



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 9, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 2, 2017
Case No.: **2016-004009DRP**
Project Address: **3932-3934 26th Street**
Permit Application: 201603182438
Zoning: RH-2 [Residential – House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6552/012
Project Sponsor: Khoan Duong
John Lum Architecture
3246 17th Street
San Francisco, CA 94110
Staff Contact: Veronica Flores – (415) 575-9173
Veronica.flores@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal includes a renovation and addition to an existing three-story two-unit building. The project will excavate and expand the garage level to relocate one unit to the ground level. Additionally, the proposal includes a rear horizontal additions to the second and third floors; a new vertical addition for a fourth floor and façade alterations.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of 26th Street, between Sanchez and Church Streets, Block 6552, Lot 012. The subject property is located within the RH-2 (Residential – House, Two Family) and the 40-X Height and Bulk District. The property is developed with a three-story building with two flats above the garage. The subject property has a front setback of 6 feet 7 inches and a rear yard of 54 feet and 4 inches.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent properties are also located within the RH-2 Zoning District. There are three clusters of NC-1 (Neighborhood Commercial Cluster) zoned parcels surrounding the subject property at the following intersections: Church and Clipper Streets, Sanchez and 26th Streets, and Church and 26th Streets.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 17, 2016 – November 16, 2016	November 16, 2016	February 9, 2017	85 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 30, 2017	January 30, 2017	10 days
Mailed Notice	10 days	January 30, 2017	January 30, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	3 (including DR filer)	X
Other neighbors on the block or directly across the street	X	4	X
Neighborhood groups	X	X	X

The adjacent neighbor and four neighbors across the street voiced concerns regarding the proposed façade alterations, the fourth floor addition, and its light impacts on the adjacent properties. Additionally, the adjacent neighbor to the east voiced concerns regarding the unit size of the unit relocated to the ground level.

DR REQUESTOR

Brian Pritchard, 135 Clipper Street #15 (located to the rear of the subject property)

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 16, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 4, 2017.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DEPARTMENT REVIEW

Prior to going out for neighborhood notification, the Department reviewed the proposal for the proposed unit relocation. While the proposal includes reducing an existing unit's square footage by almost 25%, the unit itself will be 870 square feet with a full kitchen and full bath. Additionally, the ground floor unit includes separate and distinct street access as well as access to usable open space.

The Department reviewed the proposal to ensure that the project is not tantamount to demolition. The proposal includes removing 41.5% of all exterior walls measured in lineal feet at the foundation level; and therefore does not meet the "and" clause for 317(b)(2)(B). Additionally, the proposal includes removing 38.6% of all vertical elements; and therefore does not meet the "and" clause for 317(b)(2)(C). Lastly, the proposal includes reducing one of the existing units by 24.2% of its original floor area; and therefore does not meet 317(b)(7).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

1. With respect to light and air concerns, the proposed massing is appropriate as the proposed fourth floor is set back 14 feet 6 inches from the front structural wall and 5 feet from the eastern property line.
2. The project and privacy issues are within the tolerances to be expected when living in a dense, urban environment like San Francisco.
3. The building scale, massing and materials are appropriate as the project is located in a neighborhood of mixed visual character with regard to both scale and architecture.

Upon further review, RDT instructed the project sponsor to make modifications to the project. The plans have been satisfactorily revised to address RDT's design request listed below and are the official plans submitted to the Commission.

1. A full height wall should be included to separate the downstairs unit from the garage and create a defined and private entry hall to the unit (RDG pg. 43).
2. To enhance the street and ensure a visually interesting frontage, the entrance to the ground floor unit should be more prominent and distinguished from the subordinate tradesman door through the addition of landscaping, lighting and other architectural features (RDG pgs. 12-15, 31-32)

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

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

Attachments:

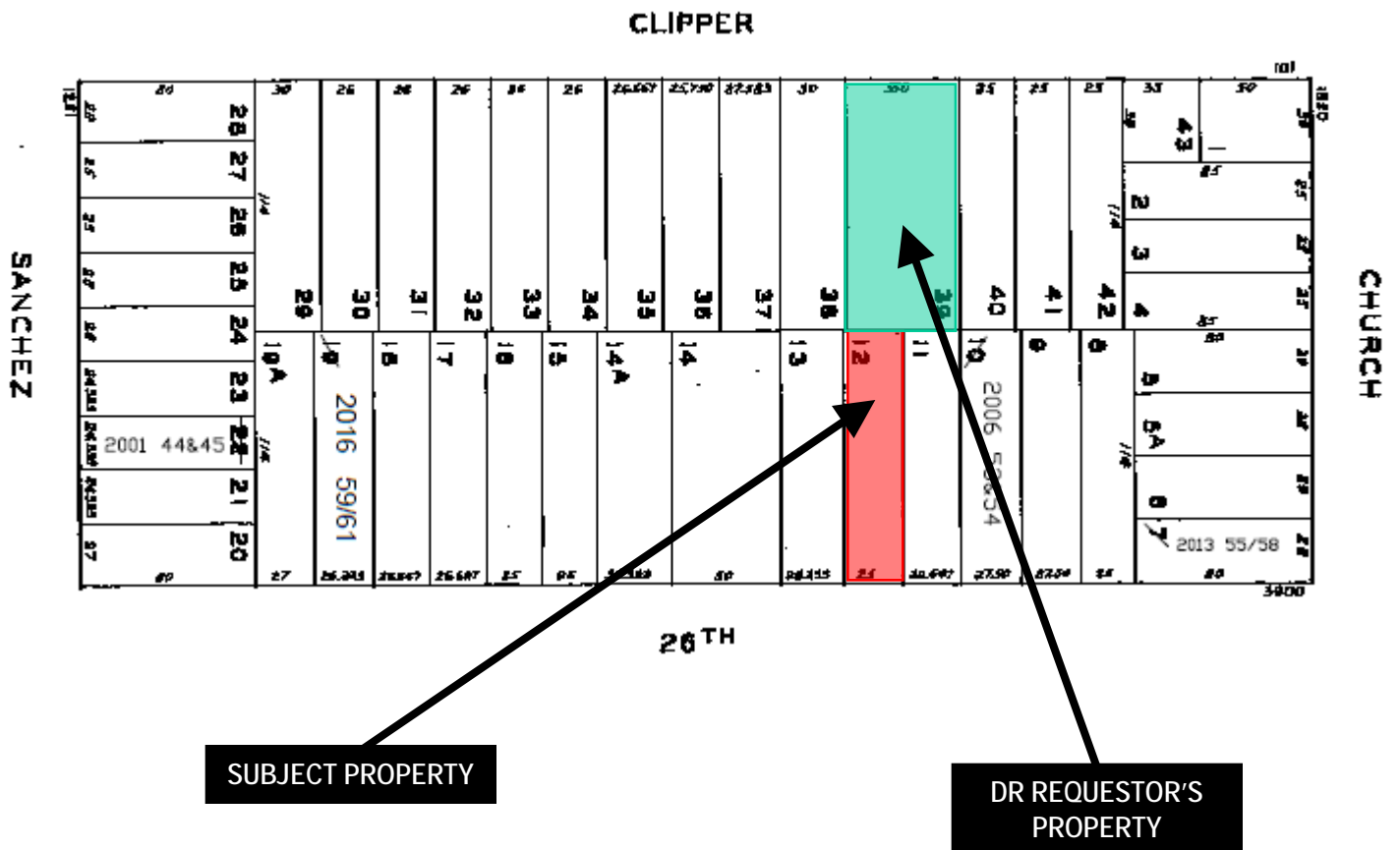
Block Book Map

Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated January 4, 2017
Revised Plans per RDT Comments (including Renderings)
Public Comments

VF I:\Cases\2016\2016-004009DRP - 3932 - 3934 26th Street\3932 26th St_DR - Abbreviated Analysis.docx

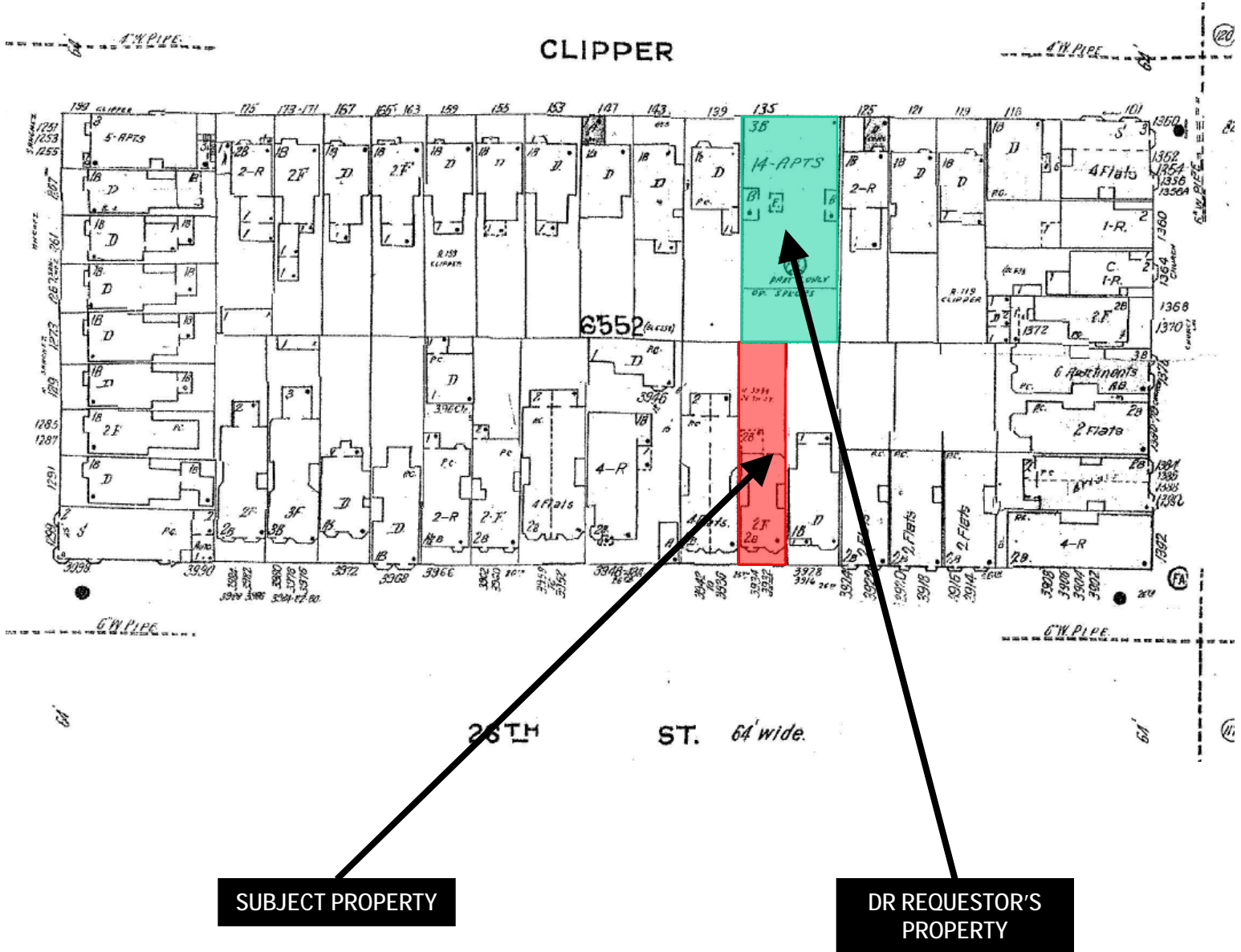
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2016-004009DRP
3932 26th Street

