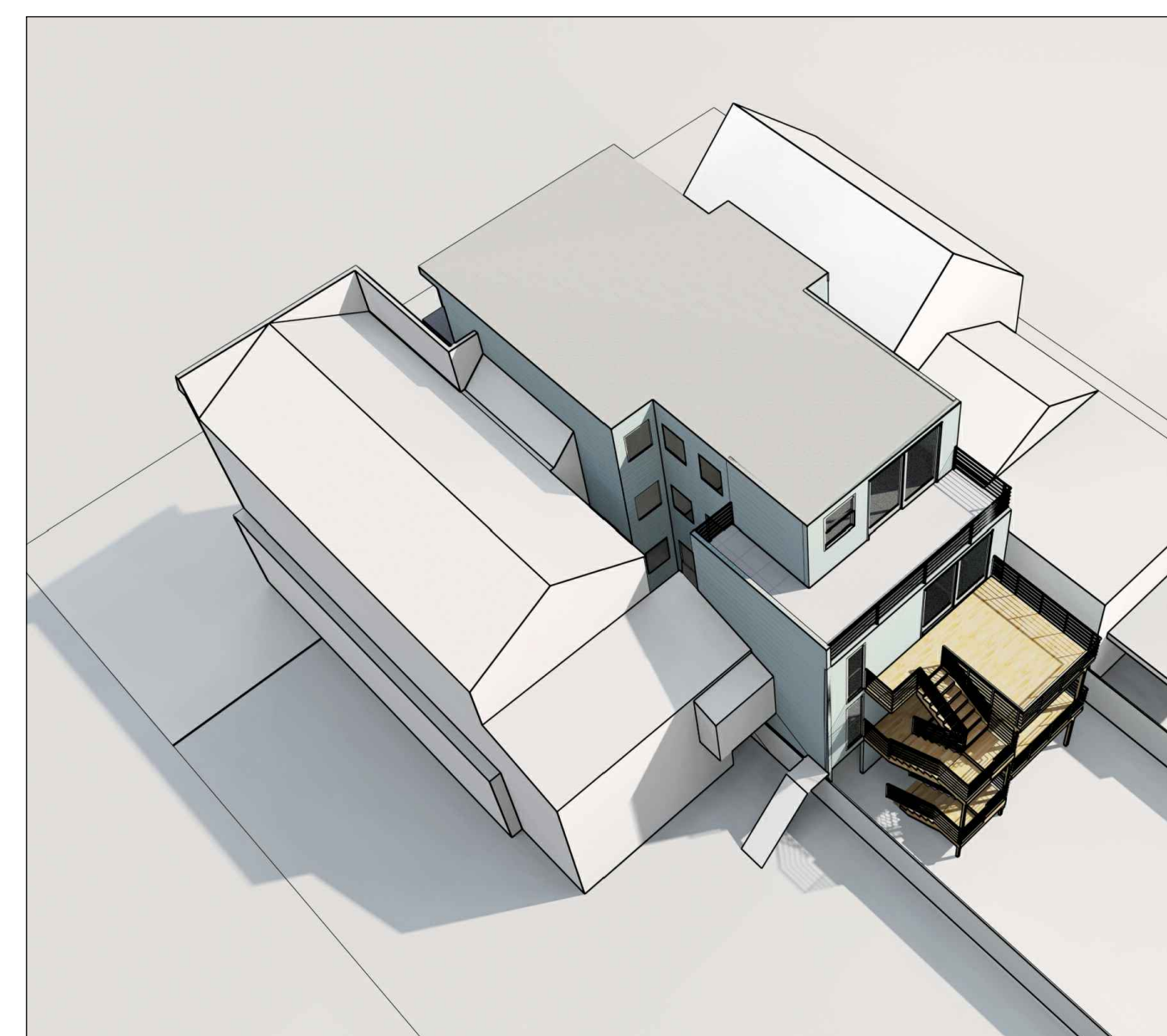
PROPOSED RENDERING, VIEW FROM REAR YARD



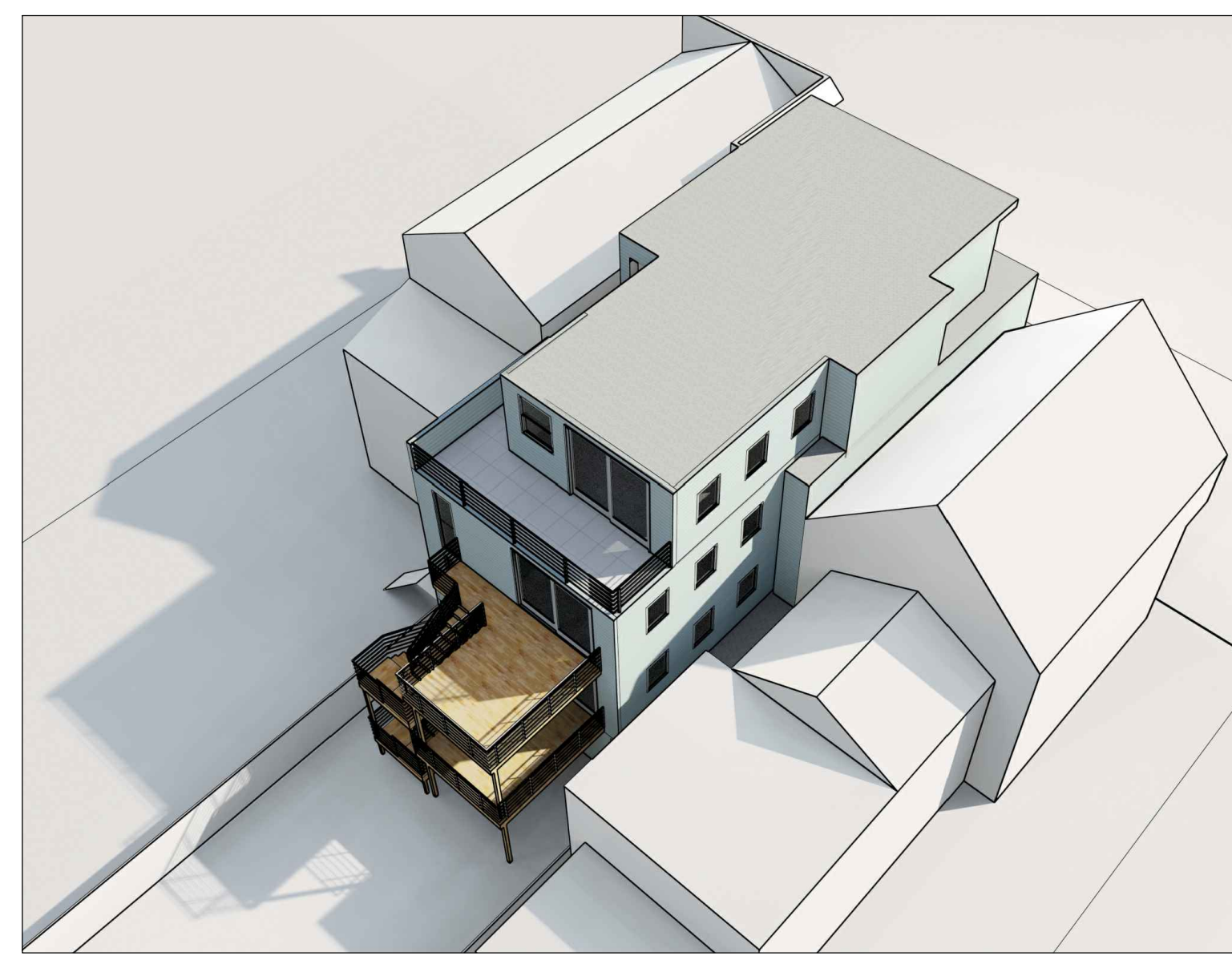
PROPOSED RENDERING, VIEW FROM STREET



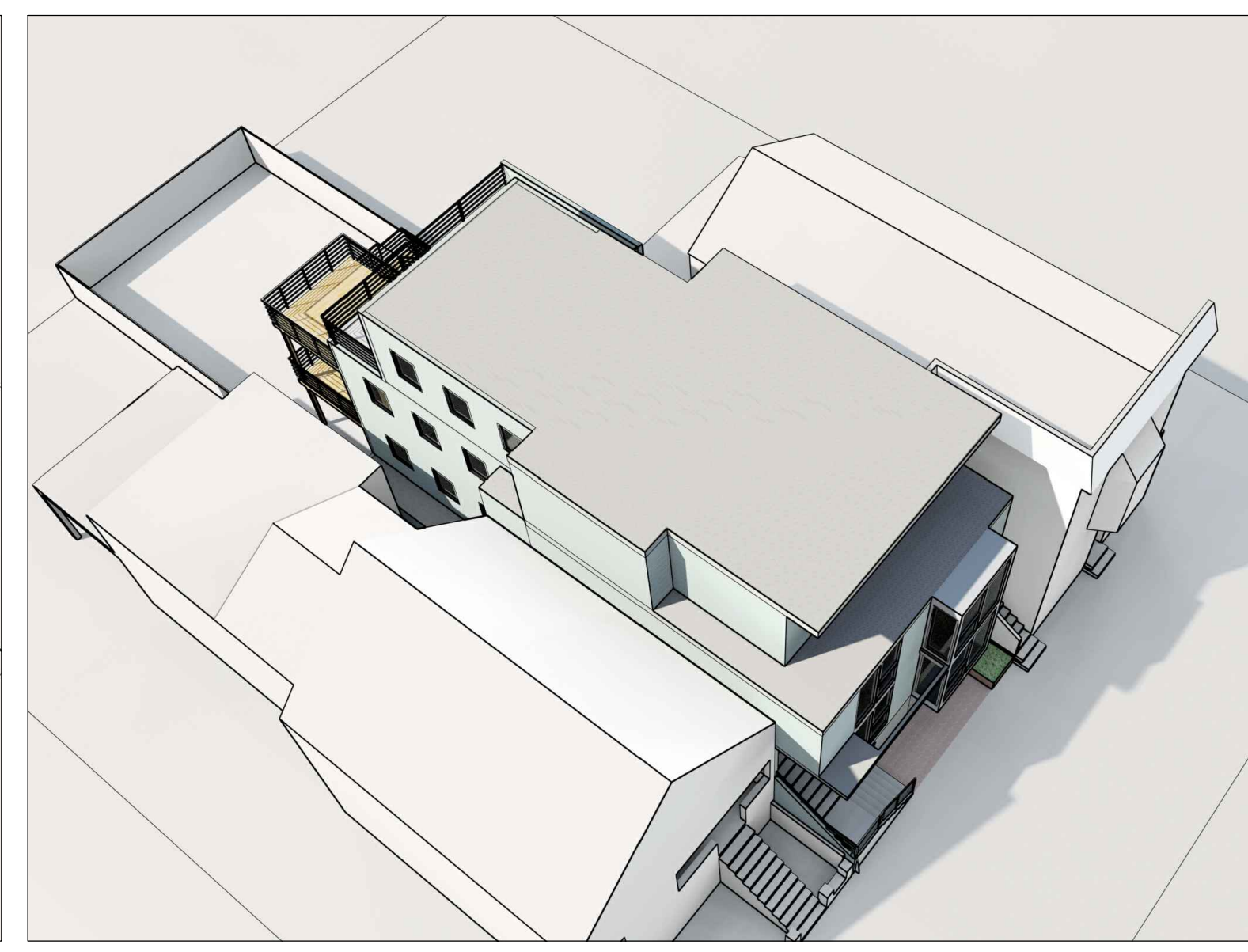
PROPOSED RENDERING, AERIAL VIEW FROM STREET



PROPOSED RENDERING, AERIAL VIEW FROM REAR YARD

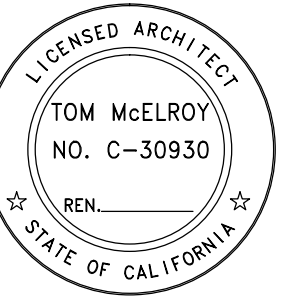


PROPOSED RENDERING, AERIAL VIEW FROM REAR YARD



PROPOSED RENDERING, AERIAL VIEW FROM STREET

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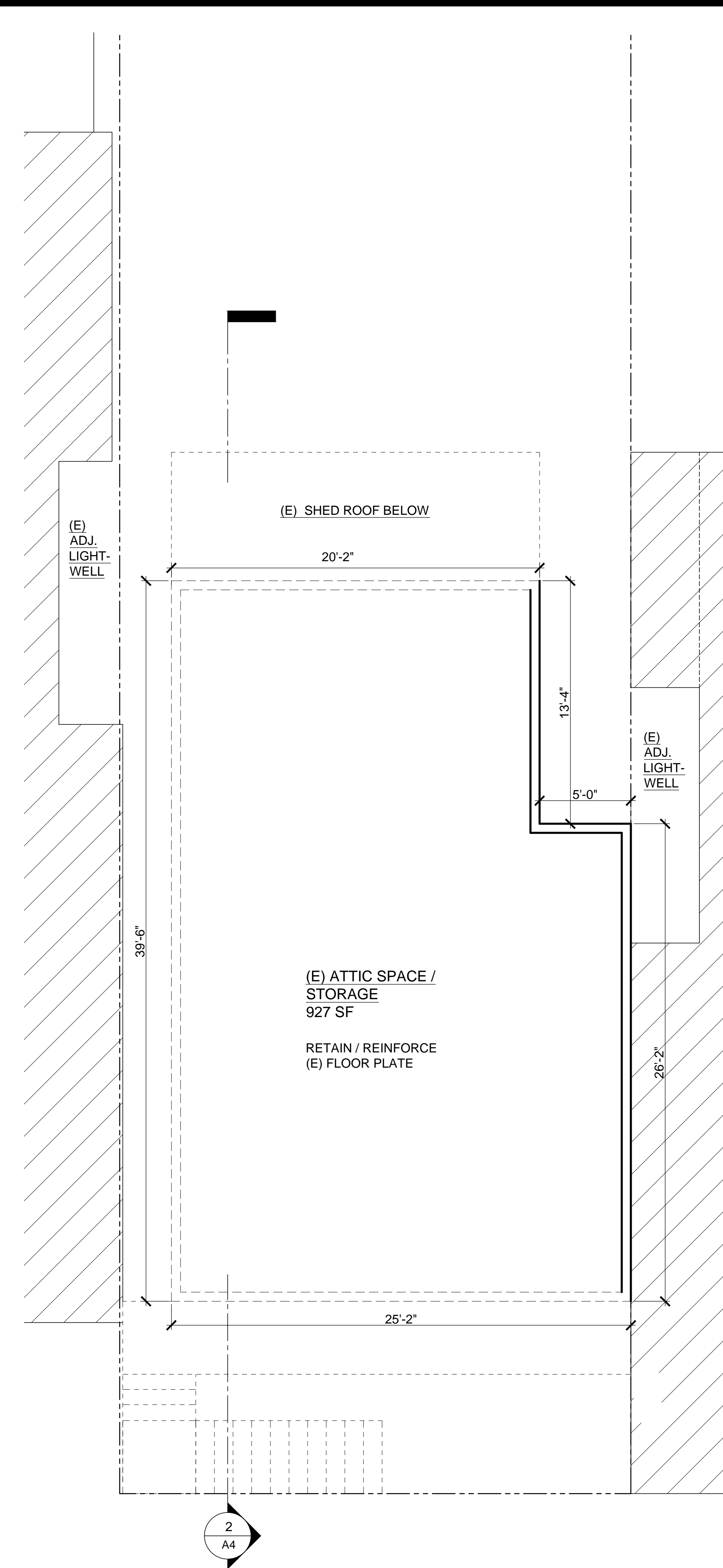
