



SAN FRANCISCO PLANNING DEPARTMENT

Variance/Rear Yard Modification Discretionary Review Full Analysis HEARING DATE APRIL 23, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 16, 2015
Case No.: 2013.0883DV; 2014.0884DV
Project Address: 1364-1370 PACIFIC AVENUE
Permit Application: 2014.0812.3674; 2014.0812.3679
Zoning: Pacific Avenue Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0155/020, 021
Project Sponsor: Riyad Ghannam
r-g architecture
560 3rd STREET
San Francisco, CA 94107
Staff Contact: Kevin Guy (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

PROJECT DESCRIPTION

The project is to demolish two existing one-story commercial buildings and construct two new four-story buildings, each reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The proposal includes two separate buildings on separate lots, filed under separate building permit applications. However, the projects are being proposed by the same sponsor and have been designed by the same architect. In addition, the requests for a Variance and a Rear Yard modification (as discussed below), and the requests for Discretionary Review, apply to both individual buildings. It should be noted that, although the project is the subject of a Discretionary Review request, the properties are located within a Neighborhood Commercial District. The Residential Design Guidelines apply only to properties within RH-, RM-, and RTO Residential Districts.

SITE DESCRIPTION AND PRESENT USE

The property at 1364 Pacific Avenue is a through lot with 20 feet of frontage on Pacific Avenue and Lynch Street, with a lot depth of 60 feet, measuring approximately 1,200 square feet. The property is developed with a one-story commercial building that covers the entire lot. The property at 1370 Pacific Avenue is also a through lot, with 17.5 feet of frontage on Pacific Avenue and Lynch Street, with a lot depth of 60 feet, measuring approximately 1,050 square feet. The properties slope downward from Pacific Avenue to Lynch Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. The property is located within the Pacific Avenue Neighborhood Commercial District (NCD), a linear zoning district that extends along Pacific Avenue roughly between Polk Street and Jones Street. Pacific Avenue is predominantly residential in character, with some small, neighborhood-serving commercial uses interspersed on the ground floor. A similar pattern is found along Hyde Street to the west. The areas to the immediate north and south of the project comprise the residential areas of Russian Hill and Nob Hill, which include isolated commercial and institutional uses.

The Polk Street NCD is located further to the west, extending along Polk Street between Post and Filbert Streets, as well as segments of adjacent streets. Ground floor retail spaces are occupied by convenience and specialty uses, as well as numerous entertainment uses such as restaurants and bars. Many of the buildings within the Polk Street NCD have residential uses situated on upper floors above the ground-floor retail spaces. The intersecting streets adjacent to the Polk corridor tend to be more residential in character, with commercial uses interspersed on selected blocks.

The scale of existing buildings varies greatly in the vicinity of the subject property. Heights on Pacific Avenue range from one- to four-stories in height, with most buildings measuring two- to three-stories in height. The subject properties abut Lynch Street, a narrow street measuring 17.5 in width. Buildings along the Lynch Street frontage are generally built to the property line, at heights ranging from one- to four-stories. Taller residential buildings are found near the summit of Russian Hill (near the intersection of Vallejo and Jones Streets), as well as the summit of Nob Hill (near the intersection of Jones and Clay Streets).

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	December 19, 2014- January 18, 2015	January 16, 2015	April 23, 2015	97 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 13, 2015	April 13, 2015	10 days
Mailed Notice	10 days	April 13, 2015	April 13, 2015	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors on the block or directly across the street	41	27	-
Neighborhood groups	-	3	-

The Department has received emails expressing concerns regarding the project from neighbors on the subject block, as well as the Pacific Avenue Neighborhood Association (PANA), the Russian Hill Community Association, and the Middle Polk Neighborhood Association. Staff also received a petition opposing the project with approximately 152 signatures. These communications state concerns regarding the scale of the project on both the Pacific Avenue and Lynch Street frontages, the loss of sunlight and intimate building scale on Lynch Street, and noise and privacy impacts to neighbors associated with the proposed roof decks. These communications also state that the granting of the rear yard modification is contrary to the legislative intent of the Pacific Avenue NCD. The project sponsor also submitted a petition in support of the project signed by approximately 400 individuals. Approximately 40 of these individuals live on the subject block. In addition, staff received a letter in support from a neighbor at 1355 Pacific Avenue (across the street from the subject property). This neighbor had initially filed a request for Discretionary Review, however, the DR request was withdrawn once the project sponsor revised the project to delete the stair penthouses at the uppermost roofs and set back the railings for the associated decks.

DR REQUESTOR

The DR Request was filed by Robyn Tucker and Jouni Heikkinen on behalf of PANA.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The requested rear yard modification is inconsistent with the legislative intent of the Pacific Avenue NCD to provide a 45% rear yard.

Issue #2: Constructing the buildings to the property line on Lynch Street will compromise the low-rise neighborhood character of the area, diminish access to sunlight, and will not provide desired open space.

Issue #3: The proposed roof decks will result in noise and privacy impacts, particularly for neighbors across Lynch Street.

Issue #4: The projects should be revised to delete the fourth floor, remove some of the roof decks, and provide a 25% rear yard. The DR Requestor also suggests the partial removal of ground floor commercial spaces, to be replaced with residential space as compensation for the deletion of the fourth floors.

Please see the *Discretionary Review Application* and associated materials for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issues #1 and #2: The substandard widths of the subject lots makes it challenging to build functional and livable spaces without extending into the rear yard. All lots on Lynch Street are currently built to the property line, with the exception of the existing commercial building at 1370 Pacific Avenue (which would be demolished as part of the project). The existing rear yard at 1370 Pacific Avenue has been an attractive nuisance. The sunlight access plane required by the Planning Code will preserve sunlight and a sense of openness on Lynch Street.

Issue #3: The roof decks are a response to the terraced building form created by the 45-degree sunlight access plane required by the Planning Code. The decks allow for an efficient use of limited space. The roof decks at the second and third floors are accessed via bedrooms, and are not expected to be used frequently.

Issue #4: The previously-proposed second floor decks have been deleted. The rooftop stair penthouses and the parapet along the Pacific Avenue frontage have been deleted to reduce the apparent height of the building. Deleting the fourth floors and converting a portion of the ground-floor commercial spaces to residential use would not be feasible, because the commercial spaces would become too small to be financially viable, and the rear portion of the first levels would not provide sufficient clearance height for the driveway.

Please refer to the attached email from Eric Tang (property owner) responding to the issues raised by the DR Request.

PROJECT ANALYSIS

The project is to demolish two existing one-story commercial buildings and construct two new four-story buildings, each reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The proposal includes two separate buildings on separate lots, filed under separate building permit applications. However, the projects are being proposed by the same sponsor and have been designed by the same architect.

The DR Requestor objects to the granting of a Rear Yard Modification, citing concerns over the resulting scale on Lynch Street and the lack of open space that would result. Each building would be constructed to the rear property line on Lynch Street, consistent with the pattern of the remainder of the block. Given the narrowness of Lynch Street, this development pattern creates the intimate, granular scale of an 'outdoor room'. Although the measured overall height of the buildings would be taller than several other buildings on the subject block, the rear of the buildings along the Lynch Street frontage would be expressed as a two-story element. This two-story expression is consistent with the majority of buildings fronting on Lynch Street, and would be lower than several other buildings expressing three- and four-story elevations on the street. Planning Code Section 261.1 requires that the buildings observe a 45-degree sunlight access plane, measured beginning at the property line on the north (opposite) side of Lynch Street. This results in a terraced configuration of the buildings above the second story, so that the upper stories would be minimally visible from Lynch Street.

For the subject properties, Planning Code Section 134 requires a rear yard measuring 15 feet in depth (25% of the lot depth) at the lowest level containing a dwelling unit, and at each succeeding story. It should be noted that there is a discrepancy in the Planning Code on this topic, because Section 732.1 specifies a 45% rear yard requirement at all levels of the building. The purpose of the rear yard requirement is to provide a sense of openness between structures and promote a pattern of mid-block open space. There is currently no pattern of mid-block open space for lots located between Pacific Avenue and Lynch Street. Separation is provided instead by the presence of Lynch Street itself, and the sunlight access plane reflected in the buildings reinforces the sense of openness and preservation of light on the alley. The proposed configuration of the project is consistent with a traditional urban pattern of buildings built to the edge of the sidewalk, and is consistent with the scale of other existing buildings on Lynch Street. Because the buildings would be constructed through the entire lot with no rear yard, the project requires a modification of rear yard requirements, pursuant to Section 134(e). The Zoning Administrator will consider this request at the April 23, 2015 hearing, based on the following criteria:

- (A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and*
- (B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and*
- (C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.*

The DR Requestor also raises concerns regarding the height of the project on Pacific Avenue, and has requested deletion of the fourth floor. While the project would be taller than its immediately adjacent neighbors, multiple buildings of four stories or greater can be found within the Pacific Avenue NCD, including a five-story building located across the street at 1355 Pacific Avenue. The original design of the project included a stair penthouse and parapet on each building to provide access and security for the top roof decks. The project sponsor subsequently modified the design to delete the stair penthouses, with roof deck access provided via interior doors at the fourth floors. In addition, the parapets were eliminated and replaced by open railings which are set back from the front elevations. Although each building remains at four stories, these changes to the rooftop configuration reduce the apparent height of the buildings to achieve compatibility with the scale of the block. The DR requestor has proposed an alternate design which would delete the fourth story of each building, and would convert portions of the ground-floor retail space to residential use to compensate for the loss of the fourth story. The Project Sponsor has indicated that such a configuration would not be feasible, because the commercial spaces would become too small to be financially viable, and the rear portion of the first levels would not provide sufficient clearance height for the driveway.

The DR Requestor also raises concerns regarding noise and privacy impacts to neighbors located across Lynch Street from the proposed rear decks. The project sponsor deleted the lowest decks, which were located at the second floor and were the closest to properties across Lynch Street. It should be noted that railings are still proposed around the roof area at the second level for safety during maintenance access. However, these spaces would not be occupied as decks. Each building includes additional decks at the

third and fourth floors, and atop the fourth floor roofs. These decks enjoy horizontal and vertical separation from the properties across Lynch Street. Furthermore, the decks at the third and fourth floors are relatively small (ranging from 100 to 120 square feet), and are accessed via bedrooms. Therefore, they are not expected to be frequently used by large groups.

The project is also requesting a Variance from the parking entry width limitations of the Planning Code. Section 145.1 limits the width of parking entries to no more than 20 feet, or one-third of the building frontage, whichever is less. Given the narrowness of each lot, this Section would allow a vehicular entry of approximately 6.5 feet (for 1364 Pacific Avenue) and six feet (for 1370 Pacific Avenue). The project is requesting a Variance to provide a 10-foot wide vehicular entry for the building at 1364 Pacific Avenue, and an 8-foot wide vehicular entry for the building at 1370 Pacific Avenue. It should be noted that the Department has received no communications objecting to the requested Variances for vehicular entry widths. The Zoning Administrator will consider these requests at the April 23, 2015 hearing.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The project was reviewed by the Residential Design Team (RDT) on March 12, 2015. As stated previously, the project is located within a Neighborhood Commercial District and is therefore not subject to the Residential Design Guidelines. However, the RDT discussed the concerns raised by the DR requestors and reviewed the project in light of the Urban Design policies of the General Plan, as well as typical design practices, taking into consideration the specific context. It should be noted that, at the time of the RDT meeting, a second DR request was filed that requested deletion of the rooftop stair penthouses and reconfiguration of other rooftop features.

The RDT found that full lot coverage of the buildings reinforces the pattern found on the subject block. The RDT recommended that the projects be modified from their original design to eliminate the stair penthouses, and replace the access to the rooftop deck with open stairs. The RDT also recommended that the parapets for the rooftop decks be replaced by open railings, set back a minimum of five feet from the Pacific Avenue elevations. The project subsequently incorporated the changes requested by the RDT, and the second DR request has been withdrawn.

BASIS FOR RECOMMENDATION

The Planning Department recommends that the Planning Commission not take Discretionary Review, and approve the project as proposed for the following reasons:

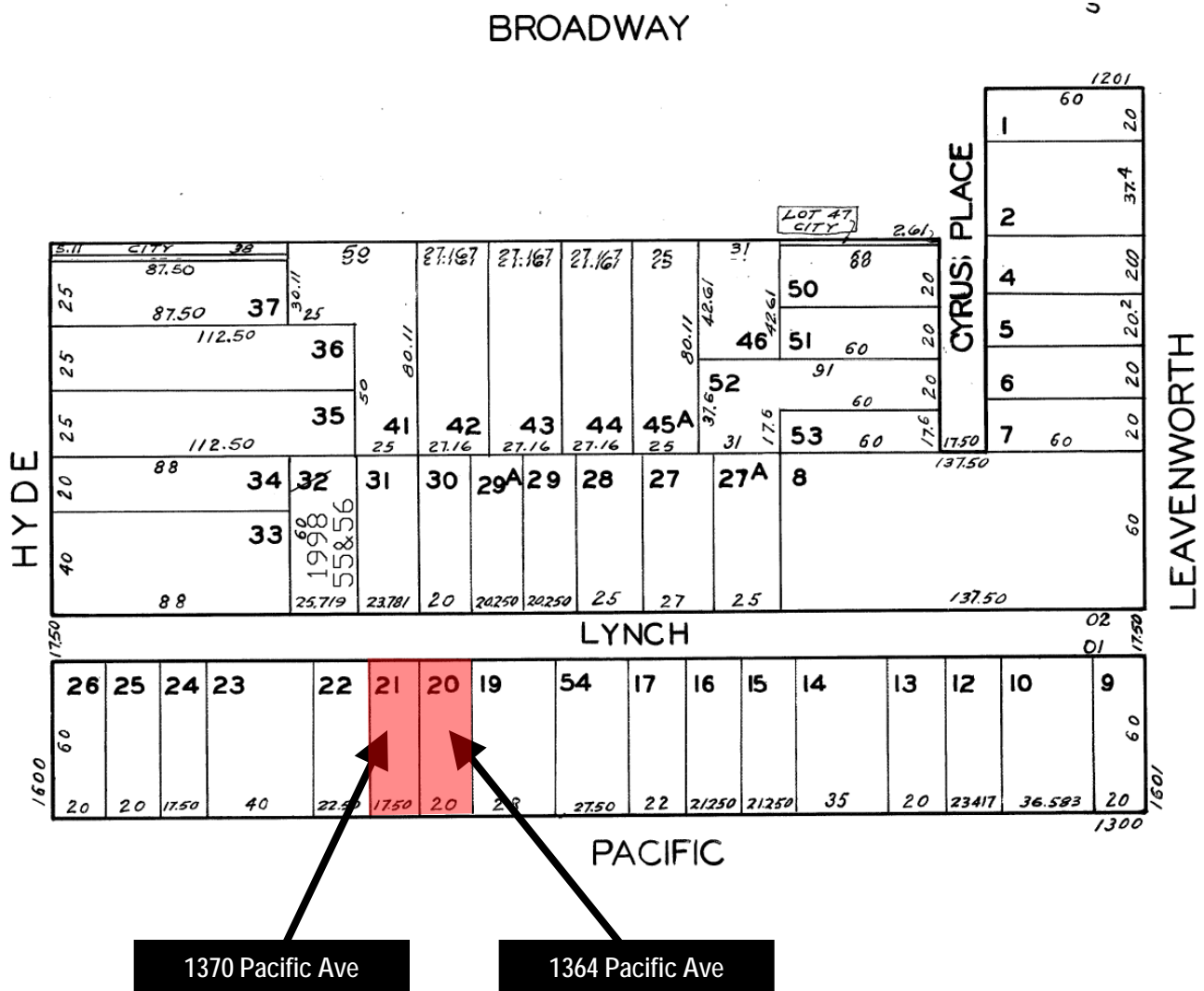
- The project has incorporated the revisions requested by the RDT.
- The project reinforces the surrounding pattern of buildings with full lot coverage, with frontages on both Pacific Avenue and Lynch Street.
- The project, as expressed along the Lynch Street frontage, is compatible with the narrow, intimate scale of the alley and does not overwhelm the narrow street.

RECOMMENDATION: Do not take DR and approve the project as proposed.
--

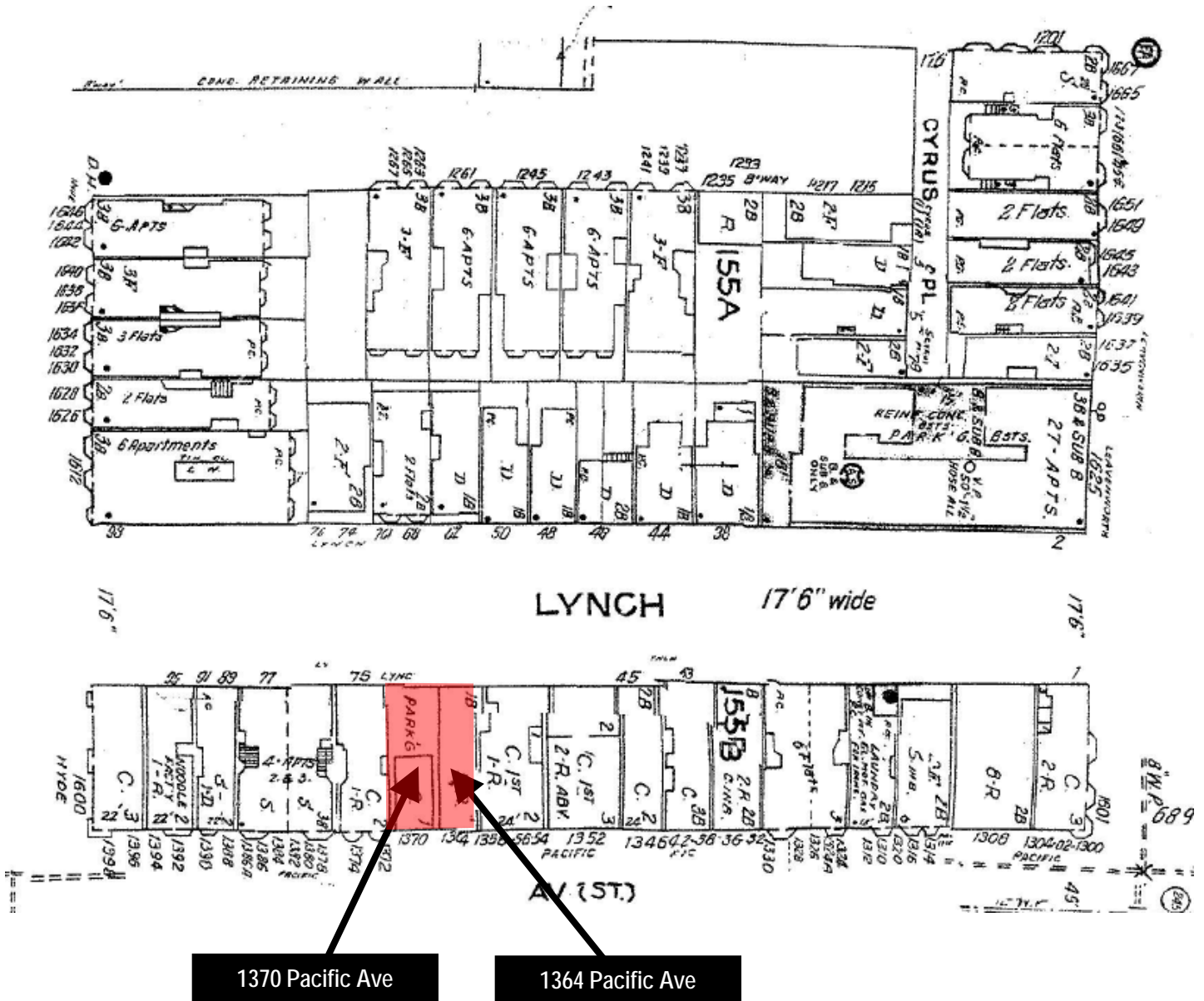
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Section 312 Notice
DR Application
Response to DR Application
Public Correspondence and Petition in Support
Reduced Plans

Parcel Map



Sanborn Map*

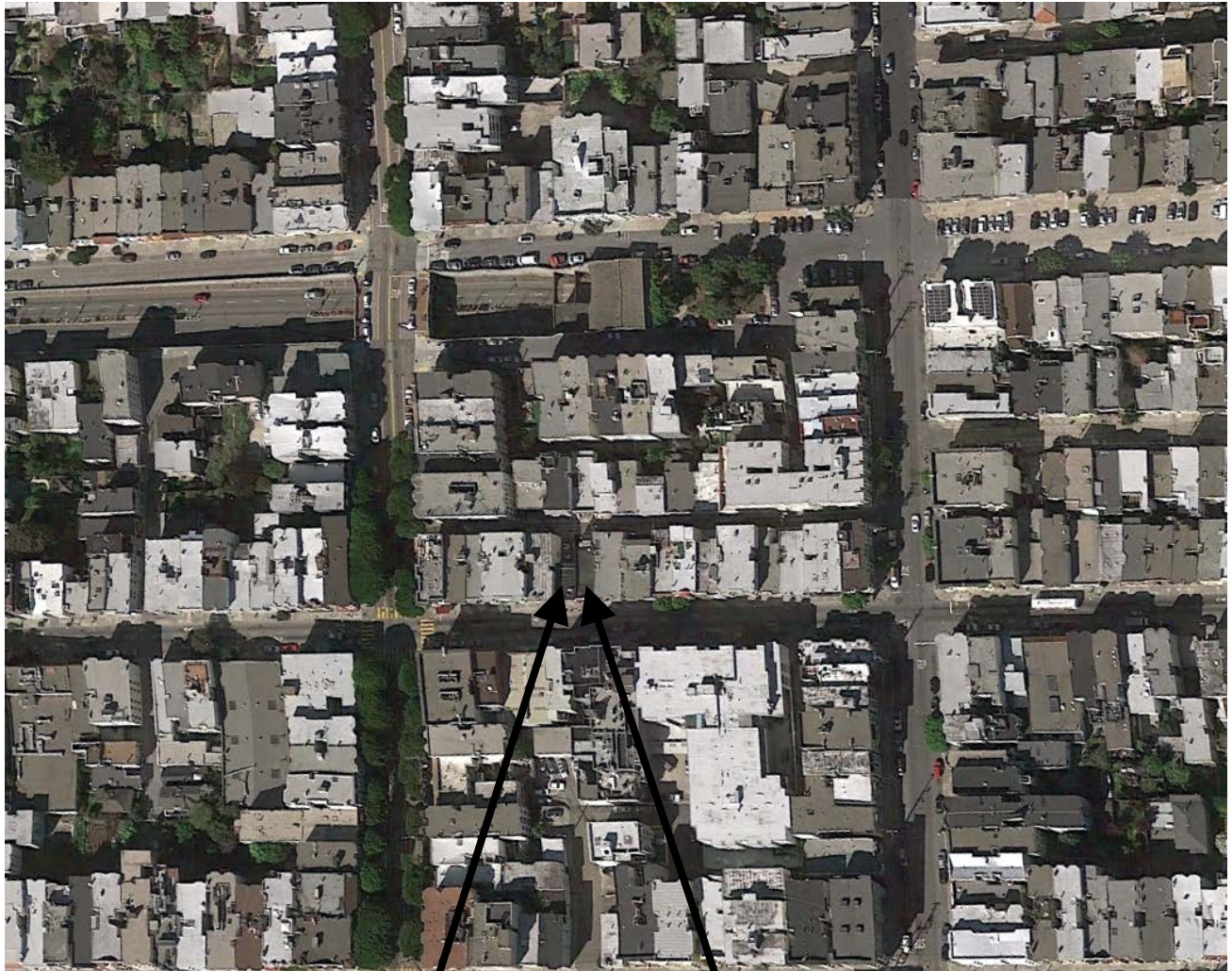


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Case No. 2013.0883DV, 2014.0884DV
1364-1370 Pacific Ave
DR/Variance/Rear Yard Mod

Aerial Photo



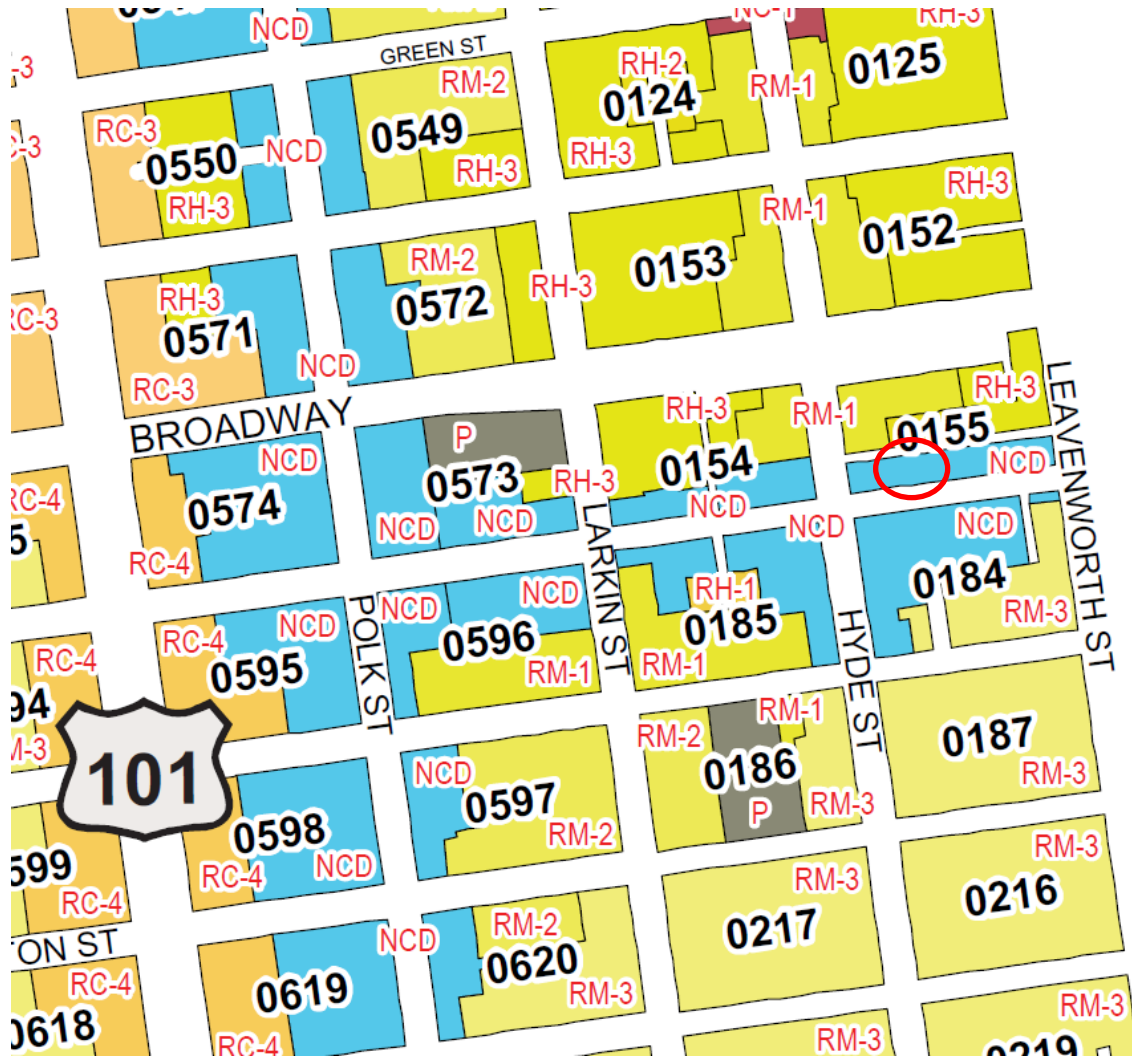
1370 Pacific Ave

1364 Pacific Ave



Case No. 2013.0883DV, 2014.0884DV
1364-1370 Pacific Ave
DR/Variance/Rear Yard Mod

Zoning Map



Case No. 2013.0883DV, 2014.0884DV
1364-1370 Pacific Ave
DR/Variance/Rear Yard Mod



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

* CORRECTED * NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **August 12, 2014**, the Applicant named below filed Building Permit Application Nos. **2014.0812.3672** and **2014.0812.3674** (re: 1364 Pacific Avenue), and Building Permit Application Nos. **2014.0812.3669** and **2014.0812.3679** (re: 1370 Pacific Avenue) with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1364, 1370 Pacific Avenue	Applicant:	Riyad Ghannam
Cross Street(s):	Hyde Street	Address:	560 3rd Street
Block/Lot No.:	0155/020, 021	City, State:	San Francisco, CA 94107
Zoning District(s):	Pacific Avenue NCD / 40-X	Telephone:	(415) 649-6202

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 checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED*
Building Use	Commercial	Residential/Retail
Front Setback	None	0 feet
Side Setbacks	None	0 feet
Building Depth	1364 Pacific: 60 feet; 1370 Pacific: 29 feet	60 feet
Rear Yard	1364 Pacific: None; 1370 Pacific: 31 feet	0 feet
Building Height	Approx. 16 feet	40 feet
Number of Stories	1	4 stories over basement
Number of Dwelling Units	None	1
Number of Parking Spaces	1364 Pacific: None/1370 Pacific: 2 spaces	1

PROJECT DESCRIPTION

* NOTE: Project features described under "Proposed" are applicable to each project at 1364 Pacific Ave. and 1370 Pacific Ave. Project proposes to demolish two existing one-story commercial buildings, and construct two new four-story over basement buildings, each containing one dwelling unit, one parking space, and ground-floor retail spaces. See plans included with previously-issued notice. Each project would require a modification of the rear yard requirements of Planning Code Section 134, as well as a Variance from the maximum parking entry widths for the garage entries on Lynch Street. The Zoning Administrator considered these requests at a hearing on April 23, 2014, but did not take final action on these requests.

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.

For more information, please contact Planning Department staff:

Planner: Kevin Guy
Telephone: (415) 558-6163
E-mail: kevin.guy@sfgov.org

Notice Date: **12/19/2014**
Expiration Date: **01/18/2015**

中文詢問請電: **(415) 575-9010**

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Pacific Avenue Neighborhood association		
DR APPLICANT'S ADDRESS: 7 McCormick ST	ZIP CODE: 94109	TELEPHONE: (415) 885-5607
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Harold Tang		
ADDRESS: 1370 Pacific Avenue	ZIP CODE: 94109	TELEPHONE: (415) 649-6202
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Robyn Tucker		
ADDRESS: 7 McCormick ST	ZIP CODE: 94109	TELEPHONE: (415) 609-5607
E-MAIL ADDRESS: venturesv@aol.com; jounikh@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1364 Pacific Avenue and 1370 Pacific Avenue		ZIP CODE: 94109
CROSS STREETS: Hyde & Leavenworth		
ASSESSORS BLOCK/LOT: 0155 / 020	LOT DIMENSIONS: 20 ft. X 60 ft.	LOT AREA (SQ FT): 1200
ZONING DISTRICT: Pacific Avenue NCD		HEIGHT/BULK DISTRICT: 40/

0155 / 020 17.5 ft x 60 ft 1050 SAME SAME

3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐
Commercial

Present or Previous Use: _____

Proposed Use: Residential/Retail

Building Permit Application No. 2014.0812;3672;3674;3669;3679 Date Filed: 08/12/2014

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

The following applies to 1364 Pacific Avenue and 1370 Pacific Avenue;

The Project Applicant was asked to remove the fourth floor, remove excessive number of rear yard decks (8 total for both addresses), and comply with the 25% rear yard setback. To the best of our knowledge no changes have been made to the design plans.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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 or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please see attached.

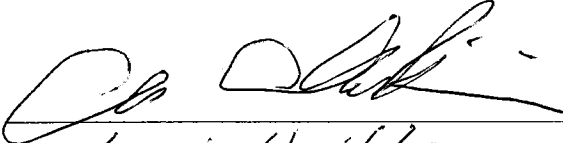
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Removal of commercial at the ground level of 1370 Pacific Avenue, removal of the fourth floor at 1364 Pacific Avenue and 1370 Pacific Avenue, removal of all rear yard decks, and impose a 25% rear yard setback for 1364 Pacific Avenue and 1370 Pacific Avenue.

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: The other information or applications may be required.

Signature: 
Jouni Heikkinen

Date: 1-15-2015

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

Robyn Tucker Co-Ch/Jouni Heikkinen-Agent
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material.

☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION
(PANA)

January 13, 2015

Planning Department
1660 Mission Street
San Francisco, CA 94103

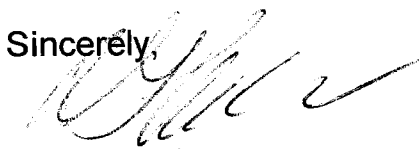
To Whom It May Concern:

The Pacific Avenue Neighborhood Association (PANA) is a recognized neighborhood organization formed in 2003 to preserve and enhance the small-scale character, diversity, and quality of life of our neighborhood.

The Pacific Avenue Neighborhood Association (PANA) is requesting a Discretionary Review of building permit application #s: 2014.0812.3672;3674;3669;3679.

PANA hereby authorizes Jouni Heikkinen, Project Lead, PANA, to file the Discretionary Review in the name of Pacific Avenue Neighborhood Association.

Sincerely,



Robyn Tucker
Chair, PANA

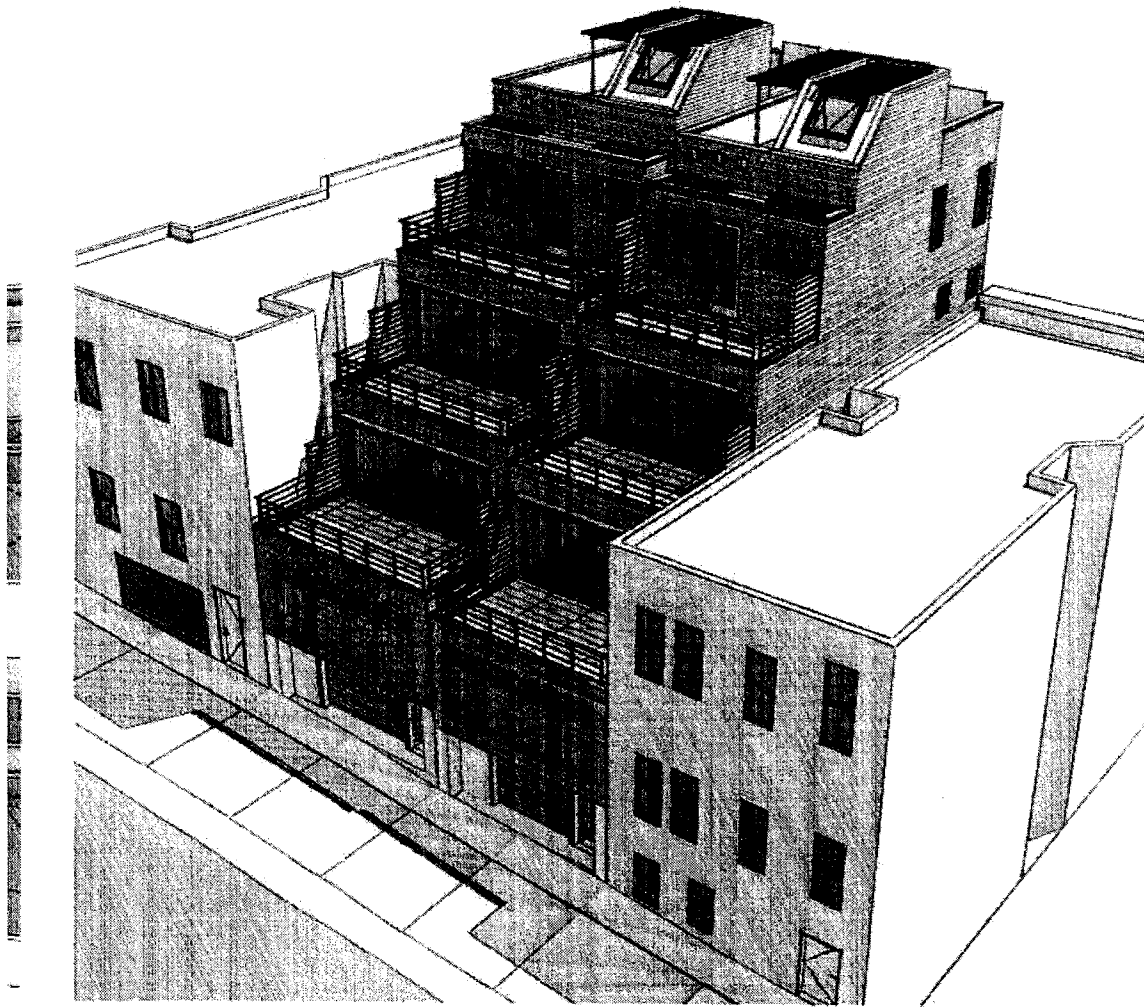
ATTACHMENTS

1. Responses to Discretionary Review Application #1 and #2

EXHIBITS

1. 1364 Pacific Avenue & 1370 Pacific Avenue Project Designs
2. Photos of Lynch Alley
3. Design Modification Proposal
4. Petition Opposing Project As Proposed
5. Mailing List

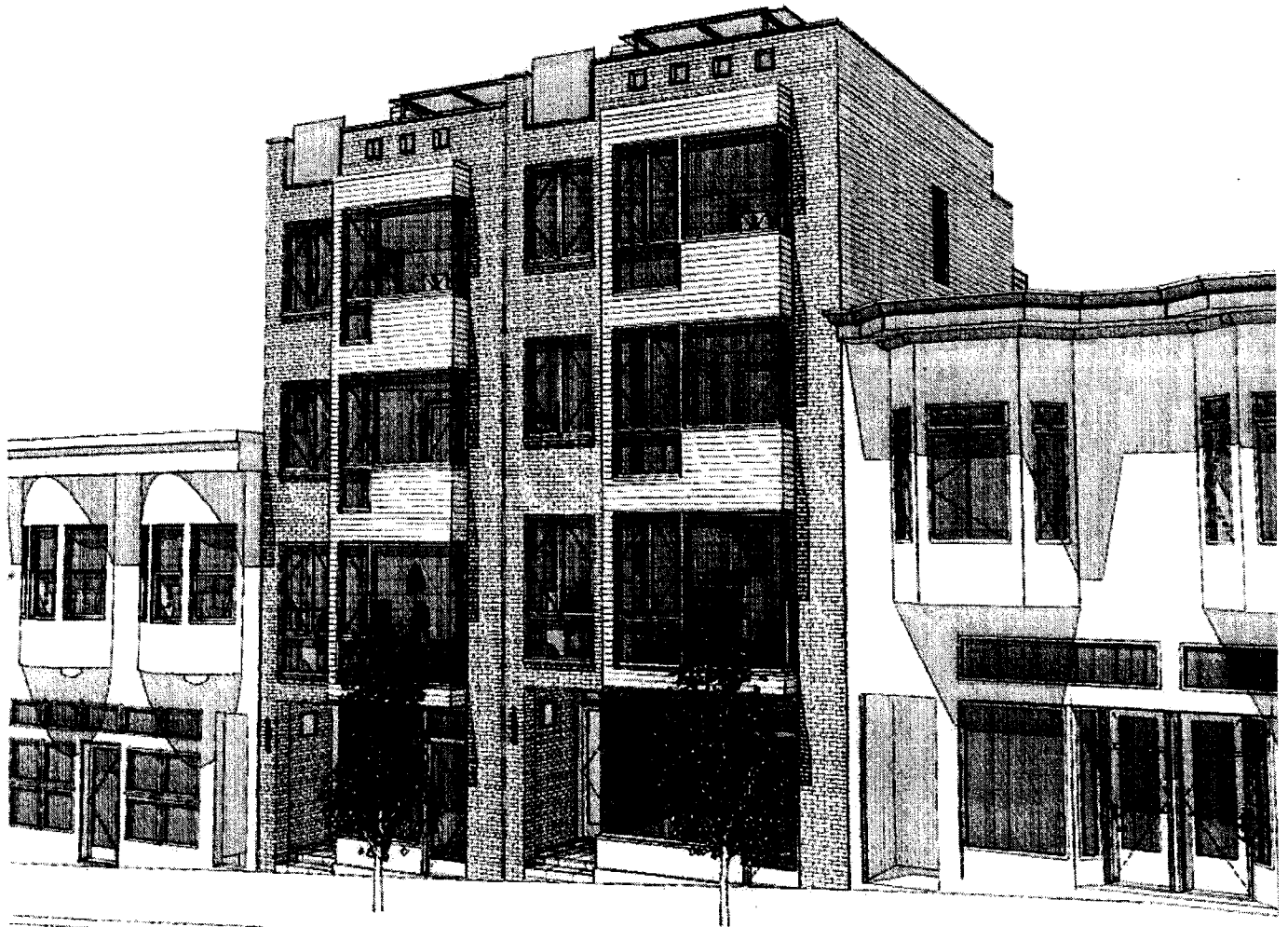
1364-1370 Pacific Ave building development proposal



1 Lynch Street Sketch
SCALE 1:100

Towards 55-57 Lynch Street (narrow alley)

1364-1370 Pacific Ave building developement proposal



Pacific Ave Sketch
SCALE: 1:100

Towards 1364-1370 Pacific Ave

Discretionary Review Application Responses

INTRODUCTION

1.

Events leading to Discretionary Review

The Pacific Avenue Neighborhood Commercial District (NCD) zoning controls are designed to promote a small-scale neighborhood serving a mixed-use commercial street that preserves the surrounding neighborhood residential character and quality of life. Of equal importance, these controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor and above. These controls were implemented in 2007 pursuant to the San Francisco Board of Supervisors' unanimous vote to pass legislation down zoning Pacific Avenue to a building height maximum of 40 feet and rear yard setback of 45%.

The down zoning took into account the narrowing of Pacific Avenue from Polk Street to Jones Street, the population density of the neighborhood, the disappearing open space, and the vulnerability of the many alleys running east and west and perpendicular to Pacific Avenue. Of particular concern to legislation promoters was maintaining access to light and air as taller and bulky building development put the neighborhood at risk of losing solar access, open space, and increasing traffic.

On many occasions, Pacific Avenue Neighborhood Association (PANA) leadership, along with its members and neighbors have met with the Applicant. The Applicant was asked for reasonable and rational project modifications consistent with the Pacific Avenue NCD and its intent– to preserve the small scale character and quality of life of the neighborhood, allow solar access, and encourage open space. The proposed design plans at 1364-1370 Pacific Avenue are contrary to the down zoning of Pacific Avenue.

In April 2014 Zoning Administrator Scott Sanchez conducted a variance hearing for this project. At the hearing, neighbors of the proposed projects voiced their objections to the design plans as proposed. In addition, at least 3 neighborhood groups (MPNA, PANA and RHCA) raised their objections in person and by email/letter. To the best of our knowledge, the project as proposed is not supported by any neighbors or neighborhood organizations.

At the variance hearing, Mr. Sanchez recommended that a design compromise be achieved by all parties. Individual neighbors and neighborhood organizations have proposed design modifications. Upon review of the most recently submitted plans, no modifications have been made.

The Rear Yard as Proposed by Building Permit Applicant would have 0% setback. The minimum required setback is 25%. In addition the project design is OUT OF SCALE and CHARACTER to the existing neighborhood and the specific scale of Lynch Alley. The close proximity of the proposed project to neighbors across the alley poses a SIGNIFICANT LOSS OF PRIVACY and LIGHT.

A. Rear Yard Setback

Rear yards are open areas of land between the back of the buildings and the rear property line. When expanding the building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. **(P.16 Residential Design Guidelines)** In addition, through-lots (lots that have streets to the front and rear) require a minimum 25% rear yard setback if averaging of adjacent lots results in less setback.

The 2007 legislation establishing the Pacific Avenue NCD imposed a 45% rear yard setback on larger sized lots. For smaller lots, a default of 25% rear yard setback is imposed. The Applicant is proposing development to the property line on Lynch Alley for both 1364 Pacific Avenue and 1370 Pacific Avenue. PANA has great concern that these projects, which are located to their rears on an alley only 17 feet in width, will impose on the living rooms and bedrooms of its neighbors. A through-lot requires a minimum 25% rear yard setback if averaging of adjacent lots results in less setback or there is no rear yard setbacks to existing properties.

Many of the buildings located on the South side of this narrow alley between Hyde and Leavenworth Streets extend to the rear property line. However, these properties were grandfathered in as part of the zoning passed in 2007 (known as the Pacific Avenue Neighborhood Commercial District) as nonconforming. The purpose of the zoning was, in great part, to ensure solar access and encourage open space of any new construction in one of the City's most densely populated neighborhood and especially on our fragile neighborhood alleys.

B. Height

Planning Code Section 261.1. Purpose. "The intimate character of narrow streets (rights-of-way 40 feet in width or narrower) and alleys is an

important and unique component of the City and certain neighborhoods in particular. The scale of these streets should be preserved to ensure they do not become overshadowed or overcrowded. Heights along alleys and narrow streets are hereby limited to provide ample sunlight and air.”

