



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use / Residential Demolition

HEARING DATE: OCTOBER 6, 2016

1650 Mission St.  
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San Francisco,  
CA 94103-2479

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*Date:* September 29, 2016  
*Case No.:* **2015-013617CUA**  
*Project Address:* **471 24<sup>th</sup> Avenue**  
*Zoning:* RM-1 (Residential, Mixed, Low Density) District  
40-X Height and Bulk District  
*Block/Lot:* 1456/013  
*Project Sponsor:* Derek Vinh  
90 South Spruce Avenue, Suite K  
South San Francisco, CA 94080  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
*Recommendation:* Approval with Conditions

### PROJECT DESCRIPTION

The project proposes horizontal and vertical additions to the existing single-family dwelling that are tantamount to a demolition per both thresholds defined in Planning Code Section 317. The alteration proposes the removal of more than 50 percent of the sum of the front façade and rear façade and also proposes the removal of more than 65 percent of the sum of all exterior walls, measured in lineal feet at the foundation. Additionally, the project proposes the removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building. Specifically, the proposed vertical addition includes raising the first and second story to make the front entry more level with the street and accommodate taller floor to ceiling heights in the living areas. The vertical addition also includes converting the existing attic to a full story and adding a fourth floor which is set back 15 feet 4 inches from the new three-story front building wall. These changes will also result in the in-fill of two notches at the front of the existing building, a new façade design and an overall building height of 39-feet above curb. The Project also includes alterations that result in an expansion of the massing at the rear, but which eliminate a legally non-conforming portion of the building and create a light well against the northern neighbor's building. Overall, the project results in the loss of a three-bedroom dwelling unit of approximately 2,860 gross square feet, and the establishment three new flats: one three-bedroom unit of approximately 2,300 gross square feet and two two-bedroom units of approximately 2,120 gross square feet.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	3
Existing Parking	2	New Parking	3
Number Of Existing Bedrooms	3	Number Of New Bedrooms	7
Existing Building Area	±2,860 Sq. Ft.	New Building Area	±6,540 Sq. Ft.

## **SITE DESCRIPTION AND PRESENT USE**

The subject property is located on the west side of 24<sup>th</sup> Avenue, between Clement Street and Geary Boulevard, Lot 013 in Assessor's Block 1456 in the Outer Richmond neighborhood. The project site is within an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The subject lot is 25 feet wide and 120 feet deep, with an area of 3,000 square feet. The property contains an 18 foot 8.5 inch tall single family dwelling of approximately 2,860 gross square feet, constructed circa 1910 and containing three bedrooms.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located within the RM-1 Zoning District and between the Outer Clement Street Neighborhood Commercial District to the north and an NC-3 (Moderate-Scale Neighborhood Commercial District) to the south. These two Neighborhood Commercial districts run parallel to the RM-1 Zoning District beginning from 19<sup>th</sup> Avenue to 26<sup>th</sup> Avenue. The prevailing land uses, architectural scale and building mass are characteristic of these districts. Within the RM-1 district the immediate context includes two- to four-story residential flats, four-story multi-unit apartments, the St. Monica School and Parish, and the Lady of Fatima Byzantine Catholic Church. Within the two Neighborhood Commercial districts are one- to four-story mixed-use or commercial buildings fronting onto Clement Street and Geary Boulevard. More specifically, directly north of the subject property is a three-story building containing four dwelling units, directly west of the subject property is the four-story St. Monica School building, directly south of the subject property is a three story single-family dwelling, and directly east of the property is a three-story four family dwelling. The subject property is also within .25-miles of stops for the following MUNI transit lines: 1-California, 29-Sunset, and the 38-Geary.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 16, 2016	September 14, 2016	22 days
Posted Notice	20 days	September 16, 2016	September 16, 2016	20 days
Mailed Notice	20 days	September 16, 2016	September 16, 2016	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

At this time, the Department has not received any public comment on this project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Project results in two two-bedroom dwellings of approximately 2,120 gross square feet and one three bedroom dwelling of approximately 2,300 gross square feet. The three-bedroom dwelling is approximately 80 percent the size of the existing three-bedroom dwelling.
- Although the project proposes alterations resulting in the de-facto demolition of the existing housing, the overall proposal brings the property closer to the maximum allowed density by adding two two-bedroom dwelling units, modernizing the interior programming and brings the property into greater compliance with the Planning Code by eliminating a portion of the building within the rear yard area.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the demolition of a dwelling unit within an RM-1 Zoning District, pursuant to Planning Code Section 317(d).

## **BASIS FOR RECOMMENDATION**

- The Project will result in a net gain of bedrooms and increase the on-site density.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Project is an appropriate in-fill development within the RM-1 Zoning District.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The District is well served by transit; therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions.</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Environmental Evaluation / Historic Resources Information

Submittals from the Public (Previous Discretionary Review Requests)

Project Sponsor Submittal

Reduced Plans

Color Rendering

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>                          |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Context Photos              | 3-D Renderings (new construction or significant addition)     |
| <input checked="" type="checkbox"/> Site Photos                 | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice             |
|   | <input type="checkbox"/> Environmental Determination          |

Exhibits above marked with an "X" are included in this packet

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Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code)             |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414A) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other   |

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## Planning Commission Draft Motion

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South San Francisco, CA 94080  
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[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 317(D) OF THE PLANNING CODE TO CONSTRUCT A MAJOR ALTERATION THAT IS TANTAMOUNT TO THE DEMOLITION OF A TWO-STORY SINGLE-FAMILY DWELLING WITHIN AN RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 2, 2016, Derek Vinh of ICE Design, Inc. (Project Architect) for Johnny Chung (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to construct a major alteration that is tantamount to the demolition of a two-story single-family dwelling at 471 24<sup>th</sup> Avenue within an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

On October 6, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-013617CUA.

On December 10, 2013, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2012.0132E. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-013617CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located on the west side of 24<sup>th</sup> Avenue, between Clement Street and Geary Boulevard, Lot 013 in Assessor’s Block 1456 in the Outer Richmond neighborhood. The project site is within an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The subject lot is 25 feet wide and 120 feet deep, with an area of 3,000 square feet. The property contains an 18 foot 8.5 inch tall single family dwelling of approximately 2,860 gross square feet, constructed circa 1910 and containing three bedrooms.
3. **Surrounding Properties and Neighborhood.** The project site is located within the RM-1 Zoning District and between the Outer Clement Street Neighborhood Commercial District to the north and an NC-3 (Moderate-Scale Neighborhood Commercial District) to the south. These two Neighborhood Commercial districts run parallel to the RM-1 Zoning District beginning from 19<sup>th</sup> Avenue to 26<sup>th</sup> Avenue. The prevailing land uses, architectural scale and building mass are characteristic of these districts. Within the RM-1 district the immediate context includes two- to four-story residential flats, four-story multi-unit apartments, the St. Monica School and Parish, and the Lady of Fatima Byzantine Catholic Church. Within the two Neighborhood Commercial districts are one- to four-story mixed-use or commercial buildings fronting onto Clement Street and Geary Boulevard. More specifically, directly north of the subject property is a three-story building containing four dwelling units, directly west of the subject property is the four-story St. Monica School building, directly south of the subject property is a three story single-family dwelling, and directly east of the property is a three-story four family dwelling. The subject property is also within .25-miles of stops for the following MUNI transit lines: 1-California, 29-Sunset, and the 38-Geary.
4. **Project Description.** The project proposes horizontal and vertical additions to the existing single-family dwelling that are tantamount to a demolition per both thresholds defined in Planning Code Section 317. The alteration proposes the removal of more than 50 percent of the sum of the front façade and rear façade and also proposes the removal of more than 65 percent of the sum of all exterior walls, measured in lineal feet at the foundation. Additionally, the project proposes the

removal of more than 50 percent of the vertical envelope elements and more than 50 percent of the horizontal elements of the existing building.

Specifically, the proposed vertical addition includes raising the first and second story to make the front entry more level with the street and accommodate taller floor to ceiling heights in the living areas. The vertical addition also includes converting the existing attic to a full story and adding a fourth floor which is set back 15 feet 4 inches from the new three-story front building wall. These changes will also result in the in-fill of two notches at the front of the existing building, a new façade design and an overall building height of 39-feet above curb. The Project also includes alterations that result in an expansion of the massing at the rear, but which eliminate a legally non-conforming portion of the building and create a light well against the northern neighbor's building. Overall, the project results in the loss of a three-bedroom dwelling unit of approximately 2,860 gross square feet, and the establishment three new flats: one three-bedroom unit of approximately 2,300 gross square feet and two two-bedroom units of approximately 2,120 gross square feet.

5. **Public Comment/Community Outreach.** At this time, the Department has not received any public comment on this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RM-1 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8 "Additional Findings pursuant to Section 317" below.*

- B. **Density.** Planning Code Section 209.2 permits allows a density in RM-1 Zoning Districts of up to one unit per 800 square feet of lot area.

*The subject property has a total lot area of 3,000 square feet and may provide up to four dwelling units. The proposal will result in three dwelling units, a net gain of two for the property.*

- C. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

*The average front setback of the two adjacent buildings is 3 feet. The existing building has a front setback of 6 feet. The proposal includes a horizontal expansion at the front of the building which will provide a front setback of 3 feet, thereby complying with Section 132.*

- D. **Landscaping/Permeability.** Planning Code Section 132 requires projects increasing the existing floor area by more than 20 percent to provide a minimum of 20 percent landscaping and 50 percent permeability within the required front yard setback.

*The Project will provide a front setback that is at least 20 percent landscaped and 50 percent permeable. The proposal includes two planter boxes within the front setback and permeable surfaces within the driveway.*

- E. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard at grade and above, for properties containing dwelling units in RM-1 Zoning Districts. The required rear yard is 45 percent of the total depth, or a distance equal to the average depths of the rear building walls of the two adjacent residential buildings. Further, when applying the average alternative, up to the last 10 feet of the proposed building depth that benefits from averaging, is limited to a height of 30 feet above curb.

*The subject property is 120 feet deep and the 45 percent requirement is 54 feet. However, based on averaging of the two adjacent buildings, the required rear yard is 51 feet. The existing rear yard is legally non-complying as it contains a one-story portion of the building with a roof deck. The Project will demolish this portion of the building and provide a code complying rear yard of 51 feet, equal to the depth allowed when averaging the two adjacent buildings, and which is no taller than 30 feet above the front curb for the last 3 feet of building depth.*

- F. **Useable Open Space.** Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or 399 square feet of common usable open space.

*The project provides access to the common rear yard area for all units and private decks for the upper two units. The common rear yard is approximately 975 square feet, the third floor deck is approximately 178 square feet and the fourth floor deck is approximately 338 square feet. Therefore, the project complies with Section 135.*

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley, at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*All units have code-complying exposure onto 24<sup>th</sup> Avenue which is 70 feet wide.*

- H. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width, or to a single such entrance of less than 8 feet in RTO and RTO-M districts.

*The Project proposes a code-complying garage door width of 9-feet.*



- I. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of up to 150 percent of the required number of spaces where three or more spaces are required.

*The proposal will include three off-street parking spaces, although up to five are principally permitted.*

- J. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

*The project requires three Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project proposes three bicycle parking spaces, one for each dwelling unit, located in the garage.*

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties located in RM-1 Zoning Districts and 40-X Height and Bulk Districts height is measured at the center of the building, starting from curb, and permitted up to a point of 40 feet.