Sanborn Map*

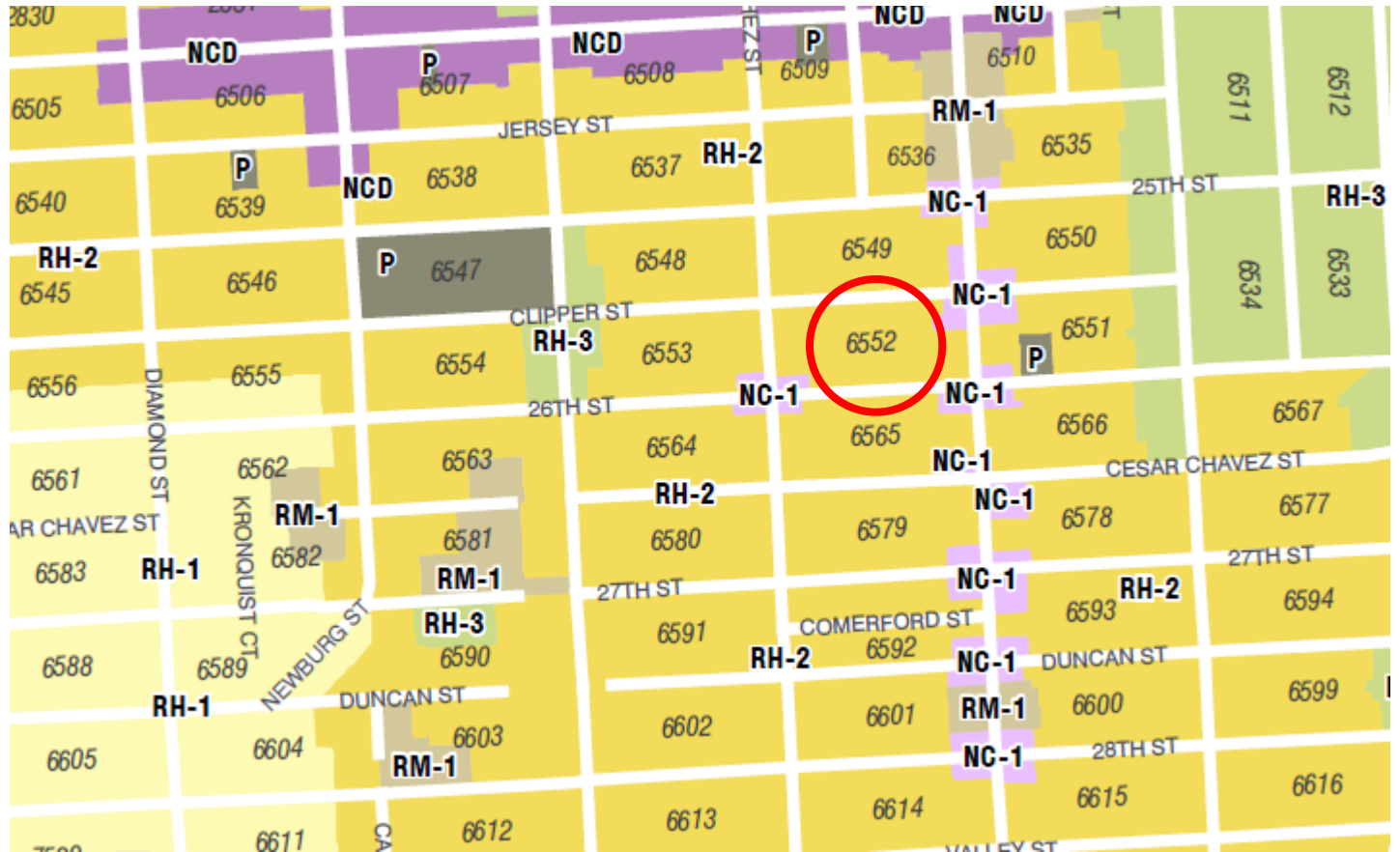


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

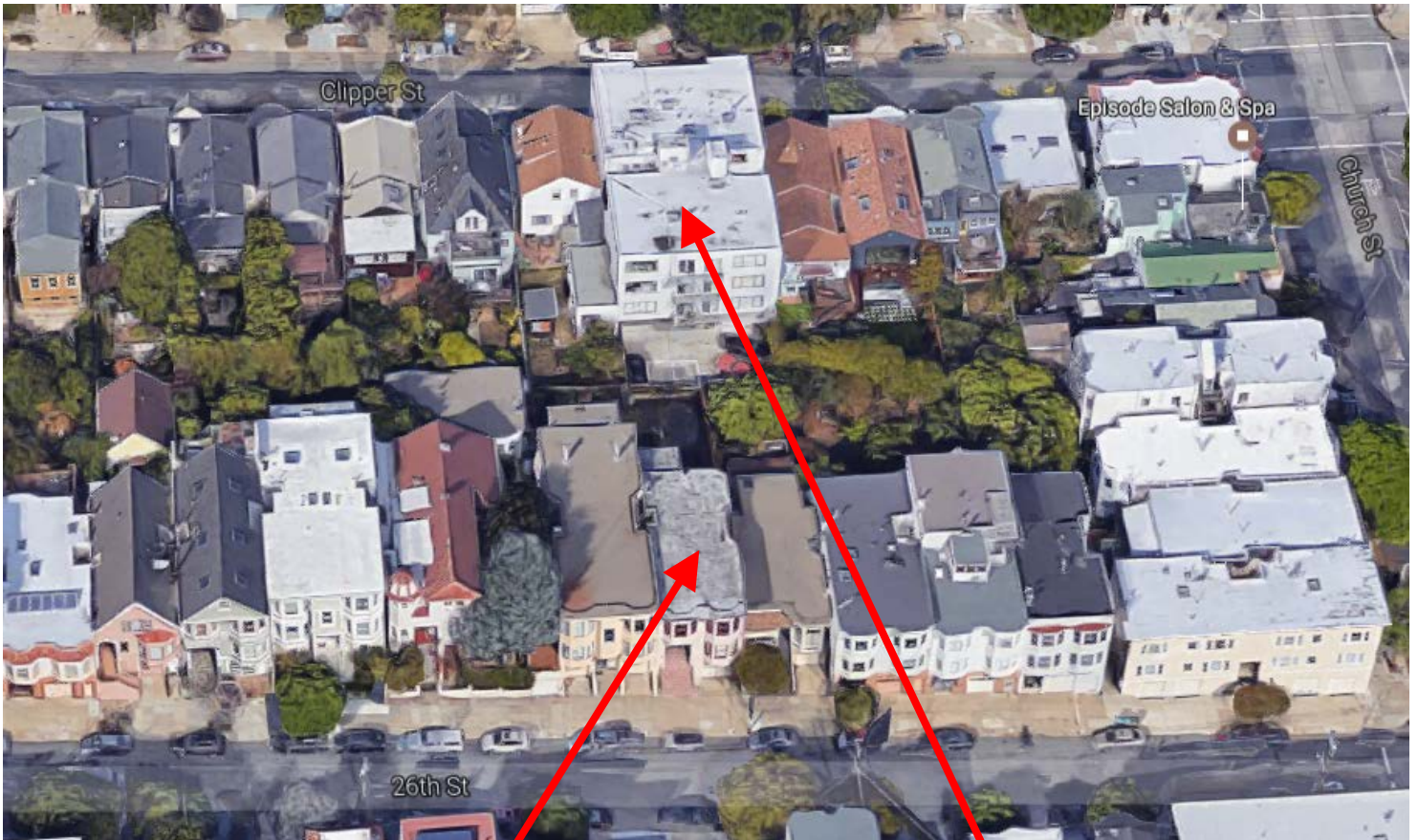


Discretionary Review Hearing
Case Number 2016-004009DRP
3932 26th Street

Zoning Map



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo

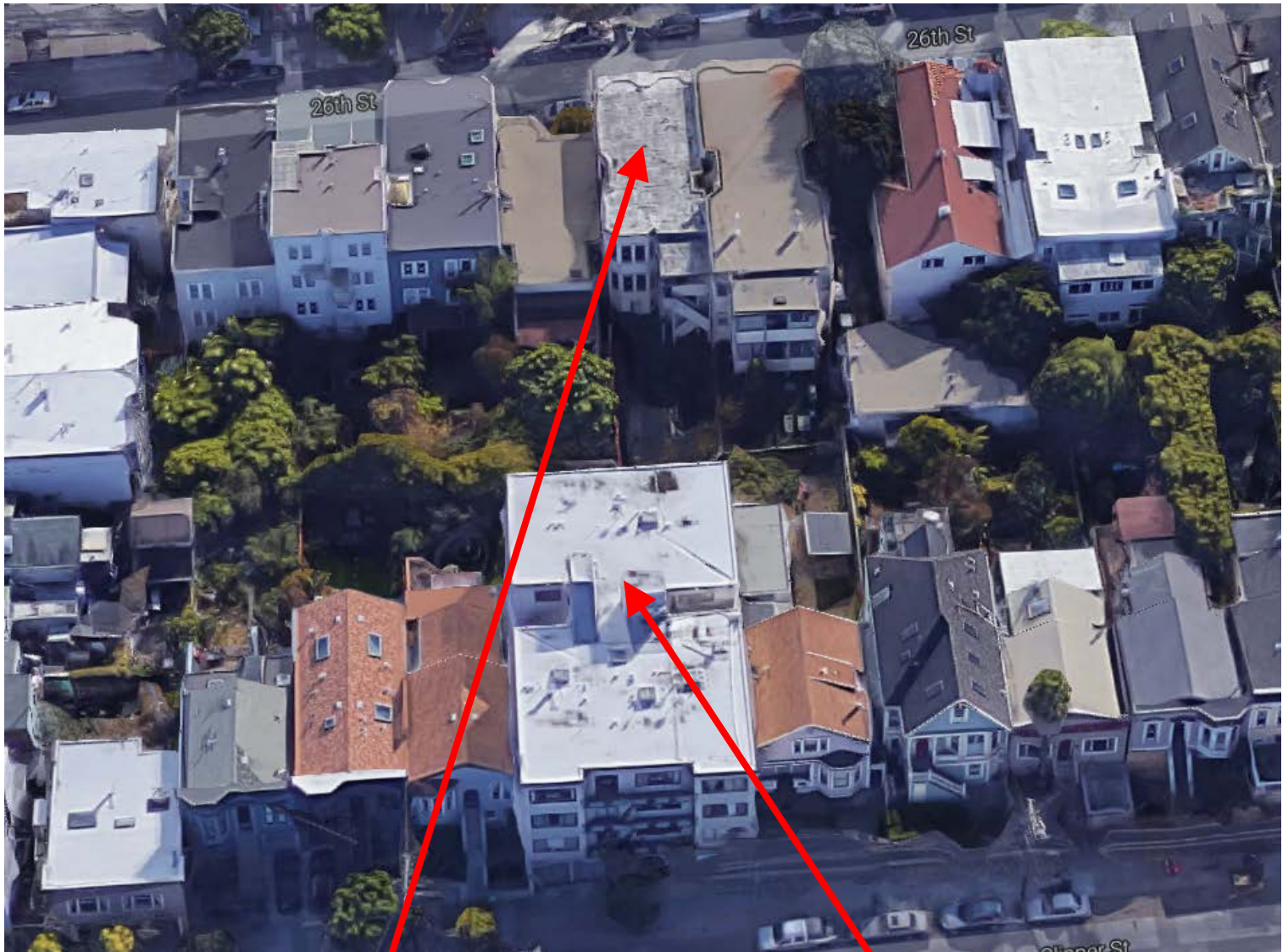


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2016-004009DRP
3932 26th Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2016-004009DRP
3932 26th Street

This page intentionally blank.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 18, 2016**, the Applicant named below filed Building Permit Application No. **2016.03.18.2438** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3932-3934 26th Street	Applicant:	Khoan Duong
Cross Street(s):	Sanchez and Church Streets	Address:	3246 17th Street
Block/Lot No.:	6552/012	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 558-9550 x0013

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	6 feet 7 inches	No Change
Side Setbacks	None	No Change
Building Depth	53 feet 1 inch	78 feet 11 inches
Rear Yard	54 feet 4 inches	28 feet 6 inches
Building Height	30 feet 11 inches to top of roof	39 feet 8 inches to top of roof
Number of Stories	Three	Four
Number of Dwelling Units	Two	No Change
Number of Parking Spaces	Two	No Change
PROJECT DESCRIPTION		
The proposal the renovation of and addition to an existing 2-unit building. The proposal will remove exterior doors, windows, and structure. Additionally, the scope of work includes excavating and expanding the garage level to relocate one unit to the ground level. The proposal includes a rear horizontal addition to the 2nd and 3rd floors and a new vertical addition for a 4 th floor.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Veronica Flores
Telephone: (415) 575-9173
E-mail: veronica.flores@sfgov.org

Notice Date: 10/17/16
Expiration Date: 11/16/16

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

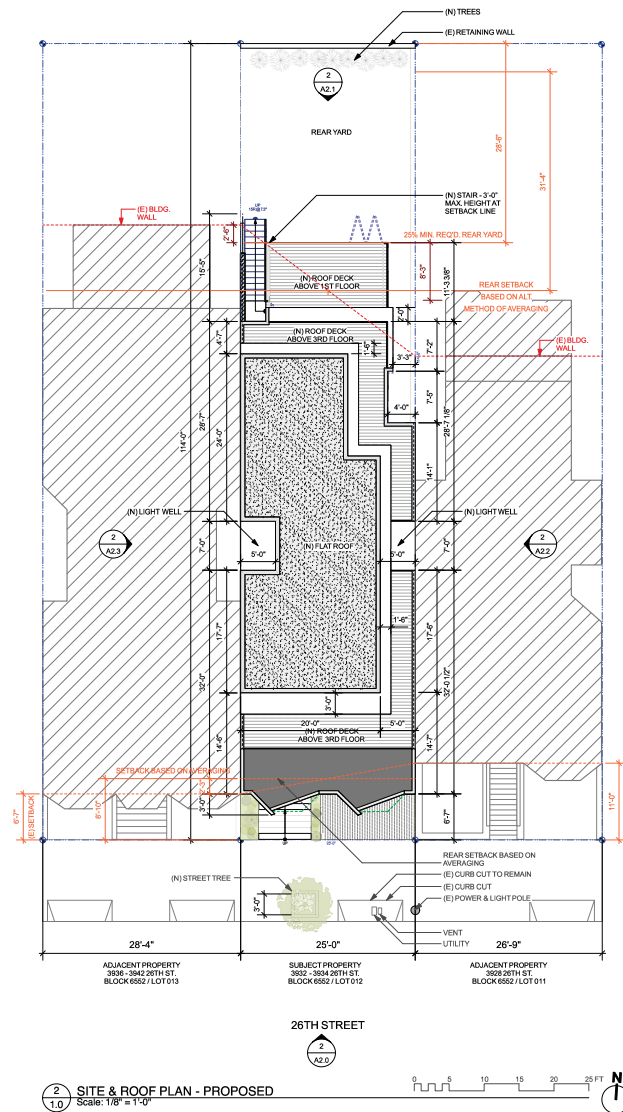
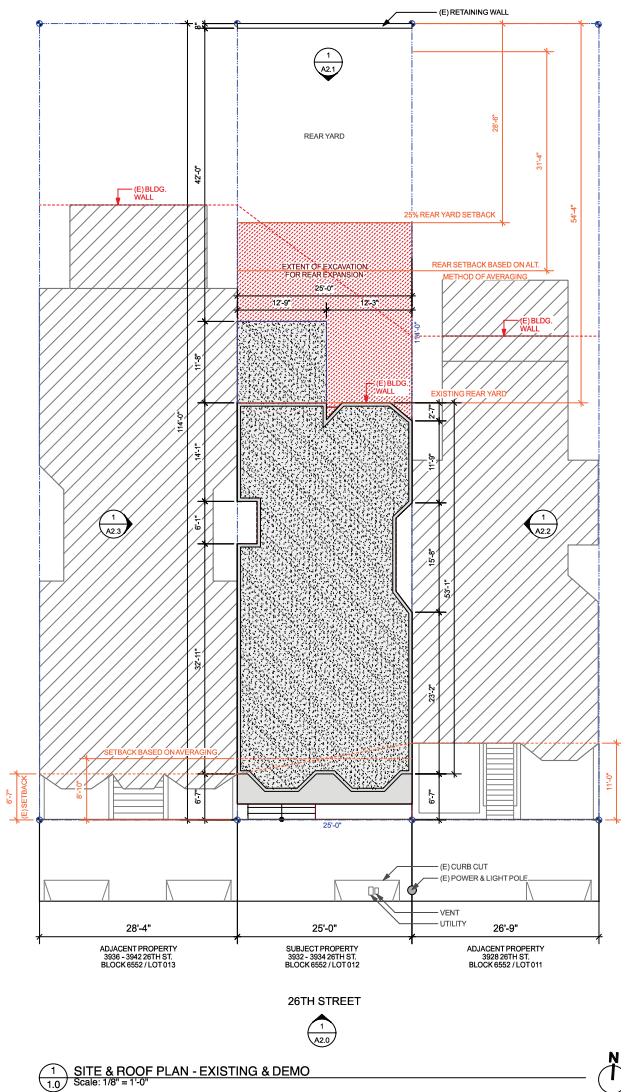
BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



LOWE

JOHN LUM ARCHITECTURE INC.
3945 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 269 8555 FAX: 415 269 8554

NOT FOR
CONSTRUCTION

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94110
BLOCK 6552 LOT 012

client: 94 April LLC
2015 January - 94 April LLC
San Francisco, CA 94110

date	issues/ revisions	by
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
08.02.16	Planning Submittal R1	rk
08.20.16	Planning Submittal R2	rk

project name:
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE PLANS

1.0

DEMOLITION LEGEND

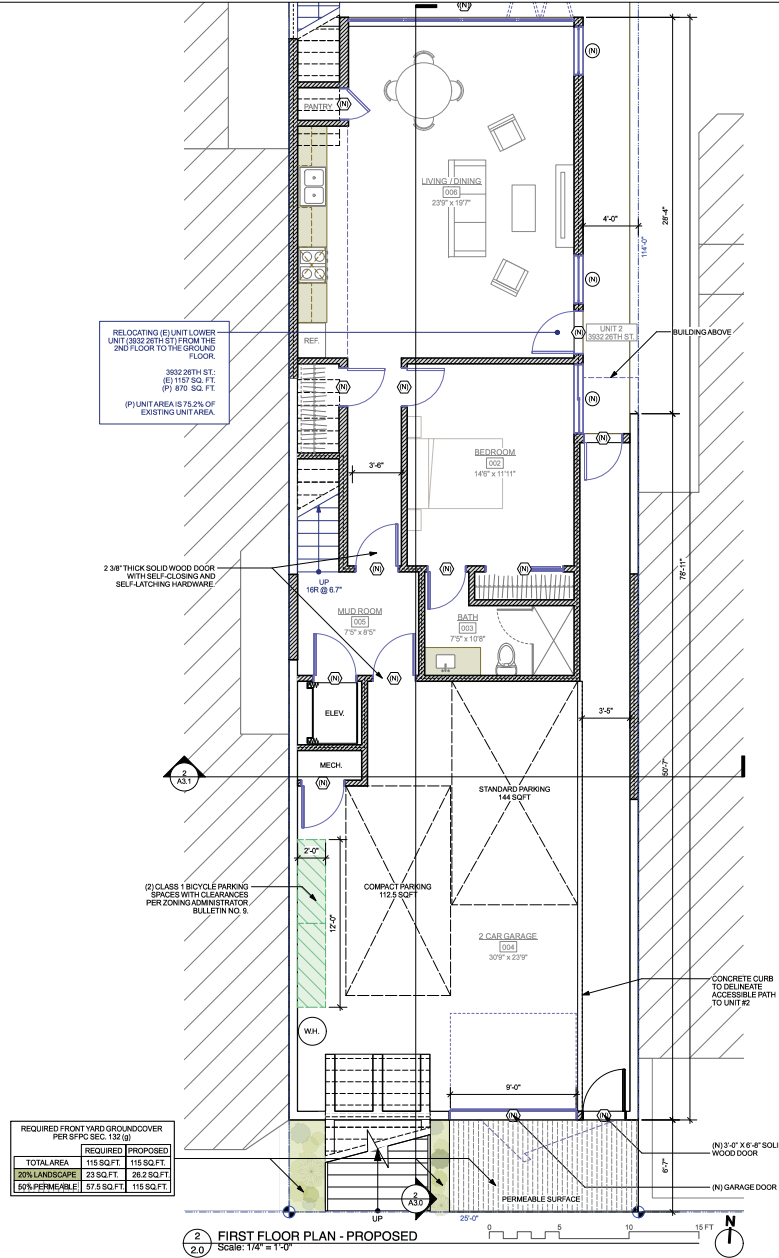
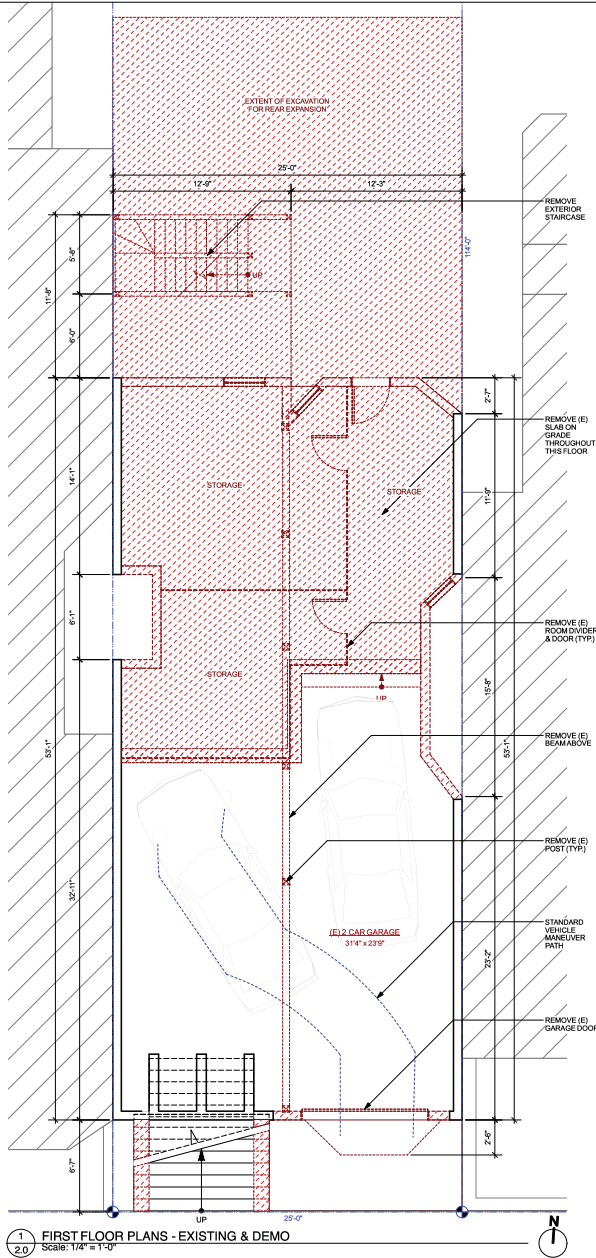
	EXISTING WALL
	DEMO. WALL
	AREA TO BE DEMOLISHED