If measured from Lynch alley, the proposed developments would measure 58 feet high. This height is inconsistent with the 2007 down zoning of Pacific Avenue, which contemplates preservation of a small scale neighborhood. Buildings at this height or at a maximum height of 40 feet on such a narrow alley creates a wall effect and blocks solar access whether there is a 45% solar plane angle or not. It should be every San Francisco resident’s right to have solar access and to see the sky when they walk out of their homes rather than face a wall of buildings. Allowing Applicant to proceed with their project as proposed would go against the intent of Section 261. In addition, PANA urges that new development on significantly narrow alleys consider new design heights at 1.25 X the width of the alley.

C. Solar Access, Privacy, and Noise.

If the project as proposed is allowed to move forward, the nominal solar access that is currently enjoyed on this narrow alley will disappear for most of the day.

In addition, privacy for homeowners to the north, east and west side of the proposed development will be forever lost if the 8 rear yard and penthouse decks are allowed. These decks provide a great opportunity for excessive noise and significant loss of privacy, which are unacceptable for this densely populated neighborhood.

D. Residential Guidelines (Scale and Form)

The residential guidelines should be considered when reviewing proposed construction along the Pacific Avenue corridor between Polk and Taylor Streets, as it is predominantly a residential neighborhood with some commercial establishments. The subject property is located **mid-block**. The proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design and access to light and air that the zoning seeks to preserve and direct. Also, historically, it has been SF Planning Department and Planning Commission policy to encourage taller building development at the corners of each block.

We have had several discussions with the Applicant in person and by email. We even went so far as to hire an architect to create design alternatives and modifications to support the Applicant’s desire to build on

the subject property, while addressing many of the neighbor's concerns. The Applicants have been unresponsive to our requests until just recently where PANA proposed building into the solar access plane if eliminating the fourth floor and many, if not all of the rear yard decks.

We continue our objections to the 1364-70 Pacific Avenue design plans as proposed and respectfully ask that the building and demolition permits be denied.

2.

The project design impacts for 1364 and 1370 Pacific Avenue are unreasonable and unexpected in light of the 2007 down zoning of Pacific Avenue.

Rear yards are open areas of land between the back of the buildings and the rear property line. When expanding the building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. **(P.16 Residential Design Guidelines)** In addition, the 2007 down zoning legislation establishing the Pacific Avenue NCD imposes a 45% rear yard setback. However, through-lots (lots that abut streets to the front and rear) require a minimum 25% rear yard setback if averaging of adjacent lots results in less than a 25% rear yard setback.

The Applicant is proposing development to the property line on Lynch Alley for both 1364 Pacific Avenue and 1370 Pacific Avenue. But these addresses are through lots and should be subject to at least the 25% rear yard setback. Also, these projects, which are located on an alley only 17 feet wide, will negatively impact an entire alley as the proposed rear yard decks face the living rooms and bedrooms of its neighbors on the opposite side of the alley compromising and significantly impacting neighbor privacy.

Please note: Many of the buildings located on the South side of this narrow alley extend to the rear property line, but these were grandfathered in as nonconforming as part of the down zoning passed in 2007. The purpose of the zoning was, in great part, to ensure solar access and encourage open space of any new construction in the City's most densely populated neighborhood, especially on our vulnerable neighborhood alleys.

Project design modifications proposed to the Applicant provide for potential allowances to the rear yard setback requirement and neighbors are prepared to discuss and agree to compromises. However, the Applicant

has been unwilling to do so unless he can build into the 45 degree solar access plane.

Mid Block Development (Residential Guidelines)

The residential guidelines should be considered when reviewing proposed construction along the Pacific Avenue corridor between Polk and Taylor Streets, as it is predominately a residential neighborhood with some commercial establishments. The subject property is located mid-block and the proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design and solar access that the zoning controls seek to preserve and direct. Also, historically, it has been SF Planning Department policy to encourage taller building development at the corners of each block.

Request

The Pacific Avenue Neighborhood Association respectfully requests that the Planning Commission deny building permit application numbers: 2014.0812.3672; 3674;3669;3679. The proposed buildings' design do not comply with the required rear yard setback at the ground level, is contrary to the Pacific Avenue Neighborhood Commercial District's development control and intent insisting on small scale neighborhood design, and violates the right to have privacy in your own home.

The neighborhood is overwhelmingly opposed to this project as proposed. Petition signatures (provided in EXHIBITS attached to the DR form) from immediate neighbors evidence opposition breadth. In addition, further opposition evidence was observed at the variance hearing as the room was filled with at least 15 neighbors and 2 community organizations opposing the project.

Recently, a compromise was discussed with Applicant and SF Planner Kevin Guy regarding the *possibility* of **some** encroachment into the sun angle restriction, ***if and only if***, the Applicant removed the proposed 4th floor from their project, **some of the decks eliminated and at least 25% rear yard maintained.** To date, this option has not been agreed to by the Applicant or approved by the planning department.

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces on Lynch Alley and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name Kathleen Courtney Address 1158 Green 94109
Signature Kathleen Courtney Email kcourtney@vcast.com
2. Print Name Gail Quan Address 1355 Pacific Ave #103
Signature Gail Quan Email SF, CA 94109
gailquan@gmail.com
3. Print Name Paul Burke Address 2440 Van Ness Ave. #9
Signature Paul Burke Email elzeard1@gmail.com
4. Print Name Ken Kobre Address 4 McCormick St SF CA 94109
Signature Ken Kobre Email Kobre@kenkobre.com
5. Print Name John Bardis Address 1158 Green St.
Signature John Bardis Email jbardis@xel.com
6. Print Name SOPHIA CORBETT Address 1355 PACIFIC AVE #401
Signature SOPHIA CORBETT Email CORBETT.SOPHIA@GMAIL.COM
7. Print Name PIERRE ZETTERBERG Address
Signature Pierre Zetterberg Email
8. Print Name MARY MCGUIRE Address 38 LYNCH SF 94109
Signature Mary McGuire Email alma.cole@comcast.net
9. Print Name GARY G GACH Address 1243 Broadway 4 • 94109
Signature Gary Gach Email gary.gach@gmail.com
10. Print Name Rosemarie O'vian Address 62 Lynch St SF 94111
Signature Rosemarie O'vian Email rovian@aol.com


PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces on Lynch Alley and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name Kendra Boardman Address 1355 Pacific Ave #302
Signature *Kendra Boardman* Email Kendrast@gmail.com SF 94139
2. Print Name Michael Greene Address 1355 Pacific Ave #405
Signature *Michael Greene* Email Mgarene4@hotmail.com
3. Print Name Bettye Brill Address 4 McCormick St SF 94109
Signature *Bettye Brill* Email betsyb123@mac.com
4. Print Name Marilyn Aspesi Address 70 Lynch St. SF. 94109
Signature *Marilyn Aspesi* Email
5. Print Name Jouni Heikkinen Address 72 Lynch St.
Signature *Jouni Heikkinen* Email jounik1@yahoo.com
6. Print Name Robyn Tucker Address 7 McCormick St
Signature *Robyn Tucker* Email venturesr@aol.com
7. Print Name Camille Jaderholm Address 72 Lynch Street
Signature *Camille Jaderholm* Email capricatsb@yahoo.com
8. Print Name RICHARD KOURY Address 38 LYNCH ST
Signature *Richard Koury* Email carl.stanyan@comcast.net
9. Print Name John Herndon Address 1349 5th Ave 94122
Signature *John Herndon* Email john.herndon8@gmail.com
10. Print Name LUIS ADARCA Address 1107 1/2 Ave 94118
Signature *Luis Adarca* Email LuisAdarca@yahoo.com

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4--story buildings with staggered roof--line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small--scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | | | | |
|----|------------|---|---------|-------------------------|
| 1. | Print Name | Ader Gandi | Address | 68 Lynch Street |
| | Signature |  | | San Francisco, CA 94109 |
| | | | Email | agandi@aol.com |
| | | 04/18/14 | | |
| 2. | Print Name | | Address | |
| | Signature | | Email | |
| 3. | Print Name | | Address | |
| | Signature | | Email | |
| 4. | Print Name | | Address | |
| | Signature | | Email | |
| 5. | Print Name | | Address | |
| | Signature | | Email | |
| 6. | Print Name | | Address | |
| | Signature | | Email | |
| 7. | Print Name | | Address | |
| | Signature | | Email | |
| 8. | Print Name | | Address | |
| | Signature | | Email | |



PRESERVE OUR SMALL SCALE NEIGHBORHOOD

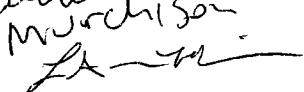
We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces on Lynch Alley and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | |
|--|--|
| 1. Print Name <u>Alfred Hilde-Medina</u>
Signature <u>[Signature]</u> | Address <u>1333 Jones Street #607</u>
Email <u>(AlfredHilde-Medina)@pac.com</u> |
| 2. Print Name <u>Jose Luis Medina</u>
Signature <u>[Signature]</u> | Address <u>1333 JONES ST. #607</u>
Email <u>JLMEDINA@PAC.COM</u> |
| 3. Print Name <u>Cindy Greene</u>
Signature <u>[Signature]</u> | Address <u>1355 Pacific Ave #405</u>
Email <u>cindyfeng@gmail.com</u> |
| 4. Print Name <u>Brandon Bar</u>
Signature <u>[Signature]</u> | Address <u>1440 Union St</u>
Email <u>brn42@gmail.com</u> |
| 5. Print Name <u>Louis Matthews</u>
Signature <u>[Signature]</u> | Address <u>1355 PACIFIC AVE #205</u>
Email <u>louisjmatthews@gmail.com</u> |
| 6. Print Name <u>Math Boyce</u>
Signature <u>[Signature]</u> | Address <u>1355 Pacific Ave #306</u>
Email <u>mattheusboyce@yahoo.com</u> |
| 7. Print Name <u>JODY BOYCE</u>
Signature <u>[Signature]</u> | Address <u>11</u>
Email <u>JODYRAYFIELD@GMAIL.COM</u> |
| 8. Print Name <u>MICHELLE BOWLER</u>
Signature <u>[Signature]</u> | Address <u>1355 PACIFIC AVE #304</u>
Email <u>michellebowler@comcast.net</u> |
| 9. Print Name <u>KIRSTY TRAILL</u>
Signature <u>[Signature]</u> | Address <u>1355 Pacific Ave #205</u>
Email <u>Traillblazer@yahoo.com</u> |
| 10. Print Name <u>Ereg Wallace</u>
Signature <u>[Signature]</u> | Address <u>1355 Pacific Ave #303</u>
Email <u>jwallace60@hotmail.com</u> |

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roofline terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.


15. Print Name
Signature

Lane
Murchison


Address
Email

1924 Polk St
Lane @ pacbell.net

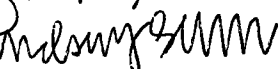
16. Print Name
Signature

Nwabuke


Address
Email

1112 Calkin St
nbuke@gmail.com


17. Print Name
Signature

Lindsay Schmulen


Address
Email

1355 Pacific Ave #401
lasmulen@gmail.com

18. Print Name
Signature

Mark Schmulen


Address
Email

1355 Pacific Ave #402
mschmulen@gmail.com

19. Print Name
Signature

Kathy Boardman


Address
Email

1355 Pacific Ave #302
Kathymb51@yahoo.com

20. Print Name
Signature

Address
Email

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

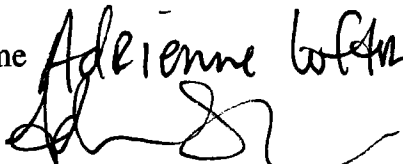

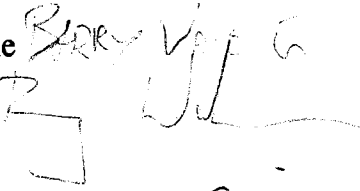
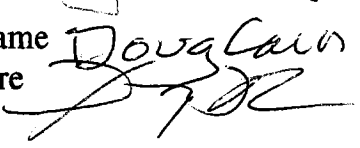
We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

27. Print Name MICHAEL CORBETT Address 1355 PACIFIC AVE #401, SF, CA
Signature *Mc* Email CORBETT.MIKE@GMAIL.COM 94109
28. Print Name Greg Corbett Address
Signature *Greg Corbett* Email g.james.corbett@gmail.com
29. Print Name Nick Hanacek Address 1688 Sacramento St. #202 SF, CA
Signature *Nick Hanacek* Email nhanacek@gmail.com 94109
30. Print Name COREY BRAY Address cbray415@gmail.com
Signature *Corey Bray* Email 1688 Sacramento St. #202, S.F., CA, 94109
31. Print Name Adam Mayer Address 2040 Franklin St. #804,
Signature *Adam Mayer* Email amayer13@gmail.com S.F., CA, 94109
32. Print Name Melanie Corbett Address 1501 Leavenworth Street #11,
Signature *Melanie Corbett* Email melanie.corbett@gmail.com San Francisco, CA, 94109

Denis -
Please sign -
Thanks
-401

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | | | |
|----------------|---|---------|--|
| 33. Print Name | Adrienne Wolfen | Address | 1355 Pacific Ave #202 |
| Signature |  | Email | SF CA 94109
adrienne.wolfen@gmail |
| 34. Print Name | LEANDREW MINTZ | Address | 1642 Larkin St # 11 |
| Signature |  | Email | SF CA 94109
leandrewmintz@hotmail.com |
| 35. Print Name | BARRY VINTZ | Address | 1642 LARKIN ST, SF CA 94109 |
| Signature |  | Email | barryvintz@gmail.com |
| 36. Print Name | Doug Cain | Address | 1472 JACKSON |
| Signature |  | Email | dccnow-on.net |
| 37. Print Name | | Address | |
| Signature | | Email | |
| 38. Print Name | | Address | |
| Signature | | Email | |

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

27. Print Name *CHRISTINE MCKAY*
Signature *Christine McKay*

Address *2600 VANNESS AVE #105*
SF CA 94109
Email *chris_mckay@hotmail.com*

28. Print Name *Barbara Troast*
Signature *BTroast*

Address *1221 GREENWICH #5*
SF CA 94109
Email *barbara@sfpproperties.com*

29. Print Name *GENAULEN MAXIDE*
Signature *Genaulen Maxide*

Address *1231 GREEN STREET*
SF - CA 94109
Email *415-810-8709*

30. Print Name
Signature

Address
Email

31. Print Name
Signature

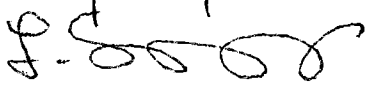

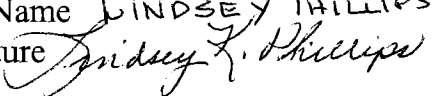



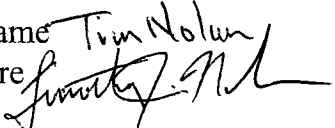

Address
Email

32. Print Name
Signature

Address
Email

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name Lily Stoyanovski Address 1001 Pine Street #111
Signature  Email lilysto@gmail.com
2. Print Name Patricia Nolan Address 2128 Van Ness Ave #402
Signature  Email patty-nolan@yahoo.com
3. Print Name LINDSEY PHILLIPS Address 1346 Filbert St, 94109
Signature  Email lindseyrn@aol.com
4. Print Name NICOLE CUSICK Address 832 FILBERT ST, SF, 94133
Signature  Email encusick@gmail.com
5. Print Name MARY BETH STEADMAN Address 2325 LARKIN STREET, SF CA 94109
Signature  Email marybethsteadman@gmail.com
6. Print Name CATHERINE BABKINA Address 2459 Larkin St 94109
Signature  Email babkina@sbcglobal.net
7. Print Name Tim Nolan Address 2600 Van Ness Ave #503 SF/CA 94109
Signature  Email glq223@yahoo.com
8. Print Name Paul Sullivan Address 2128 Van Ness #202
Signature  Email 7p741@yahoo.com

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roofline terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

15. Print Name *NICOLA HIND*

Address *1231 GREEN ST, SF, CA*

-Signature

TRH

Email

Findthehind@yahoo.com

16. Print Name

Address

Signature

Email

17. Print Name

Address

Signature

Email

18. Print Name

Address

Signature

Email

19. Print Name

Address

Signature

Email

20. Print Name

Address

Signature

Email

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

27. Print Name *GERRI RIGGS*

Address *1245 CALIFORNIA ST 94109*

-Signature *GRiggs*

Email *~~gbj305~~ gbj305@yahoo.com*

28. Print Name

Address

Signature

Email

29. Print Name

Address

Signature

Email

30. Print Name

Address

Signature

Email

31. Print Name

Address

Signature

Email

32. Print Name


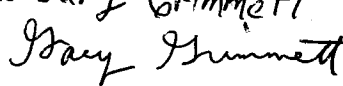
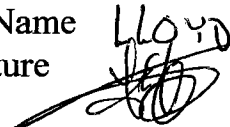

Address

Signature

Email

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces on Lynch Alley and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | | | |
|----------------|---|---------|--|
| 1. Print Name | CAROLYN LEE | Address | 1460 JACKSON ST. SF 94109 |
| Signature |  | Email | carolynlee@hotmail.com |
| 2. Print Name | Gary Grimmett | Address | 2822 Pierce St. SF 94123 |
| Signature |  | Email | garygrimmette@gmail.com |
| 3. Print Name | LLOYD RATH | Address | 583 Tenth Avenue |
| Signature |  | Email | SF CA 94118 |
| 4. Print Name | Zac Bain | Address | 1612 Hyde St. SF CA 94109 |
| Signature |  | Email | lloyd.ellorlo@gmail.com
Z-cbain@hotmail.com |
| 5. Print Name | | Address | |
| Signature | | Email | |
| 6. Print Name | | Address | |
| Signature | | Email | |
| 7. Print Name | | Address | |
| Signature | | Email | |
| 8. Print Name | | Address | |
| Signature | | Email | |
| 9. Print Name | | Address | |
| Signature | | Email | |
| 10. Print Name | | Address | |
| Signature | | Email | |

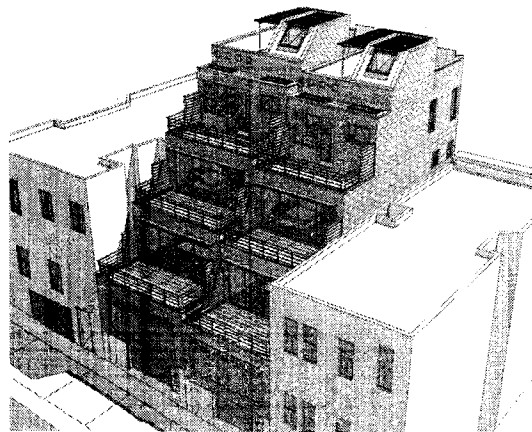
PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | | | |
|---------------|------------|---------|------------------------|
| 1. Print Name | CCINTON | Address | |
| Signature | GEE Cling | Email | C5094010@YAHOO.COM |
| 2. Print Name | JUDITH GEE | Address | 1358 Pacific Ave SF CA |
| Signature | Judith GEE | Email | cjdsgee@yahoo.com |
| 3. Print Name | Dillon Gee | Address | |
| Signature | DALLS | Email | dgee@uci.edu |
| 4. Print Name | | Address | |
| Signature | | Email | |
| 5. Print Name | | Address | |
| Signature | | Email | |
| 6. Print Name | | Address | |
| Signature | | Email | |
| 7. Print Name | | Address | |
| Signature | | Email | |
| 8. Print Name | | Address | |
| Signature | | Email | |

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



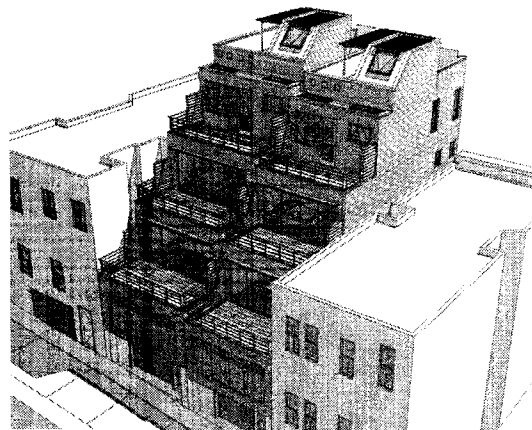
We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) Eric Meuse	Name (Print) Johnny Leung
Signature Eric R. Meuse	Signature Johnny Leung
Address 1612 Hyde St. Apt B, SF 94109	Address 1612 Hyde St. Apt B S.F. CA 94109
Email emeuse1@yahoo.com (415) 722-4678	Email johnleung@gmail.com
Name (Print) Eileen VanMatre	Name (Print) Dawn Sandoz
Signature Eileen VanMatre	Signature Dawn Sandoz
Address 1335 Pacific Ave Apt 207, SF 94109	Address 1261 Pacific Ave SF CA 94107
Email evanmatre@foxrotuschild.com	Email
Name (Print) Kristine McCollister	Name (Print) Ediko Polony
Signature Kristine McCollister	Signature Ediko Polony
Address 1342 Beifuc 94109	Address 4022 19th St #2 94114
Email kristinemccollister@yahoo.com	Email
Name (Print) Madison Clement	Name (Print) Darren Dantzler
Signature Madison Clement	Signature Darren Dantzler
Address 216 B Glover St. 94109	Address 1737 Jones 94109
Email mdsclement@gmail.com	Email darcokouestkat@gmail.com

continue in
blanket page

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

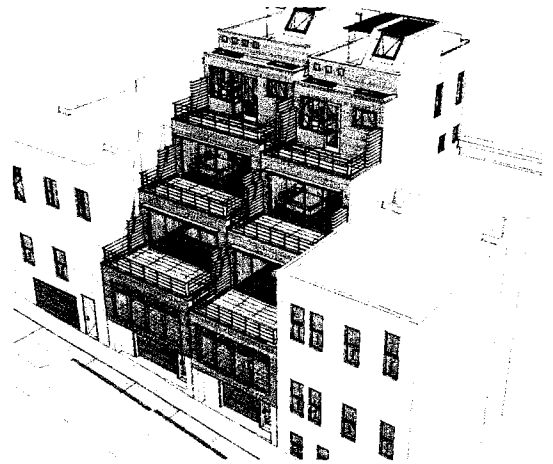


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) Jonathan Gabrio	Name (Print) James Gilmore
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Address 1358 Pacific Ave	Address 1643 Leavenworth St
ZIP 94109	ZIP 94109
Email jgabrio@gmail.com	Email
Phone-optional 	Phone-optional
Name (Print) Mona Duan	Name (Print) CARL F. CAWALING
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Address 1358 Pacific Ave	Address 135 Pinchurst Way
ZIP 94109	ZIP 94127
Email wangminan@hotmail.com	Email
Phone-optional 	Phone-optional
Name (Print) TILLIE PISCUVICH	Name (Print) CARMEN ESTEVA
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Address 3044 FRANKLIN ST	Address 1545 Broadway #208
ZIP 94123	ZIP 94109
Email 	Email
Phone-optional 	Phone-optional 415-921-3672
Name (Print) HELEN PISCUVICH	Name (Print)
Signature <i>[Signature]</i>	Signature
Address 3044 Franklin St #101	Address
ZIP 94123	ZIP
Email 	Email
Phone-optional 	Phone-optional

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

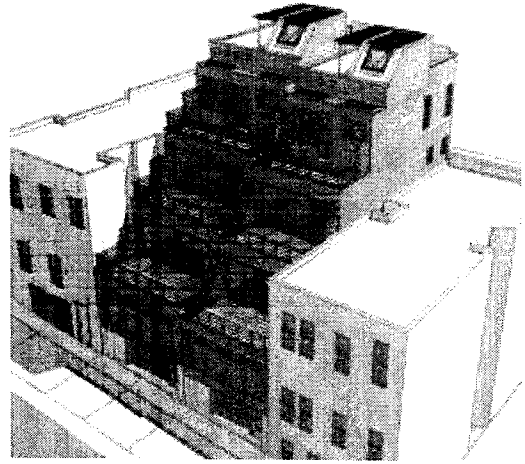


We respectfully request that the Planning Commission deny the request for a variance.

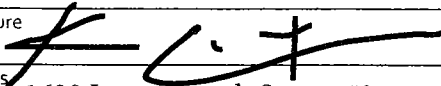
Name (Print) LINDSEY CRITTENDEN	Name (Print) Craig Schillis
Signature 	Signature
Address 1414 JACKSON ST ZIP 94109	Address 1414 Jackson St ZIP 94109
Email lindsey2@earthlink.net Phone-optional	Email cashillis@aol.com Phone-optional
Name (Print) JAMES CRITTENDEN-LAVENDISH	Name (Print) Kelly Brashear
Signature 	Signature
Address 1234 Jones St. #2 ZIP 94109	Address 1412 Jackson St. ZIP 94109
Email jamescrittenden@gmail.com Phone-optional	Email kelly.Brashear@gmail.com Phone-optional
Name (Print) JOSEPH PRANG	Name (Print) Kelly Lillis
Signature 	Signature
Address 1412 JACKSON ST ZIP 94109	Address 3 McCormick St. ZIP 94109
Email JOSEPH.PRANG@gmail.com Phone-optional	Email pandica1@gmail.com Phone-optional
Name (Print) DAMIEN LILLIS	Name (Print)
Signature 	Signature
Address 3 MCCORMICK PL ZIP 94109	Address
Email damien.lillis@gmail.com Phone-optional	Email

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

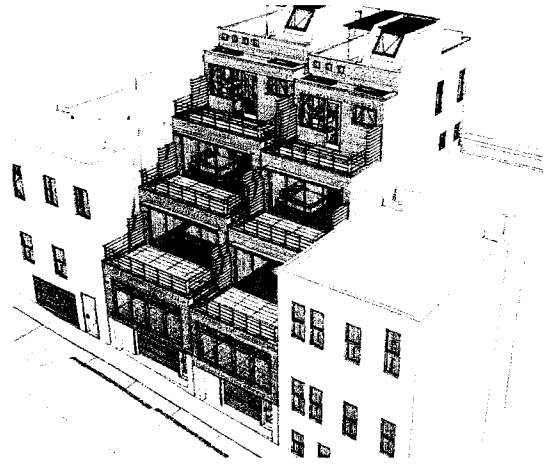


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) Kai Lintumaa	Name (Print)
Signature 	Signature
Address 1620 Leavenworth Street, #2 ZIP 94109	Address ZIP
Email kai.lintumaa@gmail.com Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Email Phone-optional	Email Phone-optional

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

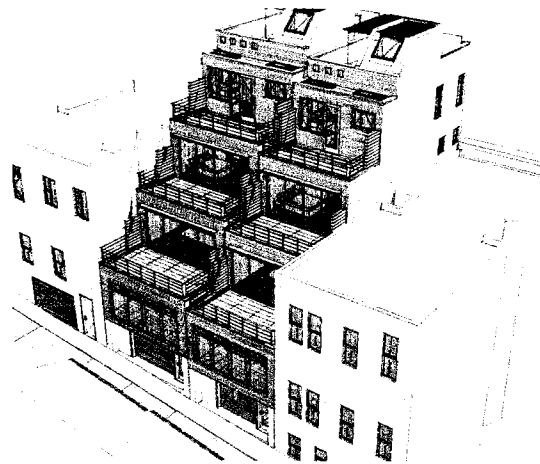


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) <i>Anne Madden</i>	Name (Print)
Signature <i>[Signature]</i>	Signature
Address <i>1537 Pacific Ave.</i>	Address
ZIP <i>94109</i>	ZIP
Email <i>annemexico@comcast.net</i>	Email
Phone-optional <i>415-265-1152</i>	Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address	Address
ZIP	ZIP
Email	Email
Phone-optional	Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address	Address
ZIP	ZIP
Email	Email
Phone-optional	Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address	Address
ZIP	ZIP
Email	Email
Phone-optional	Phone-optional

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

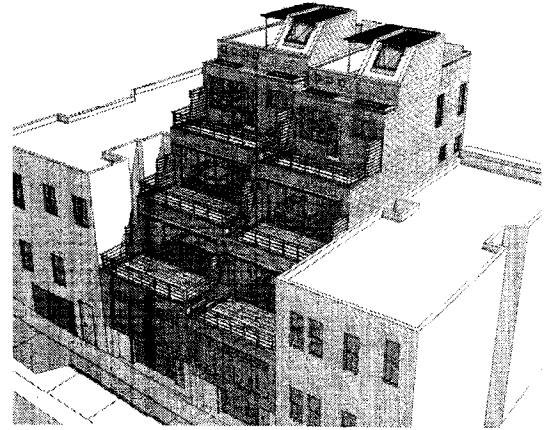


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print)	William Matteson	Name (Print)	
Signature	William Matteson	Signature	
Address	2 McCormick St, SF 94109	Address	ZIP
Email	Phone-optional	Email	Phone-optional
Name (Print)	Jessie A. Stanshaw	Name (Print)	
Signature	2 McCormick St, SF	Signature	
Address	94109	Address	ZIP
Email	Phone-optional	Email	Phone-optional
Name (Print)	Victor Chen	Name (Print)	
Signature	Victor Chen	Signature	
Address	1466 Pacific Ave 94109	Address	ZIP
Email	Phone-optional	Email	Phone-optional
Name (Print)	Andrew T. Madden	Name (Print)	
Signature	Andrew T. Madden	Signature	
Address	1537 Pacific Ave 94109	Address	ZIP
Email	Phone-optional	Email	Phone-optional

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



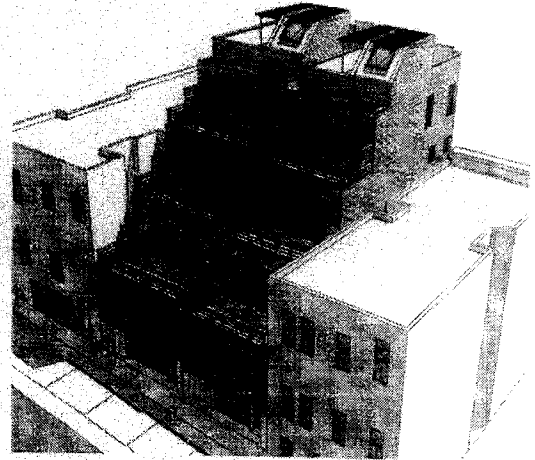
We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) <i>Lena Samzelius</i>	Name (Print) <i>Wivcha Ramel</i>
Signature <i>Lena Samzelius</i>	Signature <i>Wivcha Ramel</i>
Address <i>5240 Lyon St</i> ZIP <i>94123</i>	Address <i>27 Henry St.</i> ZIP <i>94114</i>
Email <i>lenasamzelius@hotmail.com</i> Phone-optional	Email <i>wramel@gmail.com</i> Phone-optional <i>415-279-2519</i>
Name (Print) <i>BEATRICE GUSTAFSSON</i>	Name (Print) <i>ULLA DA SILVA</i>
Signature <i>Beatrice Gustafsson</i>	Signature <i>Ulla Da Silva</i>
Address <i>251 Avila St</i> ZIP	Address <i>715 Lake</i> ZIP <i>94118</i>
Email <i>San Francisco CA. 94123</i> Phone-optional	Email <i>San Francisco</i> Phone-optional
Name (Print) <i>CHARLOTTE COFFEY</i>	Name (Print) <i>Madeleine Eketorp</i>
Signature <i>Charlotte Coffey</i>	Signature <i>Madeleine Eketorp</i>
Address <i>707 RAKDALE BLVD</i> ZIP <i>94127</i>	Address <i>1600 15th Street</i> ZIP <i>94103</i>
Email <i>CHARLOTTE@LOTAAPPEL.COM</i> Phone-optional	Email <i>madeleine.eketorp@gmail.com</i> Phone-optional <i>9174548712</i>
Name (Print) <i>CARIN de BRER</i>	Name (Print) <i>Staffan Eketorp</i>
Signature <i>Carin de Brer</i>	Signature <i>Staffan Eketorp</i>
Address <i>777 Ashbury St</i> ZIP	Address <i>1600 15th Street</i> ZIP <i>94103</i>
Email <i>SF 94117</i> Phone-optional	Email <i>staffan.eketorp@gmail.com</i> Phone-optional

continue in
blanket page.

Save Our Quality of Life on the Alleys -

op the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



We respectfully request that the Planning Commission deny the request for a variance.

Name (Print)	Scott Edmondson	Name (Print)	Marie Summers
Signature	<i>Scott Edmondson</i>	Signature	<i>Marie Summers</i>
Address	43 Russell St	Address	43 Russell St
ZIP	94109	ZIP	94109
Phone-optional	Scott-e@sustainability2030.com	Phone-optional	sfp@igc.org
Name (Print)	Scott Lettieri	Name (Print)	Rachael Denny
Signature	<i>Scott Lettieri</i>	Signature	<i>Rachael Denny</i>
Address	1183 Green St	Address	1183 Green St
ZIP	94109	ZIP	94109
Phone-optional	SLSCOTTIERI@GMAIL.COM	Phone-optional	rdenny77@gmail.com
Name (Print)	Julia Kuhn	Name (Print)	Jackie Lee
Signature	<i>J. Kuhn</i>	Signature	<i>Jackie Lee</i>
Address	1216 Green St	Address	15 Russell St
ZIP	94109	ZIP	94109
Phone-optional	jkuhn182@gmail.com	Phone-optional	jacquelineeklee@yahoo.com
Name (Print)	George Toy	Name (Print)	Su Han Mi
Signature	<i>George Toy</i>	Signature	<i>Su Han Mi</i>
Address	1222 Green St	Address	1216 Green
ZIP	94109	ZIP	94109
Phone-optional	gtoy63@sbcglobal.net	Phone-optional	(415) 314-0039

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood.

We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

We respectfully request that the Zoning Administrator and Planning Commission deny the request for a variance.

Name (Print) Chris Arnot	Name (Print) Sharon Solomon
Signature C. Arnot	Signature Sharon Solomon
Address ZIP 1166 Green Street	Address ZIP 740 20th Ave
Email Phone-optional arnot@att.net	Email Phone-optional Sharon.Solomon55@yahoo.com
Name (Print) CRAIG COPP	Name (Print) Kathleen Courtney
Signature Cy Copp	Signature Kathleen Courtney
Address ZIP 1162 GREEN ST SF, CA 94109	Address ZIP 1158 Green St 94109
Email Phone-optional	Email Phone-optional
Name (Print) DAVID SOKOLSKY	Name (Print) Deborah M. Sokolsky
Signature David Sokolsky	Signature Deborah M. Sokolsky
Address ZIP 30 Russell St SF 94109	Address ZIP 30 Russell St. 94109
Email Phone-optional	Email Phone-optional
Name (Print) Jamie Cherry	Name (Print) DAVID VALENTINE
Signature Jamie Cherry	Signature David Valentine
Address ZIP 1140 Green St.	Address ZIP 1140 GREEN ST.

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

We respectfully request that the Zoning Administrator and Planning Commission deny the request for a variance.

Name (Print) <i>Scott Edmondson</i>	Name (Print) <i>LINDA MARKS</i>
Signature <i>Scott Edmondson</i>	Signature <i>Linda Marks</i>
Address ZIP <i>43 Russell St. 94109</i>	Address ZIP <i>1177 GREEN ST. 94109</i>
Email <i>Scott-e22@earthlink.net</i>	Email
Phone-optional <i>Scott-e@earthlink.net</i>	Phone-optional
Name (Print) <i>Marie Summers</i>	Name (Print) <i>John Bandy</i>
Signature <i>Marie Summers</i>	Signature <i>John Bandy</i>
Address ZIP <i>4109 / 43 Russell St.</i>	Address ZIP <i>1150 Green St 5F 94109</i>
Email <i>sfprgc.org</i>	Email
Phone-optional	Phone-optional
Name (Print) <i>Joanne Allen</i>	Name (Print) <i>JEFF CHENEY</i>
Signature <i>Joanne Allen</i>	Signature <i>JEFF CHENEY</i>
Address ZIP <i>1168 Green St 94109</i>	Address ZIP <i>1164 GREEN ST.</i>
Email	Email
Phone-optional <i>jma10172comcast.net</i>	Phone-optional <i>JEFF@CHENEYDD.COM</i>
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

We respectfully request that the Zoning Administrator and Planning Commission deny the request for a variance.

Name (Print) Karen Kushner
Signature Karen Kushner
Address ZIP 1190 Green St

Email
Phone-optional

Name (Print) LAWRENCE KUSHNER
Signature Lawrence Kushner
Address ZIP 1190 GREEN

Email
Phone-optional

Name (Print)

Signature

Address
ZIP

Email
Phone-optional

Name (Print)

Signature

Address
ZIP

Email
Phone-optional

Name (Print)

Signature

Address
ZIP

Email
Phone-optional

Name (Print)

Signature

Address
ZIP

Email
Phone-optional

Name (Print)

Signature

Address
ZIP



Name (Print)

Signature

Address
ZIP

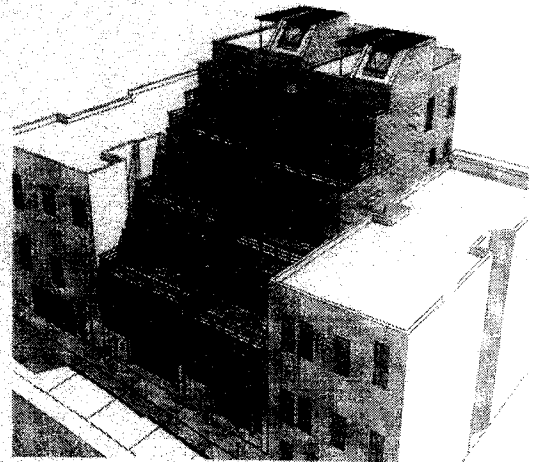
PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | | | |
|---------------|---|---------|-------------------------|
| 1. Print Name | Chanda Darine Wilder | Address | 74 Lynch Street, SF, CA |
| Signature |  | Email | chanda.darine@gmail.com |
| 2. Print Name | JOHN FARMER | Address | 74 Lynch Street, SF, CA |
| Signature |  | Email | jfarmer34@gmail.com |
| 3. Print Name | | Address | |
| Signature | | Email | |
| 4. Print Name | | Address | |
| Signature | | Email | |
| 5. Print Name | | Address | |
| Signature | | Email | |
| 6. Print Name | | Address | |
| Signature | | Email | |
| 7. Print Name | | Address | |
| Signature | | Email | |
| 8. Print Name | | Address | |
| Signature | | Email | |

Save Our Quality of Life on the Alleys -

op the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

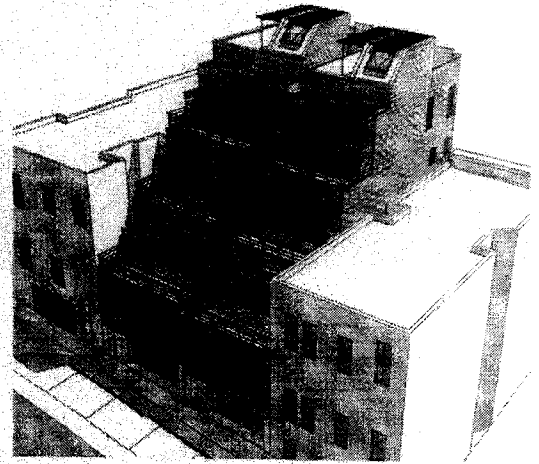


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) MARGIE LARNIERE	Name (Print) Michele Sudduth
Signature Margie Larniere	Signature Michele Sudduth
Address 1552 Green	Address 1191 Green St
ZIP 94123	ZIP 94109
Phone-optional	Phone-optional
Name (Print) Richard LERUER	Name (Print) Edward Kitsch
Signature R. Lerner	Signature Edward Kitsch
Address 1552 Green	Address 1191 Green St
ZIP 94123	ZIP 94109
Phone-optional	Phone-optional
Name (Print) Joanne Allen	Name (Print) ROBERT LAFORTE
Signature Joanne Allen	Signature Robert Laforte
Address 1168 Green St	Address 2111 Hyde St
ZIP 94109	ZIP 94109
Phone-optional	Phone-optional
Name (Print) MURA KRIEGER	Name (Print) JOAN COOKE
Signature Mura Krieger	Signature Joan Cooke
Address 1142 GREEN ST SF 94109	Address 2111 Hyde St #400
ZIP 94109	ZIP 94109
Phone-optional m.krieger@aol.com	Phone-optional joancooke@comcast.net

Save Our Quality of Life on the Alleys -

op the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



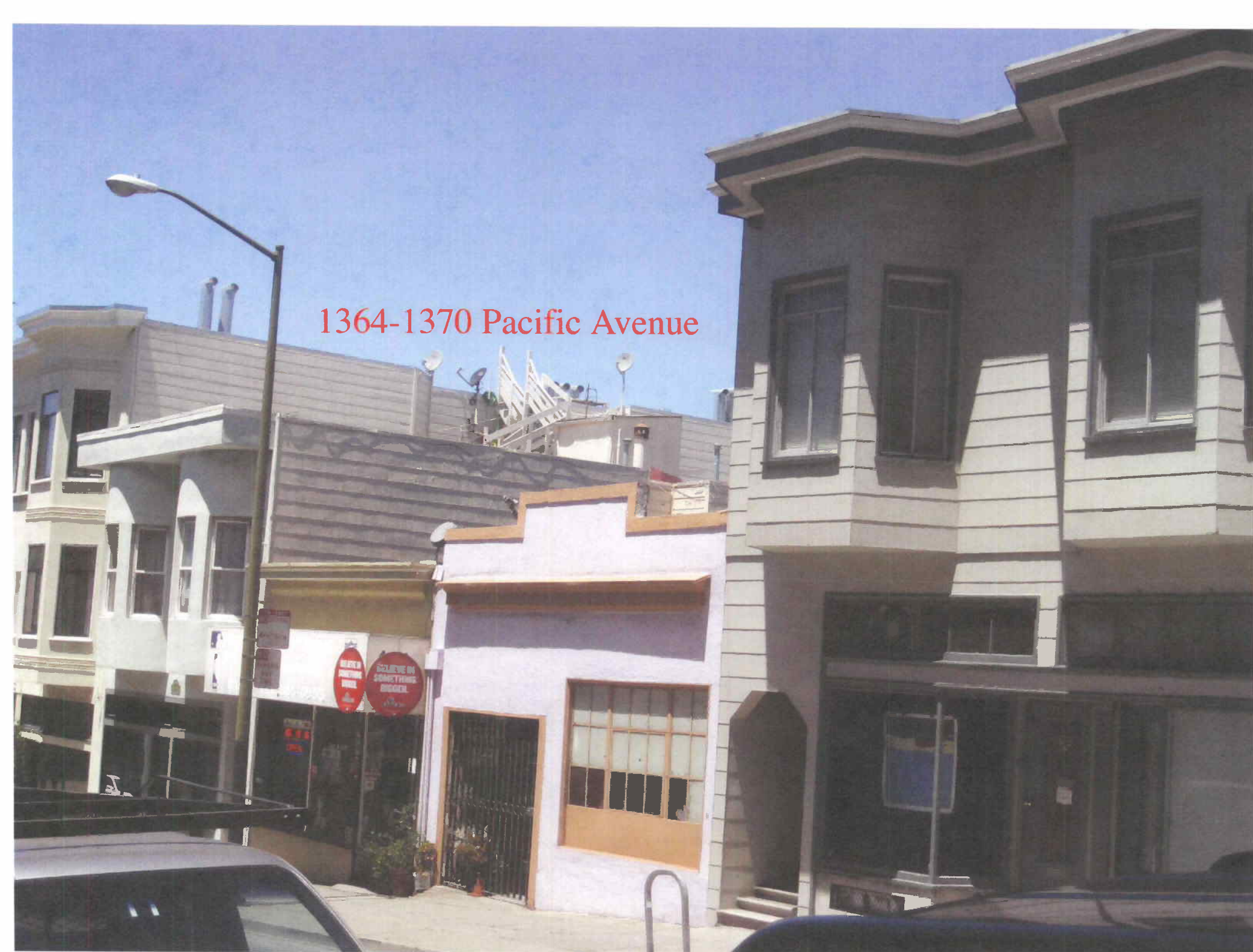
We respectfully request that the Planning Commission deny the request for a variance.