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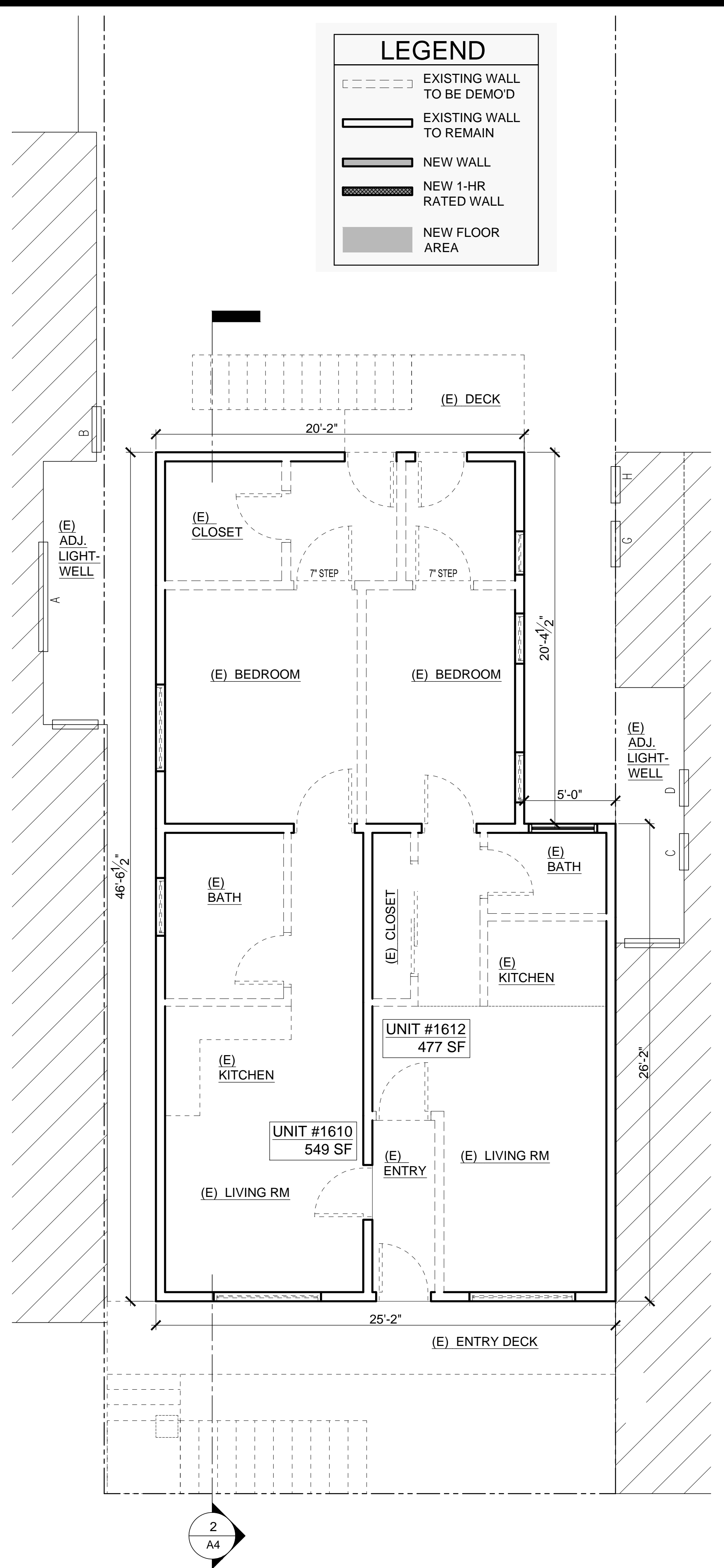
PHOTOS

SCALE

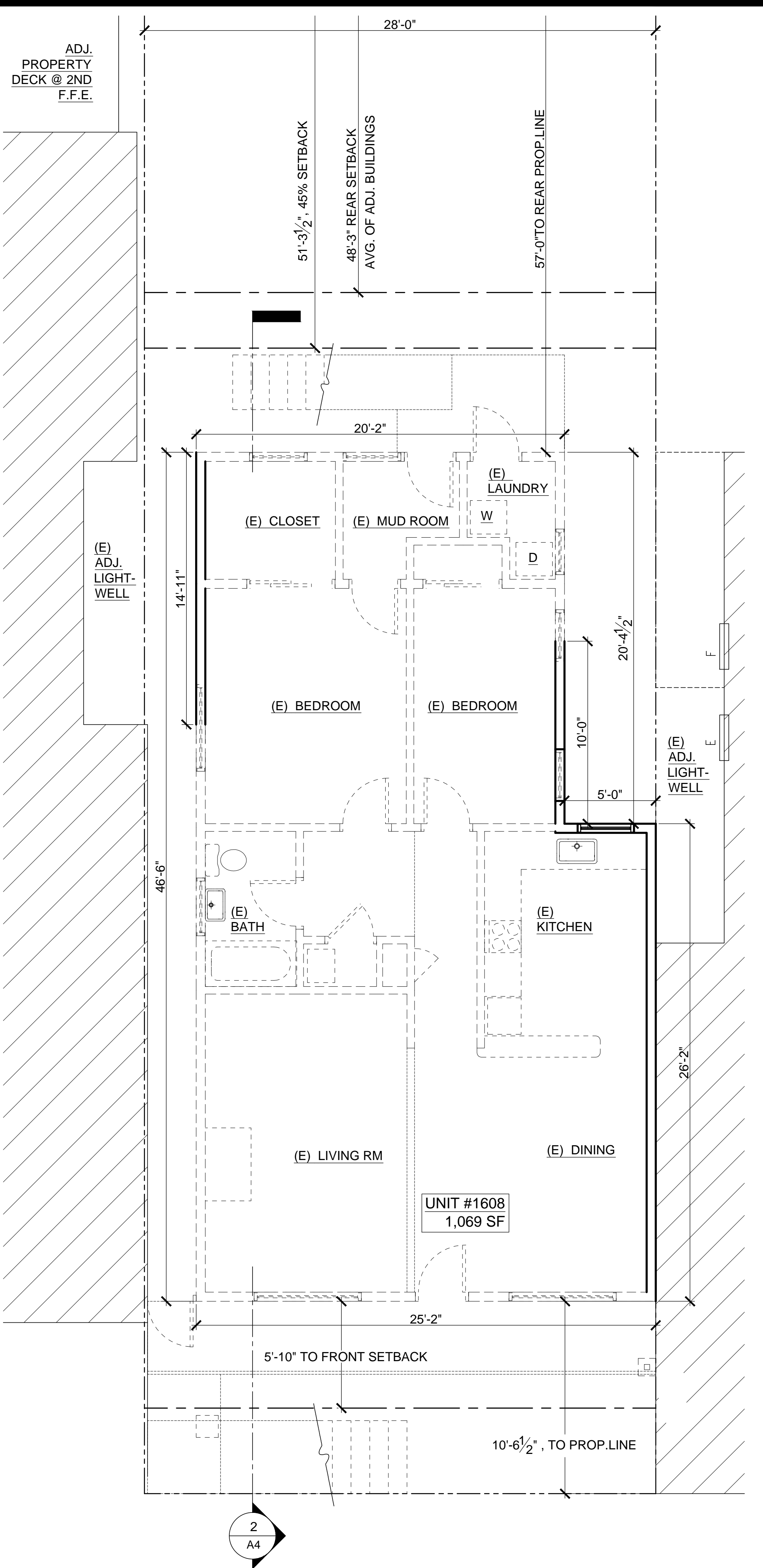
A1.2



3 EXISTING ATTIC FLOOR PLAN
1/4" = 1'-0"



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

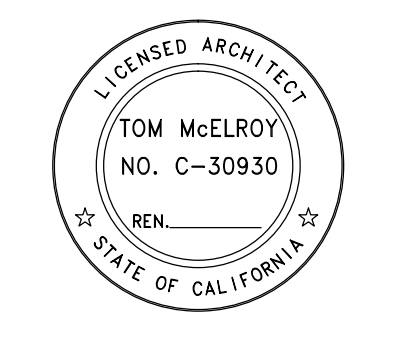


1 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

LEGEND

- EXISTING WALL TO BE DEMO'D
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW FLOOR AREA

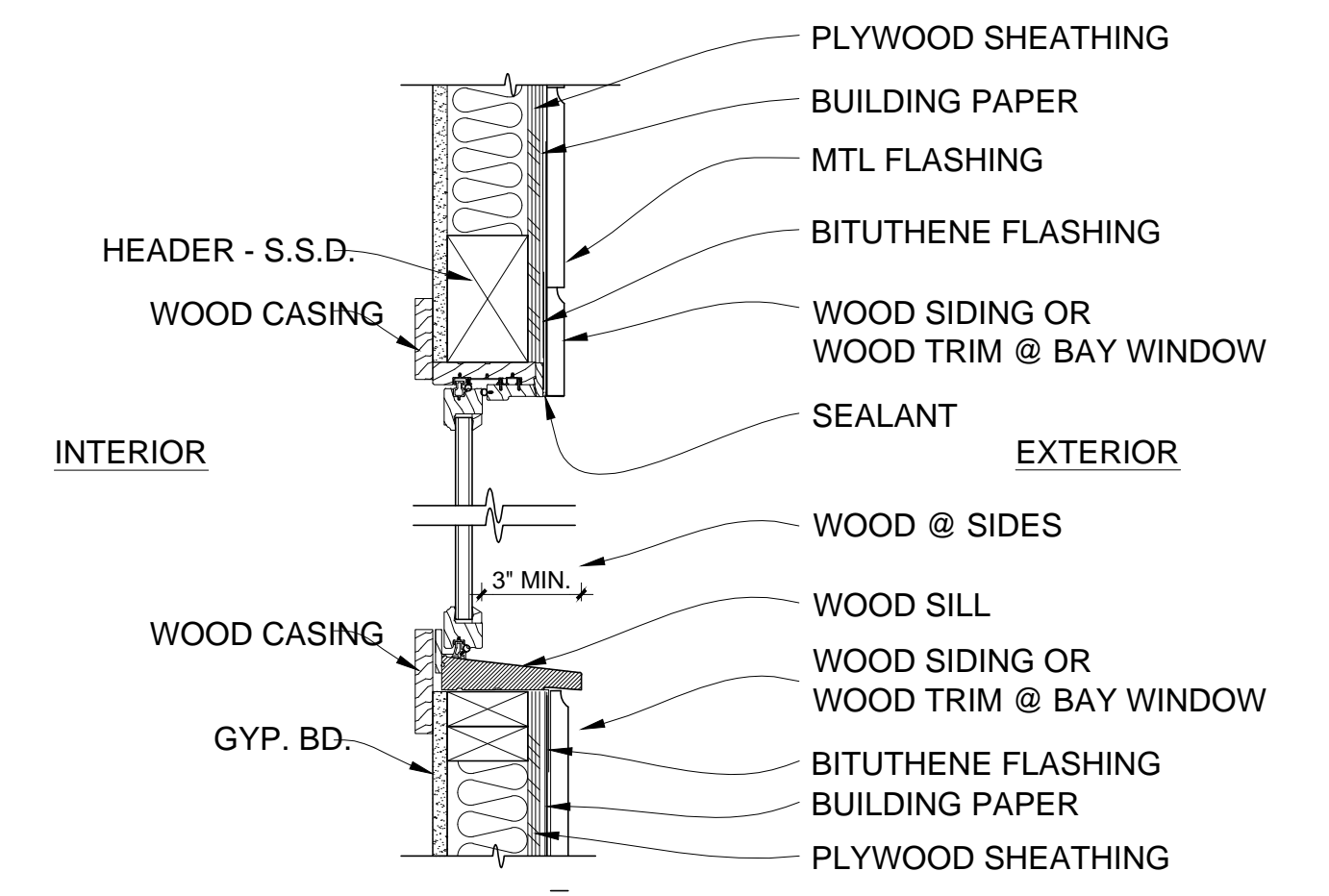
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SHEET TITLE
FLOOR PLANS
SCALE 1/4" = 1'-0" U.O.N.