WALL TYPE

	EXISTING WALL
	NEW EXTERIOR WALL (NON-RATED): (N) FINISH MATERIAL (REF. TO EXTERIOR ELEV.) (E) EXTERIOR GRADE, 1" BUILDING PAPER (I) NO STUDS, S.S.D. WITH THERMAL INSULATION (I) 5/8" GYPSUM BOARD (INTERIOR FACE)
	NEW INTERIOR WALL: (N) GYPSUM BOARD (E) 5/8" GYPSUM BOARD (WHERE OCCURS, S.S.D.) (I) 5/8" GYPSUM BOARD
	NEW 1-HOUR FIRE-RATED WALL: (N) FINISH MATERIAL (REF. TO EXTERIOR ELEV.) (E) 1/2" TYPE 'X' GYPSUM SHEATHING (I) STRUCTURAL 1/2" GYPSUM BOARD (WHERE OCCURS, S.S.D.) (I) NO STUDS, S.S.D. WITH THERMAL INSULATION (I) 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILING.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, UNO.
- ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE.
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE UNO.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL BLDG. CODE.
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4".
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK.



LUVI

NOT FOR CONSTRUCTION

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94110
BLOCK 6502 LOT 012

date	issues/ revisions	by
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
08.02.16	Planning Submittal R1	rk
08.20.16	Planning Submittal R2	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

FLOOR PLANS

2.0

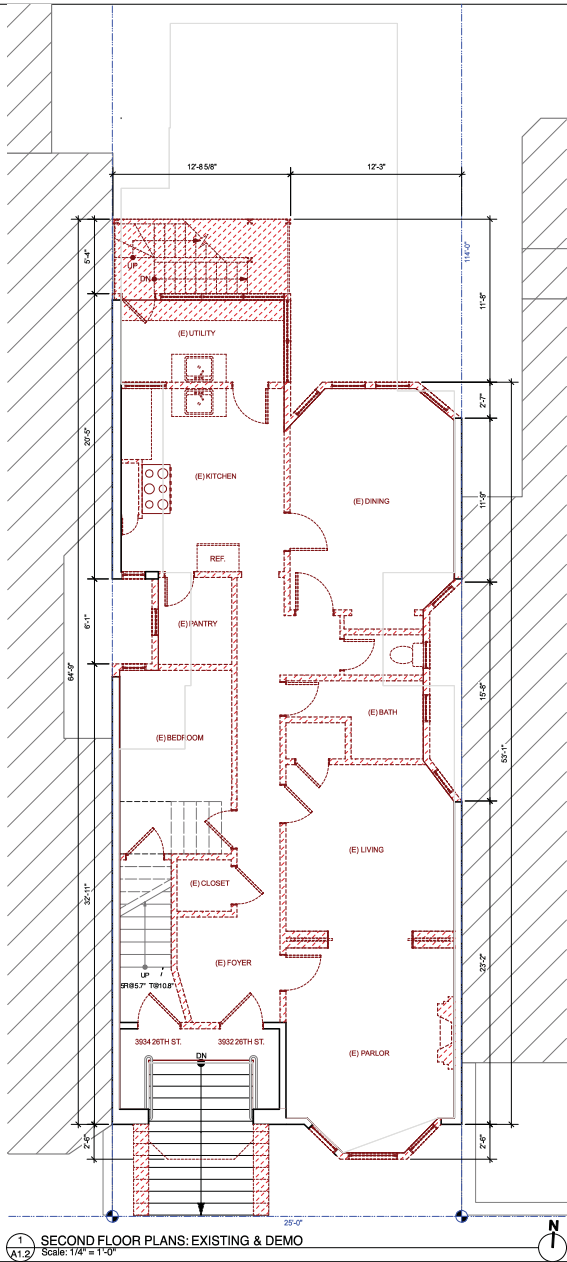
JOHN LUM ARCHITECTURE INC.
3945 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 269 2655 FAX: 415 269 2654

client :
94 April LLC
2015-2016
San Francisco, CA 94107

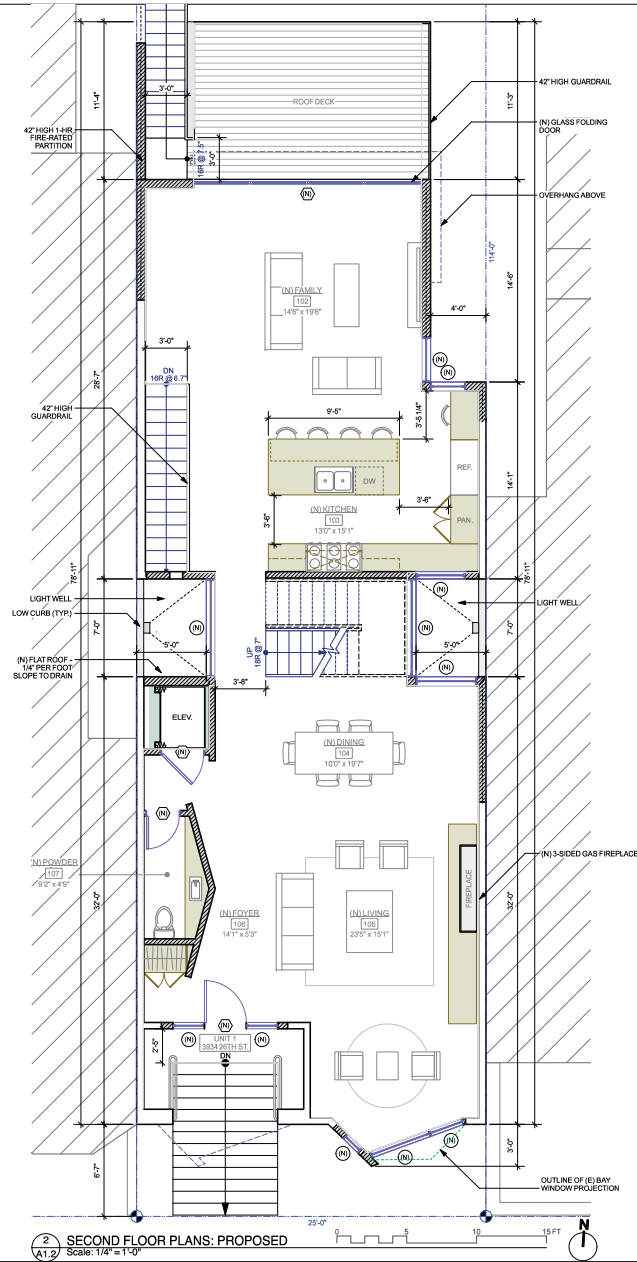
DEMOLITION LEGEND	
	EXISTING WALL
	DEMO WALL
	AREA TO BE DEMOLISHED

WALL TYPE	
	EXISTING WALL
	NEW EXTERIOR WALL (NON-RATED): (N) FINISH MATERIAL (REF TO EXTERIOR ELEV.) (N) FINISH GRADE (N) BUILDING PAPER (N) 1/2" TYPE 'X' GYPSUM BOARD (N) 1/2" STUCCO (N) 1/2" THERMAL INSULATION (N) 5/8" GYPSUM BOARD (INTERIOR FACE)
	NEW INTERIOR WALL: (N) GYPSUM BOARD (N) 5/8" STUCCO (N) 1/2" THERMAL INSULATION (N) 5/8" GYPSUM BOARD (WHERE OCCURS, S.S.D.) (N) 1/2" TYPE 'X' GYPSUM BOARD
	NEW 1-HOUR FIRE-RATED WALL: (N) FINISH MATERIAL (REF TO EXTERIOR ELEV.) (N) FINISH GRADE (N) BUILDING PAPER (N) 1/2" TYPE 'X' GYPSUM BOARD (N) 1/2" STUCCO (N) 1/2" THERMAL INSULATION (N) 5/8" GYPSUM BOARD (WHERE OCCURS, S.S.D.) (N) 1/2" TYPE 'X' GYPSUM BOARD

- CONSTRUCTION NOTES**
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
 - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
 - ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, UNO.
 - ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE.
 - ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE UNO.
 - ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL BLDG. CODE.
 - ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4".
 - ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
 - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK.



1 SECOND FLOOR PLANS: EXISTING & DEMO
A1.2 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLANS: PROPOSED
A1.2 Scale: 1/4" = 1'-0"

LOWE'S

NOT FOR
CONSTRUCTION

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94110
BLOCK 6502 LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
08.02.16	Planning Submittal R1	rk
08.20.16	Planning Submittal R2	rk

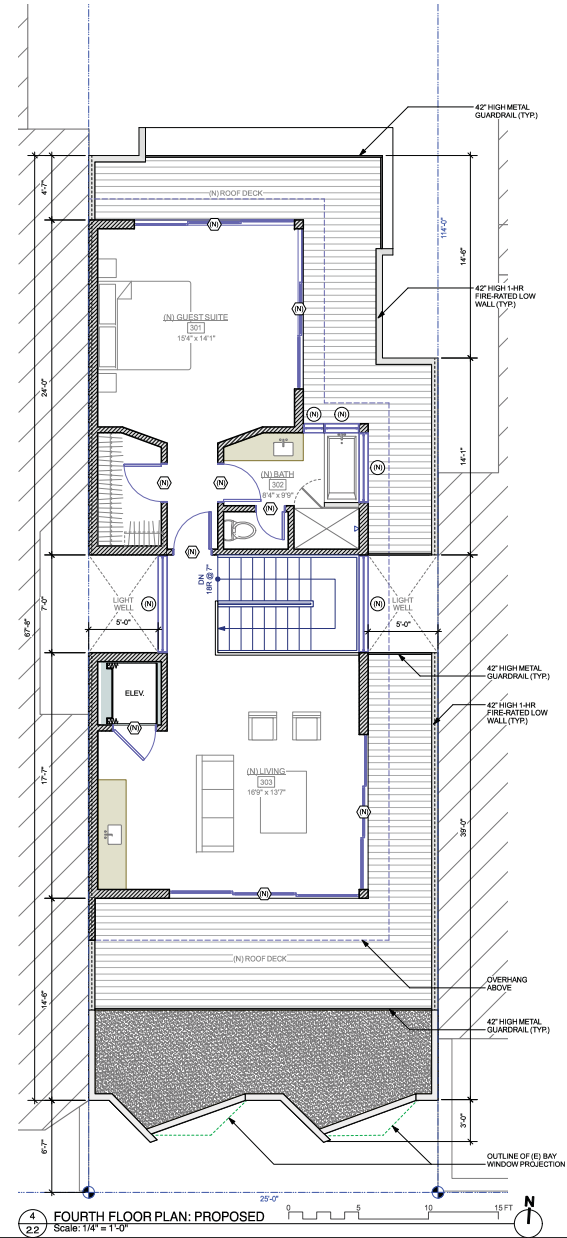
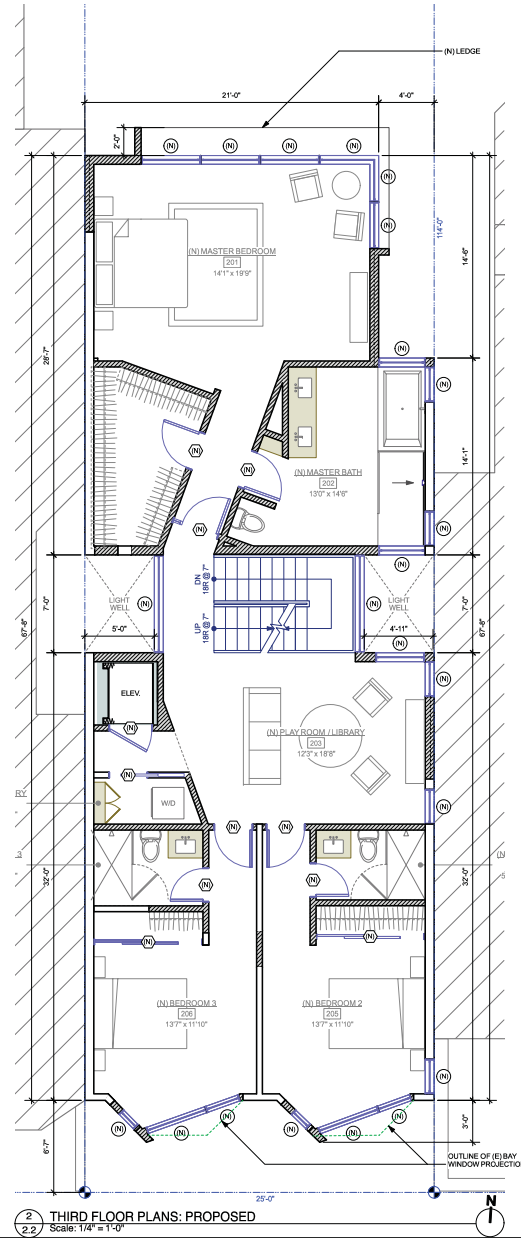
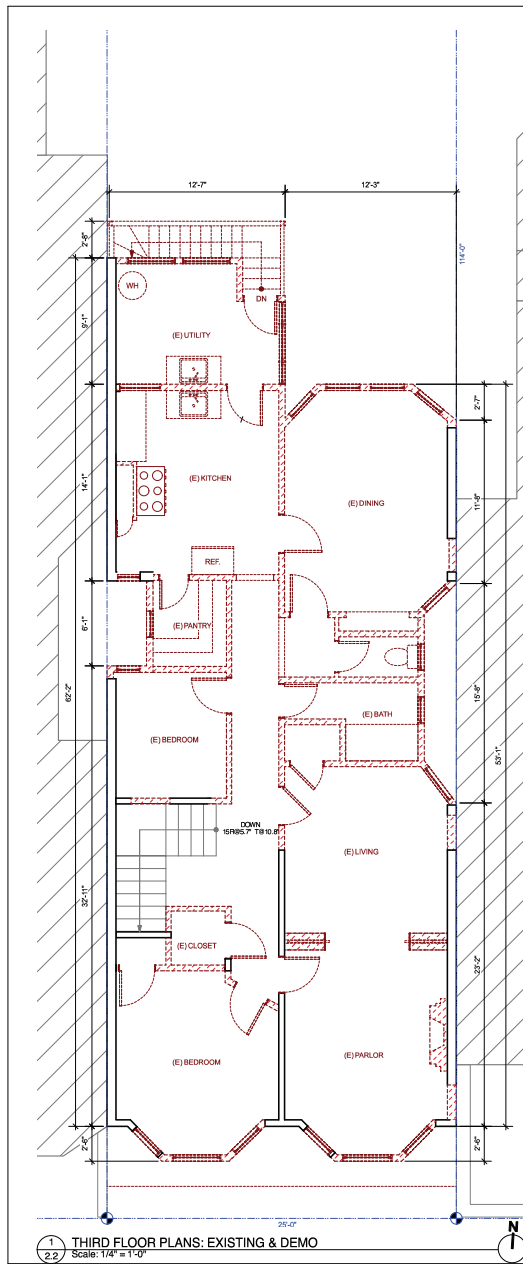
project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