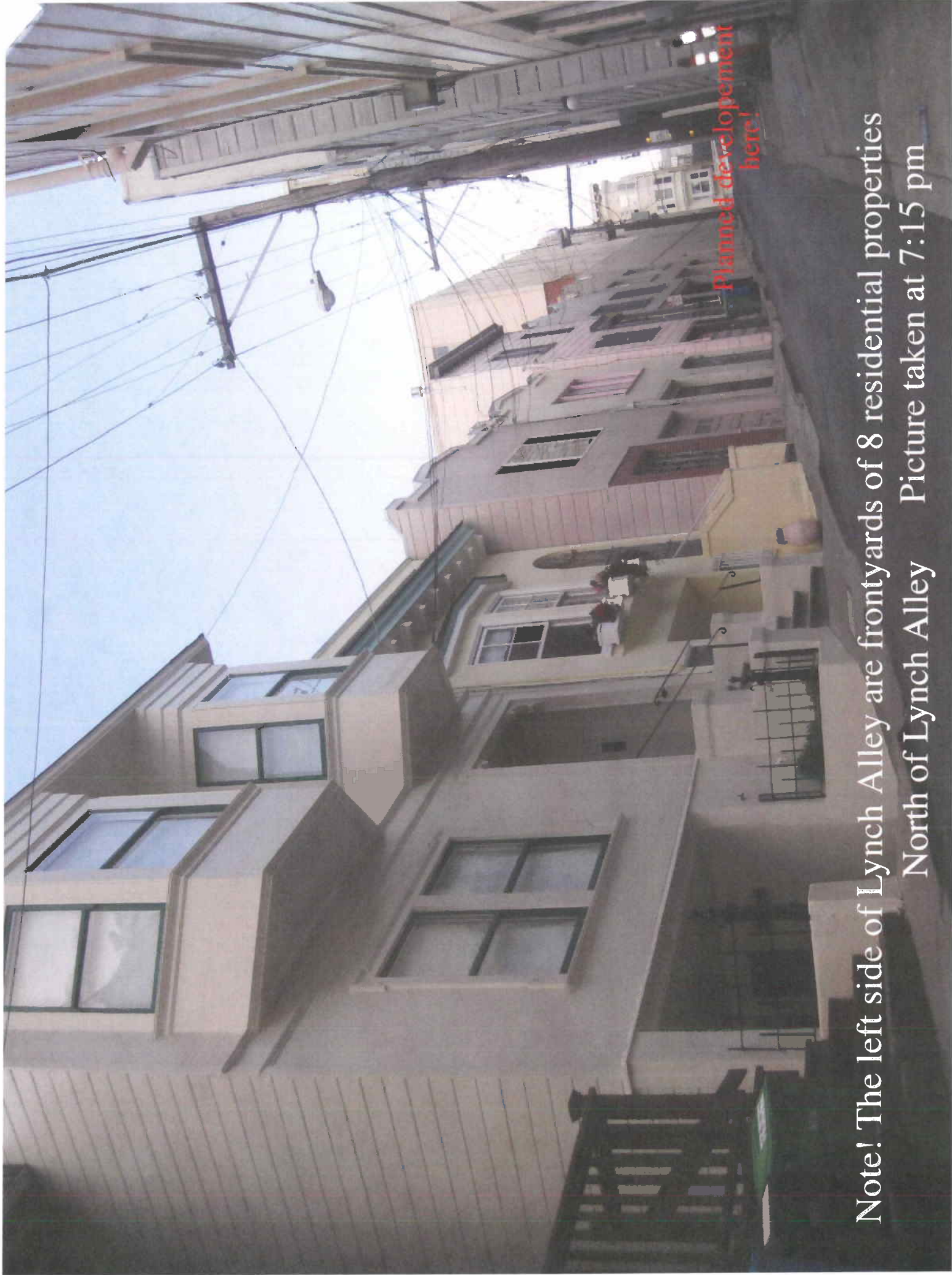
Name (Print)	OLIVIER SCHROETER	Name (Print)	
Signature		Signature	
Address	1906 Hyde St ZIP 94109	Address	ZIP
Email	olivier.schroeter@gmail.com Phone-optional	Email	Phone-optional
Name (Print)	TA NEWTON	Name (Print)	
Signature		Signature	
Address	1008 LARKIN ST 307 ZIP 94109	Address	ZIP
Email	tielan79@yahoo.com Phone-optional	Email	Phone-optional
Name (Print)		Name (Print)	
Signature		Signature	
Address	ZIP	Address	ZIP
Email	Phone-optional	Email	Phone-optional
Name (Print)		Name (Print)	
Signature		Signature	
Address	ZIP	Address	ZIP
Email	Phone-optional	Email	Phone-optional

1364-1370 Pacific Avenue



1364-1370 Pacific Avenue

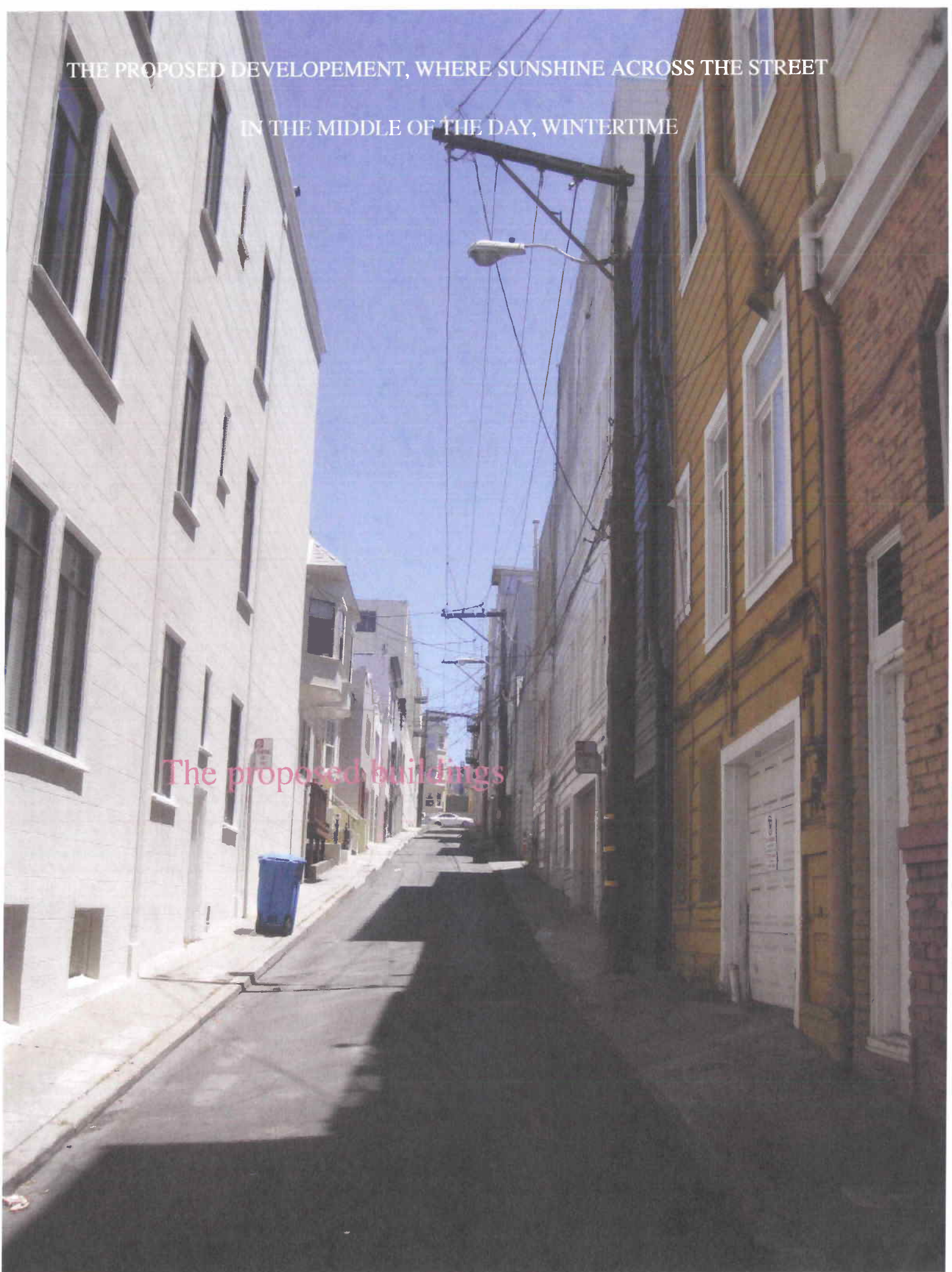


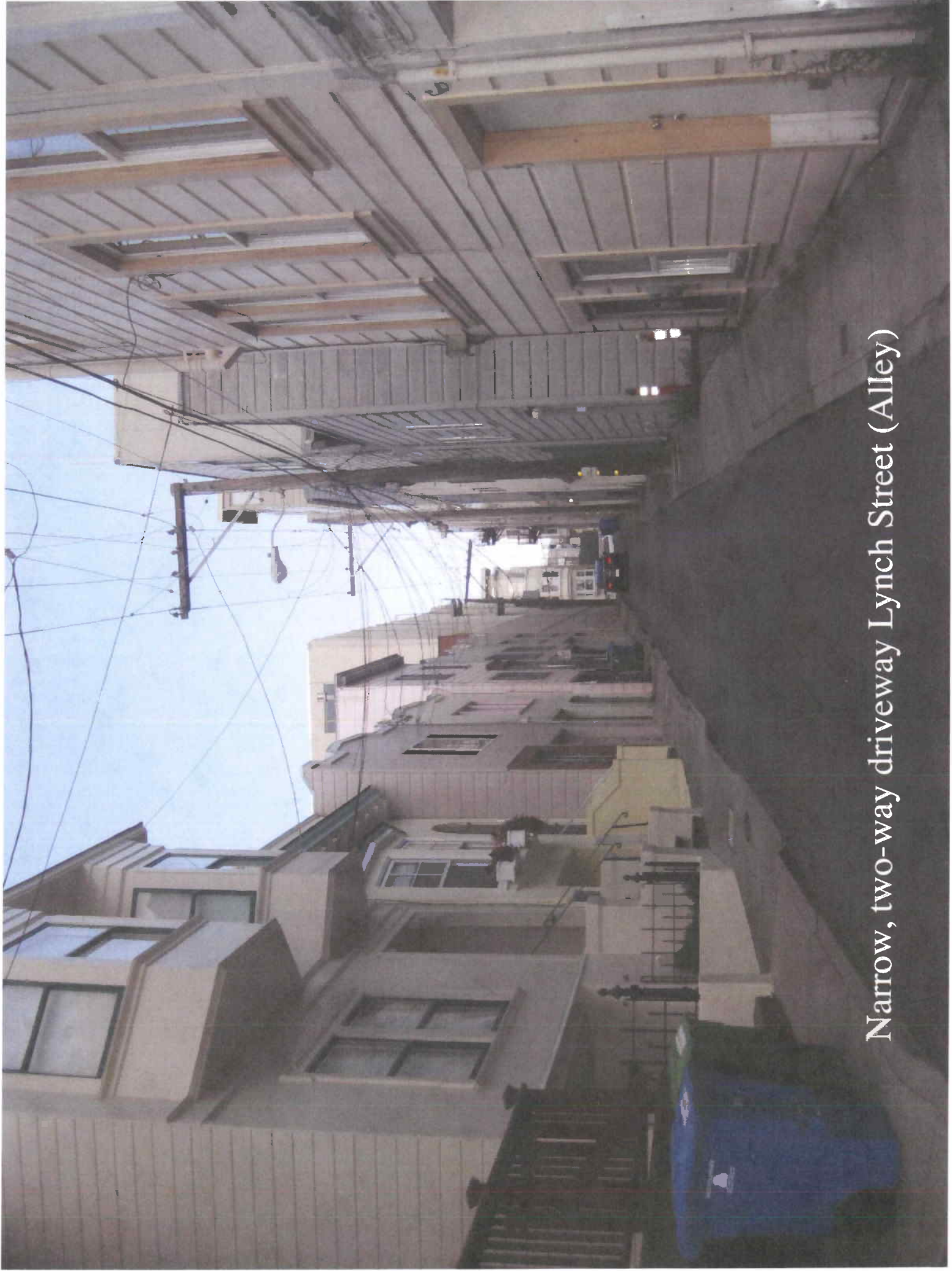


Note! The left side of Lynch Alley are frontyards of 8 residential properties
North of Lynch Alley Picture taken at 7:15 pm

THE PROPOSED DEVELOPEMENT, WHERE SUNSHINE ACROSS THE STREET
IN THE MIDDLE OF THE DAY, WINTERTIME

The proposed buildings





Narrow, two-way driveway Lynch Street (Alley)

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

April 13, 2015

Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1364 Pacific Avenue, 1370 Pacific Avenue

Dear Mr. Fong,

The Pacific Avenue Neighborhood Association objects to the demolition and building permit applications for 1364 Pacific Avenue and 1370 Pacific Avenue based on the following:

- These projects are located on one of the narrowest alleys (17 feet wide) in San Francisco.
- The proposed projects are subject to the Pacific Avenue NCD that requires a 45% rear yard setback (REAR YARD: Sec 134: Basic Requirement: 45% Required.)
- It is our understanding that an exception to the 45% required rear yard setback may exist where the property is located on a through lot. In that case, the project applicant should be required to maintain a minimum 25% rear yard setback. This is the exact situation at 1364 Pacific Avenue and 1370 Pacific Avenue.
- The project applicant cites Section 134, subsection (E) as justification to build into the required rear yard setback. This subsection was added subsequent to the Pacific Avenue NCD legislation. It should not apply, as the criteria are not met, and it is inconsistent and contrary to the legislative intent of the Pacific Avenue NCD.
- Many of the buildings located along the south side of this narrow alley extend to the rear property line. They were grandfathered in as part of the zoning passed in 2007 (known as the Pacific Avenue Neighborhood Commercial District) as nonconforming. The purpose of the legislation down zoning Pacific Avenue was to preserve the predominately low-rise neighborhood design, ensure solar access and encourage open space in the City's most population dense neighborhood per square feet.

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

- The legislation establishing the Pacific Avenue NCD was the result of 5 years of thoughtful planning and approval by: meetings with neighbors in their homes and in community settings, planning department representatives, the planning commission and the Board of Supervisors (unanimous). The petition to determine the neighborhood's sentiment regarding the down-zoning of Pacific Avenue yielded 380 signatures; the most recent petition specifically targeting opposition to the proposed projects that are the subject of the DR, yielded 150 signatures from immediate neighbors and adjacent neighborhood organization leaders.
- If the project as proposed is allowed to move forward, the nominal solar access that is currently enjoyed on Lynch alley will disappear for most of the day.
- In addition, privacy for many of the homeowners on the north side of this narrow alley and east and west of the subject property will be lost.
- The residential guidelines should be applied to the Pacific Avenue corridor between Polk and Taylor Streets, as the latter is predominately a residential neighborhood. Properties that are the subject of the Discretionary Review are located mid-block. The proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design that the zoning seeks to preserve and direct, which allows maximum solar access. Also, historically, the SF Planning Department and Planning Commission has encouraged taller building development at the corners of each block. This factor was taken into consideration when drafting the legislation down zoning Pacific Avenue.
- The Pacific Avenue Neighborhood Association (PANA) and neighbors have requested reasonable and rational modifications to the project consistent with the Pacific Avenue NCD and its intent: to preserve the predominately low-rise design and character of the neighborhood and to preserve existing open space and encourage additional open space.
- Neighbor representatives and PANA have had several discussions with the project applicants in person and by email. We even hired an architect to create design alternatives and modifications to support the project sponsor's desire to build on the subject property, while addressing many of the neighbor's concerns.
- At the variance hearing conducted by Scott Sanchez on April 2014,

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

overwhelming objections were voiced by numerous neighbors and at least 3 neighborhood groups: PANA, MPNA and RHCA.

- Zoning Administrator Scott Sanchez advised the project applicant that there is significant neighborhood objection and to work with the neighbors on the project design (paraphrased).
- Upon review of the most recently submitted plans, it appears that project sponsors have ignored all of PANA and neighbor modification requests, with the exception of minor plan adjustments to the rooftop penthouse and removal of two decks.

We respectfully ask that you deny the requested building and demolition permits for 1364 Pacific Avenue and 1370 Pacific Avenue.

Sincerely,

Jouni Heikkinen, Project Lead
Robyn Tucker & Michelle Murray, Co-Chairs
Pacific Avenue Neighborhood Association

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

April 13, 2015

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1364 Pacific Avenue, 1370 Pacific Avenue

Dear Kevin,

The Pacific Avenue Neighborhood Association objects to the demolition and building permit applications for 1364 Pacific Avenue and 1370 Pacific Avenue based on the following:

- These projects are located on one of the narrowest alleys (17 feet wide) in San Francisco.

45% Rear Yard Setback

- The proposed projects are subject to the Pacific Avenue NCD that requires a 45% rear yard setback (REAR YARD: Sec 134: Basic Requirement: 45% Required.)
- If is our understanding that an exception to the 45% required rear yard setback may exist where the property is located on a “through” lot. In that case, the project applicant should be required to maintain a minimum 25% rear-yard setback. This is the exact situation at 1364 Pacific Avenue and 1370 Pacific Avenue.

Exceptions Should Not Apply

- The project applicant cites Section 134, subsection (E) as justification to build into the required rear yard setback. This subsection was added subsequent to the Pacific Avenue NCD legislation. It should not apply, as the criteria are not met, and it is inconsistent and contrary to the legislative intent of the Pacific Avenue NCD.

Circumvents Pacific Avenue NCD Legislative Intent

- Many of the buildings located along the south side of this narrow alley extend to the rear property line. They were grandfathered in as part of the zoning passed in 2007 (known as the Pacific Avenue Neighborhood Commercial District) as nonconforming. The purpose of the legislation down zoning Pacific Avenue was to preserve the predominately low-rise neighborhood design, ensure solar access and encourage open space in

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

the City's most population dense neighborhood per square feet.

Overwhelming Neighborhood Objections

- The legislation establishing the Pacific Avenue NCD was the result of 5 years of thoughtful planning and approval by: meetings with neighbors in their homes and in community settings, planning department representatives, the planning commission and the Board of Supervisors (unanimous). The petition to determine the neighborhood's sentiment regarding the down-zoning of Pacific Avenue yielded 380 signatures; the most recent petition specifically targeting opposition to the proposed projects that are the subject of the DR, yielded 150 signatures from immediate neighbors and adjacent neighborhood organization leaders.

Loss of Solar Access and Building Height

- If the project as proposed is allowed to move forward, the nominal solar access that is currently enjoyed on Lynch alley will disappear for most of the day. The building height on the down-sloping alley measures at least 50 feet, even i

Loss of Privacy

- In addition, privacy for many of the homeowners on the north side of this narrow alley and east and west of the subject property will be lost, as the project applicant is proposing rear yard decks looking out onto the alley as well as a rooftop deck on both buildings.
- The residential guidelines should be applied to the Pacific Avenue corridor between Polk and Taylor Streets, as the latter is predominately a residential neighborhood. Properties that are the subject of the Discretionary Review are located mid-block. The proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design that the zoning seeks to preserve and direct, which allows maximum solar access. Also, historically, the SF Planning Department and Planning Commission has encouraged taller building development at the corners of each block. This factor was taken into consideration when drafting the legislation down zoning Pacific Avenue.

Reasonable Modifications Requested

- The Pacific Avenue Neighborhood Association (PANA) and neighbors have requested reasonable and rational modifications to the project consistent with the Pacific Avenue NCD and its intent: to preserve the predominately low-rise design and character of the neighborhood and to preserve existing open space and encourage additional open space.

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

- Neighbor representatives and PANA have had several discussions with the project applicants in person and by email. We even hired an architect to create design alternatives and modifications to support the project sponsor's desire to build on the subject property, while addressing many of the neighbor's concerns. (See attached Architect's alternative design).
- At the variance hearing conducted by Scott Sanchez on April 2014, overwhelming objections were voiced by numerous neighbors and at least 3 neighborhood groups: PANA, MPNA and RHCA.
- Zoning Administrator Scott Sanchez advised the project applicant that there is significant neighborhood objection and to work with the neighbors on the project design (paraphrased).
- Upon review of the most recently submitted plans, it appears that project sponsors have ignored all of PANA and neighbor modification requests, with the exception of minor plan adjustments to the rooftop penthouse and removal of two decks.

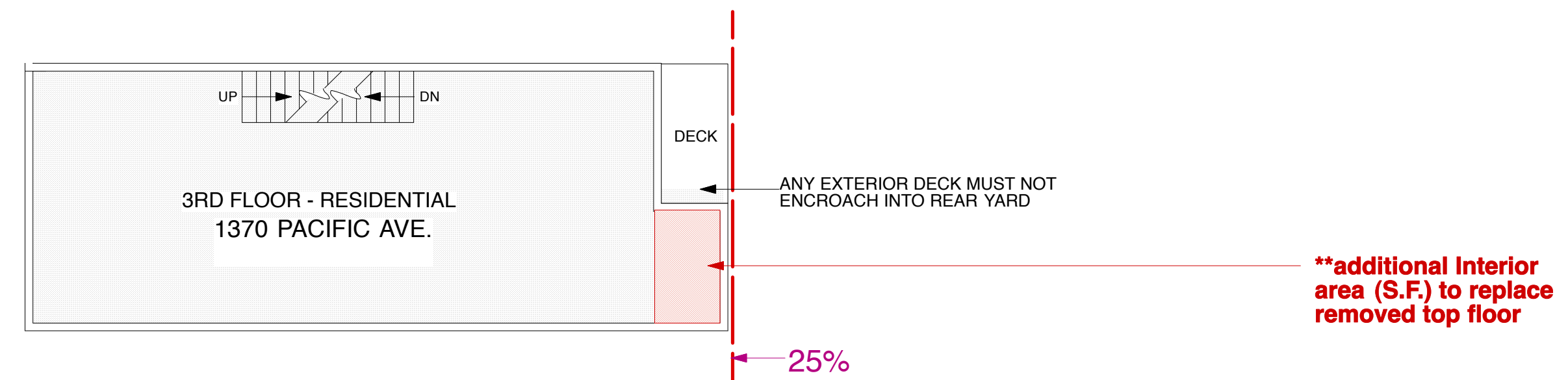
Please Deny Building and Demolition Permits

We respectfully ask that you deny the requested building and demolition permits for 1364 Pacific Avenue and 1370 Pacific Avenue.

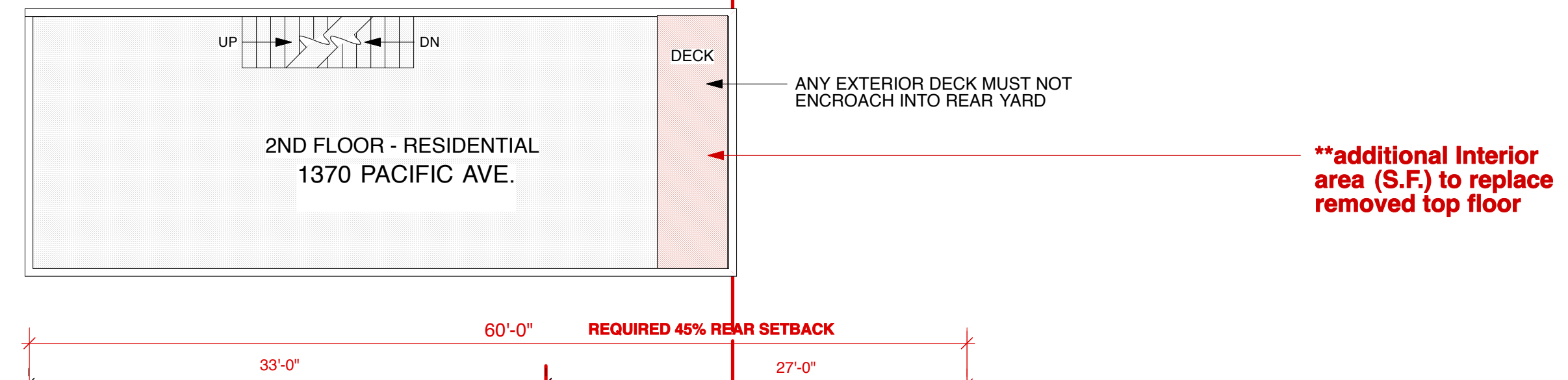
Sincerely,

Jouni Heikkinen, Project Lead
Robyn Tucker & Michelle Murray, Co-Chairs
Pacific Avenue Neighborhood Association

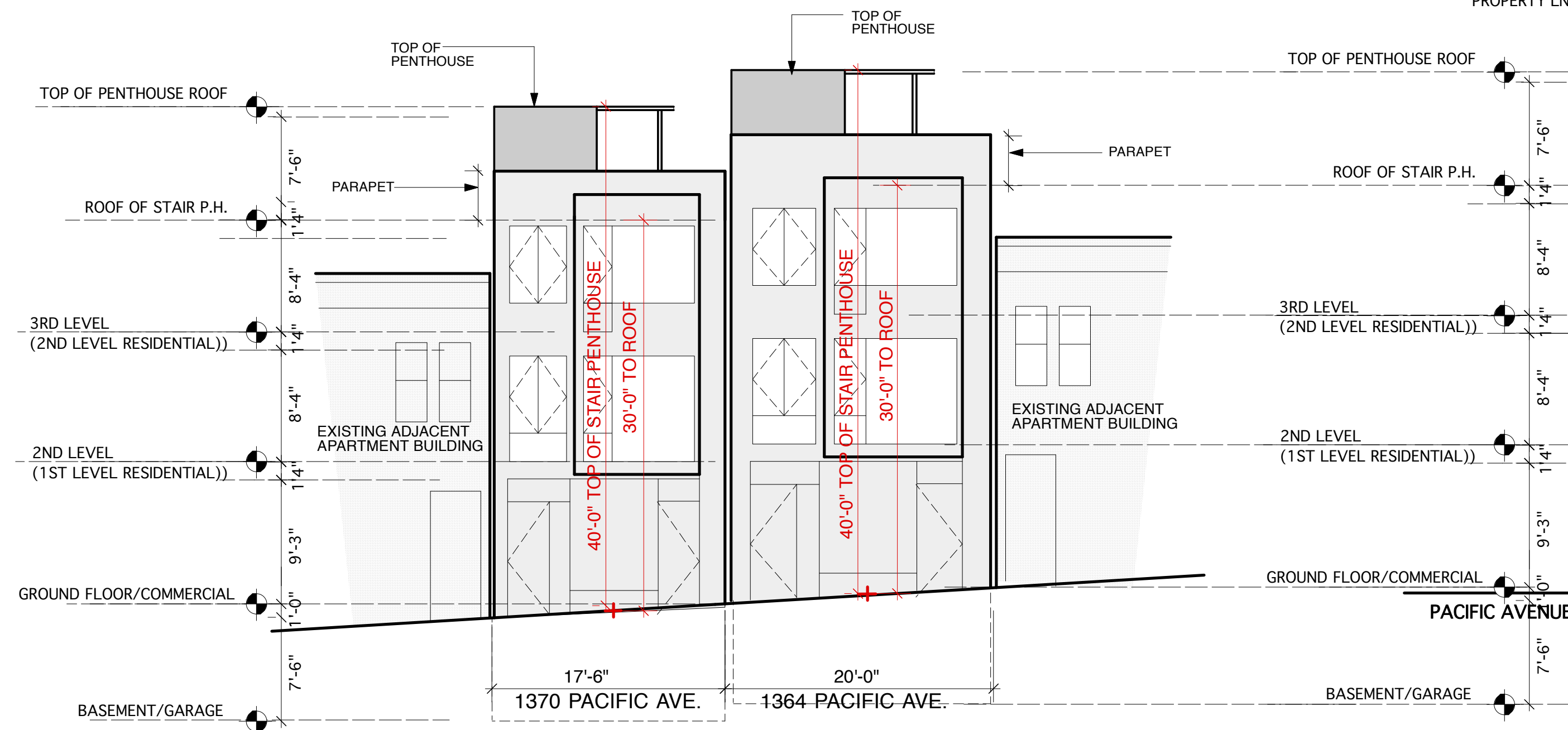
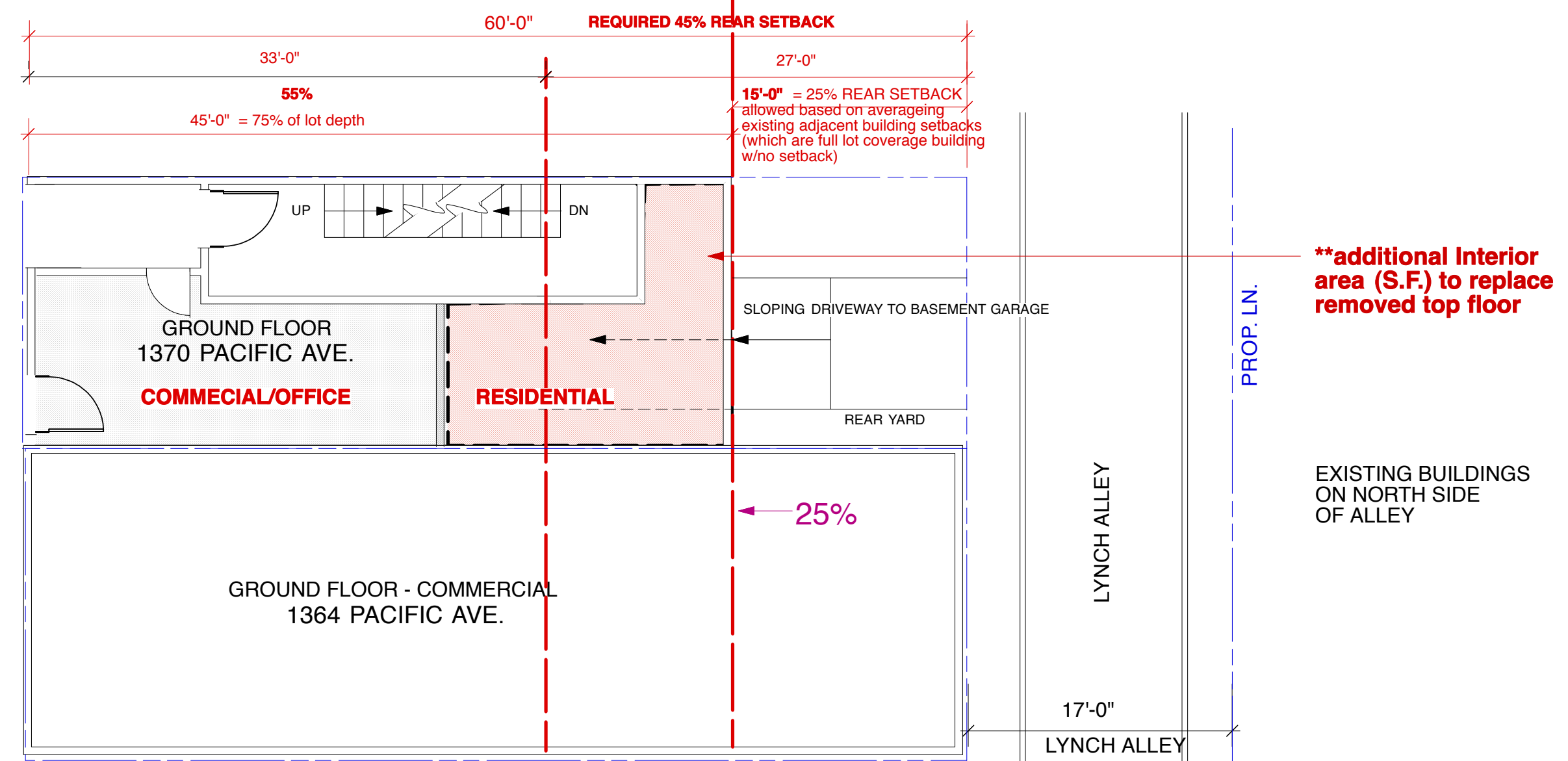
THIRD FLOOR PLAN - 25% REAR YARD SETBACK 4.9.14 / REV 1.30.15
SCALE: 1/8" = 1'-0"



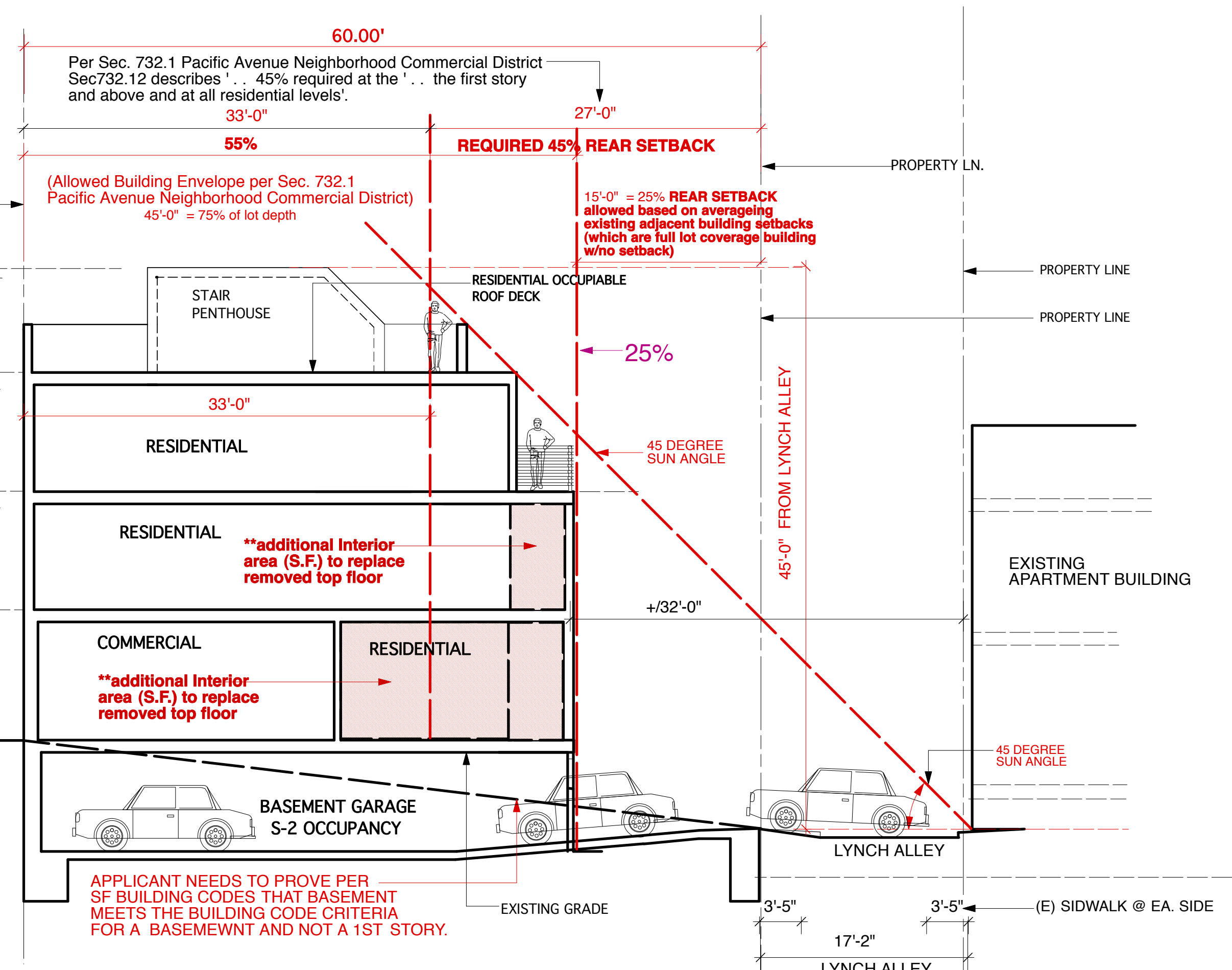
SECOND FLOOR PLAN - 25 % REAR YARD SETBACK 4.9.14 / REV 1.30.15
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN - 25% REAR YARD SETBACK 4.9.14/ REV 1.30.15
SCALE: 1/8" = 1'-0"



PACIFIC AVE. ELEVATIONS - 25% REAR YARD SETBACK 4.9.14/REV 1.30.15



SECTION A-A - 25% REAR YARD SETBACK 4.9.14/ REV 1.30.15
SCALE: 1/8" = 1'-0"

PROJECT SHOWING 25% REAR YARD SETBACK/
ELIMINATION OF 4TH FLOOR

From: [Eric Tang](#)
To: [Robyn Tucker](#)
Cc: [Murray Michelle](#); [Jouni H](#); [Riyad Ghannam](#); [Guy, Kevin \(CPC\)](#)
Subject: Re: 1364-1370 Pacific Avenue Revised Plans
Date: Tuesday, April 14, 2015 11:12:33 PM

Hi Robyn,

Our family feels many changes to the initial design has been made to address the concerns of the neighbors. The height was reduced by removing the bulkhead on the roof and furthermore, we removed the roof parapet from the Pacific Avenue side.

To address the privacy and noise concerns of the neighbors on Lynch Street, we removed the deck on the second floor, which was the major issue of contention. The other decks, excluding the roof, come out from bedrooms and would probably not be utilized as frequently. As we mentioned before, these decks are a result of the sun access requirement and we are trying to make best use of the limited space.

As far as the rear yard setback, our substandard lot widths make it very challenging to build functional/livable space without asking for more in length. Excluding our lot, I do not see any other lots along Lynch Street with a setback. In addition, the current setback on our lot has created a haven for homelessness and crime. Our adjacent neighbor has had his property broken into and our building has been vandalized with graffiti and human feces. It is not an ideal situation for us nor the neighborhood.

Finally, because of the sun access requirement, we are setting back further at every level, creating more light and open space for the alley and the neighbors. The two properties will not change the dynamic of the neighborhood and is actually beneficial to all property owners with the addition of two higher end residential homes.

If PANA comes up with any ideas before the hearing, we are open to discussing.

Sincerely,
Eric

On Mon, Apr 13, 2015 at 9:27 AM, Robyn Tucker <venturesv@aol.com> wrote:

Eric,
PANA is filing documents for the Planning Commission today in support of the discretionary review (DR). We remain open to further discussion regarding revisions to the plans for 1364 Pacific Ave. and 1370 Pacific Ave.

We feel strongly that the height and lack of a rear yard setback in the proposed plans are noncompliant with the Pacific Avenue NCD and it's intent: to preserve the predominantly low-rise development in our neighborhood and to preserve and encourage open space where any new development occurs, especially development impacting our unique and narrow alleys.

Privacy and noise concerns remain where there are still six decks planned for the development of these properties.

Sincerely,
Robyn

Robyn Tucker
Co-Chair, PANA
[415-609-5607](tel:415-609-5607)
Venturesv@icloud.com

Sent from my iPhone

> On Mar 31, 2015, at 12:52 PM, Eric Tang <etang18@gmail.com> wrote:
>
> Hello Robyn,
>
> I wanted to share with you and PANA some recent revisions to the project plans in effort to address some of the concerns from the neighbors. In summary, we made the following changes:
>
> 1. We Removed the roof parapet walls and set the front guardrail of the roof deck back from the Pacific Ave Property Line to reduce visual height and bulk of the proposed buildings
>
> 2. Remove the stairway penthouse. Access to the exterior is now via the floor below.
>
> 3. Remove the lowest level deck at the second story facing Lynch Street.
>
> I know height and number of decks were always a concern for the neighbors and I hope these changes will help.
>
> Let me know if there are any questions about the changes.
>
> Thanks,
> Eric
> <1364 Pacific Ave - Site Permit.pdf>
> <1370 Pacific Ave - Site Permit.pdf>

From: [Judy Gee](#)
To: [Guy, Kevin \(CPC\)](#)
Subject: 1364-1370 Pacific Ave. project
Date: Friday, October 10, 2014 9:20:37 PM

Hello Mr. Guy,

My mother owns the building right next door on the east side to the the proposed new construction at 1364-1370 Pacific Ave. We have a concern that the new building will block our side and light. We have siding on the west exterior that will be blocked by the new building. With a small gap in between the houses, water can still get caught and can cause damage to the siding which we would not be able to get to. How would we go about replacing it when their wall is up against it? We need to protect our building. Could that be assessed and is this something we could be compensated for eg next 10-20 years?

We are also concerned that the side lightwell nearest to Pacific will be hard to access and block sunlight coming in.

Best regards,
Judy Gee
650-200-8836

Sent from my iPad

From: [Dawn Trennert](#)
To: [Guy, Kevin \(CPC\)](#); [Sanchez, Scott \(CPC\)](#)
Cc: [Robyn Tucker](#); [Michelle Murray](#)
Subject: 1364-1370 Pacific
Date: Friday, April 18, 2014 11:05:16 AM

Dear Kevin Guy and Scott Sanchez:

Please note the records, that the Middle Polk Neighborhood Association echoes the concerns of PANA concerning 1364-1370 Pacific and we also are opposed to the rear yard variance request which is excessive and is totally contrary to the guidelines for that neighborhood. Please deny this variance request.

Thank you.

Dawn Trennert
Chair
Middle Polk Neighborhood Association (MPNA)
314 0772

Cc: Robyn Tucker and Michelle Murray - PANA

From: [Judy Gee](#)
To: [Guy, Kevin \(CPC\)](#)
Subject: 1364-70 Pacific Ave. project
Date: Sunday, October 19, 2014 8:56:30 PM

Mr. Kevin Guy
Current Planning/ Northeast Quadrant
S.F. Planning Dept.
1650 Mission St. Suite 400
S.F. CA 94103

Dear Mr. Guy,

I am an neighbor of 1364-70 Pacific Ave. and a member of PANA. Though PANA sent a letter on behalf of its members and neighbors objecting to the proposed project, I want to voice my family's objection and concern about the project as proposed.

-The project as currently proposed presents porential for significant damage to adjacent property owners

-The project design as proposed should be denied.

Sincerely,
Judy Gee
1358 Pacific Ave.
S.F. CA 94109

From: [Kathleen Courtney](#)
To: [Guy, Kevin \(CPC\)](#)
Cc: [Sanchez, Scott \(CPC\)](#); [Chiu, David \(BOS\)](#); [Rauschuber, Catherine \(BOS\)](#); [Robyn Tucker PANA](#); [Michelle Murray PANA](#); [Dawn Trennert MPNA](#); [Jamie Cherry RHCA](#); [Chris Arrott RHCA](#); [Sarah Taber](#); [Sider, Dan](#)
Subject: 4-23-14 ZA Hearing - Item #15 -- 1364-70 Pacific Avenue Case number: 2013.0884V
Date: Monday, April 21, 2014 12:44:51 PM
Attachments: [RHCA LynchAlley Var 4-21-14.pdf](#)

Greetings Kevin –

Attached and pasted below is the Russian Hill Community Association's request that the variance to the rear yard set-back requirements of the Code for 1364-1370 Pacific be denied.

The precedent setting nature of an approval of the variance has the potential to adversely affect "alley residents" throughout the City. We have 5 alleys within two blocks of the intersection of Hyde and Green which could be affected.

The ramifications of any decision require further study. Thank you for your consideration, Kathleen

Kathleen Courtney
Chair, Housing & Zoning
Russian Hill Community Association
(c) 510-928-8243

Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 415-776-2014 rhcasf.com

April 21, 2014
Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re:1364-70 Pacific Avenue Case number: 2013.0884V

Dear Mr. Guy:

The Russian Hill Community Association urges that the request for a variance to the requirements for rear yard set-back stipulated in Section 134 of the San Francisco Planning Code submitted by the project sponsor of 1364-1370 Pacific Avenue be denied.

The issues raised by the request require additional review because of the precedent setting nature of any Zoning Administrator interpretation and the impact it could have on hundreds of alleys in San Francisco.

Within 2 blocks of the intersection of Hyde and Green, there are five alleys – Russell, Delgado, Warner, Eastman and White – which potentially face the same issues as Lynch.

In the past, development affecting Delgado and Russell has come before the Planning Commission and the importance of alleys has been noted.

Alleys make a unique contribution to San Francisco's Cityscape. Some go through the block and some dead end, some with WPA brick and some with concrete, all narrow and most with that unique characteristic: both backs and fronts of residences are on the alley.

It is this configuration of fronts and backs of residences, generally often 15 feet or less of each other, that makes planning decisions problematic. In its efforts to assist project sponsors meet the City's rear yard requirements, particularly when addressing in-fill developments, the Planning Department risks negatively impacting the residents whose homes front on alleys.

A more comprehensive review of alleys is required and a review of Lynch is a good starting point. The subject property is within the Pacific Avenue Neighborhood Commercial District (NCD). When The Pacific Avenue NCD was established in June 2007, the intent of the legislation was "... to preserve livability in a predominately low-rise development, residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns, especially at the ground floor. In order to meet these goals, key components of the Pacific Avenue NCD include a 40 foot height limit and 45% rear yard required at the first story and above and at all residential levels (section 134c)."

The intention is still valid.

We respectfully urge that the variance request be denied so that no precedent is established that would adversely affect "alley residents" throughout the City.

Sincerely,

Kathleen Courtney

Chair, Housing & Zoning Committee
(c) 510-928-8243

Cc: Zoning Administrator Scott Sanchez; Senior Planner Dan Sider; Supervisor David Chiu; District 3 Aide Catherine Rauschuber; Robyn Tucker, Michelle Murray, PANA; Jamie Cherry, Chris Arrott, RHCA, Dawn Trennert, MPNA; Sarah Taber

From: [robyn tucker](#)
To: [Guy, Kevin \(CPC\)](#); [Sider, Dan](#); [Sanchez, Scott \(CPC\)](#)
Cc: [Chiu, David \(BOS\)](#); [Rauschuber, Catherine \(BOS\)](#); [Murray Michelle](#); [Kathleen Courtney](#); [Trennert Dawn](#); [Heikkinen Jouni K.](#); [charles hemminger](#)
Subject: Fwd: Objection to Variance Request for 1364-70 Pacific Avenue
Date: Friday, April 18, 2014 10:15:05 AM
Attachments: [PANA 1364-1370 Pacific.docx](#)
[ATT00001.htm](#)

Dear Kevin et al,

I am resending the letter and attachment below so that it is more easily read as the font appeared very small in the previous email. The content has not changed from the previous email.

