



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 12, 2016

Continued from the February 11, 2016 Hearing, May 12, 2016 Hearing, and the June 30, 2016 Hearing

Date: July 7, 2016
Case No.: 2013.0915E,DRP,V
Project Address: 1469 PACIFIC AVENUE
Permit Application: 2012.1031.3210
Zoning: Pacific Avenue Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 0185/029
Project Sponsor: Tuija Catalano
Reuben, Junius & Rose
One Bush Street
San Francisco, CA 94104
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Take DR and Approve the Project as Modified**

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CA 94103-2479

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BACKGROUND

The original proposal included in building permit application no. 2012.1031.3210 was to convert a 12,270 square foot, two-story, non-conforming warehouse building into a mixed-use building with nine residential units, ten off-street parking spaces, ten bicycle parking spaces, and 1,962 square feet of commercial space at the ground floor and basement level. The proposal included a two-story vertical addition, resulting in a 40 foot tall, 75-foot eight inch deep building that would contain seven dwelling units. The remaining two dwelling units would be constructed within the existing building envelope at the rear. The proposed nine residential unit-mix would consist of two one-bedroom units, two two-bedroom units, and five three-bedroom units. Also included is the removal of the second story at the center of the property while retaining the existing side walls to create an interior court, serving as private open space for four of the units. Additional common and private open space would be located on a roof deck, which was proposed on top of the 40 foot portion of the structure. The majority of the noncomplying structure would be retained; with only the front (north) façade replaced. The plans which were noticed and presented to the Planning Commission on February 11, 2016 are attached to this memo as Appendix A.

The Pacific Avenue Neighborhood Association (PANA) filed for Discretionary Review (DR) of building permit application 2012.1031.3210 on September 28, 2015. The DR requestor was concerned that the proposed project was out of scale with the neighborhood, that the project would deprive a significant number of neighbors from light and air, and that the project is inconsistent with the Pacific Avenue Neighborhood Commercial District controls. The DR requestor proposed that the project sponsor reduce the height of the building from four to three stories, and that a 45% rear yard be provided at grade.

The Planning Commission heard the Discretionary Review on February 11, 2016. Following presentations and public comment, the Commissioners commented on the massing of the project, proposed ground floor, and the setback along Larkin Street. Although the Commission body did not include specific recommendations in the motion to continue, individual Commissioners made the following suggestions to modify the project:

- Remove some of the existing structure at the rear;
- Incorporate subgrade parking;
- Setback from Larkin along 75' of buildable area;
- Move rear units to the front to adjoin with the other units;
- Provide an at-grade courtyard or comply with the 45% rear yard (review as if it's vacant);
- Provide a shorter, more distinct massing at the ground floor which incorporates ground floor open space;
- Provide five-foot side setback;
- Relocate and setback the garage entry to the secondary façade along;
- Modify the ground floor plane and relocate the stair in the retail; or
- Revise the unit design.

The Commissioners continued the project to the regularly scheduled hearing on May 12, 2016. The revised project that was presented at the May 12 Commission hearing reduced the massing in the required rear yard by removing the two units at the rear and incorporating them into the front building massing. A 25% rear yard setback was provided three feet above the existing grade, and private stair penthouses to the roof deck were removed. One parking space was removed and the ground floor was reconfigured to create a more prominent residential lobby and commercial unit. Setbacks along the property line were increased to alleviate concerns about light, air, and privacy for the neighbors along Larkin Street. Instead of removing a portion of the existing second floor to create a court above the first floor podium, the sponsor retained 15 feet of the existing second floor at the rear of the front building. The revised plans presented to the Planning Commission on May 12 are attached to this memo as Appendix B.

At the May 12th Hearing, the Planning Commission continued the item to June 30 and requested that Commissioners Moore and Hillis lead a design meeting between project sponsor and DR requestor. Since the hearing, two design meetings have been hosted at the Department. Notes from these meetings describe the design alternatives that were explored throughout the discussion. The comments were not intended to be a checklist, rather a list of possible alternatives which would bring the sponsor and DR requestor closer to a compromise. Notes from these meetings are attached to this Memo. The project sponsor and DR requestor agreed to request a continuance of the DR hearing from June 30 to July 14 in order to hold a follow up meeting.

CURRENT PROPOSAL

Following the second design meeting on June 28, the project sponsor has incorporated the following changes:

- The massing of the building at the front of the property has been reduced at the first, second, and fourth floors to provide additional privacy, light, and air to the adjacent neighbors. The rear cottages have been replaced at the same location within the rear yard.

- The design of the cottages has been further refined to distinguish them from the front building, and
 - The cottage roofs would be landscaped to increase the amount of green space within the rear yard.
- A Code-complying 12-foot projection into the rear yard at the first floor was maintained to accommodate parking. Stacked parking has been introduced and the number of parking spaces has reduced from nine spaces to seven spaces.
- The rear yard is provided at natural grade.
- The Pacific Street elevation has been refined to provide greater articulation and to better conform to the scale and pattern of the neighborhood. The height of the bay windows has been reduced at the east and west property lines, the façade has been divided into two distinct parts, and the color and material palette has been modified.
- Wood fencing has been added along the side yard property lines on Larkin and McCormick to provide a better sense of scale and character to adjacent rear yards.
- Setbacks along Larkin and McCormick have been widened, and terraces have been removed from the rooftops of these setbacks to protect the privacy of adjacent neighbors.

Since the first hearing in February of 2016, the proposed massing of the project has been reduced by nearly 4,000 square feet or 17% of the project area. The project sponsor has included area calculations of the previous iterations of the projects, which are attached to this memo as part of the Project Sponsor submittal.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may take discretionary review and approve the project as revised, or take discretionary review to modify the project and approve with modifications.

BASIS FOR RECOMMENDATION

- The project adds nine dwelling units to the City's housing stock. Six of the nine proposed dwelling units have two or more bedrooms and would be considered suitable for families.
- The project replaces an underutilized industrial space with residential and commercial uses more suited for the Neighborhood Commercial District,
- The project activates the ground floor and enhances the pedestrian realm;
- The proposed height of the building is consistent with the scale of surrounding development;
- The project does not contain or create any exceptional or extraordinary circumstances; and
- The proposed Project, on balance, meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Take DR and Approve the Project as Modified
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Attachments:

Notes from Design Meetings on May 31, 2016 and June 28, 2016

Project Sponsor submittal, including:

- Planning Commission Brief
- Revised plans
- Revised 3D renderings
- Massing Study

Appendix A: Plans from February 11, 2016 CPC Hearing

Appendix B: Plans from May 12, 2016 CPC Hearing



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MEETING NOTES

Project: 1469 Pacific

Planner: Carly Grob

Date: 5.31.16

Attendees: Mark Luellen, Corey Teague, Commissioner Moore, Commissioner Hillis, Warner Schmaltz, Robyn Tucker, Paul Bogatsky, Pat Sonnino, Andrew Madden Tuija Catalano

Summary

The project proposes construction of a 4-story, 9-unit residential building over an existing building in the Pacific NCD / 40-X district. The existing building is a commercial use with full lot coverage. The site is 63' wide x 137'-6" deep. The basic required parking ratio is 1:1. The basic allowable rear yard is 45% of the lot depth.

A Discretionary Review was filed by Robin Tucker and Andrew Madden on behalf of PANA to resolve issues related to neighborhood scale and compatibility.

The issues and direction discussed at this meeting were:

Site Design, Open Space, and Massing

- Provide a code-complying rear yard at grade as a starting point to provide usable open space, exposure, access and preservation of the mid-block open space that responds to neighboring buildings and open space.
- Based on the current mid-block open space pattern, explore further reduction of massing and / or reconfiguration of open space/massing to enhance the common mid-block open space.
- Roof decks and terraces adjacent to property lines were not recommended for privacy concerns.
- Consider substituting the ground floor commercial space with a residential use.
- The rear yard should be at grade, or no higher than 3' above natural grade (per code allowable height).
- Units in the rear yard were discouraged.

- Stepping the building massing with the slope was discussed: a) to modulate the building; b) to reduce the massing against the Larkin street neighbors that provides a transitional scale; and c) to follow the topography.

Vehicle Circulation, Access and Parking

- Explore a parking strategy that minimizes the building footprint in the rear yard. This may be achieved while retaining parking by providing sub-grade parking and/or a stacked parking system.
- Consider code allowable substitutions (bike parking) in lieu of required car parking.

Architecture

- Greater articulation of the Pacific Street façade to conform to the scale and pattern of neighborhood – buildings tend to be in the 20'- 25' wide range.
- Explore smaller units, if needed, to maintain unit count.

Street Frontage

- Please note: The Planning Department recommends space be allocated for the electrical transformer. Public Works no longer generally supports underground sidewalk transformer vaults. (this was not mentioned in the meeting)

Schedule

The Planning Commission hearing of this case was continued to June 30th. To maintain that schedule, resolution of these design issues must be complete by June 15.



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MEETING NOTES

Project: 1469 Pacific

Planner: Carly Grob

Date: 6-28-16

Attendees: Carly Grob, David Winslow, Commissioner Kathrin Moore, Commissioner Rich Hillis, Warner Schmalz, Paul Bogatsky, Tuija Catalano, Robyn Tucker, Kathleen Courtney, and Mary Gallagher

Summary

The project proposes the construction of a four-story, nine-unit mixed use building partially within an existing two-story warehouse building. The existing building is a commercial use and covers the full lot. The site is 63 feet wide and 137'6" deep. Parking is required at a ratio of 1:1 and the basic allowable rear yard is 45% of lot depth at grade with no opportunity for averaging.

A Discretionary Review was filed by Robyn Tucker and Andrew Madden on behalf of PANA to resolve issues related to neighborhood scale and compatibility.

This project was reviewed at a meeting on May 31, 2016, and subsequently revised to address comments included in the minutes for that meeting.

The issues and direction discussed at this meeting were:

Site Design, Open Space, and Massing

- The revisions reintroduce two dwelling units within the rear yard, as well as the addition a 12 foot rear bump out. These features reduce the amount of open space at grade and do not contribute to mid-block open space.
 - In order to come closer to the area of a required rear yard in this Zoning District, it was suggested that the project sponsor remove the dwelling units from the rear yard and incorporate them into the proposed envelope at the front, or remove vehicle parking and eliminate the bump out to maintain the dwelling units
 - If the rear units are maintained, then they must be further 'lightened' to read as small, cottages, which may be achieved by separating them and lowering ceiling heights. Green roofs on buildings in the rear were encouraged.

- Stepping the building at the rear was applauded, but there was some concern that the resulting terraces and decks were still too imposing and could create privacy issues.
 - Staff suggested that approximately 50% of the area of the decks be landscaped to reduce the amount of terrace area which could be occupied by residents, and to mitigate noise and privacy concerns of surrounding neighbors.
- The DR Requestor was concerned about the proposed massing at the front of the building and reiterated the previous request to step the building down toward Larkin.
 - Suggestions included the removal of one story along the western portion of the building, removal of rooftop features (parapets, penthouses), and a varied articulation in the envelope and materials of the façade.
- Substituting ground floor open commercial space with residential use was discussed, but ultimately dismissed.

Architecture

- Greater articulation of the Pacific Street façade was encouraged to conform to the scale and pattern of the neighborhood, where buildings tend to be 20 to 25 feet wide.
- Explore smaller units, if needed, to maintain unit count.
- Discussion about addressing the “fortress”-like nature of the existing walls and fence. Consider replacing the existing solid building wall with a different fencing material.

Schedule

The Planning Commission hearing of this case was continued to July 14. To maintain that schedule, resolution of these design issues must be complete by July 6.

REUBEN, JUNIUS & ROSE, LLP

July 7, 2016

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

Re: 1469 Pacific Avenue (0185/029) - Brief in Opposition to a DR Request
Planning Department Case no. 2013.0915DRP/V
Hearing Date: July 14, 2016
Our File No.: 5194.02

Dear President Fong and Commissioners:

Our office represents Paul Bogatsky, the owner of a property at 1469 Pacific Avenue, which is proposed for a 9-unit residential project with ground floor commercial use ("Project"). The Project has been heard by the Commission twice, on February 11, 2016, and May 12, 2016. Since the May 12th hearing there have been several reiterations and rounds of modifications to the Project, and the Project team has met with a working subcommittee of the Commission (Commissioners Moore and Hillis), Planning staff and DR representatives twice (on May 31 and June 28). The feedback on the Project continues to be varied, however, there are a number of key objectives and considerations underneath the different comments.

We are asking the Commission to evaluate the current design and consider the significant progress that has occurred, and at the conclusion of the July 14th hearing to not take DR thus allowing the Project to proceed as proposed. While we do not (unfortunately) expect the DR Requestor to withdraw its DR, we do believe that the current Project is reasonable, fair, considerate to the neighbors, and responsive to the concerns and comments that have been voiced. It is unfortunate that the DR Requestors' request and comments have changed somewhat as the Project has evolved, trending towards a point of non-feasibility.

In the May 12th hearing, the DR Requestor, Ms. Tucker identified "two significant issues," which were "the loss of light and air for residents on Larkin and McCormick Streets" and "the massing of the front building."¹ The Project was since then revised, several times, in an attempt to address these two key concerns by increasing light, air and privacy to existing neighbors, particularly those fronting Larkin Street. The massing for the front building has been reduced by the removal of a significant amount of floor area along with increased setbacks in order to allow more relief (+ light and air) to the mid-lot neighbors, yet the DR Requestors are not satisfied and instead have now refocused their comments on the rear yard. For the record, the rear yard between May and today is actually quite similar (both providing it at grade level and both including approx. the same amount of floor area), with the only key difference being that now the rear yard is located mid-lot, in a location where it provides greater benefits to the adjacent neighbors. See below an excerpt from the massing study, and your packets for the full copy.

¹ See DR Requestor's written submittal for the May 12, 2016 hearing, p. 1.

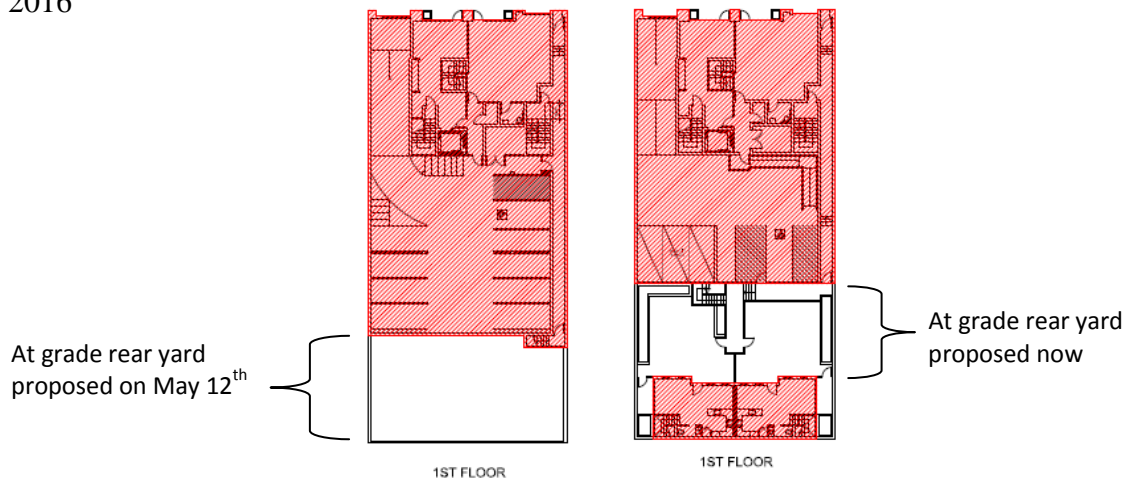
James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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Source: ForumDesign Architects, Massing Study, 7/14/2016

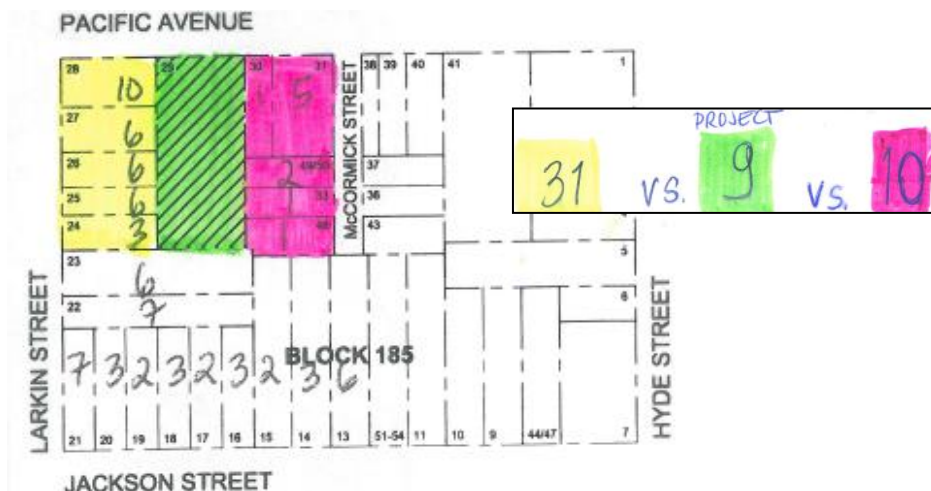
The site is absolutely appropriate for housing and quite inappropriate for continued industrial uses, although preservation of the existing industrial building is the only “project” that will continue to preserve views and existing status quo.

The reasons why the Project should be allowed to proceed as proposed can be summarized in answers to the following questions we anticipate the DR Requestors will continue to present:

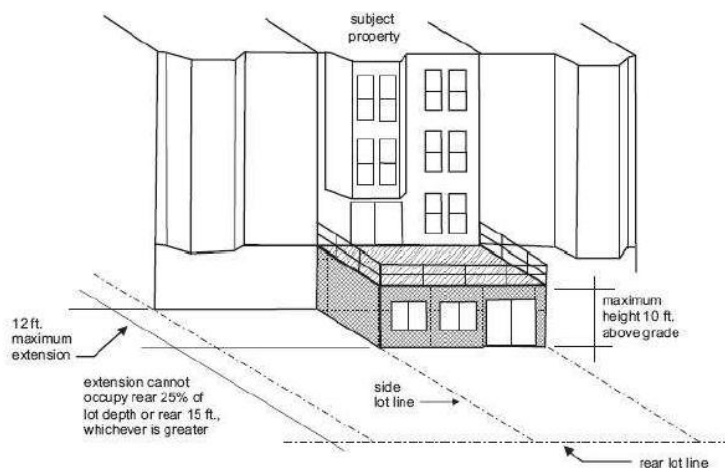
Is the Project “double-dipping”? **No.** The “double-dipping” term has been used repeatedly to refer to the idea of maximizing massing at the front/main building simultaneously to using the existing, non-conforming building envelope in the rear for additional massing. The Project before you today is under no definition guilty of “double-dipping.” In terms of volume, massing, square footage, height, etc. the Project today is asking no more than what is permitted by the Code. The only modification that is being proposed is to allow a small amount of building area (approx. 1,600 sf) for two small cottages to be located in the rear, which in turn allows the volume and massing of the main building to be reduced in order to increase light, air and privacy to the mid-lot neighbors (beyond what a “Code-complying” project would provide and consistent with what the DR Requestor has argued for and the Commissioners have also expressed in their testimony). This modification is being asked in order to provide a better project for the neighbors. The reduction in the volume/massing/square footage in the main building exceeds what is being proposed for the two (2) approx. 800-sf rear cottages, and thus the argument about “double-dipping” is simply non-existent at this point.