FLOOR PLANS

2.1

JOHN LUM ARCHITECTURE INC.
3945 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 262 8255 FAX: 415 262 8254

client :
94 April LLC
2015 San Francisco, CA 94110
San Francisco, CA 94110



LOWE

JOHN LUM ARCHITECTURE INC.
3945 WENTWORTH STREET SAN FRANCISCO, CA 94110
TEL: 415 262 8555 FAX: 415 262 8554

NOT FOR
CONSTRUCTION

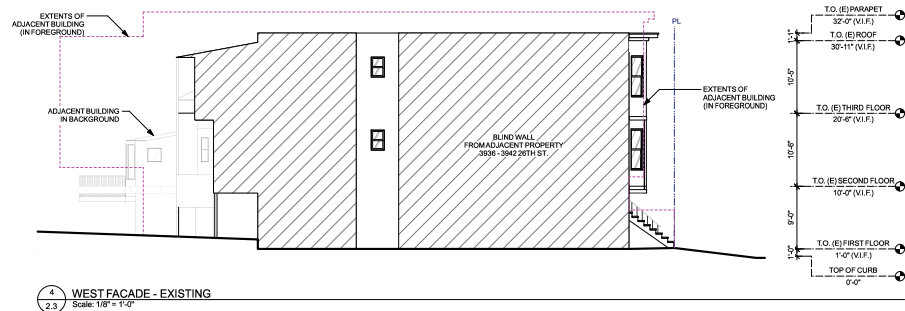
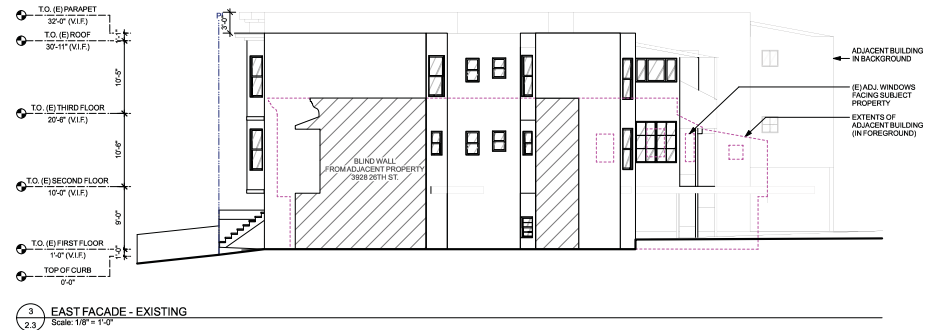
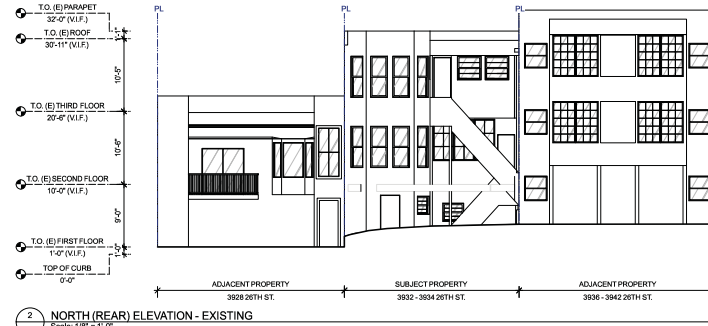
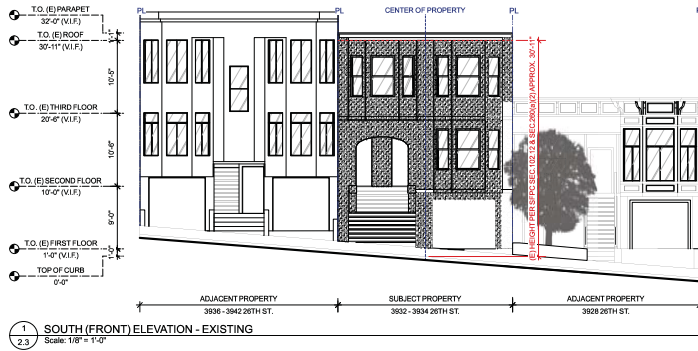
3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94110
BLOCK 6502 LOT 012

date	issues/ revisions	by
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
08.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

FLOOR PLANS

2.2



JOHN LUM

JOHN LUM ARCHITECTURE INC.
3945 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415.269.8555 FAX: 415.269.8554

NOT FOR
CONSTRUCTION

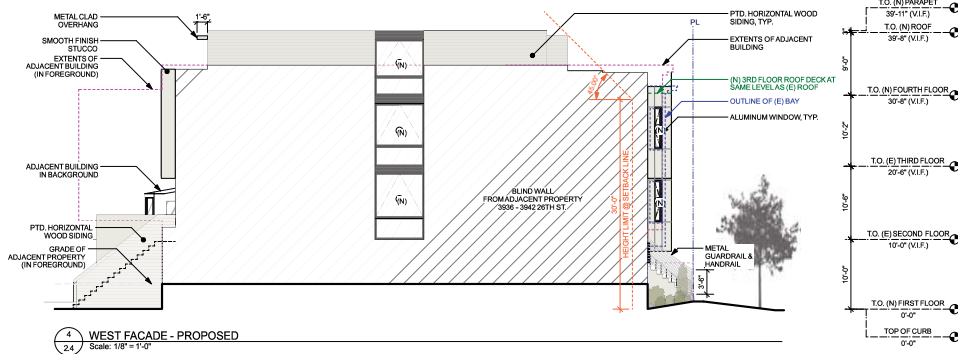
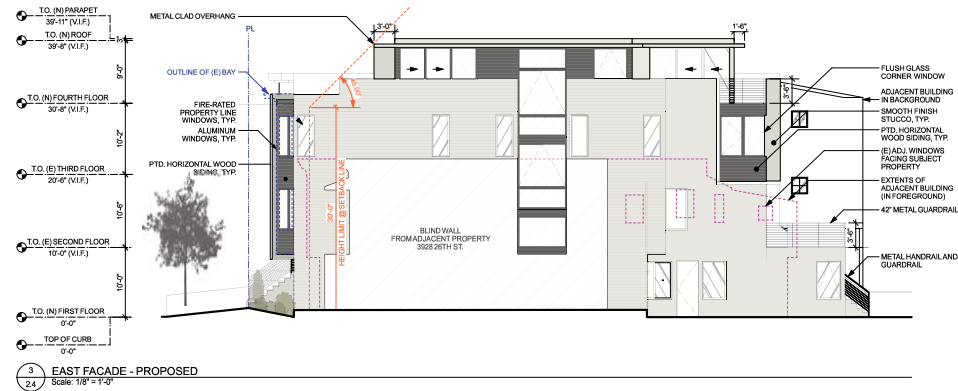
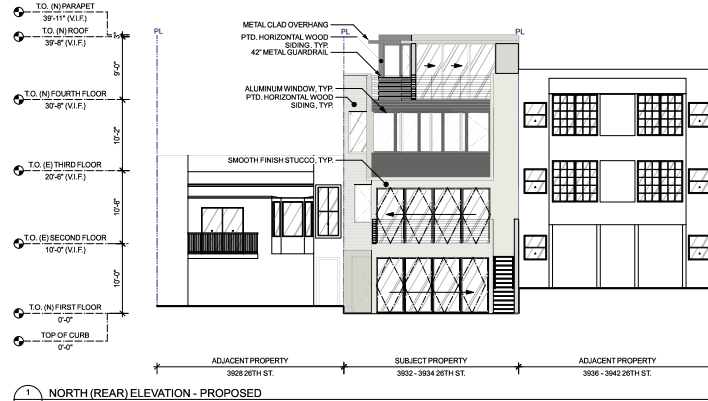
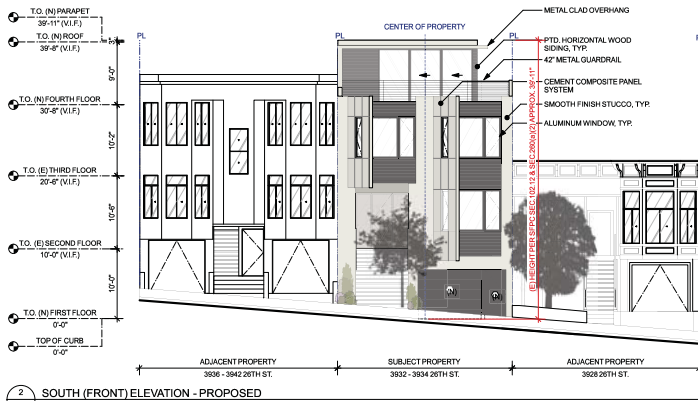
3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN BLOCK 6502 LOT 012

client :
94 April LLC
2015-2016
San Francisco, CA 94107

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
08.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

EXISTING ELEVATIONS



LOWE

JOHN LUM ARCHITECTURE INC.
3945 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL: 415 262 8555 FAX: 415 262 8554

NOT FOR
CONSTRUCTION

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET CORNER LOT 012
SAN BLOCK 6502 LOT 012

client : 94 April LLC
2016 January 15th
San Francisco, CA 94107

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
08.02.16	Planning Submittal R1	rk
08.20.16	Planning Submittal R2	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

PROPOSED ELEVATIONS

2016-004009DRP

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

RECEIVED

APPLICATION FOR Discretionary Review

NOV 16 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

1. Owner/Applicant Information

DR APPLICANT'S NAME:

Brian Pritchard

DR APPLICANT'S ADDRESS:

135 Clipper #15 San Francisco 94114

ZIP CODE:

TELEPHONE:

(915) 652-4032

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Ash Gajral, 94 Feet LLC

ADDRESS:

2010 Ocean Ave Ste E
San Francisco Ca

ZIP CODE:

TELEPHONE:

94127

(915) 531-3373

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

aquatic7@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

3932/3934 26th street San Francisco

CROSS STREETS:

Church street / Sanchez street

ASSESSORS BLOCK/LOT:

6552/012

LOT DIMENSIONS:

LOT AREA (SQ FT):

2,850 RH-2

ZONING DISTRICT:

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

Change of Use ☐

Change of Hours ☐

New Construction ☐

Alterations ☒

Demolition ☐

Other ☐

Additions to Building:

Rear ☒

Front ☐

Height ☒

Side Yard ☐

Present or Previous Use:

2 family

Proposed Use:

2 family

Building Permit Application No.

201603182438

Date Filed: 3/18/2016

Discretionary Review Request

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

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

We are requesting a discretionary Review because the proposed building is out of scale with the neighborhood, will block natural light and airflow. It will disturb the privacy of immediate adjacent properties.

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

Our property and all our neighbors properties that are immediately adjacent to the renovated building will be adversely affected from the height and depth of the proposed building.

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

We believe that a complete redesign focused on a reduction in height and depth to the original height and depth. the proposed facade is grossly out of character with the surrounding homes and we would request that it be kept original.

4. Actions Prior to a Discretionary Review Request

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

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

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:

Brian Pithers

Date:

11/16/2016

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

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

- ☐ Required Material.
☒ Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: 

Date:

RECEIVED

NOV 16 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.T.C.

occupant
3928 26th street
S.F. Cal 94131

occupant
3936 26th street
S.F. Cal 94131

occupant
3938 26th street
S.F. Cal 94131

occupant
3940 26th street
S.F. Cal 94131

occupant
3942 26th street
S.F. Cal 94131

occupant
3927 26th street
S.F. Cal 94131

occupant
3929 26th street
S.F. Cal 94131

Occupant
3931 26th street
SF Cal 94131

occupant
3933 26th street
SF Cal 94131

occupant
3937 26th street
S.F. Cal 94131

occupant
121 Clipper street
SF Cal 94131

occupant
125 Clipper street
S.F. Cal 94114

occupant
135 Clipper street # 10
S.F. Cal 94114

occupant
135 Clipper street # 15
S.F. Cal 94114

Sens de
chargement

Utilisez le gabarit AVERY® 5162®
Etiquettes faciles à peler

www.avery.com
1-800-GO-AVERY

Repliez à la hachure afin de
révéler le rebord Pop-up™

Feed Paper

Easy Peel® Labels
Use Avery® Template 5162®

Bend along line to
expose Pop-up Edge™

AVERY® 8162™



occupant
3928 26th street
S.F. Cal 94131

occupant
3936 26th street
S.F. Cal 94131

occupant
3938 26th street
S.F. Cal 94131

occupant
3940 26th street
S.F. Cal 94131

occupant
3942 26th street
S.F. Cal 94131

occupant
3927 26th street
S.F. Cal 94131

occupant
3929 26th street
S.F. Cal 94131

Occupant
3931 26th street
S.F. Cal 94131

occupant
3933 26th street
S.F. Cal 94131

occupant
3937 26th street
S.F. Cal 94131

occupant
121 Clipper street
S.F. Cal 94131

occupant
125 Clipper street
S.F. Cal 94114

occupant
135 Clipper street # 10
S.F. Cal 94114

occupant
135 Clipper street # 15
S.F. Cal 94114



Flores, Veronica (CPC)

From: Brian Pritchard <aquatic7@gmail.com>
Sent: Wednesday, February 01, 2017 9:56 PM
To: Flores, Veronica (CPC)
Cc: Lynn Rosenzweig; Paul Dijkstra; Felice Bonardi; Sabrina Bellotti; sfshrinkpfh@aol.com; Patricia Acosta
Subject: Subject: 3932-3934 26th street Permit #2016.03.18.2438 -

Dear Ms. Flores,

I'm writing with the hope that, in the case that our continuance until 3/2 is not granted, that you can include this in the file presented on 2/9. I believe this must be submitted before midnight tonight.

I just wanted to let you know that I and the concerned neighbors across the street and next door from the proposed project have been overwhelmed by the enormity of this proposed project and it is only over the last couple of weeks that we have been able to come together as a group (schedules, medical issues, work, family issues etc). As mentioned in my continuance request sent yesterday (1/31), we have several reasons why we wish to delay the hearing. For one, the most impacted neighbor, a 74 year old woman who is recovering from a serious auto accident cannot make the hearing. She is devastated by this proposed project as it is a giant next to her house. She will be losing her privacy, and very much of her light, due to the differences in scale of the buildings. I will be providing photos at the hearing to show you the vast difference.

In our meeting last night with the developer's representative, their lawyer and the architects, when our elderly neighbor asked if we could delay the hearing to a date she could be available, their response was "what's the point?". There was no flexibility to consider this option. She said she really wanted to be there as she knew she was the most impacted. They did not offer to extend the hearing, when they had the ability to do so.

As we are not legally represented at this time, we have had to individually research the laws and residential guidelines, and this is a time consuming process, especially when everyone's say is important. The lawyer, the

representative and the architects were unwilling to budge in any way on removing the 4th floor, which has been our main concern due to loss of light, loss of airflow and a scale and design that is totally out of touch with the architectural integrity of the block. Their team was willing to negotiate minute offerings, which we appreciate, such as privacy screens and plants, however all of which are not permanent and could be easily removed by the buyer. In the end, we all felt like we were being played because none of their offerings could be permanent.

I wish to point out one more reason for our opposition to the 4th floor addition. If you look at the area where the house is and where our houses are, there is a distinct difference in height between the proposed development and the house next to it and the house across from it. Both houses across and next door to it are very small and low to the ground. Putting in a giant building in this spot could not be a poorer choice when it comes to respecting the flow of the roof heights. Therefore this project will be removing visual harmony from the area. This height issue is really a problem for the neighborhood because it is totally out of scale with the area and not in keeping with the patterns of the block. The owners rep reminded us that there is a 4 floor building at Sanchez, however this feels totally irrelevant to us because its way up the street and not in the area of discussion. Therefore we hope you will consider the importance of Noe Valley's charm and character, that does not only refer to the facade, it also référé to scale and in particular, height. We ask for your support in having the 4th floor removed from the plan.

Brian Pritchard

This page intentionally blank.

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 3932-3934 26th Street

Zip Code: 94114

Building Permit Application(s): 20103182438

Record Number: 2016004009DRP

Assigned Planner: Veronica Flores

Project Sponsor

Name: Khoan Duong/John Lum Architecture, Inc. (Authorized Agent) Phone: (415) 558-9550 x-0013

Email: khoan@johnlumarchitecture.com

Required Questions

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

See attached letter for response.