Thanks,
Robyn Tucker

Begin forwarded message:

April 17, 2014

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

[1364-70 Pacific Avenue](#)
Re: Case number: 2013.0884V

Dear Kevin,

Pacific Avenue Neighborhood Association (PANA) is a community group whose goal is to encourage new developments that enhance and preserve the neighborhood character and diversity; and maintain community access to open-space, sunlight and air.

We are writing to express PANA's objection to the variance requests by the project sponsor for 1364-1370 Pacific Avenue. Specifically we oppose the variance request for rear yard set-back Section 134 of the Planning Code.

The subject property is within the Pacific Avenue Neighborhood Commercial District (NCD). The Pacific Avenue NCD was established in June 2007. Neighborhood leaders worked closely with the San Francisco Planning Department to establish zoning that meets the expectations of the neighborhood and community. The planning process began in 2003. Over 325 signatures were secured from neighborhood residents, business owners and community leaders. The Board of Supervisors unanimously passed the legislation establishing the new zoning district. The intent of the legislation is to preserve livability in a predominately low-rise development, residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns, especially at the ground floor. In order to meet these goals, key components of the Pacific Avenue NCD include a 40 foot height limit and 45% rear yard required at the first story and above and at

all residential levels (section 134c).

PANA acknowledges that the 1364-70 Pacific Avenue is on a unique block. The property is on a through lot that abuts both Pacific Avenue and Lynch Street (alley). The property is also subject to San Francisco Planning code section 261.1 requiring specific height sculpting.

We have met with the project sponsor to share the neighborhood community's concerns. In addition to the rear yard variance request, the following topics were discussed:

- Overall height and mass of the two buildings are out of context to the existing neighborhood design and character.
- From Lynch Street the building is 58 feet tall and will be an imposing structure on a very narrow street and create a wall effect and harmful precedent for future development.
- The rear of the building (Lynch Street side) is set along a very narrow alley and loss of privacy is a serious consideration, especially with the multiple proposed decks.

In summary, PANA opposes the variance request to the 45% Rear Yard (San Francisco Planning Code Sections 732.1 and 134.c). The Rear Yard requirement at all levels is a key piece to the Pacific Avenue NCD legislation and we do not want a precedent established that will jeopardize the rear yards and open space.

We respectfully ask that you deny the variance request.

Respectfully,

Robyn Tucker (415-609-5607 cell)

Michelle Murray (415-637-9423 cell)

PANA Co-Leadership

Cc: Kevin Guy, Scott Sanchez, Dan Sider, Supervisor David Chiu, Catherine Rauschuber, Kathleen Courtney, Dawn Trennert

From: [charles_hemminger](#)
To: [Guy, Kevin \(CPC\)](#); [Sider, Dan](#); [Sanchez, Scott \(CPC\)](#); [kate.connor@sfgov.org](#)
Cc: [venturesv@aol.com](#); [mlmurray@hotmail.com](#); [Jouni H](#); [agandi@aol.com](#); [Eric Tang](#); [Riyad Ghannam](#)
Subject: Fwd: Request for a Continuance to 4/23 Variance Hearing - 1364-1370 Pacific
Date: Friday, April 18, 2014 10:05:19 AM
Attachments: [PANA 1364-1370 Pacific.pdf](#)
[Letter to Applicant 4.15.14-1.pdf](#)
[Petitions sum 4.17.2014004.pdf](#)

Hi Kevin, Dan and Scott, . .

I am forwarding a letter sent to the Applicant for the **1374-1370 Pacific Avenue Project, which is scheduled for a Variance Hearing this Wednesday, April 23rd, requesting that the Hearing be continued to a later date**, as we work to establish a mutually agreed solution. At this point, I think both parties (Applicant and Neighbors) are motivated to continue working towards this end.

I am attaching **(2) Letters and a Petition from over 100 neighbors opposing this project**, as it is **currently** presented. As you can see this is a significant and motivated opposition.

On a specific code and policy note regarding this Variance Request, PANA wants to clarify their position regarding the Rear Yard Setback and open space intent of this particular zoning. I believe there has been (possibly ?) some confusion on this matter. The Pacific Avenue Neighborhood District re-zoning, approved by the support of over 300 neighbors, and unanimously by the Board of Supervisors, **very intentionally and specifically, excluded both Residential and Commercial uses from full lot coverage at the Ground Floor**, as the Applicant is requesting. This particular NCD **was very intentionally prescribed not** to be like most of the NC areas where full lot coverage of commercial 1st floors is acceptable. In addition, at least from the documents provided, it is not clear to the neighbors, that the full lot coverage of the Garage level, proposed by Applicant as a **Basement**, meets the code definition of a Basement, and not a Ground Floor, since this is a significantly down sloping lot. This may have been justified by the Applicant in some additional documents that the neighbors do not have, but remains is a point of confusion to the neighbors, as to the **actual scope of Variance** that the Applicant is requesting.

Kevin, we are hoping that you could get back to both the Applicant and Neighborhood Group today, regarding this request for a Continuance or re-scheduling of the April 23 Variance Hearing, while the 2 parties continue their efforts to find a mutually agreed solution.

Thanks for your time.

Sincerely,
Charles Hemminger - Architect
PANA Project Team

----- Forwarded message -----

From: **charles hemminger** <charles@hemmingerarchitects.com>
Date: Fri, Apr 18, 2014 at 9:24 AM
Subject: Request for a Continuance to 4/23 Variance Hearing - 1364-1370 Pacific
To: Eric Tang <etang18@gmail.com>, Riyad Ghannam <riyad@rg-architecture.com>
Cc: "agandi@aol.com" <agandi@aol.com>, Jouni H <jounikh@yahoo.com>, "venturesv@aol.com" <venturesv@aol.com>, Beverly Tang <btang517@gmail.com>, Molly Tang <molly.tang@gmail.com>, "Guy, Kevin" <Kevin.Guy@sfgov.org>, scott.sanchez@sfgov.org, Daniel Sider <Dan.Sider@sfgov.org>

Hi Eric and Riyad;

I propose that we request of Kevin Guy, that the Variance Hearing is moved off calendar with a Continuation, while we discuss options among neighbors. My thinking is that Scott Sanchez will make this decision anyway, based on where we are at this point, and the information he has been provided.

I appreciate your getting back to us and your willingness to discuss as neighbors. The PANA Project Group recognizes that your family is a long time and valued part of the neighborhood.

I am attaching an additional letter from the PANA Board and also a **Signature Petition**, with I believe has over 100 signatures of neighbors opposed to the project as it is **currently** proposed. You may have already received this information from Kevin Guy. As you and Riyad can see this is a significant opposition for a small residential project like this, so I think it would be in everyone's interest to step back a bit and see what we can work out.


I know that everyone is interested in not spending additional costs and time with Hearing processes, if avoidable. I propose we continue the scheduled Variance Hearing, and let you and Riyad have some time to discuss possible options.

If possible could you get back to us today, and let us know your intentions regarding a Continuation Request for next Wednesday Hearing.

thx,
Charles Hemminger- Architect

charles
hemminger <charles@hemmingerarchitects.com>  Apr 16 (2 days ago)

 to Riyad, Eric, Jouni, agandi, venturesv, mlmurray, Kevin, scott.sanchez, Daniel, kate.connor, David.Chiu, Catherine.Raus.  

 Hi Riyad and Eric.

Thanks for meeting with us on April 1st.

I am attaching a letter from the PANA Neighborhood Project Team, explaining our position and requesting **(2) specific modifications** to your proposed project: **(1)** removal of 4th floor and **(2)** Maintain a Minimum **25% Rear Yard Setback**.

This Letter is the accumulated effort of a group of people in the Neighborhood, including PANA Board Members, who have met diligently and attempted to craft a **reasonable compromise** to your proposed development. All of the participants feel strongly that the height of the proposed project is dramatically out of scale and character to the neighborhood, particularly as it will impact the residential Lynch Alley. This is explained in the contents of the **Attached Letter**.

There is some division among the Group pertaining to the Rear Yard Setback. As you know, the intent of this 2007 neighborhood initiated rezoning, was to preserve rear yard open space. The code defined setback is **45%**, and many members of this Group wish to see this 45% setback enforced on this project. However, the Group recognizes that a strict enforcement of the intent of this code would be a hardship for your project. The Neighborhood is not motivated to stop you from development of these properties. However, they are highly motivated and organized to stop the project you are **currently proposing**.

We hope that you will strongly consider this compromise. We recognize that the Variance Hearing, scheduled for April 23rd, is your first step towards proceeding with these (2) developments. Clearly, it is a long approval path in San Francisco. Our hope is that we can reach a *compromise*, which alleviates the time and cost of a protracted review process.

We would appreciate a response to our proposal for modification and we can discuss options for the Variance process before us. If you feel that you need more time to consider this proposal, my assumption is that Kevin Guy and the Planing staff are always interested in Neighborhood resolution to projects, and the Variance Hearing can be rescheduled.

Please let us know if you have any questions, or wish to further discuss. Riyadh and Eric, thank you very much for your time and effort.

I will cc everyone who is cc'd on the Attached Letter

Sincerely,

Charles Hemminger
Architect



Eric Tang

6:53 PM (13 hours ago)



to **Beverly, Molly, Christina**, me, Riyadh, Jouni, agandi, venturesv, mlmurray, Kevin, scott.sanchez, Daniel, kate.connor, David.Chiu, Catherine.Raus.  



Hi Charles and PANA,

Thank you for sharing your thoughts regarding the project. My family has been in the neighborhood since 1985 and understand the importance of maintaining good relationships. Our goal is to continue living in the neighborhood.

We will take your points into consideration and try to incorporate into the plans if possible. As you already know, we are working with a sub standard lot size and other zoning restraints (i.e. Sun Access Plane) that make it difficult to build a three bedroom single family home.

We will continue to work with Riyadh and think of possible options.

Thank you for your time.
Eric Tang and Family



March 30, 2015

Dear Commissioners:

I reside in unit 401 at 1355 Pacific Avenue directly across the street from the project sponsors, the Tang family. I support their project without reservation, and with much enthusiasm. It will have a positive impact on our block.

When I received and reviewed the 311 notice and attached plans, I approached Eric Tang and reviewed my concerns, and those of 5 other owners in my building whose units face the proposed project. Subsequently, my representative met with Mr. Tang and suggested changes which would mitigate our concerns without compromising the integrity of the project or its amenities, namely parapet reduction to a roof curb design, substitution of a water-proof stairwell for a roof stair penthouse, and set back of rooftop deck enclosure. Initially, because of the holidays, we were unable to resolve the issues before the due date for filing a DR which I filed. Nevertheless, the Tangs and their architect continued to work with me in good faith and agreed to make the requested changes. Consequently, I withdrew my DR.

I found the Tangs open, friendly, flexible and willing to make "good neighbor" changes. I am also familiar with the requests which PANA has made for changes to the north side of the building facing on the alley. My view, and the view of other residents of 1355 Pacific, is that the requests are completely unreasonable, and certainly do not represent the desire of the neighborhood at large whom they purport to represent.

The Tang family are long term residents of the neighborhood, beloved by virtually all neighbors who want them to have their project approved. If adopted, the PANA DR recommendations would eviscerate the project. Accordingly, I urge you to support the project as presented to you which includes the minor parapet and penthouse revisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'SMC', with a long, sweeping horizontal line extending to the right.

Sophia M. Corbett

From: [robyn tucker](#)
To: [Guy, Kevin \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan](#)
Cc: [Chiu, David \(BOS\)](#); [Rauschuber, Catherine \(BOS\)](#); [Kathleen Courtney](#); [Trennert Dawn](#); [Hemminger Charles](#); [Heikkinen Jouni K.](#)
Subject: Objection to Variance Request for 1364-70 Pacific Avenue
Date: Friday, April 18, 2014 10:08:01 AM
Attachments: [PANA 1364-1370 Pacific.docx](#)
[ATT00001.htm](#)

April 17, 2014

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

1364-70 Pacific Avenue
Re: Case number: 2013.0884V

Dear Kevin,

Pacific Avenue Neighborhood Association (PANA) is a community group whose goal is to encourage new developments that enhance and preserve the neighborhood character and diversity; and maintain community access to open-space, sunlight and air.

We are writing to express PANA's objection to the variance requests by the project sponsor for 1364-1370 Pacific Avenue. Specifically we oppose the variance request for rear yard set-back Section 134 of the Planning Code.

The subject property is within the Pacific Avenue Neighborhood Commercial District (NCD). The Pacific Avenue NCD was established in June 2007. Neighborhood leaders worked closely with the San Francisco Planning Department to establish zoning that meets the expectations of the neighborhood and community. The planning process began in 2003. Over 325 signatures were secured from neighborhood residents, business owners and community leaders. The Board of Supervisors unanimously passed the legislation establishing the new zoning district. The intent of the legislation is to preserve livability in a predominately low-rise development, residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns, especially at the ground floor. In order to meet these goals, key components of the Pacific Avenue NCD include a 40 foot height limit and 45% rear yard required at the first story and above and at all residential levels (section 134c).

PANA acknowledges that the 1364-70 Pacific Avenue is on a unique block. The property is on a through lot that abuts both Pacific Avenue and Lynch Street (alley). The property is also subject to San Francisco Planning code section 261.1 requiring specific height sculpting.

We have met with the project sponsor to share the neighborhood community's concerns. In addition to the rear yard variance request, the following topics were discussed:

- <!--[if !supportLists]-->• <!--[endif]-->Overall height and mass of the two buildings are out of context to the existing neighborhood design and character.
- <!--[if !supportLists]-->• <!--[endif]-->From Lynch Street the building is 58 feet tall and will be an imposing structure on a very narrow street and create a wall effect and harmful

precedent for future development.

<!--[if !supportLists]-->• <!--[endif]-->The rear of the building (Lynch Street side) is set along a very narrow alley and loss of privacy is a serious consideration, especially with the multiple proposed decks.

In summary, PANA opposes the variance request to the 45% Rear Yard (San Francisco Planning Code Sections 732.1 and 134.c). The Rear Yard requirement at all levels is a key piece to the Pacific Avenue NCD legislation and we do not want a precedent established that will jeopardize the rear yards and open space.

We respectfully ask that you deny the variance request.

Respectfully,

Robyn Tucker (415-609-5607 cell)

Michelle Murray (415-637-9423 cell)

PANA Co-Leadership

Cc: Kevin Guy, Scott Sanchez, Dan Sider, Supervisor David Chiu, Catherine Rauschuber, Kathleen Courtney, Dawn Trennert

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION
7 McCormick Street, San Francisco, CA, 94109
(PANA)

August 24, 2013

Mr. Kevin Guy
San Francisco Planning Department
1660 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No. 2013.0883V
1364-70 Pacific Avenue

Dear Mr. Guy:

PANA leadership and its members met with the Tang family members and their architect to review proposed plans for new construction at 1364 -1370 Pacific Avenue. The meeting purpose was to learn more about the project from its sponsors and to convey any concerns that immediate neighbors and broader neighborhoods might have regarding the project. We hope that the project sponsor will work with the neighbors to develop an appropriate design that complies with neighborhood zoning.

The Pacific Avenue Neighborhood Association (PANA) respectfully submits the following objection and comments in response to the sponsor's plans and application for a variance.

Objection

PANA, its members and neighbors, finds the proposed plans for new construction at 1364-70 deficient as they are not in compliance with the Pacific Avenue Neighborhood Commercial District zoning, nor in compliance with the City's residential guidelines.

District 3 is San Francisco's most densely populated neighborhood and has less open space than any other San Francisco district. The streets and alleys within and surrounding the Pacific Avenue Corridor's neighborhood are among the narrowest in the City, and therefore, have limited access to light and air

The legislative intent for establishing the unique Pacific Avenue NCD was to ensure preservation of the small scale neighborhood design, quality of life, access to light and air, and existing open space and to require new development to comply with the legislation's zoning controls.

We therefore object to the proposed plans and variance being sought for 1364-70 Pacific Avenue and request that the variance be denied.

Respectfully,

On behalf of PANA Neighborhood Project Team,

Jouni Heikkinen
PANA Project Lead, Project Team 1364-70 Pacific Avenue
(415) 608 5865
jounikh@yahoo.com

From: [Tony An](#)
To: [Guy, Kevin \(CPC\)](#)
Subject: RE: case no: 2013.0883V
Date: Monday, April 14, 2014 1:17:58 PM

Thank you Kevin!

That was very helpful and clear in your explanation.

I would like you to pass on my objection at the hearing (since I am not sure if I might be able to make it to the hearing), mainly due to the height. Not only it goes out of its height to be a four story building, it also builds a quite high penthouse which effectively becomes the fifth floor, especially with the solid cement parapet wall around it. That's just a sneaky way to get around the 40 ft limit.

Thanks!

Tony An

-----Original Message-----

From: Guy, Kevin (CPC) [<mailto:kevin.guy@sfgov.org>]
Sent: Monday, April 14, 2014 12:47 PM
To: Tony An
Subject: RE: case no: 2013.0883V

Tony - The plans should be posted from that link within the next day or two. However, I am sending you the plans for 1364 and 1370 Pacific (they are companion projects on adjacent properties).

Both buildings fit within the 40' height limitation that applies to the property. The measurement is taken from the top of the curb line on Pacific Avenue, and that datum point applies for the height limit measurement throughout the depth of the lot. The height limit is measured to the finish roof.. certain features, such as the parapet and stair penthouse, are allowed by the Code to extend somewhat above the roof height limit.

I should also note that there is a separate height limitation that applies to the back of the property.. it is a 45-degree plane that being on the north side of Lynch, and extends diagonally across the project site. This plane is plotted on the Sections within each plan set (see sheet A7.00). The intent of this particular regulation is to preserve sunlight to narrow streets and alleys such as Lynch. The result is the 'stepped' terracing configuration of the each building on the north side.

If you have concerns or objections, you can send correspondence to me (regular mail or email is fine). I will provide all project-related correspondence to the Zoning Administrator prior to the hearing on April 23 (the Zoning Administrator is the one who acts on the requested variance & rear yard modification). If you wish, you may also attend the hearing on the 23rd and state your concerns in person.

-Kevin

Kevin Guy
Current Planning/Northeast Quadrant

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6163 Fax: 415-558-6409
Email: kevin.guy@sfgov.org
Web: www.sfplanning.org

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org Property Information Map (PIM):

<http://propertymap.sfplanning.org>

-----Original Message-----

From: Tony An [<mailto:Tony.An@sas.com>]

Sent: Monday, April 14, 2014 12:10 PM

To: Guy, Kevin (CPC)

Subject: case no: 2013.0883V

Hi Kevin,

I received a letter from the SF Planning Department regarding the case 2013.0883V which says to get more information at the following address:

<http://sf-planning.org/ftp/files/notice/2013.0883V>

Server Error

404 - File or directory not found.

The resource you are looking for might have been removed, had its name changed, or is temporarily unavailable.

My question regarding this application is actually the height. Next to proposed property construction (1364 Pacific Ave), it's mostly 3 stories, but this application is going to build a "four stories reaching a height of 40 feet" per the sign posted at the property. Does this fit in the allowance in this zone? Also it sits on a slope of the street, so how the measurement gets set for the 40 feet? Because the top of the building will not in a slope.

I would oppose the height - three stories seem to be appropriate to the rest of the properties, so how do I voice my objection?

Thanks.

Tony An

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
SAMANTHA HENDERSON	1656 Leavenworth St. #5 94109
SANJAY MADAN	1177 BROADWAY 94109
James Jeong	1422 Pacific Avenue SF 94109
Jerry Hu	1340 Clay St. #506 SF 94109
CHARLIE STARBUCK	1625 Leavenworth St. #206 SF 94109
Flora Lee	1235 Hyde St 20 S.F. 94109.
RON BUTKOWICH	1540 Hyde St #15 94109
Phillip Sin	1580 Washington St #1 CASE SF 94109
HONGXIAO LIANG	1120. HYDE 201. 94109.
Marcelle Lundy	2220 Beach St
Rbb Alanzo	1400 Jones Street #104
Peter Craig	1625 Leavenworth St #109 SF 94109
Daniel Haimov	2024 LARKIN ST. SF, CA 94109
Paul & Belli	952 UNION ST, 94133

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Esther Wong	1739 Leavenworth Street
Maisha-hwa	1556 Leavenworth ST SF CA 94109
Vicki Winston Maloney	1329 Taylor St #12 - SF CA 94108
JOHN MALONEY	" " " " "
in chey	73 Beaufort St. S.F. CA 94103
Della B Mae	1000 Union St #308 94133
will on car	1761 HIDE
Simon Tong	2174 40th Ave S.F. CA 94116
Truman Yee	1621 Jones St SF CA 94109
Faith	1420 Jackson #6 S.F. CA 94109
Neil	1553 1/2 Leavenworth ST. SF 94109
Ally	1161 Jackson St SF 94133
Jan Vope	1120 Wood St
Stephanie Falkender	1430 Pacific

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Andy 2	1554 Jones St.
張 秀	1625 Leavenworth St. ^{#202} (415) 94109
Ann Talbot	1440 Pacific A SF, 94109
Jeong Hyun	14 Salmon #2 SF "
Dale Lee	180 Bernard St SF 94109
Alex Lugosch	1035 Pacific Ave SF C/H 94153
Xi H Kuang	(415) 310-4868
Jennifer Rancella	1754 Larkin St #4 SF 94109
Monnie Chawana	(510) 691-8368
Brent Marsh	415-559-9931
Zhongjun Feng	415-559-9931 Phone 415-912-7303
Rob Rivas	1732 Hux St #1 415-488-2258 SF, CA 94109
Bao Jinn Li	1336 Pacific Ave 94109
Floribeth Kennedy	1215 Pacific ave

94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Patricia Chin	415-614-2698 1383 Pacific Ave. SF. Ca 94109
Joe W. York	973-686-7853 6 GAISELE Ct. SFOA, 94100
Jennifer Crist	221A Buena SF CA 94133
David Gong	1824 Larkin St #5
JAMES COLLINS	1101 GREEN ST. #1101
Karen Lau	1720 Leavenworth St #7
BTashiro	1553 1/2 Leavenworth St
W. V. Vukobratovic	11 Ralston Place, SF, CA, 94104
Wigman	1535 HYDE ST. SF. CA. 94109
M. N. N. N.	1244 Pacific 94109
Taylor Herr	1580 Jackson St #9 94109
ELADIO CRESTINO	1180 HOWARD ST 94103
Shu Shu	798 King Dr 94015
Mary Mc Kenney	1133 Leavenworth 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
J. Bilby	580 Geary Street
Frank Sun	4704 18 St
Jennifer Liu	176 Leavenworth St.
Albert Chan	218 2348
Christopher Yip	1627 Jackson St Apt 6 415 570 1610
Andrew Vargas	1244 Pacific Ave 415 812 8777
Joseph Prast	1355 Pacific Ave 105 415-826-4948
Noel Molligan	1929 Larkin St. (415) 922-9094
Joseph Lin	1064 Green St 415 643 195
Jackie	1336 Pacific Ave SF 94109
Shirley	1235 Hyde St #3 CA 94109
Jojo	409 6912
Ying Ping Zhang	415-513-2388
Jerry Chen	415-793-3876

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Grace Kohse	1244 Pacific
Grace Pan	1340 Clay St #104
Helen Li	1560 Hyde street #23
Chun Sing Chn	1335 Pacific Ave. Apt. 202
Regal K. K. K.	1337 Pacific Apt Apt 14
Yan Shing Sh	1664 Carle St
Yong Qin Wu	1335 Pacific Ave 112
Ngan, Hung Kien	1655 Hyde # SF. CA 94109
Sai gun gong	1235 Hyde #12 SF.
Wai Hun Yip	(415) 609 3210.
mei	(415) 673-1692
R. Tung	(415) 931-3286
YANG FENG UNG	(415) 370 2659
Bonnie Gershon	1151 Pacific 773-218-2130

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Helen Cheng	1555 Hyde St.
Adam Lang	1215 Pacific
Matt Cohn	1560 Hyde St. #31
Helen Fitzsimmons	1711 Jones St.
Jane Mann	1711 Jones St.
BRUCE MANUSHAU	1420 JONES
Clarice Louie	960 Pacific Ave
SIMON MA	1451 Pacific Ave
CATHY KARLOVICH	1250 VALUJO ST. #2
Shirley Luo	1168 Jackson St
MIRANDA LIN	1717, LEAVENWORTH #2
Ying Qi Wei	415-810-3055
Jon Toep	1480 Larkin Street
Susan Yuen	1289 Pacific Ave.

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
MIMI LI	59 Glenview Dr S.F. CA. 94131 415 247-9986
MARIA NITO COARFEMA	1554 Jones St (415) 745-1976 94109
Claude Gethler	1625 Pacific 608 201 1395
Donald J. Taylor	1322 Wilson St Nobleson, WI 53703
Tami Twarog	1336 Green #4 San Francisco, CA 94109
Sam Ha	1640 Washington St #3 SF CA 94109
Raymond Lee	1465 Pacific Ave S.F. CA 94109
Wm Jan	1465 PACIFIC AVE SF CA 94109
Marianne Wong	415-740-0046
Wong	1737 POLK ST. 672-8886-
April. Wong	1431. 4th Ave. S. F. CA 94112.
Vanessa Wu	1335 Pacific Ave. CA 94109 (415)
Dominic Gaffney	1148 Broadway, SF, CA 94109
Mel Tan	(415) 810-2473

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
SVO PARK	1245 Broadway 415 733 092
Shane McCarty	1725 Hyde St / 209-601-1957
Jane Linder	999 Green St. / 415-740-2929
RAM JANDHYALA	1308 PACIFIC AVE / 305-982-7310
MICHAEL LIN	415-922-1638
BRAD JUSTICE	1310 PACIFIC AVE 949 573 4991
Margaret Tong	1616 Linkin St. SF. (415) 771-5846
Flu	1546 Leavenworth 415 478 084
TAYLOR BUTLING	1620 JONES APT 5 530 318 3022
Michelle Cirimele	1656 Leavenworth #12 94109
Jane Choi	1650 Jones St 94109
TIM CHONG	1650 Jones
JACK	1148 BROADWAY 94109
ANGELA CHEN	1547 JACKSON ST. #6 SF CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
YUE XIN TAN	1047 STOCKTON ST #311 S.F. CA
SHI ZHEN Pan	1690 WASHINGTON #208.
Iding	1779 N/p Wash ^{SF} 94109
HAM KUOK	1560 HYDE ST 94109
JOEL BAUMAN	1880 Pacific Ave. 94109
A. White	1450 Sutter 94109
Joel Gershkov	1151 Pacific Ave 94133
Mary Schwartz	1400 Leavenworth 94109
Jerry Stein	2023 Chestnut
PETE GEORNEY	1610 LEAVENWORTH ST SFO, CA 94109
Sudy Kwok	1335 PACIFIC CA 94109
Shi Jiong	1555 Leavenworth ST.
Stan Tiffin	999 Broadway CA 94133
RANDALL RATTRAY	1735 HYDE ST, SF/CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Yu Ping Yang	1535 Pacific
Lynette Moy Lynette moy	1215 Pacific Ave #302 SF, CA
Vivian Chan L.	415 286-2647
Sandra Qun	415 292 7386
Vickie Chong	415 885-4174
Pamela Cheng	1267 Broadway
XIAO YAN ZHU	1717 LEAVENWORTH ST.
James Eltawil	1335 Pacific
Peter Han	1279 Pacific
Jenne Wu	(415) 441-0941
YAN MING ZHAO	14 MOCKING ST
Kam Lam	1335 Pacific
May Yan	1250 Hyde St, SF
Tina	1335 Pacific Ave 466-5682

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Nail Lupp	650-619-1906 San Francisco 1537 Jones St #204 650-871-7673
Mahter Proe	415 519 7600 1625 Leavenworth #103 94109
Marquesa Fin	6097 Mt. Olympus Dr. Castro Valley, 510-727-1136
Wai Hung	1456 Pacific SF
	1250 Pacific Ave San Francisco CA 94109
Yan Ou	1074 Pacific Ave SF
Zan Ou	1074 Pacific Ave S.F
Christine Tibbits	1302 Pacific Ave SF
Andrew Tibbits	1302 Pacific Ave SF
Chew Soon King	1231 Pacific Ave SF
Sam King	1231 Pacific Ave SF
Yuan Mei	1501 Pacific Ave ST
Siom King -	1231 Pacific Ave SF
Ly 12	1519 Ulysses St. S.F.

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
ROBERT PORTER	1711 LEAVENWORTH (415) 923-0632
JOHN LEUNG	30 BURNARD ST. (415) 908-9577
Lee	1237 LARKIN (415) 913 9860
Giang Sitis	1286 Pacific Ave SF 94109
Lynne Moran	1538 Jones SF 94104
L. Helgeson	1561 LEAVENWORTH
Sanford	1335 Pacific Ave. # 406
Tillie T. Lee	1226 Broadway St.
DIOSINO	1601 HYDE ST.
Byron N	1225 PACIFIC AVE
A.D. Palm	1441 Taylor St
Paul Bergsby	1469 Pacific Ave.
Pete Bergsby	1469 PACIFIC AVE.
Joe Jy	1421 Hyde St #3

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
L. Thomas Hammond	1215 Pacific Ave #102 SF Ca 94109 415 885-5348
Natalia Zellerbach	415 474 4252 1215 Pacific Ave. #102
Yue E cheu	(415)-775-8109
Conner Skerin	1620 Jones Apt. 2 530613687
Salvador Aguilera	1501 Hyde St 415-377-7350
Ryota Cha	1555 Hyde St (415) 931-3108
Edmund Lo	1205 Union St. (415) 885-4171
W-	1536 Leavenworth St 415-310-1885
Wendell Abraham	1180 Broadway 415 235 8394
Heidi Lee 766	776-3053
Alicia Cha	1612 Hyde St. 650.575.5800
Linda Cowen	415 1267 Filbert St 999-1764
SAKI MINAMOTO	1463 Pacific St 347-238-5923
Lung	1610 Harker-

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Aggie	455 eddy 94109 E-21B 415-368-3377
Foon LEONG HUNG	(415) 509-3219
Yiu Wai Lee	(415) 776-3875
Yun Ming Hung	810 7333
Ruby Ruan	(415) 694-8652
Jerry N. Ng	(415) 533-0661
Jackie Tai	415 776-6701
PETER MADDEN	1340 LOMBARD ST 415-931-1977
LISA MADDEN	1340 LOMBARD ST 415-931-1977
Tiehong Hwang	137 Bernard St. 415-776-3053
Leslie de Taillandier	1752 Leavenworth St. SF CA 94109 776-7594
Ashley Smith	157 Bernard st 415 7430452
Ellen	1958 Lakewood St 415 928-7519
IVAN KANEVSKI	1330 PACIFIC AVE 415-515 7730

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
LI QIONG LIU	776-1184
Norman Lee	531-5636
Sharon Gong	(415) 441-1476
Micky Lee	1196 Broadway St SF S.F.
Amy Obrian	1010 Leavenworth St #8 SF 415 975 1147
Kai Lee	1367-69 LEAVENWORTH ST CA 94109
Peter A. Calks	1625 Leavenworth St #109 S.F. CA 94109
John Hinkelstein	1224 Hyde St. #11 94109
Paul Vivian	1290 Jackson St. #16 415 412-2960
DAVID CHOW	1732 HYDE ST. #4 415 928-3122
DAVID LIPSCHULT	2160 VAN NESS SF 415-999-9910
Timothy Louie	130 Bernard St SF 415-673-4312
Ed Loo	1628 Hyde St. 415-563-4944
TAN, KENNETH	19 MORRELL ST. 94109 921-3333

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
THAT LEE	1196 BROADWAY ST
Glenn Pierce	1620 LEAVENWORTH ST.
Doris Cheng	1398 Leavenworth ST. S.F. CA.
Traci Vorn	1601 Hyde St. SF, CA
Cheri Betancourt-Brooks	1344 Pacific Ave SF CA 94109 ⁴¹⁵⁻³⁵⁷⁻²⁸⁰¹
GREGG BRAUN	1271 Pacific Ave, SF CA 94109.
Wen A CHI	1426. Pacific SF CA. 94109
Rick A Laug	1426. Pacific SF. CA. 94109
Simon Kong	1731 Larkin St #3 SF CA 94109 566 39th Ave, SF, CA 94114 415-673-4639
James T. Harney	1450 Broadway #7 94109
Lin Si	1335 Pacific #415
Mary Chin	(415) 776-8840
Raymond	415 357-8370
15	1261 BROADWAY APT 5 S.F CA 94109 415-420-1894.

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
MIN JORDAN	171 19 th APT 4 SF 74121 (415) 365 6841
Charles Yau	1316 Broadway 415(771-4866
Jacqueline Wong	(415) 652-7505
Ann Peck	415-730-7703
Steven Cox	805-340-5041
Alberich Ternel	707-853-3684
JACOB ROSALES	554-436-2927
Dennis Hurry	415 771 9179
Valerie Hein	415-290-2433
David Penney	415.525.9322
Amy Werminski	415-202-4942
Lisa Monahan	685-9691
Eric Argho	1492 Larkien (706) 338-5160
Helen Lee	415-774-6084

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Shirley	415 564 4568
Helen Fan	415 - 334 - 3727
Angel	415 - 694 - 9496
Bao Zhen	415 - 362 - 8702
Yuan zhen	415 - 395 - 4755
Xiao Ling Fan	415 - 568 - 0882
Pei Ling	415 - 6728 - 155
and	415 - 626 - 1388
do zhe z	415 - 552 - 6694
	415 - 681 - 1027
San Fung ng	415 - 585 - 6782
Kay & Seta	1260 Broadway #102 415 - 474 - 668 94109
Lin Ruisi	415 - 9312161
Kathy Lum	415 775 0277

I support the 1364-1370 Pacific Avenue project:

[illegible]

I support the 1364-1370 Pacific Avenue project:

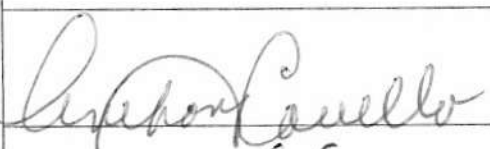

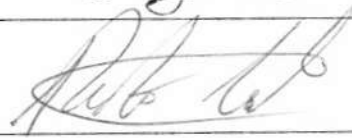
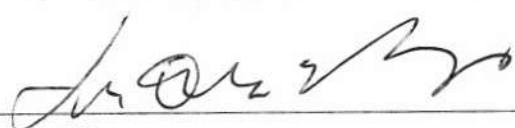

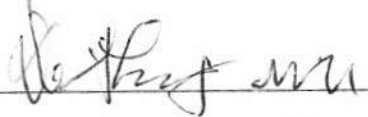
9-5-2013 年 起

Name 名字	Address/Phone 地址/電話
CHIK NAM TOM	1180 VALLEJO ST. SF. CA. 94109 (415) 776-8555
Ruby Loheac	1512 Jones St SF CA 94109 474-4391
ZUO Shu Chen	1230 Jackson St Apt 4 Ca 94109
Hung Shu Lan	1515 LEAVENWORTH ST (415) 409-1132
Chen Ron Yung	1335 PACIFIC AVE APT 405 706-6808
Ligan	1111A HYDE ST. CA 94109
GUSTAVO PRADO	287 3 rd ave DALT CITY 650 255-6266
chuck	1335 PACIFIC AVE. APT. 202. S.F. CA 94109
TING HO WONG	(415) 771-4075
Chen Fan	(415) 410-4007 1600 HYDE 1400 PACIFIC AVE.
chins chan	(415) 272-3628
John	(415) 994-3589
John	(415) 1320 pacific ave 771 POP 2
125	415-345-1189

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Steven F Stevens	1378 Pacific 415-447-8311
Ruberto Toranzo	1645 Leavenworth St 94108
JUAN JUAN LI	1336 Pacific 415-867-6341
TREW MUEHLER	118 - VAUGHN ST 94109
James C.	1518 Hyde St. 94109
John Pomeroy	1318 A Green 94123
Anna Hoke	1309 Hyde 94109
Miguel Barrios	1420 Jackson St #6 CA 94109
George	1336 Pacific Ave 94109
Ally	651 10th Ave 94118
Herald E. Hanger	1625 Leavenworth (#308) 94109
John A. Fung	1449 Hyde #1 SF CA 94109
Mary Shao LIA	1542 Jackson St #1 94109
Barbara Chesnut	1444 Pacific Ave SF 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
	1685 Sacramento St 94109 (415) 928-9637
	1336 Pacific Ave. SF CA 94109 (415) 735-3848
	1448 1448 Pacific St SF CA 94109
	1235 Hyde St 6 SAN FRANCISCO, CA 94109
Rose Chung	1376 Broadway St. 94109
Su Chwey	1549 Jones St. 94109
Matthew Lee	1260 Vallejo St 94109
	1642 Hyde St 94109
	1335 PACIFIC AVE 94109
Sandra Chow	1335 Pacific Ave. #321 SF CA 94109
Crystal Chow	1335 Pacific Ave. SF. CA 94109
Sophie Chow	1335 Pacific Ave. SF. CA 94109
Serena Lee	1281 Jackson Street SF CA 94109
Robert Lee	1281 Jackson Street CA 94109 S.F.

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Brent Marsh	1536 Jones St. SF 94109
Valerie Kinds	1616 Taylor St #9 94135
A Khan	1269 Pacific St 94109
Yai Sing Wong	1710 LARKIN ST,
Harold Wong	1204 Pacific SF CA 94109
Alex Brant	1501 Leavenworth St Apt 5
HEE KOK HO	22, Morrell St.
Art & Ch	1070 PACIFIC
Annie Chung	2146 LARKIN, ST, 94109
Cynthia Liven	1625 LEAVENWORTH 94109
JOHN KO	1665 PACIFIC AVE.
2B	1242 Pacific AVE.
KUOK FAI TAA	1524 HYDE ST. SF CA 94109
Angela	1250 Hyde St CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Robert Leung	1449 Hyde St. Apt. #1 SF CA 94109 415-325-2045
Ken K. Leung	1449 Hyde St #1 SF CA 94109
Johann Leung	1449 Hyde St #1 SF CA 94109
Biruk Woubshet	1335 Pacific Ave. SF CA 94109
Tai Skyers	1335 Pacific Ave # SF 94109
DANIEL PEREZ, AIA	1245 BROADWAY ST. #4 SF, CA 94109
BRENDA LUKAITIS	1661 LEAVENWORTH ST # CA 94109
JOSE PEREZ	1670 HYDE # 2
Richard So	1247 PACIFIC AVE CA 94109
Jung S. Woon	1264-A Vallejo St. SF 94109
Tony Chan	1271 Pacific Ave
VINCE LAU	1837 LARKIN ST. SF CA 94109
SUI NG	1748 LARKIN ST. SF CA 94109
Steven Cheung	1335 Pacific Ave SF CA 94109




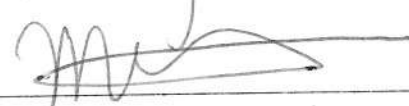
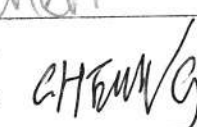
I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
DAVID LEE	1368 JACKSON ST S.F. CA 94109
Wu Jian Mei	1701 Larkin S.F. CA 94109
Yi Kun Mei	1701 Larkin S.F. CA 94109
Bin Hua Mei	1701 Larkin S.F. CA 94109
Zhenzhen YZF	1286 Broadway S.F. CA 94109
Wen Huang	1656 LEAVENWORTH ST 87 94109
LAN HEN	1567 LEAVENWORTH ST CA 94109
HAO Q LEE	1569 LEAVENWORTH ST CA 94109
Yang Jun Li	1312 JACKSON #5
Di Hong Li	1312 JACKSON ST #5
Joh Li	1312 Jacks ST #5
Francis Ho	1559A PACIFIC AVE
Steve Lou	1484 Clay Street
Edward Lam	1335 Pacific Ave SF 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Lei Lucy Hou	1420 Jackson St #6 S-F CA 94109
Mrs. Tam	701 GOLDEN GATE #404 S.F. CA 94102
Yvonne Nicholson	1661 Leavenworth St. #6 San Francisco, CA. 94109
Patricia Chin	1383 Pacific Ave. S.F. 94109
Gregg Braun	1271 Pacific Ave SF CA 94109.
BHAGYA. BAKSHI	1271, PACIFIC AVE SF, CA 94109.
Dylan Tran	1310 Pacific Ave SF, CA 94109
Penny PORTER	1312 JACKSON SF CA 94109
Charles Ho	1424 Pacific Ave San Francisco, CA 94109
Nancy Chan	1424 Pacific Ave SF CA 94109
Angela Tang	1568 Jones St. SF CA 94109.
Wilson Yu	1536 Leavenworth S.F. CA 94109
	1549 JONES ST, #2 S.F. - CA 94109
Jeffrey Yu	1344 Jackson St. CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Lily Cai 	1286 Pacific Ave. 415- S.F. CA. 94109 474-4702
John Kennan	1717 Hyde 415 828 4223
Brent Wong	1335 Pacific SF CA 94109 921-1723
KAM GOR	50 Lynch St. (415) S.F. CA 94109 776-7466
mei dian	1320 Pacific Ave. S.F. CA 94109 (415) 8102P35
M Mr	1335 Pacific Ave. SF CA 94109 (415) 353-7441
Luigi	1335 PACIFIC AVE APT X15
Michael 	(415) 867-61-22- 1333 PACIFIC AVE. 94109
6003 	1645 Leavenworth
Jane Gaimm	1561 Leavenworth St. SF CA 94109
	1544 Hyde St. SF CA 94109
Andy chen	1544 Hyde St. SF CA 94109
HUNG JOK CHEN 	1461 PACIFIC AVE S.F. CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Thay Wei Mang	1555 Hyde St.
Cir Lee	1336 Pacific Ave
Guobing Li	1814A Pacific Ave
AMANDA Angott	35 WAYNE PL
Wei ciao Huang	JACKSON 1542 St
Mei ciao Ja	1701 LARKIN
LINDY LEO	1645 Mason St.
SHALWA MARTINKHINA	1645 MASON ST.
Ruth L. Gagnon AKA. Pami	1819 Polk St #212 SF 94109
Lily Cai	1286 Pacific Ave. SF 94109
Gang S. Tu	1286 Pacific Ave. SF 94109
DOUGLAS LOOK	1164 PACIFIC AVE
Anthony Loce	same ↑
Lucas Wong	1544 Hyde St. SF 94109

DIRECTORY

CLIENT	SOILS ENGINEER
Mr. Harold Tang & Family 555 4th Street, Unit 605 San Francisco, CA 94107 415.992.2990 etang18@gmail.com	Earth Mechanics 360 Grand Avenue, Suite 262 Oakland, CA 94610 510.839.0765
ARCHITECT	Allen Gruen, GE earthmech1@aol.com
rg-architecture 560 3rd Street San Francisco, CA 94107 415.699.3640	STRUCTURAL
Riyad Ghannam, AIA, Principal: riyad@rg-architecture.com	GENERAL CONTRACTOR
SURVEYOR	
San Francisco Surveying Company, Inc. 201 Harrison Street Ste 828 San Francisco, CA 94106-2058 p. 415-321-9300 f. 415-543-1915	
Dane Incels, CFS, 1099 surveyor@sanfranciscosurveyingcompany.com	

SYMBOLS

REFERENCE SYMBOLS

	DEMO WALL
	EXISTING WALL
	NEW WALL
	HIDDEN EDGE, ABOVE OR BEYOND
	HIDDEN EDGE, BELOW OR BEHIND
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	WALL TYPE
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. OVER SHEET NO.
	DETAIL NO. OVER SHEET NO.
	ELEVATION NO. OVER SHEET NO.
	ROOM NO. OVER SHEET NO.
	LEVEL LINE OR DATUM
	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS

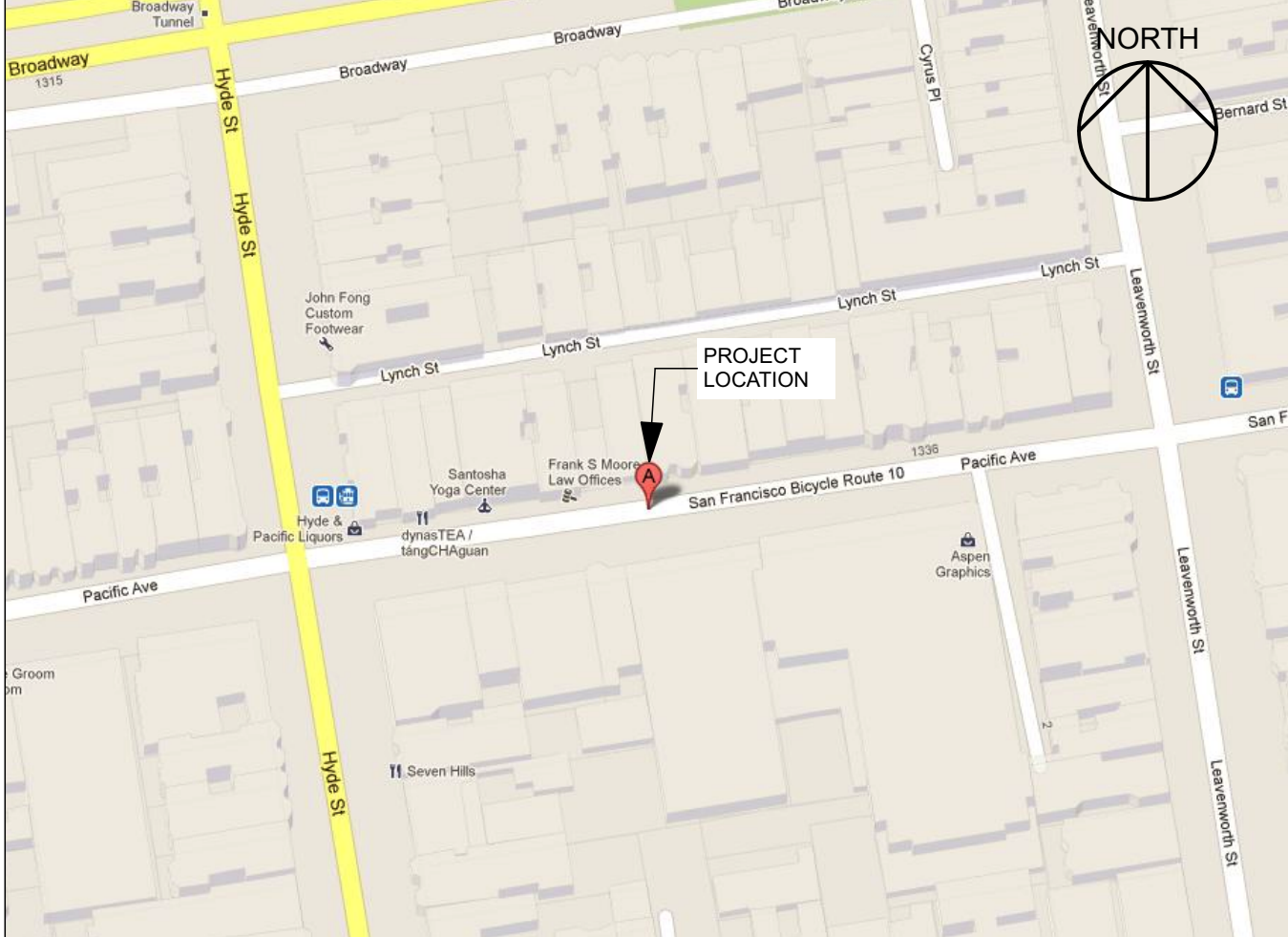
ELECTRICAL/ MECHANICAL SYMBOLS

	SURFACE CEILING LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
	RECESSED WALL LIGHT FIXTURE
	EXPOSED STRIP LIGHT FIXTURE
	CONCEALED STRIP LIGHT FIXTURE
	TRACK AND STRIP LIGHT FIXTURES
	ELECTRICAL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PULL SWITCH
	MANUAL-ON OCCUPANCY SENSOR SWITCH

ELECTRICAL/MECHANICAL SYMBOLS

	SINGLE ELECTRICAL OUTLET, DIRECT WIRED
	DUPLEX OUTLET
	FOURPLEX OUTLET
	ELECTRICAL OUTLET, HALF-SWITCHED
	ELECTRICAL OUTLET, FULLY SWITCHED
	ELECTRICAL OUTLET FOR PICTURE LIGHT
	240V ELECTRICAL OUTLET
	FLUSH FLOOR MOUNTED OUTLET
	GROUND FAULT INTERRUPT
	JUNCTION BOX
	MULTI-FUNCTION SMOKE & CO DETECTOR
	HEAT DETECTOR
	AUTOMATIC SPRINKLER HEAD
	DOOR BELL BUTTON
	DOOR CHIME
	GARAGE DOOR OPENER SWITCH
	INTERCOM STATION
	ALARM KEYPAD
	MOTION DETECTOR
	SPEAKER OUTLET
	SCENE CONTROL MASTER UNIT
	SCENE CONTROL REMOTE WALL STATION
	STEAM UNIT CONTROL PANEL
	PLUG MOLD
	(1) RG6 QUAD
	(1) 24/4 PAIR CAT-6
	(1) CAT-6 & (1) RG6 QUAD
	(2) CAT-6 & (2) RG6 QUAD
	HDMI
	(1) 24/4 PAIR CAT-3
	COLD WATER CONNECTION
	HOT WATER CONNECTION
	CENTRAL VACUUM
	GAS OUTLET
	HOSE BIB
	FLOOR DRAIN
	DOWNSPOUT
	THERMOSTAT
	SUPPLY AIR REGISTER AT WALL OR TOE SPACE
	SUPPLY AIR REGISTER AT FLOOR
	SUPPLY AIR REGISTER AT CEILING
	RETURN AIR GRILL AT WALL
	RETURN AIR GRILL AT FLOOR
	RETURN AIR GRILL AT CEILING
	EXHAUST FAN
	EXHAUST FAN/ LIGHT UNIT
	CEILING FAN

VICINITY MAP



ABBREVIATIONS

@	AT	(N)	NEW
Ø	CENTERLINE	N.I.C.	NOT IN CONTRACT
Ø	DIAMETER	NO.	NUMBER
ABV	ABOVE	NOM.	NOMINAL
A.D.	AREA DRAIN	N.T.S.	NOT TO SCALE
ADJ.	ADJUSTABLE	O.C.	ON CENTER
A.F.F.	ABOVE FINISH FLOOR	O.H.	OVERHANG
APPROX.	APPROXIMATE	OPNG.	OPENING
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
ASPH.	ASPHALT	O/	OVER
BLDG.	BUILDING	P	PROPERTY LINE
BLKG.	BLOCKING	PL.	PLATE
B.U.R	BUILT-UP ROOFING	PLAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
CLR.	CLEAR	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTR.	CENTER	P.V.	PHOTOVOLTAIC
D.	DRYER	(R)	RELOCATED
DBL.	DOUBLE	R.	RISE, RISER
DET.	DETAIL	R.A.	RETURN AIR
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REG.	REGISTER
DIM.	DIMENSION	REINF.	REINFORCED
DISP.	DISPOSER	REQ.	REQUIRED
DN.	DOWN	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	RDWD.	REDWOOD
D.W.	DISHWASHER	S.	SOUTH
DWG.	DRAWING	S.C.	SOLID CORE
DWR	DRAWER	S.D.	SMOKE DETECTOR
E	EAST	SECT.	SECTION
(E)	EXISTING	SHT	SHEET
EA.	EACH	SHEATH'G	SHEATHING
EL.	ELEVATION	SIM	SIMILAR
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
EQ.	EQUAL	SQ.	SQUARE
EXT.	EXTERIOR	S.S.D.	SEE STRUCT. DWGS.
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
FL.	FLOOR	STRUCT.	STRUCTURAL
F.O.	FACE OF	SUSP.	SUSPENDED
F.O.F	FACE OF FINISH	SYM.	SYMBOL
F.O.S	FACE OF STUD	T.	TREAD
F.S.M.F	FLEXIBLE SHEET	T.B.	TOWEL BAR
	MEMBRANE FLASHING	T&G	TONGUE AND GROOVE
FT.	FEET	T.O.	TOP OF
FTG.	FOOTING	T.O.C.	TOP OF CURB
		T.O.P	TOP OF PLATE
		T.O.W	TOP OF WALL
		T.P.H.	TOILET PAPER HOLDER
		TRSM.	TRANSOM
		T.V.	TELEVISION
		TYP.	TYPICAL
		U.O.N	UNLESS OTHERWISE NOTED
H.	HIGH	V.	VENT
H.B.	HOSE BIB	VERT.	VERTICAL
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HDWR.	HARDWARE	V.G.	VERTICAL GRAIN
HORIZ.	HORIZONTAL		
HT.	HEIGHT	W.	WEST
I.D.	INSIDE DIAMETER	W.	WASHING MACHINE
I.G.	INSULATED GLASS	W/	WITH
INSUL.	INSULATION	W.C.	WATER CLOSET(TOILET)
INT.	INTERIOR	WD.	WOOD
JT.	JOINT	WH.	WATER HEATER
		W/O	WITHOUT
		W.P.	WATERPROOF, WORK
LAV.	LAVATORY	POINT	POINT
LT.	LIGHT		WATER RESISTANT
		W.R.	WESTERN RED CEDAR
		W.R.C.	
M.	MASTER	YD.	YARD
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODE AMENDMENTS

SCOPE OF WORK

NEW MIXED-USE OCCUPANCY 4 STORY BUILDING. THREE LEVELS OF SINGLE FAMILY RESIDENTIAL R3 OCCUPANCY OVER COMMERCIAL B OCCUPANCY OVER BASEMENT/PRIVATE GARAGE.

PLANNING CODE SUMMARY

BLOCK & LOT: 0155/020

LOT SIZE: 20'-0" x 60'-0" = 1200sqft

ZONING: PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD)

REAR YARD: SEC 134: BASIC REQUIREMENT: 45% REQUIRED.

SECTION 134 SUBSECTION (E): MODIFICATION OF REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS. THE REAR YARD REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS MAY BE MODIFIED OR WAIVED IN SPECIFIC SITUATIONS AS DESCRIBED IN THIS SUBSECTION (E).

(1) GENERAL: THE REAR YARD REQUIREMENT IN NC DISTRICTS MAY BE MODIFIED OR WAIVED BY THE ZONING ADMINISTRATOR PURSUANT TO THE PROCEDURES WHICH ARE APPLICABLE TO VARIANCES, AS SET FORTH IN SECTIONS 306.1 THROUGH 306.5 AND 308.2, IN THE CASE OF NC DISTRICTS, AND IN ACCORDANCE WITH SECTION 307(G), IN THE CASE OF SOUTH OF MARKET MIXED USE DISTRICTS IF ALL OF THE FOLLOWING CRITERIA ARE MET FOR BOTH NC AND SOUTH OF MARKET MIXED USE DISTRICTS:

(A) RESIDENTIAL USES ARE INCLUDED IN THE NEW OR EXPANDING DEVELOPMENT AND A COMPARABLE AMOUNT OF USABLE OPEN SPACE IS PROVIDED ELSEWHERE ON THE LOT OR WITHIN THE DEVELOPMENT WHERE IT IS MORE ACCESSIBLE TO THE RESIDENTS OF THE DEVELOPMENT; AND

(B) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT SIGNIFICANTLY IMPEDE THE ACCESS OF LIGHT AND AIR TO AND VIEWS FROM ADJACENT PROPERTIES; AND

(C) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT ADVERSELY AFFECT THE INTERIOR BLOCK OPEN SPACE FORMED BY THE REAR YARDS OF ADJACENT PROPERTIES.

HEIGHT LIMIT: 40-X

OFF STREET PARKING: COMMERCIAL: NONE REQUIRED IF OCCUPIED FLOOR AREA IS LESS THAN 200SQFT. THEREFORE NONE RESIDENTIAL: 1 SPACE FOR EACH DWELLING UNIT.

USABLE OPEN SPACE (RESIDENTIAL): PER SFPC SEC. 135, 136; 100 SQ.FT. PER UNIT IF PRIVATE. 857 sqft PROVIDED

DWELLING UNIT DENSITY: PER SFPC SECTIONS, 207.4, 1 UNIT PER 1000 SQFT OF LOT AREA.

AFFORDABILITY REQUIREMENTS: PER SFPC SEC. 419.3, AFFORDABILITY REQUIREMENTS NOT APPLICABLE TO BUILDINGS WITH LESS THAN 5 DWELLING UNITS. BUILDING HAS 1 RESIDENTIAL DWELLING UNITS, THEREFORE NO AFFORDABILITY REQUIREMENT.

VARIANCE REQ: REAR YARD AND GARAGE DOOR FILED 7.3.2013. CASE NUMBER: 2013.0884V

EXTERIOR AREA CALCS:

Exterior Gross Area			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Exterior	BASEMENT GROSS EXTERIOR	1,165
Story 1	Gross Exterior	FIRST FLOOR GROSS EXTERIOR	1,159
Story 2	Gross Exterior	2ND FLOOR GROSS EXTERIOR	1,012
Story 3	Gross Exterior	3RD FLOOR GROSS EXTERIOR	822
Story 4	Gross Exterior	4TH FLOOR GROSS EXTERIOR	637
TOTAL			4,795 sq ft

BUILDING CODE SUMMARY

OCCUPANCY: R3/ B

AREA CALCS:

Commercial Interior Gross Area - B Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 1	Gross Interior Commercial	1ST FL. GROSS INT. (COMM.)	912
			912 sq ft

Residential Interior Gross Area - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Interior Residential	BSMT. GROSS INT. (RES.)	1,058
Story 1	Gross Interior Residential	1ST FL. GROSS INT. (RES.)	100
Story 2	Gross Interior Residential	2ND FLOOR GROSS INTERIOR	925
Story 3	Gross Interior Residential	3RD FLOOR GROSS INTERIOR	746
Story 4	Gross Interior Residential	4TH FLOOR GROSS INTERIOR	569
			3,398 sq ft

TOTAL:

Residential Open Space - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 3	Open Space	DECK	120
Story 4	Open Space	DECK	114
T.O. Roof	Open Space	ROOF DECK	334
			568 sq ft

OCCUPANT LOAD:

R3 = 3421 SQFT/200GROSS SQFT/OCCUPANT = 17 OCCUPANTS

B = 912 SQFT/ 100 = 9 OCCUPANTS

NOTE: EACH OCCUPANCY HAS ITS OWN SEPARATE EXIT

CONSTRUCTION TYPE: VA

HEIGHT:

- ALLOWABLE: 50'-0" PER CBC 2010 TABLE 503 + 20'-0" PER CBC 504.2 (AUTOMATIC SPRINKLER SYSTEM INCREASE)

- PROPOSED: 40'-0"

STORIES:

- ALLOWABLE: 3 PER TABLE 503 + 1 PER SEC. 504.2 = 4 STORIES

- PROPOSED: 4 STORIES

NOTE: BUILDING IS EQUIPPED WITH THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

MAXIMUM TRAVEL DISTANCE:

- ALLOWABLE: 250'-0" PER CBC 2010 SEC.1016.1

- PROPOSED: 137'-0" FROM FURTHEST POINT ON ROOF DECK TO EXIT AT PACIFIC AVE.

EXITS: ONE EXIT REQUIRED PER CBC SEC. 1021.1 EXCEPTION 4

ACCESSIBILITY: ACCESSIBLE ROUTE AND ONE ACCESSIBLE RESTROOM PROVIDED PER CBC CHAPTER 11B WITHIN B OCCUPANCY. NO ACCESSIBILITY REQUIRED FOR LESS THAN 4 RESIDENTIAL UNITS PER CBC CHAPTER 11A.

DRAWING INDEX

ARCHITECTURAL

DRAWING ID	DRAWING NAME
A0.00	COVER SHEET
A0.01	CONCEPTUAL IMAGES
A0.02	SITE SURVEY
A0.03	SITE CONTEXT
A0.04	GREEN BLDG REQUIREMENTS
A1.00	SITE PLAN
A2.00	BASEMENT-2ND PLANS
A2.01	3RD-ROOF PLANS
A6.00	ELEVATIONS
A6.01	ELEVATIONS
A7.00	BUILDING SECTIONS
A7.01	SITE SECTION

GENERAL NOTES

1. CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.

2. EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUBPLATE UNLESS OTHERWISE NOTED.

3. PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.

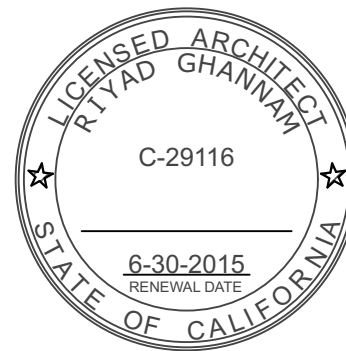
4. DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.

5. CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.

6. INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

rg-architecture

560 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO. DATE ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1364 Pacific Ave

San Francisco, CA 94109
0155/020

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

DRAWING NO. 1 of 11

COVER SHEET

DRAWING NO.

A0.00



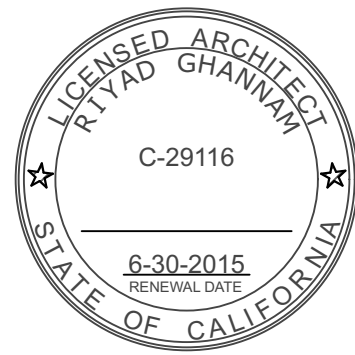
LYNCH STREET RENDERING 02



LYNCH STREET RENDERING 03



PACIFIC AVENUE RENDERING 01



REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1364 Pacific Ave
San Francisco, CA 94109
0155/020

SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 2 of 11

CONCEPTUAL
IMAGES

DRAWING NO.

A0.01

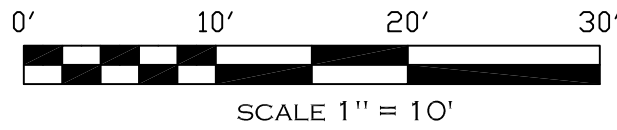
USE OF THE PROVIDED ELECTRONIC FILES CONSTITUTES YOUR ACKNOWLEDGEMENT AND ACCEPTANCE OF THE FOLLOWING TERMS AND CONDITIONS:

1. WE MAKE NO REPRESENTATIONS AS TO THE COMPATIBILITY OF THESE FILES WITH YOUR HARDWARE OR SOFTWARE. YOU ACKNOWLEDGE THAT ANOMALIES AND ERRORS CAN BE INTRODUCED INTO THE FILES WHEN THEY ARE TRANSFERRED OR USED IN CONJUNCTION WITH INCOMPATIBLE COMPUTER EQUIPMENT OR SOFTWARE. YOU ACKNOWLEDGE AND SOLELY ACCEPT THE RISKS ASSOCIATED WITH AND/OR THE RESPONSIBILITY FOR ANY DAMAGES TO HARDWARE, SOFTWARE OR COMPUTER SYSTEMS OR NETWORKS RELATED TO ANY USE OF THE FILES. THE FILES ARE BEING FURNISHED "AS IS". WE ARE NOT RESPONSIBLE FOR ANY DAMAGES DONE BY ANY VIRUS OR SIMILAR TYPE PROGRAMS THAT MAY BE RESIDE WITH THESE FILES WITHOUT OUR KNOWLEDGE.
2. DATA CONTAINED ON THESE ELECTRONIC FILES ARE INSTRUMENTS OF OUR PROFESSIONAL SERVICES AND SHALL NOT BE USED BY YOU OR ANYONE ELSE RECEIVING THEM THROUGH OR FROM YOU FOR ANY PURPOSE OTHER THAN AS A CONVENIENCE FOR THE 1364-1370 PACIFIC AVENUE, SAN FRANCISCO, CALIFORNIA PROJECT. ANY OTHER USE OR REUSE BY YOU OR BY OTHERS WILL BE AT YOUR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO US. YOU AGREE TO MAKE NO CLAIM AND HERBY WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CLAIM OR CAUSE OF ACTION OF ANY NATURE AGAINST, OUR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR SUBCONSULTANTS THAT MAY ARISE OUT OF OR IN CONNECTION WITH YOUR USE OF THE ELECTRONIC FILES.
3. YOU SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY, AND HOLD US HARMLESS AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS ARISING OUT OF OR RESULTING FROM YOUR USE OF THESE ELECTRONIC FILES.

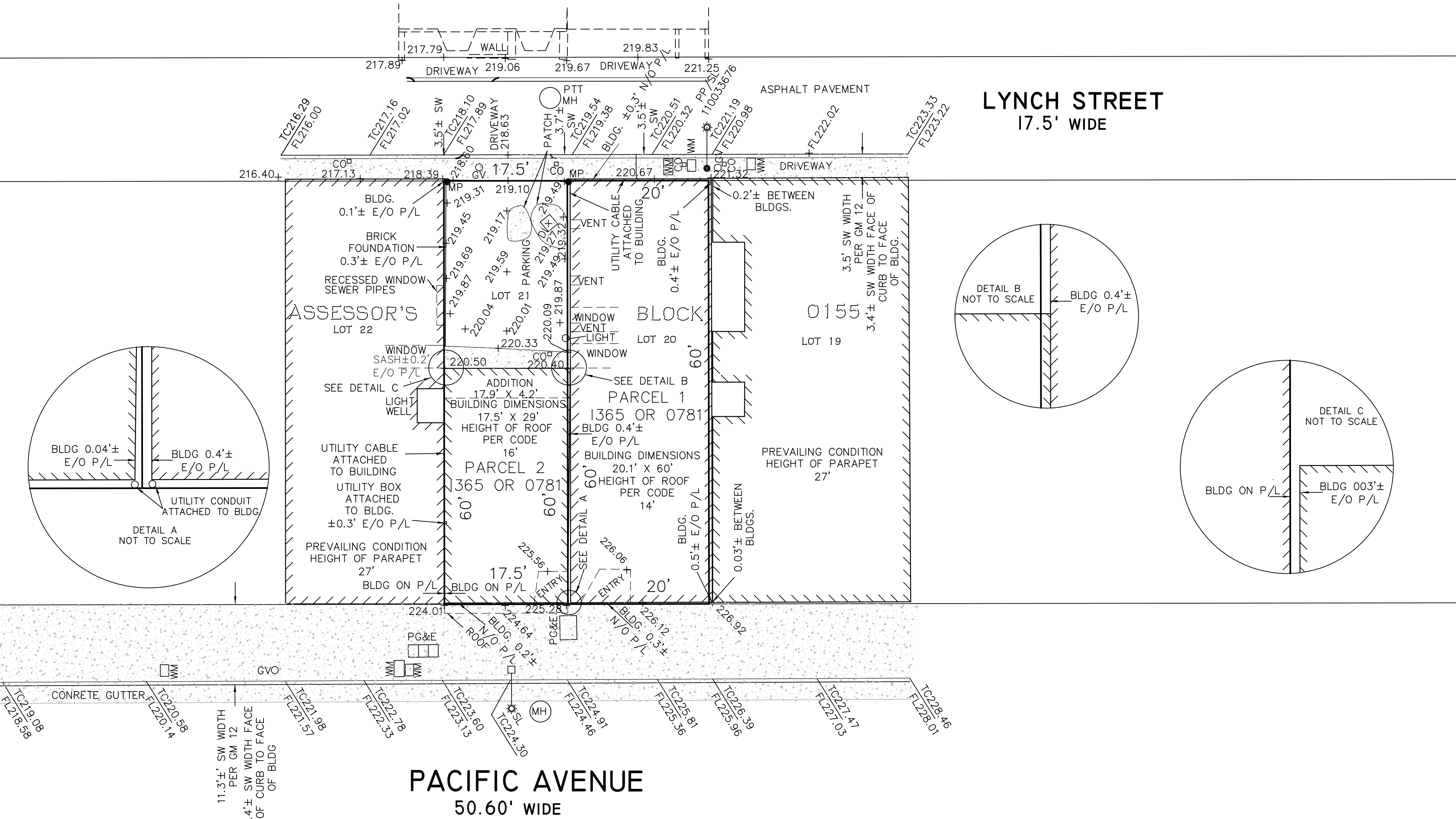
4. THIS ELECTRONIC DRAWING FILE IS NOT A CONSTRUCTION DOCUMENT. DIFFERENCES MAY EXIST BETWEEN THIS ELECTRONIC FILE AND CORRESPONDING HARD-COPY CONSTRUCTION DOCUMENTS. WE MAKE NO REPRESENTATION REGARDING THE ACCURACY OR COMPLETENESS OF THE ELECTRONIC FILE YOU RECEIVE. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS PREPARED BY US AND THE ELECTRONIC FILES, THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. YOU ARE RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS.
5. YOUR USE OF THESE ELECTRONIC FILES DOES NOT RELIEVE YOU OF YOUR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CONFIRM AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND COORDINATE YOUR WORK.
6. BECAUSE INFORMATION PRESENTED ON THE ELECTRONIC FILES CAN BE MODIFIED, UNINTENTIONALLY OR OTHERWISE, WE RESERVE THE RIGHT TO REMOVE ALL REFERENCES OF OWNERSHIP AND/OR INVOLVEMENT BY SAN FRANCISCO SURVEYING COMPANY FROM THEM.

UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY YOU BE DEEMED A SALE BY US, AND WE MAKE NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL WE BE LIABLE FOR ANY LOSS OF PROFIT OR ANY CONSEQUENTIAL DAMAGES AS A RESULT OF YOUR USE OF REUSE OF THESE ELECTRONIC FILES

NORTH



SAN FRANCISCO SURVEYING COMPANY, INC.
201 HARRISON STREET STE 828
SAN FRANCISCO, CALIFORNIA, 94105
415-321-9300
WWW.SANFRANCISCO SURVEYING COMPANY.COM



NOTES :

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF
ROOF HEIGHTS ALONG PACIFIC AVENUE FOR THE SUBJECT SITE ARE CALCULATED PER MUNICIPAL CODE AND ARE THE DIFFERENCE IN THE ELEVATION BETWEEN THE MIDPOINT ELEVATION OF THE TOP OF CURB AND THE MID POINT OF THE ROOF. NO ACCESS TO THE ROOFS OF THE ADJOINING PROPERTIES WAS PROVIDED. THE HEIGHTS SHOWN FOR ADJOINERS IS THE DIFFERENCE IN ELEVATION OF THE MID POINT OF THE TOP OF CURB AND THE PARAPET. THESE HEIGHTS ARE PROVIDED AS AN INDICATION OF PREVAILING CONDITIONS.

DATE OF SURVEY :

TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED UPON A FIELD SURVEY ACTUALLY PERFORMED UPON THE GROUND IN THE MONTHS OF 11, 12/2012 AND 1, 2/2013

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON BASED UPON A FIELD SURVEY ACTUALLY PERFORMED ON THE GROUND. THE UNDERGROUND UTILITY LOCATIONS ARE SHOWN BASED UPON OBSERVABLE SURFACE EVIDENCE (CONDITIONS PERMITTING). THE OWNER AND/OR CONTRACTOR BEARS THE RESPONSIBILITY FOR ADDITIONAL UTILITY RESEARCH AND FIELD SURVEYING REQUIRED TO PROVIDE NECESSARY DESIGN DATA PRIOR TO DESIGN AND CONSTRUCTION.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY AND COUNTY OF SAN FRANCISCO DATUM (SEPTEMBER 1970) INTERSECTION HYDE BROADWAY NW CUT CROSS E RIM MH IN WALK ELEVATION= 190.237'.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE _____

DANE M INCE
LICENSE NO. 8142
LICENSE EXPIRES 12/31/2014

MAP OF SURVEY

THE LANDS OF HAROLD YU CHUN TANG AND CONNIE YEE K. TANG AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2003-H409706-00 APRIL 14, 2003 REEL I365 IMAGE 0781 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA ASSESSOR'S BLOCK 0155 , LOTS 20, 21 A PORTION OF THE 50 VARA BLOCK 271 1364-1370 PACIFIC AVENUE

LEGEND :

BLDG	BUILDING
CO	CLEAN OUT
DI	DRAIN INLET
E/O	EAST OF
FL	FLOWLINE
GV	GAS VALVE
MH	MAN HOLE
MP	METAL POST
N/O	NORTH OF
P/L	PROPERTY LINE
P/P	POWER POLE
PG&E	PACIFIC GAS AND ELECTRIC
PTT	PACIFIC TELEPHONE AND TELEGRAPH
S/O	SOUTH OF
S/I	STREET LIGHT
TC	TOP OF CURB
W/O	WEST OF
WM	WATER METER
+ 241.14	SPOT ELEVATION
SW	PROPERTY LINE
GM	GRADE MAP

SURVEY REFERENCE:

THE BOUNDARY SURVEY IS BASED UPON THE GRANT DEED SHOWN HEREON. ADDITIONAL DOCUMENTATION REVIEWED AND CONSIDERED:
BLOCK DIAGRAMS 0151, 0152, 0153, 0154, 0155, 156
0183, 0184, 0185
PARCEL MAP NO. 4494
PARCEL MAP NO. 5197
PARCEL MAP NO. 5525
PARCEL MAP NO. 6151
PARCEL MAP OF 72-74 LYNCH STREET
PARCEL MAP OF 1385-1387 PACIFIC AVENUE
CCSF MONUMENT MAP 12
CCSF GRADE MAP 12
MONUMENT OF THE FIFTY VARA DISTRICT APPROVED AND MADE OFFICIAL 11/29/1909
SUPERCEDED MONUMENT MAP 1933 W-8-16
CCSF FIELD NOTES INDEX NO. 154 ORDER NO 13423M



VIEW LOOKING WEST ON PACIFIC AVE

A



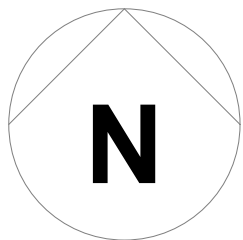
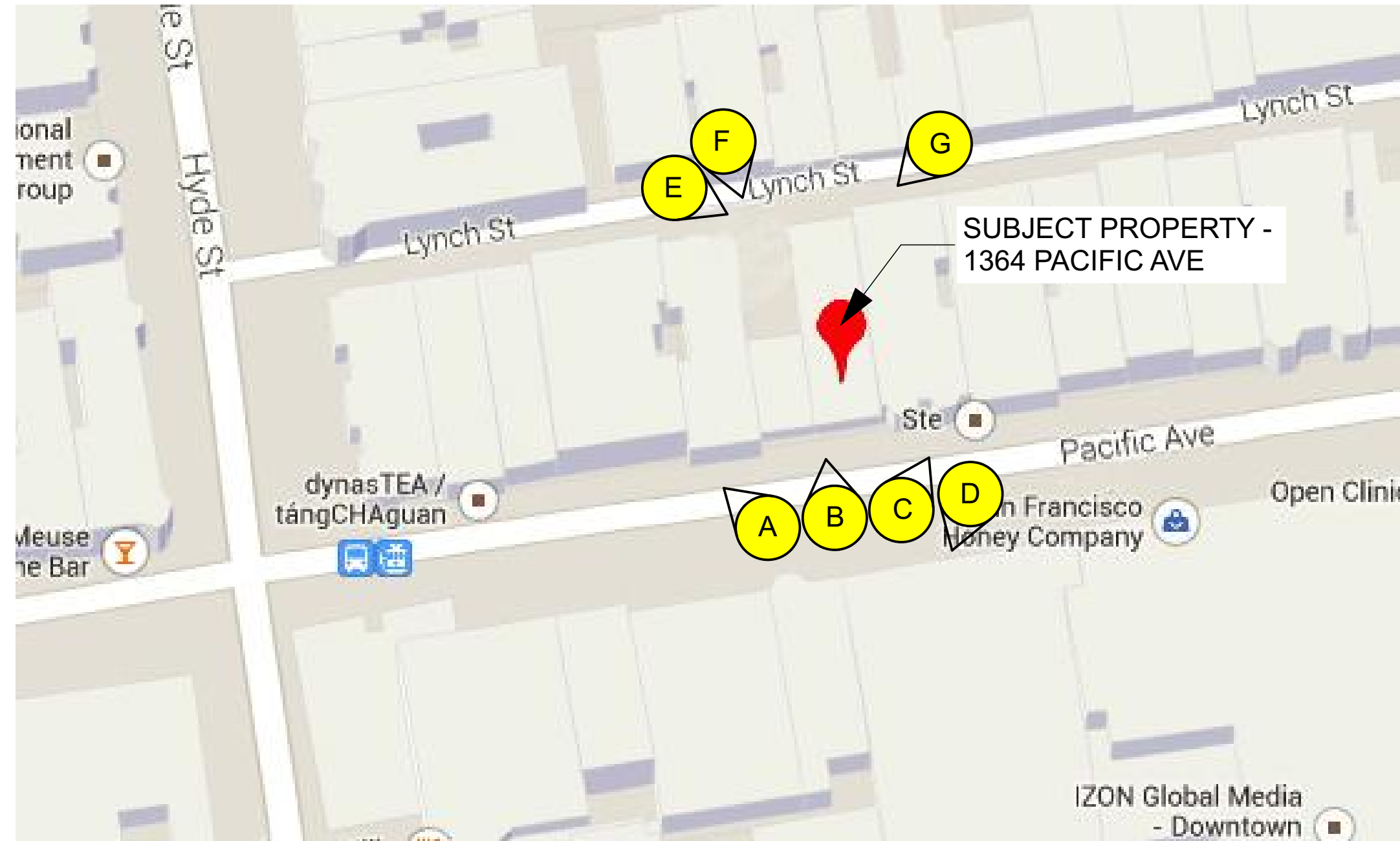
VIEW LOOKING AT FACADE OF SUBJECT PROPERTY

B



VIEW LOOKING EAST ON PACIFIC AVE

C



BUILDINGS ON THE FACING SIDE OF THE STREET

D



VIEW LOOKING EAST ON LYNCH ALLEY

E



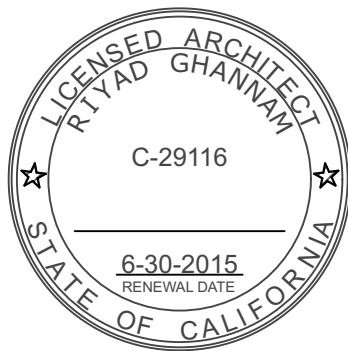
VIEW OF SUBJECT PROPERTY ON LYNCH ALLEY

F



VIEW LOOKING WEST ON LYNCH ALLEY

G



REVISIONS

NO.	DATE	ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1364 Pacific Ave

San Francisco, CA 94109
0155/020

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

DRAWING NO. 4 of 11

SITE CONTEXT

DRAWING NO.

A0.03

reen Building: Site Permit Submittal

C INFORMATION:
facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Table with 3 columns: Project Name, Block/Lot, Address, Project Area, Primary Occupancy, Number of occupied floors, and Professional/Applicant: Sign & Date.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

Table with 2 columns: Requirement and Status (circle). Rows include: Construction activity stormwater pollution prevention and site runoff controls, Stormwater Control Plan, Water Efficient Irrigation, Construction Waste Management, and Recycling by Occupants.

Table with 2 columns: Requirement and Points. Rows include: Achieving a GreenPoint Rated Project, Number of required Greenpoints, Points for retention / demolition of historic features, Total number of required points, GreenPoint Rated status, Energy Efficiency, and All California Green Building Standards requirements.

Notes

For residential projects of 4 or more occupied floors must use the Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. LEED for Homes Mid-Rise projects must meet the "Silver" standard, meeting all prerequisites. The number of points required to achieve a rating depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Table with 7 columns: Type of Project Proposed, New Large Commercial, New Low Rise Residential, New High Rise Residential, Large First Time Commercial Interior, Commercial Major Alteration, Residential Major Alteration. Rows include: Overall Requirements (LEED certification level, Base number of required points, etc.), Specific Requirements (Construction Waste Management, Energy Use, Renewable Energy, etc.), and various project types (Water Use, Refrigerant Management, etc.).

Table with 3 columns: Other New Non-Residential, Addition ≥1,000 sq ft OR Alteration ≥\$200,000. Rows include: Energy Efficiency, Bicycle parking, Fuel efficient vehicle and carpool parking, Water Meters, Indoor Water Efficiency, Commissioning, Protect duct openings and mechanical equipment during construction, Adhesives, sealants, and caulks, Paints and coatings, Carpet, Composite wood, Resilient flooring systems, Environmental Tobacco Smoke, Air Filtration, Acoustical Control, CFCs and Halons, and Additional Requirements for New A, B, I, OR M Occupancy Projects.

rg-architecture



1364 PACIFIC AVENUE

San Francisco, CA 94109

0155/020

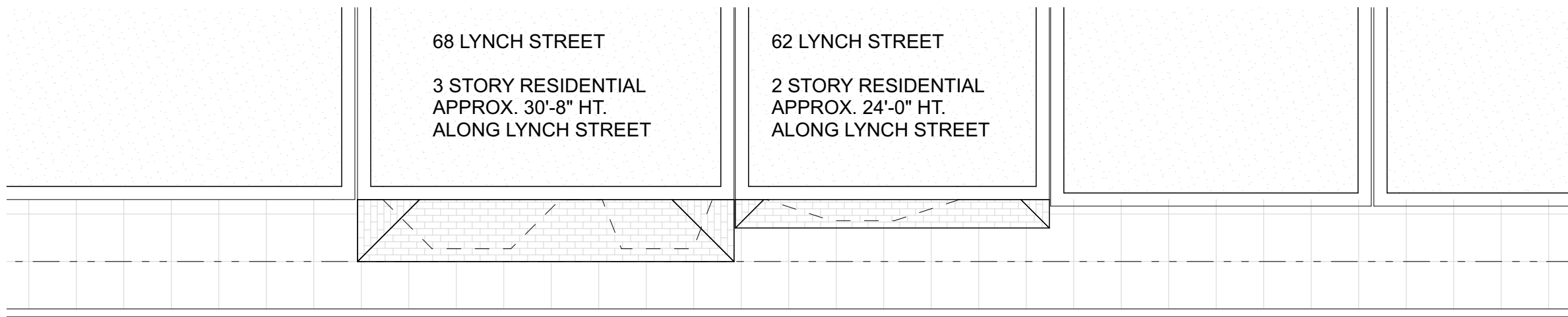
ISSUE
SITE PERMIT 08.12.2014
DRAWING NO. 5 of
#LayNo(ref)

Attachment C-2:

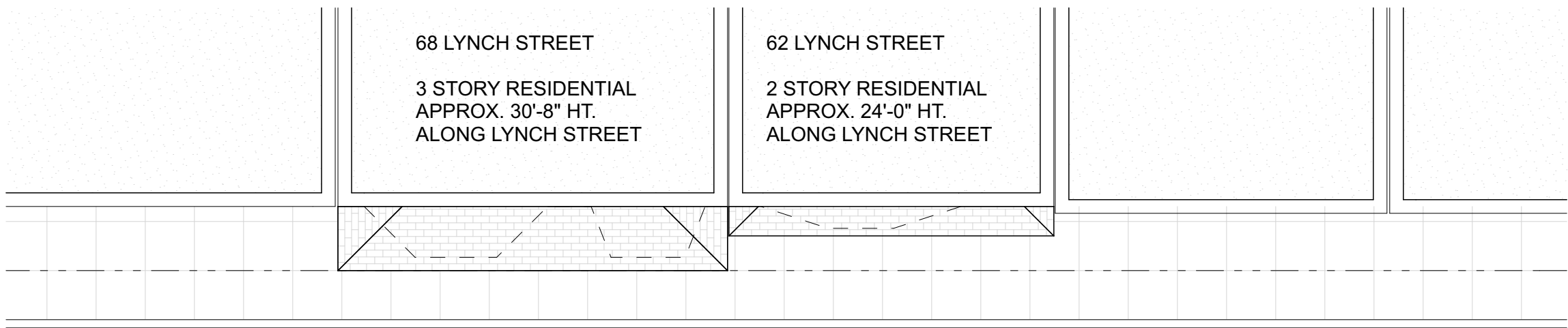
Green Building:

Site Permit Submittal

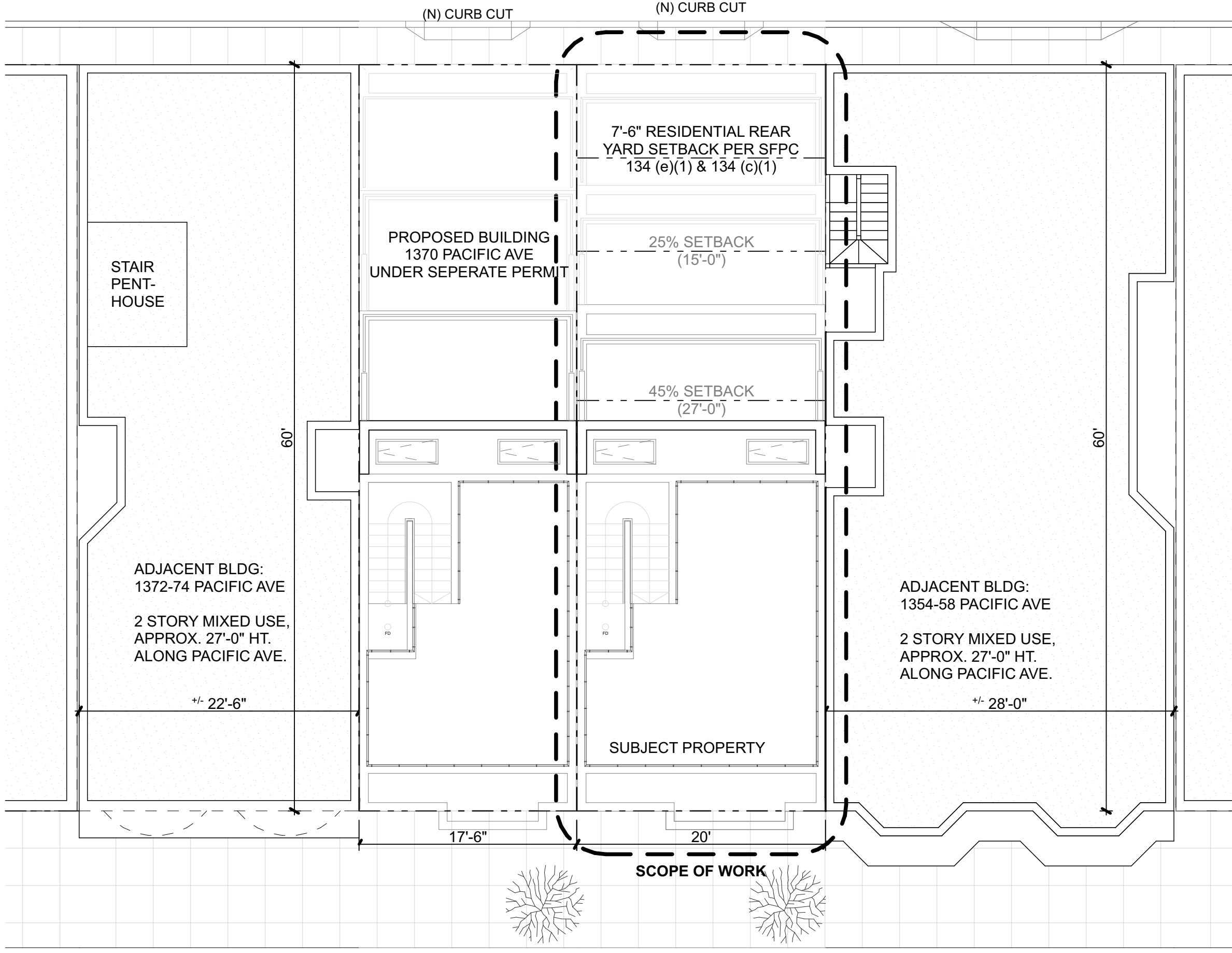
Version: July 11, 2014



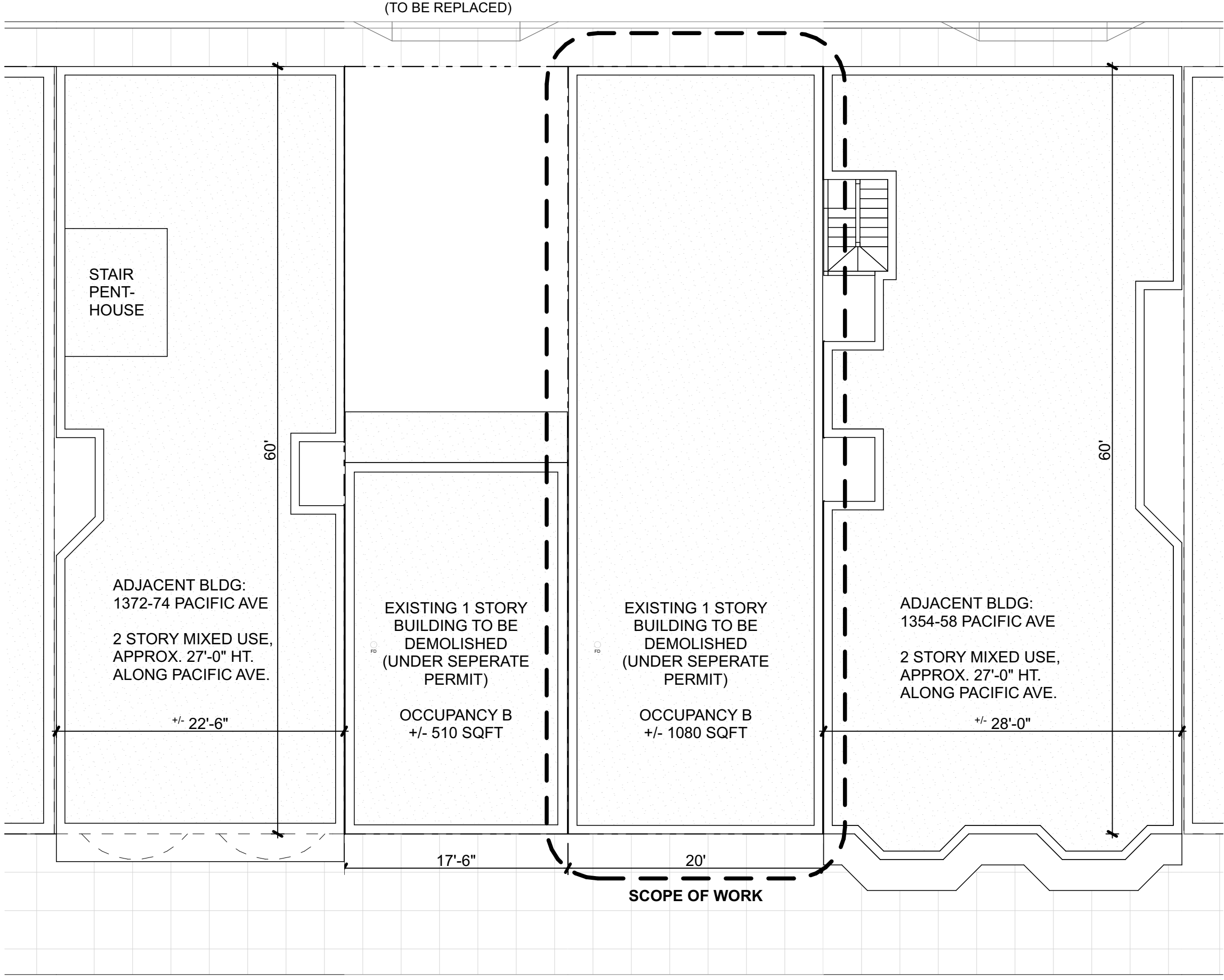
LYNCH STREET (17.50' WIDE)