*The existing building, measured from curb to the midpoint of the pitched roof as per Code, is 18 feet 9.5 inches. The project will alter the front of the building so that the three story building volume at the street front is 28 feet 9 inches tall. The fourth floor, setback 15-feet 4-inches from the front building wall, will bring the total building height to 39 feet.*

- L. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a building that results in one net new dwelling. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The use and size of the proposed project is compatible with the immediate neighborhood. Although the project proposes alterations resulting in the de-facto demolition of the existing dwelling unit, the overall proposal results in a net increase of two units and will contain a third unit that is the same unit type as the existing unit and similar in size. Additionally, the proposed structure is compatible with the adjacent properties and brings the property into greater compliance with the Planning Code.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed alterations result in a building size and shape that is appropriate for the neighborhood context. The three-story massing of the building at the front of the property is compatible with both adjacent neighbors and strengthens the three story character of the block face, setting the fourth floor back so that it is minimally visible. Additionally, the massing at the rear is brought into compliance with the Planning Code and provides additional notching to respect the shallower neighbor to the south.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The project meets both the minimum off-street parking and bicycle parking requirements of the Planning Code.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*Although designed in a contemporary aesthetic, the façade treatment and materials of the renovated façade have been appropriately selected to be harmonious with the surrounding neighborhood. The proposal will also enhance the public realm by adding planters and permeable surface treatments to the front setback.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RM-1 District.

*The proposed project is consistent with the stated purpose of the RM-1 Districts and brings the property into greater conformance with the RM-1 Zoning District controls.*

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

*The subject property has no record of complaints with the Planning Department and two closed complaints with the Building Department. These latter complaints relate to a leaking refrigerator and potential work in the rear yard without benefit of a permit. Both complaints are closed and include notes from the inspectors that no violations were observed.*

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

*The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.*

- iii. Whether the property is an “historical resource” under CEQA;

*Although the existing structure is more than 50 years old, a review of the supplemental information for the property history resulted in a determination that the structure is not an historical resource.*

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

*Not applicable. The structure is not an historical resource.*

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

*The existing two-unit building is vacant and therefore not rental housing.*

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

*The existing single family dwelling is currently vacant. The Planning Department cannot definitively determine whether or not the single family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no tenants living in the dwelling.*

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

*Although the Project proposes a de-facto demolition of a single family dwelling through a major alteration, one of the resulting units is a similar size and the same bedroom type. Additionally, the project results in two net new units. All three units will be appropriately sized for families.*

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

*The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-size housing. The project would increase both the existing number of dwelling units and number of bedrooms, resulting in a net gain to the City's housing stock. Further, the Project brings the subject property into greater compliance with the Planning Code.*

- ix. Whether the Project protects the relative affordability of existing housing;

*The Project does not protect the relative affordability of existing housing, as the project proposes de-facto demolition of the existing unit through a major alteration. Additionally, the modernization of the unit will likely increase its value.*

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

*The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.*

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.*

- xii. Whether the project increases the number of family-sized units on-site;

*The Project proposes three opportunities for family-sized housing. One three-bedroom unit and two two-bedroom units are proposed. This is an increase from the existing three-bedroom single family dwelling and brings the project closer to the maximum density allowed within this zoning district.*

- xiii. Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

*The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character although applying a contemporary design.*

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

*The Project will increase the number of on-site units from one to three.*

- xvi. Whether the Project increases the number of on-site bedrooms.

*The existing building contains one three-bedroom unit. The proposal will provide one three-bedroom unit and two two-bedroom units, resulting in a net increase of four bedrooms.*

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

*The maximum density on the subject lot is four dwelling units; the project proposes three dwelling units.*

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

*The existing building contains one three-bedroom dwelling of approximately 2,860 gross square feet. The Project results in two two-bedroom dwellings of approximately 2,120 gross square feet and one three bedroom dwelling of approximately 2,300 gross square feet.*

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

## **HOUSING ELEMENT**

### **OBJECTIVE 2:**

**RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

#### **Policy 2.1:**

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

*The project proposes the de-facto demolition of a sound residential structure containing one three-bedroom dwelling unit. However, the project will include a three-bedroom unit of a similar size, and add two two-bedroom units. These new units provide modernized living for families, bring the property closer to the maximum density for the site, and reflect a variation in size that promotes diversity in the housing stock.*

### **OBJECTIVE 3:**

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

**Policy 3.1:**

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

**Policy 3.3:**

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

**Policy 3.4:**

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

*The subject property is currently vacant. The Project proposes vertical and horizontal expansions that will result in additional units, habitable floor area and bedrooms, while bringing the property into greater conformity with the Planning Code. However, the overall scope of work is considered tantamount to a demolition pursuant to Planning Code 317(d). To preserve the relative affordability of the units on site, the Project will retain one unit and add two new units. The proposed units are comparable in size to the existing unit and provide an additional four bedrooms.*

**OBJECTIVE 11:**

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

**Policy 11.1:**

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

**Policy 11.2:**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3:**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

**Policy 11.5:**

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

*The proposed alteration conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal rectifies the non-complying rear yard conditions while increasing the density permitted for the site.*

## URBAN DESIGN

### OBJECTIVE 1:

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

#### Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

*The proposed façade and vertical addition are compatible with the existing neighborhood character and development pattern. Overall, the resulting building is a similar mass, width and height as the existing structures along the block-face.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces.*

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

*The project is compatible with the existing housing and neighborhood character of the immediate neighborhood. The project proposes a height and scale compatible with the adjacent neighbors, and the project proposes bringing the property closer to the maximum allowed density, which is consistent with the higher density building on the block.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*Although the project is tantamount to a demolition, the proposal retains some existing fabric, and increases the density in a manner that enhances the city's available housing stock.*

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

*The project meets the density, off-street parking and bicycle parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden our streets with neighborhood parking.*

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

*The Project is a residential project in an RM-1 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.*

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

*The altered structure will be built in compliance with San Francisco's current Building Code Standards and will meet all earthquake safety requirements.*

- G. That landmarks and historic buildings be preserved.

*Landmark or historic buildings do not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-013617CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 6, 2016.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: October 6, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to construct a major alteration that is tantamount to the demolition of a two-story single-family dwelling, located at 471 24<sup>th</sup> Avenue, Lot 013 in Assessor's Block 1456, pursuant to Planning Code Section(s) **303 and 317(d)** within the **RM-1** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **September 28, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-013617CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 6, 2016**, under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 6, 2016**, under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## PARKING AND TRAFFIC

2. **Bicycle Parking.** The Project shall provide no fewer than three (3) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide three (3) independently accessible off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

4. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

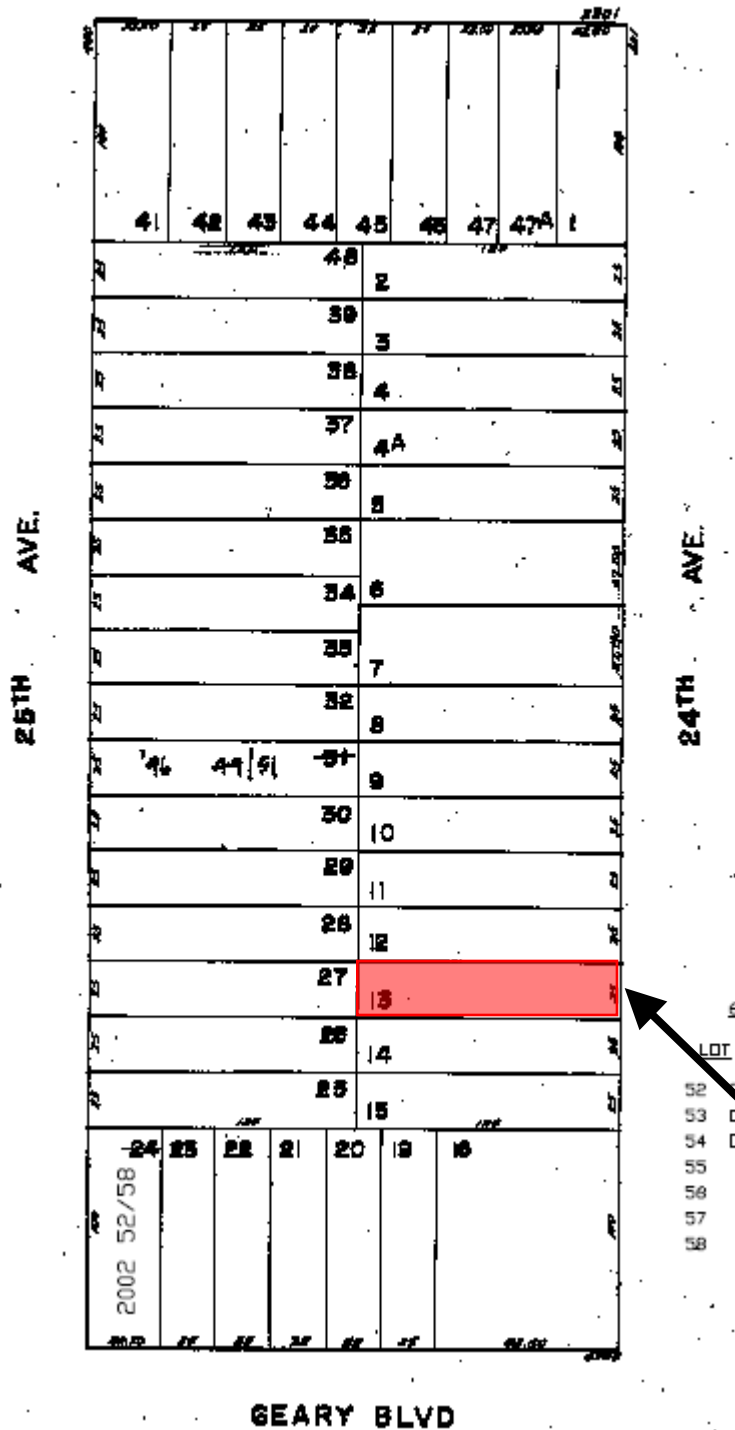
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

# Parcel Map

5  
CLEMENT

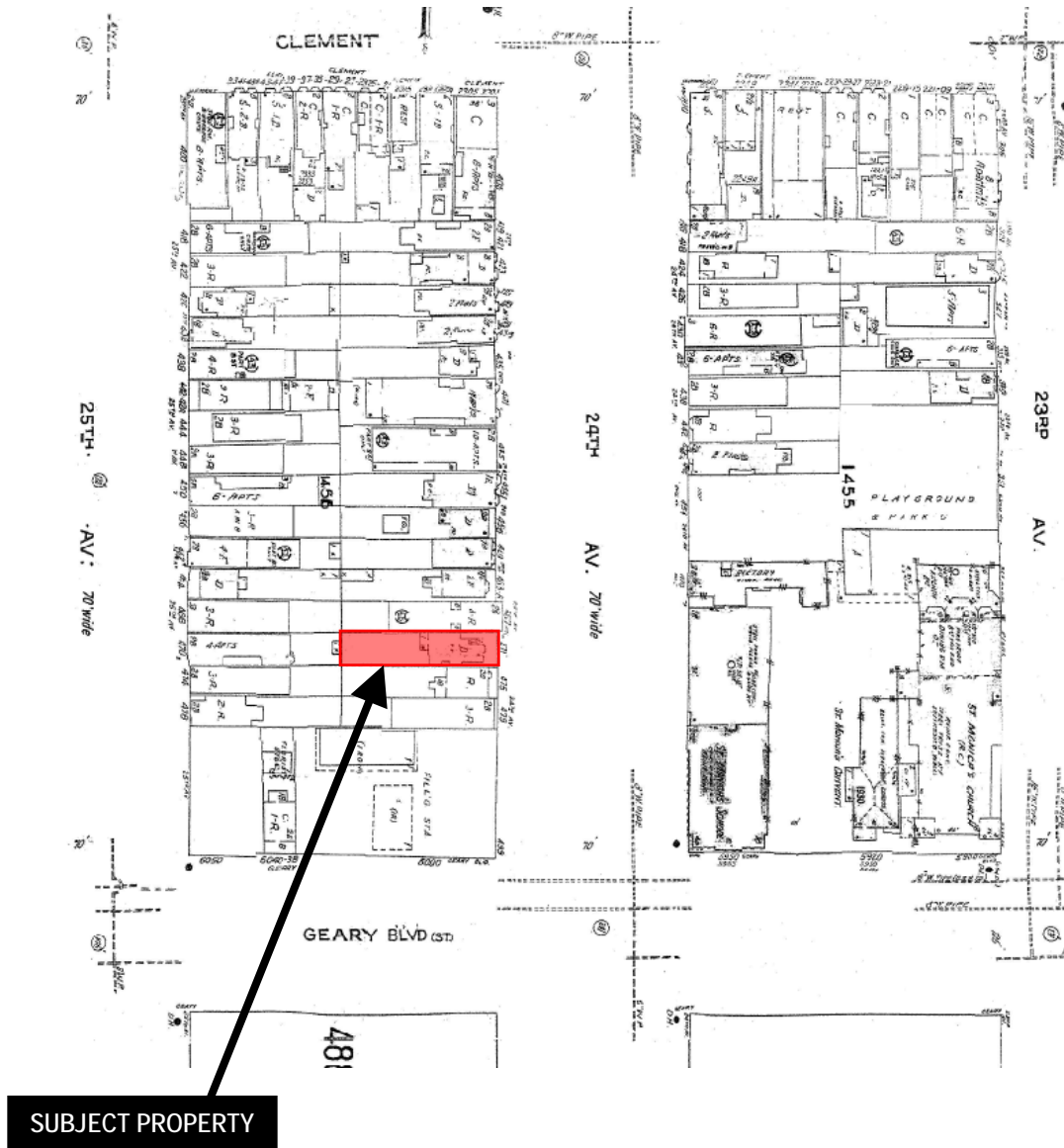


SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2015-013617CUA  
471 24<sup>th</sup> Avenue