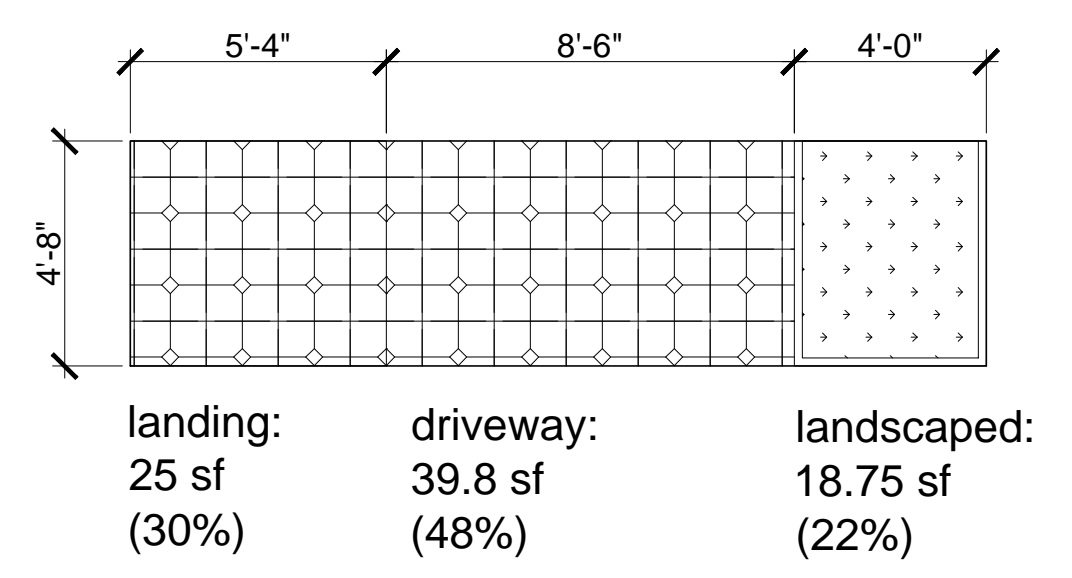
A2



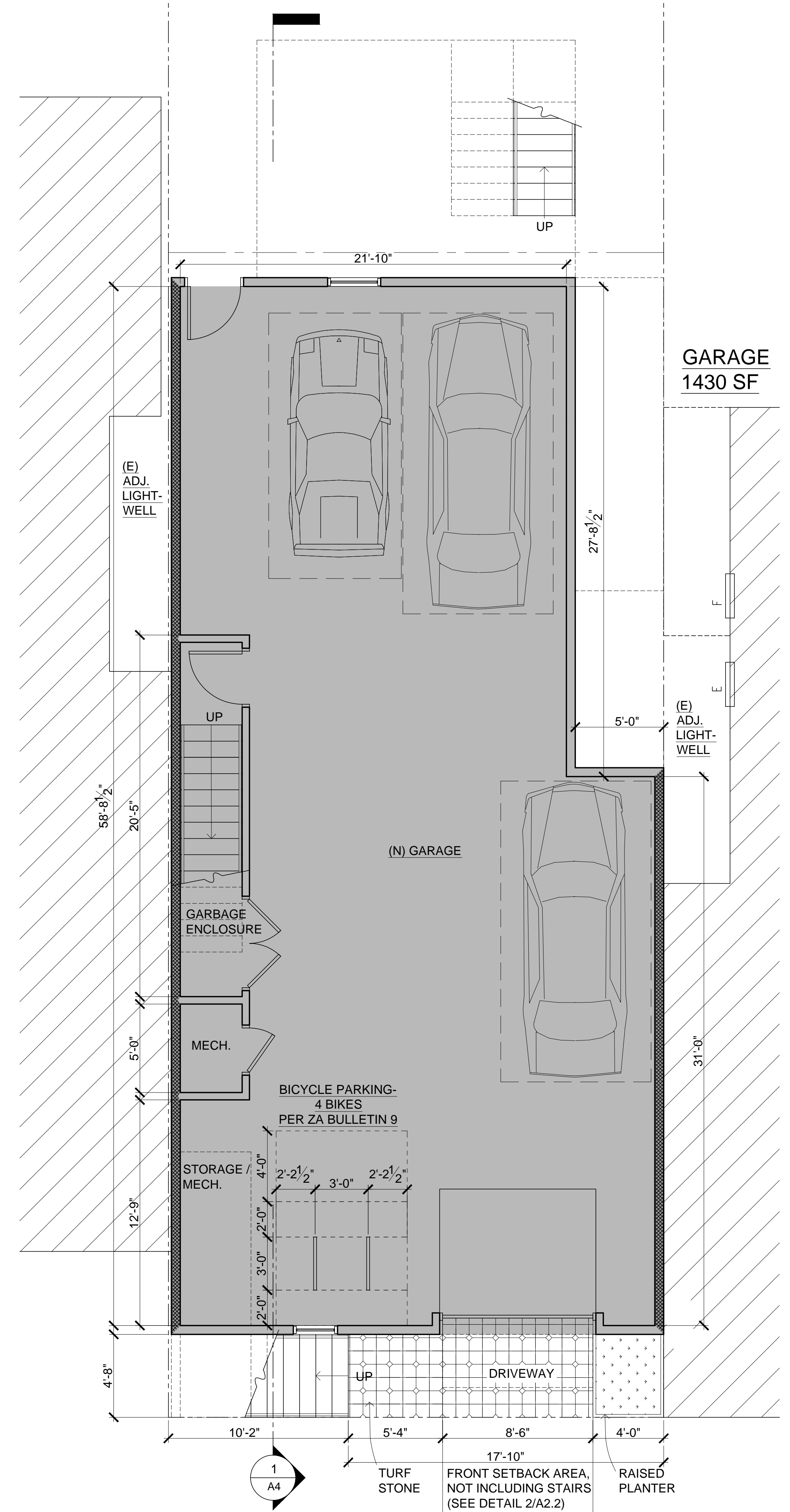
3 TYP WINDOW DTL @ FRONT
1 1/2" = 1'-0"

LEGEND

- EXISTING WALL TO BE DEMO'D
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW FLOOR AREA

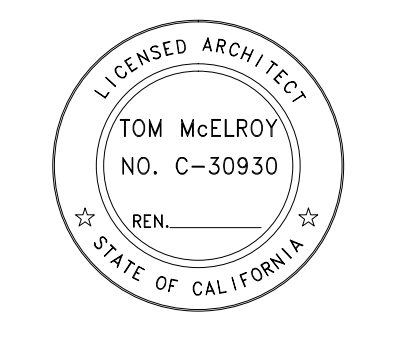


2 FRONT SETBACK PERMEABILITY CALCULATION
1/4" = 1'-0"



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

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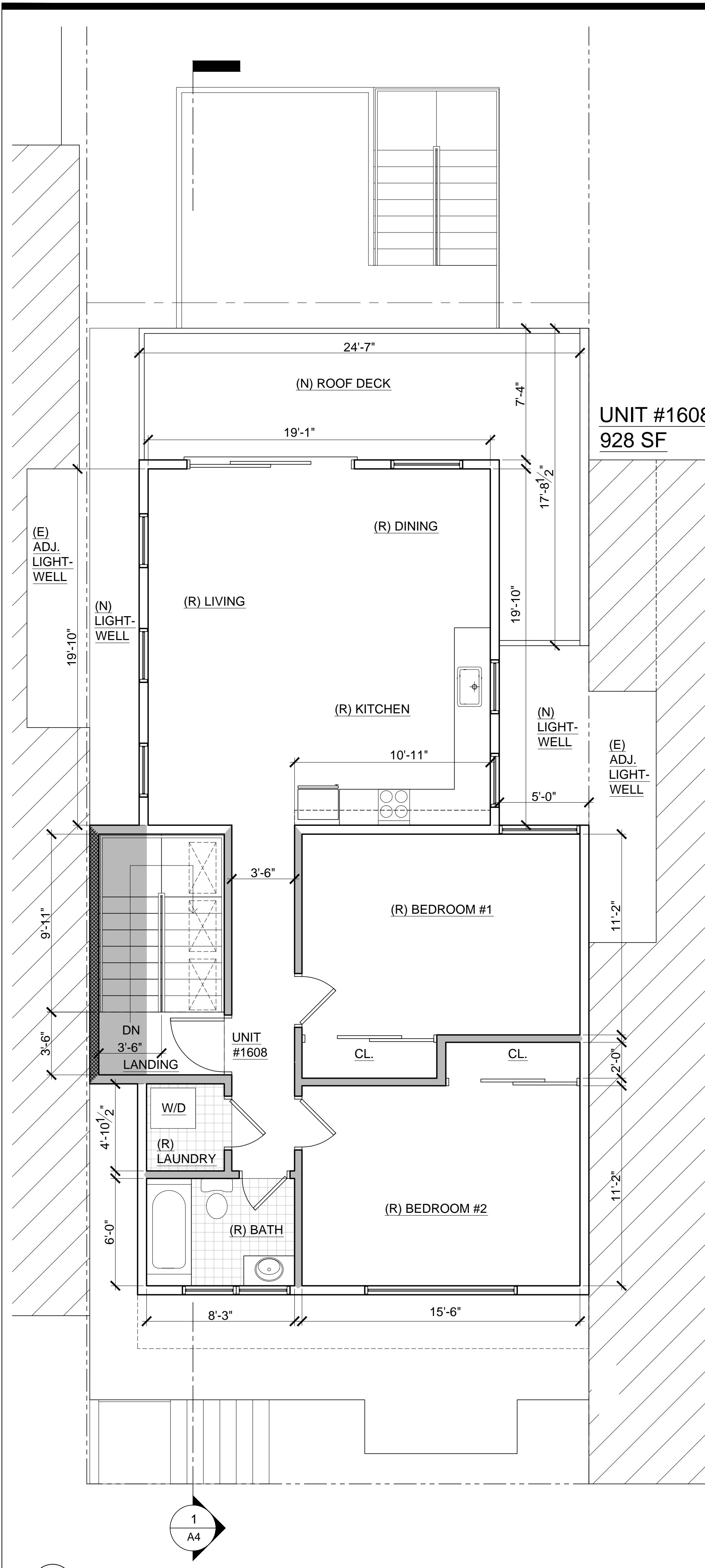
3111 NOTIFICATION 25 SEPT 2014

SHEET TITLE

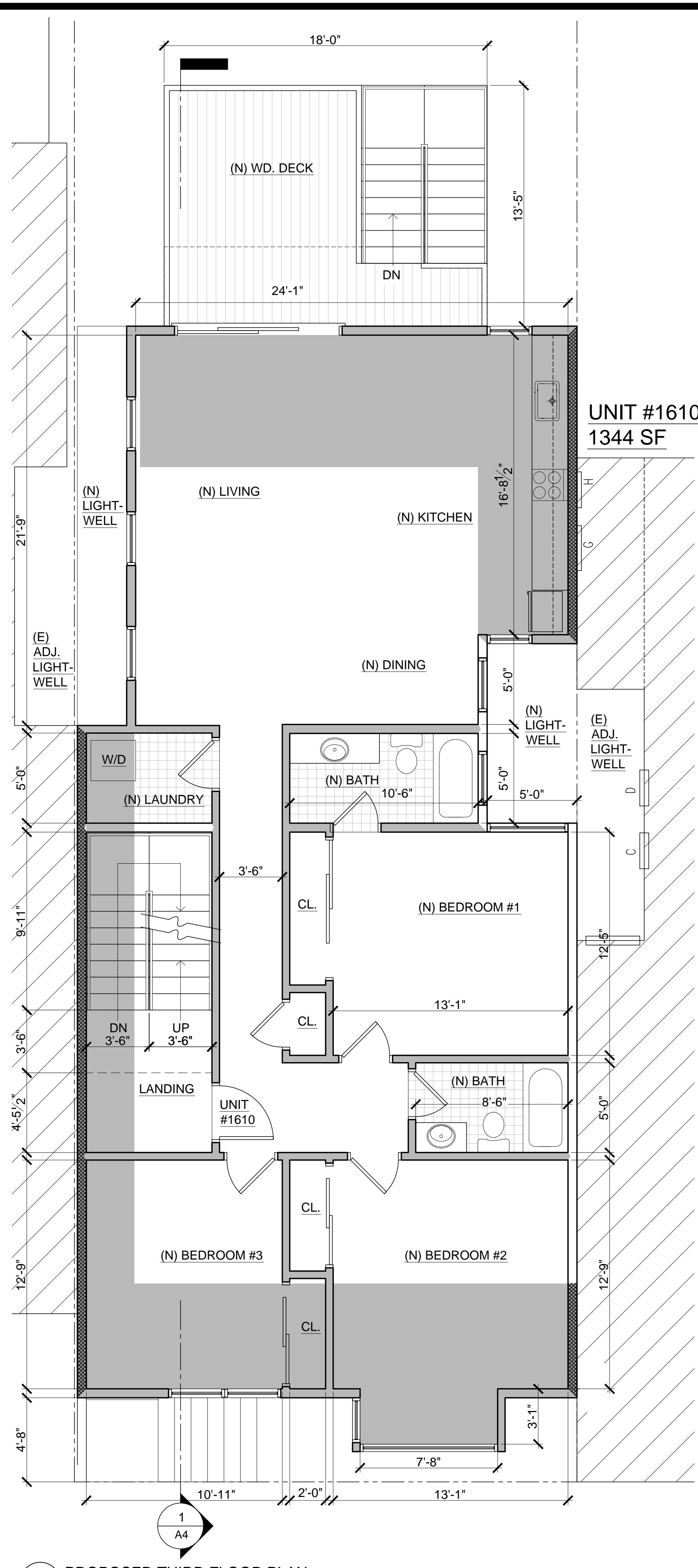
**FLOOR
PLANS**

SCALE
1/4"=1'-0" U.O.N.