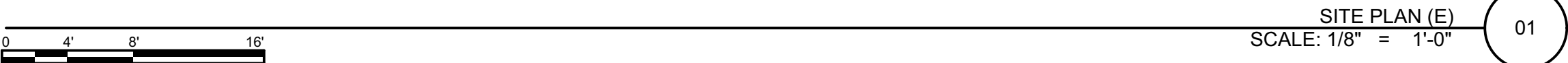
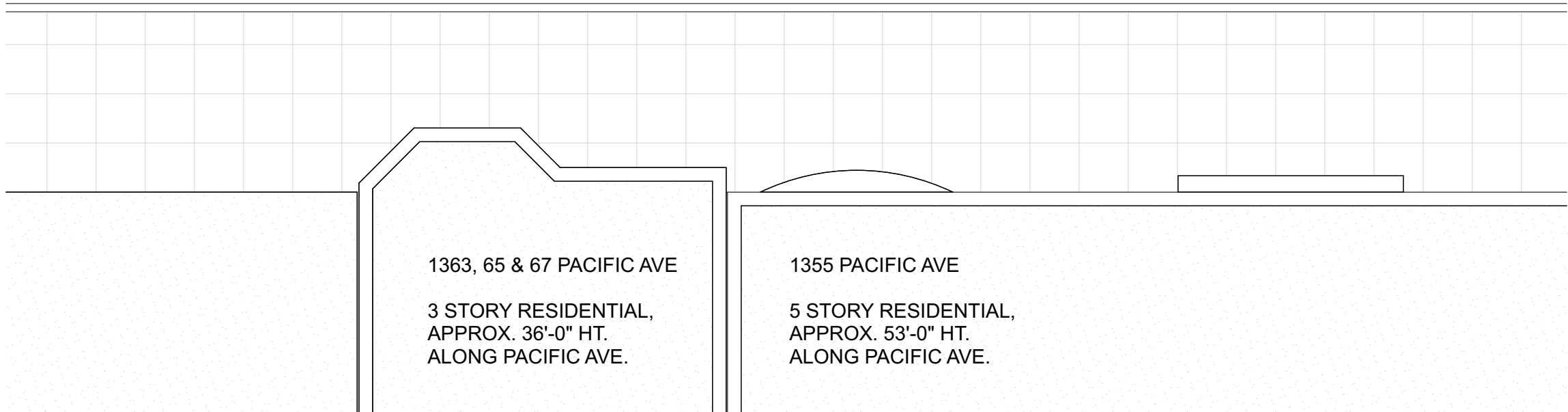
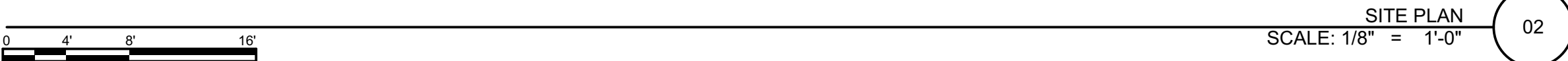
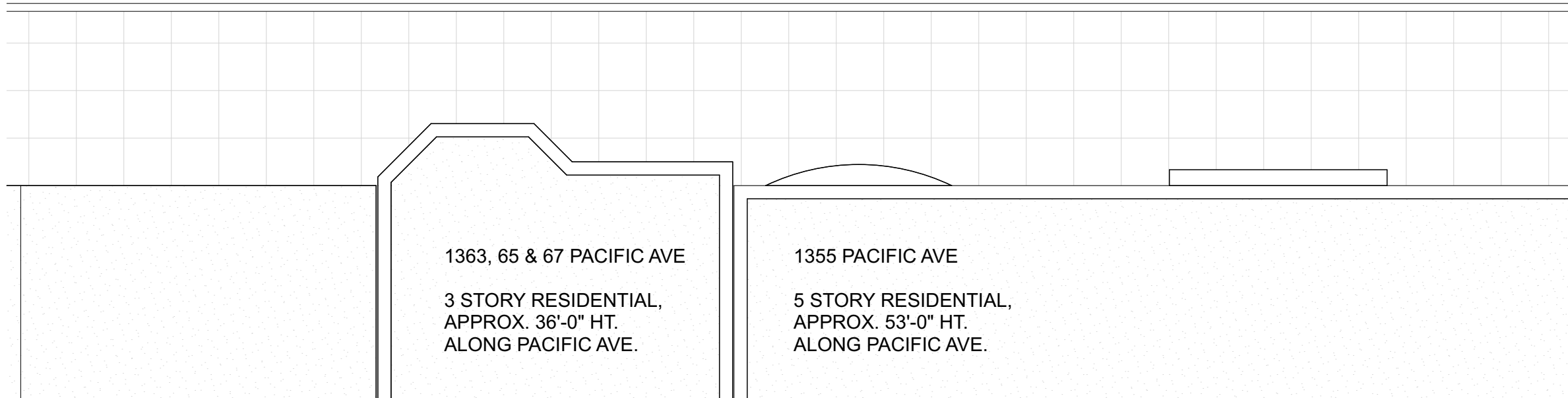
LYNCH STREET (17.50' WIDE)



PACIFIC AVE (50.60' WIDE)



PACIFIC AVE (50.60' WIDE)



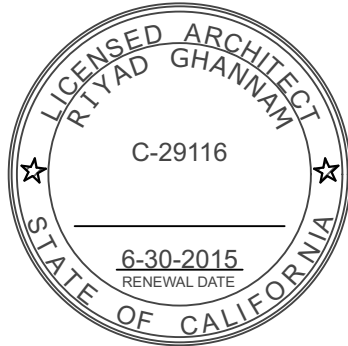
GENERAL NOTES

SHEET NOTES

KEY

rg-architecture

500 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO.	DATE	ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1364 Pacific Ave

San Francisco, CA 94109
0155/020

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

DRAWING NO. 6 of 11

SITE PLAN

DRAWING NO.

A1.00

GENERAL NOTES

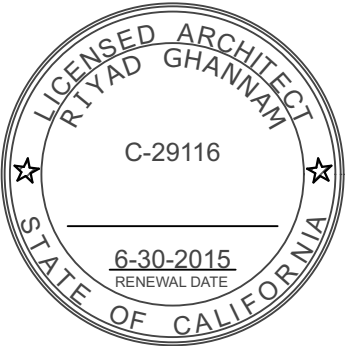
SHEET NOTES

KEY

- 1 HOUR RATING
- 2 HOUR RATING
- 3 HOUR RATING

rg-architecture

500 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO. DATE ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1364 Pacific Ave

San Francisco, CA 94109
0155/020

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

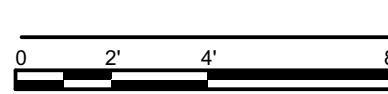
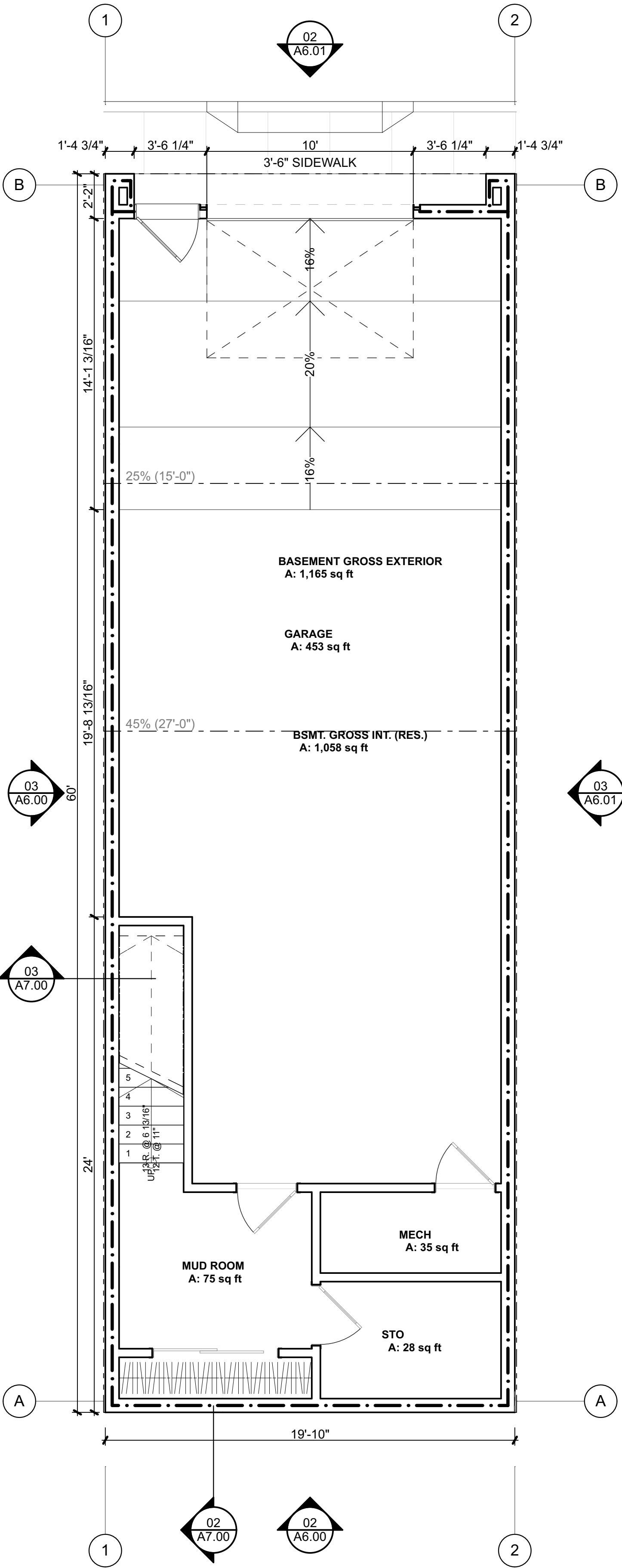
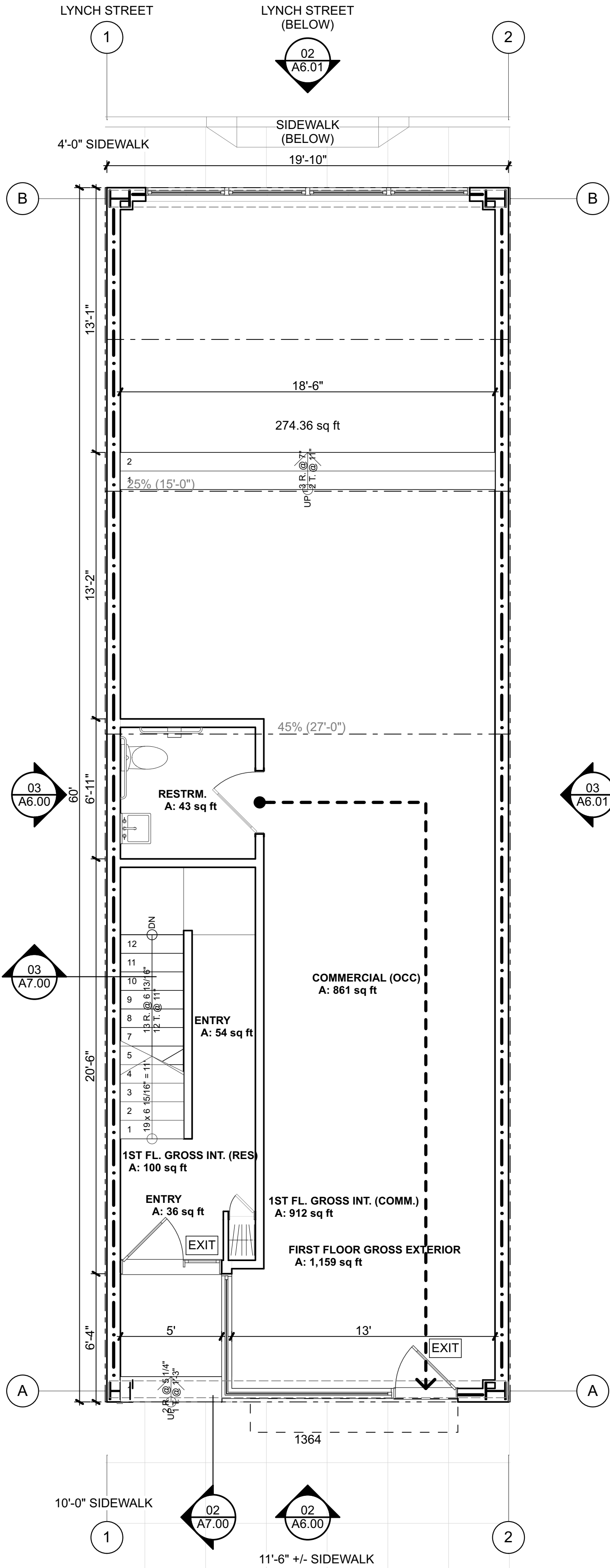
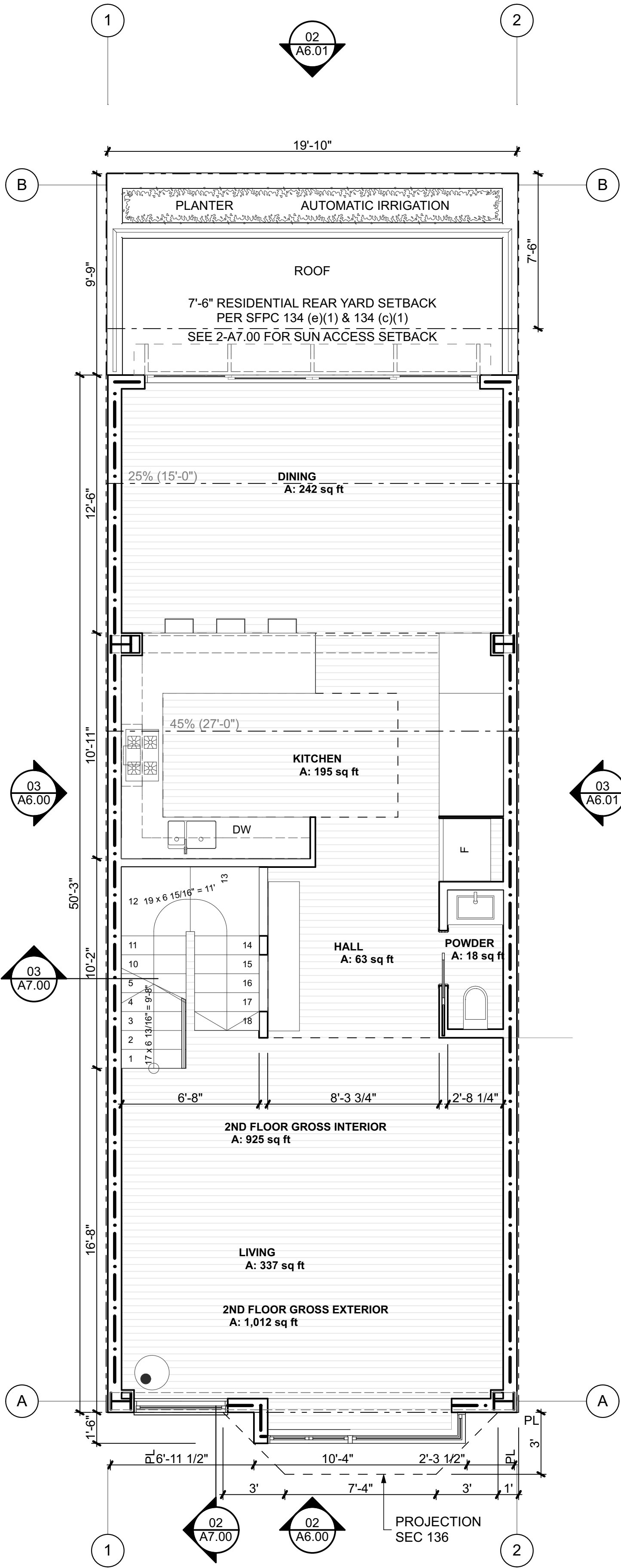
4/2/15

DRAWING NO. 7 of 11

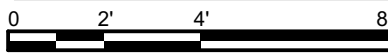
BASEMENT-2ND PLANS

DRAWING NO.

A2.00



STORY 2
SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

SHEET NOTES

KEY

- 1 HOUR RATING
- 2 HOUR RATING
- 3 HOUR RATING

rg-architecture

500 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO. DATE ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1364 Pacific Ave

San Francisco, CA 94109
0155/020

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

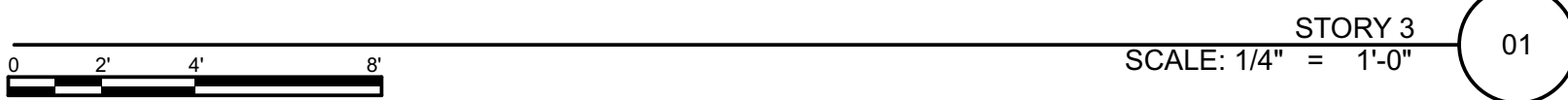
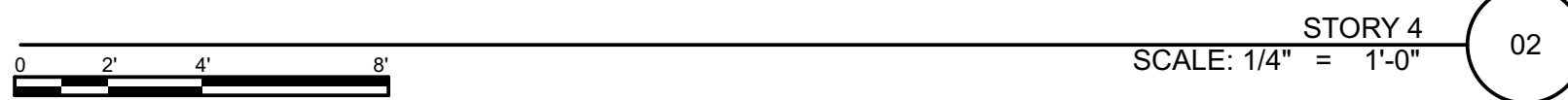
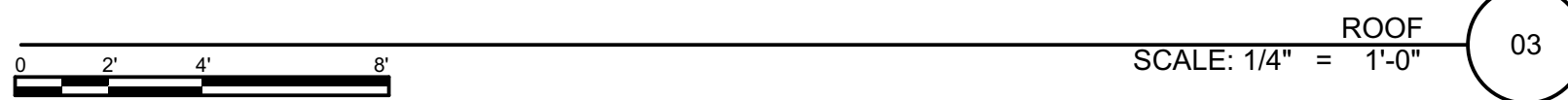
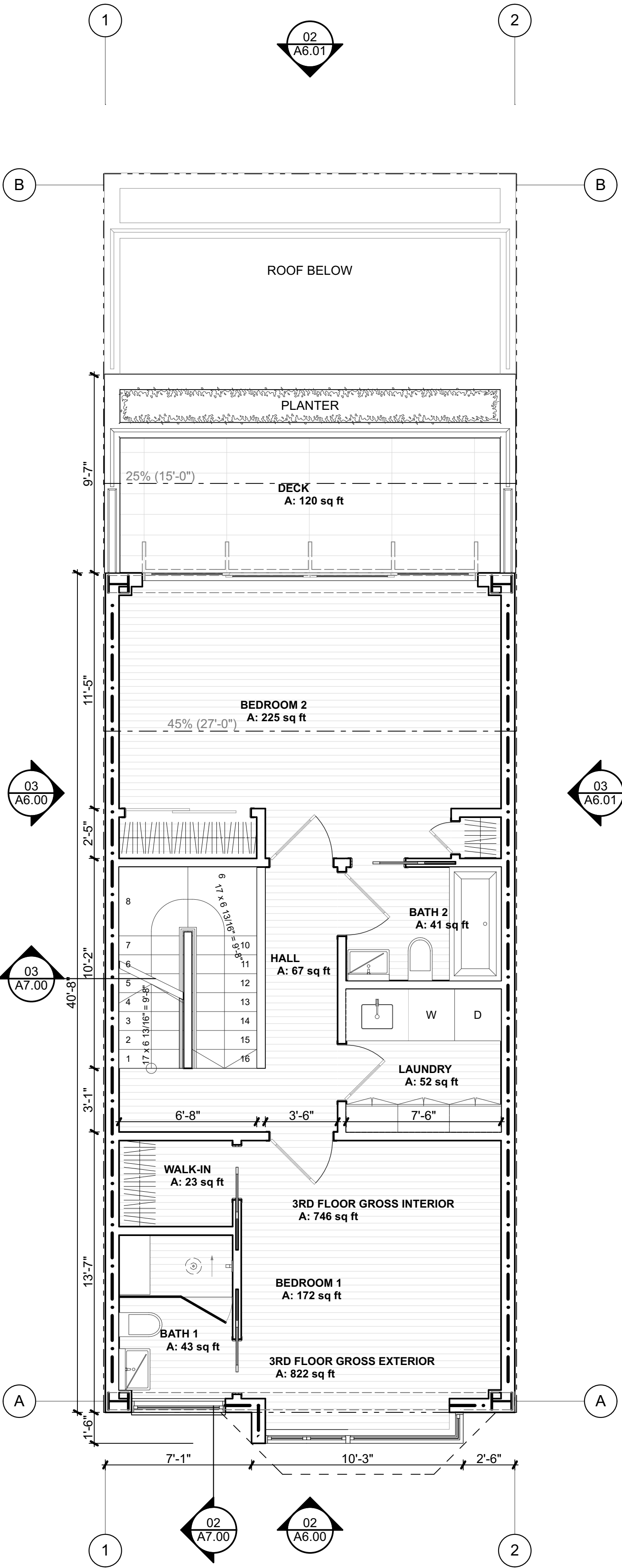
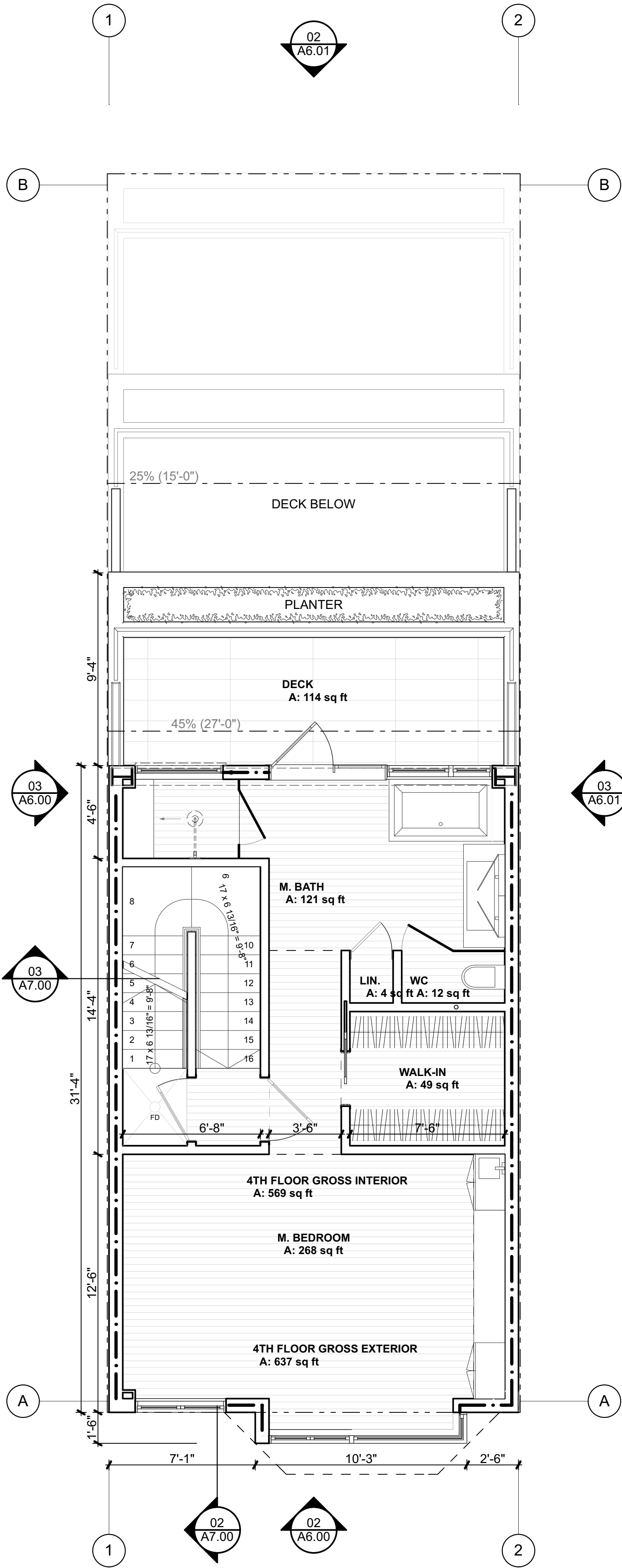
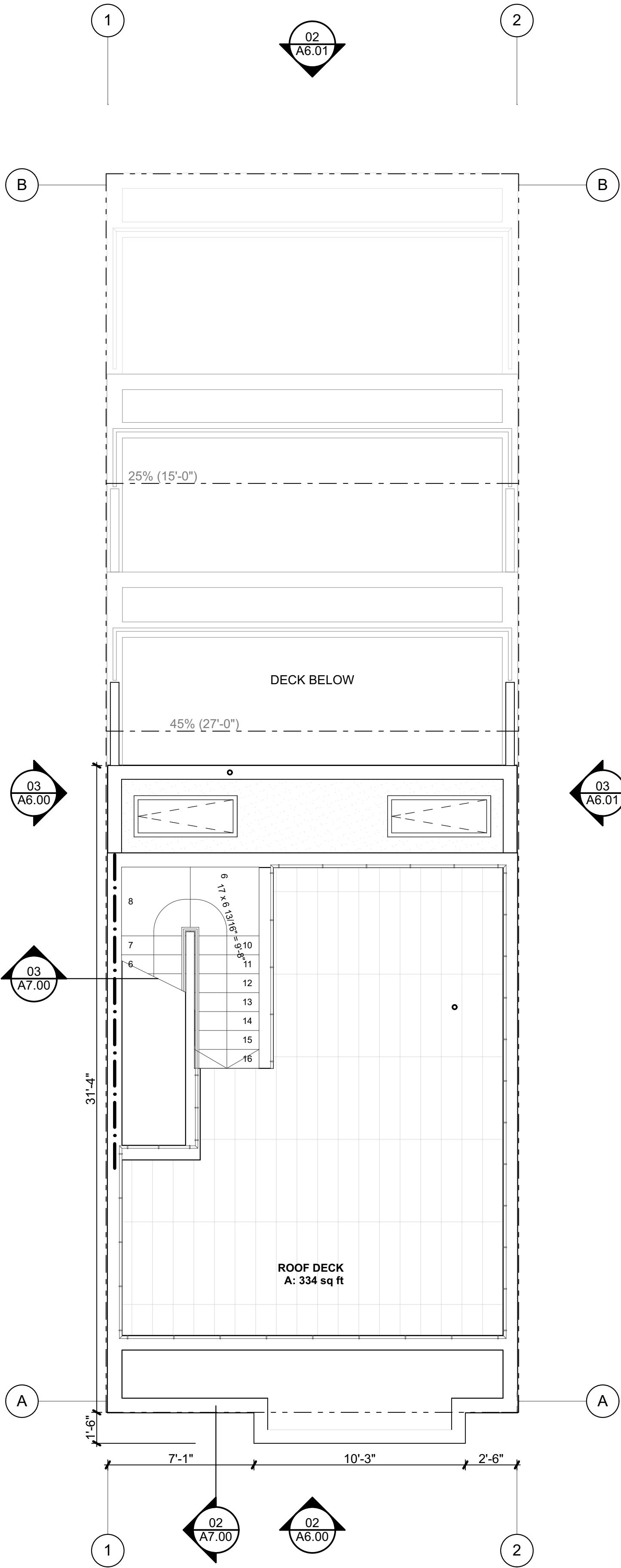
4/2/15

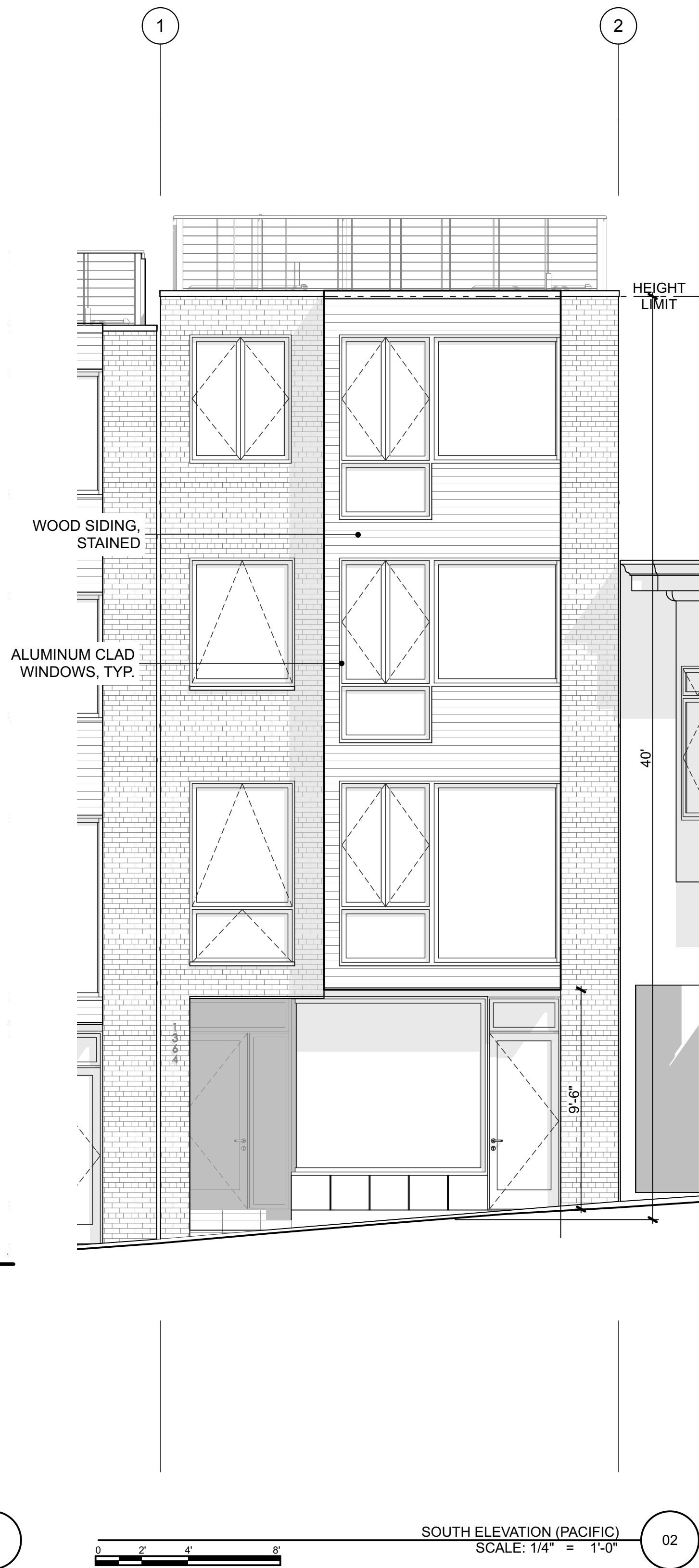
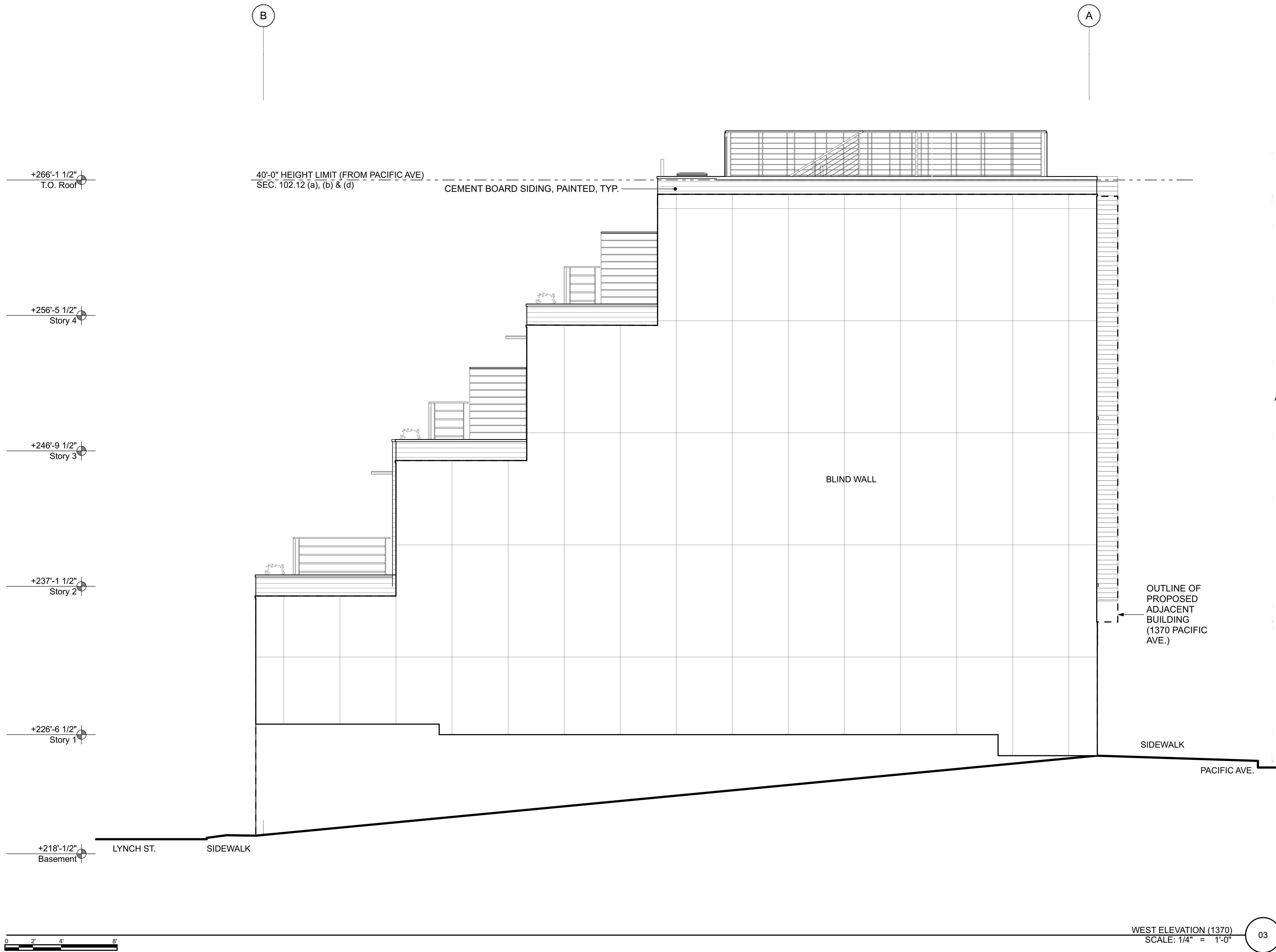
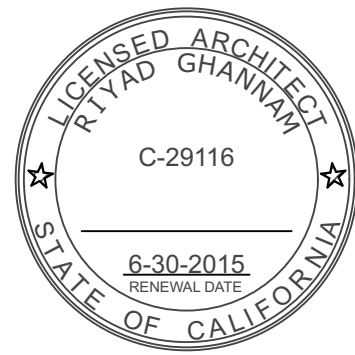
DRAWING NO. 8 of 11

3RD-ROOF PLANS

DRAWING NO.

A2.01





REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1364 Pacific Ave

San Francisco, CA 94109
0155/020

SCALE
AS NOTED
DRAWN BY
RG

CHECKED BY
RG

PROJECT NO.
201209

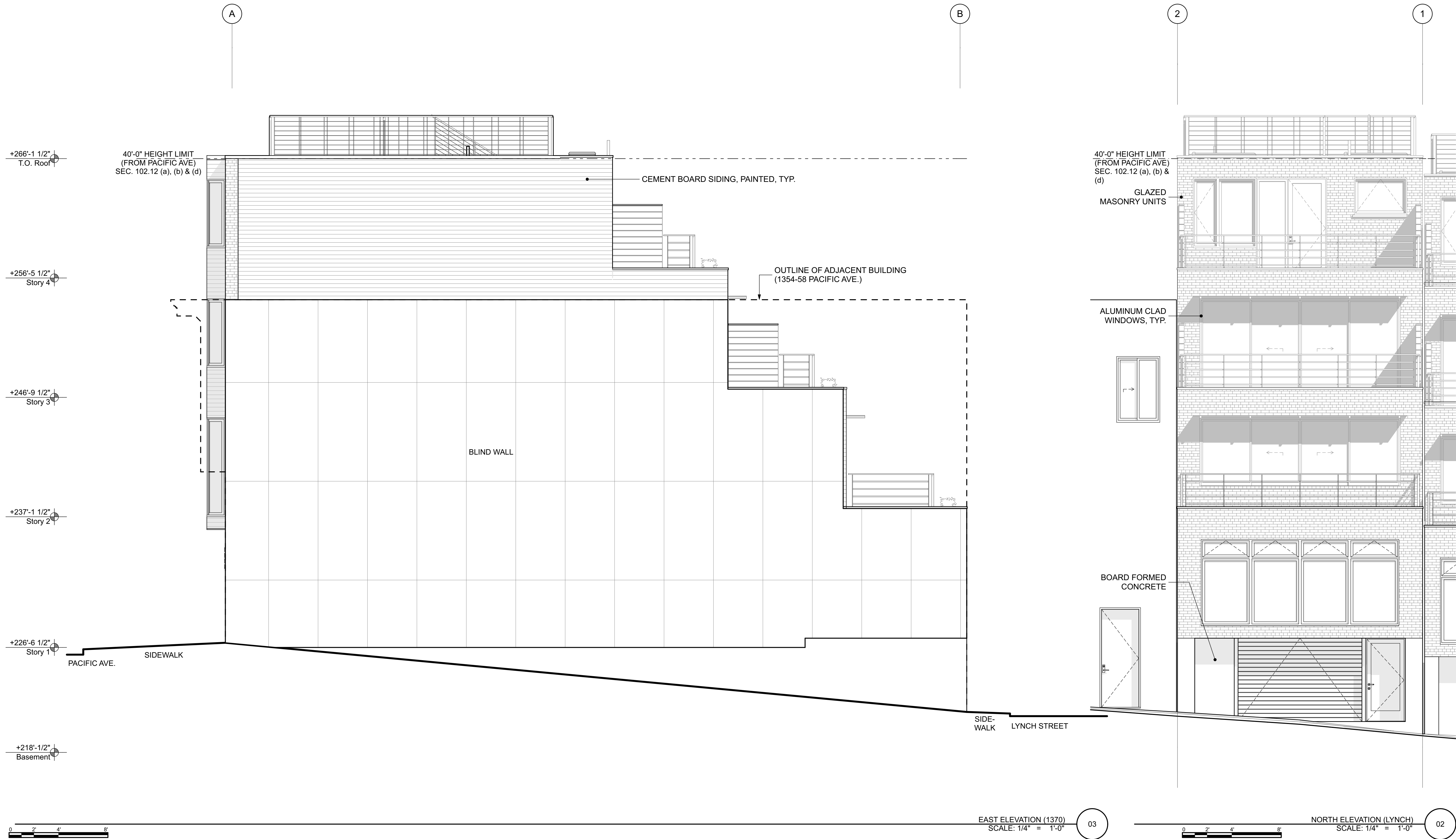
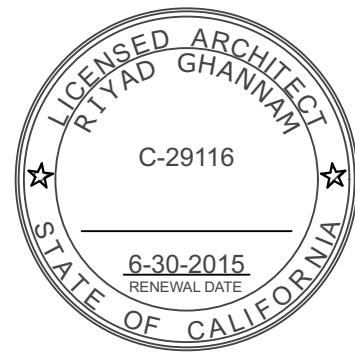
DATE
4/2/15

DRAWING NO. 9 of 11

ELEVATIONS

DRAWING NO.

A6.00



REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1364 Pacific Ave
San Francisco, CA 94109
0155/020

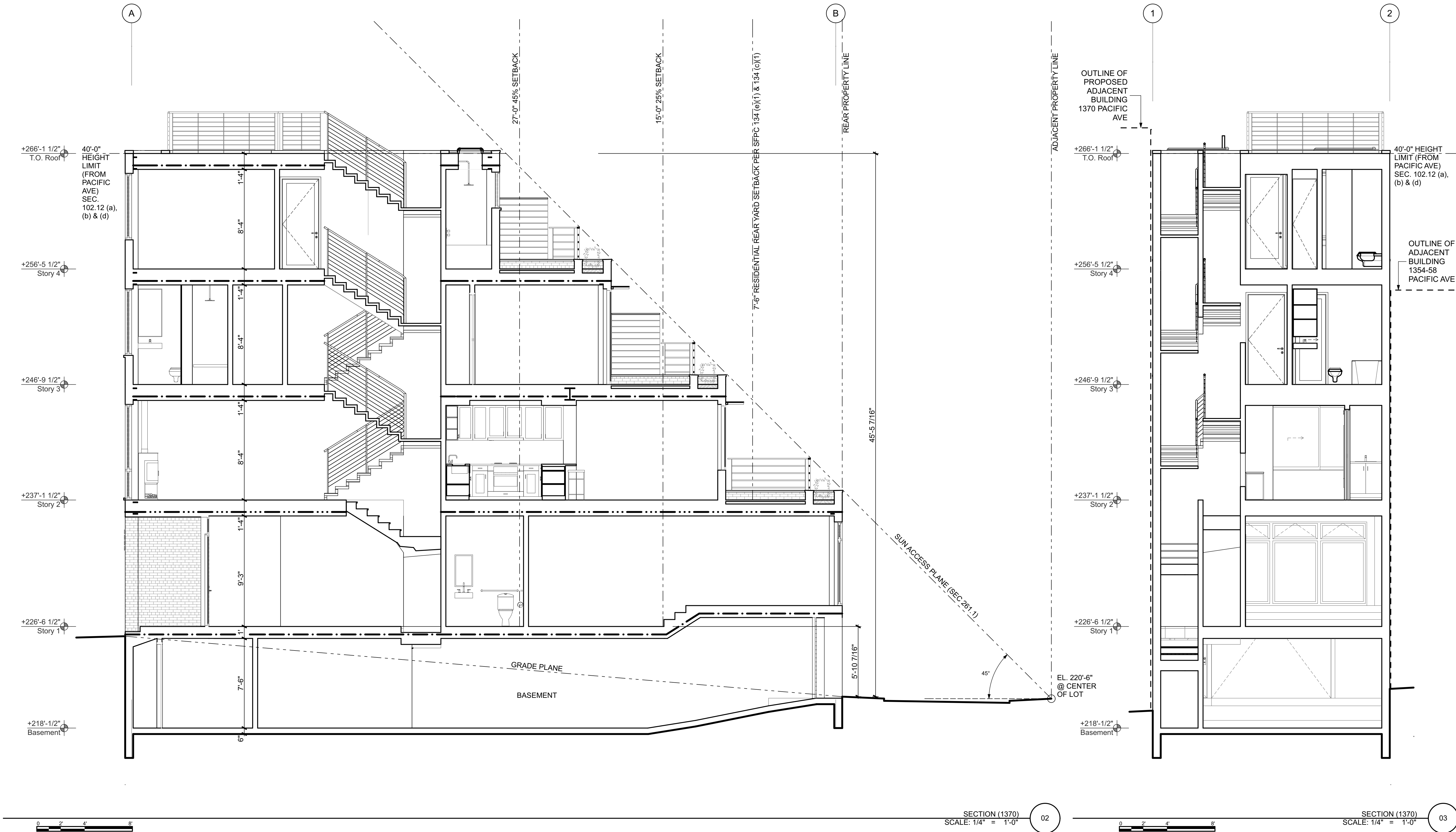
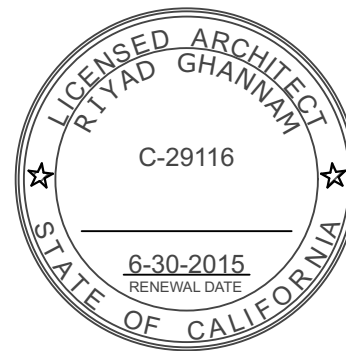
SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 10 of 11

ELEVATIONS

DRAWING NO.