# Sanborn Map\*

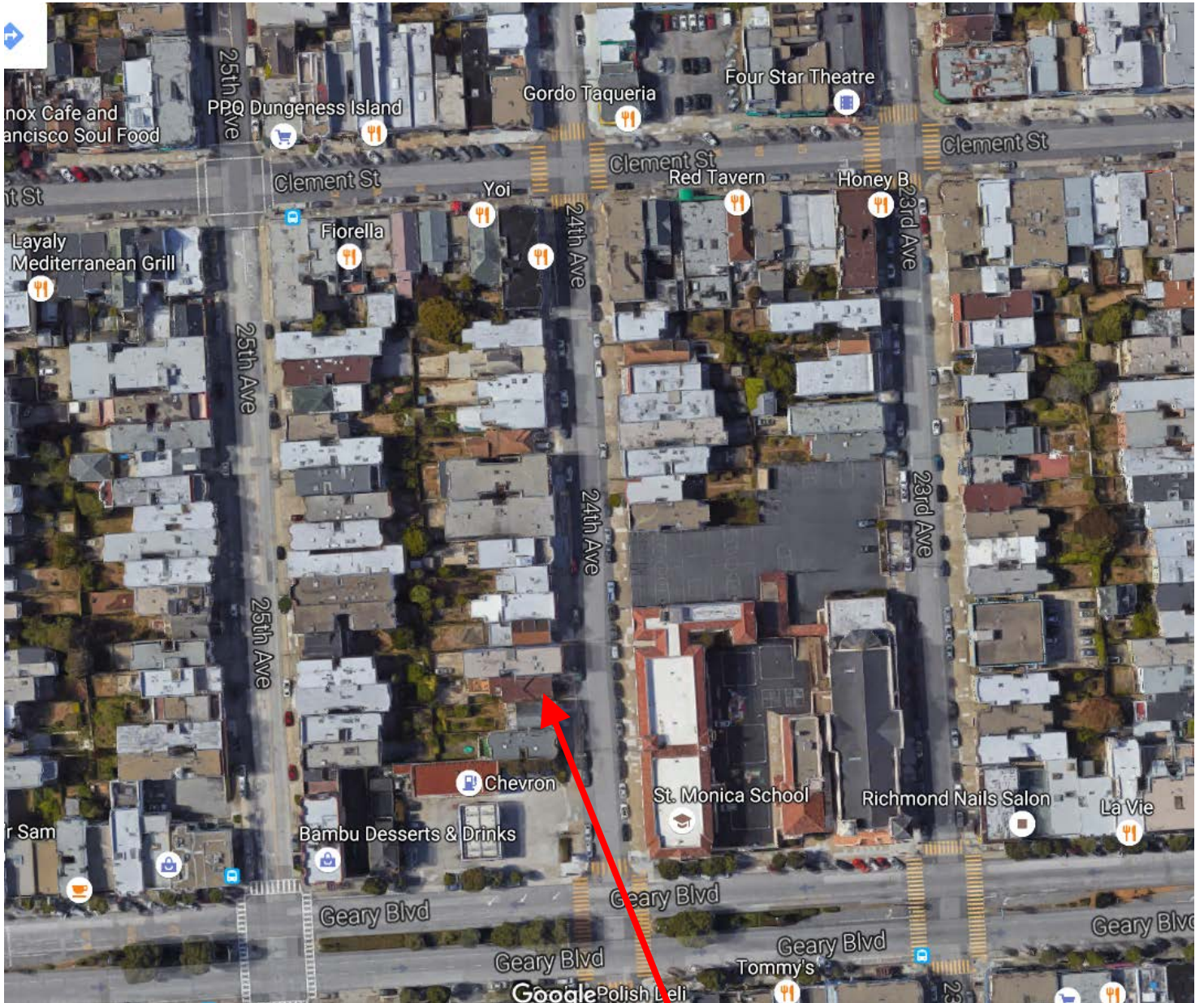


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.





# Aerial Photo



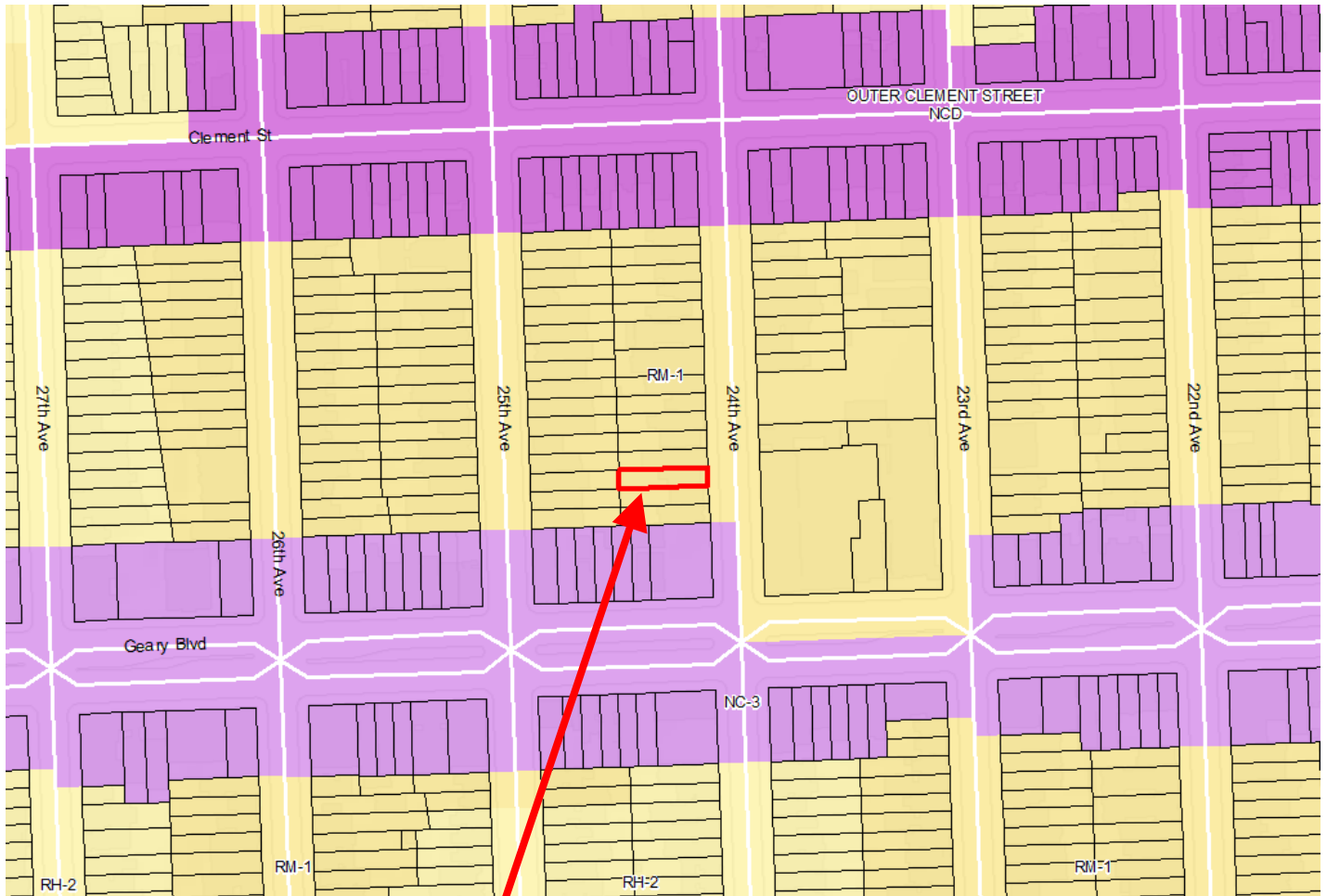
SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2015-013617CUA  
471 24<sup>th</sup> Avenue



# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2015-013617CUA  
471 24<sup>th</sup> Avenue

# Site Photo



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2015-013617CUA  
471 24<sup>th</sup> Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
471 24th Ave		1456/013
Case No.	Permit No.	Plans Dated
2012.0132E		09/04/12
<input type="checkbox"/> Addition/Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Demo an existing single family building and construct a four story, 4 unit, multi-family dwelling		

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	<b>Hazardous Materials:</b> Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? <b>If box is checked, a Phase I Environmental Site Assessment required.</b>
<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)

<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Per GIS database, Hist Pres is the only CEQA resource that requires additional review <div style="float: right; text-align: right;"> <b>Monica Pereira</b>  <small>Digitally signed by Monica Pereira            DN: cn=Monica Pereira, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=monica.pereira@sfgov.org, c=US            Date: 2013.06.05 11:35:24 -07'00</small> </div>	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Interior alterations/interior tenant improvements.</b> Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
<input type="checkbox"/>	3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>11/25/2013</u> (attach HRER) b. Other (specify):

**Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.**

<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>

**Comments (optional):**

Building is not a historic resource

**Preservation Planner Signature:**

Jonathan Lammers

Digitally signed by Jonathan Lammers  
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,  
ou=Current Planning, ou=Jonathan Lammers,  
email=Jonathan.Lammers@sfgov.org  
Date: 2013.12.10 14:31:23 -0800

*Jonathan G. Lammers* 12/10/13

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: Jonathan Lammers	Signature or Stamp: Jonathan Lammers
	Date: <b>12/10/2013</b>	<i>Jonathan G. Lammers</i> 12/10/13
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date* November 25, 2013  
*Case No.:* 2012.0132E  
*Project Address:* 471 24<sup>th</sup> Avenue  
*Zoning:* RM-1 (Residential-Mixed, Low Density)  
40-X Height and Bulk District  
*Block/Lot:* 1456/013  
*Date of Review:* November 25, 2013 (Part I)  
*Staff Contact:* Jonathan Lammers (Preservation Planner)  
(415) 575-9093  
[jonathan.lammers@sfgov.org](mailto:jonathan.lammers@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The subject property, 471 24<sup>th</sup> Avenue, is located on a rectangular-shaped lot measuring 25 feet by 120 feet on the west side of 24<sup>th</sup> Avenue between Geary Boulevard and Clement Street in the Outer Richmond neighborhood. The property is located within an RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story-over-raised-basement, wood frame, single-family residence constructed in 1910 and designed in a late variant of the Queen Anne cottage style. The building is set back from the sidewalk, predominately rectangular in plan, and clad with brick at the basement level, flush wood siding on the main level, and wood rustic channel siding on the secondary facades. It is capped by a combination hip and front-facing gable roof. The primary façade faces east onto 24<sup>th</sup> Avenue and features a small entry porch toward the north and an angled bay window toward the south. The primary façade also includes narrow setbacks on the north and south end. A metal pipe chimney projects through the south end of the roof.