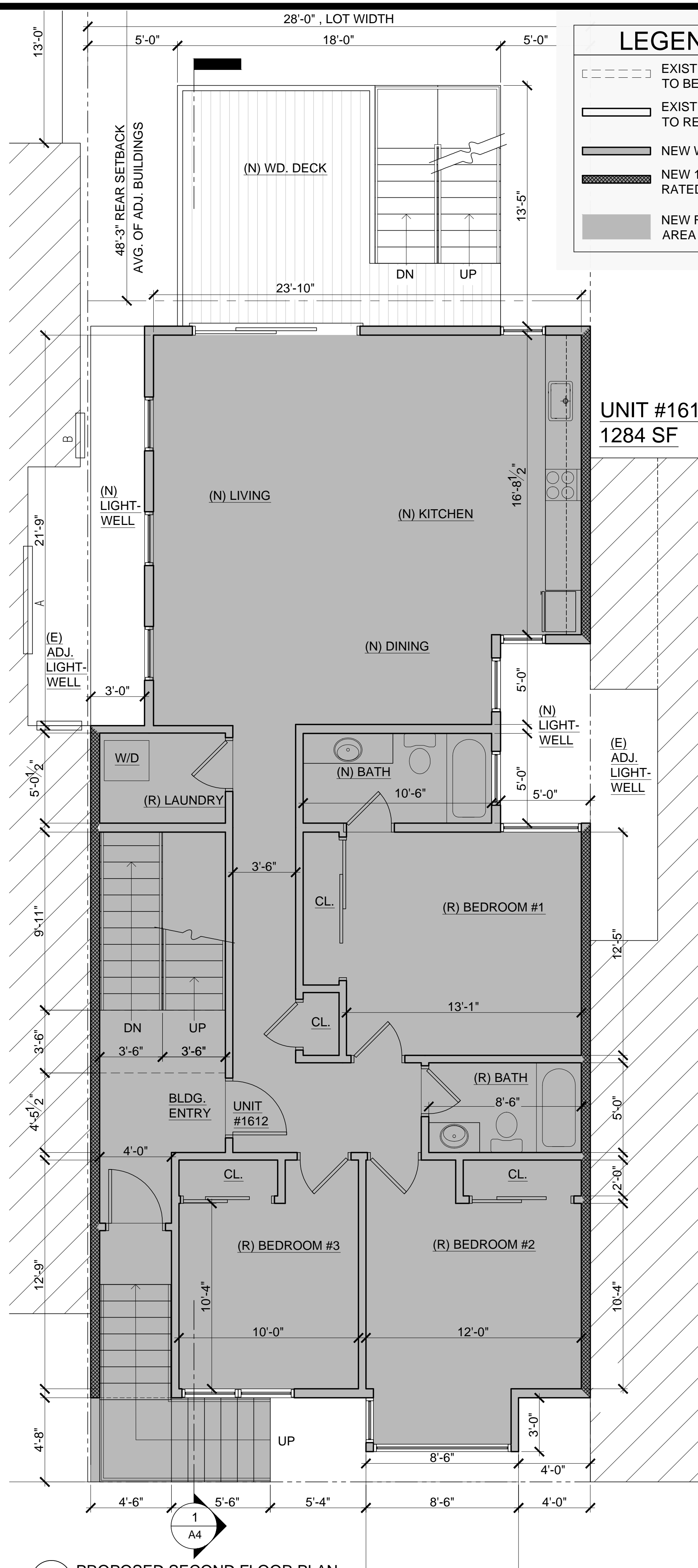
A2.2



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



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

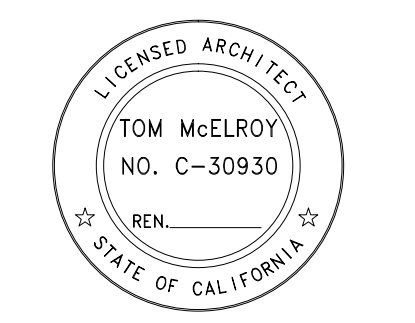


1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND

- EXISTING WALL TO BE DEMOD
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW FLOOR AREA

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SHEET TITLE
FLOOR PLANS

SCALE
1/4" = 1'-0" U.O.N.

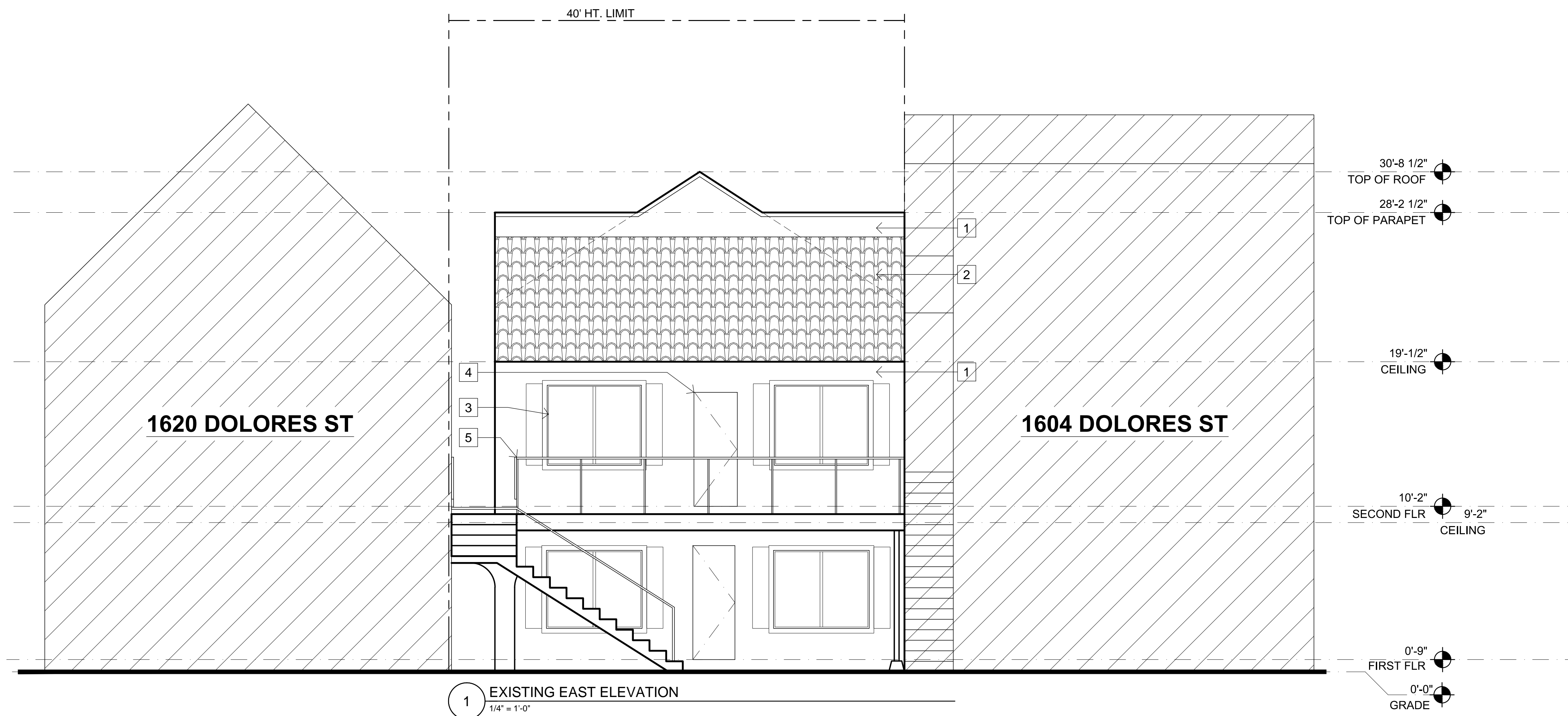
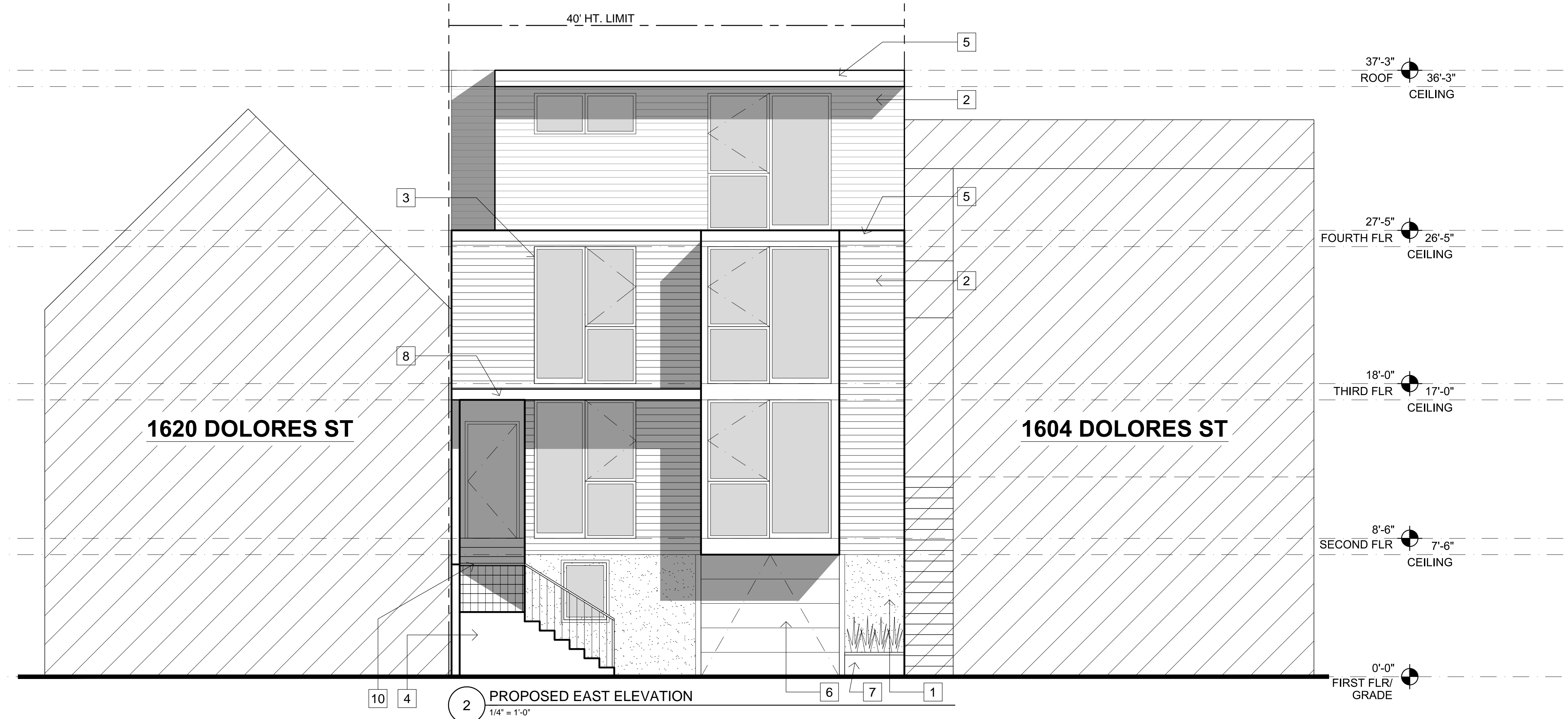
A2.3

PROPOSED MATERIALS

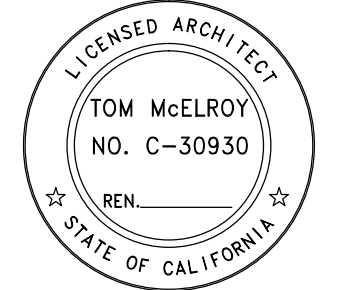
1. STUCCO OR TILE AT GROUND LEVEL
2. PAINTED HORIZONTAL WOOD SIDING
3. ALUMINUM WINDOWS, TYP.
4. STONE TILE STEPS
5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
6. PAINTED GARAGE DOOR
7. RAISED PLANTERS
8. METAL AWNING OVER GROUND LEVEL ENTRY
9. WOOD DECKING AND STAIRS W/ METAL CABLE RAILS
10. METAL RAILING

EXISTING MATERIALS

1. (E) STUCCO SIDING
2. (E) SPANISH TILE SIDING
3. (E) ALUMINUM WINDOWS W/ WOOD TRIM & WOOD SHUTTERS, TYP.
4. (E) WOOD ENTRY DOOR, TYP.
5. (E) METAL RAILING, TYP.
6. (E) WOOD SIDING, TYP.
7. (E) ALUMINUM WINDOWS, TYP.