A6.01



REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1364 Pacific Ave
San Francisco, CA 94109
0155/020

SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 11 of 11

BUILDING SECTIONS

DRAWING NO.

A7.00

DIRECTORY

CLIENT	SOILS ENGINEER
Mr. Harold Tang & Family 555 4th Street, Unit 605 San Francisco, CA 94107 415.992.2990 etang18@gmail.com	Earth Mechanics 360 Grand Avenue, Suite 262 Oakland, CA 94610 510.839.0765
ARCHITECT	Allen Gruen, GE earthmech1@aol.com
rg-architecture 560 3rd Street San Francisco, CA 94107 415.699.3640	STRUCTURAL
Riyad Ghannam, AIA, Principal: riyad@rg-architecture.com	GENERAL CONTRACTOR
SURVEYOR	
San Francisco Surveying Company, Inc. 201 Harrison Street Ste 828 San Francisco, CA 94106-2058 p. 415-321-9300 f. 415-543-1915	
Dane Incels, CFS, 1099 surveyor@sanfranciscosurveyingcompany.com	

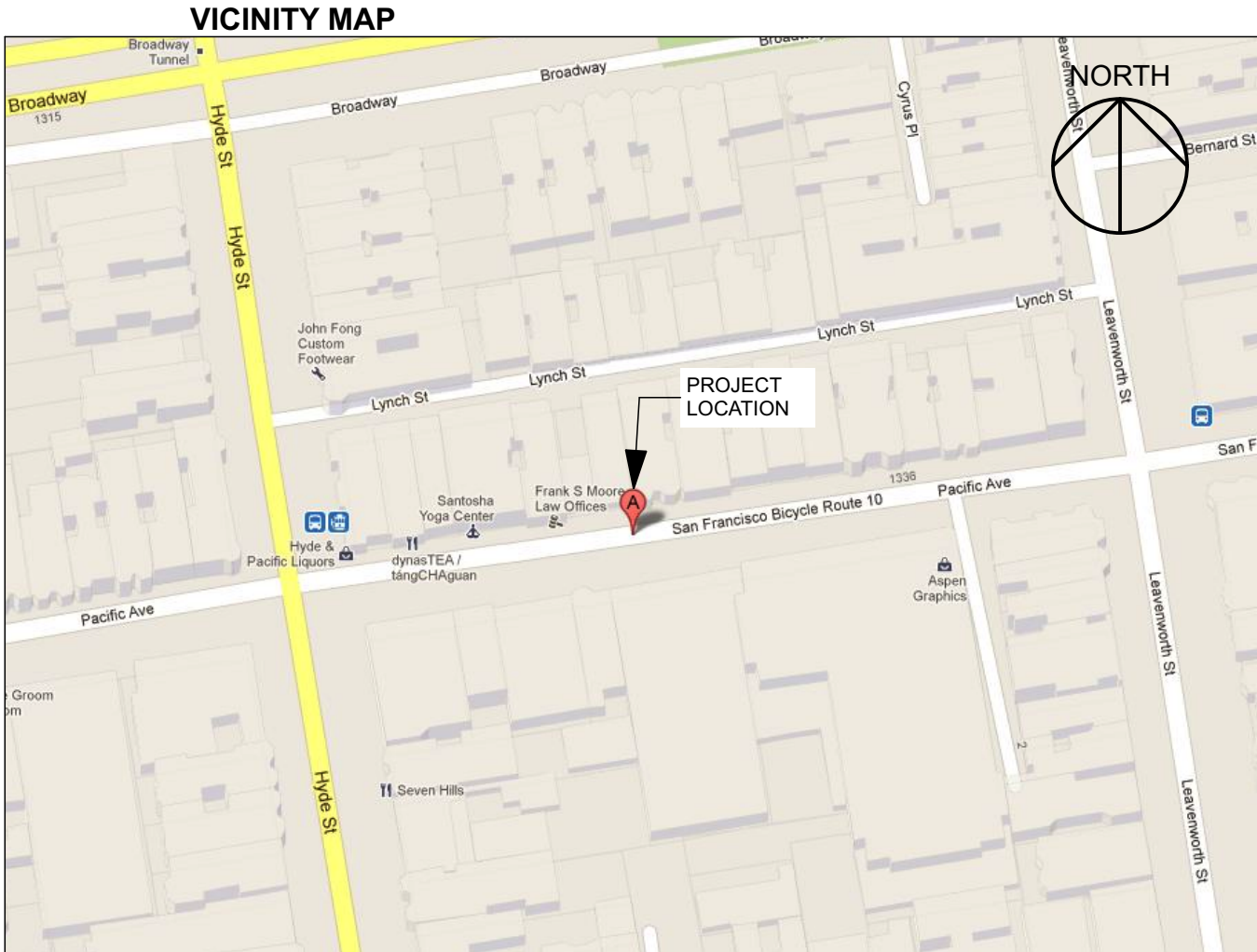
SYMBOLS

REFERENCE SYMBOLS

	DEMO WALL
	EXISTING WALL
	NEW WALL
	HIDDEN EDGE, ABOVE OR BEYOND
	HIDDEN EDGE, BELOW OR BEHIND
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	WALL TYPE
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. OVER SHEET NO.
	DETAIL NO. OVER SHEET NO.
	ELEVATION NO. OVER SHEET NO.
	ROOM NO. OVER SHEET NO.
	LEVEL LINE OR DATUM
	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS

ELECTRICAL/ MECHANICAL SYMBOLS

	SURFACE CEILING LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
	RECESSED WALL LIGHT FIXTURE
	EXPOSED STRIP LIGHT FIXTURE
	CONCEALED STRIP LIGHT FIXTURE
	TRACK AND STRIP LIGHT FIXTURES
	ELECTRICAL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PULL SWITCH
	MANUAL-ON OCCUPANCY SENSOR SWITCH
	SINGLE ELECTRICAL OUTLET, DIRECT WIRED
	DUPLEX OUTLET
	FOURPLEX OUTLET
	ELECTRICAL OUTLET, HALF-SWITCHED
	ELECTRICAL OUTLET, FULLY SWITCHED
	ELECTRICAL OUTLET FOR PICTURE LIGHT
	240V ELECTRICAL OUTLET
	FLUSH FLOOR MOUNTED OUTLET
	GROUND FAULT INTERRUPT
	JUNCTION BOX
	MULTI-FUNCTION SMOKE & CO DETECTOR
	HEAT DETECTOR
	AUTOMATIC SPRINKLER HEAD
	DOOR BELL BUTTON
	DOOR CHIME
	GARAGE DOOR OPENER SWITCH
	INTERCOM STATION
	ALARM KEYPAD
	MOTION DETECTOR
	SPEAKER OUTLET
	SCENE CONTROL MASTER UNIT
	SCENE CONTROL REMOTE WALL STATION
	STEAM UNIT CONTROL PANEL
	PLUG MOLD
	(1) RG6 QUAD
	(1) 24/4 PAIR CAT-6
	(1) CAT-6 & (1) RG6 QUAD
	(2) CAT-6 & (2) RG6 QUAD
	HDMI
	(1) 24/4 PAIR CAT-3
	COLD WATER CONNECTION
	HOT WATER CONNECTION
	CENTRAL VACUUM
	GAS OUTLET
	HOSE BIB
	FLOOR DRAIN
	DOWNSPOUT
	THERMOSTAT
	SUPPLY AIR REGISTER AT WALL OR TOE SPACE
	SUPPLY AIR REGISTER AT FLOOR
	SUPPLY AIR REGISTER AT CEILING
	RETURN AIR GRILL AT WALL
	RETURN AIR GRILL AT FLOOR
	RETURN AIR GRILL AT CEILING
	EXHAUST FAN
	EXHAUST FAN/ LIGHT UNIT
	CEILING FAN



ABBREVIATIONS

@	AT	(N)	NEW
Ø	CENTERLINE	N.I.C.	NOT IN CONTRACT
Ø	DIAMETER	NO.	NUMBER
ABV	ABOVE	NOM.	NOMINAL
A.D.	AREA DRAIN	N.T.S.	NOT TO SCALE
ADJ.	ADJUSTABLE	O.C.	ON CENTER
A.F.F.	ABOVE FINISH FLOOR	O.H.	OVERHANG
APPROX.	APPROXIMATE	OPNG.	OPENING
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
ASPH.	ASPHALT	O/	OVER
BLDG.	BUILDING	P	PROPERTY LINE
BLKG.	BLOCKING	PL	PLATE
B.U.R	BUILT-UP ROOFING	PLAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD
CLR.	CLEAR	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTR.	CENTER	P.V.	PHOTOVOLTAIC
D.	DRYER	(R)	RELOCATED
DBL.	DOUBLE	R.	RISE, RISER
DET.	DETAIL	R.A.	RETURN AIR
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REG.	REGISTER
DIM.	DIMENSION	REINF.	REINFORCED
DISP.	DISPOSER	REQ.	REQUIRED
DN.	DOWN	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	RDWD.	REDWOOD
D.W.	DISHWASHER	S.	SOUTH
DWG.	DRAWING	S.C.	SOLID CORE
DWR	DRAWER	S.D.	SMOKE DETECTOR
E	EAST	SECT.	SECTION
(E)	EXISTING	SHT	SHEET
EA.	EACH	SHEATH'G	SHEATHING
EL.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
EQ.	EQUAL	SQ.	SQUARE
EXT.	EXTERIOR	S.S.D.	SEE STRUCT. DWGS.
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
FL.	FLOOR	STRUCT.	STRUCTURAL
F.O.	FACE OF	SUSP.	SUSPENDED
F.O.F	FACE OF FINISH	SYM.	SYMBOL
F.O.S	FACE OF STUD	T.	TREAD
F.S.M.F	FLEXIBLE SHEET	T.B.	TOWEL BAR
	MEMBRANE FLASHING	T&G	TONGUE AND GROOVE
FT.	FEET	T.O.	TOP OF
FTG.	FOOTING	T.O.C.	TOP OF CURB
GA.	GAUGE	T.O.P	TOP OF PLATE
GALV.	GALVANIZED	T.O.W	TOP OF WALL
GYP. BD.	GYPSUM BOARD	T.P.H.	TOILET PAPER HOLDER
H.	HIGH	TRSM.	TRANSOM
H.B.	HOSE BIB	T.V.	TELEVISION
HDR.	HEADER	TYP.	TYPICAL
HDWR.	HARDWARE	U.O.N	UNLESS OTHERWISE NOTED
HORIZ.	HORIZONTAL	V.	VENT
HT.	HEIGHT	VERT.	VERTICAL
I.D.	INSIDE DIAMETER	V.I.F.	VERIFY IN FIELD
I.G.	INSULATED GLASS	V.G.	VERTICAL GRAIN
INSUL.	INSULATION	W.	WEST
INT.	INTERIOR	W.	WASHING MACHINE
JT.	JOINT	W/	WITH
LAV.	LAVATORY	W.C.	WATER CLOSET(TOILET)
LT.	LIGHT	WD.	WOOD
M.	MASTER	WH.	WATER HEATER
MAX.	MAXIMUM	W/O	WITHOUT
MECH.	MECHANICAL	W.P.	WATERPROOF, WORK
MFR.	MANUFACTURER	W.R.	POINT
MIN.	MINIMUM	W.R.C.	WATER RESISTANT
MISC.	MISCELLANEOUS	YD.	YARD

APPLICABLE CODES
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODE AMENDMENTS

SCOPE OF WORK

NEW MIXED-USE OCCUPANCY 4 STORY BUILDING. THREE LEVELS OF SINGLE FAMILY RESIDENTIAL R3 OCCUPANCY OVER COMMERCIAL B OCCUPANCY OVER BASEMENT/PRIVATE GARAGE.

PLANNING CODE SUMMARY

BLOCK & LOT: 0155/021

LOT SIZE: 17'-0" x 60'-0" = 1050sqft

ZONING: PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD)

REAR YARD: SEC 134: BASIC REQUIREMENT: 45% REQUIRED.
SECTION 134 SUBSECTION (E): MODIFICATION OF REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS. THE REAR YARD REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS MAY BE MODIFIED OR WAIVED IN SPECIFIC SITUATIONS AS DESCRIBED IN THIS SUBSECTION (E).
(1) GENERAL: THE REAR YARD REQUIREMENT IN NC DISTRICTS MAY BE MODIFIED OR WAIVED BY THE ZONING ADMINISTRATOR PURSUANT TO THE PROCEDURES WHICH ARE APPLICABLE TO VARIANCES, AS SET FORTH IN SECTIONS 306.1 THROUGH 306.5 AND 308.2. IN THE CASE OF NC DISTRICTS, AND IN ACCORDANCE WITH SECTION 307(G), IN THE CASE OF SOUTH OF MARKET MIXED USE DISTRICTS IF ALL OF THE FOLLOWING CRITERIA ARE MET FOR BOTH NC AND SOUTH OF MARKET MIXED USE DISTRICTS:
(A) RESIDENTIAL USES ARE INCLUDED IN THE NEW OR EXPANDING DEVELOPMENT AND A COMPARABLE AMOUNT OF USABLE OPEN SPACE IS PROVIDED ELSEWHERE ON THE LOT OR WITHIN THE DEVELOPMENT WHERE IT IS MORE ACCESSIBLE TO THE RESIDENTS OF THE DEVELOPMENT; AND
(B) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT SIGNIFICANTLY IMPEDE THE ACCESS OF LIGHT AND AIR TO AND VIEWS FROM ADJACENT PROPERTIES; AND
(C) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT ADVERSELY AFFECT THE INTERIOR BLOCK OPEN SPACE FORMED BY THE REAR YARDS OF ADJACENT PROPERTIES.

HEIGHT LIMIT: 40-X

OFF STREET PARKING:
COMMERCIAL: NONE REQUIRED IF OCCUPIED FLOOR AREA IS LESS THAN 200SQFT. THEREFORE NONE
RESIDENTIAL: 1 SPACE FOR EACH DWELLING UNIT.

USABLE OPEN SPACE (RESIDENTIAL): PER SFPC SEC. 135, 136; 100 SQ.FT. PER UNIT IF PRIVATE. 857 sqft PROVIDED

DWELLING UNIT DENSITY: PER SFPC SECTIONS, 207.4, 1 UNIT PER 1000 SQFT OF LOT AREA.

AFFORDABILITY REQUIREMENTS: PER SFPC SEC. 419.3, AFFORDABILITY REQUIREMENTS NOT APPLICABLE TO BUILDINGS WITH LESS THAN 5 DWELLING UNITS. BUILDING HAS 1 RESIDENTIAL DWELLING UNITS, THEREFORE NO AFFORDABILITY REQUIREMENT.

VARIANCE REQ: REAR YARD AND GARAGE DOOR FILED 7.3.2013. CASE NUMBER: 2013.0884V

EXTERIOR AREA CALCS:

Exterior Gross Area			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Exterior	BASEMENT GROSS EXTERIOR	1,017
Story 1	Gross Exterior	FIRST FLOOR GROSS EXTERIOR	1,009
Story 2	Gross Exterior	2ND FLOOR GROSS EXTERIOR	887
Story 3	Gross Exterior	3RD FLOOR GROSS EXTERIOR	718
Story 4	Gross Exterior	4TH FLOOR GROSS EXTERIOR	556
TOTAL			4,187 sq ft

BUILDING CODE SUMMARY

OCCUPANCY: R3/ B

AREA CALCS:

Commercial Interior Gross Area - B Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 1	Gross Interior Commercial	FIRST FL. GROSS INT. (COMM.)	762
			762 sq ft

Residential Interior Gross Area - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Interior Residential	BSMT. GROSS INT. (RES.)	915
Story 1	Gross Interior Residential	FIRST FL. GROSS INT. (RES)	96
Story 2	Gross Interior Residential	2ND FLOOR GROSS INTERIOR	802
Story 3	Gross Interior Residential	3RD FLOOR GROSS INTERIOR	644
Story 4	Gross Interior Residential	4TH FLOOR GROSS INTERIOR	490
			2,947 sq ft

TOTAL:

Residential Open Space - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 3	Open Space	DECK	107
Story 4	Open Space	DECK	101
T.O. Roof	Open Space	ROOF DECK	277
			485 sq ft

OCCUPANT LOAD:
R3 = 2961 SQFT/200GROSS SQFT/OCCUPANT = 15 OCCUPANTS
B = 762 SQFT/100 = 8 OCCUPANTS

NOTE: EACH OCCUPANCY HAS ITS OWN SEPARATE EXIT

CONSTRUCTION TYPE: VA

HEIGHT:
- ALLOWABLE: 50'-0" PER CBC 2010 TABLE 503 + 20'-0" PER CBC 504.2 (AUTOMATIC SPRINKLER SYSTEM INCREASE)
- PROPOSED: 40'-0"

STORIES:
- ALLOWABLE: 3 PER TABLE 503 + 1 PER SEC. 504.2 = 4 STORIES
- PROPOSED: 4 STORIES

NOTE: BUILDING IS EQUIPPED WITH THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

MAXIMUM TRAVEL DISTANCE:
- ALLOWABLE: 250'-0" PER CBC 2010 SEC.1016.1
- PROPOSED: 135'-0" FROM FURTHEST POINT ON ROOF DECK TO EXIT AT PACIFIC AVE.

EXITS: ONE EXIT REQUIRED PER CBC SEC. 1021.1 EXCEPTION 4

ACCESSIBILITY: ACCESSIBLE ROUTE AND ONE ACCESSIBLE RESTROOM PROVIDED PER CBC CHAPTER 11B WITHIN B OCCUPANCY. NO ACCESSIBILITY REQUIRED FOR LESS THAN 4 RESIDENTIAL UNITS PER CBC CHAPTER 11A.

DRAWING INDEX

ARCHITECTURAL

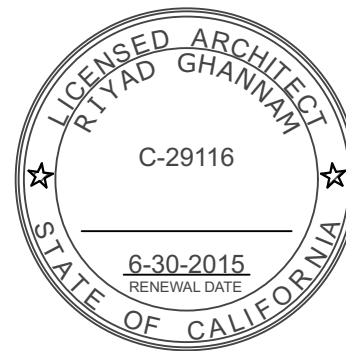
DRAWING ID	DRAWING NAME
A0.00	COVER SHEET
A0.01	CONCEPTUAL IMAGES
A0.02	SITE SURVEY
A0.03	SITE CONTEXT
A0.04	GREEN BLDG REQUIREMENTS
A1.00	SITE PLAN
A2.00	BASEMENT-2ND PLANS
A2.01	3RD-ROOF PLANS
A6.00	ELEVATIONS
A6.01	ELEVATIONS
A7.00	BUILDING SECTIONS
A7.01	SITE SECTION

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUBPLATE UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

rg-architecture

560 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO.	DATE	ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

DRAWING NO. 1 of 11

COVER SHEET

DRAWING NO.

A0.00



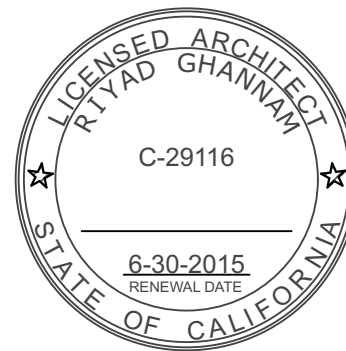
LYNCH STREET RENDERING 02



LYNCH STREET RENDERING 03



PACIFIC AVENUE RENDERING 01



REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1370 Pacific Ave
San Francisco, CA 94109
0155/021

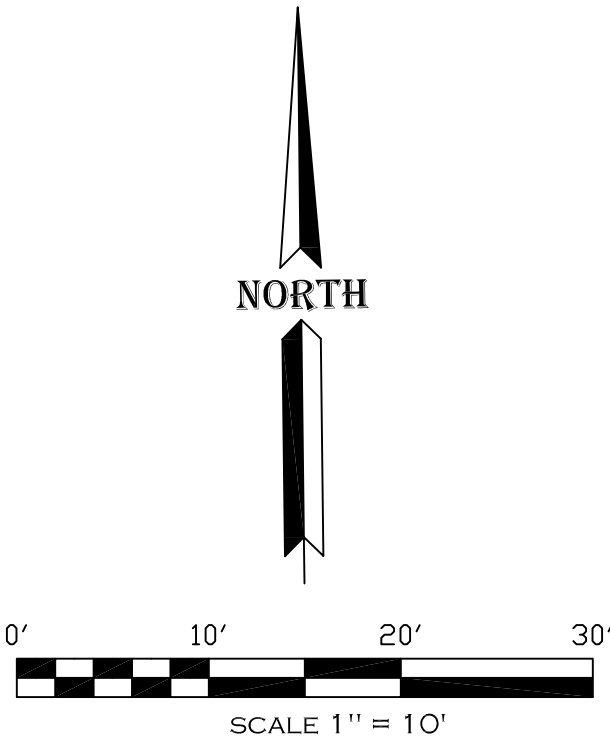
SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 2 of 11

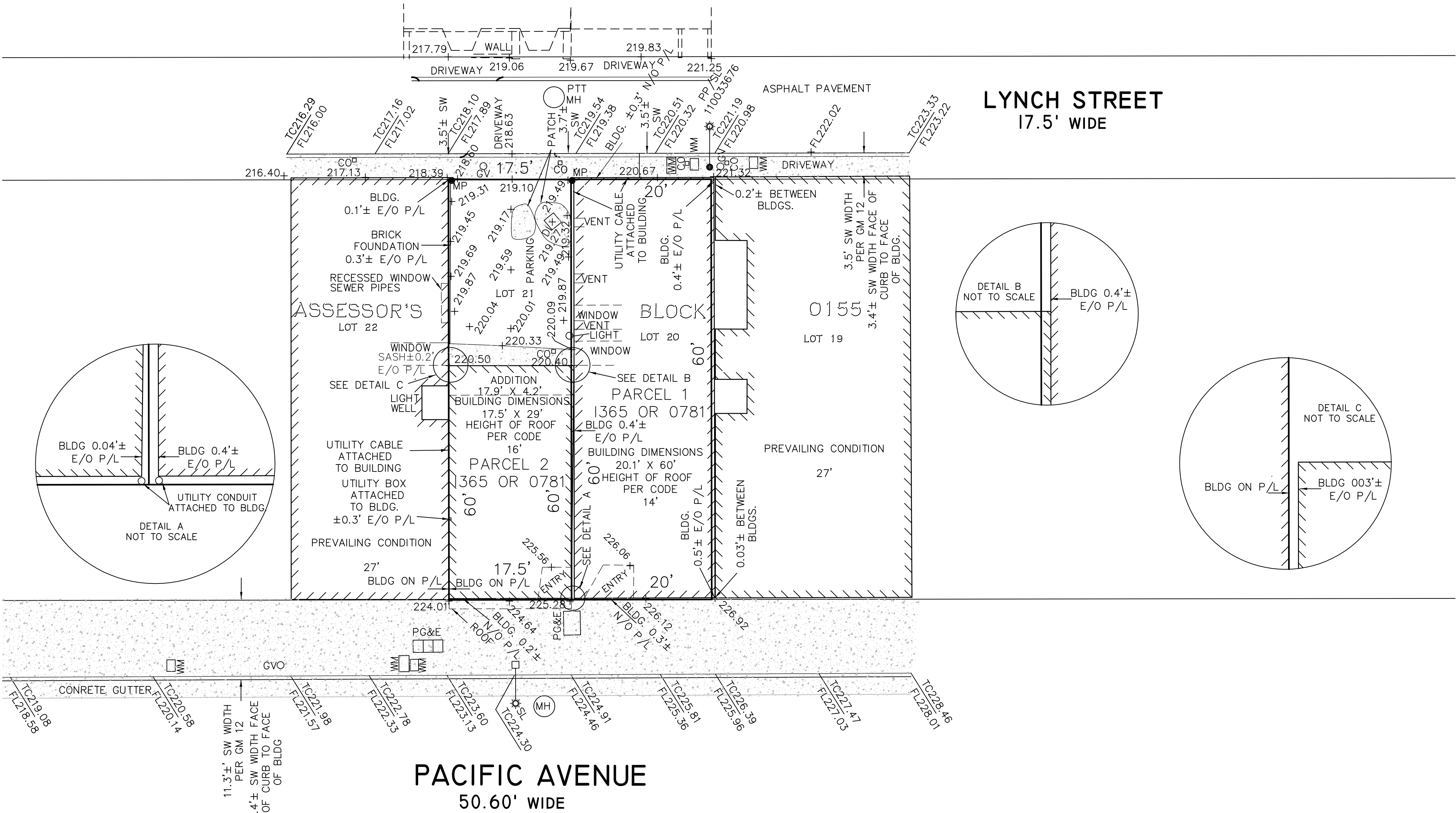
CONCEPTUAL
IMAGES

DRAWING NO.

A0.01



SAN FRANCISCO SURVEYING COMPANY, INC.
201 HARRISON STREET STE 828
SAN FRANCISCO, CALIFORNIA, 94105
415-321-9300
WWW.SANFRANCISCO SURVEYING COMPANY.COM



NOTES :
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
ROOF HEIGHTS ALONG PACIFIC AVENUE FOR THE SUBJECT SITE ARE CALCULATED PER MUNICIPAL CODE AND ARE THE DIFFERENCE IN THE ELEVATION BETWEEN THE MIDPOINT ELEVATION OF THE TOP OF CURB AND THE MID POINT OF THE ROOF. NO ACCESS TO THE ROOFS OF THE ADJOINING PROPERTIES WAS PROVIDED. THE HEIGHTS SHOWN FOR ADJOINERS IS THE DIFFERENCE IN ELEVATION OF THE MID POINT OF THE TOP OF CURB AND THE PARAPET. THESE HEIGHTS ARE PROVIDED AS AN INDICATION OF PREVAILING CONDITIONS.

DATE OF SURVEY :
TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED UPON A FIELD SURVEY ACTUALLY PERFORMED UPON THE GROUND IN THE MONTHS OF 11, 12/2012 AND 1, 2/2013

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN HEREON BASED UPON A FIELD SURVEY ACTUALLY PERFORMED ON THE GROUND. THE UNDERGROUND UTILITY LOCATIONS ARE SHOWN BASED UPON OBSERVABLE SURFACE EVIDENCE (CONDITIONS PERMITTING). THE OWNER AND/OR CONTRACTOR BEARS THE RESPONSIBILITY FOR ADDITIONAL UTILITY RESEARCH AND FIELD SURVEYING REQUIRED TO PROVIDE NECESSARY DESIGN DATA PRIOR TO DESIGN AND CONSTRUCTION.

PROJECT BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED UPON CITY AND COUNTY OF SAN FRANCISCO DATUM (SEPTEMBER 1970) INTERSECTION HYDE BROADWAY NW CUT CROSS E RIM MH IN WALK ELEVATION = 190.237'.

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE _____

DANE M INCE
LICENSE NO. 8142
LICENSE EXPIRES 12/31/2014

MAP OF SURVEY

THE LANDS OF HAROLD YU CHUN TANG AND CONNIE YEE K. TANG AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2003-H409706-00 APRIL 14, 2003 REEL 1365 IMAGE 0781 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA ASSESSOR'S BLOCK 0155, LOTS 20, 21 A PORTION OF THE 50 VARA BLOCK 271 1364-1370 PACIFIC AVENUE

LEGEND :
BLDG BUILDING
CO CLEAN OUT
DI DRAIN INLET
E/O EAST OF
FL FLOWLINE
GV GAS VALVE
MH MAN HOLE
MP METAL POST
N/O NORTH OF
P/L PROPERTY LINE
P/P POWER POLE
PG&E PACIFIC GAS AND ELECTRIC
PTT PACIFIC TELEPHONE AND TELEGRAPH
S/O SOUTH OF
S/I STREET LIGHT
TC TOP OF CURB
W/O WEST OF
WM WATER METER
+ 241.14 SPOT ELEVATION
SW PROPERTY LINE
GM SIDEWALK
GRADE MAP

SURVEY REFERENCE:
THE BOUNDARY SURVEY IS BASED UPON THE GRANT DEED SHOWN HEREON. ADDITIONAL DOCUMENTATION REVIEWED AND CONSIDERED:
BLOCK DIAGRAMS 0151, 0152, 0153, 0154, 0155, 156
0183, 0184, 0185
PARCEL MAP NO. 4494
PARCEL MAP NO. 5197
PARCEL MAP NO. 5525
PARCEL MAP NO. 6151
PARCEL MAP OF 72-74 LYNCH STREET
PARCEL MAP OF 1385-1387 PACIFIC AVENUE
CCSF MONUMENT MAP 12
CCSF GRADE MAP 12
MONUMENT OF THE FIFTY VARA DISTRICT APPROVED AND MADE OFFICIAL 11/29/1909
SUPERCEDED MONUMENT MAP 1933 W-8-16
CCSF FIELD NOTES INDEX NO. 154 ORDER NO 13423M



VIEW LOOKING WEST ON PACIFIC AVE

A



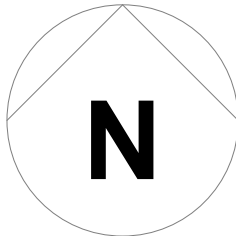
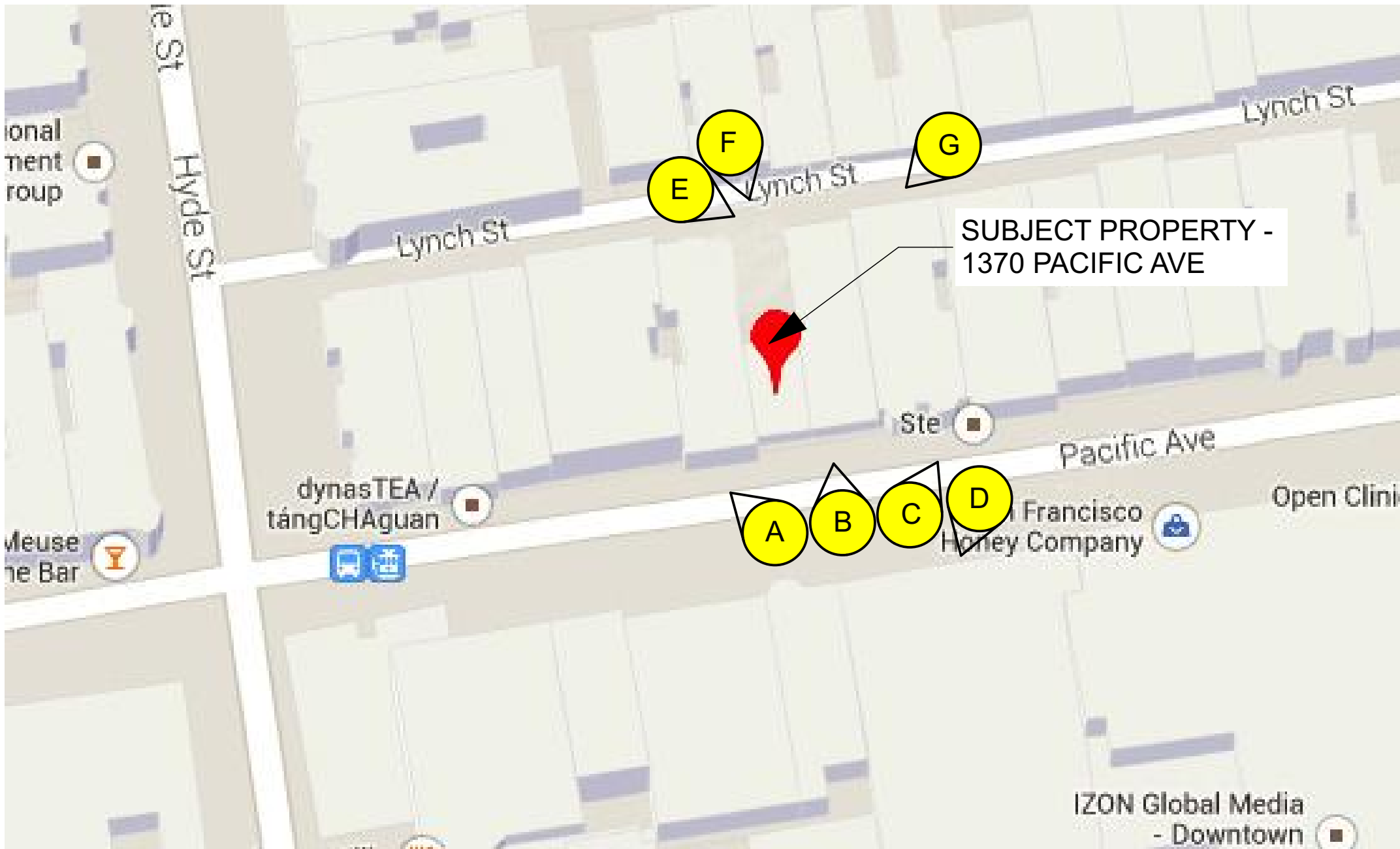
VIEW LOOKING AT FACADE OF SUBJECT PROPERTY

B



VIEW LOOKING EAST ON PACIFIC AVE

C



BUILDINGS ON THE FACING SIDE OF THE STREET

D



VIEW LOOKING EAST ON LYNCH ALLEY

D



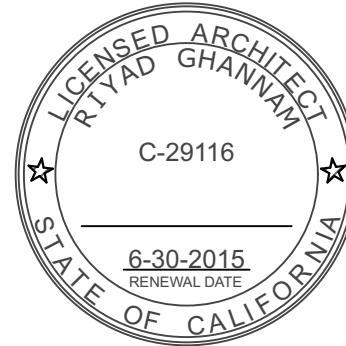
VIEW OF SUBJECT PROPERTY ON LYNCH ALLEY

E



VIEW LOOKING WEST ON LYNCH ALLEY

F



REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 4 of 11

SITE CONTEXT

DRAWING NO.

A0.03

Green Building: Site Permit Submittal

C INFORMATION:
facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Table with 3 columns: Field Name, Block/Lot, Address. Rows include Project Name (70 Pacific Avenue), Project Area (10 Sq Ft), and Professional/Applicant: Sign & Date.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

Table with 2 columns: Requirement, Status. Rows include Construction activity stormwater pollution, Stormwater Control Plan, Water Efficient Irrigation, Construction Waste Management, and Recycling by Occupants.

Table with 2 columns: Requirement, Points. Rows include LEED certification level, Base number of required points, and various LEED prerequisites.

Notes
For residential projects of 4 or more occupied floors must use the Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

Table with 7 columns: LEED Projects (New Large Commercial, New Low Rise Residential, New High Rise Residential, Large First Time Commercial Interior, Commercial Major Alteration, Residential Major Alteration). Rows include Overall Requirements, Specific Requirements, and various LEED prerequisites.

Table with 3 columns: Other Applicable Non-Residential Projects, Other New Non-Residential, Addition. Rows include Energy Efficiency, Bicycle parking, Fuel efficient vehicle and carpool parking, Water Meters, Indoor Water Efficiency, Commissioning, Protect duct openings and mechanical equipment during construction, Adhesives, sealants, and caulks, Paints and coatings, Carpet, Composite wood, Resilient flooring systems, Environmental Tobacco Smoke, Air Filtration, Acoustical Control, CFCs and Halons, and Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet.

rg-architecture

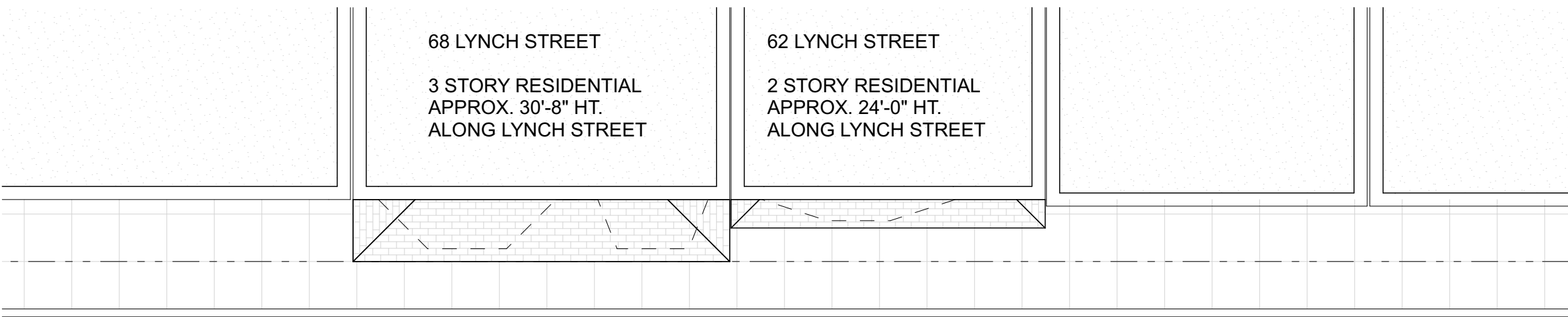


560 3rd STREET
SAN FRANCISCO, CA 94107
Tel: 415.398.1111
m@gammam.com
ISSUE
SITE PERMIT 08.12.2014
DRAWING NO. 5 of
#LayNo(ref)

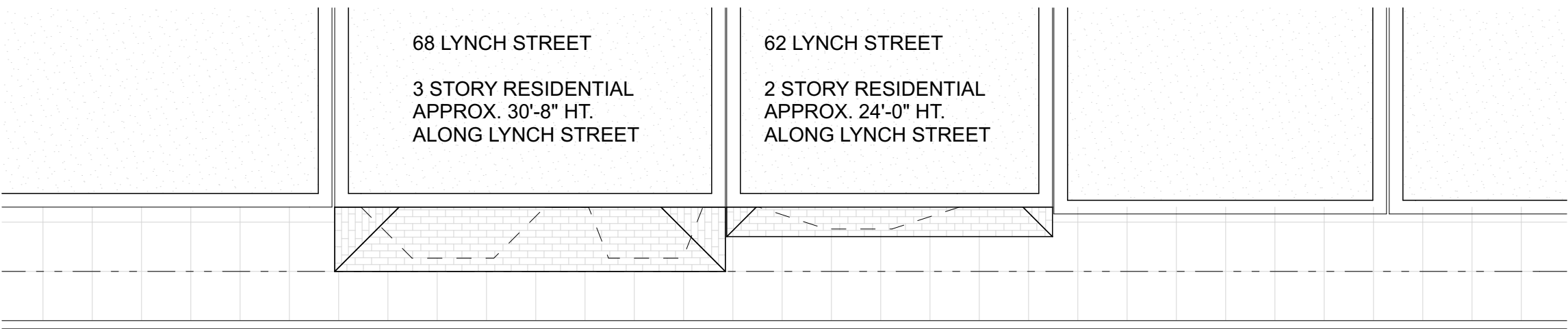
1370 PACIFIC AVENUE

San Francisco, CA 94109
0155/021

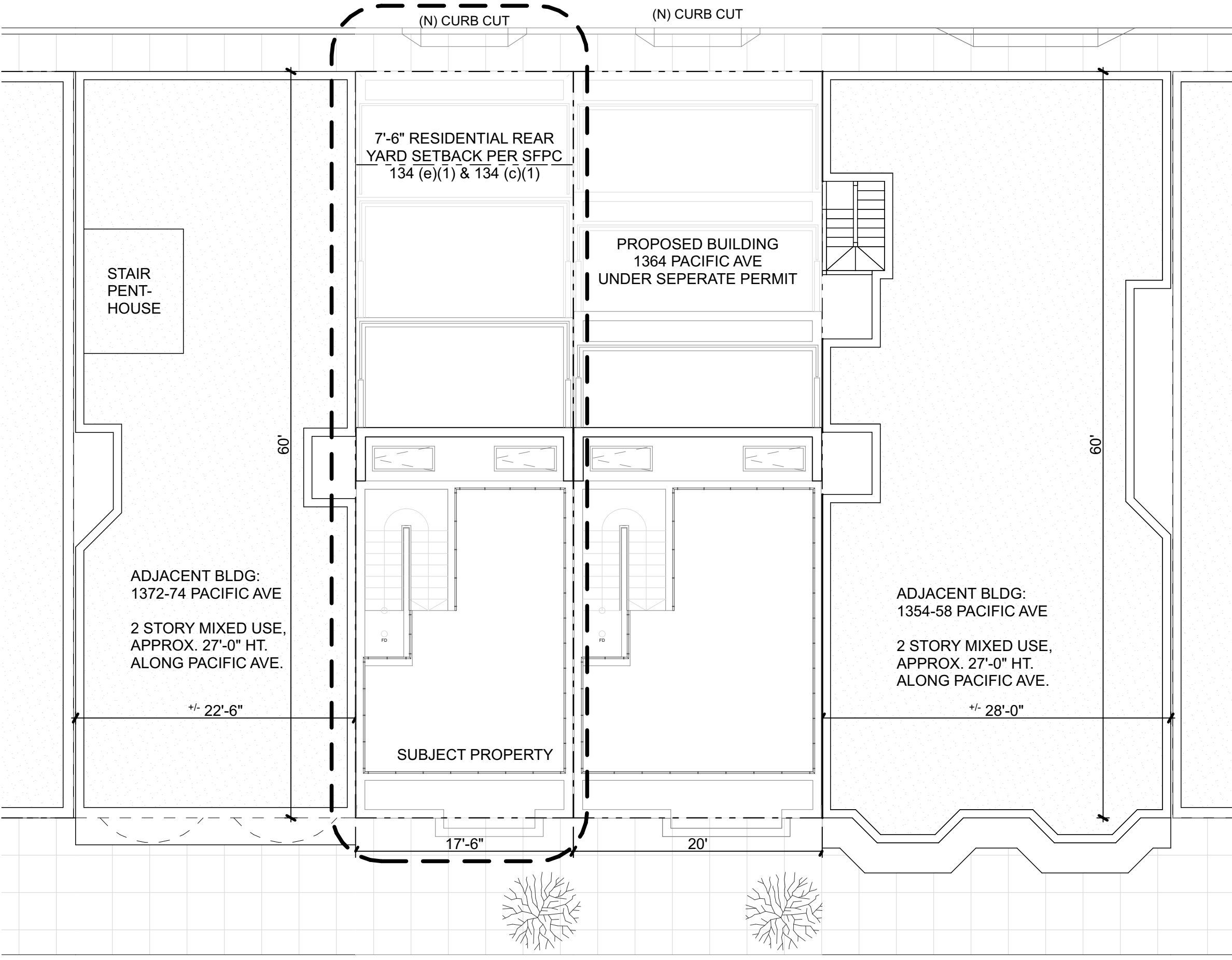
Attachment C-2:
Green Building:
Site Permit Submittal
Version: July 1, 2014