The primary entrance is a partially-glazed and paneled wood door accessed by a straight run of granite steps with brick side walls. The entry porch includes a spindlework transom, a paneled wood ceiling, a paneled wood wall to the south and a multi-light wood window at the north. The garage is accessed by a pair of partially-glazed (multi-light) hinged wood doors. A partially-glazed and paneled wood basement door is located in the north setback. The south setback is screened by a partially-glazed wood door. Fenestration includes double-hung aluminum windows in the bay window and double-hung wood windows facing the north and south setbacks. The window in the north setback is set at a 45-degree angle. The gable end includes a fixed wood window with molded trim and is clad with fish scale wood shingles. Other ornamental features include molded trim at the bay window, flat corner boards and a molded wood stringcourse running beneath the roofline.

Apparent alterations to the building include replacement of the bay windows and the installation of a wooden door screening the southern setback. The porch spindlework does not appear original and the

sunken driveway accessing the garage strongly suggests that the garage is not original to the property. A historic resource evaluation prepared for the property by KDI Land Use Planning (dated 22 November 2011) does not show any building permits for these changes.

#### Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

#### Neighborhood Context and Description

The subject property is located in San Francisco's Outer Richmond neighborhood, an area variously bounded by the Presidio, California Street and Clement Street on the north, Fulton Street on the south, 19<sup>th</sup> Avenue on the east and the Pacific Ocean on the west. The surrounding neighborhood is predominately residential, although Geary and Clement Streets both serve as commercial and mixed-use corridors. Directly across the street from the subject property is St. Monica's School, a large Spanish Colonial Revival building associated with St. Monica's Church. Residences along the subject block face are typically comprised of two- to three-story dwellings and flats constructed between 1902 and 1984, although a majority were constructed between 1902 and 1925. This is reflected in the architecture of the building stock, which includes examples of residences designed with Craftsman, Mission Revival, Tudor Revival and Classical Revival influences, as well as more contemporary designs from the 1960s through the 1980s. Most of the older properties in the neighborhood feature replacement windows, and a few have replacement cladding—typically stucco over the original wood.

#### CEQA Historical Resource(s) Evaluation

##### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: N/A	Period of Significance: N/A
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor



Based on the information provided in the Historical Resource Determination prepared by KDI Land Use Planning (dated November 22, 2011), information found in the Planning Department files, and research conducted on the Richmond District, Preservation staff finds that the subject building is not eligible for listing on the California Register, either individually or as a contributor to a potential historic district.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

In the years following the Gold Rush, much of the western half of San Francisco was known as the "Outside Lands," a large undeveloped area encompassing all of what is today the Richmond and Sunset neighborhoods, as well as Golden Gate Park. Although the area was then outside the city boundaries, a group known as the Outside Lands Committee was formed to gain legal title to lands to prepare the area for eventual development. The subsequent Outside Lands Ordinances, enacted during the late 1860s, helped settle land ownership disputes and allowed for the subdivision of new city blocks. The legislation also provided for the reservation of lands for public building sites, squares and parks, including Golden Gate Park and the City Cemetery—today known as Lincoln Park.

The earliest transportation route through the Richmond District was the Point Lobos Road, today known as Geary Boulevard. Opened as a toll road in the 1860s, the Point Lobos Road ran west to Point Lobos and the Cliff House. Initially, much of the area was used for ranches and dairy farms, although various roadhouses were also established to siphon business from travelers on their way to outings at the beach. Two horse racing tracks were also established. The Golden Gate Driving Park encompassed the area between today's Geary Boulevard, Clement Street, 23rd and 28th avenues (including the subject property), and operated between 1868 and 1885. Closer to the developed portions of the city was the Bay District Race Track, located between what is today Fulton, Anza, 1st and 5th avenues, which operated between 1875 and 1896. Saloons, restaurants and other facilities grew up in proximity to these tracks—including "Beer Town," located along a five-block stretch of Fulton Avenue adjacent to the Bay District Race Track.

Despite these developments, most of the Richmond District remained undeveloped prior to the turn of the century. The Bancroft Guide Map for San Francisco published in 1891 indicates that most development at that time was concentrated in patchy strips in proximity to Point Lobos Road. Very little development was located south of Anza Street, largely because the area continued to be marked by expansive sand dunes.

More sustained development followed various transportation improvements initiated during the 1880s and 1890s. In 1888, mining magnate Adolph Sutro—who had purchased the Cliff House and substantial portions of the Richmond District—began construction on a steam train railroad which would become known as the Ferries & Cliff House Railroad. This line followed a route out California Street to 32nd Avenue before turning north and hugging the coastline around Lands End to the Cliff House. Eight years later Sutro inaugurated an electric streetcar line that would later be known as the Market Street Railway's 2 – Clement Line, which ran out Clement Street to 33rd Avenue before jogging one block south and continuing west on Geary Boulevard to the ocean. North-south streetcar lines were principally concentrated at the east end of the Richmond District, running down 5th, 6th and 8th avenues to the edge of Golden Gate Park.

The first Sanborn Map Company fire insurance maps for the subject block were produced in 1899 and show that the block was then completely undeveloped save for a single dwelling which may correspond

today with 2309-2311 Clement Street. Nearby blocks were likewise very sparsely developed. By 1905, Sanborn maps show that the subject block counted six residential buildings, although the overall level of development in the area remained quite limited.

The most sustained period of development of the Richmond District occurred during the years following the 1906 Earthquake and Fire, when thousands of displaced residents relocated to areas outside the burned districts. Additional streetcar lines were also opened during this period, creating a network of east-west lines serving the neighborhood. These included the Market Street Railway's 5-McAllister line, which opened in 1906 with a route along Fulton Street. The Municipal Railroad also opened the B – Geary line in 1912, which ran out Geary to 33rd Avenue, then west on Balboa and Cabrillo streets to the ocean. During this period the Richmond District was popular with merchant builders such as the Meyer Brothers and Fernando Nelson, who purchased large parcels for the construction of residences featuring similar floor plans and architectural detailing. On a smaller scale, numerous contractors also contributed to the build-up of the district, constructing individual or small groups of buildings on speculation.

By 1915, Sanborn maps show the subject block as approximately 60 percent developed, principally with single-family residences. The block face along Clement Street, however, was almost completely lined with mixed-use properties. 471 24th Avenue is shown on the map as one-story-over-raised-basement dwelling with substantially the same footprint it features today. An analysis of construction dates for surrounding properties indicates a relative lull in construction activity during World War I, followed by another sustained period of infill which occurred in tandem with a nationwide building boom during the 1920s. During this period the increasing popularity of the private automobile meant that many residences building during the 1920s incorporated integral garages. By the end of the decade, relatively few vacant parcels remained in the vicinity, and the subject block was essentially built out. One of the last major projects in the area prior to the onset of the Great Depression occurred in 1930 when St. Monica's Church, convent and school were completed along the north side of Geary Boulevard between 23<sup>rd</sup> and 24<sup>th</sup> avenues.

The Richmond District remained relatively unchanged until the 1960s and 1970s, when the neighborhood began to experience an influx of Chinese and Russian immigrants. The increasing population of the neighborhood led to replacement of numerous cottages and single-family dwellings with larger multi-family properties—a process that has continued into the present. This is readily apparent on the subject block, which counts approximately ten properties redeveloped between the 1960s and the 1980s.

Based on the information provided in the Historical Resource Evaluation and research performed by Planning Department staff, the subject property does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under this Criterion. Likewise, the subject block does not appear to be associated with any historically significant pattern of development. While construction activity on the subject block was most pronounced in the years following the 1906 Earthquake, the overall pattern is much more mixed and encompasses buildings constructed over a period of more than eight decades.

It is therefore determined that the subject property is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

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

The original building permit application was filed on December 16, 1910 and shows the owner as Ida H. Rieck (1872-1953), husband of Carl Rieck (1868-1912). Carl Rieck was born in Germany and immigrated to the United States in 1888. Census and city directory information from the early 20<sup>th</sup> century show him employed as a laborer, and later as a stair builder in a mill. Following Carl's death in 1912, Ida Rieck continued to live at the property with her son, Frank J. Rieck (bookkeeper). Frank inherited the property following his mother's death in 1953, and continued to own the property until his death in 1968. At that time the property passed to his spouse, Charlotte Rieck, who owned the property until 1990 when it was sold to Hal R. & Chung-Ying Lever. In 2004 the property was sold to the current owners.

None of the persons named above appear to be important to local, state or national history such that the property would be eligible for historic listing under this criterion. It is therefore determined that 471 24<sup>th</sup> Avenue is not eligible for listing in the California Register under Criterion 2.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The original building permit application shows Rex F. Bayles as the architect and building contractor. U.S. Census and other records indicate that Rex Ford Bayles was born in Sacramento in 1880. San Francisco City directories from the early 1900s show Bayles employed as a carpenter and living at various locations in the Richmond neighborhood, including 537 25<sup>th</sup> Avenue (1908); 163 23<sup>rd</sup> Avenue (1910); and 524 27<sup>th</sup> Avenue (1912). It is plausible that Bayles constructed some or all of these properties. While few remain extant, the house at 163 23<sup>rd</sup> Avenue incorporates similar design features as the subject property, including brick cladding at the basement and granite entry steps with brick wing walls. The residence adjacent to the subject property, 475 24<sup>th</sup> Avenue, also shares these characteristics and may likewise have been constructed by Bayles.

Bayles also appears to have constructed houses on speculation, rather than as personal residences. A newspaper article appearing in the June 18, 1910 edition of the *San Francisco Call* indicates that Bayles had recently sold a four-room cottage at 426 25<sup>th</sup> Avenue, and also purchased a lot on 30<sup>th</sup> Avenue north of Geary Boulevard. Within a few years Bayles apparently gave up his contracting work for a religious calling. In 1917 he is shown working as a minister at the Golden Gate Baptist Church in Oakland, California, and city directories from the 1920s through the 1940s variously identify Bayles as a minister, rector and evangelist. Based on the available information, Bayles does not appear to be a master architect or builder.

The subject property was designed in a late variant of the Queen Anne cottage style, best evidenced by the building form and the use of patterned wood shingles in the gable end. Such designs were common during the first decade of the 20<sup>th</sup> century, although they were soon replaced by more popular styles such as the Craftsman, Mission Revival and Mediterranean Revival styles. Considered as a whole, the subject building readily conveys association with its 1910 construction, but is not a particularly strong or noteworthy example of a Queen Anne style cottage, nor does it feature rare or unique materials or possess high artistic values.

The subject property also does not appear to contribute to a potential historic district in the neighborhood. As previously discussed, the subject block was initially built out between circa 1900 and

1925, followed by the redevelopment of various properties between the 1960s and 1980s. Overall, the subject block features limited architectural cohesion, save for a small strip of mixed-use properties along the northern edge facing Clement Street.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 4.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

<b>Location:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The subject property is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The subject property is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

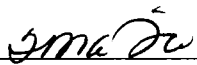
**CEQA Historic Resource Determination**

☐ Historical Resource Present

- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature:   
Tina Tam, *Senior Preservation Planner*

Date: 12.4.2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



471 24<sup>th</sup> Avenue primary façade (Google Maps)



Contextual view of 471 24<sup>th</sup> Avenue and surrounding properties (Google Maps)

## GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO 2010 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
2. CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
3. DO NOT SCALE THE DRAWINGS.
4. PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
5. ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.
6. COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
7. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
8. ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
9. ALL WOOD, INCLUDING POSTS WITHIN 6" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETE OR MASONRY FOUNDATIONS PER C.B.C. 2306.4
10. VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
11. VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
12. MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
13. ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
14. PLUMBING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
15. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
16. AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGNED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION , AND INSTALLED R-VALUE.
17. THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F., TYPICAL.
18. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
19. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.