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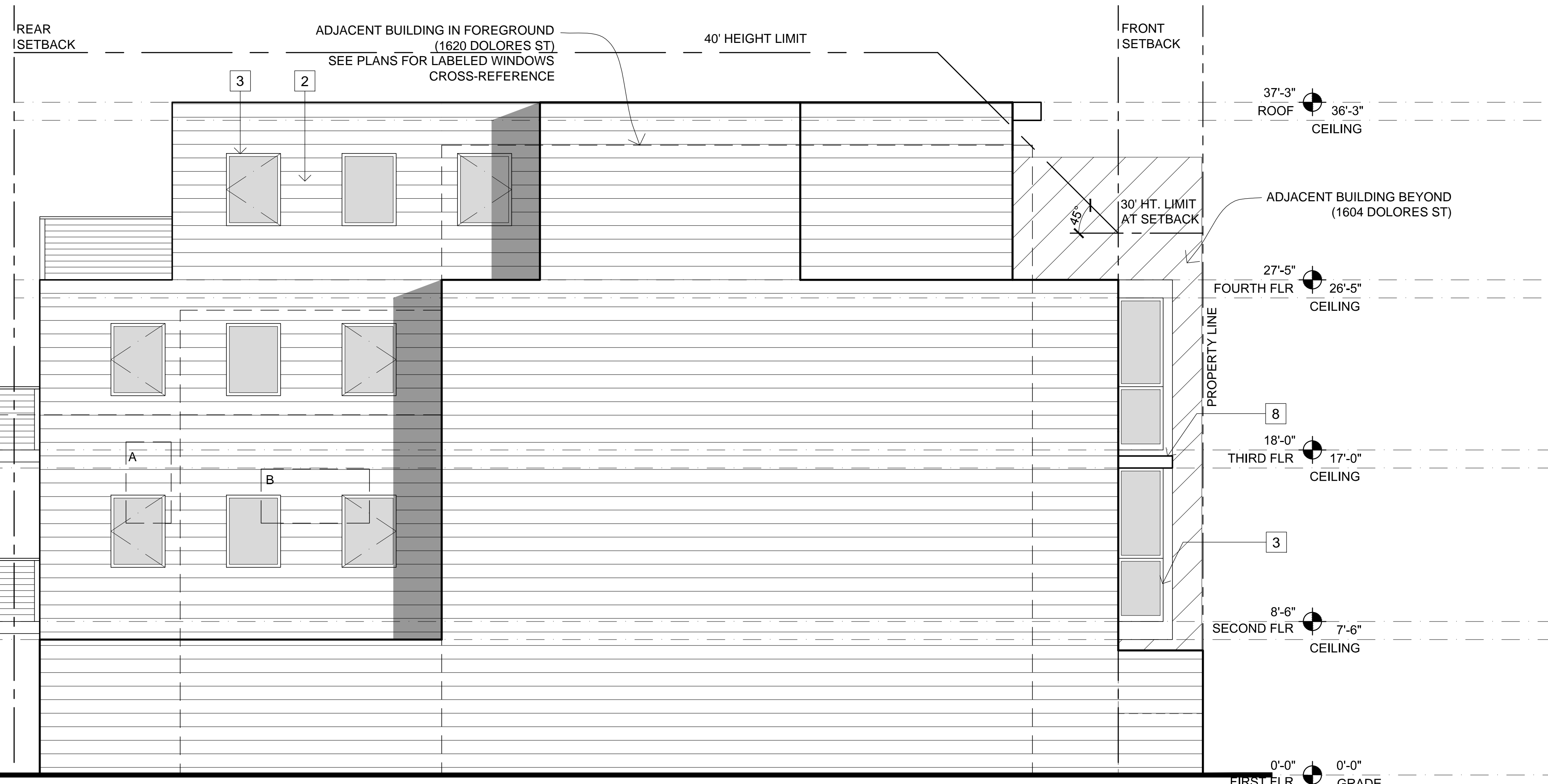
SHEET TITLE
EXISTING & PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

A3

PROPOSED MATERIALS

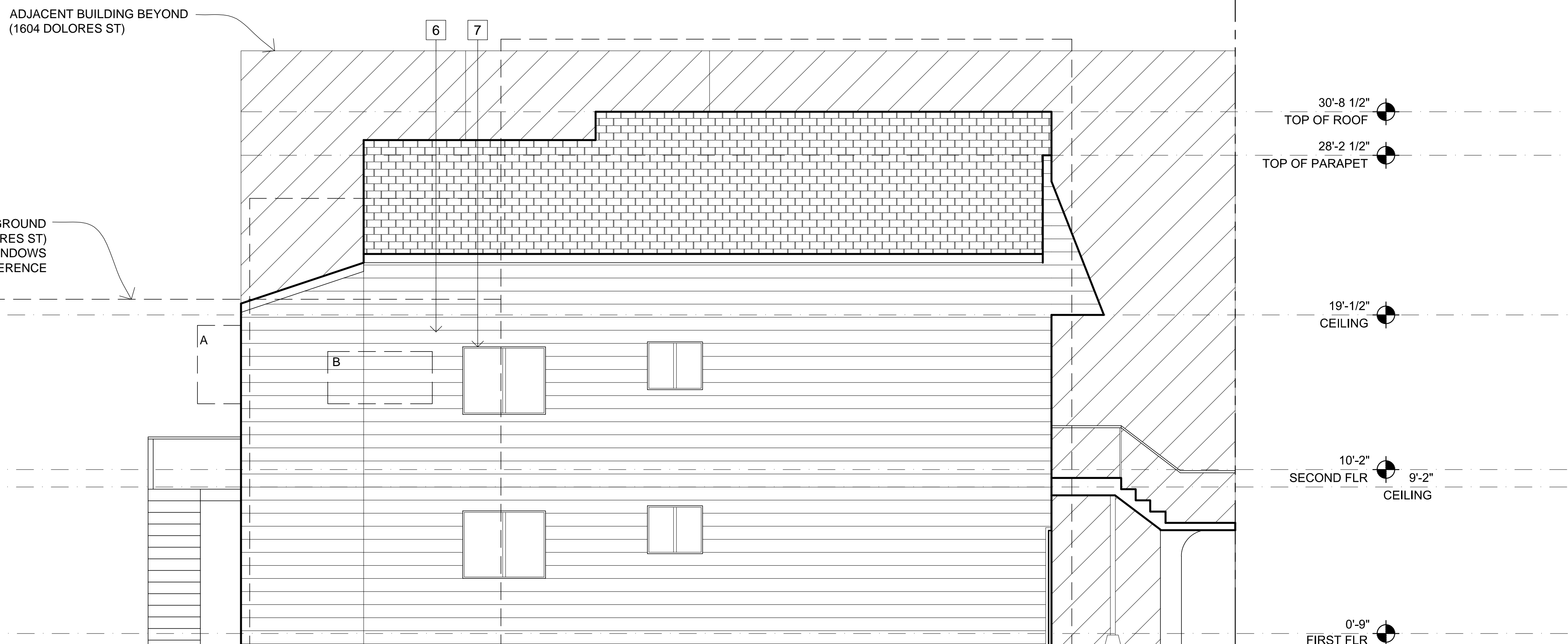
1. STUCCO OR TILE AT GROUND LEVEL
2. PAINTED HORIZONTAL WOOD SIDING
3. ALUMINUM WINDOWS, TYP.
4. STONE TILE STEPS
5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
6. PAINTED GARAGE DOOR
7. RAISED PLANTERS
8. METAL AWNING OVER GROUND LEVEL ENTRY
9. WOOD DECKING AND STAIRS W/ METAL CABLE RAILS
10. METAL RAILING



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

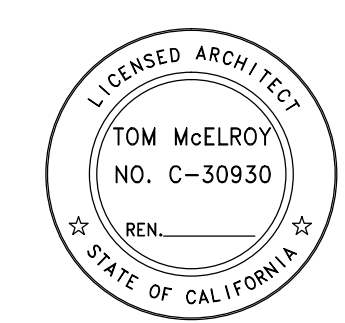
EXISTING MATERIALS

1. (E) STUCCO SIDING
2. (E) SPANISH TILE SIDING
3. (E) ALUMINUM WINDOWS W/ WOOD TRIM & WOOD SHUTTERS, TYP.
4. (E) WOOD ENTRY DOOR, TYP.
5. (E) METAL RAILING, TYP.
6. (E) WOOD SIDING, TYP.
7. (E) ALUMINUM WINDOWS, TYP.



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

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SHEET TITLE
EXISTING & PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

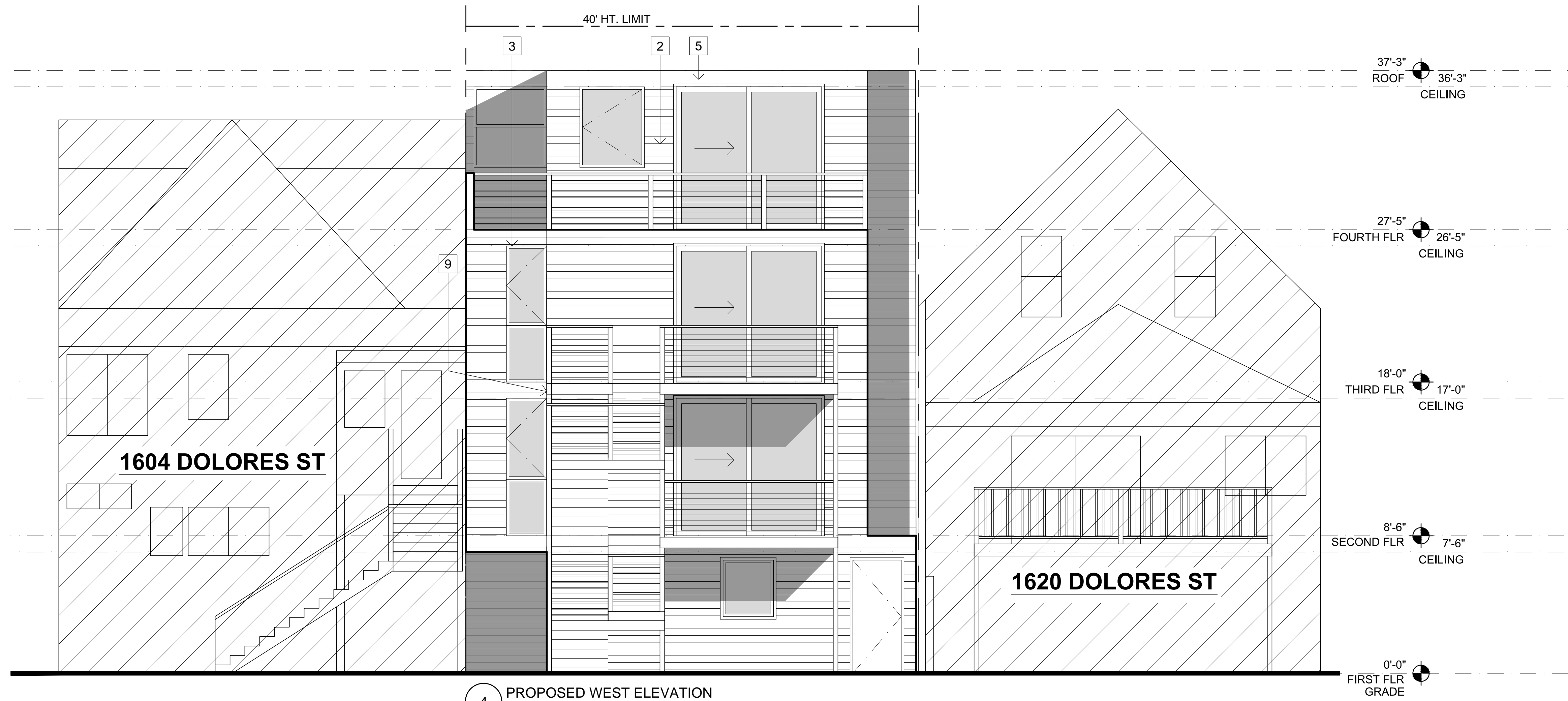
A3.1

PROPOSED MATERIALS

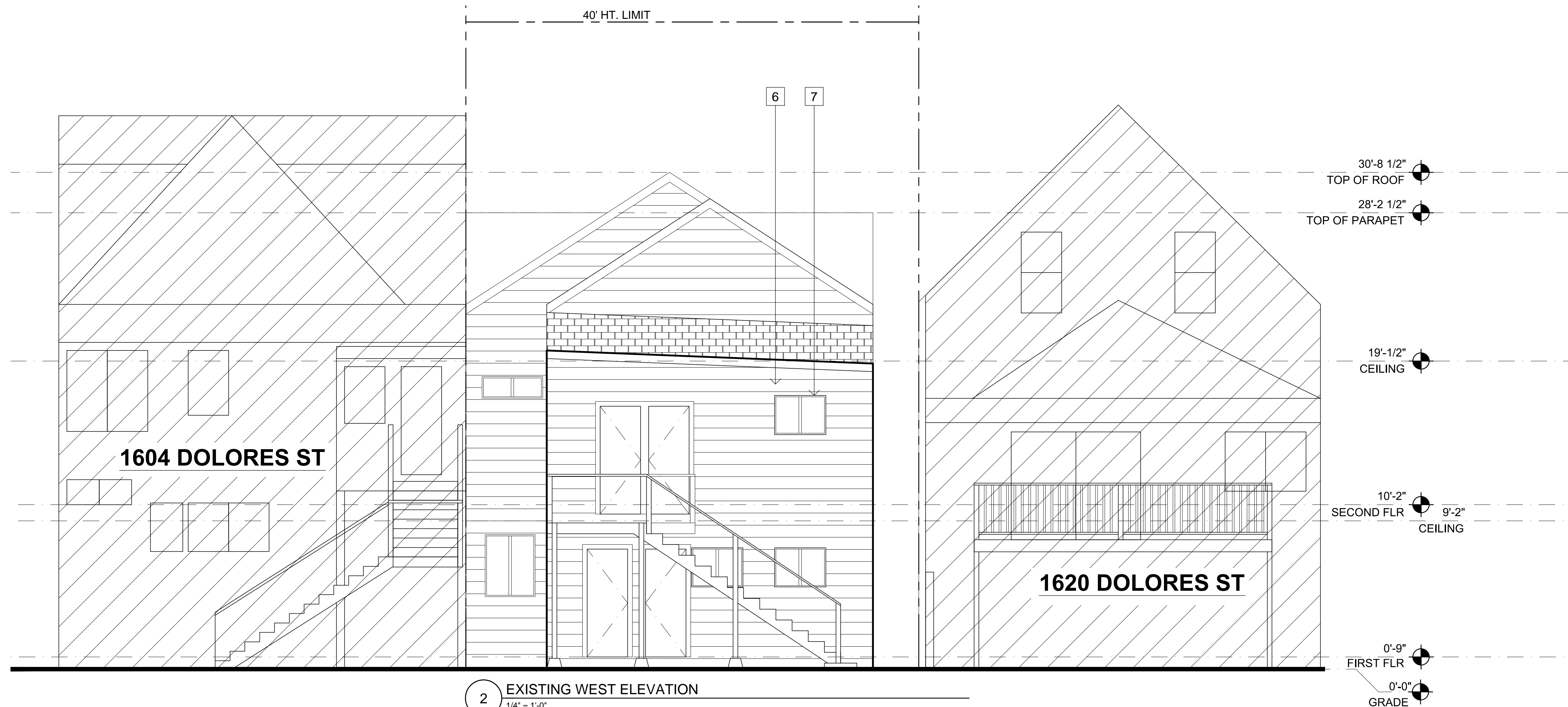
1. STUCCO OR TILE AT GROUND LEVEL
2. PAINTED HORIZONTAL WOOD SIDING
3. ALUMINUM WINDOWS, TYP.
4. STONE TILE STEPS
5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
6. PAINTED GARAGE DOOR
7. RAISED PLANTERS
8. METAL AWNING OVER GROUND LEVEL ENTRY
9. WOOD DECKING AND STAIRS W/ METAL CABLE RAILS
10. METAL RAILING

EXISTING MATERIALS

1. (E) STUCCO SIDING
2. (E) SPANISH TILE SIDING
3. (E) ALUMINUM WINDOWS W/ WOOD TRIM & WOOD SHUTTERS, TYP.
4. (E) WOOD ENTRY DOOR, TYP.
5. (E) METAL RAILING, TYP.
6. (E) WOOD SIDING, TYP.
7. (E) ALUMINUM WINDOWS, TYP.