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

See attached letter for response

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

See attached letter for response

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	2
Occupied Stories (all levels with habitable rooms)	2	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	5	5
Height	30'-11"	39'-11"
Building Depth	64'-9"	78'-11"
Rental Value (monthly)	\$6,000	TBD
Property Value	\$1,825,000	TBD

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

Signature:	Date: January 4, 2017
Printed Name: Khoan Duong	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Response to Discretionary Review (DRP)

Project Information

Property Address: 3932-3934 26th Street

Zip Code: 94114

Building Permit Application: 20103182438

Record Number: 2016004009DRP

Assigned Planner: Veronica Flores

Project Sponsor

Name: Khoan Duong/John Lum Architecture (Authorized Agent)

Phone: 415.558.9550 x-0013

Email: khoan@johnlumarchitecture.com



DR requester's complaints:

- building is out of scale with the neighborhood,
- building will block natural light and air flow,
- building will disturb the privacy of immediate adjacent properties.
- building's depth and height will adversely affect the adjacent neighbors' building including the building where the DR filer resides
- the proposed façade is grossly out of character with surrounding homes

Required Questions

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

We think the project at 3932–3934 26th Street responds to the various concerns raised by Mr. Brian Pritchard. The existing building is a three-story structure with two dwelling units above a two-car garage. It stands 30'-11" tall and 53'-1" deep. The proposed design has added a fourth story and a stepped rear expansion. In regards to the height increase, the new fourth level is setback 14'-6" from the building façade and 21'-1" from the front property line, and, respecting the two-story, single family home on the east side, it is additionally setback from the east property line, 5 feet at the front half and 9'-6" at the back half of the building. The new height of the building is 39'-11", and 40'-0" is the maximum allowed in this zone. The rear expansion adds 27'-9" on the first floor and 14'-6" on the second and third floors with an east setback of 4 feet. With respect to the light-well at the west side of the property, we increased the depth of our light-well to lessen the impact of the fourth story to the adjacent building's light-well. In conclusion, our project has addressed the concerns raised in this DR application.

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

At the Pre-Application meeting in March, 2016, we received some very informative feedback. The neighbors across the street expressed concerns about the fourth story changing the skyline and impacting their enjoyment of the sky from their front room windows. We took some photos of the views from their respective windows and generated 3D renderings from these perspectives. In addition, they were concerned about privacy from the front roof deck. We proposed setting back the roof deck with some landscaping in front, and noted there exists an approximately 75 feet of space between buildings. After sending the neighbors the 3D renderings, we have not received further comments.

The neighbors at the rear expressed similar concerns about privacy from the roof decks at the rear. We proposed a row of trees along the rear property line as a privacy screen. At the time, they agreed to this solution. During the 311 Neighborhood Notification period, we were informed by Ms. Flores that a neighbor at the rear had called to express concerns about visual and audio privacy. We reached out to the two neighbors who attended the Pre-Application meeting, Patricia and Brian Pritchard (DR requester). They both reside at 135 Clipper Street, the apartment building directly behind our project. Patricia responded, and expressed her concerns about the lower unit potentially becoming a VRBO and the roof deck above the first level projected too far into the rear yard. Her main concern about this was the noise that can be generated from gatherings on the roof deck. We suggested reducing the size of the deck by having a 24-inch deep planter along the perimeter. This along with the landscaping previously proposed would help to alleviate the noise and privacy issues. She agreed and thanked us for making those considerations.

Mr. Gannon Tidwell, the adjacent neighbor on the west side (3936-3942 26th Street) expressed privacy and light & air concerns in regards to the fourth floor addition. He requested glass guardrails at the front roof deck and any landscaping in front be less than 42 inches tall. We agreed to provide these changes at our next Planning submission following the 311 Neighborhood Notification and potential discussions with the DR requester.

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

DR requester's suggested alternative or changes:

- complete redesign
- reduce height and depth to the original height and depth
- keep the original exterior façade

The original proposal had been scaled back in a conscious effort to respond to the various conditions that exist in the project's vicinity and overall neighborhood context. This was further tailored after receiving feedback at the Pre-Application meeting and subsequent communications and meetings with Veronica Flores and Delvin Washington (SF Planning) prior to the 311 Neighborhood Notification period. Having progressed this far in the planning review process, we have demonstrated that we performed our due diligence and are sensitive to the neighbors and the neighborhood. We have further adjusted the design after hearing feedback from a few neighbors during the 311 period. A complete redesign would create an unnecessary financial hardship on the project sponsor.

The vertical and horizontal expansions have followed both the Residential Design Guidelines and the Planning Code. This is evident in the Planning Department's approval and support of the project. We have demonstrated our willingness to work with the neighbors on various occasions where changes were made to alleviate the project's impact to the adjacent properties.

In response to the Mr. Pritchard's request that the façade be unchanged, the project has received a Categorical Exemption from Historic Preservation after reviewing our proposed façade. It is contemporary in style and will be a significant improvement to what is there now. The proportion and scale is in keeping with the neighborhood context, fulfilling the Residential Design Guidelines.

This page intentionally blank.

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

ABBREVIATIONS:

& < #	AND ANGLE AT NUMBER
CL EL (E) (N) (R)	CENTER LINE PROPERTY LINE EXISTING NEW REPLACE
ABV. ADJ. ALUM. ARCH. ASPH. BD. BASE BD. BLDG. BLK. BLKG. BOT. BM. B.U. CLG. CNTL CONT. CTR. CLR. C.L. DBL. DIM. DN. D.P. D.S. DWG. E EA EL OR ELEV. ELEC. EQ. EXP. EXT. F.A.U. FDM. F.F. F.F.E. FIN. F.O.C. F.O.S. F.O.P. F.P. FURN. GA. GALV. GND. GYPSUM BD. H.C. HBR. HDWD. H.V.A.C. I.D. INSUL. INT. JST. MAX. M.C. MECH. MEMB. MANUF. MIN. MTL. N. N.I.C. NO. O.C. OFCI OPNG. O.D. P.C. PLYWD. P.T. PT. PTD. R. RET AIR RM. RDWD. R.W.L. S. S.S.D. SQ. FT. SHT. SHTG. SIM. S.P. SQ. S.ST. ST. STD. SUP AIR TAG TBD THK. T.O.P. T.O.S. T.O.F.F. T.O.W. T.P. T.R. TYP. U.O.N. VAR. V.D.C. VERT. V.I.F. W. W.C. WD. WP. W.H.	ABOVE ADJACENT ALUMINIUM ARCHITECTURE ASPHALT BOARD BASE BOARD BUILDING BLOCK BLOCKING BOTTOM BENCHMARK BUILDUP CEILING CONTROL CONTINUOUS CENTER CLEAR CENTER LINE DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWN SPOUT DRAWING EAST ELEVATION ELECTRICAL EQUAL EXPOSED EXTERIOR FORCED-AIR UNIT FOUNDATION FINISHED FLOOR FINISHED FLOOR ELEVATION FINISH FACE OF CONCRETE FACE OF STUD FACE OF PLYWOOD FIRE PLACE FURNACE GAUGE GALVANIZED GROUND GYPSUM BOARD HOLLOW CORE HEADER HARD WOOD HEATING, VENTILATION, AIR CONDITIONING INSIDE DIMENSION INSULATION INTERIOR JOIST MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM METAL NORTH NOT IN CONTRACT NUMBER OVER ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED OPENING OUTSIDE DIMENSION PLUMBING CHASE PLATE PLYWOOD PRESSURE TREATED POINT PAINTED RADIUS RETURN AIR ROOM REDWOOD RAIN WATER LEADER SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT SHEET SHEATHING SIMILAR SINGLE POLE SQUARE STAINLESS STEEL STEEL STANDARD SUPPLY AIR TONGUE AND GROOVE TO BE DETERMINED THICK TOP OF PLATE TOP OF SLAB TOP OF FINISHED FLOOR TOP OF WALL TOILET PAPER HOLDER TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED VARIES VERIFY DURING CONSTRUCTION VERTICAL VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW RATED WALL	
DEMO WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

- AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT", ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - A. MINIMUM ROOF/CEILING INSULATION: R-19
 - B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS: R-13
 - C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES: R-13
 - D. ALL INSULATION TO MEET CEC QUALITY STANDARDS.
 - E. INFILTRATION CONTROL:
 - 1. DOORS AND WINDOWS WEATHER-STRIPPED.
 - 2. EXHAUST SYSTEMS DAMPENED.
 - 3. DOORS AND WINDOWS SEC. CERTIFIED AND LABELED.
 - 4. ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - 5. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - 6. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114

PROJECT DESCRIPTION:

RENOVATION AND ADDITION TO EXISTING 2 UNIT BUILDING.

REMOVE (E) SLAB, FOUNDATIONS, STRUCTURE, AND PARTITIONS AS SHOWN.
REMOVE (E) EXTERIOR DOORS, WINDOWS, AND STRUCTURE AS SHOWN - EXCAVATE AND EXPAND (E) GARAGE LEVEL TO CREATE ONE LIVING UNIT - RENOVATE AND EXPAND (E) 2ND AND 3RD LEVELS TOWARD REAR YARD - ADD (N) 4TH LEVEL.

PLANNING INFORMATION:

BLOCK / LOT: 6552 / 012

ZONING DISTRICT: RH-2

LOT SIZE: 2,850 SQ. FT.

BUILDING HEIGHT: 40'-0" MAX; 30'-0" AT FRONT

NO. OF STORIES: 4

SETBACKS / YARD REQMENTS:

FRONT: AVG OF ADJ. BLDGS. UP TO 15'-0"

REAR: 45% OF LOT DEPTH

GROSS FLOOR AREA:

EXISTING 1ST FLOOR:	1,304 SQ. FT.	(UNCONDITIONED)
EXISTING 2ND FLOOR:	0 SQ. FT.	(CONDITIONED)
EXISTING 3RD FLOOR:	1,291 SQ. FT.	(CONDITIONED)
	1,418 SQ. FT.	(CONDITIONED)

TOTAL EXISTING: 2,708 SQ. FT. (CONDITIONED)
1,304 SQ. FT. (UNCONDITIONED)

PROPOSED 1ST FLOOR:	831 SQ. FT.	(UNCONDITIONED)
PROPOSED 2ND FLOOR:	1,015 SQ. FT.	(CONDITIONED)
PROPOSED 3RD FLOOR:	1,494 SQ. FT.	(CONDITIONED)
PROPOSED 4TH FLOOR:	1,588 SQ. FT.	(CONDITIONED)
	869 SQ. FT.	(CONDITIONED)

TOTAL PROPOSED: 4,966 SQ. FT. (CONDITIONED)
831 SQ. FT. (UNCONDITIONED)

NET CHANGE: 2,257 SQ. FT. (CONDITIONED)
-472 SQ. FT. (UNCONDITIONED)

G.F.A. BY UNIT:

ADDRESS	EXISTING UNIT	PROPOSED UNIT	% OF ORIGINAL UNIT
3932 26TH ST.	1,157 SQ. FT.	870 SQ. FT.	75.2%
3934 26TH ST.	1,311 SQ. FT.	4,085 SQ. FT.	311%

BUILDING INFORMATION:

OCCUPANCY:	GROUP R, DIVISION 3
CONSTRUCTION TYPE:	TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS:	CLASS B ROOF
SPRINKLER:	BUILDING WILL BE FULLY SPRINKLERED.

PROJECT PARTICIPANTS:

OWNER:
94 FEET LLC
2010 OCEAN AVENUE, SUITE E
SAN FRANCISCO, CA 94127

CONTACT:
ASH GUJRAL
(415)331-3373

ARCHITECT:
JOHN LUM ARCHITECTURE
3246 17TH STREET
SAN FRANCISCO, CA 94110

PROJECT MANAGER:
KHON DUONG
t. 415. 558. 9550 x13
f. 415. 558. 0554

STRUCTURAL ENGINEER:
T.B.D.

GENERAL CONTRACTOR
T.B.D.

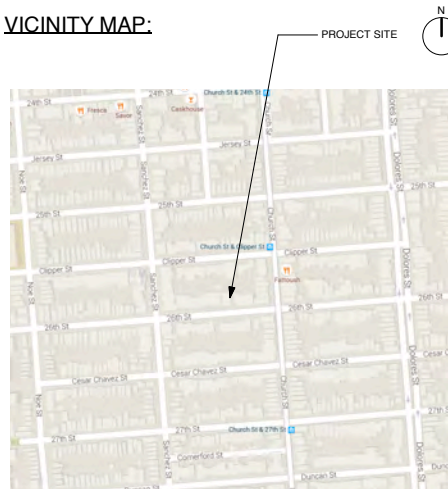
DRAWING INDEX:

ARCHITECTURAL

1.	A0.0	TITLE SHEET
2.	A0.1	SITE PHOTOS
3.	A0.2	CEQA EXEMPTION
4.	A0.3	DEMO CALC
5.	A0.4	DEMO CALC
6.	A0.5	DEMO CALC
7.	A1.0	SITE & ROOF PLANS
8.	A1.1	FIRST FLOOR PLANS
9.	A1.2	SECOND FLOOR PLANS
10.	A1.3	THIRD FLOOR PLANS
11.	A1.4	FOURTH FLOOR PLANS
12.	A1.5	ROOF PLANS
13.	A2.0	EXTERIOR ELEVATIONS
14.	A2.1	EXTERIOR ELEVATIONS
15.	A2.2	EXTERIOR ELEVATIONS
16.	A2.3	EXTERIOR ELEVATIONS
17.	A3.0	SECTIONS
18.	A3.1	SECTIONS
19.	A6.0	PERSPECTIVES
20.	A6.1	PERSPECTIVES

STRUCTURAL

VICINITY MAP:



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

client :

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

TITLE SHEET

A0.0



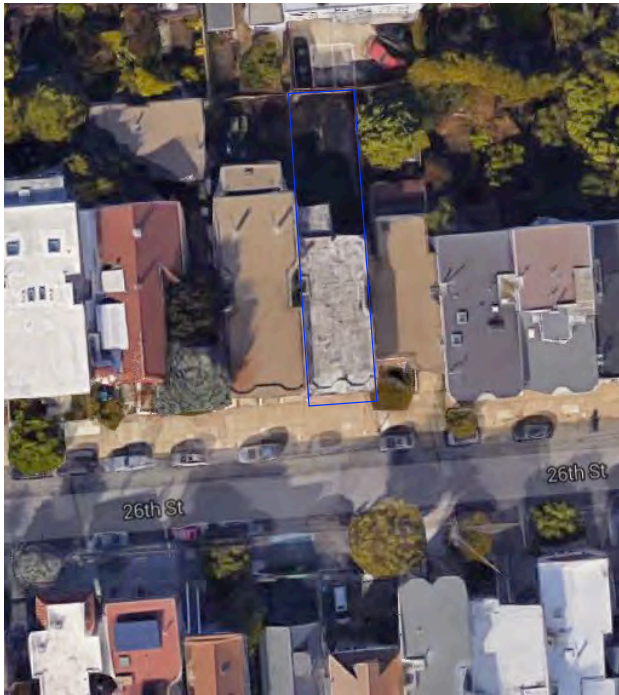
SUBJECT PROPERTY - 3932-3934 26TH ST. - FRONT ELEVATION



ADJACENT PROPERTY - 3936-3942 26TH ST. - FRONT ELEVATION



ADJACENT PROPERTY - 3928 26TH ST. - FRONT ELEVATION



AERIAL VIEW OF SUBJECT BLOCK WITH SUBJECT PROPERTY MARKED WITH BLUE OUTLINE.



SUBJECT PROPERTY - 3932-3934 26TH ST. - REAR ELEVATION



ADJACENT PROPERTY - 3936-3942 26TH ST. - REAR ELEVATION



ADJACENT PROPERTY - 3928 26TH ST. - REAR ELEVATION



NEIGHBORING PROPERTIES - ACROSS THE STREET



26TH ST. LOOKING WEST OF SUBJECT PROPERTY



26TH ST. LOOKING EAST OF SUBJECT PROPERTY

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

client : 94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE PHOTOS

A0.1



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3932-3934 26th Street		6552/012
Case No.	Permit No.	Plans Dated
2016-004009ENV		03/14/2016
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE if over 45 years old)	<input type="checkbox"/> New Construction
<input type="checkbox"/> Project Modification (GO TO STEP 7)		
Project description for Planning Department approval.		
Proposed renovation & addition to (E) 2-unit dwelling. Excavation & expansion of (E) garage to add additional parking space. Vertical & horizontal addition to include (N) 4th level & roof deck.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 4 –

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exemption: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 33 program and the project would not have the potential to emit substantial pollutant concentrations. refer to EP_ArchMap > CEQA Cates Determination Layers > Air Pollution Exposure Zone.</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exemption: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH letter from the</i>

SAN FRANCISCO
PLANNING DEPARTMENT

Revised: 4/1/10

File a Complaint or Escalation at: 415.225.6171
Check the Department's Website for more information



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

<input type="checkbox"/>	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArchMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archaeological sensitive area or eight (8) feet in a non-archaeological sensitive area? (refer to EP_ArchMap > CEQA Cates Determination Layers > Archaeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: 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_ArchMap > CEQA Cates Determination Layers > Topography)
<input type="checkbox"/>	Slope > or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArchMap > CEQA Cates Determination Layers > Topography) If box is checked, a <i>geotechnical report</i> is required.
<input type="checkbox"/>	Seismic Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArchMap > CEQA Cates Determination Layers > Seismic Hazard Zones) If box is checked, a <i>geotechnical report</i> is required.
<input type="checkbox"/>	Seismic Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArchMap > CEQA Cates Determination Layers > Seismic Hazard Zones) If box is checked, a <i>geotechnical report</i> is required.