## ABBREVIATIONS

BV. ABOVE  
 A.D. AREA DRAIN  
 ADJ. ADJUSTABLE  
 A.F.F. ABOVE FINISH FLOOR  
 BD. BOARD  
 BEL. BELOW  
 BLK. BLOCK  
 BLKG. BLOCKING  
 BM. BEAM  
 B.O. BY OTHERS  
 BOT. BOTTOM  
 BSMT. BASEMENT  
 CAB. CABINET  
 C.B. CATCH BASIN  
 CEM. CEMENT  
 C.I. CAST IRON  
 CLG. CEILING  
 CLO. CLOSET  
 CLR. CLEAR  
 CONC. CONCRETE  
 CONT. CONTINUOUS  
 CNTR. COUNTER  
 CTR. CENTER  
 D. DRYER  
 DBL. DOUBLE  
 DET. DETAIL  
 DIA. DIAMETER  
 DIM. DIMENSION  
 DISP. DISPOSAL  
 D.W. DISH WASHER  
 DR. DOOR  
 D.S. DOWN SPOUT  
 DWG. DRAWING  
 DRWR. DRAWER  
 'E' OR (E) EXISTING  
 EA. EACH  
 EL. ELEVATION  
 ELEC. ELECTRICAL  
 EQ. EQUAL  
 EXP. EXPANSION  
 F. FURNACE  
 F.D. FLOOR DRAIN  
 FDN. FOUNDATION  
 FIN. FINISH  
 F.F.E. FINISH FLOOR ELEVATION  
 F.F.C. FINISH CEILING ELEVATION  
 FLR. FLOOR  
 F.O.C. FACE OF CONCRETE  
 FT. FOOT OR FEET  
 FTG. FOOTING  
 FURR. FURRING  
 G.B. GRAB BAR  
 GL. GLASS  
 GRND. GROUND  
 GRD. GRADE  
 GYP. GYPSUM  
 H.B. HOSE BIB  
 HDWD. HARDWOOD  
 HORIZ. HORIZONTAL  
 HGT. HEIGHT  
 I.D. INSIDE DIAMETER  
 INSUL. INSULATION  
 INT. INTERIOR  
 JT. JOINT  
 KIT. KITCHEN  
 LAM. LAMINATE  
 LAV. LAVATORY  
 LT. LIGHT  
 MAX. MAXIMUM  
 M.C. MEDICINE CABINET  
 MECH. MECHANICAL  
 MIN. MINIMUM  
 MIR. MIRROR  
 MISC. MISCELLANEOUS  
 MTL. METAL  
 MDF MEDIUM DENSITY FIBERBOARD  
 'N' OR (N) NEW  
 N.I.C. NOT IN CONTRACT  
 NO. NUMBER  
 N.T.S. NOT TO SCALE  
 O.C. ON CENTER  
 O.D. OUTSIDE DIAMETER  
 O.D. OVERFLOW DRAIN  
 OPNG. OPENING  
 OPP. OPPOSITE

PERF. PERFORATED  
P.G. PAINT GRADE  
PL. PLATE  
PLYWD. PLYWOOD  
PR. PAIR  
PT. POINT  
R. RADIUS  
REF. REFRIGERATOR  
REINF. REINFORCED  
R.D. ROOF DRAIN  
REQ'D. REQUIRED  
RESIL RESILIENT  
RET. RETAINING  
RM. ROOM  
R.O. ROUGH OPENING  
S. SINK  
SCHED. SCHEDULE  
SHWR. SHOWER  
SHT. SHEET  
SHTH. SHEATHING  
SIM. SIMILAR  
S.D. SMOKE DETECTOR  
SPEC. SPECIFICATION  
SQ. SQUARE  
S.L.D SEE LANDSCAPE DRAWINGS  
S.S. STAINLESS STEEL  
S.S.D. SEE STRUCTURAL DRAWINGS  
STD. STANDARD  
STL. STEEL  
STOR. STORAGE  
SYM. SYMMETRICAL  
T. TREAD  
TBD. TO BE DESIGNED  
TEL. TELEPHONE  
T&G TONGUE AND GROOVE  
TYP. TYPICAL  
T.O. TOP OF  
T.O.S. TOP OF SLAB  
U.O.N. UNLESS OTHERWISE NOTED  
VERT. VERTICAL  
VEST. VESTIBULE  
V.I.F. VERIFY IN FIELD  
W. WASHER  
W/ WITH  
W.H. WATER HEATER  
W.C. WATER CLOSET  
WD. WOOD  
W.I. WROUGHT IRON  
W.I.C. WALK-IN CLOSET  
W/O WITHOUT  
W.O. WHERE OCCURS  
WP. WATERPROOF  
WT. WEIGHT  
° ANGLE  
@ AT  
Ø DIAMETER  
# POUND OF NUMBER

### PROJECT DATA

OWNER: CHUANG-HUI CHUNG  
ADDRESS: 471 24TH AVENUE, SAN FRANCISCO, CA

LOT: 013 OF BLOCK: 1456  
ZONING DISTRICT: RM-1  
OCCUPANCY: R-2  
CONSTRUCTION TYPE: TYPE V NON-RATED  
SPRINKLERED: YES (UNDER SEPARATE PERMIT)  
LOT AREA: 3,000 S.Q. FT.

SCOPE OF WORK: HORIZONTAL AND VERTICAL ADDITION TO AN EXISTING SINGLE STORY-OVER-GARAGE HOUSE TO BECOME 3 STORY OVER GARAGE, 3 UNITS DWELLING.

FLOOR AREA:	EXISTING	PROPOSED
1ST FLOOR / GARAGE	1,460 S.F.	262 S.F.
2ND FLOOR	1,401 S.F.	1,673 S.F.
3RD FLOOR	0 S.F.	1,673 S.F.
4TH FLOOR	0 S.F.	1,056.5 S.F.
TOTALS	2,861 S.F.	4,664.5 S.F.

ALLOWABLE AREA: 3,000 X 1.8 =  
DIFFERENCE:







4TH FLOOR DECKS ARE NOT INCLUDED IN SQUARE FOOTAGE CALCULATION BECAUSE LESS THAN 70% OF THE PERIMETER IS ENCLOSED BY WALLS:



TOTAL PERIMETER IS:		
TOTAL AREA:	EXISTING	PROPOSED
GARDEN SHED	0 S.F.	0 S.F.






## GOVERNING CODES

CALIFORNIA BUILDING CODE-2010 EDITION (W/SAN FRANCISCO AMENDMENT)  
CALIFORNIA BUILDING CODE-2010 EDITION  
CALIFORNIA MECHANICAL CODE-2010 EDITION  
CALIFORNIA PLUMBING CODE-2010 EDITION  
CALIFORNIA ELECTRICAL CODE-2010 EDITION  
CALIFORNIA FIRE CODE-2010 EDITION

**DRAWING LEGEND:**

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH R13 INSULATION

  KEY NOTES

SYMBOLS	
	SECTION NO.
	SHEET NO.
	DETAIL
	SHEET NO.
	KEY NOTES NO.

## SHEET INDEX

T.1 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

A1.0 SITE PLANS  
A1.1 PHOTOGRAPHS

A2.0	FLOOR PLANS
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS & ELEVATIONS
A2.3	ELEVATIONS
A2.4	RENDERING & MATERIALS PALETTE
A3.0	EXISTING LONGITUDINAL SECTION
A3.1	SECTIONS
A3.2	DEMOLITION PLAN

## A4.0 SCHEDULES

A5.0	DETAILS
A5.1	DETAILS

## STRUCTURAL



JW DESIGN AND  
ENGINEERING

516 Foerster Street  
San Francisco, CA 94127  
Tel: (415) 373-2930  
email: jeffwai\_chow@hotmail.com

APPLICANT:  
CHUANG-HUI CHUNG  
471 24TH AVENUE  
SAN FRANCISCO, CA 94121

SHEET TITLE:

**JOB ADDRESS:**

## PROJECT DATA AND GENERAL NOTES

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

REVISIONS	BY

DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426

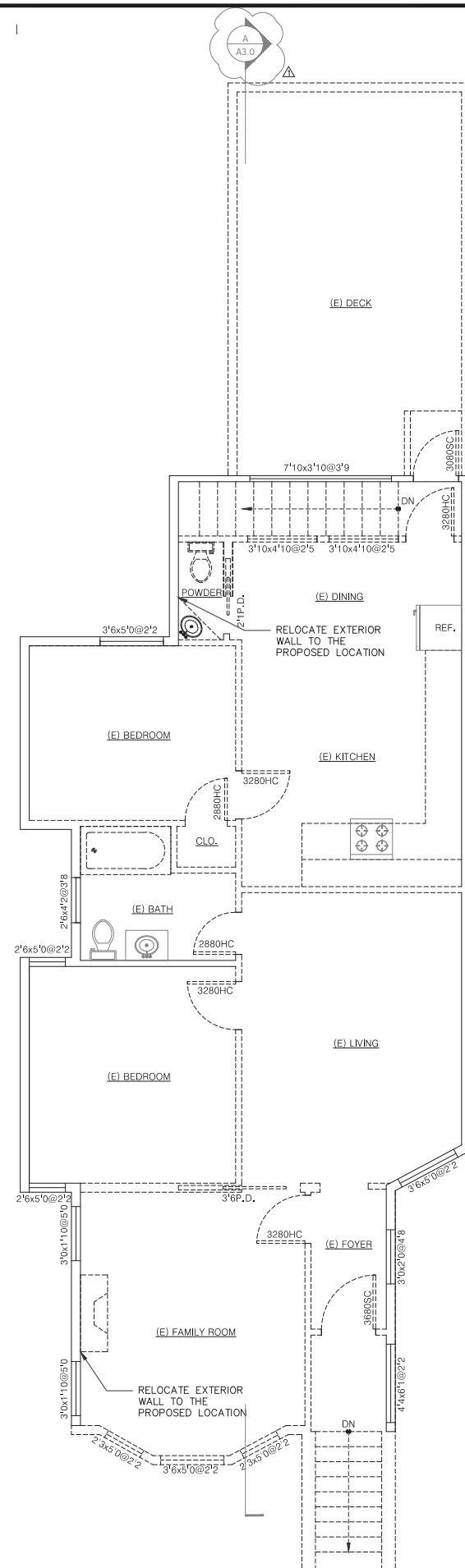
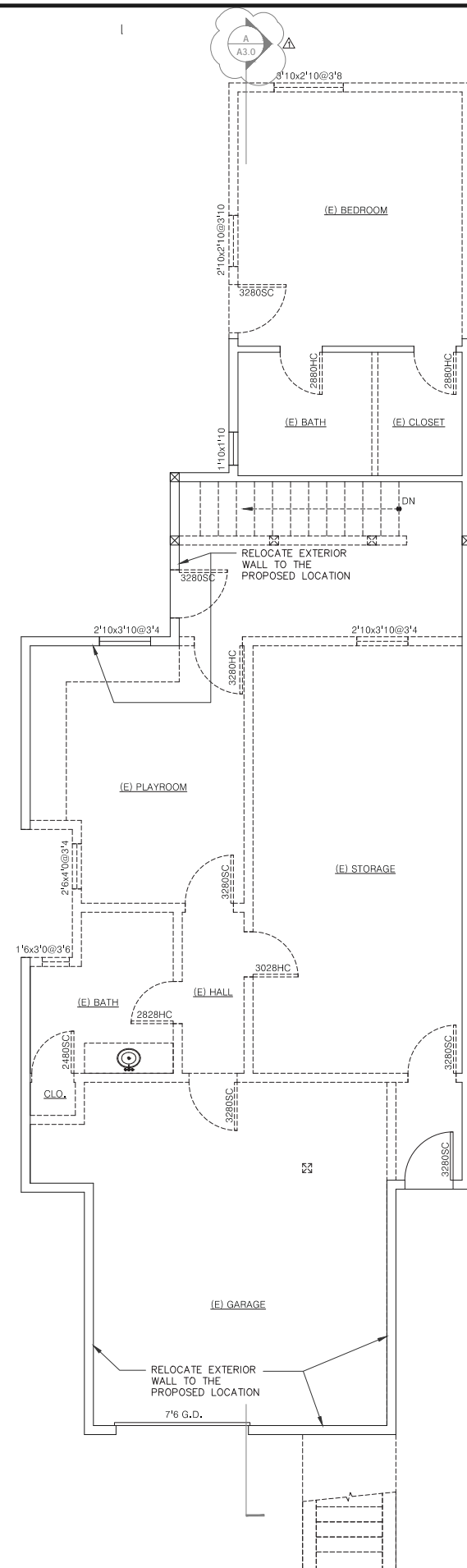
T1.0