Is the Project too aggressive, too dense or asking for too much? **No.** The original project presented at the February 11th hearing proposed conversion of the existing non-conforming building, and as such it was allowed to utilize the existing building envelope at the rear of the property pursuant to Planning Code’s non-conforming use/building provisions. The original project proposed 100% lot coverage at the ground floor, something that would have been entirely permitted by the Code. The Project has evolved significantly and multiple times since the original hearing, including introduction of a rear yard at grade. The massing studies by ForumDesign Architects, dated for 7/14/2016, and included in your packets, show the change in overall massing and the reduction in floor area over time, which have resulted in less residential use for the Project, but also significant reductions in massing for the benefit of the neighbors.

Overall, at 9 units, with an average unit size of 1,120 sf, the Project is significantly less dense than before and also as compared to the density existing for the same footprint to the east and to the west of the Project site; see the image below showing an identical footprint for the Larkin neighbors with 31 units and for the McCormick neighbors with 10 units². Bottom line, at approx. 1 unit per 1,000 sf of lot area, the Project is very average in terms of density, and much less dense than the surrounding, urban context. The Project today provides balance for the Project's massing in a way that provides maximum light, air and privacy to the immediate neighbors and allows for the opportunity to produce nine (9) new housing units to be added to the City's housing supply.

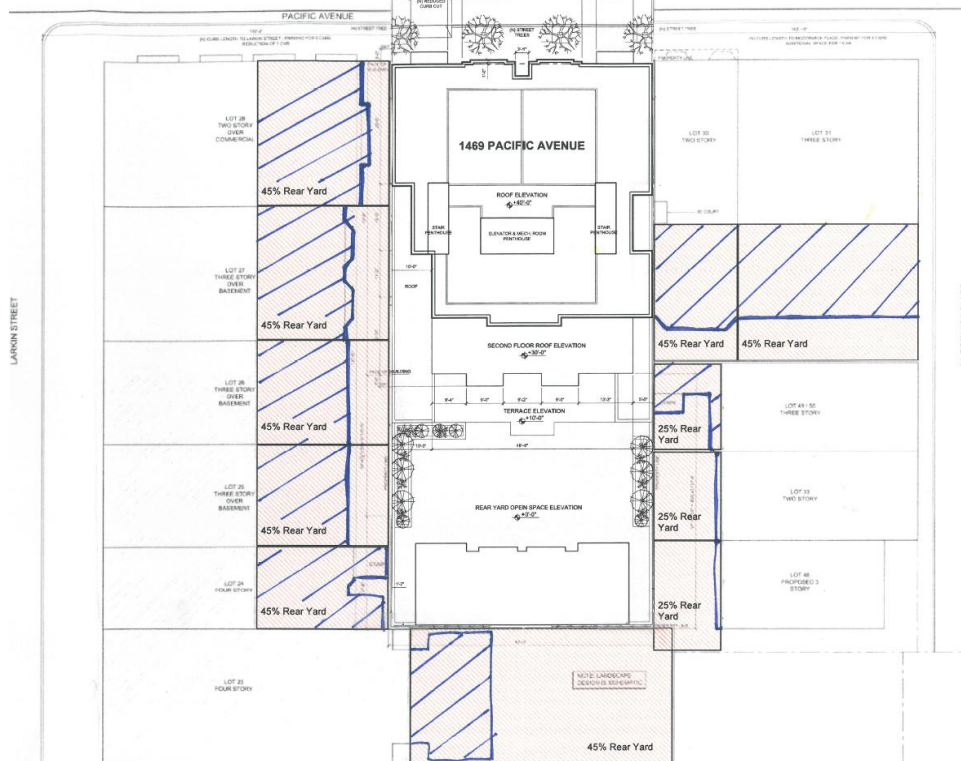


Is Project's parking driving the Project design? **No.** Despite the fact that one (1) parking space is required for every unit, the Project has been revised to include only seven (7) parking spaces for the proposed nine (9) units, and parking is now provided in a minimal footprint with the utilization of stackers. The ground floor projects into the rear yard by 12', which is without any ambiguity allowed by Planning Code Section 136(c)(25), as illustrated in the following diagram from the Code. The projection is minimal compared to all earlier versions and necessary for a functional ground floor plan with elevators, lobby areas, driveways etc.



² One of the McCormick properties, Lot 048 at 1 McCormick for Pierre Zetterberg, is currently vacant, but has been approved for the construction of a single-family residence.

Is the Project providing sufficient rear yard setback? **Yes.** The Project site is located in the *only* zoning district that provides for 45% rear yard requirement without rear yard averaging,³ as all other neighborhood commercial districts require a 25% rear yard setback and most of the residential districts that require 45% rear yard setback allow averaging down to 25% setback. The Project is also surrounded by buildings that are extremely non-compliant with respect to rear yard requirements and within a context that does not contribute or provide a midblock open space. The purpose of the rear yard setback requirement is “to assure protection and continuation of established, landscaped open spaces,”⁴ which does not exist here. Although the rear yard setback requirements is not intended to create new midblock open space, the Project will do just that by providing a significant rear yard setback at grade and at a location that is more beneficial to the immediate neighbors than a rear yard abutting the rear property line.



The red areas represent required rear yards for the adjacent properties; the blue hatching highlights the existing building areas within the required rear yards and the extent of the non-compliance.

³ We continue to believe that rear yard averaging could and should be allowed by the Code. Rear yard averaging been previously allowed in the Pacific Avenue NCD district (see e.g. 1424-36 Pacific Avenue, Block 0154, Lot 011, which was allowed to average to a 25% rear yard under Building Permit No. 2012.07.20.5340, with Planning Department sign-off as of November 20, 2013, without any objection from DR Requestor or PANA). The concept of averaging was also not prohibited or even discussed during the 2007 rezoning adoption hearings, and thus there is no reason to hold that averaging that is allowed in all other 45% districts would not be permitted here. In fact, during the Land Use Committee hearing that took place on June 18, 2007, the amount of proposed rear yard requirement was mentioned twice, and on both occasions the requirement was stated as 25% (see tapes for the said hearing at 0:10:25, Paul Lord: “The rear yard pattern that we started to see was clearly one that could have been jeopardized with the ground floor coverage and podium rear yards at the first level of residential occupancy. So we asked for a 25% rear yard requirement within this neighborhood commercial district on the ground floor,” and further at 0:22:52, Paul Lord: “Not to overstate the precedent, this will be the first NC district in the entire City that has a rear yard requirement at grade.” Supervisor Jake McGoldrick: “What is the rear yard requirement then here?” Paul Lord: “25%.” Supervisor Jake McGoldrick: “25%. Ok. Thanks.”)

⁴ See Pl. Code Sec. 134.

Should the ground floor commercial be retained? **Yes.** During recent meetings, there have been suggestions regarding elimination of the ground floor retail space and utilization of the said space as a residential unit. This suggestion is neither practice nor possible. First, Pacific Avenue NCD is a neighborhood commercial district, which was intended to include ground floor commercial uses, and thus elimination of the ground floor commercial uses would be inconsistent with the zoning. Second, the existing Pacific Avenue contains a wide variety of ground floor uses, and thus the Project contributes to the existing context by inclusion of a small commercial unit. Lastly, Planning Code Section 145.1 requires ground floor uses in neighborhood commercial districts to be pedestrian-oriented, and only considers residential uses to be acceptable “active” uses at the ground floor if they are able to provide direct access from the street and comply with the Ground Floor Residential Design Guidelines. Due to the topography and size of the ground floor (commercial) space (at mere 744 sf), is it not possible to satisfy the Ground Floor Residential Design Guidelines.

Is the Project proposing the right kind of a project at an appropriate location? **Yes.** The Project site and its proximity was rezoned approx. 9 yrs ago in an effort to eliminate existing industrial buildings and uses, and to promote residential development with ground floor, neighborhood serving retail uses, which is exactly in line with what the Project is proposing to do. Despite the persistent opposition by the DR Requestors, the Project advances many housing and other policy objectives and provides a balanced massing with greatest relief where it is most desirable (e.g. adjacent to the mid-lot Larkin neighbors), and an opportunity to eliminate incompatible industrial uses and add nine (9) new units, with 3 x 3BR units, 4 x 2BR units and 2 x 1BR units, to the City’s housing stock. While the definition of family housing may be debatable, the Project sponsor is hoping to building a project that is appropriate for family housing at an ideal location.

Conclusion

The Project has been significantly revised to address the comments and concerns that the Commissioners as well as the neighbors have expressed. Sadly, we do not have the DR Requestors’ agreement, however nevertheless the concerns voiced by the DR Requestors, despite the varied and changing nature, have been heard and incorporated into the Project.

Without stating the obvious, this Project is not a CU project subject to CU findings, but rather it is a project being heard under the Commission’s discretionary review powers. As such, the Project objective is not necessarily Code compliance, but rather achievement of optimal configuration that responds to the context and the circumstances surrounding the Project site. The many rounds of revisions and the final proposal before you is reasonable, fair, considerate to the neighbors and responsive to the concerns and comments that have been voiced. We respectfully ask the Commission deny the DR and approve the project as now proposed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



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Commissioner Rich Hillis
Commissioner Christine Johnson
Commissioner Kathrin Moore
Commissioner Cindy Wu
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Scott Sanchez – Zoning Administrator
Corey Teague – Assistant Zoning Administrator
Jonas Ionin – Commission Secretary
Carly Grob – Project Planner
Paul Bogatsky - Project Sponsor
Warner Schmalz - Project Architects
Robyn Tucker – DR Requestor
Andrew Madden – DR Requestor



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

CONSULTANT ARCHITECT

ORUM DESIGN
R C H I T E C T S

OWNER
PAUL BOGATSKY
1469 PACIFIC AVENUE
SAN FRANCISCO CA 94109
415 310 5957

PROJECT

Residential Units
1469 Pacific Avenue
SAN FRANCISCO CA | BLOCK 0185 LOT 029

STAMP

REVISION		SHEET NAME
SITE PERMIT APPLICATION	10/30/2013	
OWNER REVIEW	03/14/2013	
MEETING WITH PLANNING	03/20/2013	
RESPONSE TO COMMENTS	04/12/2013	
VARIANCE APPLICATION	06/26/2013	
VARIANCE APPLICATION	06/10/2014	
ADJUDICATE COMMENTS REVISION	08/19/2014	
PLANNING REVISION	10/30/2014	
3512 NOTIFICATION	08/24/2015	
PLANNING REVISION	01/27/2016	
PLANNING REVISION	05/02/2016	
PLANNING REVISION	07/14/2016	

PROJECT NOTES
PLOT PLAN
BLOCK PLAN

DRAWN BY FR/SK

DATE 04.25.2016

JOB NO.

SCALE AS NOTED

SHEET NO.

AO.1

PROJECT DATA:

PROJECT ADDRESS:
1469 PACIFIC AVENUE
SAN FRANCISCO CA

BLOCK AND LOT
BLOCK 0185, LOT 029

ZONING DISTRICT:
PACIFIC AVENUE NCD

HEIGHT AND BULK DISTRICT
4B-X

PROPOSED USE:
9 RESIDENTIAL UNITS ABOVE PARKING STRUCTURE

BUILDING HEIGHT:
LIMIT: 46'-0"
PROVIDED: 40'-0"

USABLE OPEN SPACE:
TOTAL REQUIRED: 966 SF
109 SF X 7 UNITS = 763 SF
(100 SF PER UNIT FOR PRIVATE OPEN SPACE)
133 SF X 2 UNITS (W/O PRIVATE OPEN SPACE) = 266 SF
(133 SF PER UNIT FOR COMMON OPEN SPACE, IF PRIVATE SPACE IS NOT PROVIDED)

TOTAL PROPOSED: 5,723 SF

UNIT 101: 884 SF TERRACE
UNIT 102: 884 SF TERRACE
UNIT 301: 317 SF ROOF TERRACE
UNIT 302: 317 SF ROOF TERRACE
COMMON: 657 SF ROOF TERRACE

REQUIRED: 45% OF LOT AREA = 3944 SF OR ALTERNATE METHOD OF MEASURING AT 25% PER SECTION 134 (A)(2)(C)
PROVIDED: 5,723 SF LOT DEPTH USING SECTION 134(A)(2)(C), ALTERNATE METHOD OF MEASURING = 3759 SF.

ONE SPACE PER UNIT = 9 SPACES
6 SPACES + 110 SPACES
* ADDITIONAL BI-CYCLE PARKING SPACES

REQUIRED: 1 CLASS 1 SPACE PER 1 UNITS = 9 SPACES
PROVIDED: 12 SPACES

9 RESIDENTIAL UNITS:
1 COMMERCIAL UNIT:
PARKING:
COMMON LOBBY, STAIRS, HALLS,
BASEMENT, STORAGE, TRASH WALLS, ETC.;
TOTAL: 10,910 NSF
1,850 NSF
2,887 NSF
6,064 NSF
21,711 NSF

GROSS BUILDING TOTAL: 23,022 GSF

RESIDENTIAL UNITS:

1-BEDROOM UNITS	2 UNITS
2-BEDROOM UNITS	4 UNITS
3-BEDROOM UNITS	3 UNITS
TOTAL DWELLING UNITS	9 UNITS

CODE ANALYSIS - 2013 CALIFORNIA BUILDING CODE

PARKING LEVEL
BUILDING TYPE
SEPARATION
TYPE I A
GROUP R-2
3 HOUR HORIZONTAL ASSEMBLY

RESIDENTIAL
BUILDING TYPE
OCCUPANCY
FLOOR AREA
MULTI STORY INCREASE
AUTOMATIC SPRINKLER
ALLOWABLE AREA
ALLOWABLE HEIGHT
TYPE VA
GROUP R-2
44,000 SF
24,000 SF
48,000 SF
48,000 SF
3 STORES
CONSIDERED SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS, LIMITATION OF NUMBER OF STORES AND TYPE OF CONSTRUCTION

CBC 509.2

SHEET INDEX

A0.1 PROJECT NOTES, PLOT PLAN BLOCK PLAN
A1.1 EXISTING FLOOR PLANS
A2.1 EXISTING EXTERIOR ELEVATIONS
A2.2 FLOOR PLANS - BASEMENT LEVEL, GARAGE LEVEL
A2.3 FLOOR PLANS - LEVEL 1, LEVEL 2
A3.1 NORTH, SOUTH AND EAST ELEVATIONS
A3.2 WEST, SOUTH, AND NORTH ELEVATIONS
A3.3 BUILDING SECTIONS
A4.0 ADJACENT LARKIN ST NEIGHBOR REAR PHOTOS
A4.1 REAR AERIAL RENDER
A4.2 REAR AERIAL RENDER
A4.3 REAR YARD RENDER

SCOPE OF WORK

THE PROPOSED PROJECT CONSISTS OF THE CONVERSION OF AN EXISTING WAREHOUSE BUILDING INTO A NINEUNIT RESIDENTIAL BUILDING WITH ONE COMMERCIAL OFFICE SPACE AND 7 OFF-STREET PARKING SPACES. THE PROJECT ALSO INCLUDES THE DEMOLITION OF THE FRONT FACADE AND CONSTRUCTION OF A 10 FOOT GARAGE PODIUM WITH TWO SEPARATE RESIDENTIAL STRUCTURES WITH A MID-BLOCK OPEN SPACE. THE PROPOSED STRUCTURE FRONTING PACIFIC AVENUE WILL BE THREE STORES OVER GARAGE CONTAINING NINE RESIDENTIAL UNITS.

APPLICABLE CODES

The work shall be performed in accordance with applicable code requirements and standards, including, but not limited to the following:

- CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE 2010 (PART 1)
- CALIFORNIA BUILDING CODE 2010 (PART 2)
- CALIFORNIA ELECTRICAL CODE 2010 (PART 3)
- CALIFORNIA FIRE CODE 2010 (PART 4)
- CALIFORNIA PLUMBING CODE 2010 (PART 5)
- CALIFORNIA ENERGY CODE 2010 (PART 6)
- CALIFORNIA ELEVATOR SAFETY CODE 2010 (PART 7)
- CALIFORNIA HISTORICAL BUILDING CODE 2010 (PART 8)
- CALIFORNIA CODE FOR BUILDING CONSERVATION 2010 (PART 10)
- CALIFORNIA REFERENCE STANDARDS CODE 2010 (PART 12)
- SAN FRANCISCO BUILDING CODE - CURRENT EDITION
- SAN FRANCISCO HOUSING CODE - CURRENT EDITION



CONSULTANT ARCHITECT
FORUM DESIGN
R C H I T E C T S

PROJECT

SAN FRANCISCO CA | BLOCK 0185 LOT 029

STAMP

05.02.2016

SHEET NAME

Ck

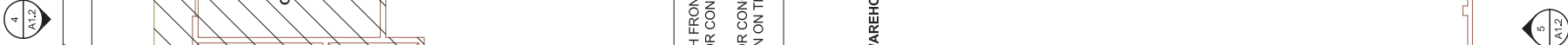
04.25.2016

JOB NO.

AS NOTED

SHEET NO.