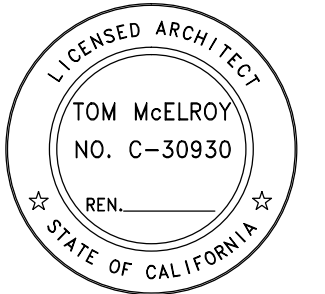


4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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

MCELROY ARCHITECTURE
485 14th Street
San Francisco, CA 94103
415.814.3256
tommcelroy@gmail.com



1608 DOLORES ST
san francisco, ca 94131
BLOCK 6633/ LOT 003

CURRENT RELEASE 24 OCT 2014

ISSUED FOR DISCRETIONARY REVIEW

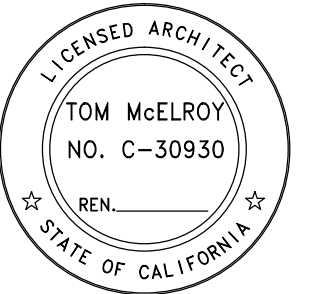
PREVIOUS RELEASE 311 NOTIFICATION 25 SEPT 2014

SHEET TITLE
EXISTING & PROPOSED ELEVATIONS

SCALE 1/4" = 1'-0"

A3.2

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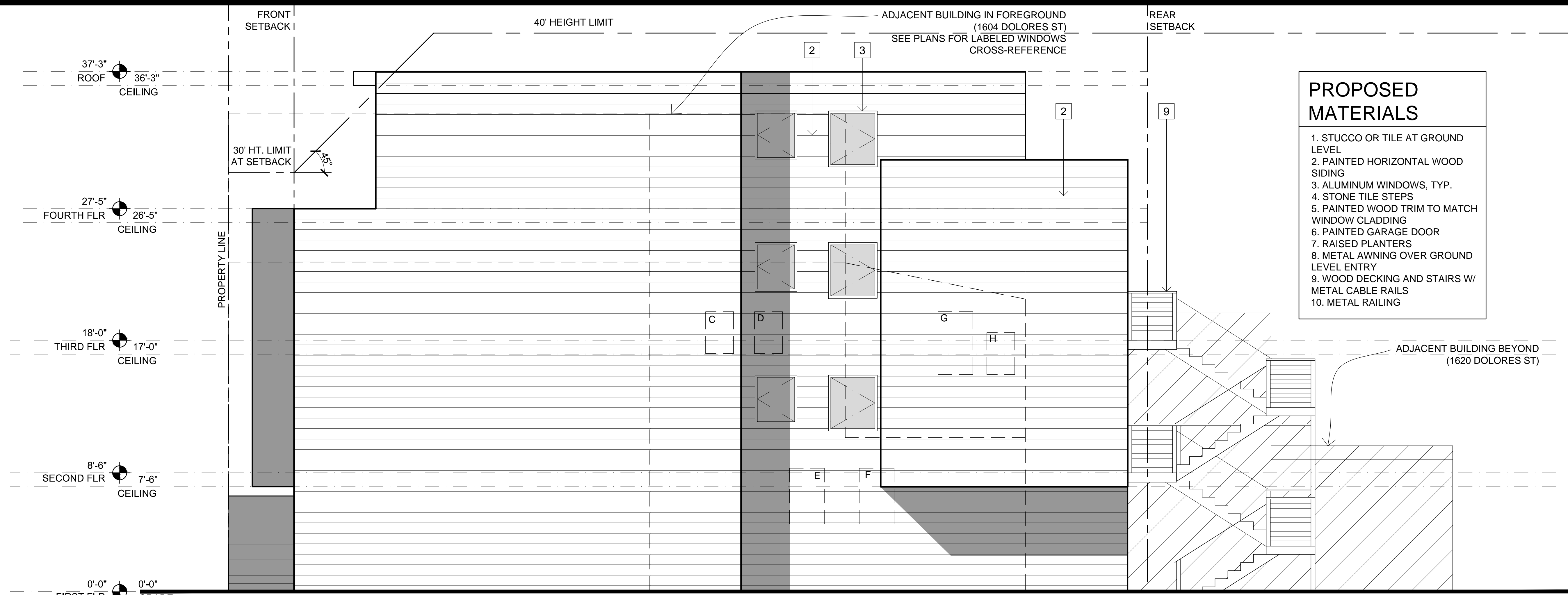
ISSUED FOR
 DISCRETIONARY
 REVIEW

PREVIOUS RELEASE
 311 NOTIFICATION 25 SEPT 2014

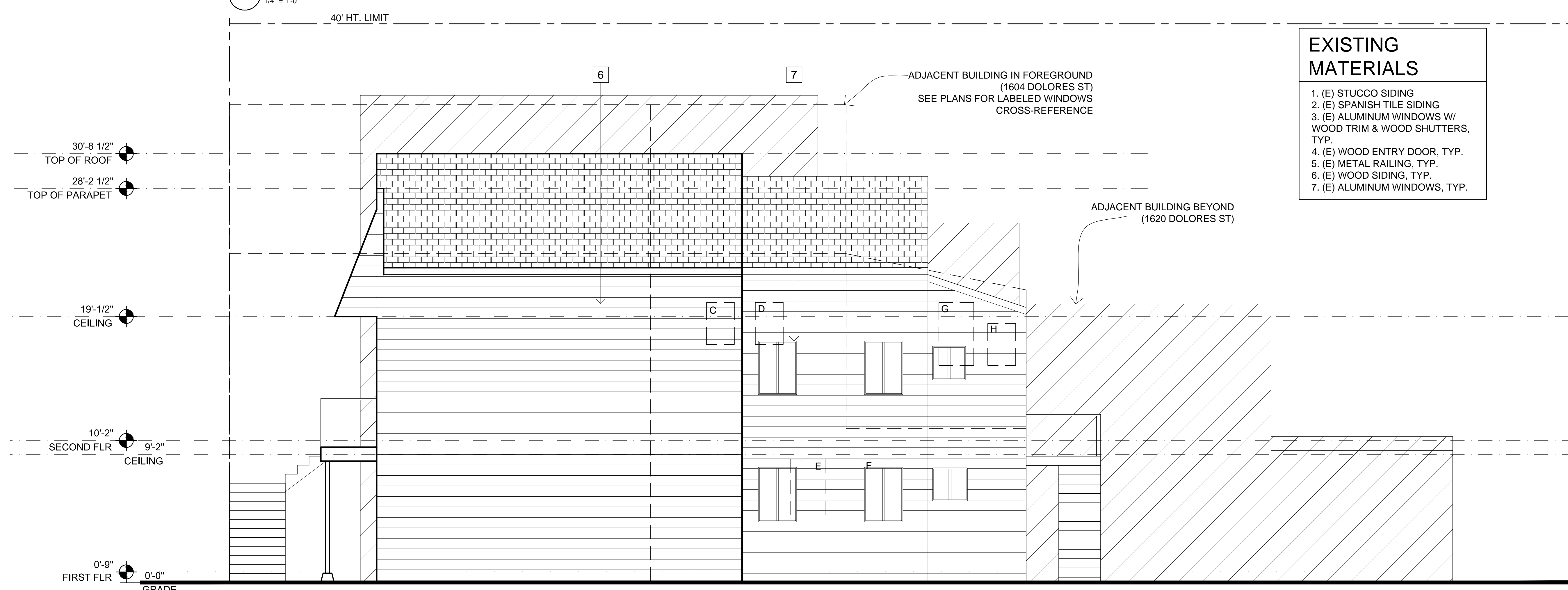
SHEET TITLE
 EXISTING &
 PROPOSED
 ELEVATIONS

SCALE 1/4" = 1'-0"

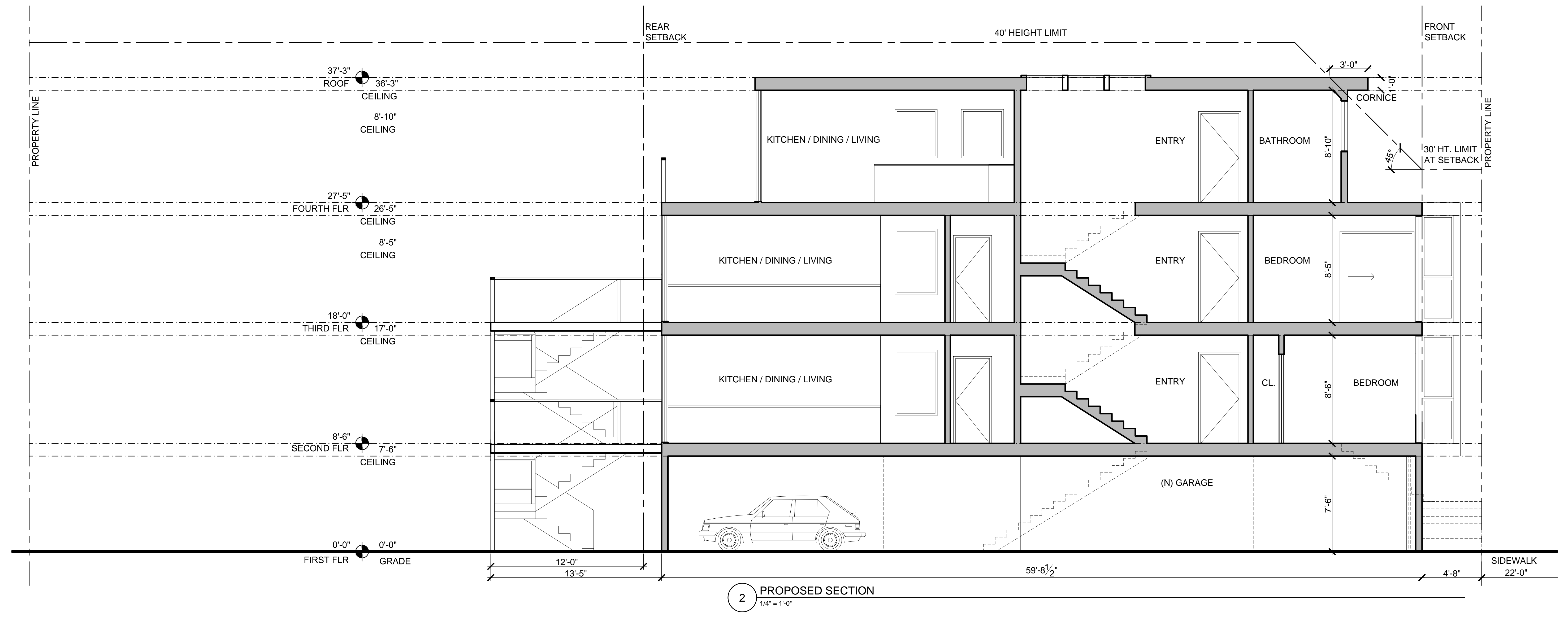
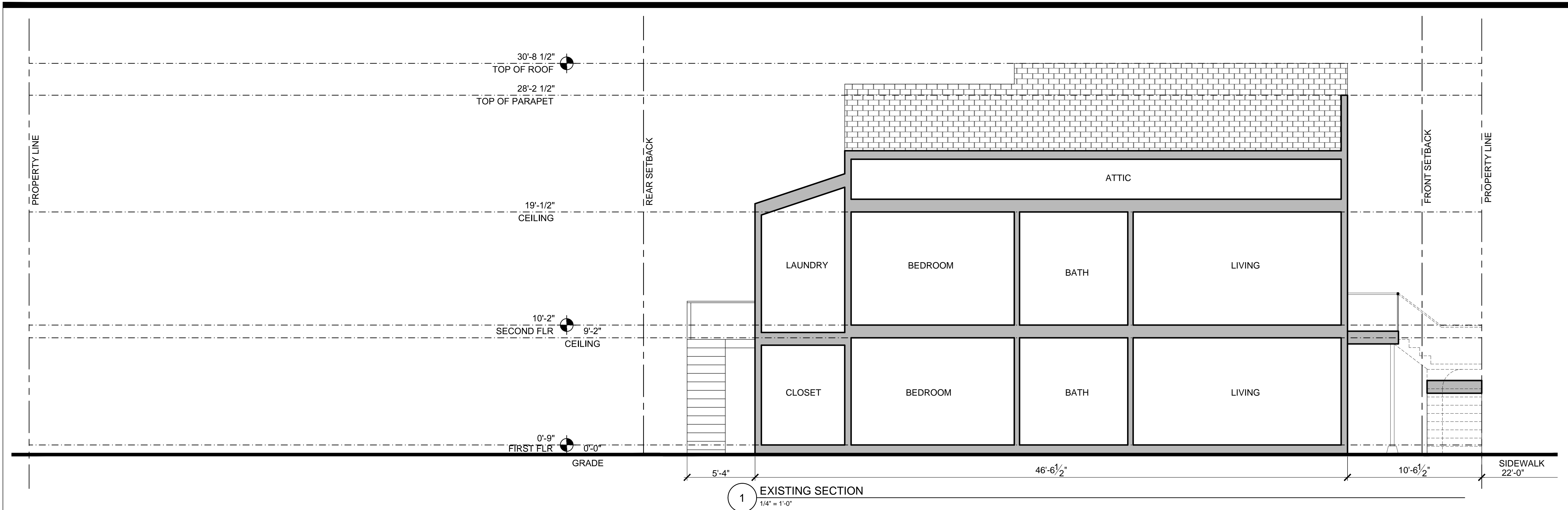
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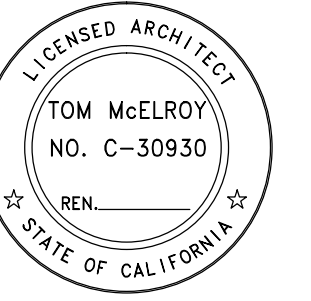
- PROPOSED MATERIALS**
1. STUCCO OR TILE AT GROUND LEVEL
 2. PAINTED HORIZONTAL WOOD SIDING
 3. ALUMINUM WINDOWS, TYP.
 4. STONE TILE STEPS
 5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
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- EXISTING MATERIALS**
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 2. (E) SPANISH TILE SIDING
 3. (E) ALUMINUM WINDOWS W/ WOOD TRIM & WOOD SHUTTERS, TYP.
 4. (E) WOOD ENTRY DOOR, TYP.
 5. (E) METAL RAILING, TYP.
 6. (E) WOOD SIDING, TYP.
 7. (E) ALUMINUM WINDOWS, TYP.