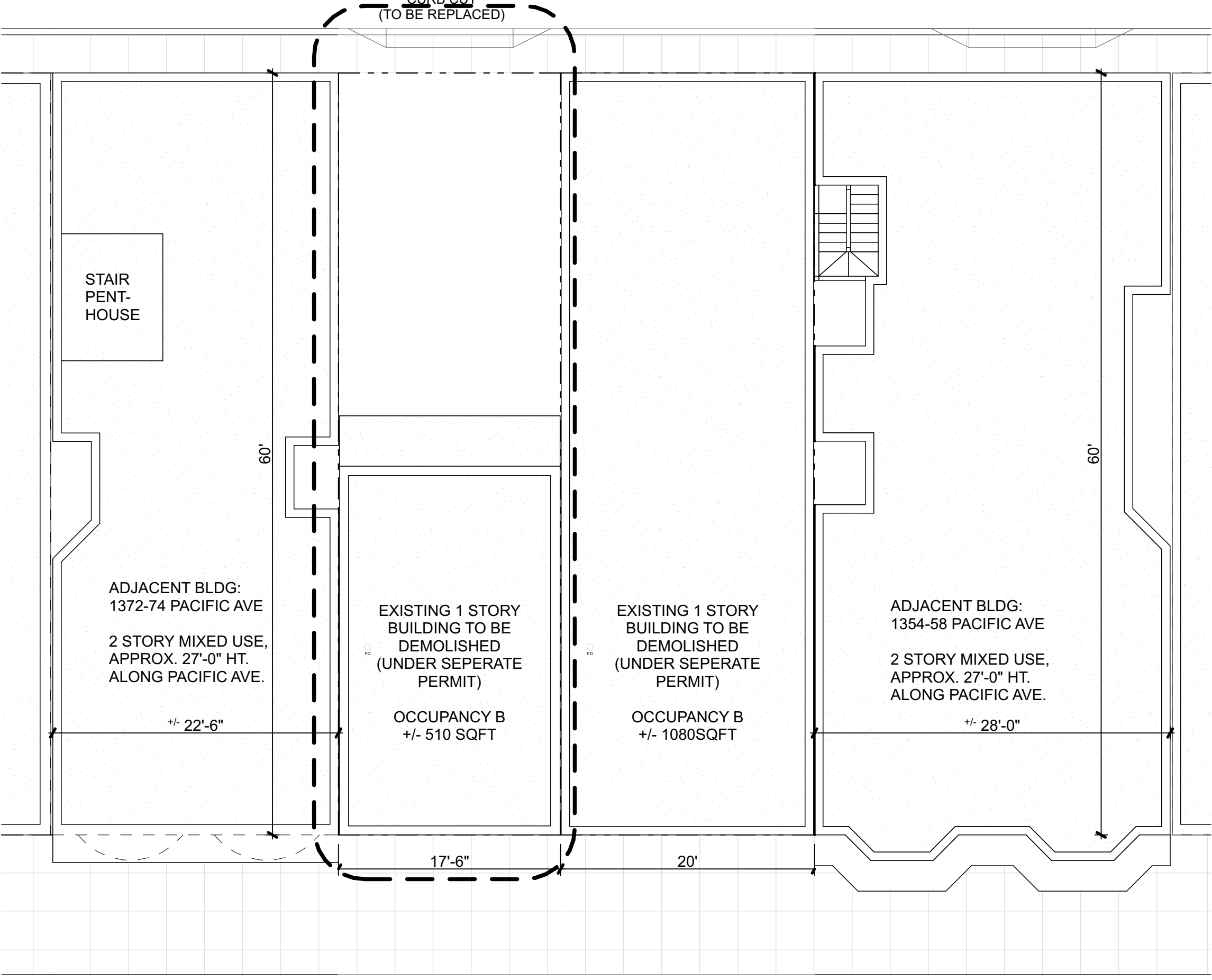
LYNCH STREET (17.50' WIDE)



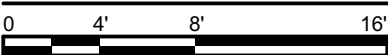
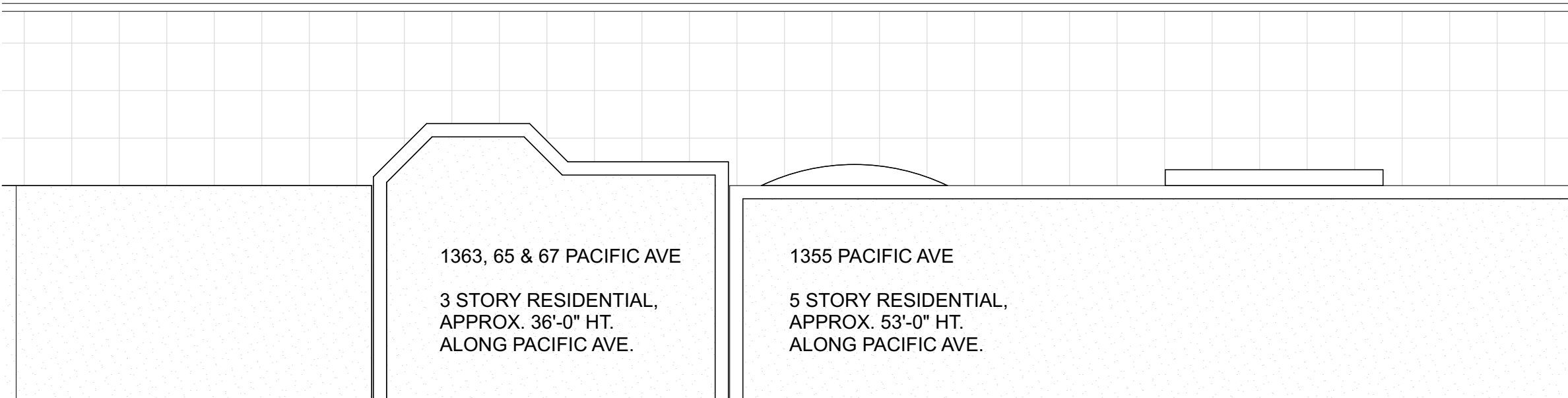
LYNCH STREET (17.50' WIDE)



PACIFIC AVE (50.60' WIDE)

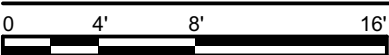
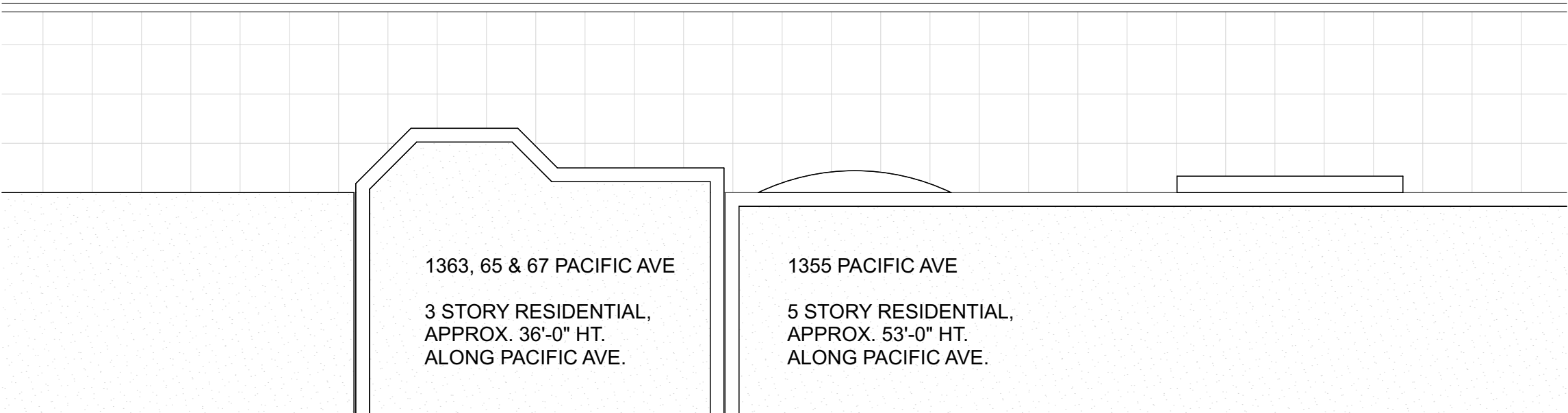


PACIFIC AVE (50.60' WIDE)



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

02



SITE PLAN (E)
SCALE: 1/8" = 1'-0"

01

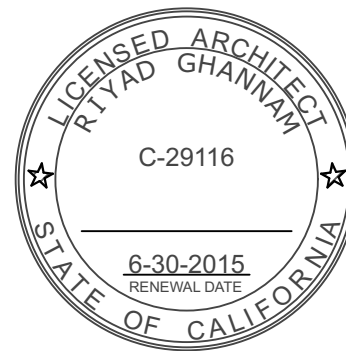
GENERAL NOTES

SHEET NOTES

KEY

rg-architecture

500 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO. DATE ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

DRAWING NO. 6 of

#LayNo(ref)

SITE PLAN

DRAWING NO.

A1.00

GENERAL NOTES

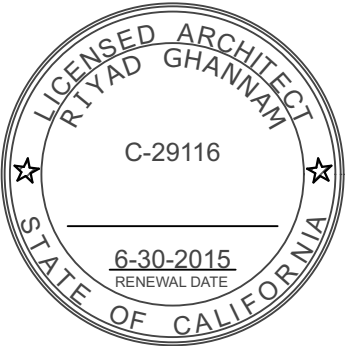
SHEET NOTES

KEY

- 1 HOUR RATING
- 2 HOUR RATING
- 3 HOUR RATING

rg-architecture

500 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO. DATE ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

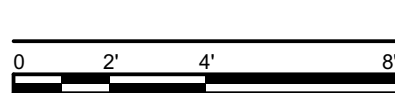
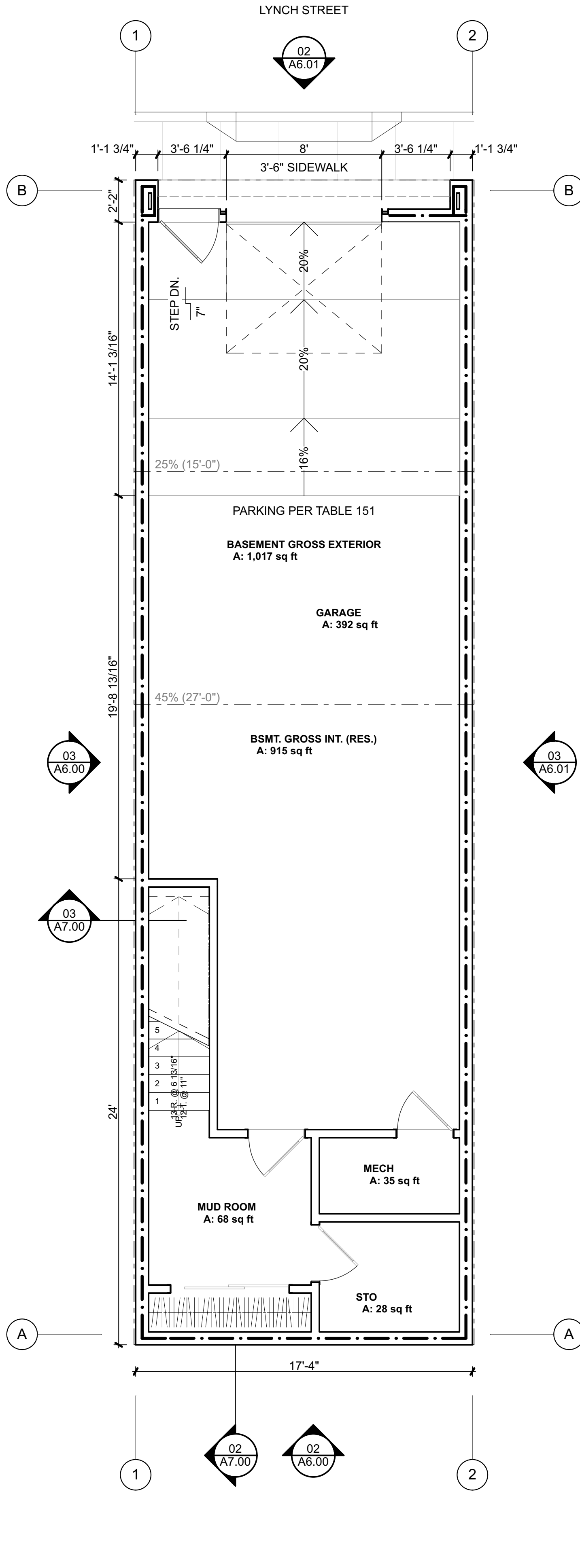
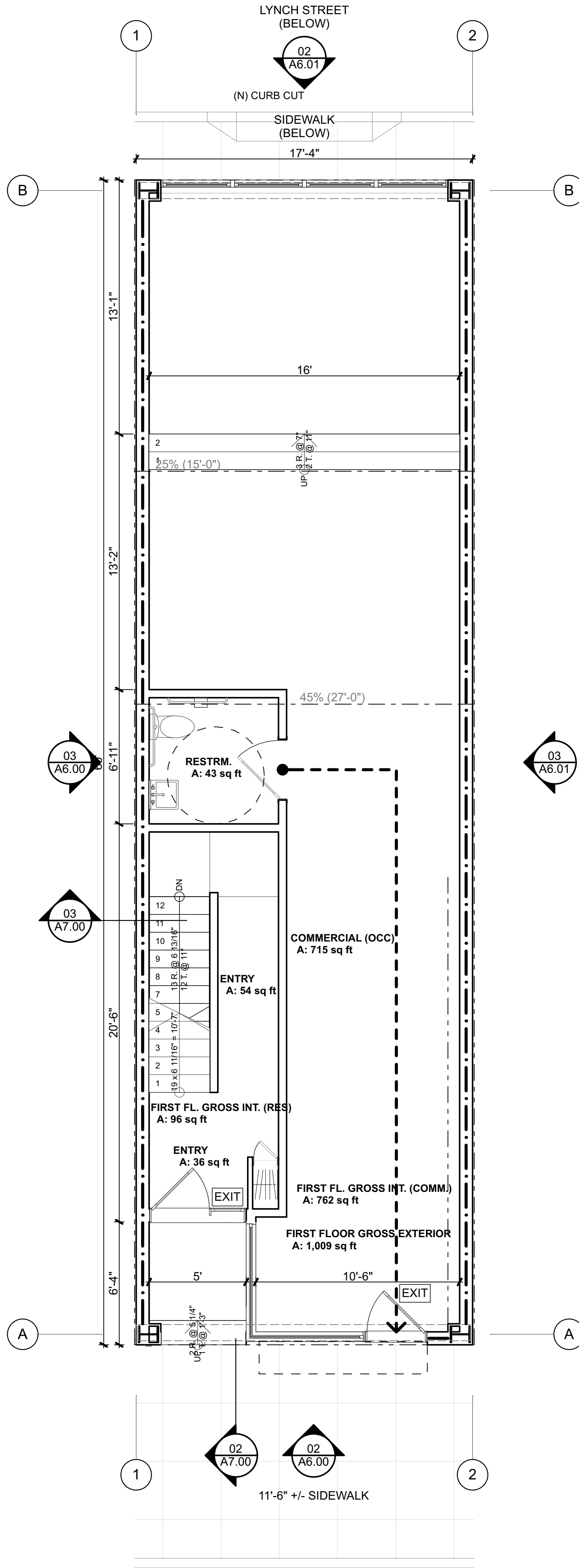
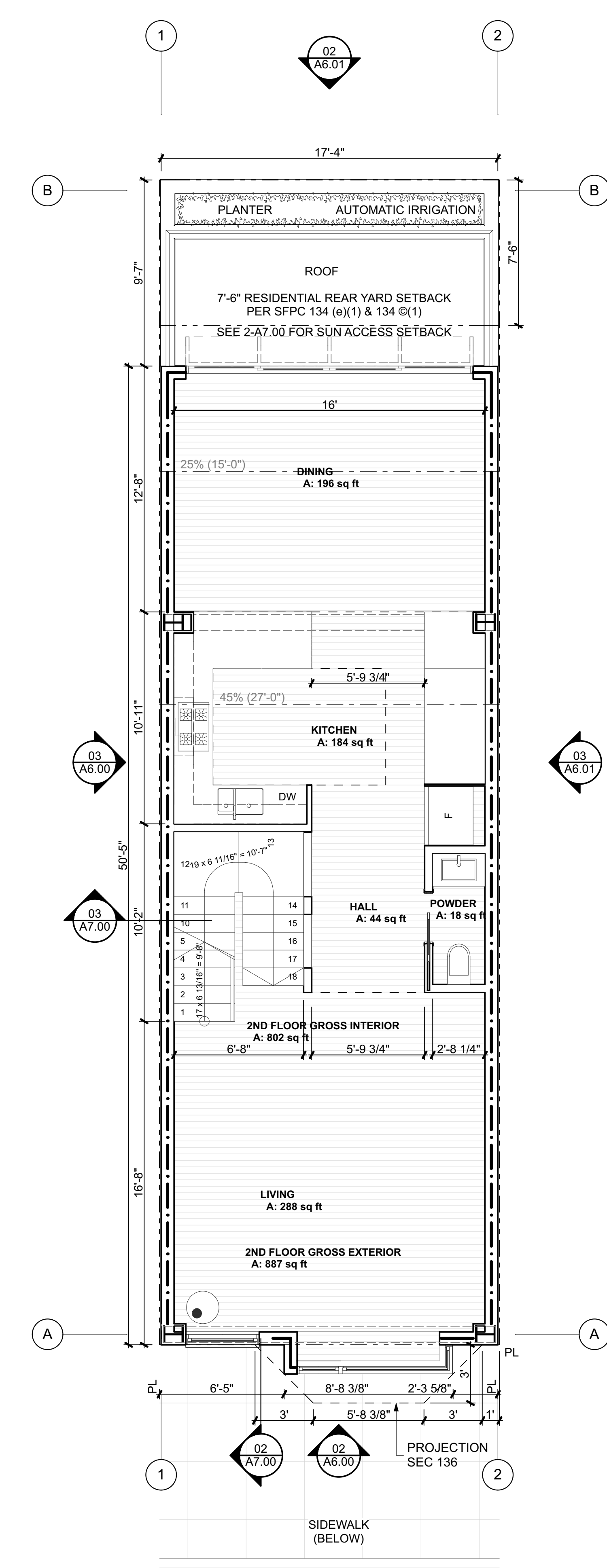
DRAWING NO. 7 of

#LayNo(ref)

BASEMENT-2ND
PLANS

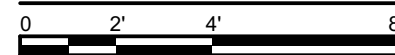
DRAWING NO.

A2.00



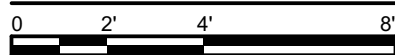
STORY 2
SCALE: 1/4" = 1'-0"

03



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

02



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

01

GENERAL NOTES

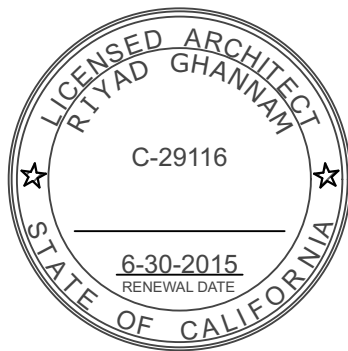
SHEET NOTES

KEY

- 1 HOUR RATING
- 2 HOUR RATING
- 3 HOUR RATING

rg-architecture

500 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



REVISIONS

NO. DATE ISSUE

ISSUE

SITE PERMIT 08.12.2014

OWNER

Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

SCALE

AS NOTED

DRAWN BY

RG

CHECKED BY

RG

PROJECT NO.

201209

DATE

4/2/15

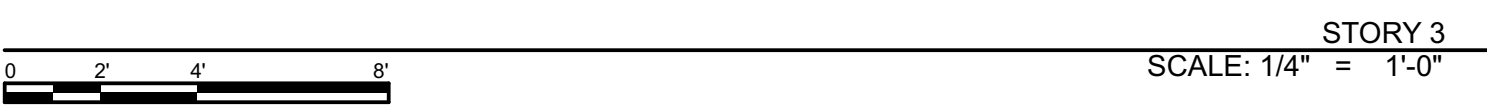
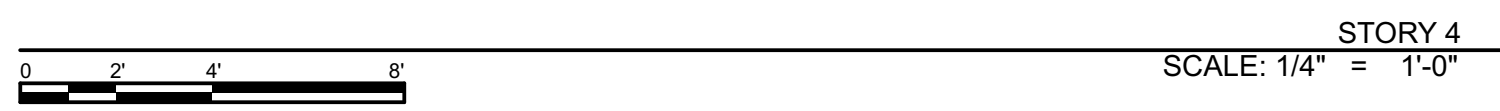
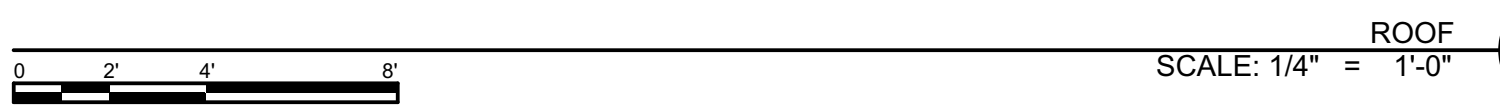
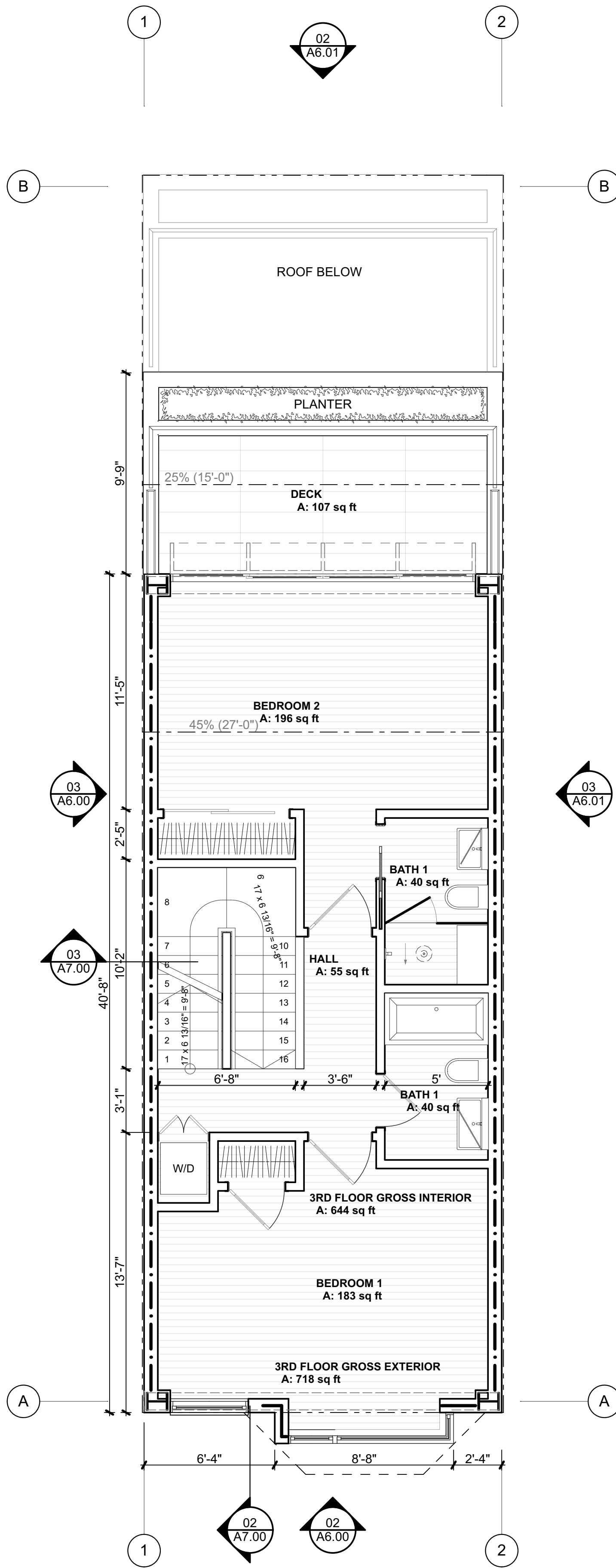
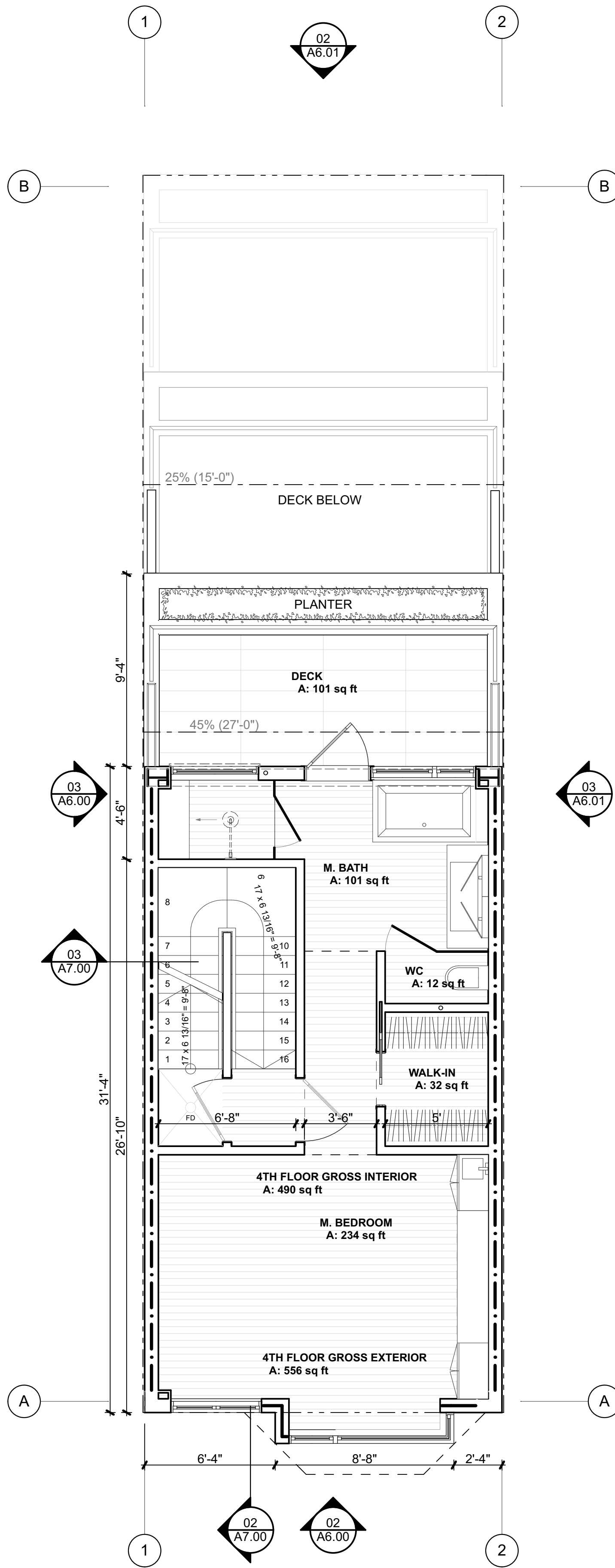
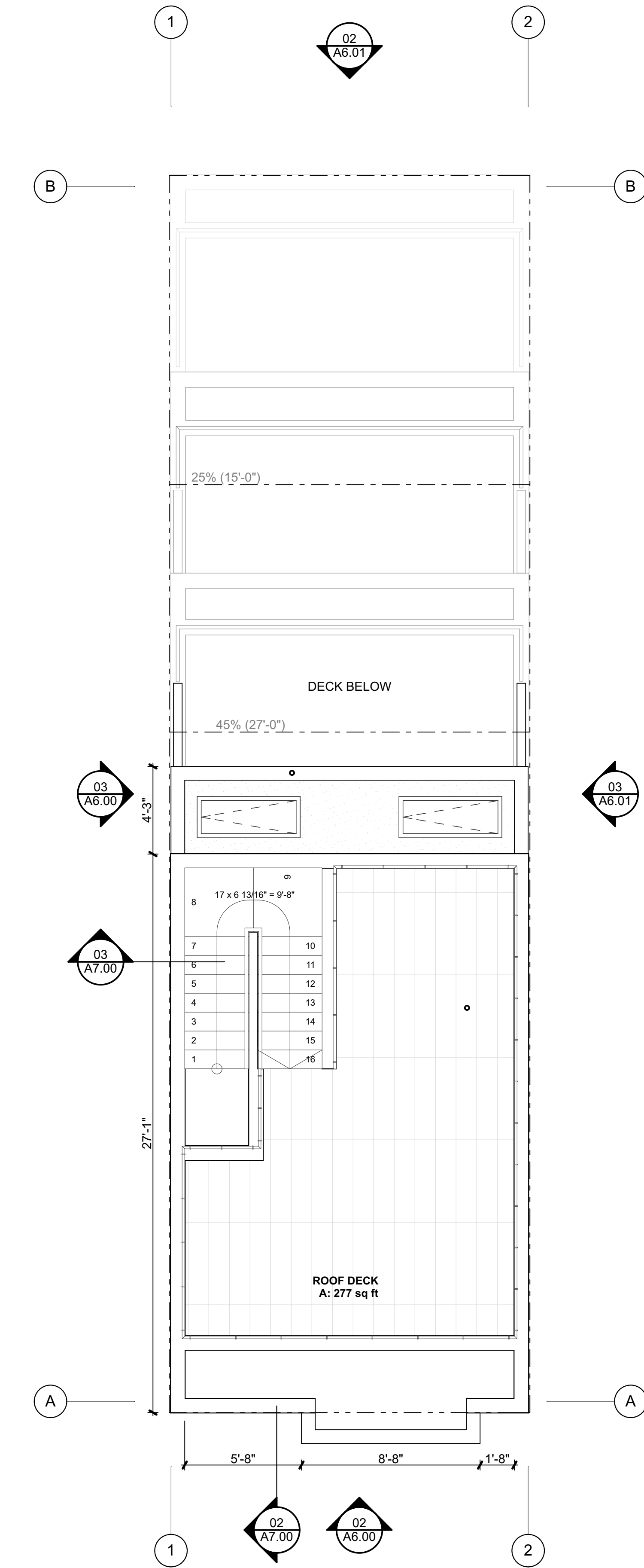
DRAWING NO. 8 of

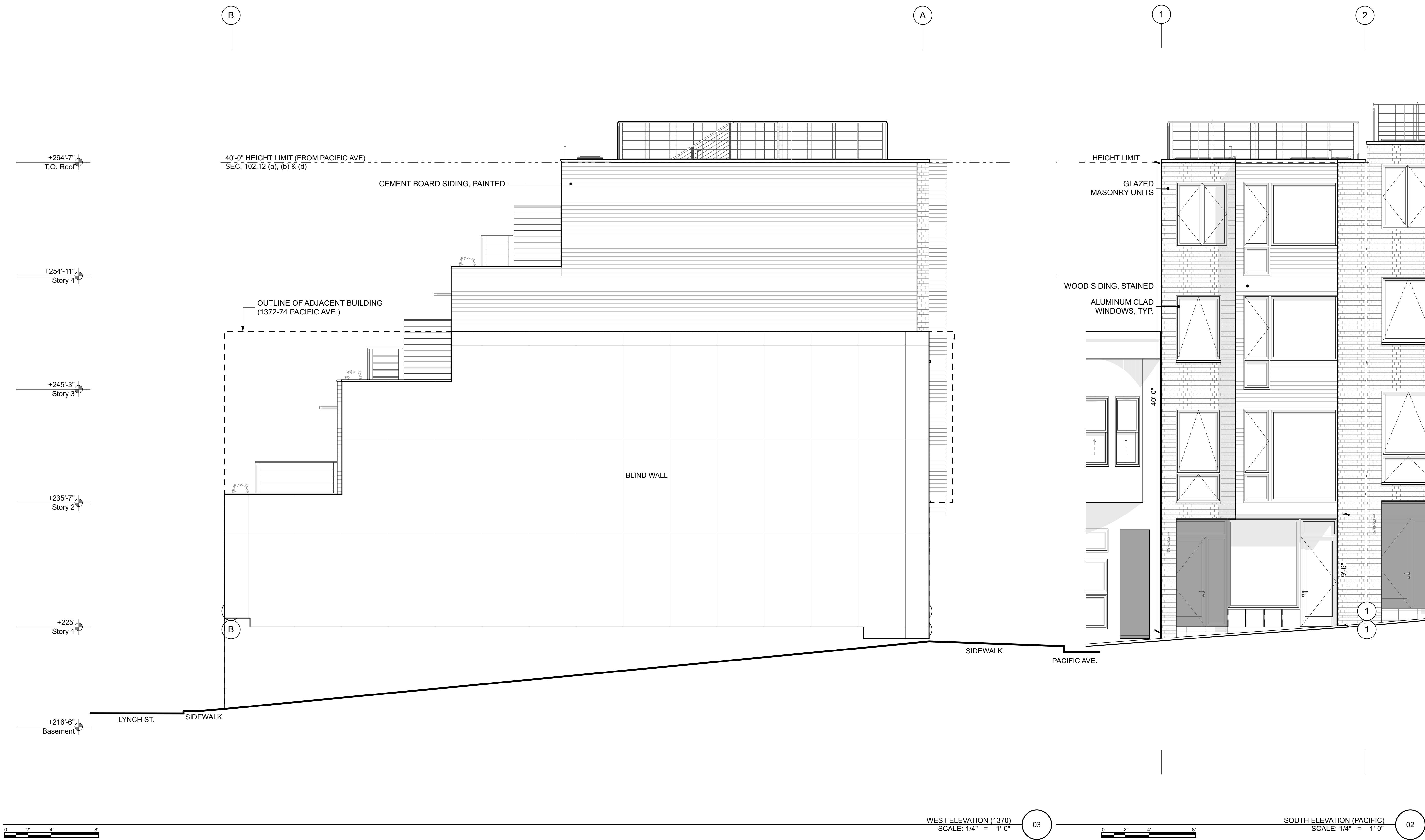
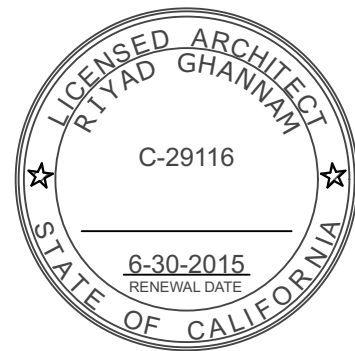
#LayNo(ref)

3RD-ROOF PLANS

DRAWING NO.

A2.01





REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

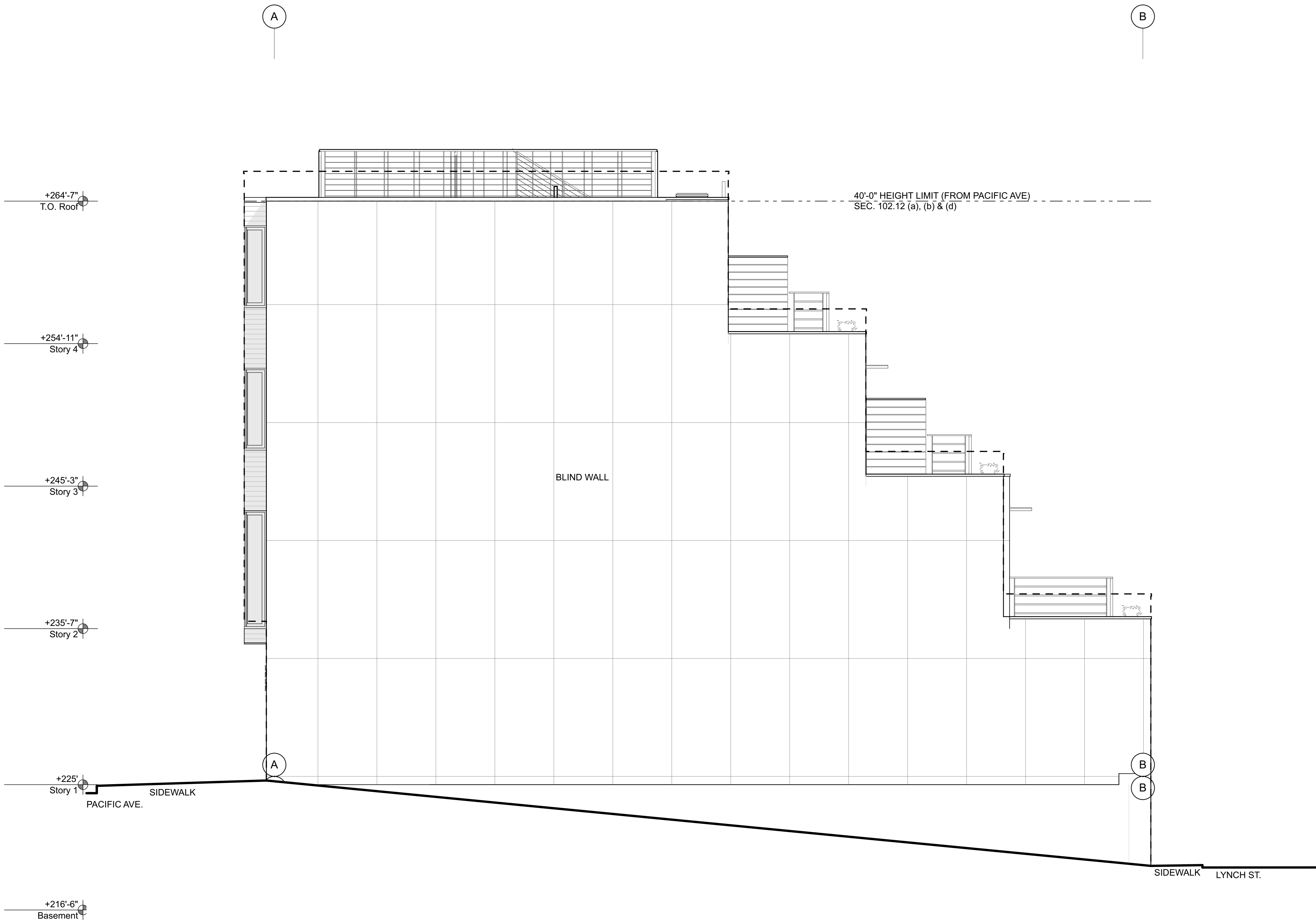
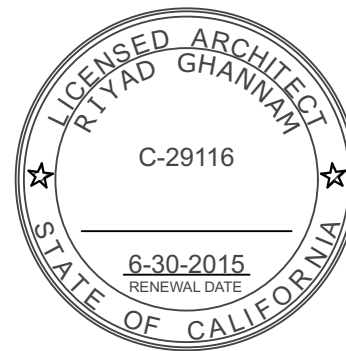
SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 9 of 11

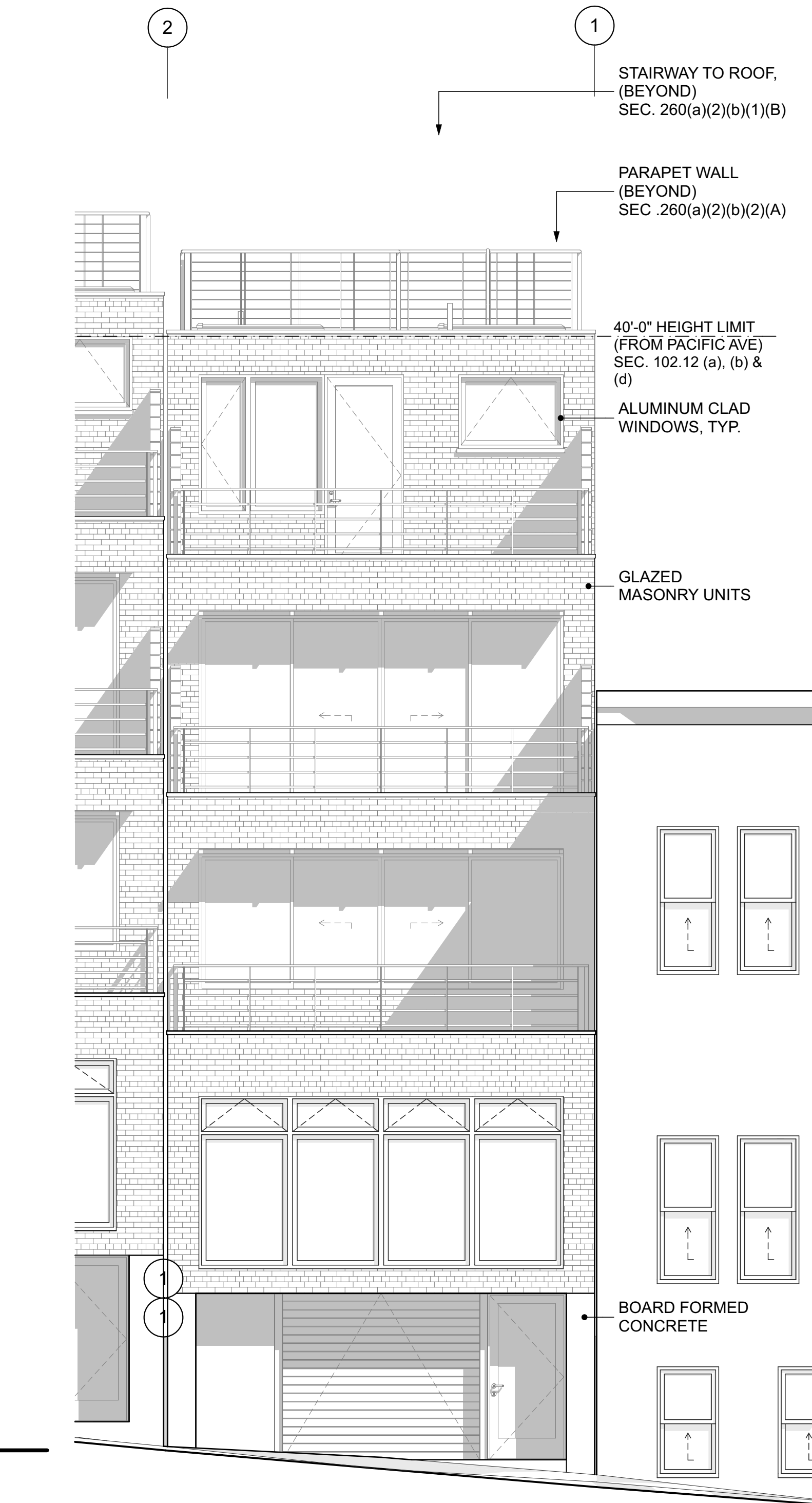
ELEVATIONS

DRAWING NO.

A6.00



EAST ELEVATION (1370)
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (LYNCH)
SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	ISSUE

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

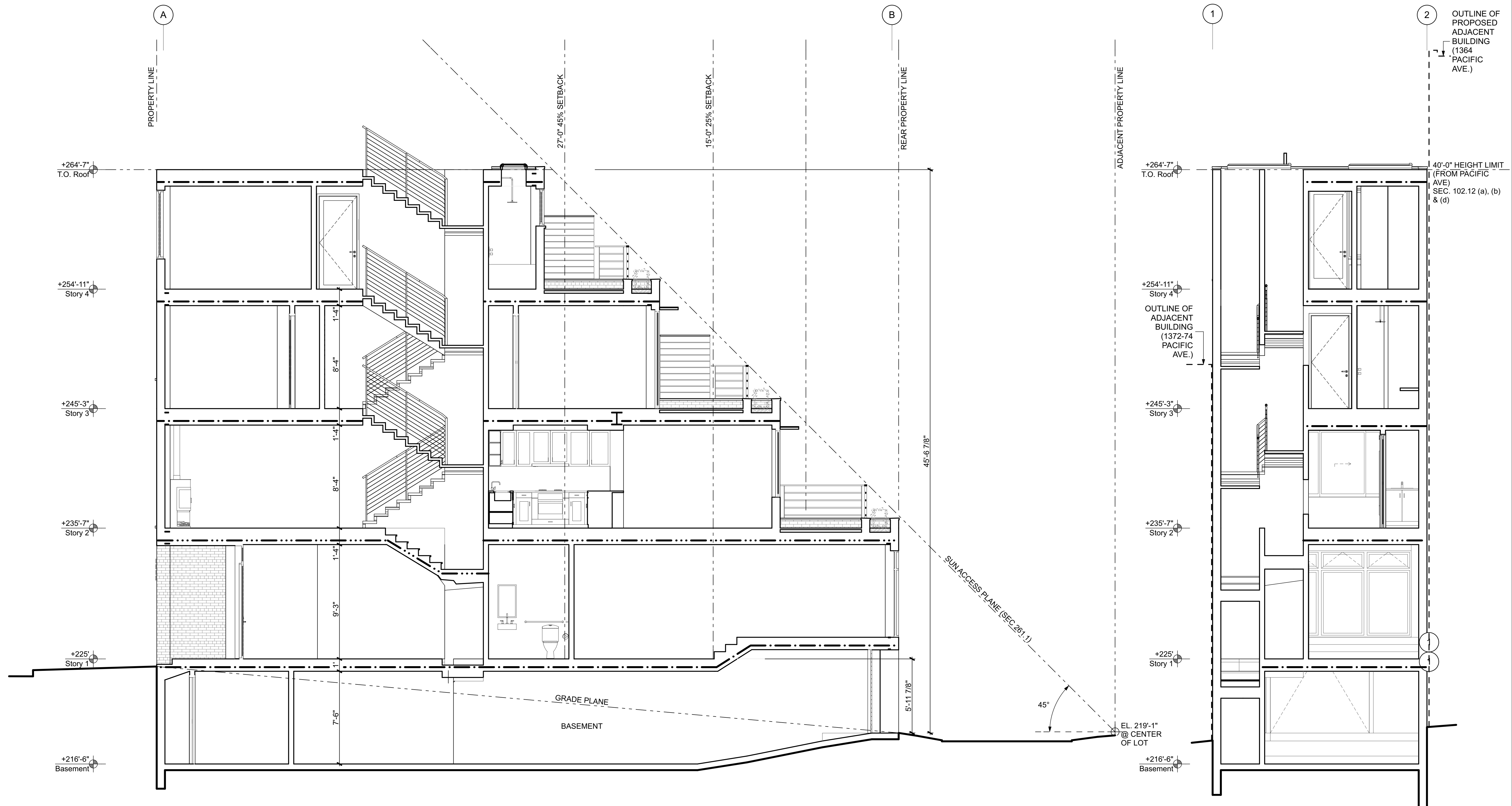
SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 10 of 11

ELEVATIONS

DRAWING NO.

A6.01

[illegible]

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

San Francisco, CA 94109
0155/021

SCALE
AS NOTED
DRAWN BY
RG
CHECKED BY
RG
PROJECT NO.
201209
DATE
4/2/15

DRAWING NO. 11 of 11

BUILDING SECTIONS

DRAWING NO.

A7.00