A1.1



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FORUMDESIGN
ARCHITECTS

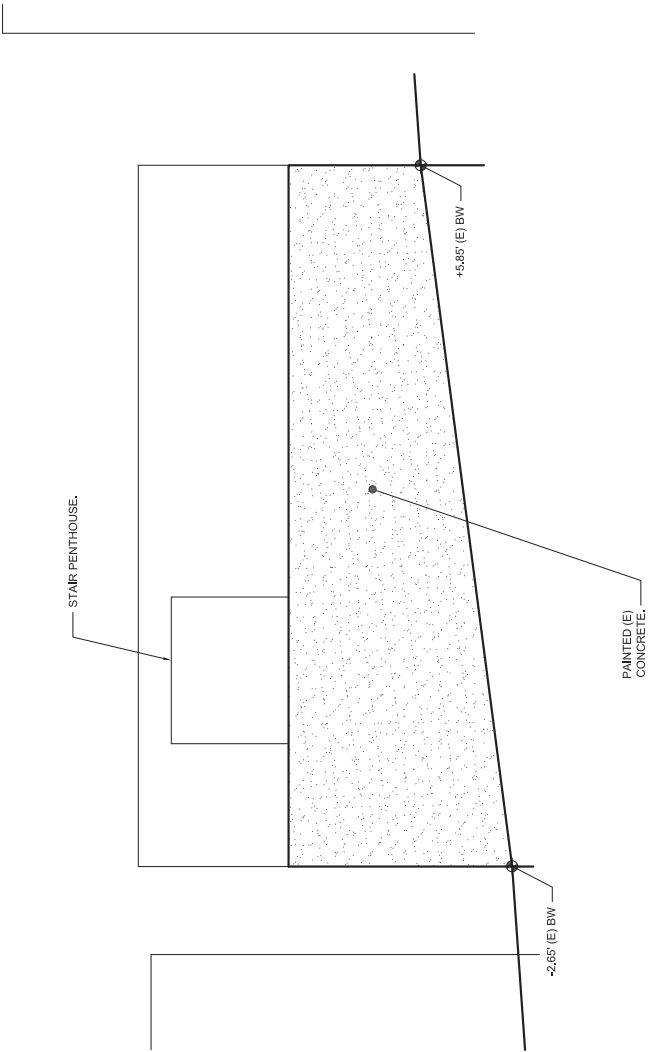
OWNER
PAUL BOGATSKY
1469 PACIFIC AVENUE
SAN FRANCISCO CA 94109
415.310.8867

PROJECT

Residential Units

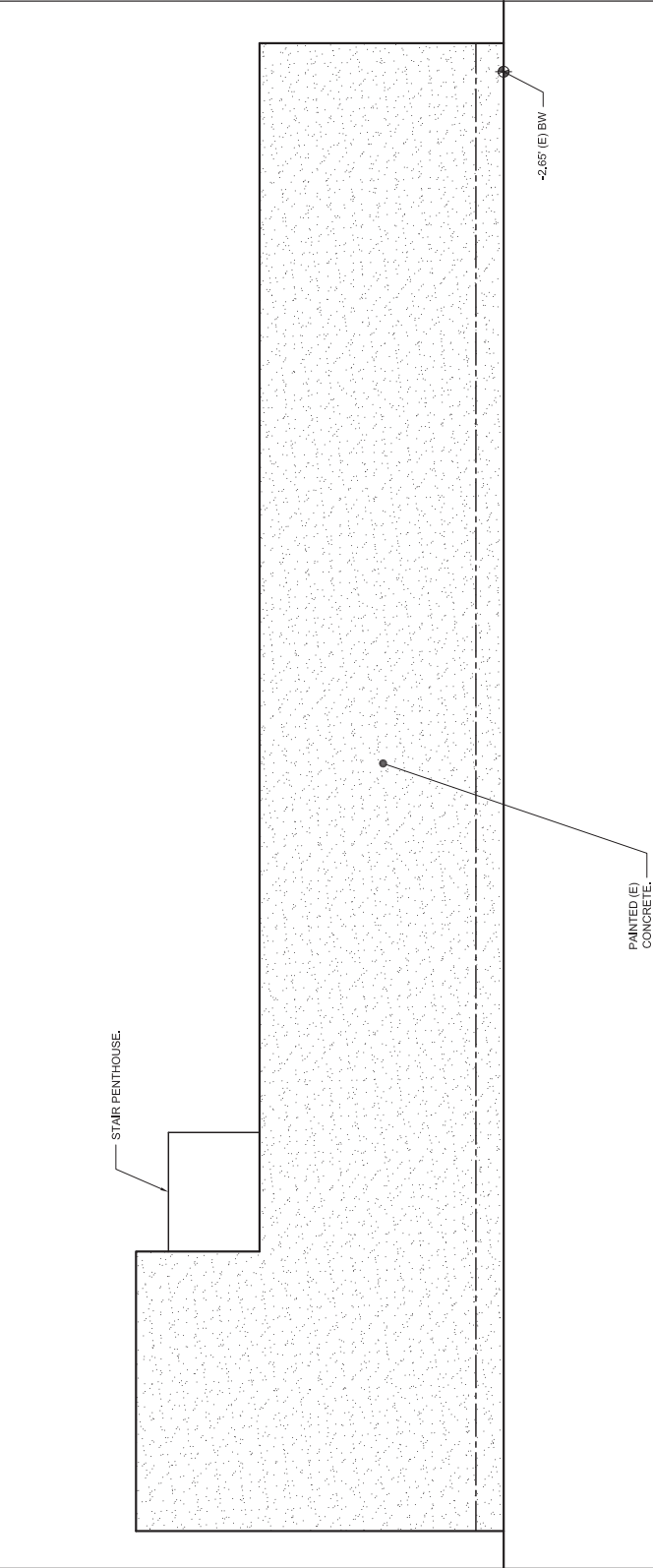
1469 Pacific Avenue

SAN FRANCISCO CA | BLOCK 0185 LOT 029



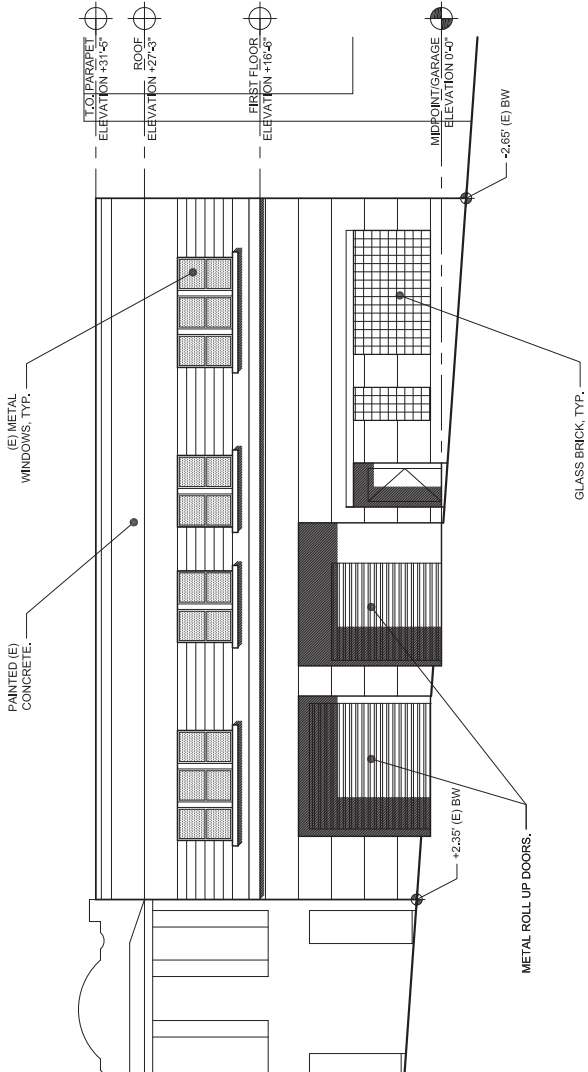
5 EXISTING SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"



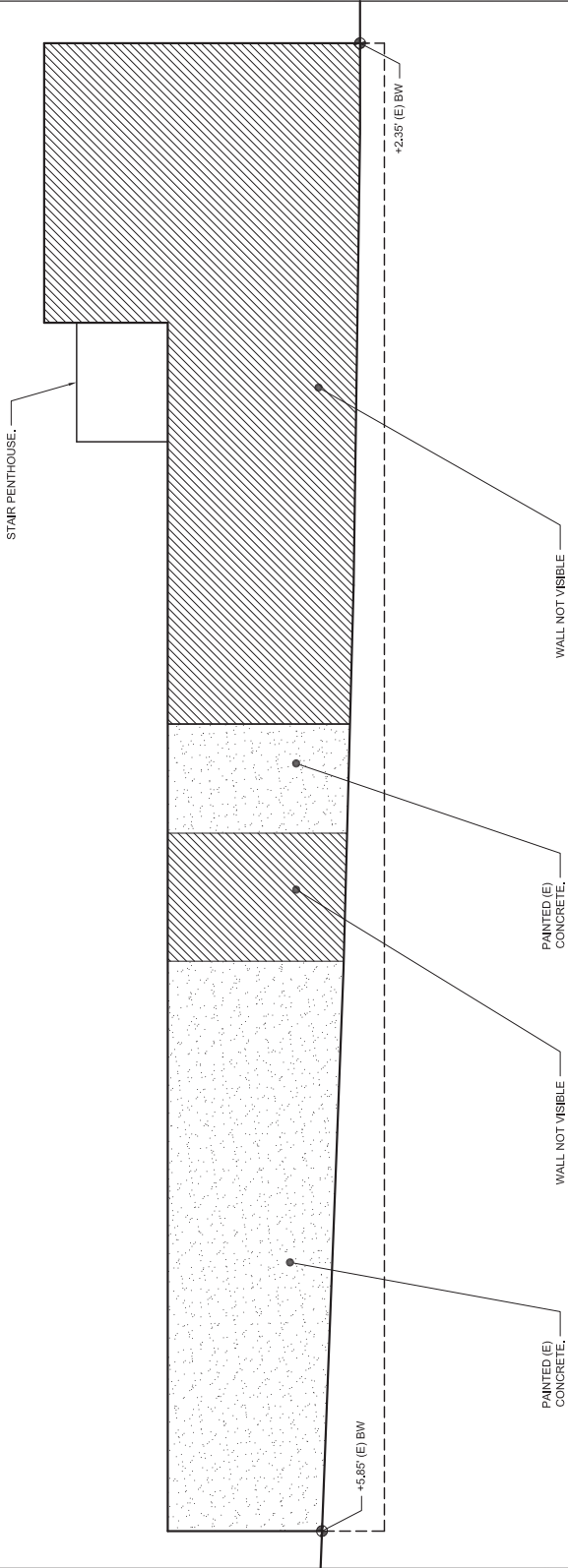
11 WEST EXISTING EXTERIOR ELEVATION

1/8" = 1'-0"



4 EXISTING NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



10 EAST EXISTING EXTERIOR ELEVATION

1/8" = 1'-0"

STAMP

REVISION		
SITE PERMIT APPLICATION	10.30.2012	
OWNER REVIEW	03.14.2013	
MEETING WITH PLANNING	03.20.2013	
RESPONSE TO COMMENTS	04.12.2013	
VARIANCE APPLICATION	06.28.2013	
UDAT COMMENTS REVISION	08.19.2014	
PLANNING REVISION	10.30.2014	
312 NOTIFICATION	08.24.2015	
PLANNING REVISION	01.27.2016	
PLANNING REVISION	05.02.2016	

SHEET NAME

EXISTING EXTERIOR ELEVATIONS

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	

A1.2

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SAN FRANCISCO CA 94109
415.310.9867

PROJECT

Residential Units
1469 Pacific Avenue
SAN FRANCISCO CA | BLOCK 0185 LOT 029

STAMP

REVISION	
SITE PERMIT APPLICATION	10.30.2012
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
VARIANCE APPLICATION	06.28.2013
VARIANCE APPLICATION	06.10.2014
UDAT COMMENTS REVISION	08.19.2014
PLANNING REVISION	10.30.2014
PLANNING REVISION	07.28.2015
312 NOTIFICATION	08.24.2015
PLANNING REVISION	01.27.2016
PLANNING REVISION	05.02.2016
PLANNING REVISION	05.20.2016
PLANNING REVISION	05.27.2016
PLANNING REVISION	07.14.2016

SHEET NAME

BASEMENT FLOOR PLAN
FIRST FLOOR PLAN

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	

A2.1





CONSULTANT ARCHITECT

ORUMDESIGN
R C H I T E C T S

PROJECT

SAN FRANCISCO CA | BLOCK 0185 LOT 029

STAMP

SHEET NAME

SHEET NO.

A2.3





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ORUM DESIGN
R C H | T E C T S

OWNER
PAUL BOGATSKY
469 PACIFIC AVENUE
SAN FRANCISCO CA 94109
415 310 5957

PROJECT

Residential Units
1469 Pacific Avenue
SAN FRANCISCO CA | BLOCK 0185 LOT 029

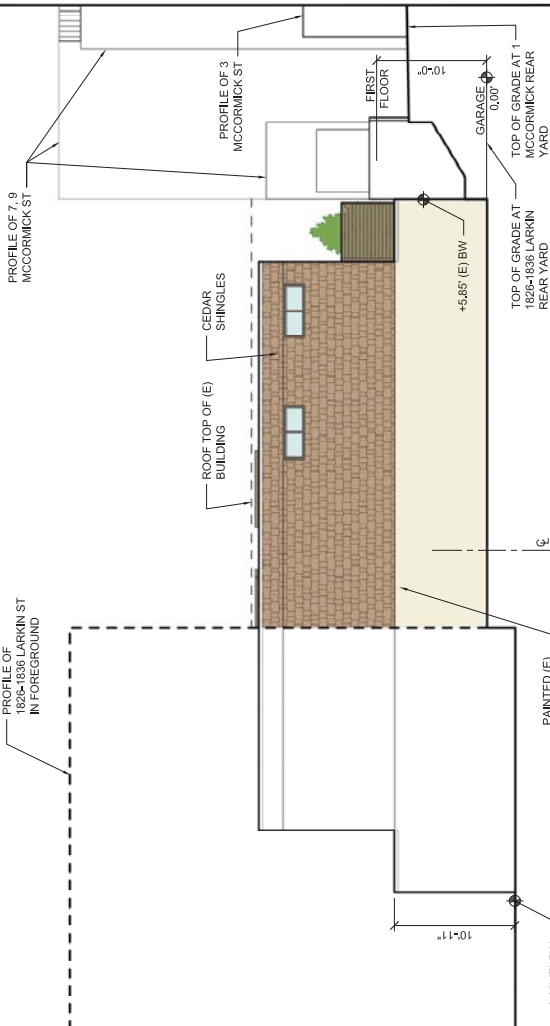
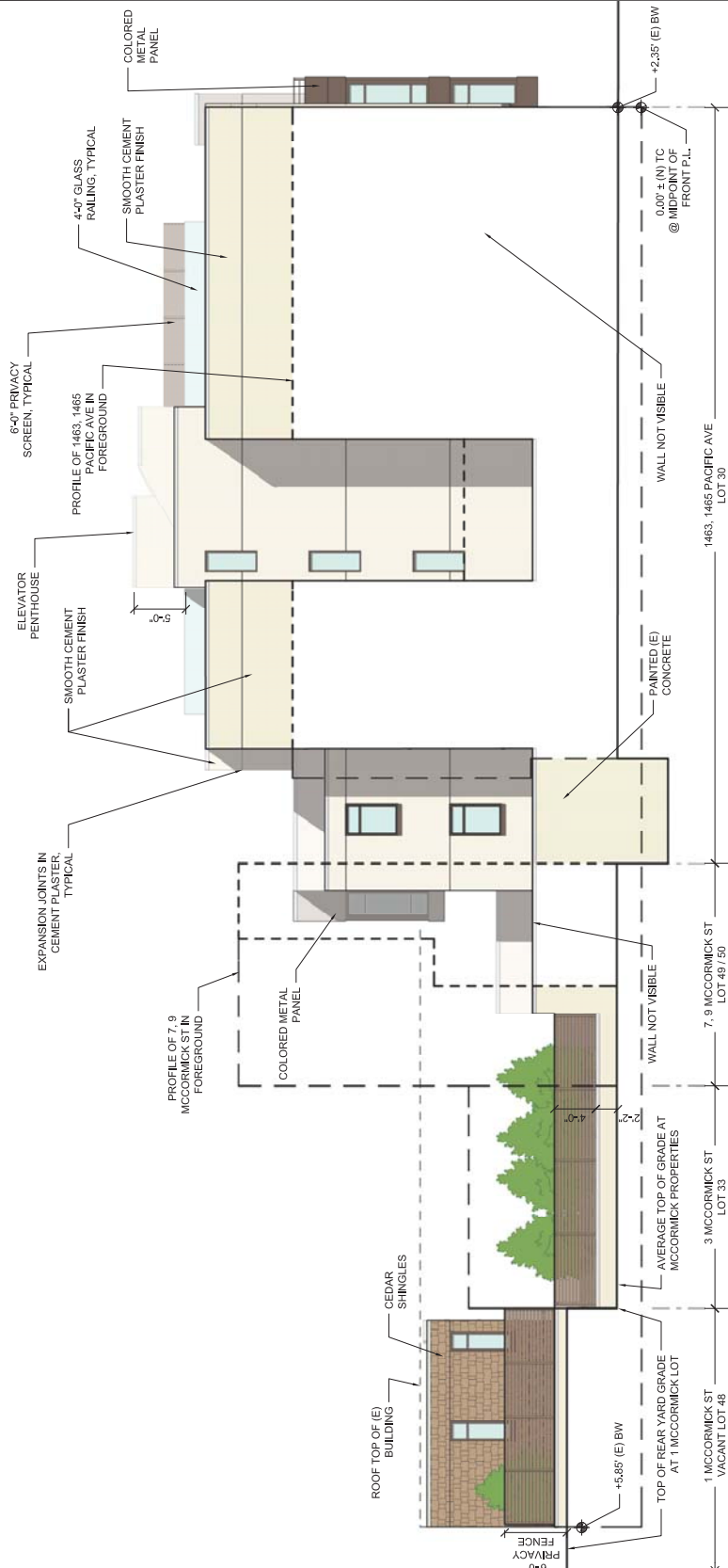
STAMP

[illegible]

NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	

A3.1



NORTH EXTERIOR ELEVATION

EAST EXTERIOR ELEVATION

SOUTH EXTERIOR ELEVATION



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SAN FRANCISCO CA 94109
415 310 5957

PROJECT

Residential Units
1469 Pacific Avenue
SAN FRANCISCO CA 1 BLOCK 0185 LOT 029

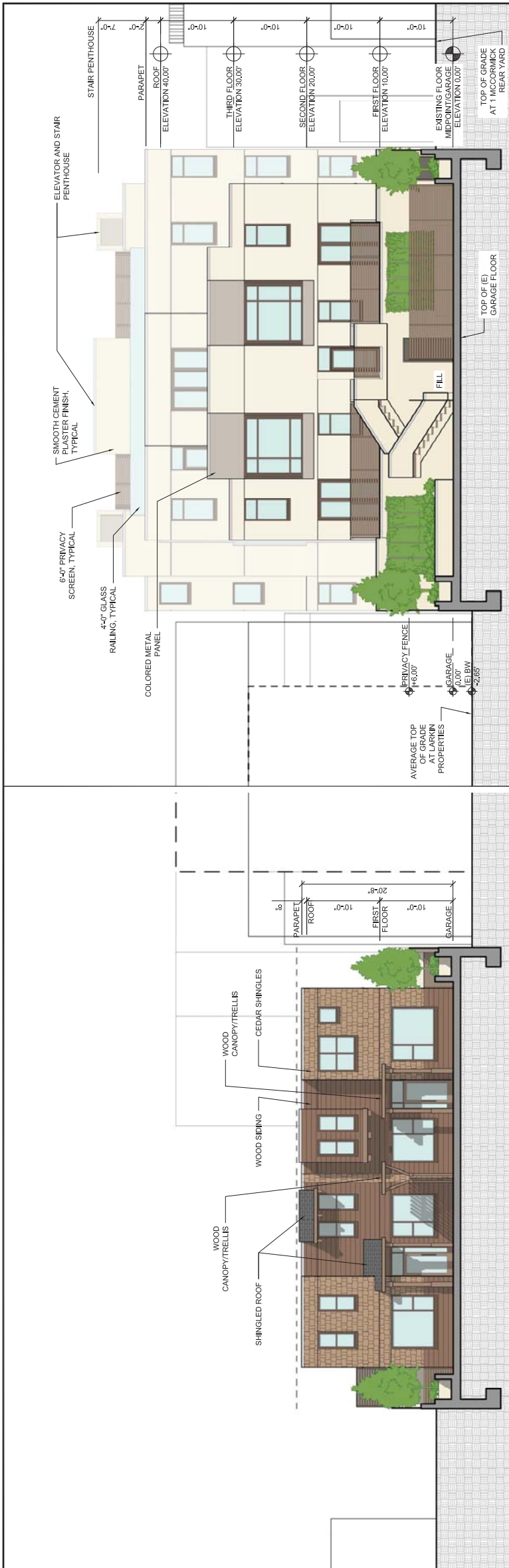
STAMP

REVISION	DATE	PERMIT APPLICATION
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	03.14.2013	OWNER REVIEW
	03.20.2013	MEETING WITH PLANNING
	04.12.2013	RESPONSE TO COMMENTS
	06.28.2013	VARIANCE APPLICATION
	06.10.2014	VARIANCE APPLICATION
	08.19.2014	DRAFT COMMENTS REVISION
	10.30.2014	PLANNING REVISION
	08.12.2015	PLANNING REVISION
	08.24.2015	12 MONTH NOTIFICATION
	01.27.2016	PLANNING REVISION
	05.02.2016	PLANNING REVISION
	07.14.2016	PLANNING REVISION
		SHEET NAME