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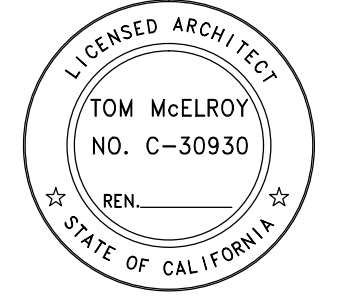
311 NOTIFICATION 25 SEPT 2014

SHEET TITLE

**SITE
 SECTIONS**

SCALE
 1/4"=1'-0" U.O.N.

A4



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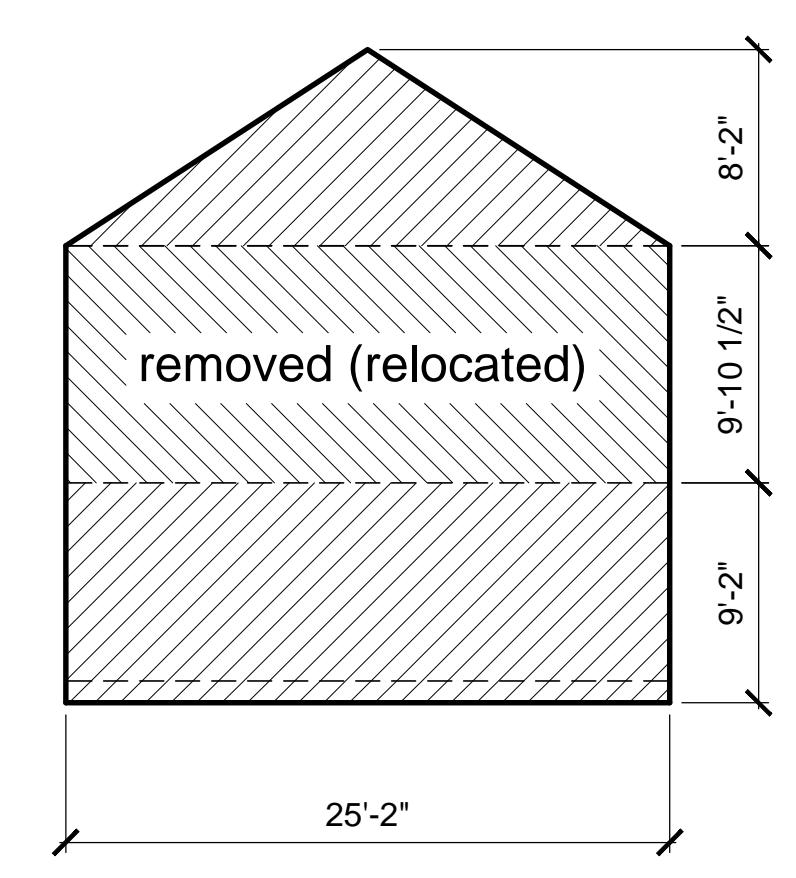
SHEET TITLE

**DEMOLITION
 CALC**

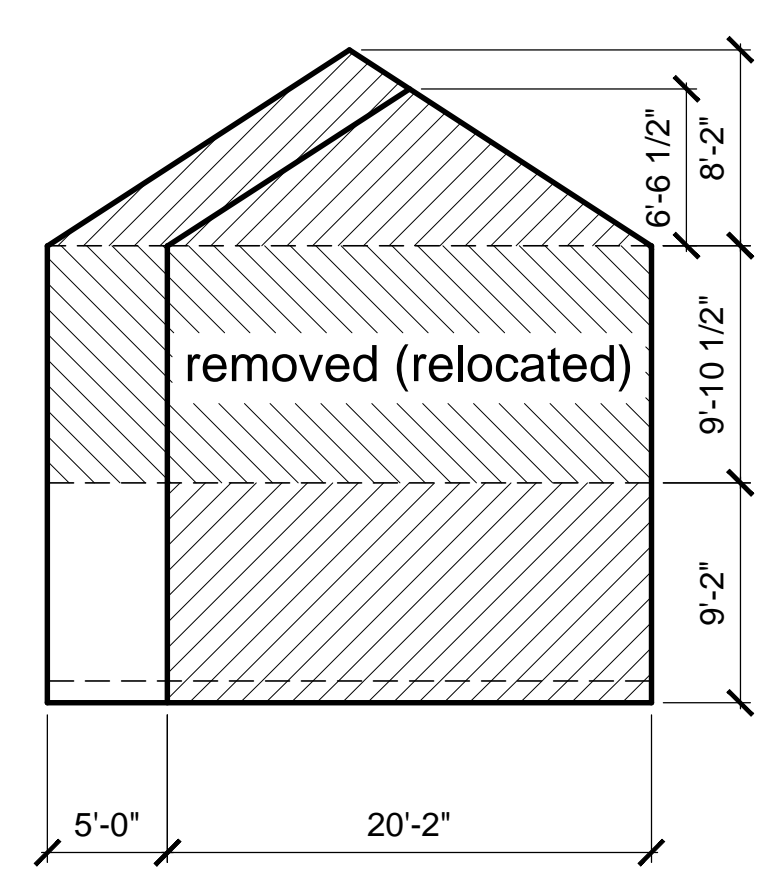
SCALE 1/4"=1'-0" U.O.N.