REVISIONS	BY
DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	



JW DESIGN AND  
ENGINEERING

516 Foerster Street  
San Francisco, CA 94127  
Tel: (415) 373-2930  
email: jeffwai\_chow@hotmail.com

APPLICANT:  
CHUANG-HUI CHUNG

471 24TH AVENUE  
SAN FRANCISCO, CA 94121

## FLOOR PLANS

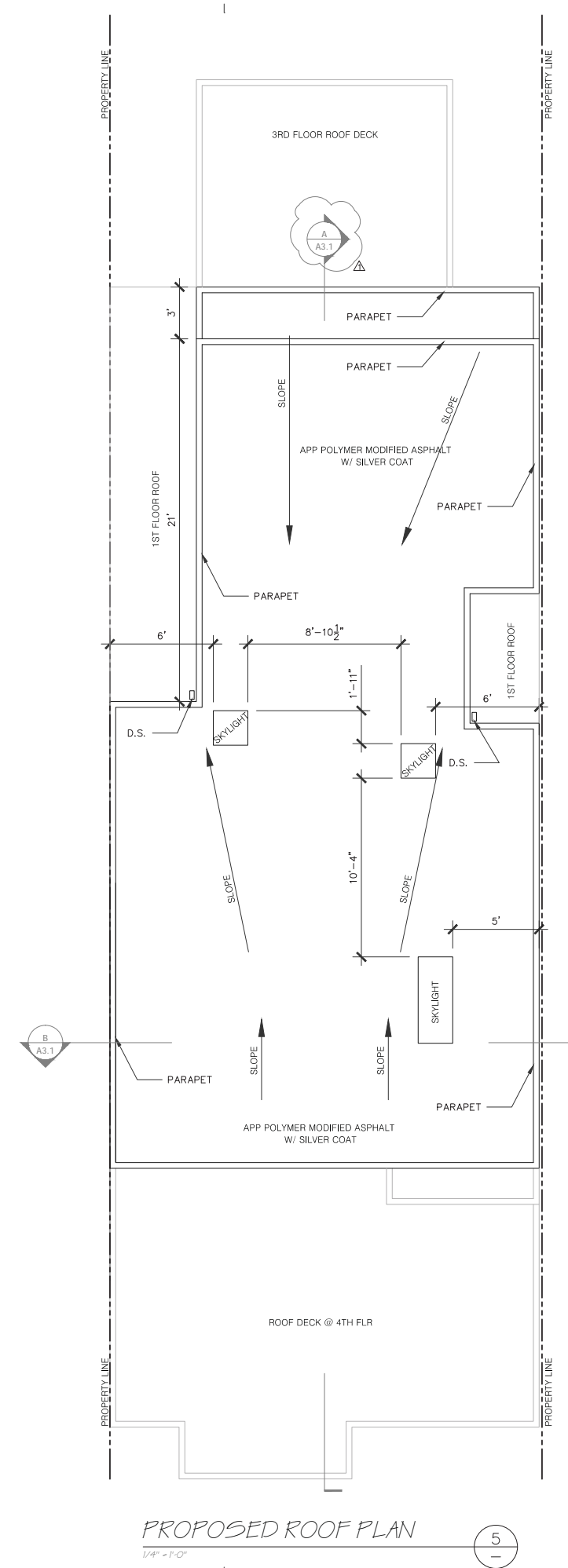
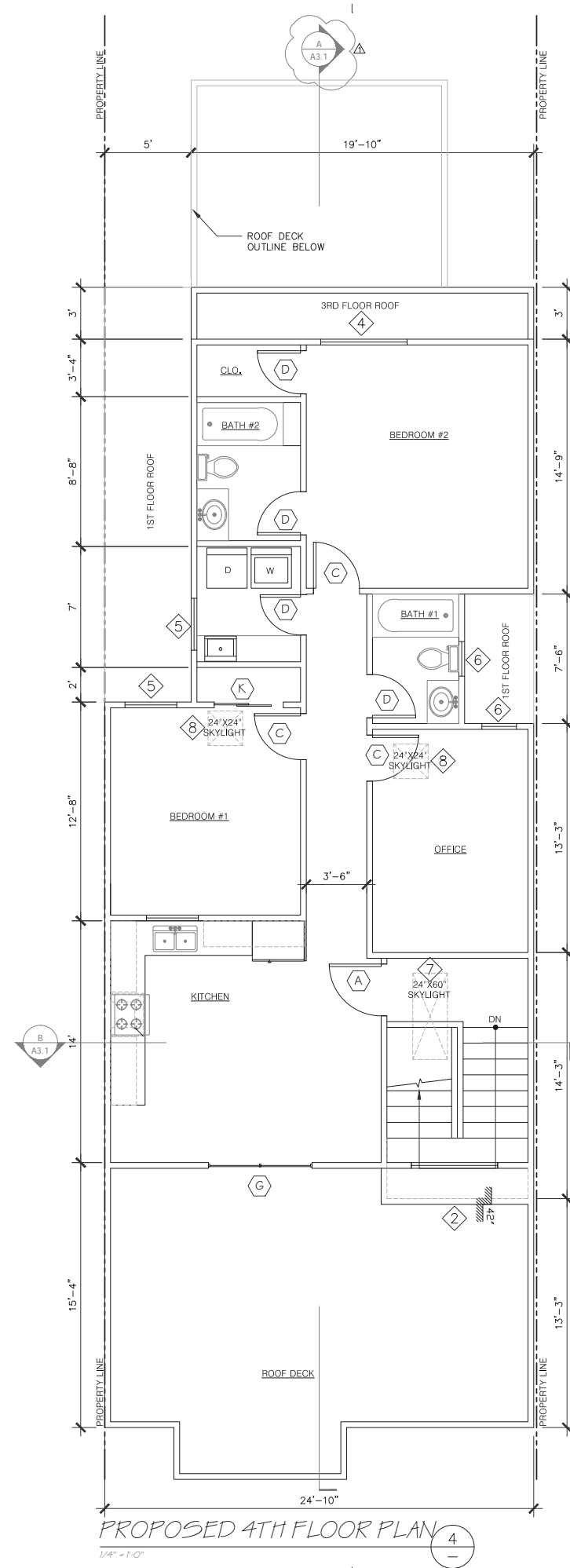
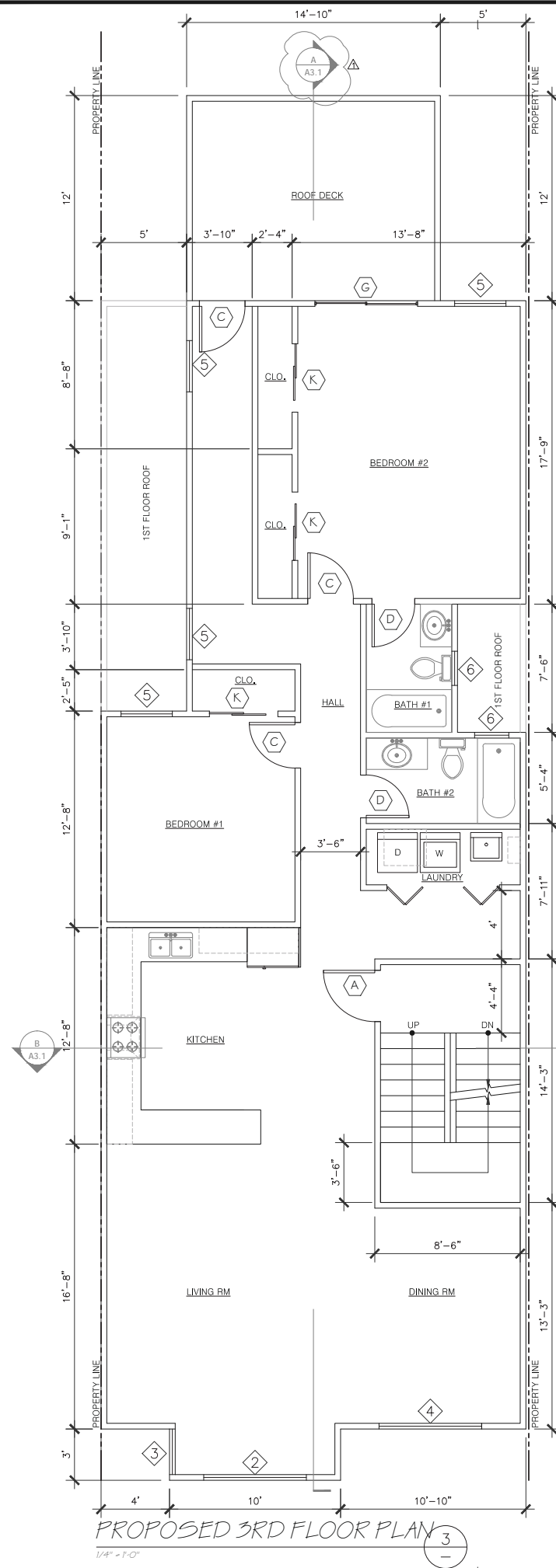
SHEET TITLE:

JOB ADDRESS:

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

REVISIONS	BY





## FLOOR PLANS

SHEET TITLE:

JOB ADDRESS:

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

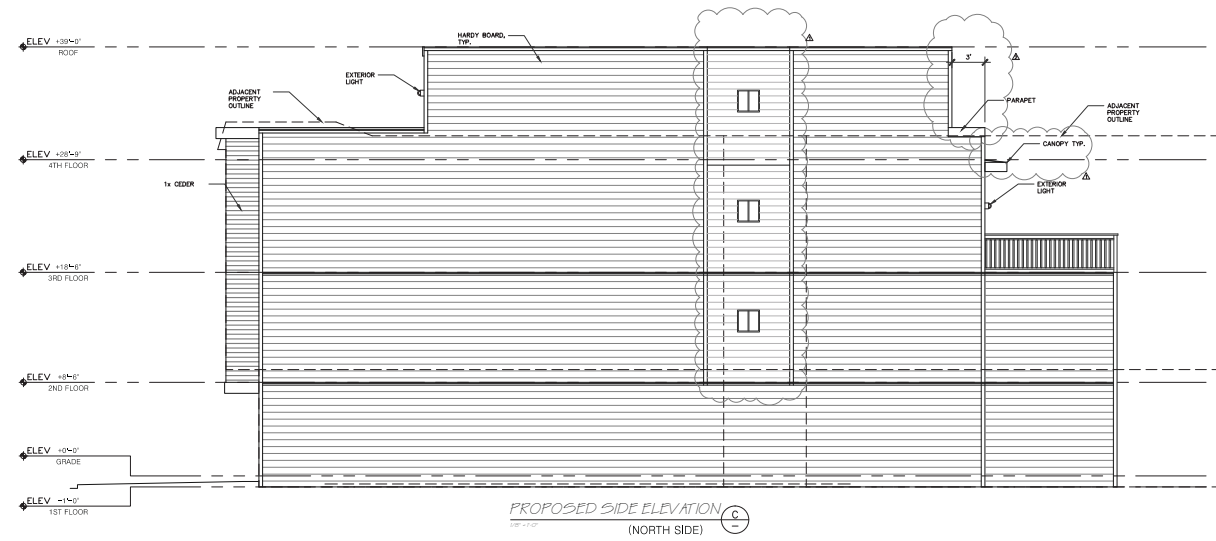
REVISIONS		BY

DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	

## ELEVATIONS

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

REVISIONS		BY
DATE	09-04-12	
SCALE	AS NOTED	
DRAWN	J.C.	
JOB	120426	



ELEVATIONS

SHEET TITLE:

JOB ADDRESS:

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

REVISIONS	BY
DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	

**A2.4**  
OF SHEETS





PROPOSED FRONT ELEVATION

3/8" = 1'-0"

(EAST SIDE)

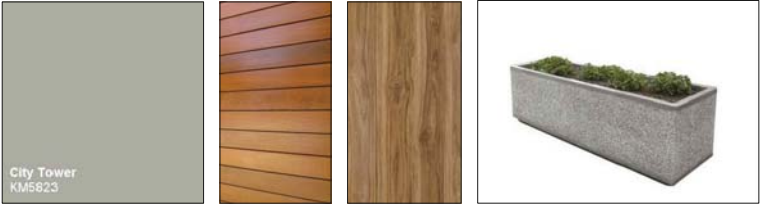


EXTERIOR STUCCO  
FINISH (KELLY-MOORE  
CITY TOWER KM5823)

EXTERIOR  
WOOD SIDING

FROSTED GLASS

LIGHT COLOR  
WOOD



EXTERIOR STUCCO  
FINISH (KELLY-MOORE  
CITY TOWER KM5823)

EXTERIOR  
WOOD SIDING

LIGHT COLOR  
WOOD

CONCRETE  
PLANTER

REFERENCE IMAGE



FROSTED GLASS GARAGE DOOR  
WITH METAL FRAME



FROSTED  
GLASS

METAL

REVISIONS	BY

DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	

APPLICANT:  
CHUANG—HUI CHUNG  
471 24TH AVENUE  
SAN FRANCISCO, CA 94121

EXISTING  
LONGITUDINAL SECTION

SHEET TITLE:

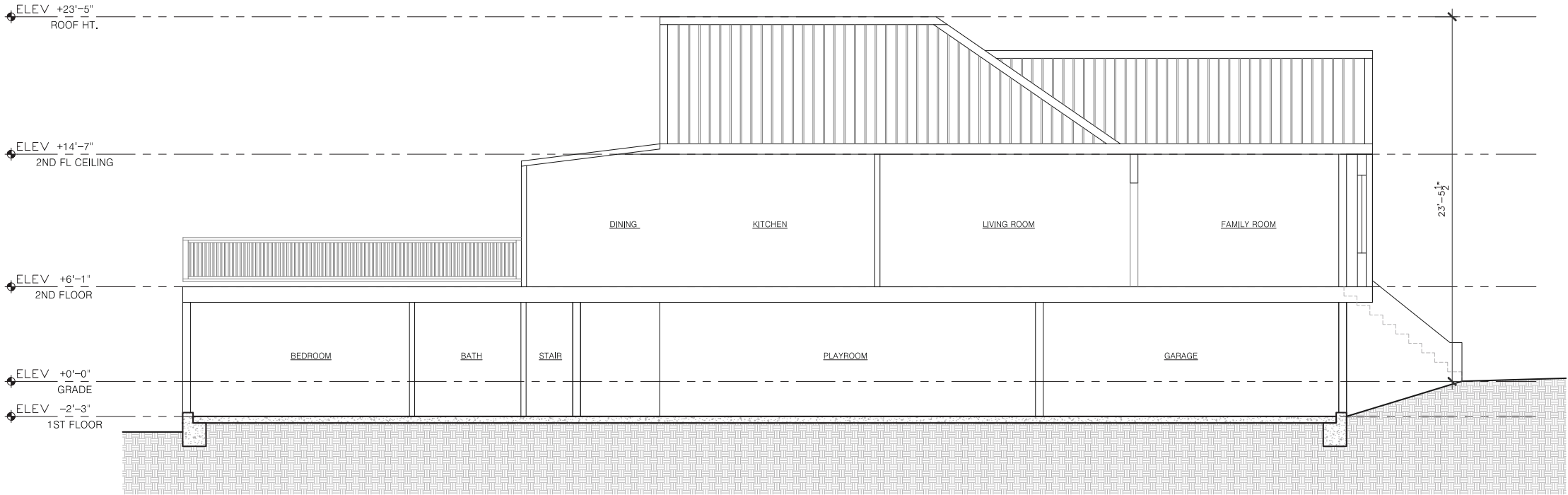
JOB ADDRESS:

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

REVISIONS	BY

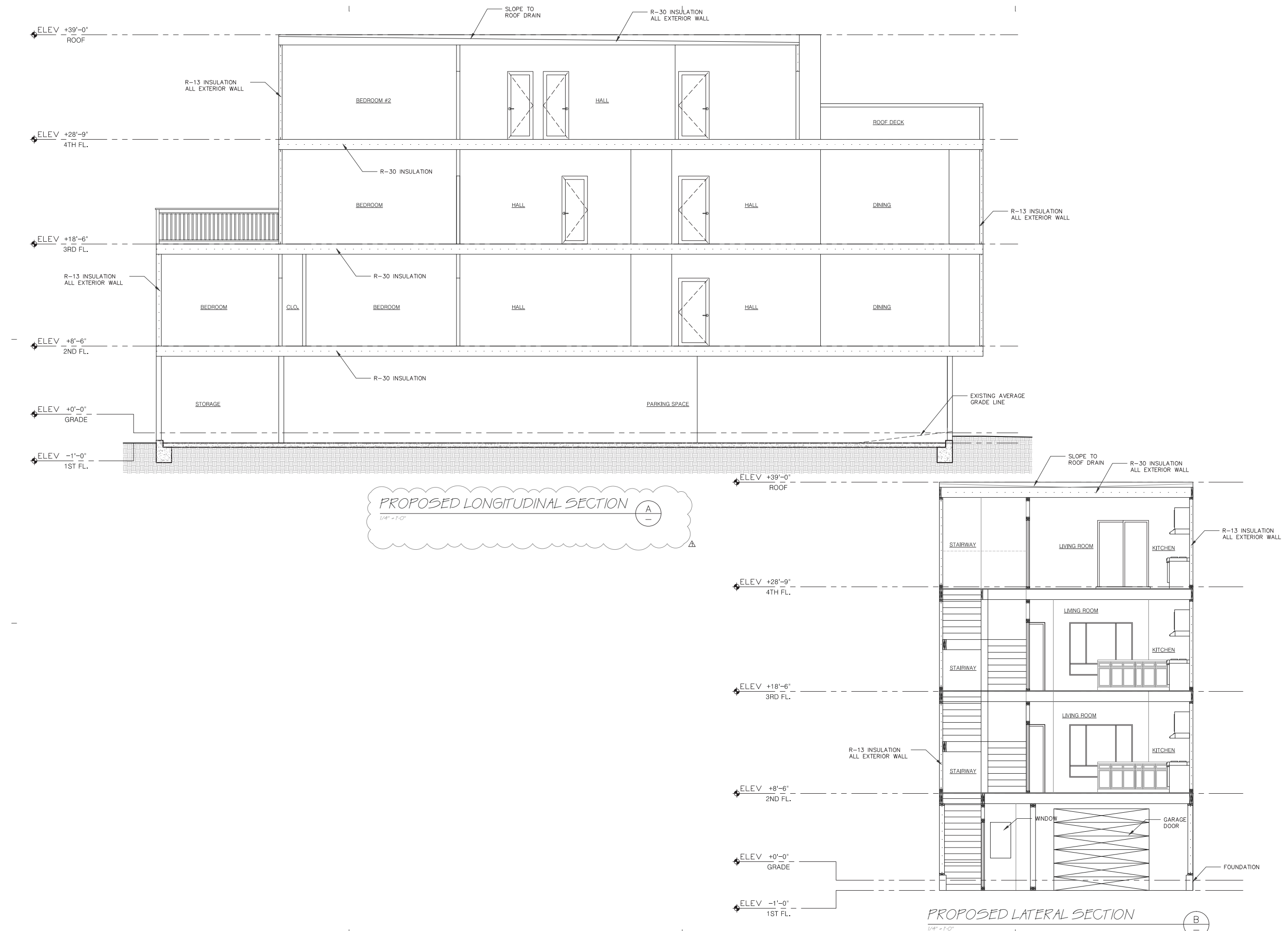
DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	

A3.0  
OF SHEETS



EXISTING LONGITUDINAL SECTION  
1/8" = 1'-0"  
(NORTH SIDE) A





JW

DESIGN AND  
ENGINEERING

516 Foerster Street  
San Francisco, CA 94127  
Tel: (415) 373-2930  
email: jeffwai\_chow@hotmail.com

APPLICANT:  
CHUANG-HUI CHUNG

471 24TH AVENUE  
SAN FRANCISCO, CA 94121

SECTIONS

SHEET TITLE:

JOB ADDRESS:

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

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DATE

09-04-12

SCALE

AS NOTED

DRAWN

J.C.

JOB

120426

SHEET

A3.1

OF

SHEETS

## DEMOLITION PLAN

471 24TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK 1456 LOT 013

SHEET TITLE:

JOB ADDRESS:

REVISIONS		BY

DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	

A3.2  
OF SHEETS

PROJECTS THAT PROPOSED MAJOR ALTERATIONS TO THE EXISTING STRUCTURE MAY BE CONSIDERED TANTAMOUNT TO A DEMOLITION, AND SUBJECT TO THE PROVISIONS OF PLANNING CODE SECTION 317. IF THE SUBJECT PROPERTY IS DETERMINED NOT TO BE HISTORICAL RESOURCE UNDER CEQA, THE PROJECT IS DEEMED TANTAMOUNT TO A DEMOLITION IF IT INCLUDES:

- 1) REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE, AND ALSO REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR
- 2) REMOVAL OF MORE THAN 50% OF THE ABOVE GRADE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

ELEMENT	(E) LENGTH	REMOVE	% REMOVED
FRONT FACADE	24'-11"	24'-11"	100.00%
REAR FACADE	24'-11"	24'-7"	98.64%
TOTAL:	49'-10"	49'-6"	99.34%
NORTH SIDE WALL	74'-10"	35'-2"	47%
SOUTH SIDE WALL	74'-10"	51'-2"	68%
TOTAL OF ALL WALLS:	199'-6"	135'-10"	68%