WEST EXTERIOR ELEVATION
SOUTH COURTYARD ELEVATION

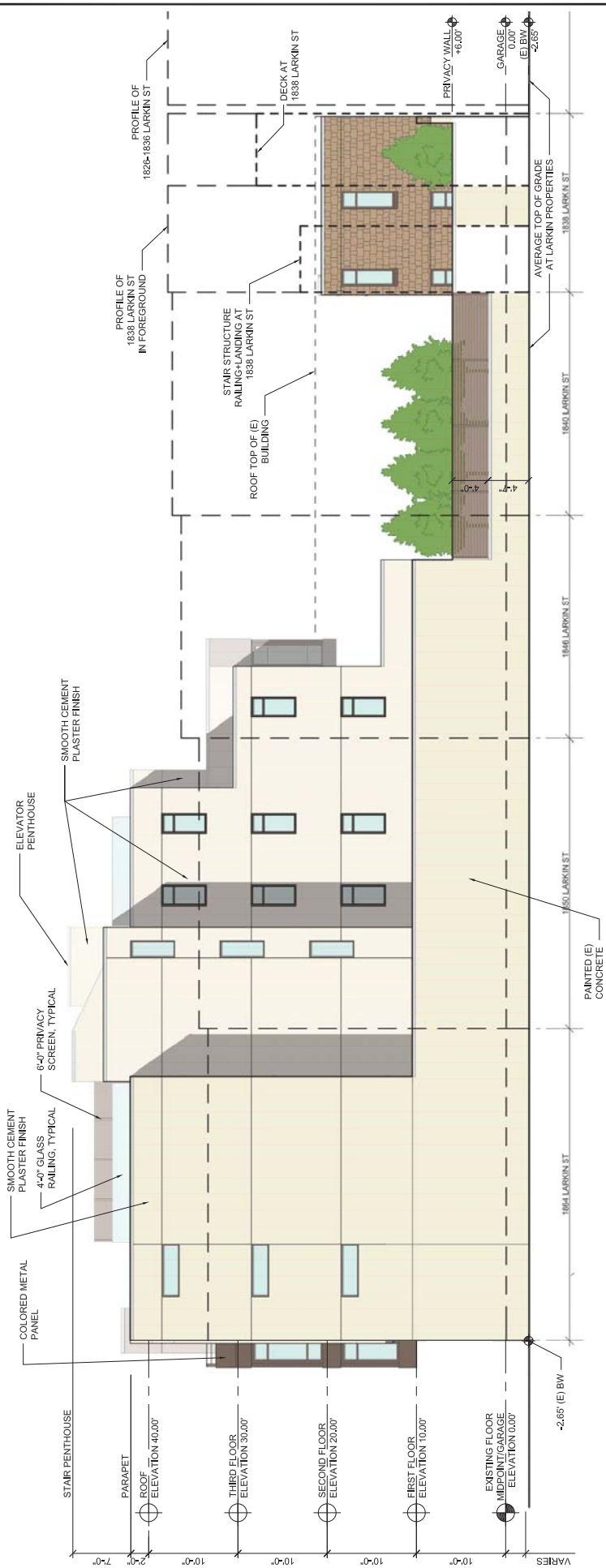
DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	

A3.2



2 NORTH COURTYARD ELEVATION

3 SOUTH COURTYARD ELEVATION



1 WEST EXTERIOR ELEVATION

 $1/8"=1'-0"$

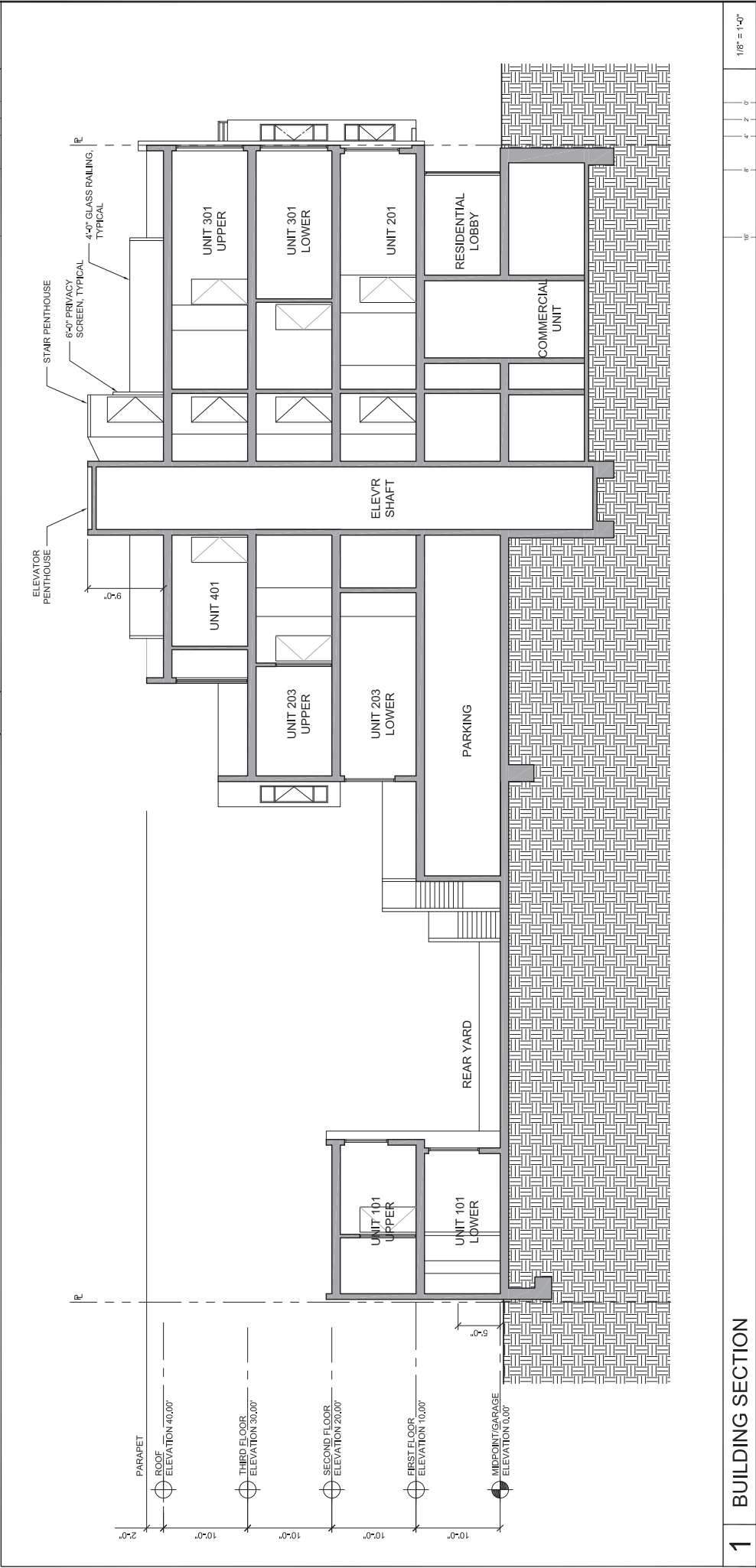
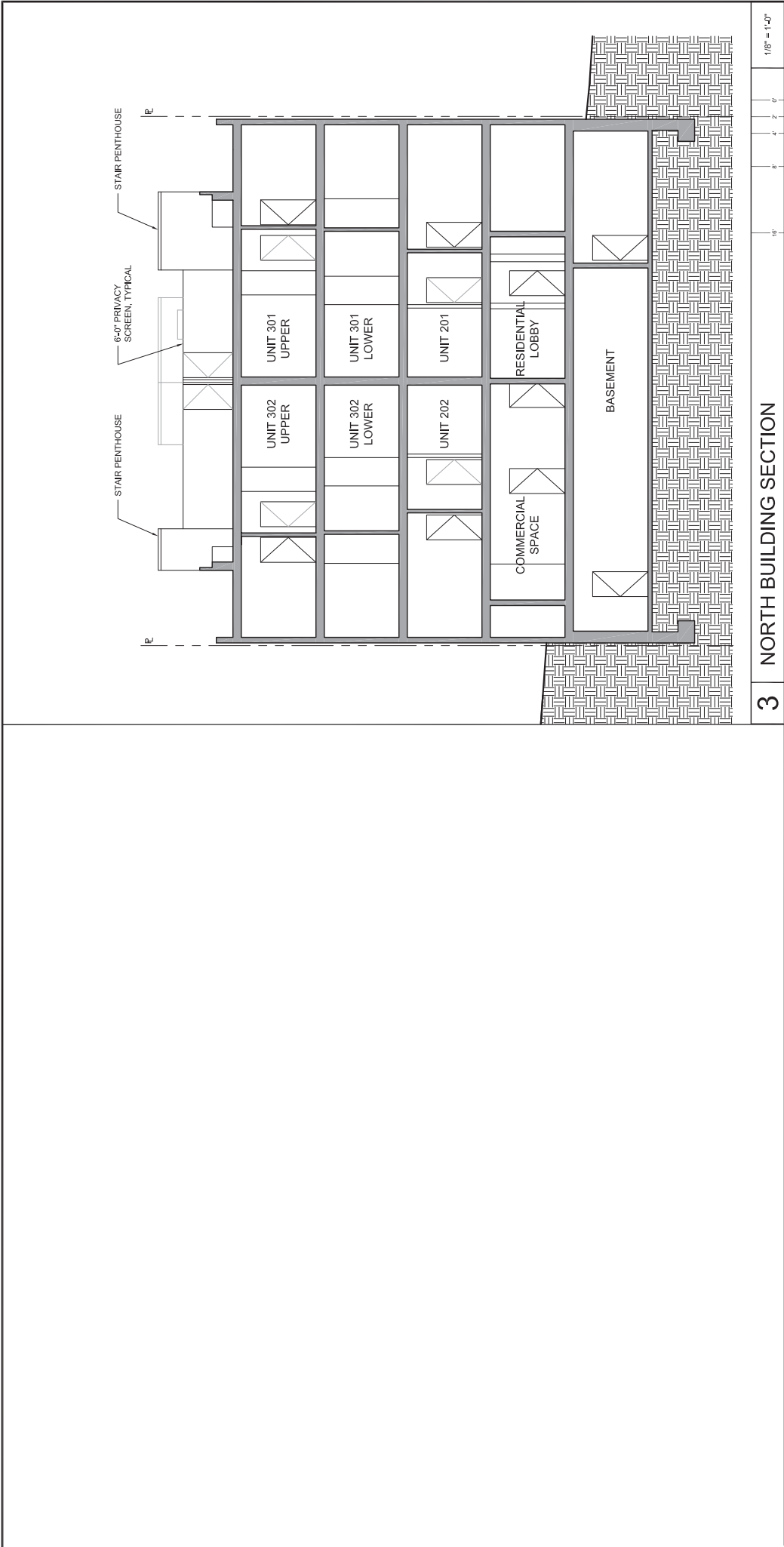
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415.310.9867

PROJECT

Residential Units
1469 Pacific Avenue
SAN FRANCISCO CA | BLOCK 0185 LOT 029

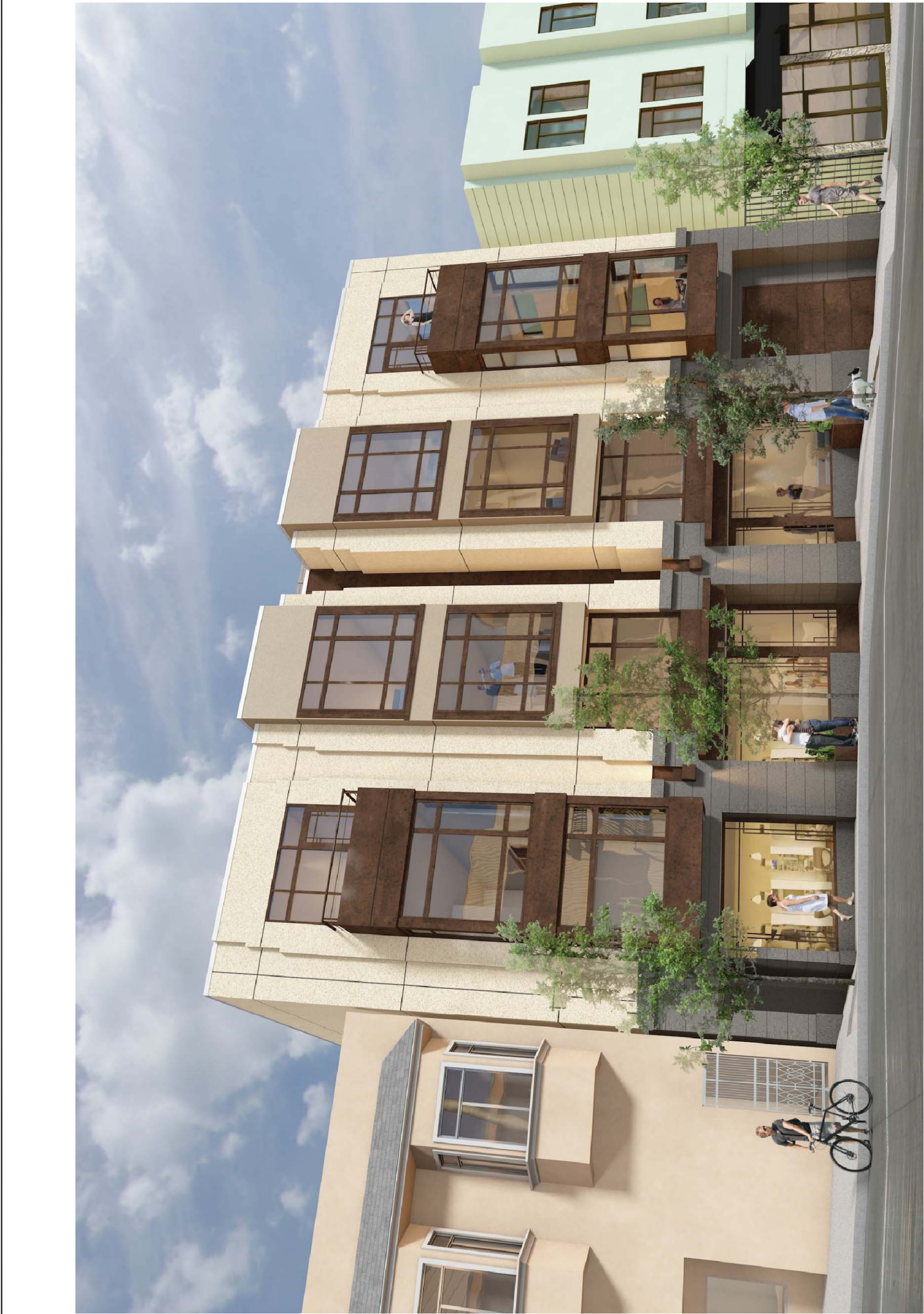


REVISION	
SITE PERMIT APPLICATION	10.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
UDAT COMMENTS REVISION	08.19.2014
PLANNING REVISION	10.30.2014
PLANNING REVISION	08.12.2015
PLANNING REVISION	01.27.2016
PLANNING REVISION	05.02.2016
PLANNING REVISION	05.20.2016
PLANNING REVISION	07.14.2016

SHEET NAME

BUILDING SECTIONS

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	



1 | FRONT EXTERIOR RENDER

NO SCALE

A4.1

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415.391.7006
info@clinearchitects.com

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PAUL BOGATSKY
1469 PACIFIC AVENUE
SAN FRANCISCO CA 94109
415.310.6927

PROJECT

Residential Units
1469 Pacific Avenue
SAN FRANCISCO CA | BLOCK 0185 LOT 029

STAMP

REVISION	
SITE PERMIT APPLICATION	10.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
VARIANCE APPLICATION	06.28.2013
UDAT COMMENTS REVISION	06.10.2014
PLANNING REVISION	08.19.2014
312 NOTIFICATION	10.30.2014
PLANNING REVISION	08.24.2015
PLANNING REVISION	01.27.2016
PLANNING REVISION	05.02.2016
PLANNING REVISION	07.14.2016

SHEET NAME

FRONT EXTERIOR RENDER

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	



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SAN FRANCISCO CA 94109
415.310.6927

PROJECT

Residential Units 1469 Pacific Avenue SAN FRANCISCO CA | BLOCK 0185 LOT 029

STAMP

REVISION	
SITE PERMIT APPLICATION	10.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
VARIANCE APPLICATION	06.28.2013
VARIANCE APPLICATION	06.10.2014
UDAT COMMENTS REVISION	08.19.2014
PLANNING REVISION	10.30.2014
312 NOTIFICATION	08.24.2015
PLANNING REVISION	01.27.2016
PLANNING REVISION	05.02.2016
PLANNING REVISION	07.14.2016

SHEET NAME

REAR AERIAL RENDER

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	

A4.2



REVISION	
SITE PERMIT APPLICATION	10.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
VARIANCE APPLICATION	06.28.2013
VARIANCE APPLICATION	06.10.2014
UDAT COMMENTS REVISION	08.19.2014
PLANNING REVISION	10.30.2014
312 NOTIFICATION	08.24.2015
PLANNING REVISION	01.27.2016
PLANNING REVISION	05.02.2016
PLANNING REVISION	06.10.2016
PLANNING REVISION	07.14.2016

SHEET NAME

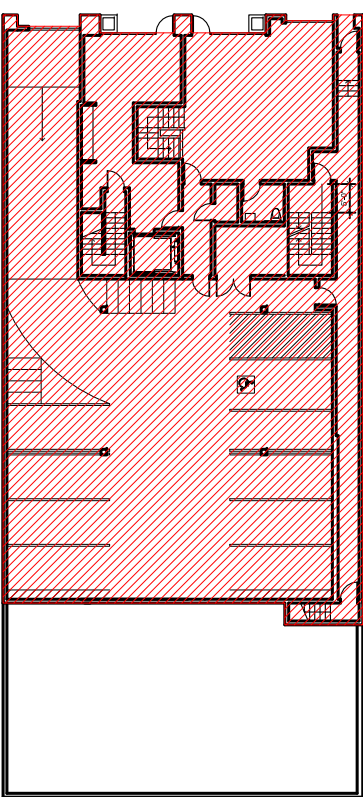
REAR YARD RENDER

DRAWN BY	FR/SK
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED

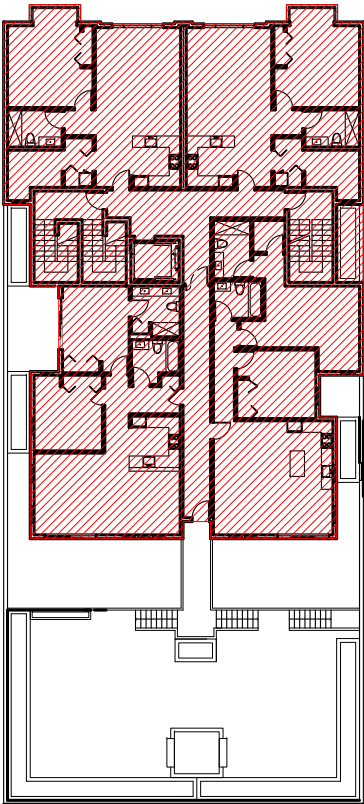
SHEET NO.