A2.1

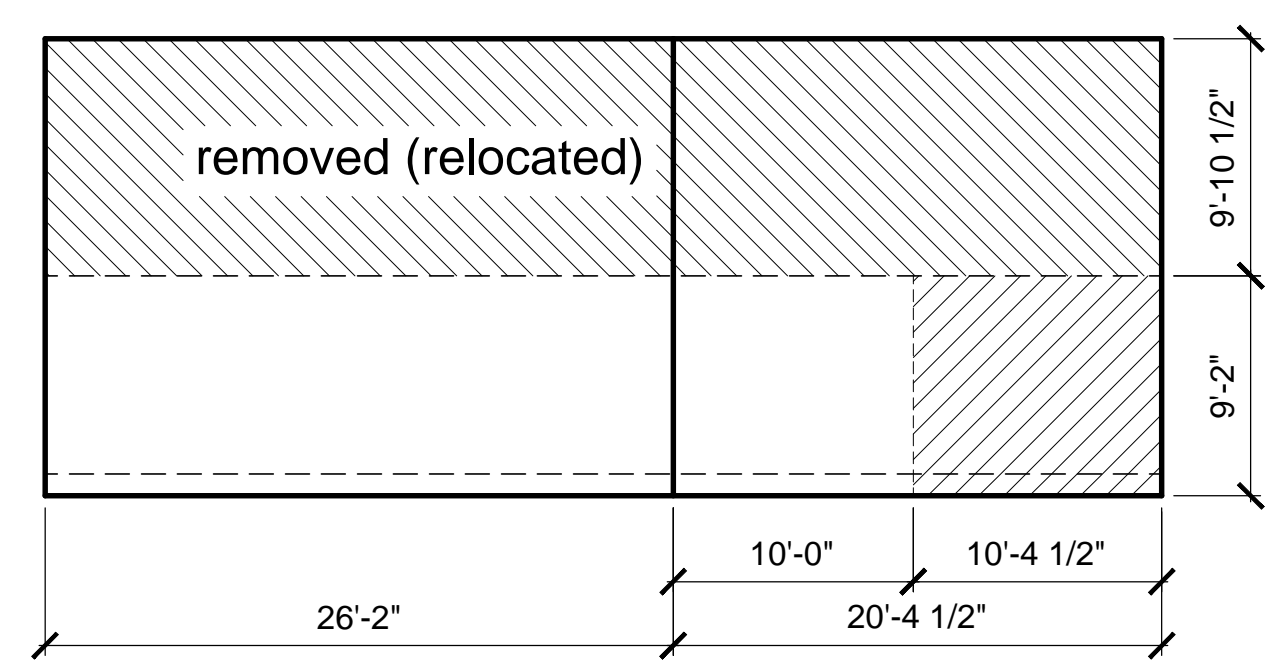
VERTICAL ELEMENTS



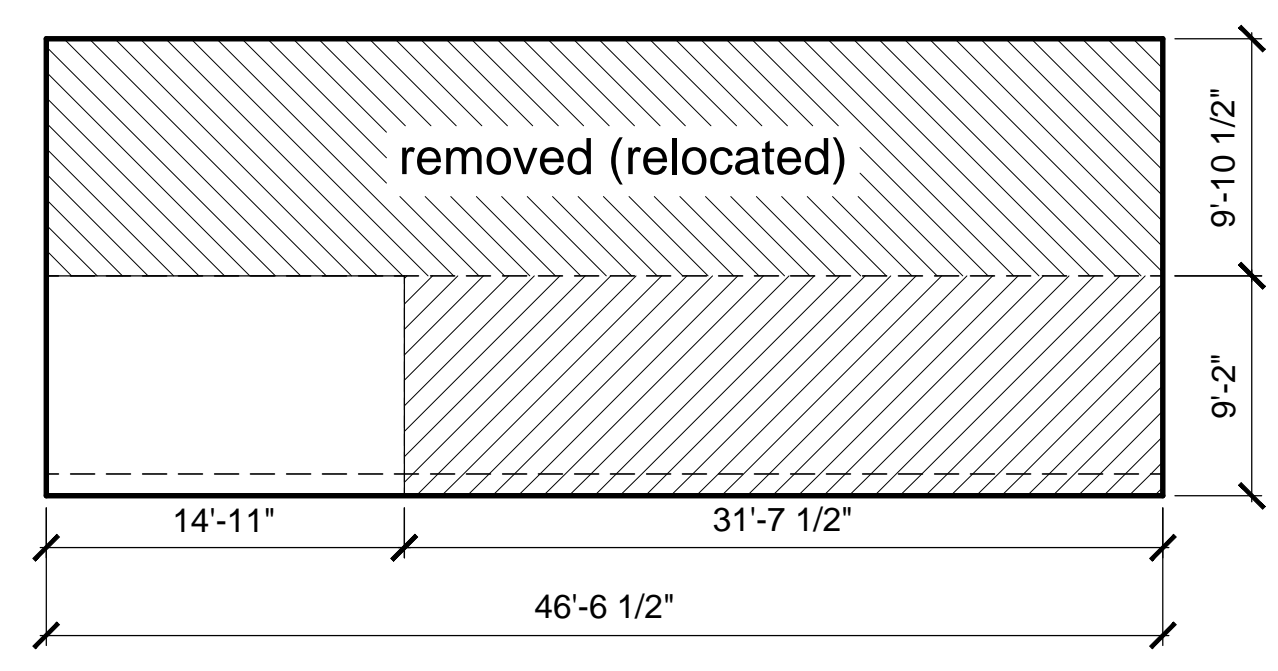
1. FRONT WALLS
 582 SF
 57% REMOVED



2. REAR WALLS
 582 SF
 49% REMOVED

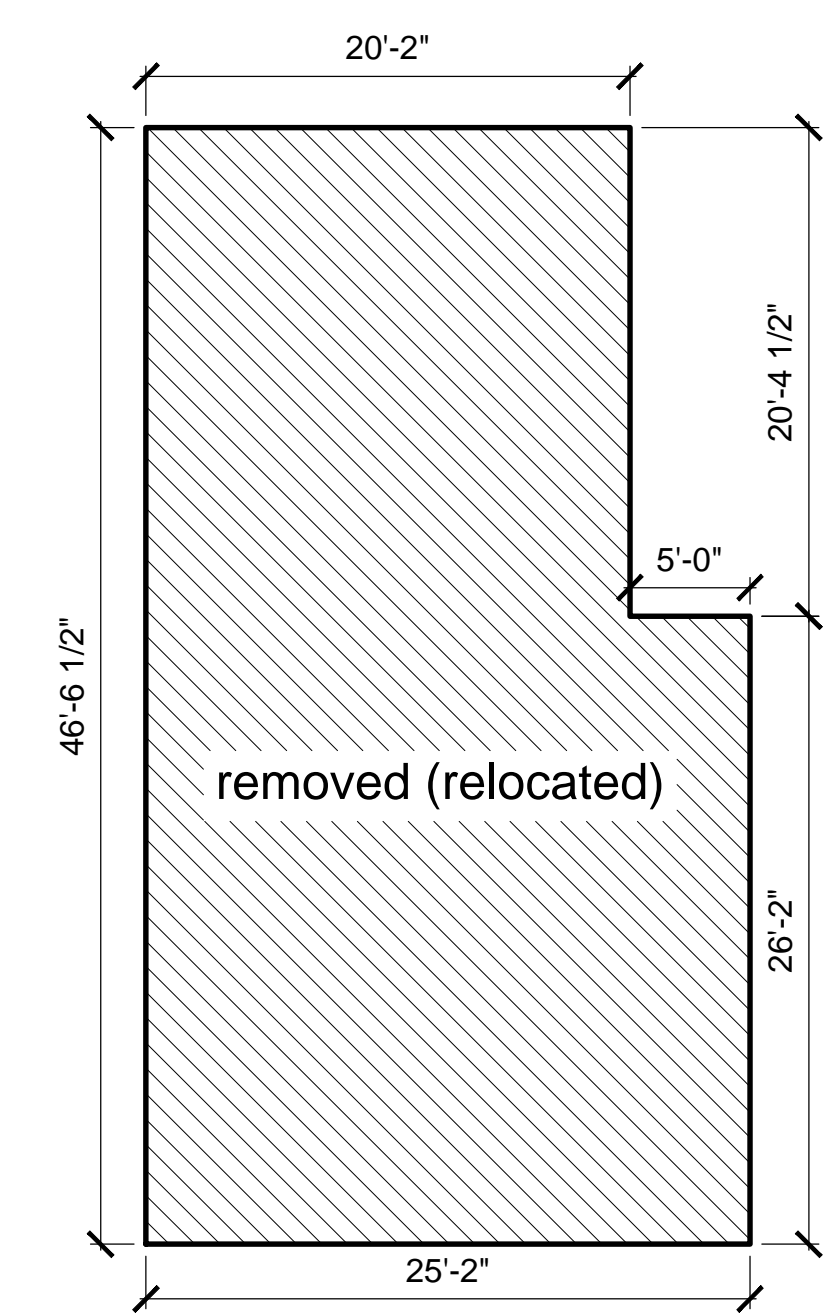


3. NORTH WALLS
 886 SF
 11% REMOVED

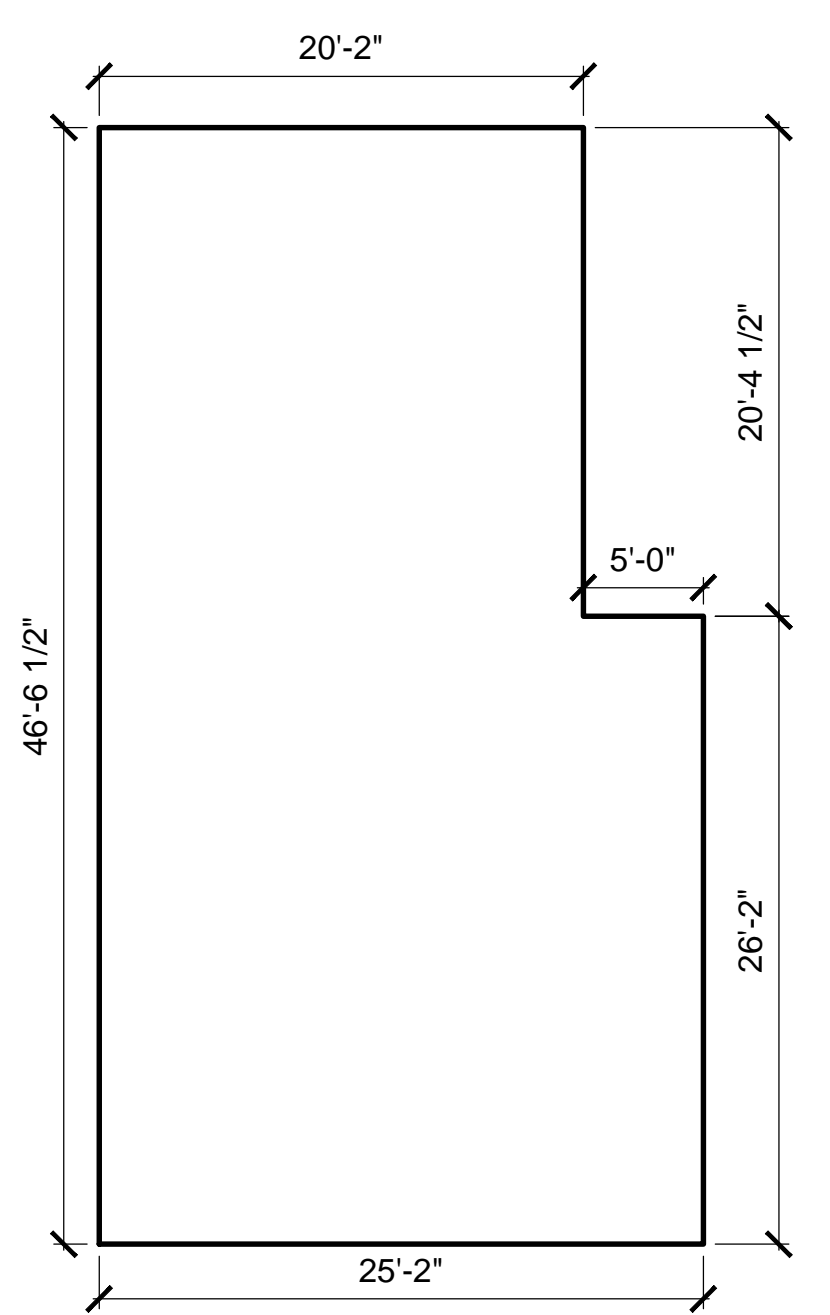


4. SOUTH WALLS
 886 SF
 33% REMOVED

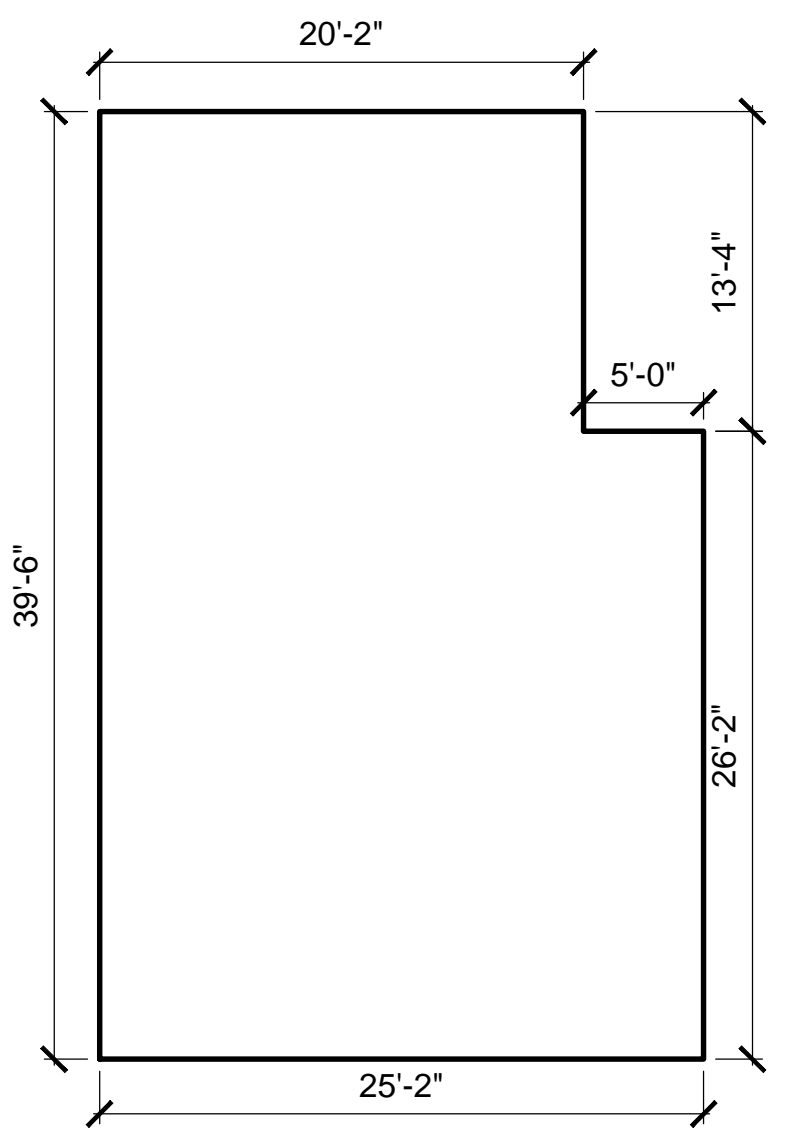
HORIZONTAL ELEMENTS



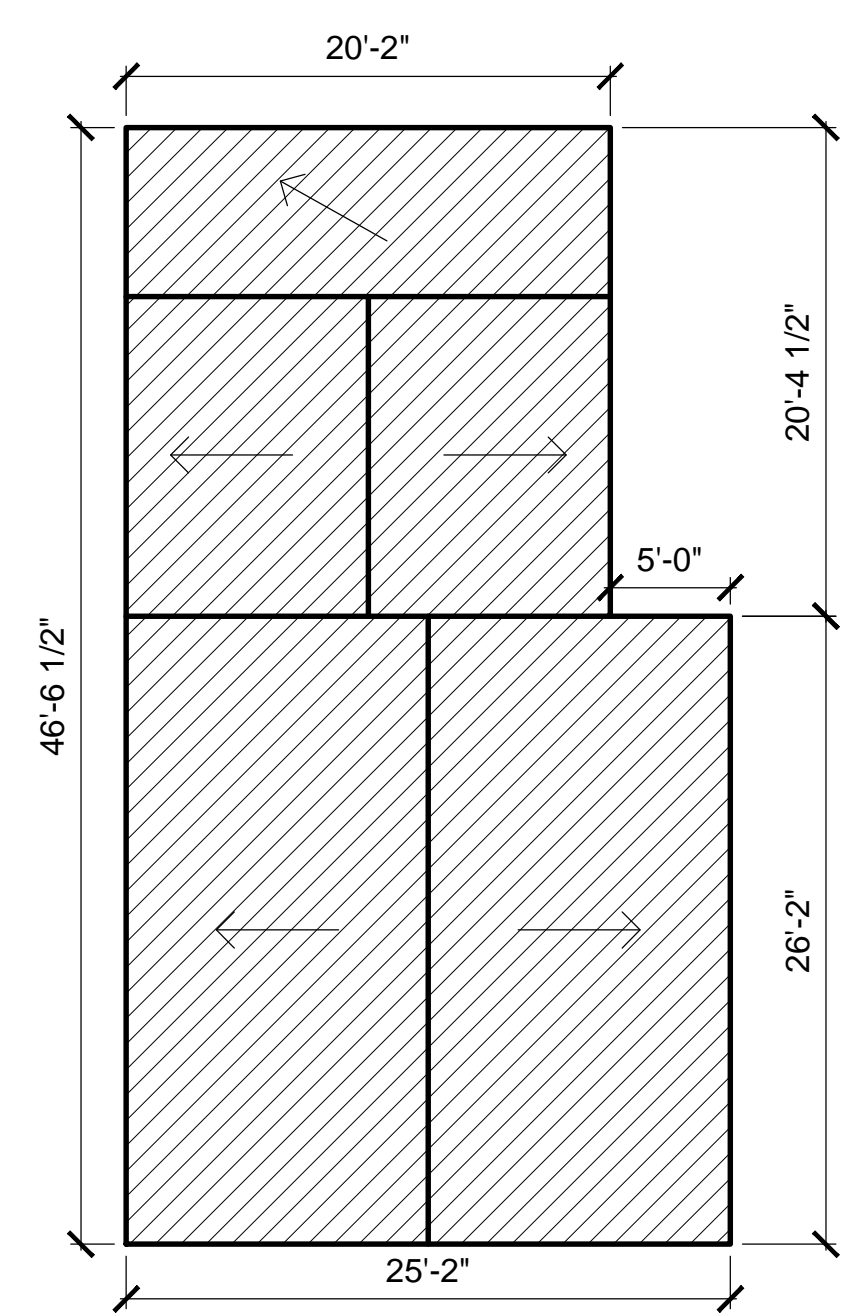
5. 1ST FLOOR
 1,069 SF
 100% REMOVED



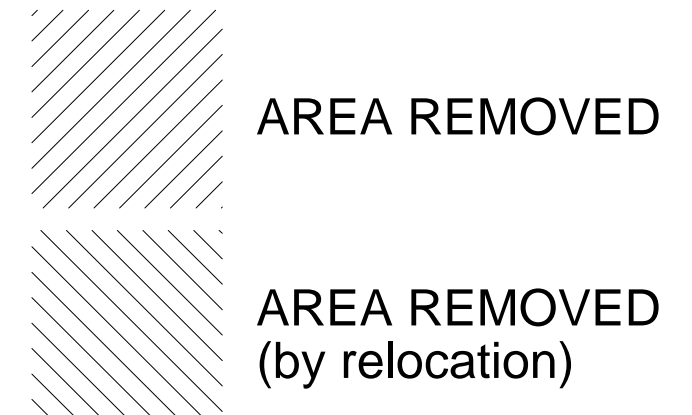
6. 2ND FLOOR
 1,069 SF
 0% REMOVED



7. ATTIC FLOOR
 927 SF
 0% REMOVED



8. ROOF
 1,248 SF
 100% REMOVED



DEMOLITION CALCULATION - 1608 DOLORES ST

AREA CALCULATION	EXISTING	REMOVED	
VERTICAL ELEMENTS	AREA (SF)	AREA (SF)	% REMOVED
1. FRONT WALLS	582	582	100%
2. REAR WALLS	582	536	92%
3. NORTH SIDE WALLS	886	555	62%
4. SOUTH SIDE WALLS	886	749	84%
VERTICAL TOTAL	2,936	2,422	82%
HORIZONTAL ELEMENTS			
5. 1ST FLOOR	1,069	1,069	100%
6. 2ND FLOOR	1,069	0	0%
7. ATTIC FLOOR	927	0	0%
8. ROOF	1,248	1,248	100%
HORIZONTAL TOTAL	4,313	2,317	54%