If no boxes are checked above, GO TO STEP 3. If any or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an *Environmental Planner*.

☒ Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (optional): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐ Category A: Known Historical Resource. GO TO STEP 5.

☒ Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.

☐ Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

SAN FRANCISCO
PLANNING DEPARTMENT

Revised: 4/1/10

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the Guidelines for Adding Garages and Car Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 30% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Facade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.
<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (specify or add comments):

SAN FRANCISCO
PLANNING DEPARTMENT

Revised: 4/1/10

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator) <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRE dated: The PTH form dated 6/1/10. (attach HRE) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review
<input checked="" type="checkbox"/>	STOP! Must file an <i>Environmental Evaluation Application</i> .
No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Natalia Kwiatkowska	Signature: Natalia Kwiatkowska
Project Approval Action: Building Permit	Digitally signed by Natalia Kwiatkowska DN: cn=Natalia Kwiatkowska, o=City of San Francisco, ou=City Planning, email=Natalia.Kwiatkowska@sf.gov, c=US Date: 2016.03.21 10:58:17 -0700
If Discretionary Review is required (Planning Commission is required), the Discretionary Review hearing is the Approval Action for the project. Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination is to be filed within 30 days of the project receiving the final approval action.	

SAN FRANCISCO
PLANNING DEPARTMENT

Revised: 4/1/10

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code.
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312.
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required. (ATEX FORM)

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐ The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and an additional environmental review is required. This determination shall be posted on the Planning Department's website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	Signature or Stamp:

SAN FRANCISCO
PLANNING DEPARTMENT

Revised: 4/1/10



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		Date of Form Completion: 6/9/2016
PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	3932-3934 26th Street	
Block/Lot:	Cross Streets:	
6552/012	Sanchez & Church Streets	
CEQA Category:	Art 10/11:	BPA/Case No.
B	N/A	2016-004009ENV
PURPOSE OF REVIEW:		PROJECT DESCRIPTION:
<input checked="" type="checkbox"/> CEQA	<input type="checkbox"/> Article 10/11	<input type="checkbox"/> Preliminary/PIC
<input checked="" type="checkbox"/> Alteration		<input type="checkbox"/> Demo/New Construction
DATE OF PLANS UNDER REVIEW: 3/14/16		
PROJECT ISSUES:		
<input checked="" type="checkbox"/> Is the subject Property an eligible historic resource?		
<input type="checkbox"/> If so, are the proposed changes a significant impact?		
Additional Notes:		
Submitted: Supplemental Information for Historic Resource Determination and Historic Resource Evaluation Part 1 prepared by Tim Kelley Consulting (dated February 2016).		
Proposed Project: Vertical and horizontal additions to the existing two-story-over-garage, two-unit residence including interior renovations and front facade changes.		
PRESERVATION TEAM REVIEW:		
Historic Resource Present	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No *
Individual	Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible 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	

Complies with the Secretary's Standards (Art 10/Art 11):	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
CEQA Material Impairment:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Needs More Information:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Requires Design Revisions:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Defers to Residential Design Team:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:	
According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2016), and information found in the Planning Department files, the subject property at 3932-3934 26th Street contains a two-story-over-basement, wood-frame, two-family dwelling designed in the Vernacular style. The building was constructed in 1907 (source: original building permit) by the first owner, local contractor Charles G. Stuhr, listed in City Directories as a plumber. The house features angled bay windows clad in stucco and capped with a flat roof. The subject property was originally owned by Charles G. Stuhr, who never resided in the building. The subject building passed ownership several times, being used as a rental property until 1922, when it was purchased by John and Luisa Figone, who resided in the property until 1939. Known alterations to the property include: addition of a garage at the ground floor (1922), replacement of existing garage door (1949), replacement of front steps (1952), replacement of original rustic siding with stucco and removal of ornamentation (1954), and reroofing (1993).	
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is a nondescript example of a vernacular multi-family residence.	
The subject property is not located within the boundaries of any identified historic district. The subject property is located in the western section of Noe Valley neighborhood, in what is historically known as Horner's Addition. The subject block face features buildings constructed between 1890 and 1924, ranging in massing, scale, and architectural styles. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.	
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.	
Signature of a Senior Preservation Planner / Preservation Coordinator: [Signature]	
Date: 6-21-2016	

SAN FRANCISCO
PLANNING DEPARTMENT

HISTORICAL RESOURCE EVALUATION PART 1

3932-3934 26TH STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-9824
TIM@TIMKELLEYCONSULTING.COM

3932 - 3934 26TH ST. REMODEL & ADDITION

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

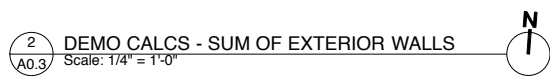
CEQA EXEMPTION

A0.2

JOHN LUM ARCHITECTURE INC.

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
TEL 415 558 9550 FAX 415 558 0554

client :
9410 LLC
2010 ocean avenue suite 9
san francisco, ca 94127



PROPOSED SUM OF FRONT AND REAR FACADE TO BE REMOVED IS > 50%

PROPOSED SUM OF ALL EXTERIOR WALLS TO BE REMOVED IS < 65%



SEC. 317 (2) (C)
REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

SYMBOLS	
TO BE RETAINED	<div></div>
TO BE REMOVED	<div></div>

EXISTING & DEMO AREAS PER FACADE					
ELEMENT	(E) AREA (SQ. FT.)	TO BE REMOVED (SQ. FT.)	TO BE REMOVED (%)	TO BE RETAINED (SQ. FT.)	TO BE RETAINED (%)
FRONT (SOUTH) FACADE	837 SQ. FT.	468 SQ. FT.	55.9%	369 SQ. FT.	44.1%
REAR (NORTH) FACADE	793 SQ. FT.	793 SQ. FT.	100.0%	0 SQ. FT.	0.0%
RIGHT (EAST) FACADE	1,810 SQ. FT.	575 SQ. FT.	32.0%	1,235 SQ. FT.	68.0%
LEFT (WEST) FACADE	1,802 SQ. FT.	188 SQ. FT.	10.4%	1,614 SQ. FT.	89.6%
TOTALS	5,242 SQ. FT.	2,024 SQ. FT.	38.6%	3,218 SQ. FT.	61.4%

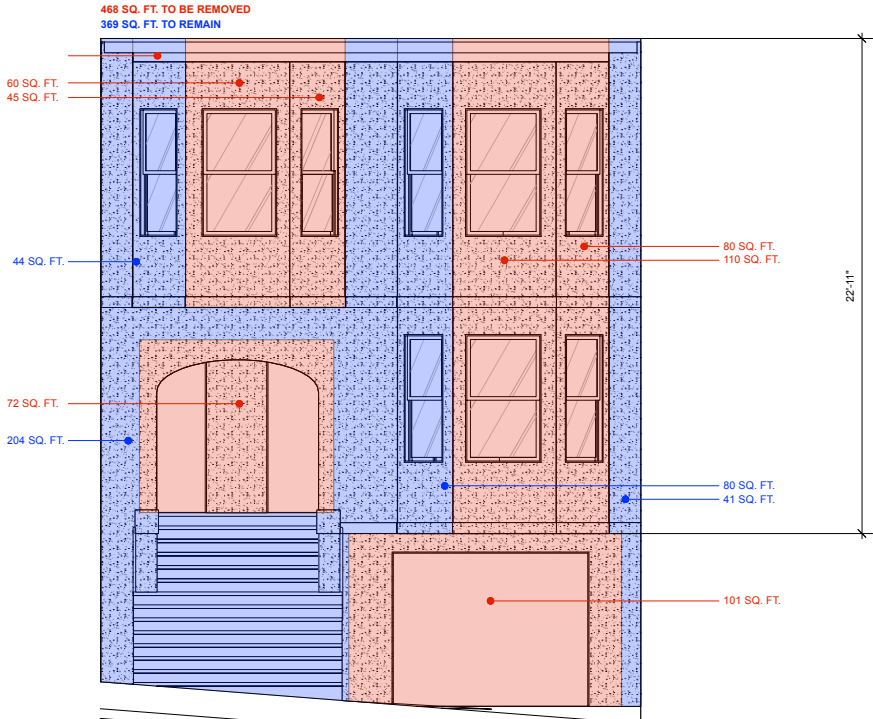
DETERMINATION:

PASSED SEC. 317 (2) (C)

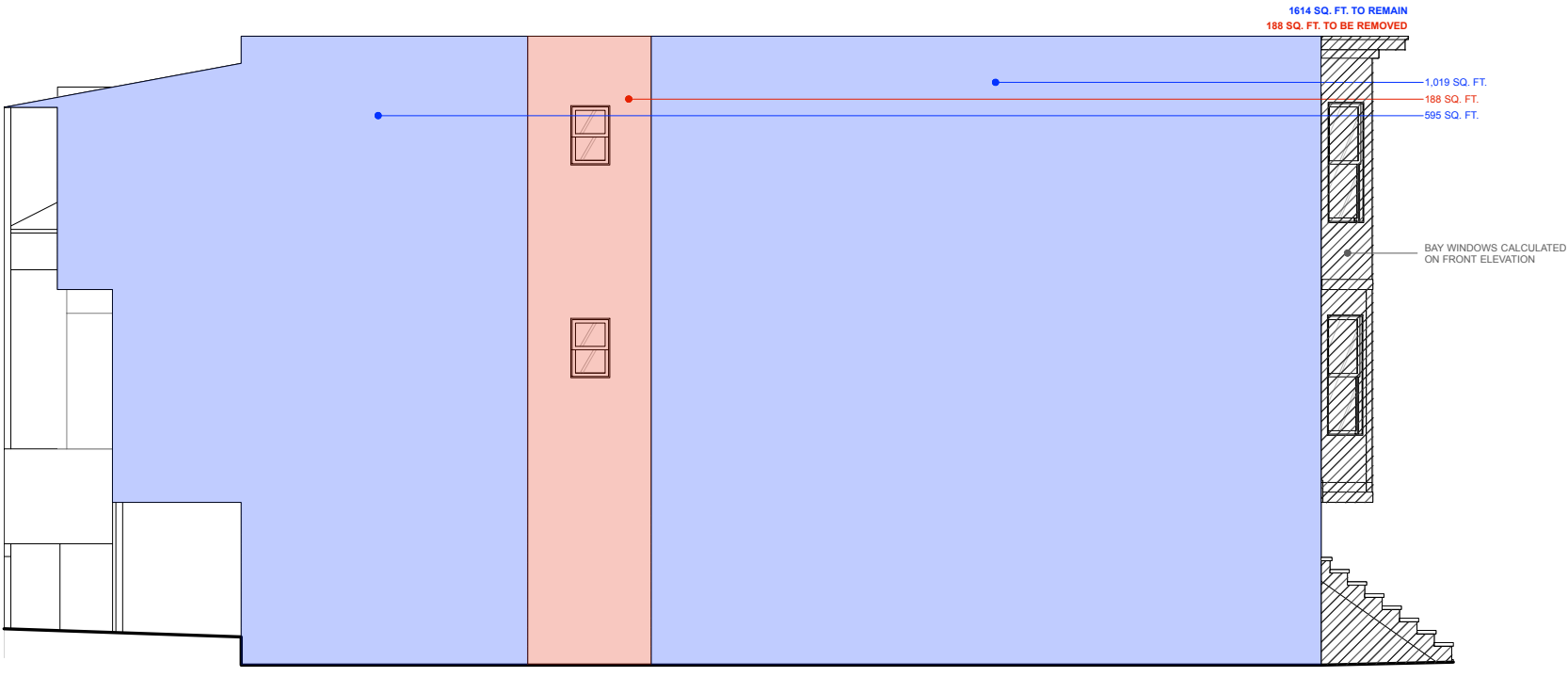
MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND** MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

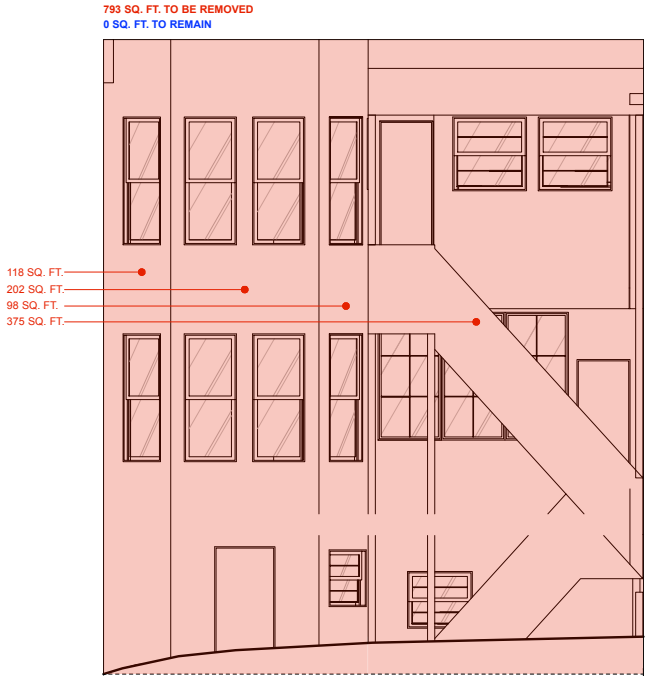
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



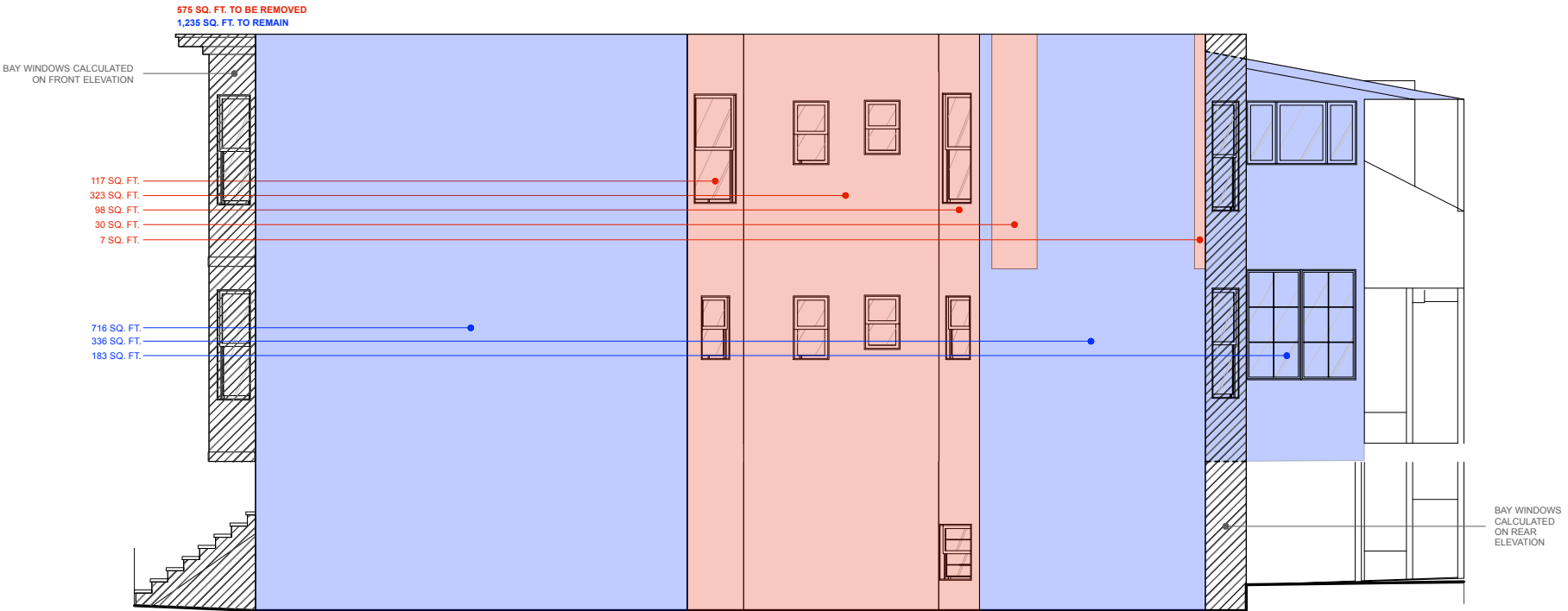
1 SOUTH (FRONT) ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 WEST FACADE - EXISTING
Scale: 1/4" = 1'-0"



3 NORTH (REAR) ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



4 EAST FACADE - EXISTING
Scale: 1/4" = 1'-0"

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

client : 94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION



DEMO CALC

A0.4

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

SEC. 317 (2) (C)
REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE BUILDING MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