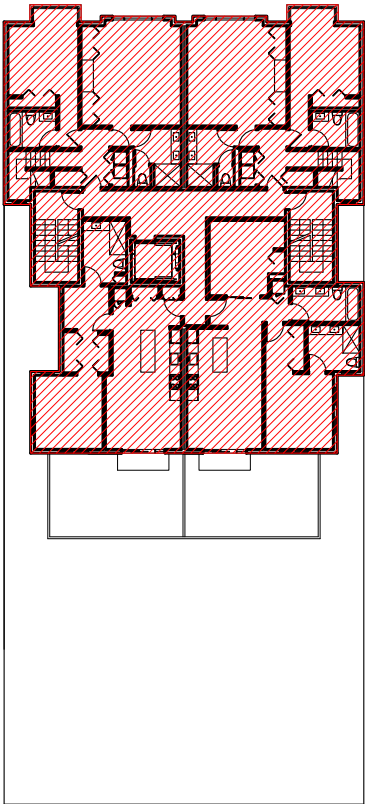
- REVISION (MAY 10, 2016) (20,637 GSF)



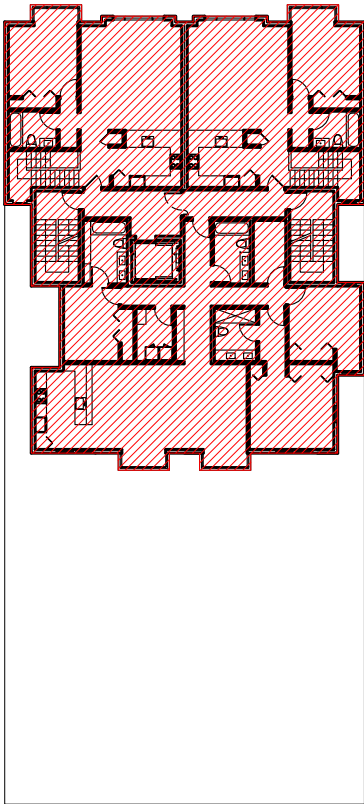
1ST FLOOR



2ND FLOOR

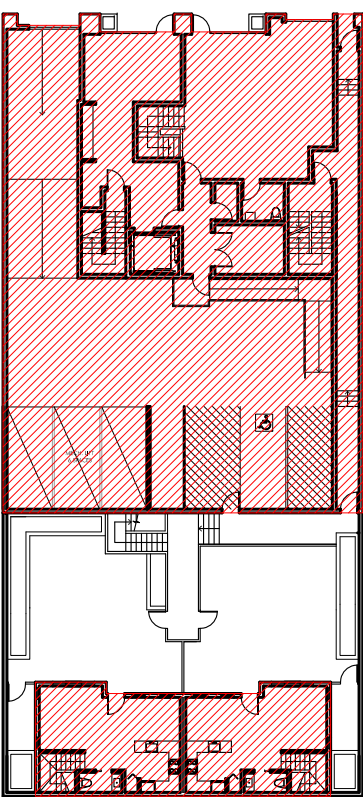


3RD FLOOR

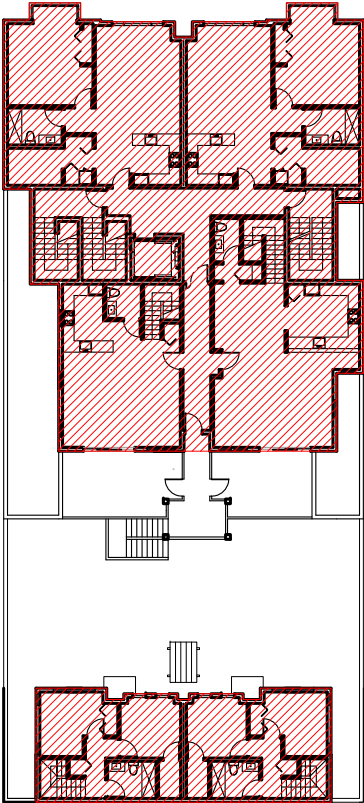


4TH FLOOR

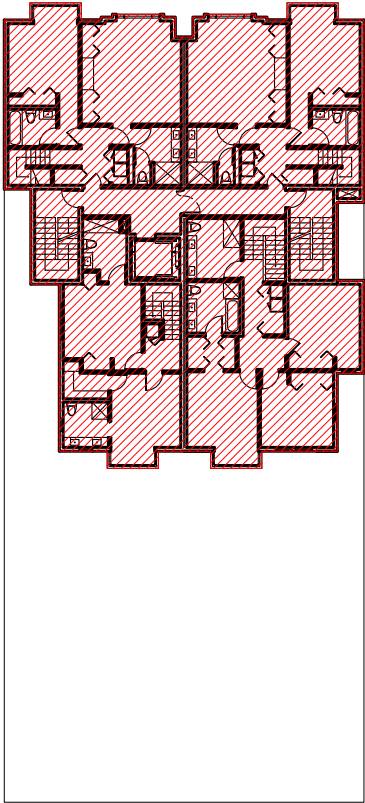
- CURRENT REVISION (JULY 14, 2016) (19,775 GSF, 4% LESS = REDUCTION OF 862 SF MASSING)



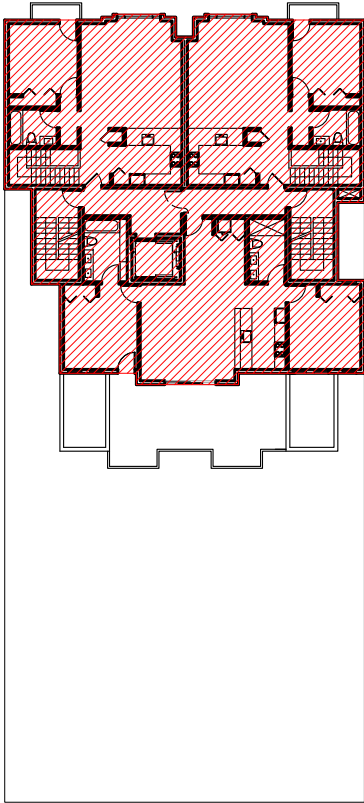
1ST FLOOR



2ND FLOOR

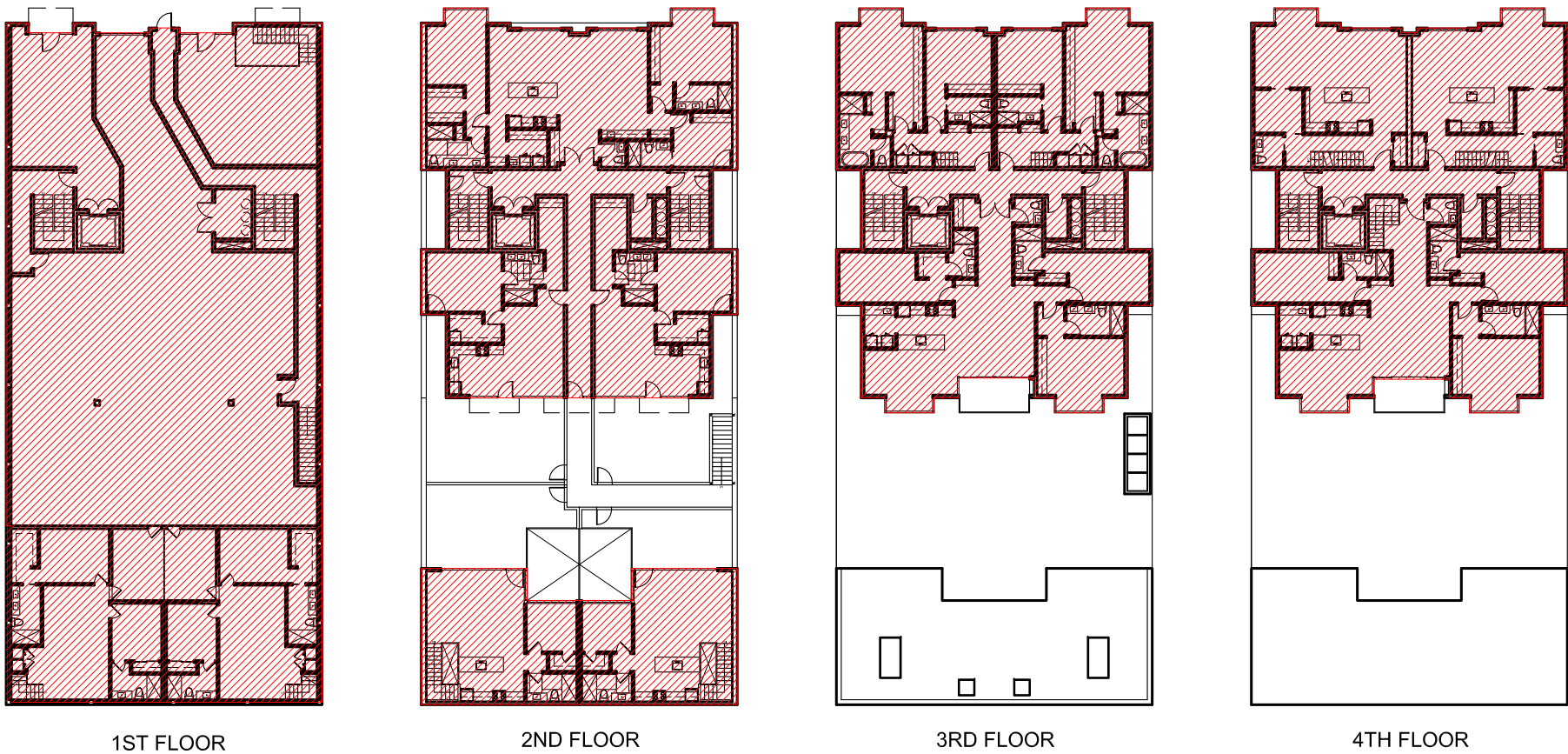


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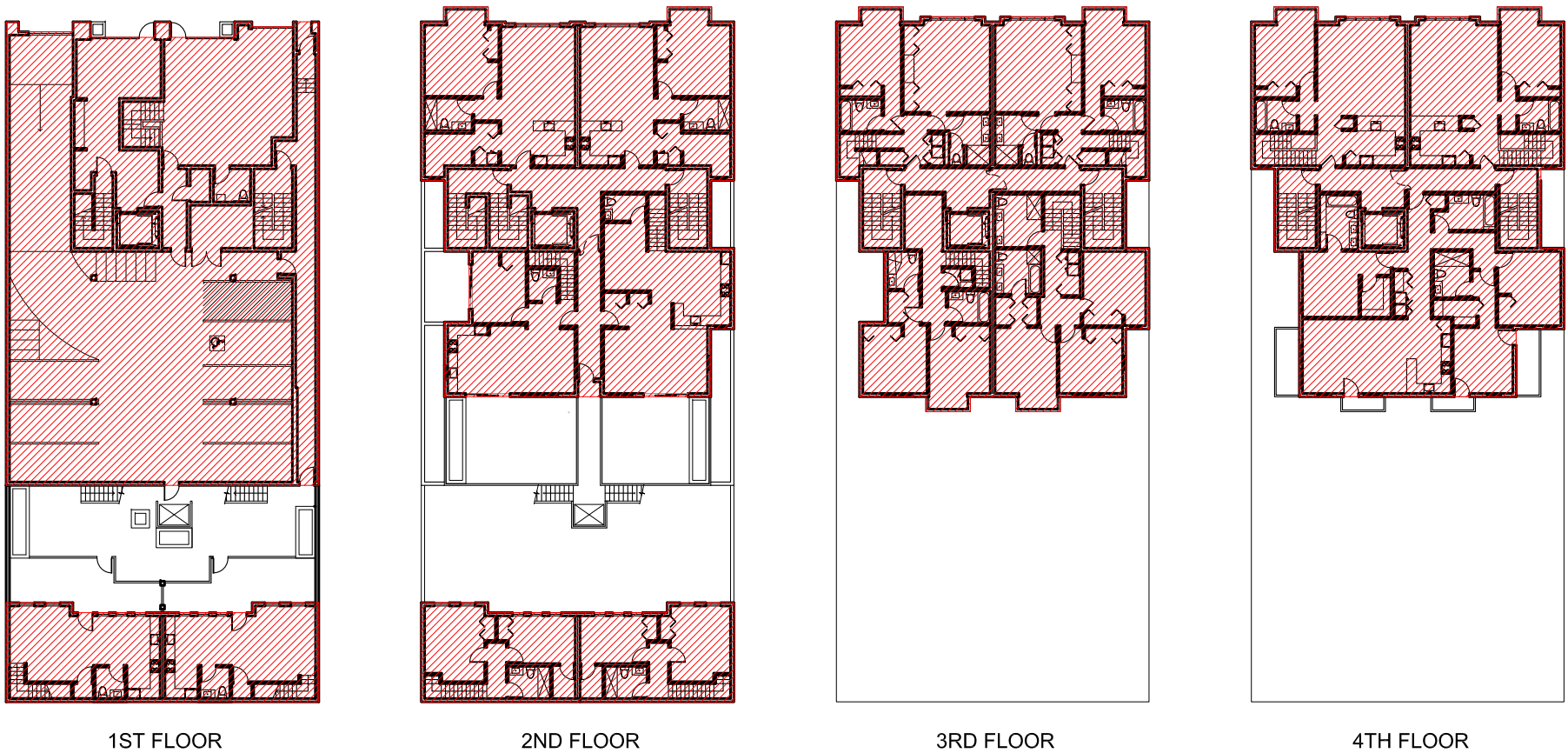


4TH FLOOR

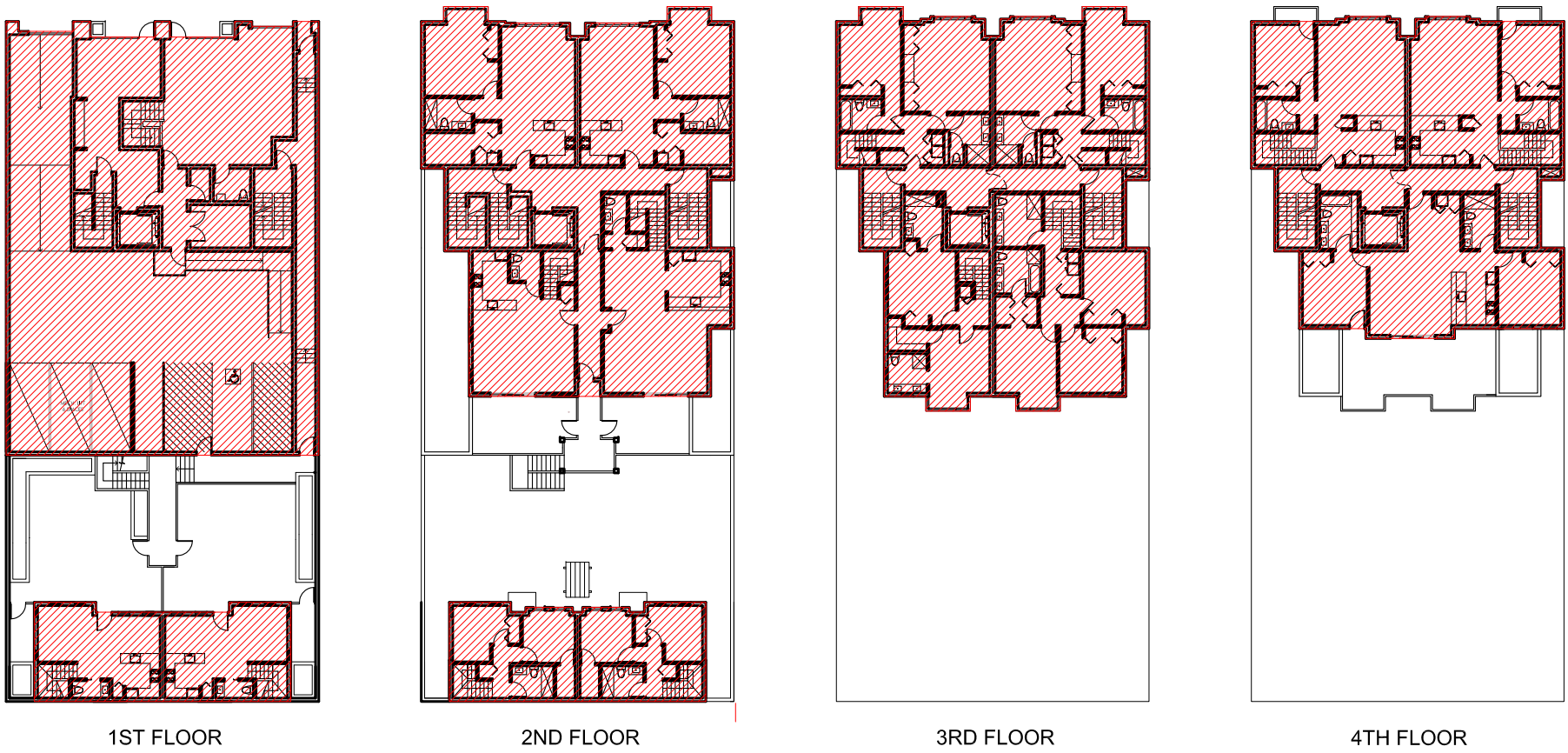
• ORIGINAL SUBMISSION (FEB., 2016) (23,763 GSF)



• REVISION (PANA NEIGHBORHOOD MTG. ON MAY 31, 2016) (21,363 GSF, 10% LESS = REDUCTION OF 2,400 SF MASSING)



• CURRENT REVISION (JULY 14, 2016) (19,775 GSF, 17% LESS = REDUCTION OF 3,988 SF MASSING)





REVISION	DATE	DESCRIPTION
01	08/14/2019	ISSUED FOR PERMIT
02	08/14/2019	ISSUED FOR PERMIT
03	08/14/2019	ISSUED FOR PERMIT
04	08/14/2019	ISSUED FOR PERMIT
05	08/14/2019	ISSUED FOR PERMIT
06	08/14/2019	ISSUED FOR PERMIT
07	08/14/2019	ISSUED FOR PERMIT
08	08/14/2019	ISSUED FOR PERMIT
09	08/14/2019	ISSUED FOR PERMIT
10	08/14/2019	ISSUED FOR PERMIT

PROJECT NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE AGENCY.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

APPLICABLE CODES
CALIFORNIA BUILDING CODE (CBC) - 2019 (PART 1)
CALIFORNIA MECHANICAL CODE (CMC) - 2019 (PART 2)
CALIFORNIA ELECTRICAL CODE (CEC) - 2019 (PART 3)
CALIFORNIA PLUMBING CODE (CPC) - 2019 (PART 4)
CALIFORNIA FIRE CODE (CFC) - 2019 (PART 5)
CALIFORNIA SAFETY CODE (CSC) - 2019 (PART 6)
CALIFORNIA ENVIRONMENTAL CODE (CEC) - 2019 (PART 7)
CALIFORNIA LAND USE CODE (CLUC) - 2019 (PART 8)
CALIFORNIA PLANNING CODE (CPC) - 2019 (PART 9)
CALIFORNIA HOUSING CODE (CHC) - 2019 (PART 10)

A0.1

Appendix A

PROJECT NOTES

PROJECT ADDRESS:
 1469 PACIFIC AVENUE
 SAN FRANCISCO, CA 94109
 BLOCK AND LOT:
 BLOCK 0185 LOT 029
 ZONING DISTRICT:
 R-1.5
 HEIGHT AND AREA DISTRICT:
 45'0" / 45'0"
 PROPOSED USE:
 RESIDENTIAL UNITS ABOVE PARKING STRUCTURE
 BUILDING HEIGHT:
 45'0"
 USABLE OPEN SPACE:
 100 SF PER UNIT FOR PRIVATE OPEN SPACE
 100 SF PER UNIT FOR PRIVATE OPEN SPACE
 IF PRIVATE SPACE IS NOT PROVIDED

PROVIDED:
 UNIT 1:
 100 SF PER UNIT
 UNIT 2:
 100 SF PER UNIT
 UNIT 3:
 100 SF PER UNIT
 UNIT 4:
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 UNIT 5:
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 UNIT 97:
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 UNIT 98:
 100 SF PER UNIT
 UNIT 99:
 100 SF PER UNIT
 UNIT 100:
 100 SF PER UNIT

OPEN SPACE REQUIREMENTS:

CAR PARKING:

BIKE PARKING:

BUILDING AREA CALCULATIONS:

PROPOSED USE:

COMMON LOBBY STAIRS:

STORAGE TUNNEL:

WALLS, ETC.