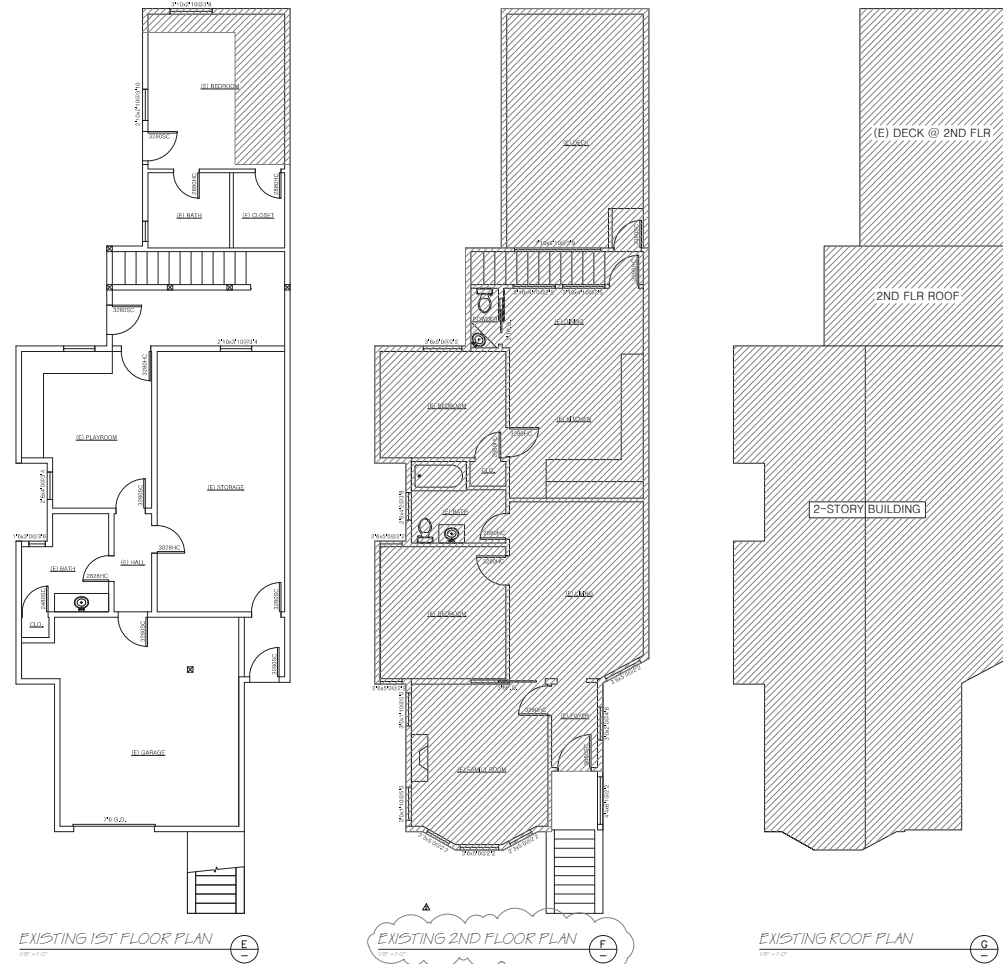
ELEMENT	(E) LENGTH	REMOVE	% REMOVED
FRONT FACADE	368	368	100%
REAR FACADE	409	403	99%
NORTH SIDE WALL	1120	425	24%
SOUTH SIDE WALL	1120	708	63%
VERTICAL TOTAL:	3017	1904	63%

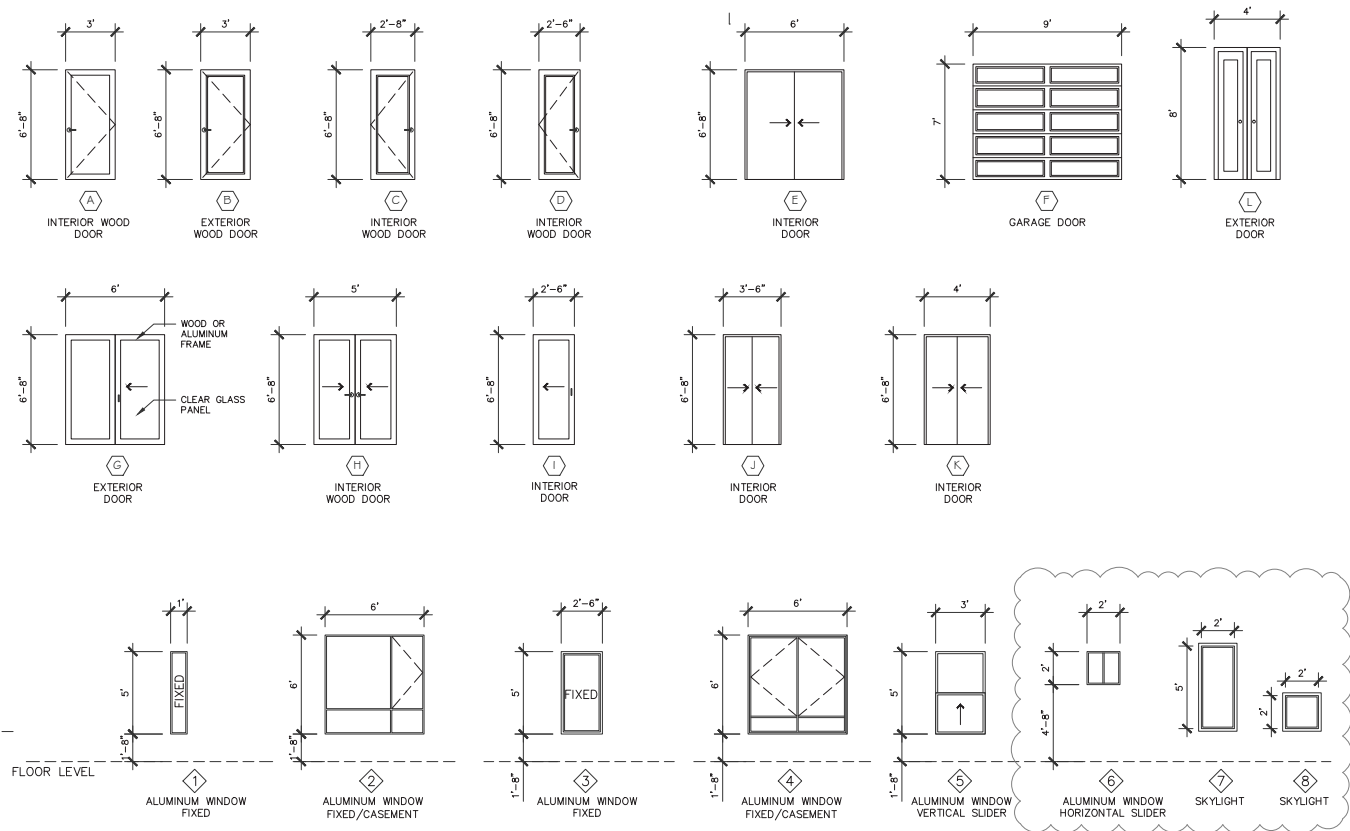
ELEMENT	(E) LENGTH	REMOVE	% REMOVED
FLOOR	2850	2850	100%
ROOF	1434	1434	100%
HORIZONTAL TOTAL:	4284	4284	100%

LINEAR FOOTAGE MEASUREMENT:  
FRONT & REAR: 99.34% > 50%  
ALL EXTERIOR WALLS: 68% < 65%

AREA MEASUREMENT OF VERTICAL ELEMENT:  
63% > 50%

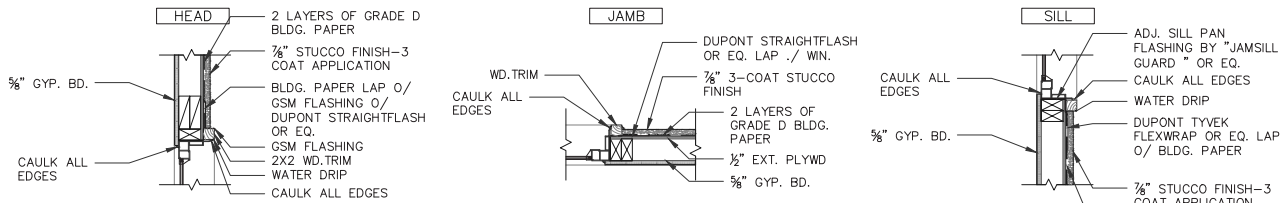
AREA MEASUREMENT OF HORIZONTAL ELEMENT:  
100% < 50%





DOOR SCHEDULE															
NO	LOCATION		SIZE	FRAME	RATING	FACE	HARDWARE	FRAME FINISH	DR FINISH	REMARKS					
	FLOOR		TYPE	ALUMINIUM	WOOD	METAL	NOT RATED	20 MIN	45 MIN	1 HOUR	90 MIN	ALUMINIUM / GLASS	WOOD W/ VISION PANEL	METAL W/ VISION PANEL	WOOD / GLASS PANEL
1	GD	LOBBY – EXT	B 36" X 80"												
2		GARAGE – INTER	A 36" X 80"												
3		BACKYARD – EXT	A 36" X 80"												
4		CLOSET – INTER	C 32" X 80"												
5		GARAGE DOOR – EXT	F 96" X 80"												
6	2ND	ENTRY – INTER	A 36" X 80"												
7		BATHROOM – INTER	D 30" X 80"												
8		BEDROOM #1 – INTER	C 32" X 80"												
9		BEDROOM #2 – INTER	C 32" X 80"												
10		BEDROOM #3 – INTER	C 32" X 80"												
11		BATHROOM – INTER	I 30" X 80"												
12		M. BATH – INTER	I 30" X 80"												
13		BALCONY – EXT	G 72" X 80"												
14	3RD	ENTRY – INTER	A 36" X 80"												
15		BATHROOM – INTER	D 30" X 80"												
16		BEDROOM #1 – INTER	C 32" X 80"												
17		BEDROOM #2 – INTER	C 32" X 80"												
18		BEDROOM #3 – INTER	C 32" X 80"												
19		BATHROOM – INTER	I 30" X 80"												
20		M. BATH – INTER	I 30" X 80"												
21		BALCONY – EXT	G 72" X 80"												
22	4TH	ENTRY – INTER	A 36" X 80"												
23		BATHROOM – INTER	D 30" X 80"												
24		BEDROOM #1 – INTER	C 32" X 80"												
25		BEDROOM #2 – INTER	C 32" X 80"												
26		M.BATHROOM – INTER	D 30" X 80"												
27		PATIO DOOR – EXT	G 72" X 80"												
28		BALCONY – EXT	G 72" X 80"												
29		BALCONY – EXT	G 72" X 80"												

- THRESHOLD AT DOORWAYS SHALL NOT EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5 INCH FOR OTHER DOORS.
- THRESHOLD HEIGHT SHALL BE LIMITED TO 7.75 INCHES (RESIDENTIAL) WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS; THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING OR STEP.
- ALL EXTERIOR DOOR TO BE INSTALLED WITH WOOD TRIM, U.O.N.



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER.

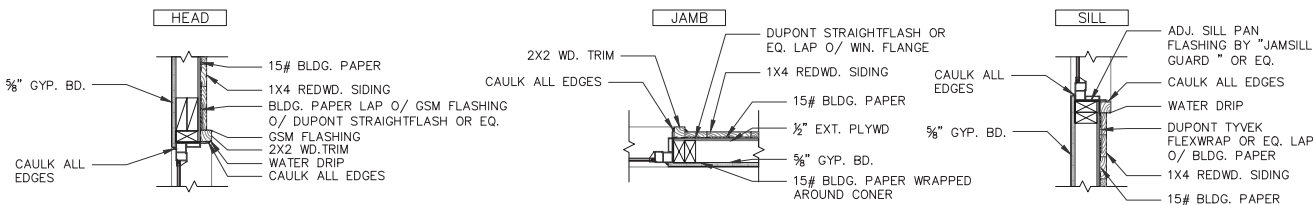
ALUM. WINDOW BY BONELLI OR EQ., TYP.

## WINDOW DETAIL – STUCCO



SCALE 3/4" = 1'-0"

1



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER.

ALUM. WINDOW BY BONELLI OR EQ., TYP.

## WINDOW DETAIL – SIDING



SCALE 3/4" = 1'-0"

2

REVISIONS	BY

DATE	09-04-12
SCALE	AS NOTED
DRAWN	J.C.
JOB	120426
SHEET	