SYMBOLS	
TO BE RETAINED	
TO BE REMOVED	

AREA MEASUREMENT					
ELEMENT	(E) AREA (SQ. FT.)	TO BE REMOVED (SQ. FT.)	TO BE REMOVED (%)	TO BE RETAINED (SQ. FT.)	TO BE RETAINED (%)
1ST FLOOR	1,274 SQ. FT.	549 SQ. FT.	43.0%	725 SQ. FT.	57.0%
2ND FLOOR	1,292 SQ. FT.	46 SQ. FT.	3.5%	1,246 SQ. FT.	96.5%
3RD FLOOR	1,418 SQ. FT.	52 SQ. FT.	3.6%	1,366 SQ. FT.	96.4%
ROOF	1,410 SQ. FT.	164 SQ. FT.	11.6%	1,246 SQ. FT.	88.4%
TOTALS	5,394 SQ. FT.	811 SQ. FT.	15.0%	4,583 SQ. FT.	85.0%

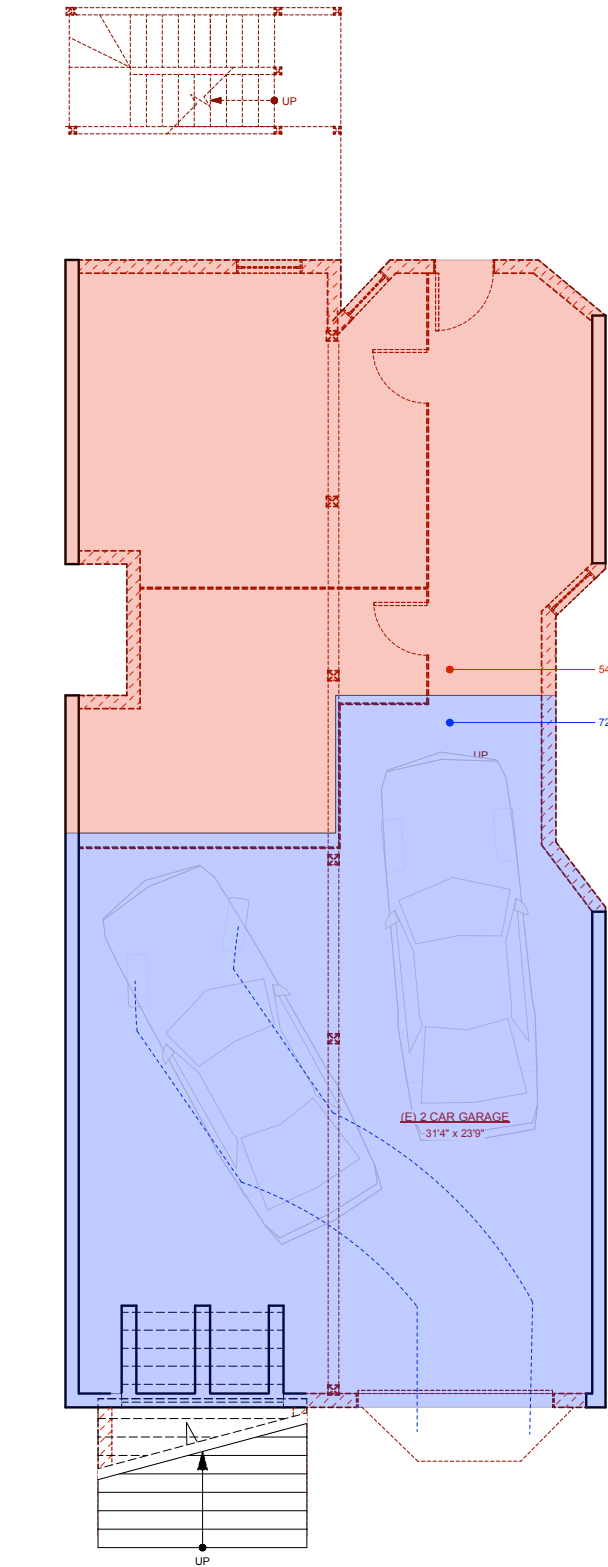
DETERMINATION:

PASSED SEC. 317 (2) (C)

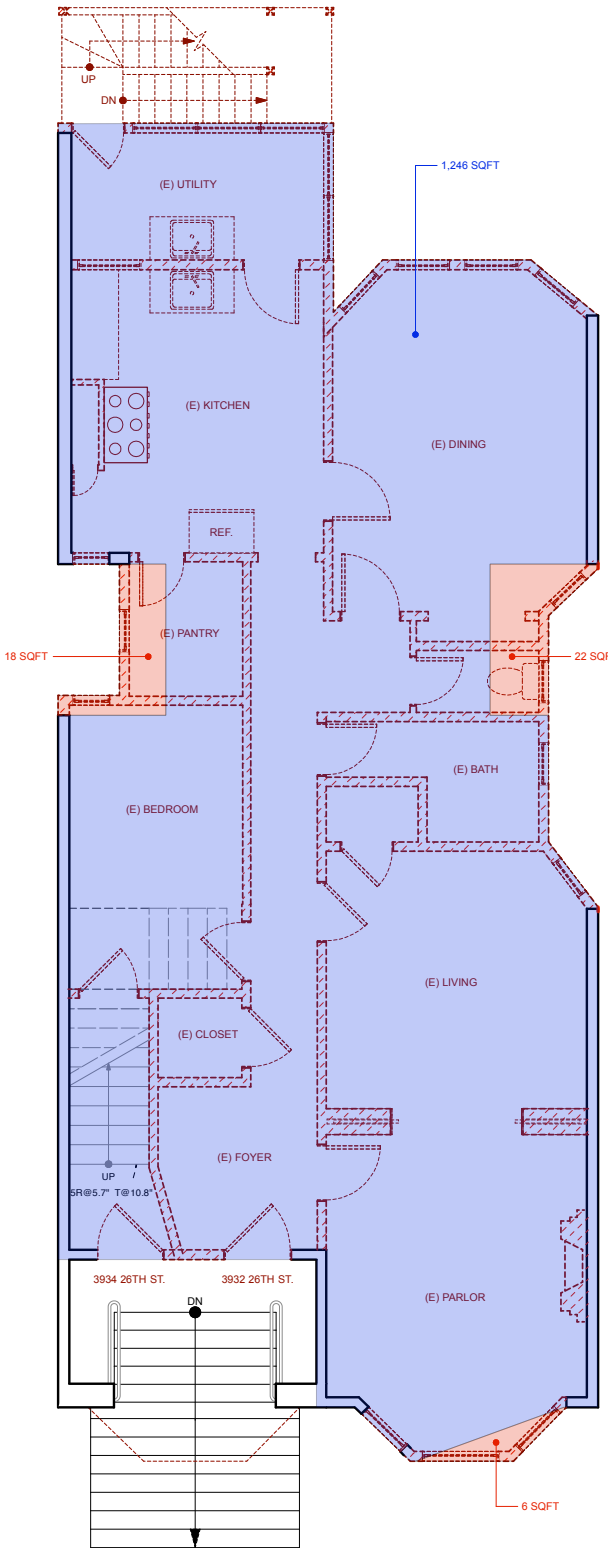
MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS **AND** MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

PROPOSED REMOVAL OF VERTICAL ENVELOPE ELEMENTS IS < 50% (A0.4)

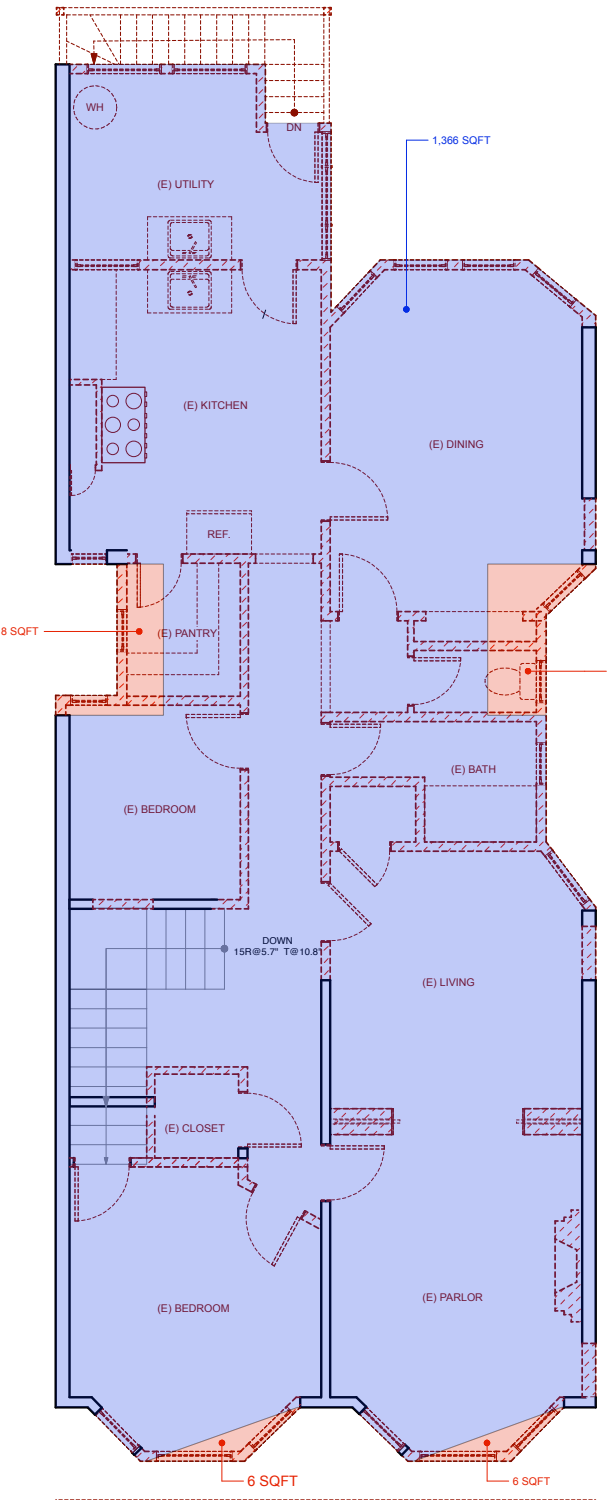
PROPOSED REMOVAL OF HORIZONTAL ELEMENTS IS < 50% (A0.5)



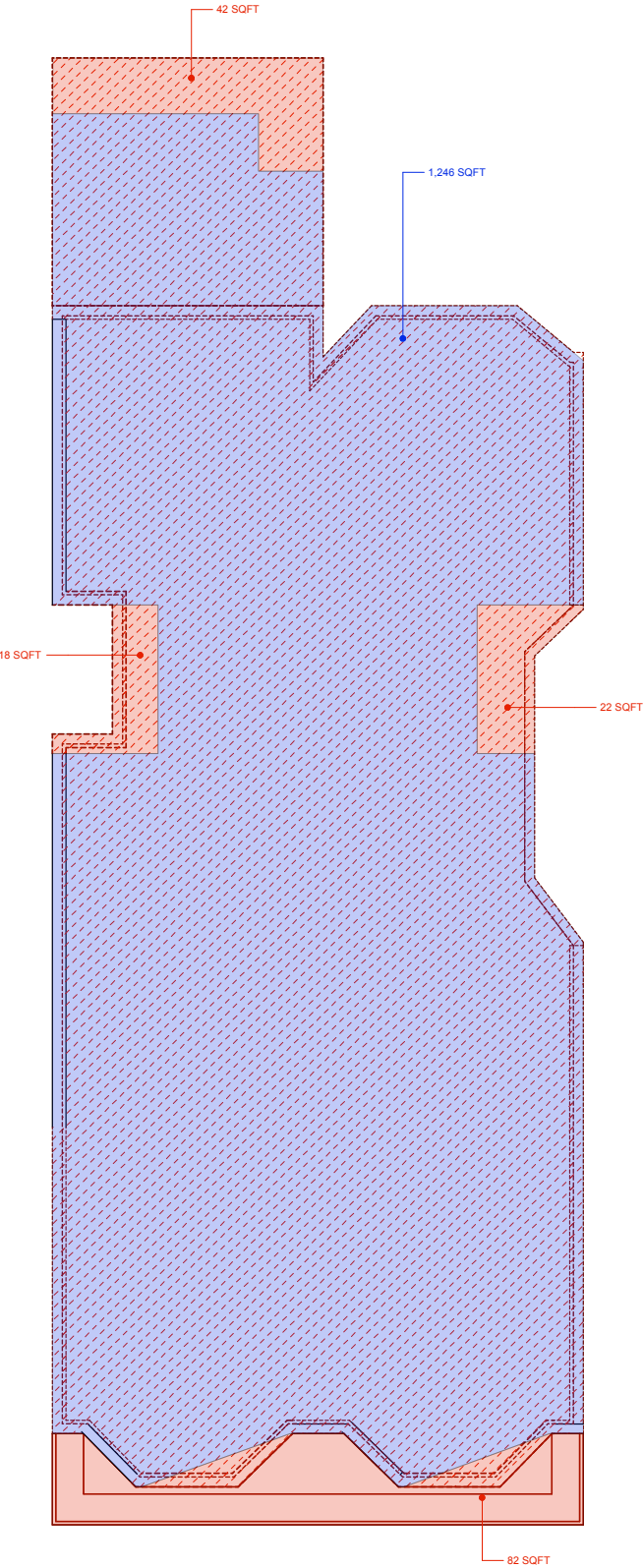
1 FIRST FLOOR PLANS - EXISTING & DEMO
Scale: 1/4" = 1'-0"



1 SECOND FLOOR PLANS: EXISTING & DEMO
Scale: 1/4" = 1'-0"



1 THIRD FLOOR PLANS: EXISTING & DEMO
Scale: 1/4" = 1'-0"



2 ROOF PLAN: EXISTING/DEMO
Scale: 1/4" = 1'-0"

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

client :

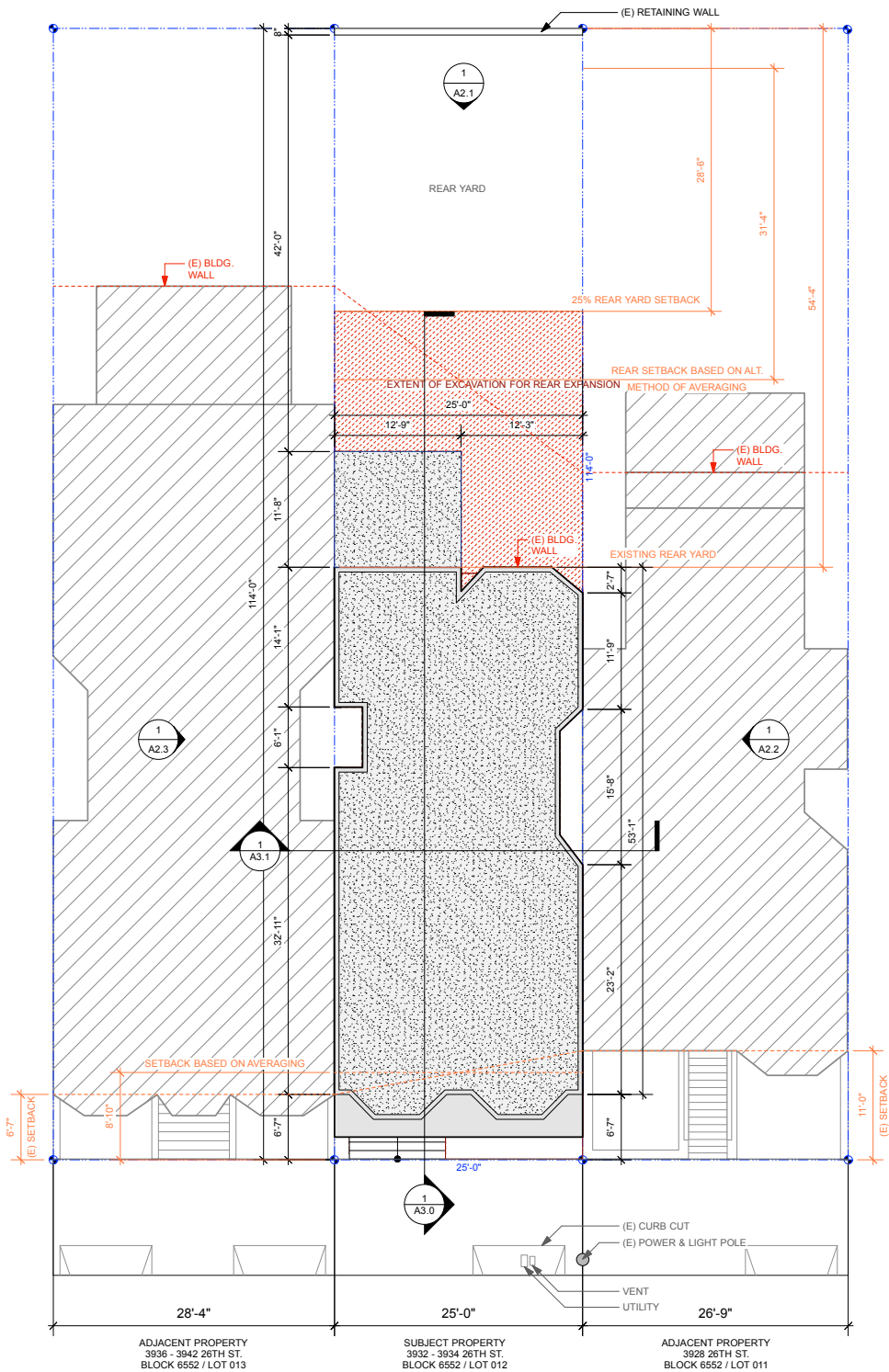
94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