BUILDING TOTAL:

CODE ANALYSIS - 2019 CALIFORNIA BUILDING CODE

PARKING LEVEL:

RESIDENTIAL:

GROUP TYPE:

MULTI-STORY INCREASE:

ALLOWABLE AREA:

ALLOWABLE HEIGHT:

GROUP 2:

CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

GROUP 2:

CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

GROUP 2:

CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

GROUP 2:

CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

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CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

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CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

GROUP 2:

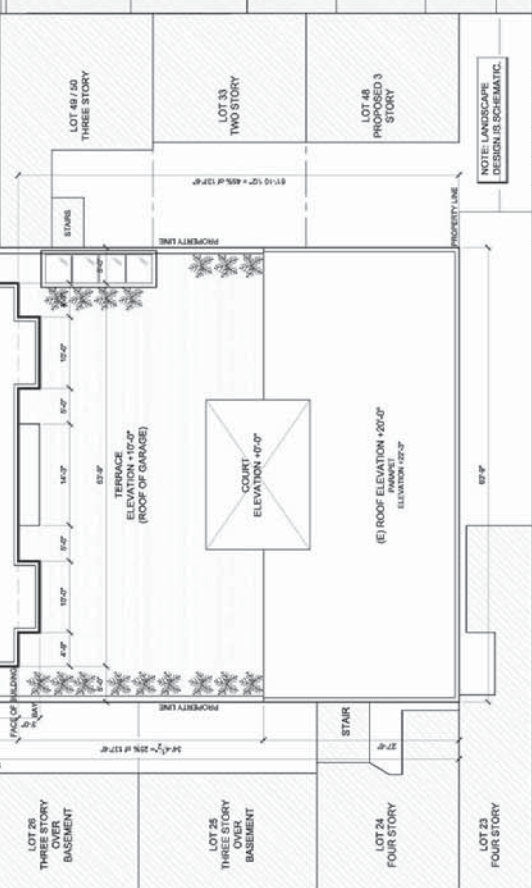
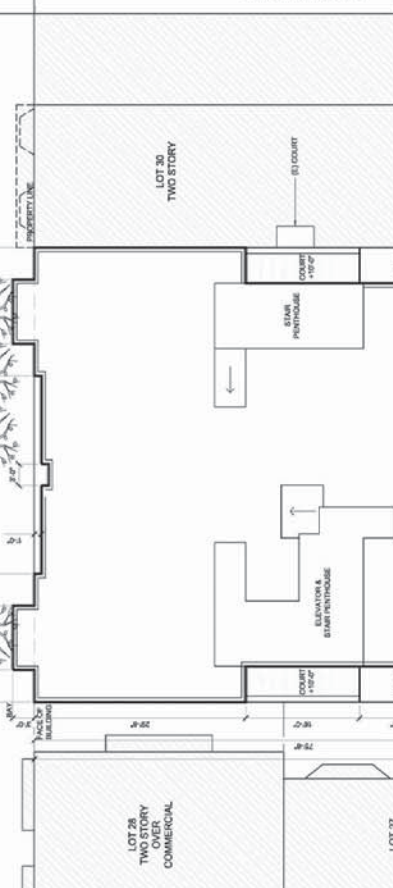
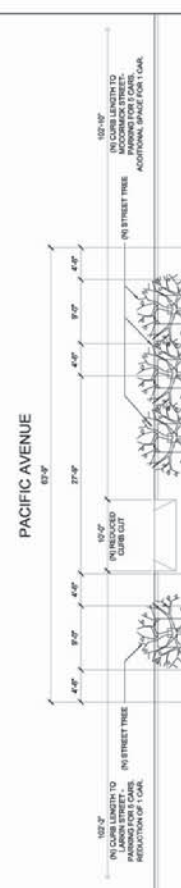
CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION

GROUP 2:

CONSIDER SEPARATE BUILDINGS FOR PURPOSES OF AREA LIMITATIONS OF CONSTRUCTION OF STORES AND TYPE OF CONSTRUCTION



10'0" x 10'0"



10'0" x 10'0"

Residential Units

1449 Pacific Avenue

SAN FRANCISCO, CA 94109 BLOCK 0185 LOT 029



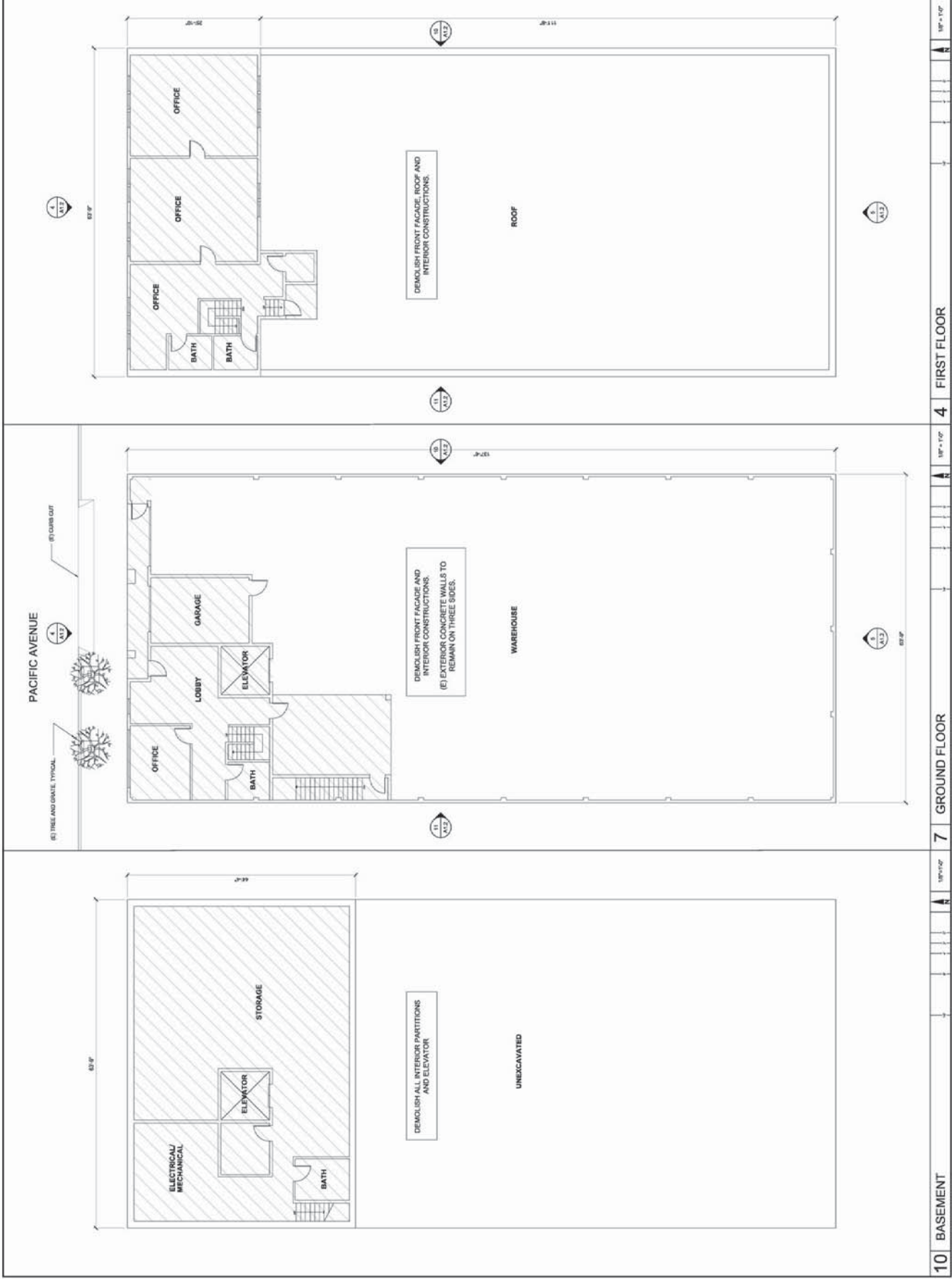
REVISION	DATE	BY
SITE PERMIT APPLICATION	03.30.2012	
CONNET REVIEW	03.14.2013	
MEETING WITH PLANNING	03.20.2013	
RESPONSE TO COMMENTS	04.12.2013	
VARIANCE APPLICATION	09.28.2013	
VARIANCE APPLICATION	09.28.2013	
VARIANCE APPLICATION	09.28.2013	
LOCAL ORDINANCE REVIEW	09.30.2014	
PLANNING REVISION	09.30.2014	
PLANNING REVISION	01.27.2015	

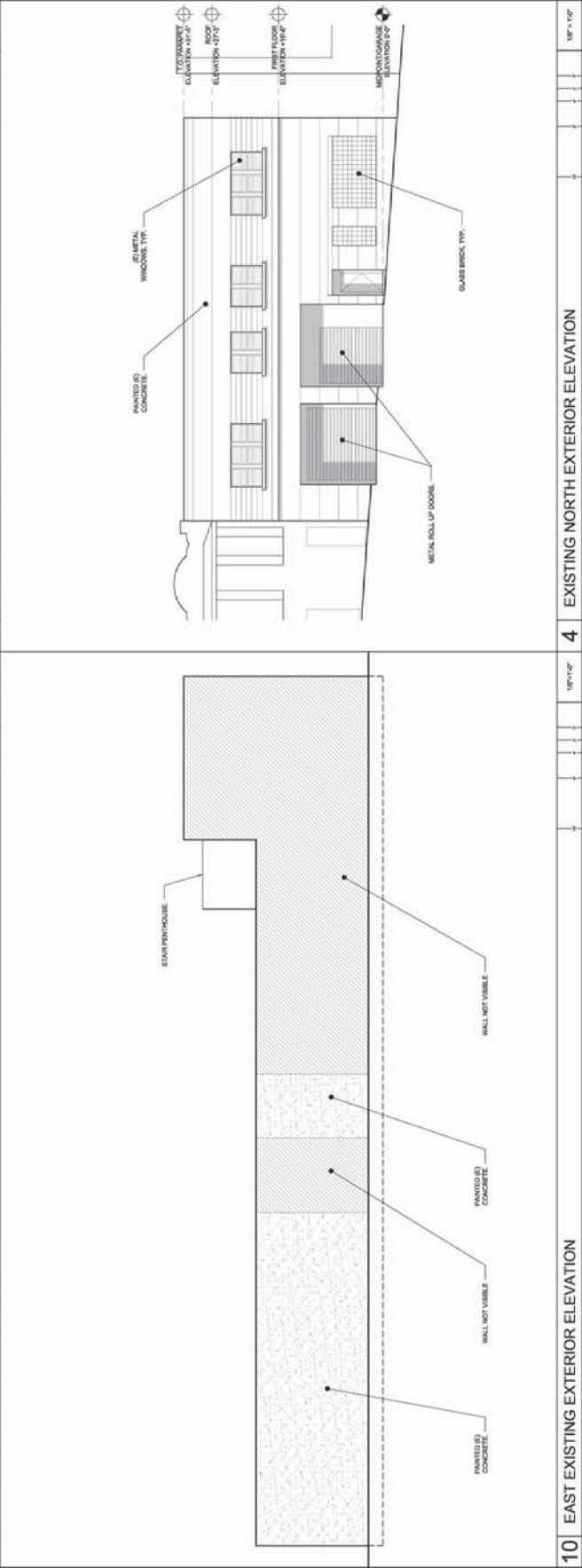
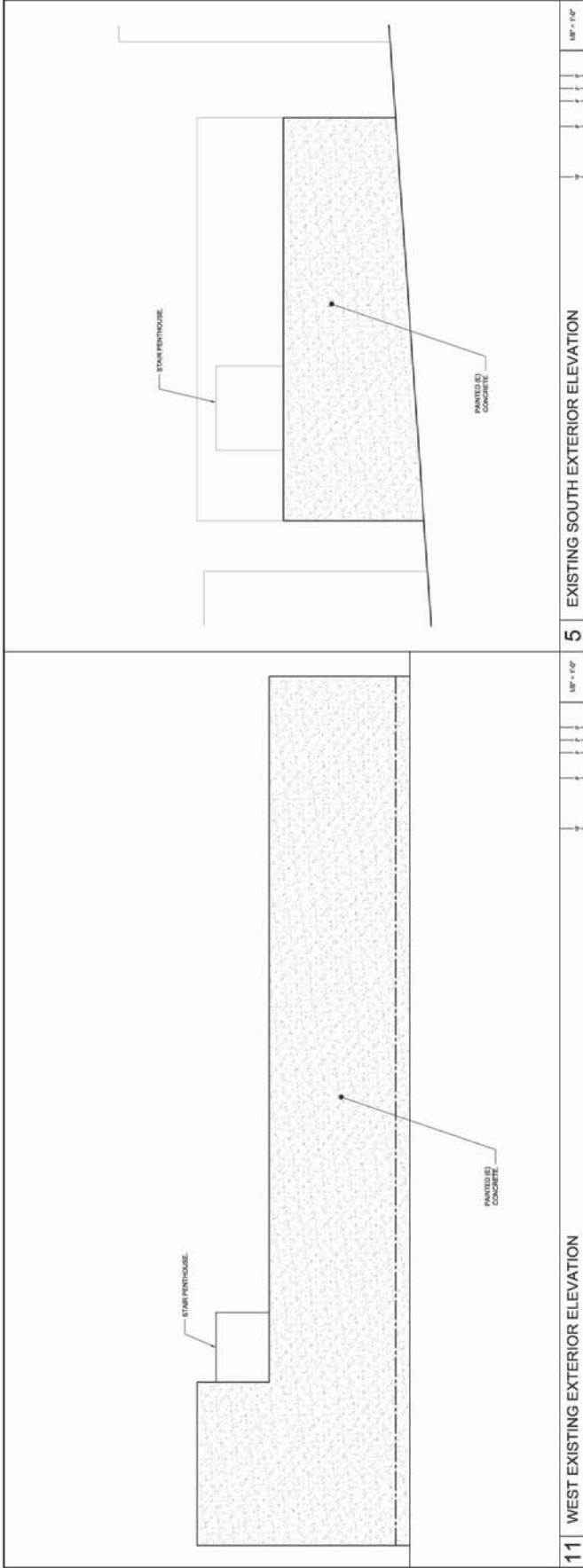
SHEET NAME

EXISTING FLOOR PLANS

DATE	01.27.2014
DATE	11.20
SCALE	A1 NOTED
SHEET NO.	

A1.1





Residential Units

1469 Pacific Avenue
 SAN FRANCISCO CA 94109
 BLOCK 0185 LOT 029



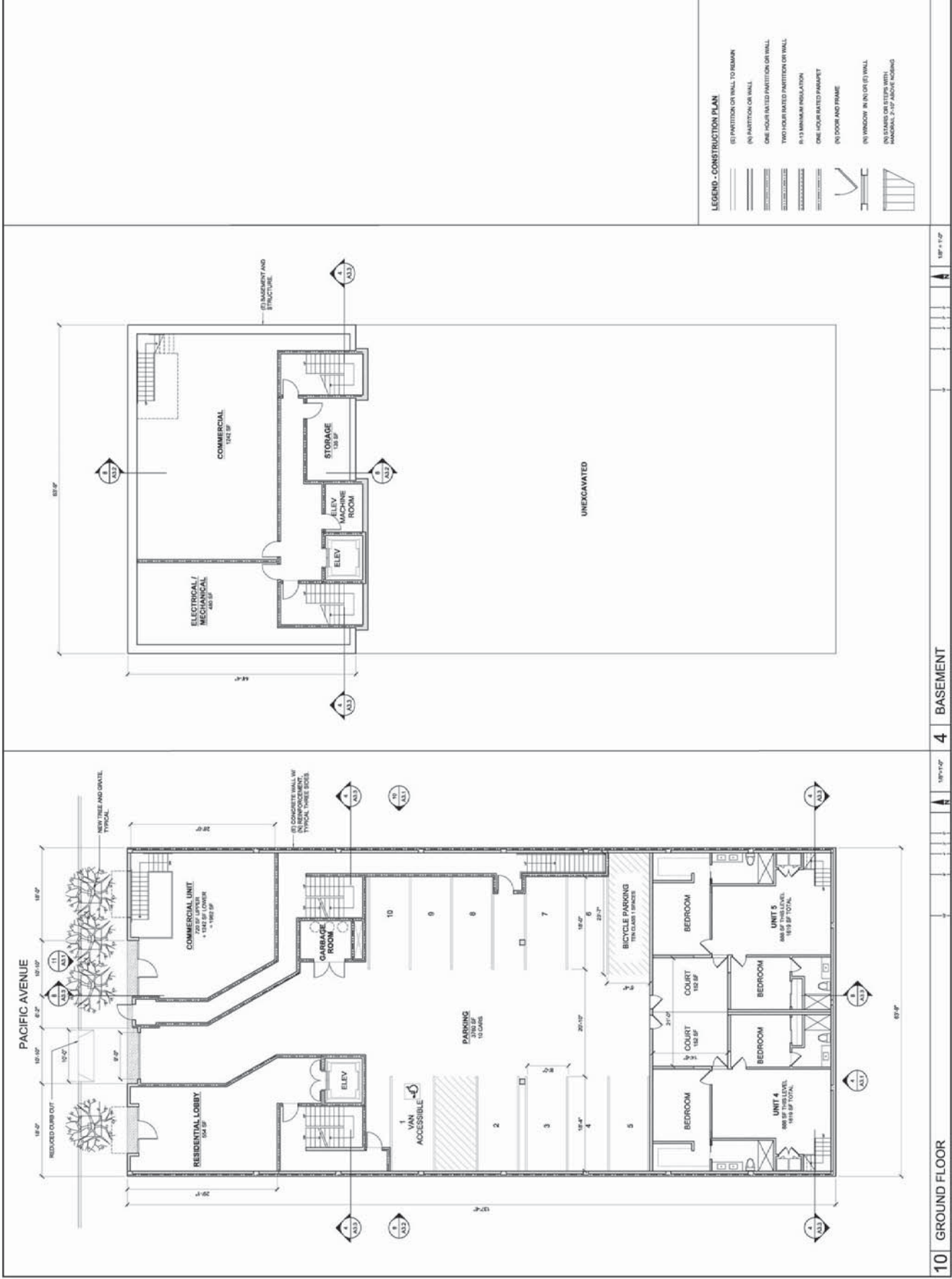
REVISION	DATE	DESCRIPTION
01	03.20.2012	SITE PERMIT APPLICATION
02	03.14.2013	CONTRACT REVIEW
03	03.20.2013	MEETING WITH PLANNING
04	04.12.2013	RESPONSE TO COMMENTS
05	08.28.2013	VARIANCE APPLICATION
06	08.28.2013	VARIANCE APPLICATION
07	08.28.2013	VARIANCE APPLICATION
08	08.28.2013	VARIANCE APPLICATION
09	08.28.2013	VARIANCE APPLICATION
10	08.28.2013	VARIANCE APPLICATION
11	08.28.2013	VARIANCE APPLICATION
12	08.28.2013	VARIANCE APPLICATION
13	08.28.2013	VARIANCE APPLICATION
14	08.28.2013	VARIANCE APPLICATION
15	08.28.2013	VARIANCE APPLICATION
16	08.28.2013	VARIANCE APPLICATION
17	08.28.2013	VARIANCE APPLICATION
18	08.28.2013	VARIANCE APPLICATION
19	08.28.2013	VARIANCE APPLICATION
20	08.28.2013	VARIANCE APPLICATION
21	08.28.2013	VARIANCE APPLICATION
22	08.28.2013	VARIANCE APPLICATION
23	08.28.2013	VARIANCE APPLICATION
24	08.28.2013	VARIANCE APPLICATION
25	08.28.2013	VARIANCE APPLICATION
26	08.28.2013	VARIANCE APPLICATION
27	08.28.2013	VARIANCE APPLICATION
28	08.28.2013	VARIANCE APPLICATION
29	08.28.2013	VARIANCE APPLICATION
30	08.28.2013	VARIANCE APPLICATION
31	08.28.2013	VARIANCE APPLICATION
32	08.28.2013	VARIANCE APPLICATION
33	08.28.2013	VARIANCE APPLICATION
34	08.28.2013	VARIANCE APPLICATION
35	08.28.2013	VARIANCE APPLICATION
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39	08.28.2013	VARIANCE APPLICATION
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41	08.28.2013	VARIANCE APPLICATION
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44	08.28.2013	VARIANCE APPLICATION
45	08.28.2013	VARIANCE APPLICATION
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53	08.28.2013	VARIANCE APPLICATION
54	08.28.2013	VARIANCE APPLICATION
55	08.28.2013	VARIANCE APPLICATION
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58	08.28.2013	VARIANCE APPLICATION
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81	08.28.2013	VARIANCE APPLICATION
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89	08.28.2013	VARIANCE APPLICATION
90	08.28.2013	VARIANCE APPLICATION
91	08.28.2013	VARIANCE APPLICATION
92	08.28.2013	VARIANCE APPLICATION
93	08.28.2013	VARIANCE APPLICATION
94	08.28.2013	VARIANCE APPLICATION
95	08.28.2013	VARIANCE APPLICATION
96	08.28.2013	VARIANCE APPLICATION
97	08.28.2013	VARIANCE APPLICATION
98	08.28.2013	VARIANCE APPLICATION
99	08.28.2013	VARIANCE APPLICATION
100	08.28.2013	VARIANCE APPLICATION

SHEET NAME	DATE
BASMENT FLOOR PLAN	01.27.2014
GARAGE FLOOR PLAN	01.27.2014

DATE	BY
01.27.2014	DA
DATE	BY
01.27.2014	DA
DATE	BY
01.27.2014	DA

DATE	BY
01.27.2014	DA
DATE	BY
01.27.2014	DA
DATE	BY
01.27.2014	DA

A2.1



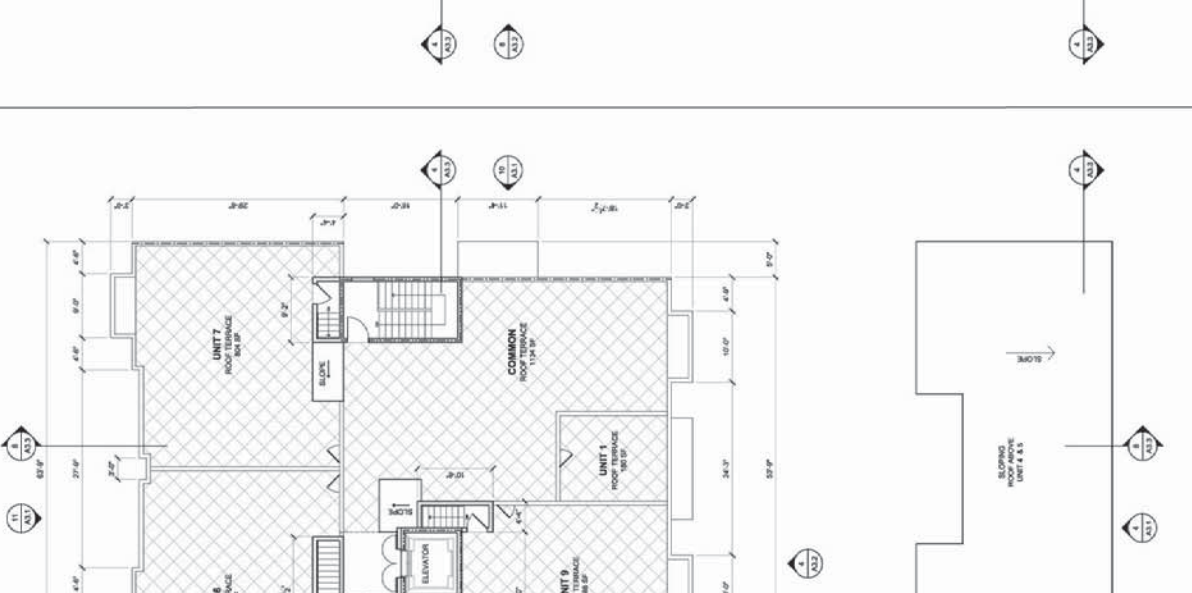
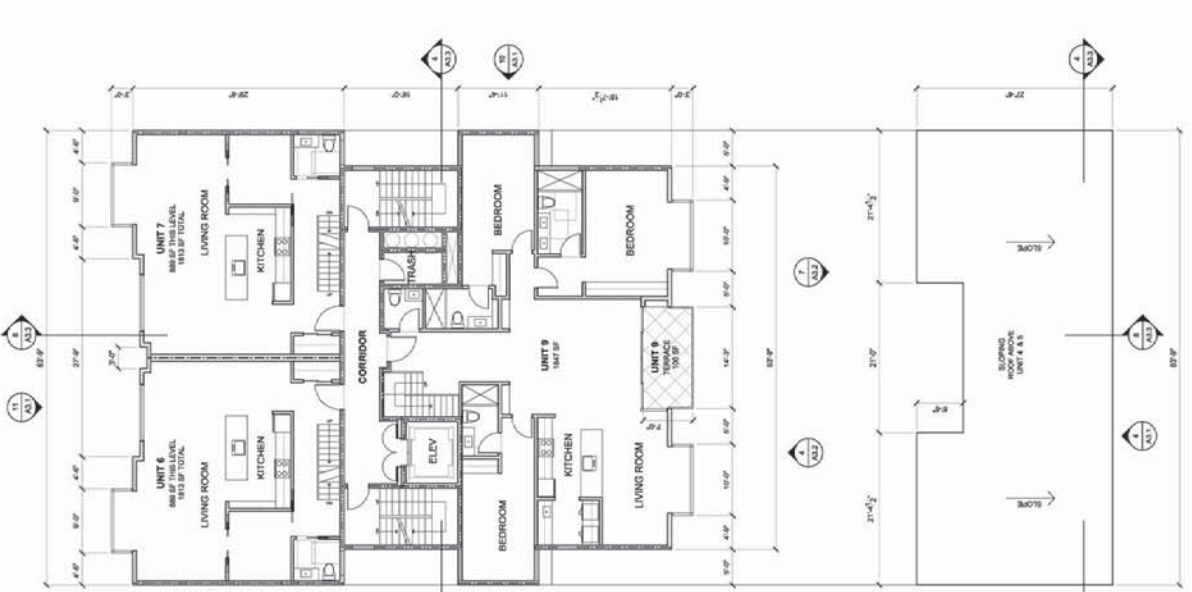


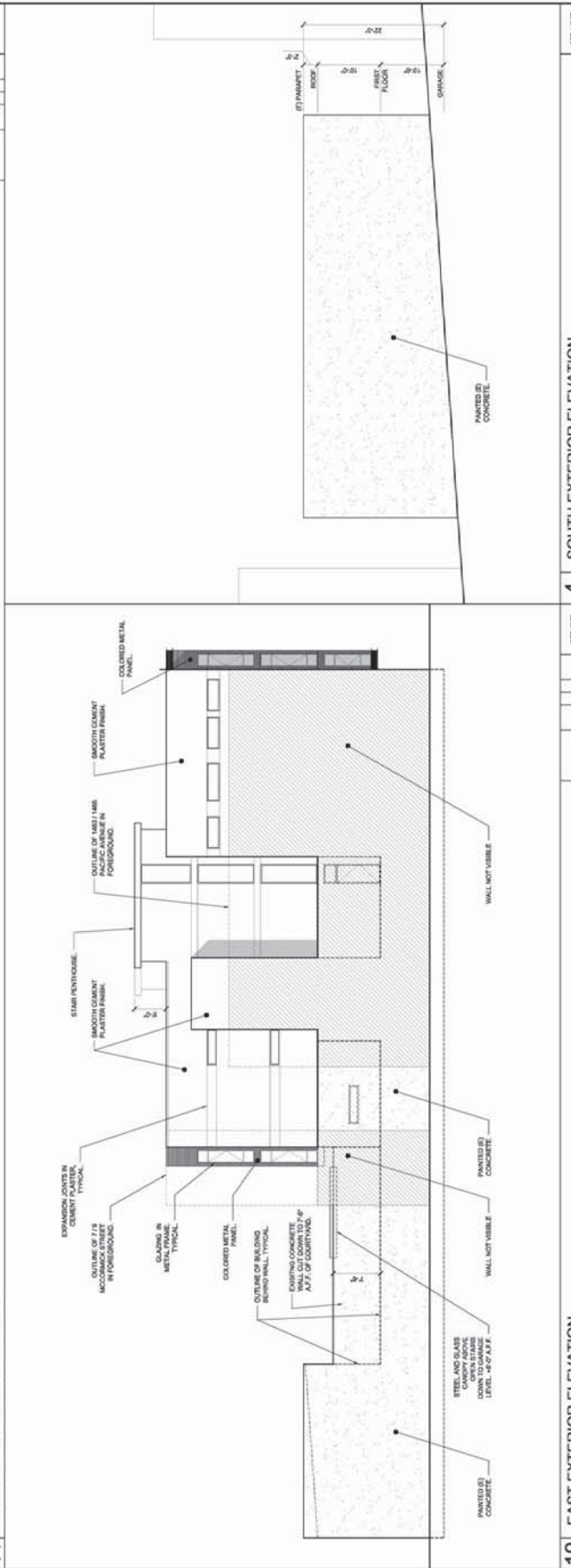
PRIVATE STAIR PENTHOUSE REDUCTION

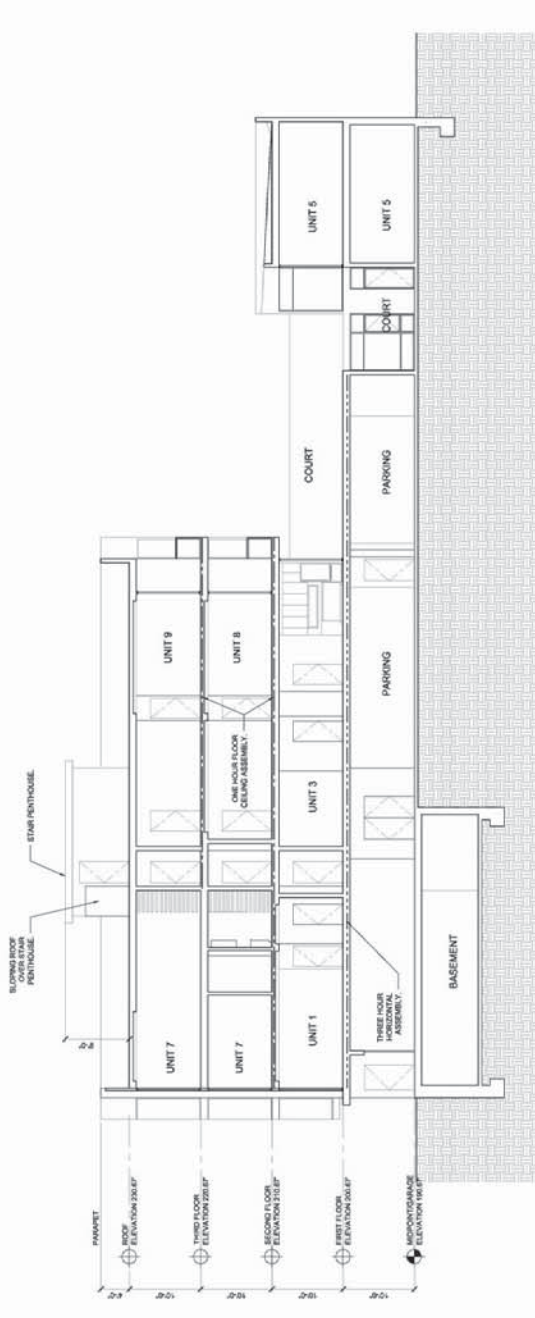
ORIGINAL UNIT 6 SIZE:	138 SF
REDUCED UNIT 6 SIZE:	82 SF
ORIGINAL UNIT 7 SIZE:	135 SF
REDUCED UNIT 7 SIZE:	82 SF
ORIGINAL UNIT 8 SIZE:	148 SF
REDUCED UNIT 8 SIZE:	82 SF
REDUCED TOTAL:	146 SF
PERCENT REDUCTION:	81%

BIRD SAFETY NOTE:
ALL CORNERS, PROJECTIONS AND
WINDOWS ON ROOF DECK SHALL
CONFORM TO PLANNING CODE SECTION 186

- LEGEND - CONSTRUCTION PLAN**
- (S) PARTITION OR WALL TO REMAIN
 - (R) PARTITION OR WALL
 - ONE HOUR RATED PARTITION OR WALL
 - TWO HOUR RATED PARTITION OR WALL
 - R-13 MINIMUM INSULATION
 - ONE HOUR RATED PARAPET
 - (N) DOOR AND FRAME
 - (W) WINDOW IN (N) OR (E) WALL
 - (N) STAIR OR ELEVATOR WITH
MINIMUM 2' X 4' PRIVATE ESCAPE

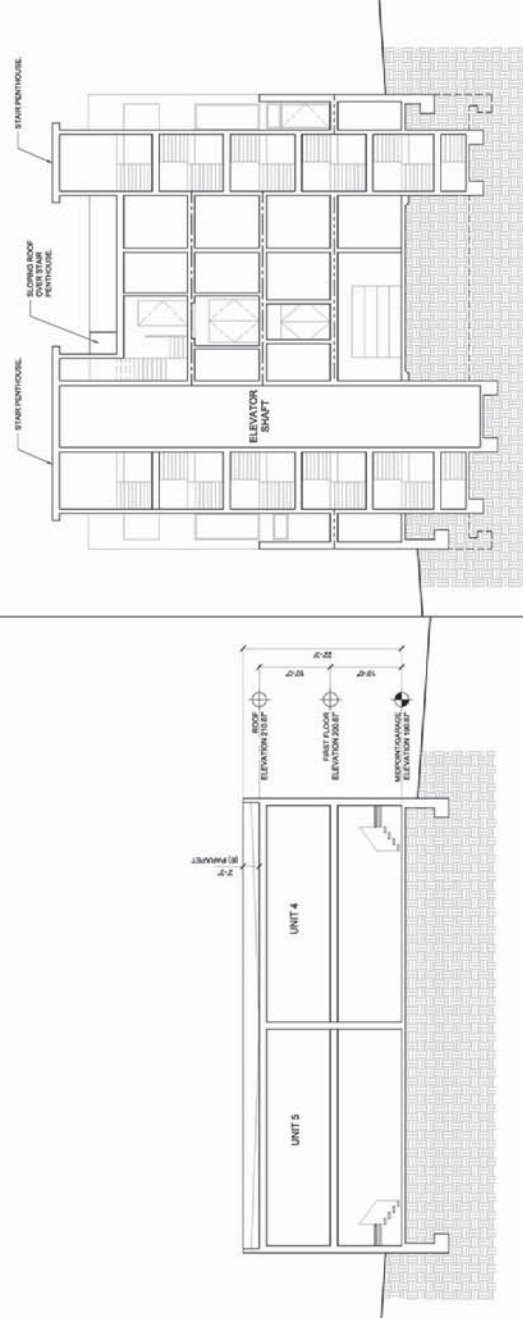






8 BUILDING SECTION

1/8" = 1'-0"

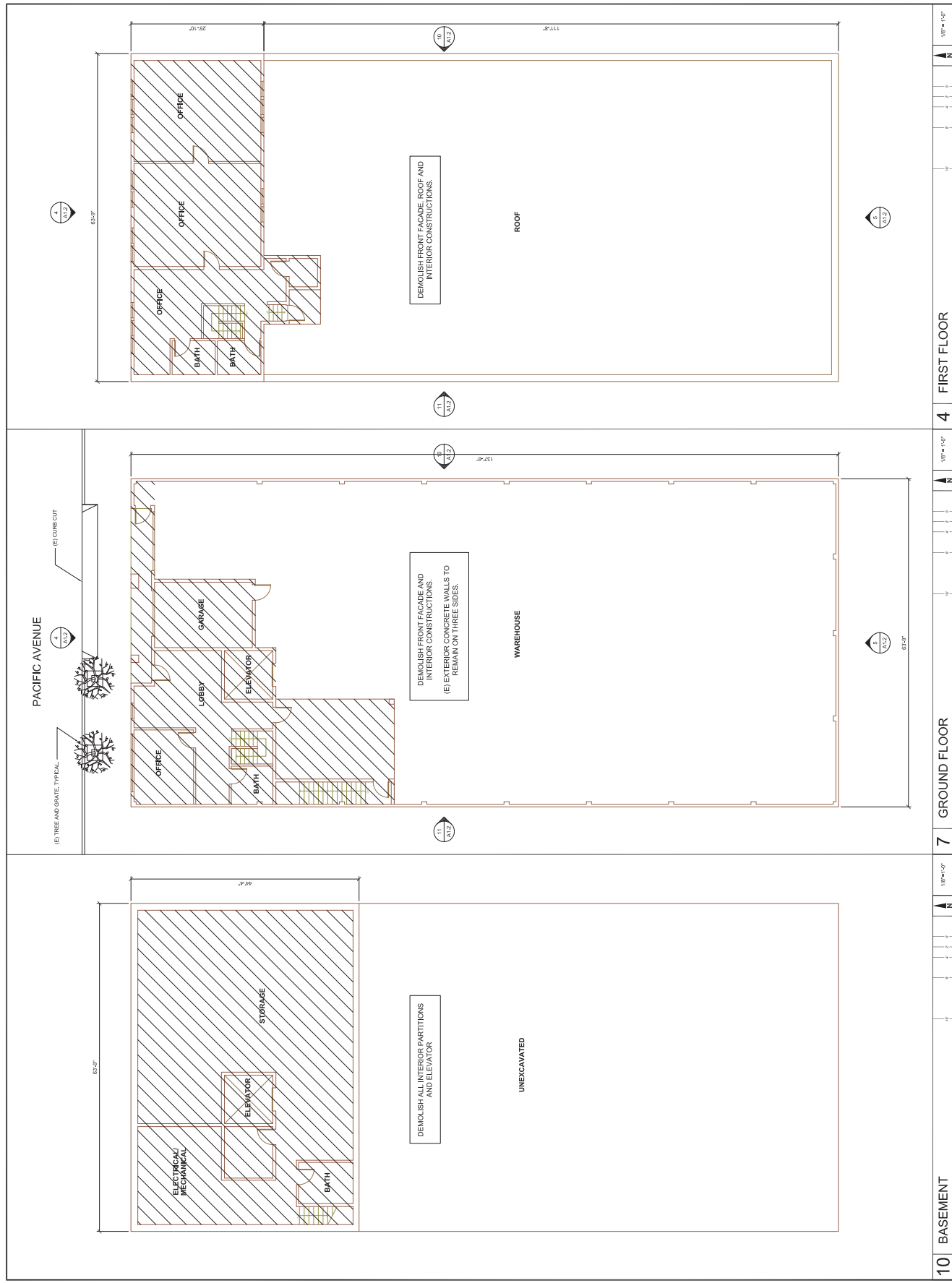


7 SOUTH BUILDING SECTION

4 NORTH BUILDING SECTION

1/8" = 1'-0"







REVISION	DATE	BY
SITE PERMIT APPLICATION	03.30.2012	
OWNER REVIEW	03.14.2012	
MEETING WITH PLANNING	03.20.2013	
RESPONSE TO COMMENTS	04.12.2013	
VARIANCE APPLICATION	06.09.2013	
VARIANCE REVIEW	06.10.2013	
UNIT COMMENTS REVIEW	06.10.2014	
PLANNING REVIEW	05.30.2014	
PLANNING REVIEW	07.28.2015	
312 NOTIFICATION	08.24.2015	
PLANNING REVIEW	09.27.2016	
PLANNING REVIEW	05.02.2016	

SHEET NAME
BASEMENT FLOOR PLAN FIRST FLOOR PLAN

DRAWN BY	DATE	JOB NO.	SCALE	SHEET NO.
REUSE	04.12.2016		AS NOTED	



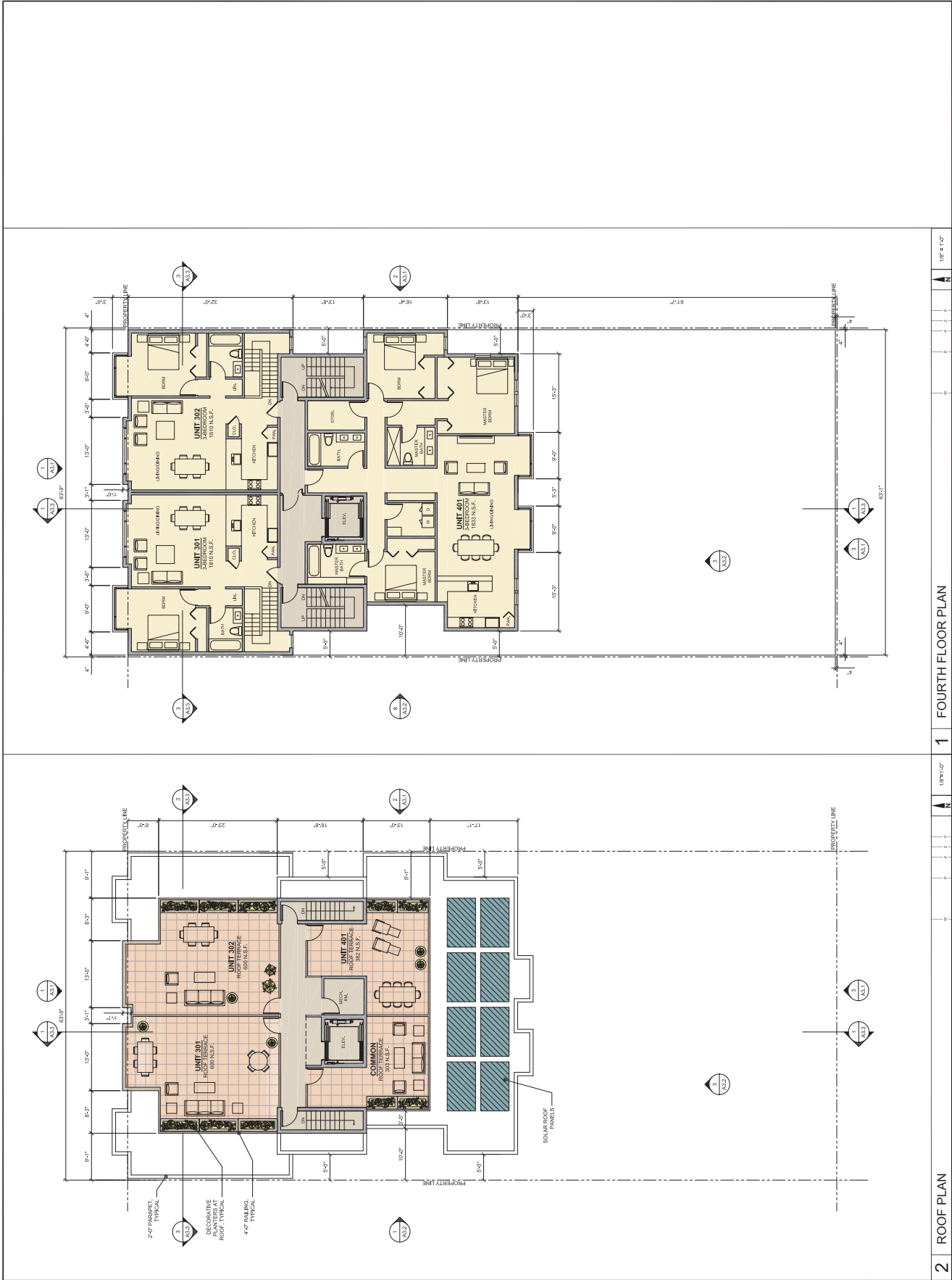


REVISION	DATE
SITE PERMIT APPLICATION	03.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
VARIANCE APPLICATION	06.06.2013
PLANNING REVIEW	06.24.2013
UNIT COMMENTS REVISION	08.10.2014
PLANNING REVISION	08.20.2014
212 NOTIFICATION	08.24.2015
PLANNING REVISION	01.27.2016
PLANNING REVISION	05.02.2016

SHEET NAME
FOURTH FLOOR PLAN
ROOF PLAN

DRAWN BY	REUSE
DATE	04.22.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	

A2.3

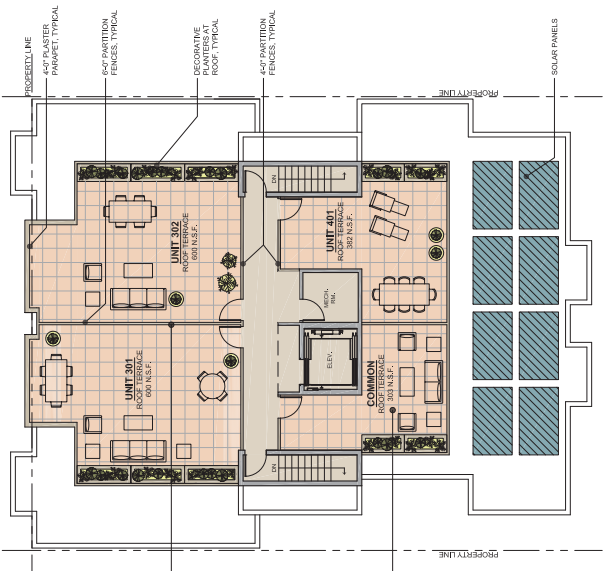


1 FOURTH FLOOR PLAN

2 ROOF PLAN

REVISION	
SITE PERMIT APPLICATION	10.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
VARIANCE APPLICATION	06.26.2013
PLANNING REVIEW	07.22.2013
UNIT COMMENTS REVISION	08.12.2014
PLANNING REVIEW	10.30.2014
312 NOTIFICATION	08.24.2015
PLANNING REVIEW	01.27.2016
PLANNING REVIEW	05.02.2016

DRAWN BY	RR/DE
DATE	04.25.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	



WOOD FENCES AT TERRACES AND ROOF DECK



OUTDOOR FURNITURE WITH PLANTERS



GREEN WALL AT UNIT 203



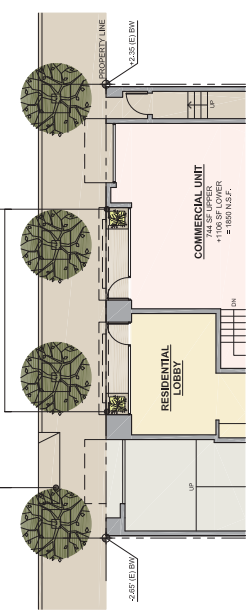
METAL GATES



ZINC PLANTERS



NEW STREET TREES



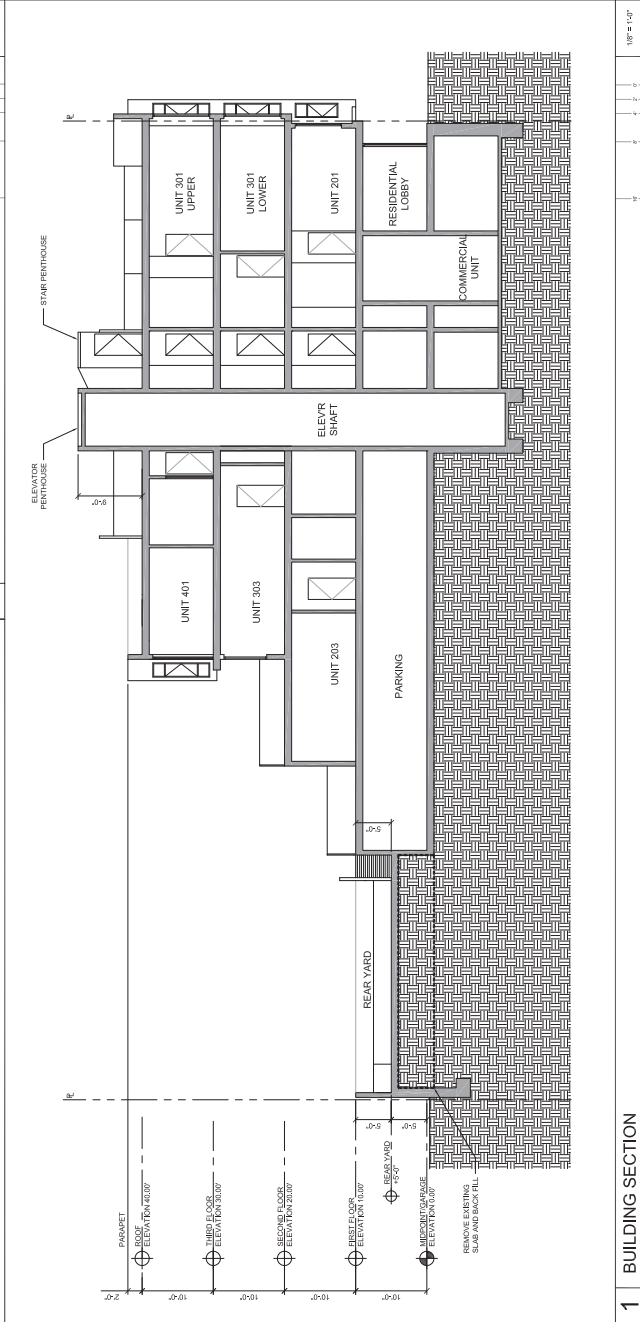
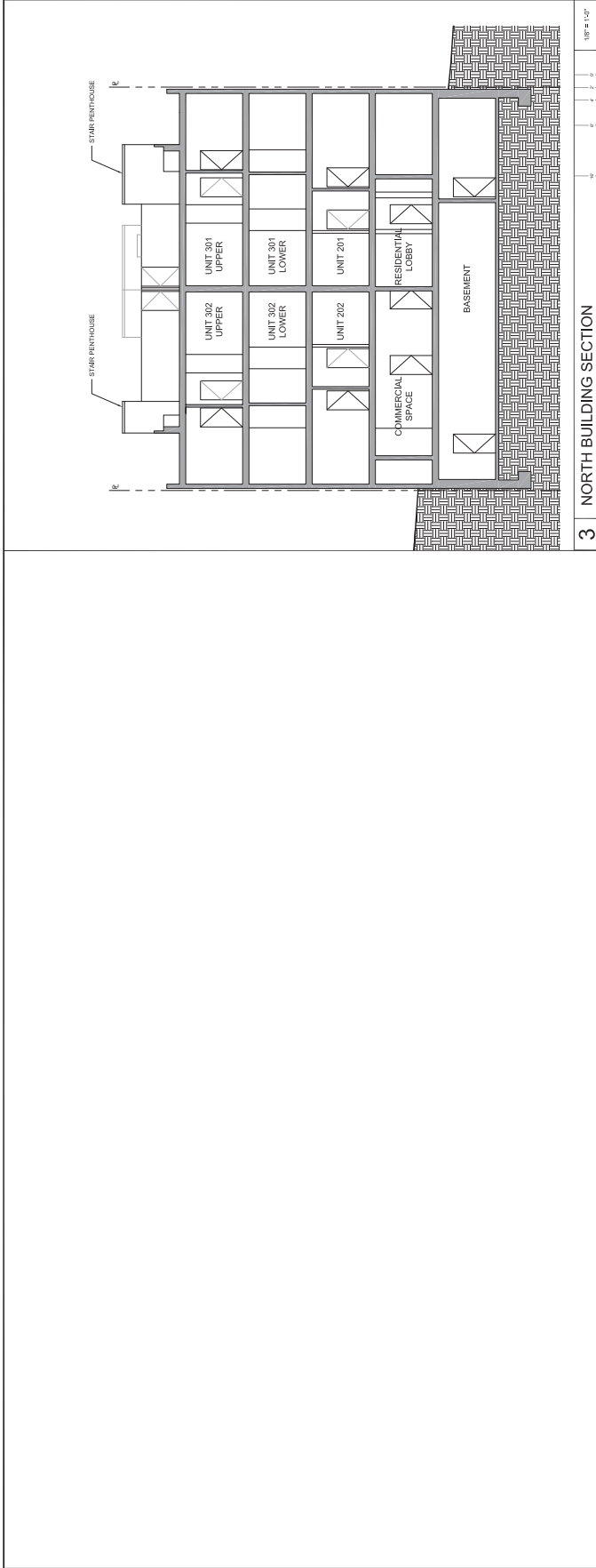
3 FIRST FLOOR PARTIAL PLAN 1/8\"/>



$1/8" = 1'-0"$

REVISION	DATE
SITE PERMIT APPLICATION	03.30.2012
OWNER REVIEW	03.14.2013
MEETING WITH PLANNING	03.20.2013
RESPONSE TO COMMENTS	04.12.2013
DATA COMMENTS REVISION	05.10.2014
PLANNING COMMENTS REVISION	06.12.2014
PLANNING REVISION	01.27.2015
PLANNING REVISION	05.02.2016

DRAWN BY	REVISION
DATE	04.22.2016
JOB NO.	
SCALE	AS NOTED
SHEET NO.	



REVISION	DATE
SITE PERMIT APPLICATION	10/30/2012
OWNER REVIEW	03/14/2013
MEETING WITH PLANNING	03/20/2013
RESPONSE TO COMMENTS	04/12/2013
VARIANCE APPLICATION	06/26/2013
PLANNING REVIEW	07/25/2013
LOCAL COMMISSION REVIEW	08/19/2014
PLANNING REVIEW	10/30/2014
312 NOTIFICATION	08/24/2015
PLANNING REVIEW	01/27/2016
PLANNING REVIEW	05/02/2016

DRAWN BY	RRJL
DATE	04.25.2014
JOB NO.	
SCALE	AS NOTED
SHEET NO.	



2 | 1838 & 1840 LARKIN ST - REAR
NO SCALE



4 | 1840, 1846, 1850, 1864 LARKIN ST - REAR
NO SCALE



1 | 1838 LARKIN ST - REAR DECK AND STAIR
NO SCALE



3 | 1840, 1846, 1850, 1864 LARKIN ST - REAR
NO SCALE

REVISION	DATE
SITE PERMIT APPLICATION	03.22.2016
OWNER REVIEW	03.22.2016
PLANNING REVIEW	03.22.2016
RESPONSE TO COMMENTS	04.12.2016
VARIANCE APPLICATION	06.22.2016
VARIANCE REVIEW	06.22.2016
LIGHT COMMENTS REVIEW	06.22.2016
PLANNING REVIEW	06.22.2016
312 NOTIFICATION	06.22.2016
PLANNING REVIEW	07.27.2016
PLANNING REVIEW	08.22.2016

DRAWN BY	PKA
DATE	04.22.2016
FOR NO.	
SCALE	AS NOTED
SHEET NO.	



1 FRONT EXTERIOR RENDER
NO SCALE

REVISION	DATE
SITE PERMIT APPLICATION	03.22.2016
CONTRACT REVIEW	03.22.2016
CONTRACT SIGNATURE	03.22.2016
RESPONSE TO COMMENTS	04.12.2016
VARIANCE APPLICATION	06.22.2016
VARIANCE REVIEW	06.22.2016
LIGHT COMMENTS REVIEW	06.22.2016
PLANNING REVIEW	06.22.2016
312 NOTIFICATION	06.22.2016
PLANNING REVIEW	07.27.2016
PLANNING REVIEW	08.22.2016

SHEET NAME
REAR AERIAL RENDER

DRAWN BY	PKL
DATE	04.22.2016
DRAWN	
SCALE	AS NOTED
SHEET NO.	



1 REAR AERIAL RENDER
NO SCALE

REVISION	
SITE PERMIT APPLICATION	03.28.2012
OWNER REVIEW	03.28.2012
PERMITS DEPARTMENT REVIEW	04.12.2012
RESPONSE TO COMMENTS	04.12.2012
VARIANCE APPLICATION	06.22.2013
VARIANCE REVIEW	06.22.2014
LIGHT COMMENTS REVIEW	06.12.2014
PLANNING REVIEW	03.20.2015
312 NOTIFICATION	03.24.2015
PLANNING REVIEW	03.27.2016
PLANNING REVIEW	03.22.2016

DRAWN BY	PK/A
DATE	04.22.2016
DRAWING	
SCALE	AS NOTED
SHEET NO.	