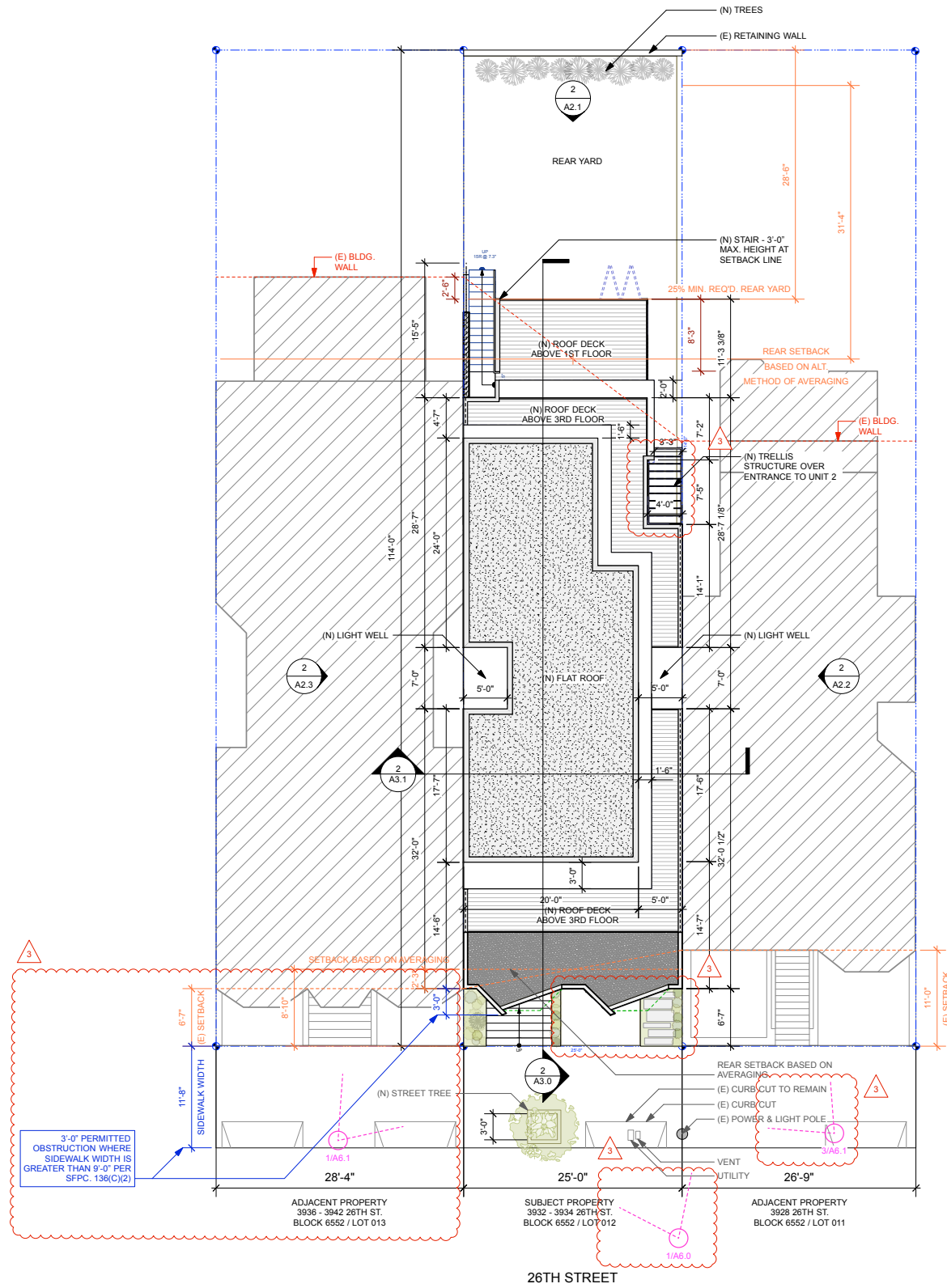
LUM

DEMO CALC

A0.5



1 SITE & ROOF PLAN - EXISTING & DEMO
Scale: 1/8" = 1'-0"



2 SITE & ROOF PLAN - PROPOSED
Scale: 1/8" = 1'-0"

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6552 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

SITE & ROOF PLANS

A1.0

LUMI

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

client :
9410 LLC
2010 ocean avenue, suite e
san francisco, ca 94127

DEMOLITION LEGEND

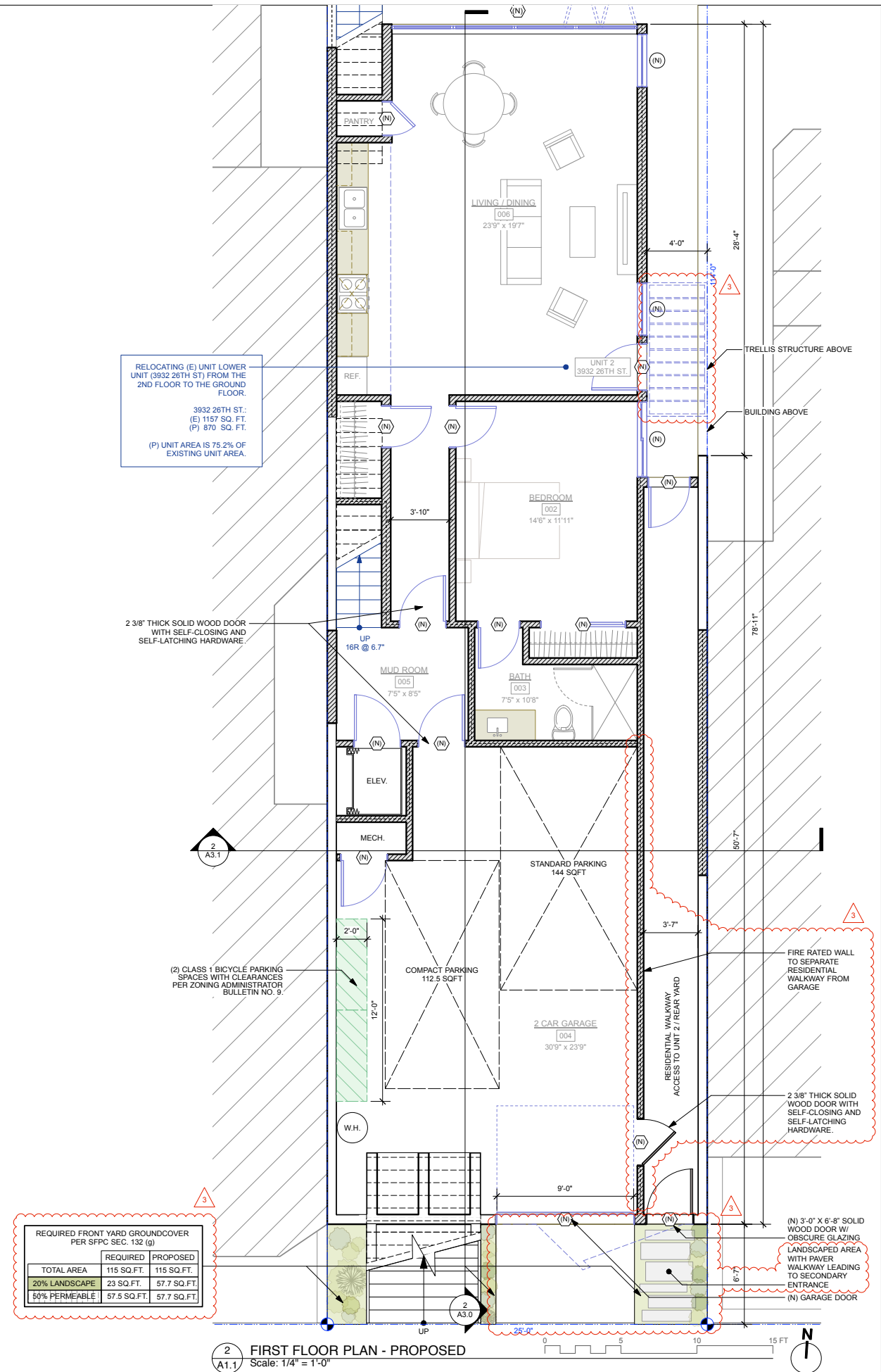
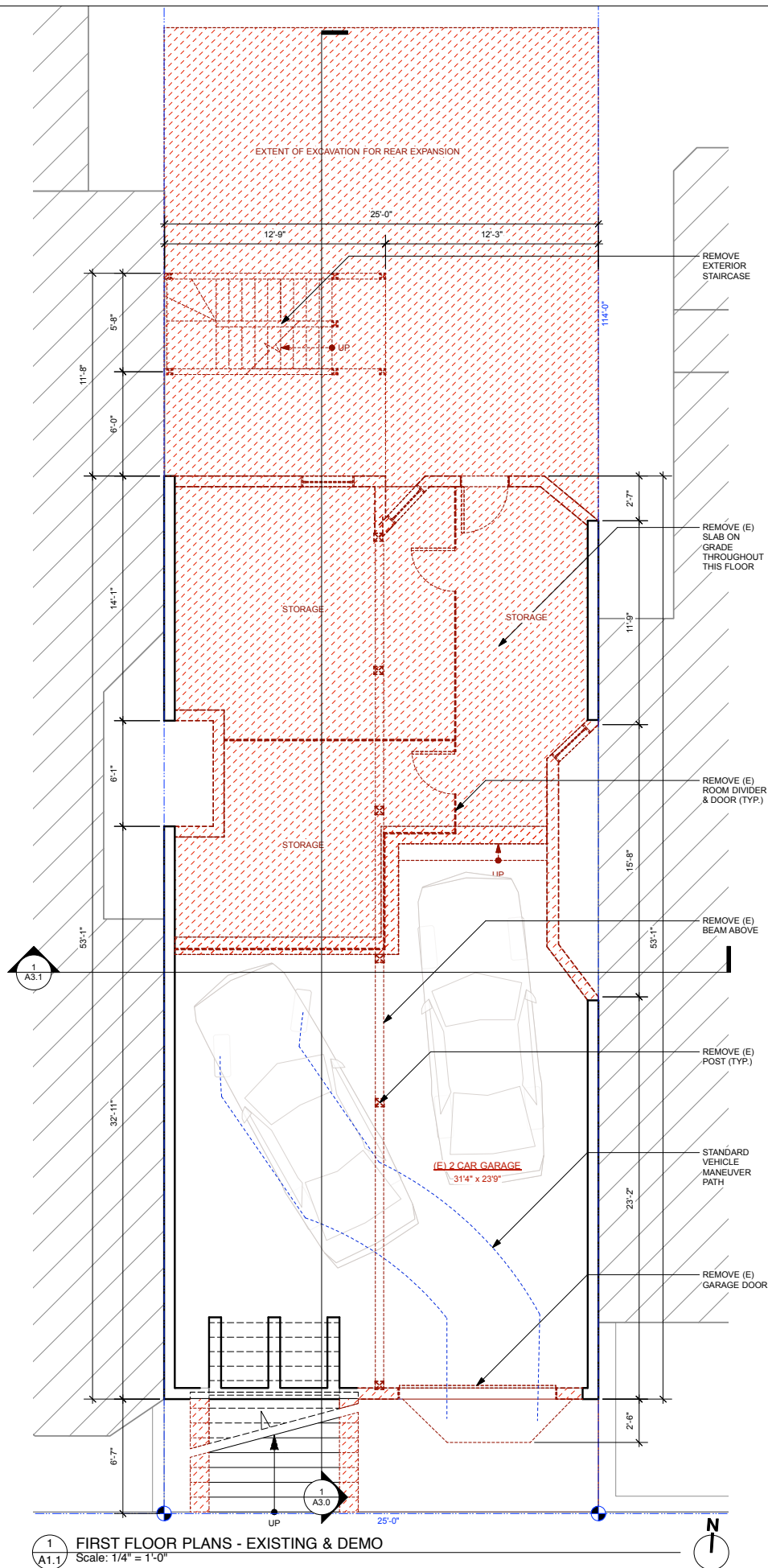
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ADJUTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

FIRST FLOOR PLANS

A1.1

LUM

client :
94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

DEMOLITION LEGEND

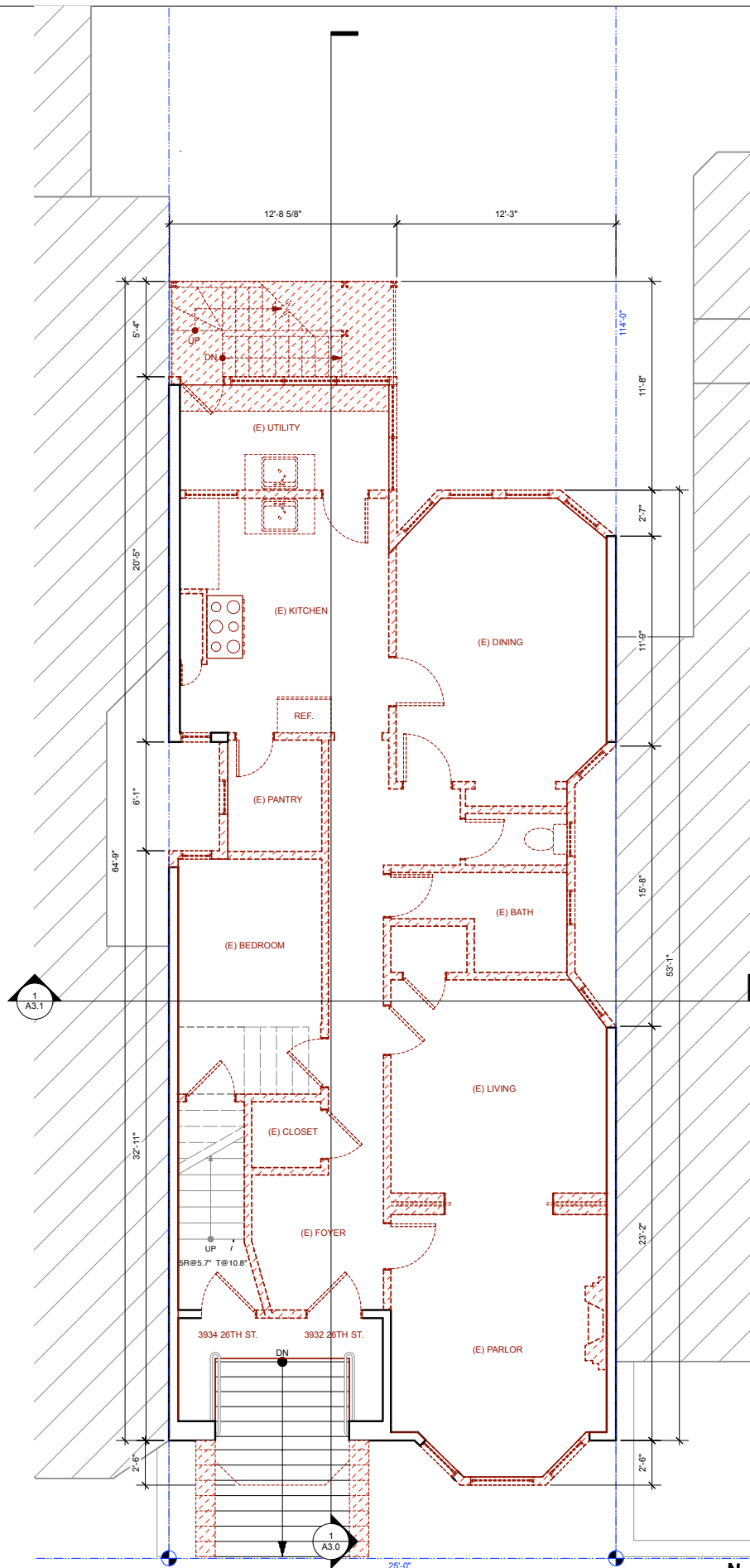
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

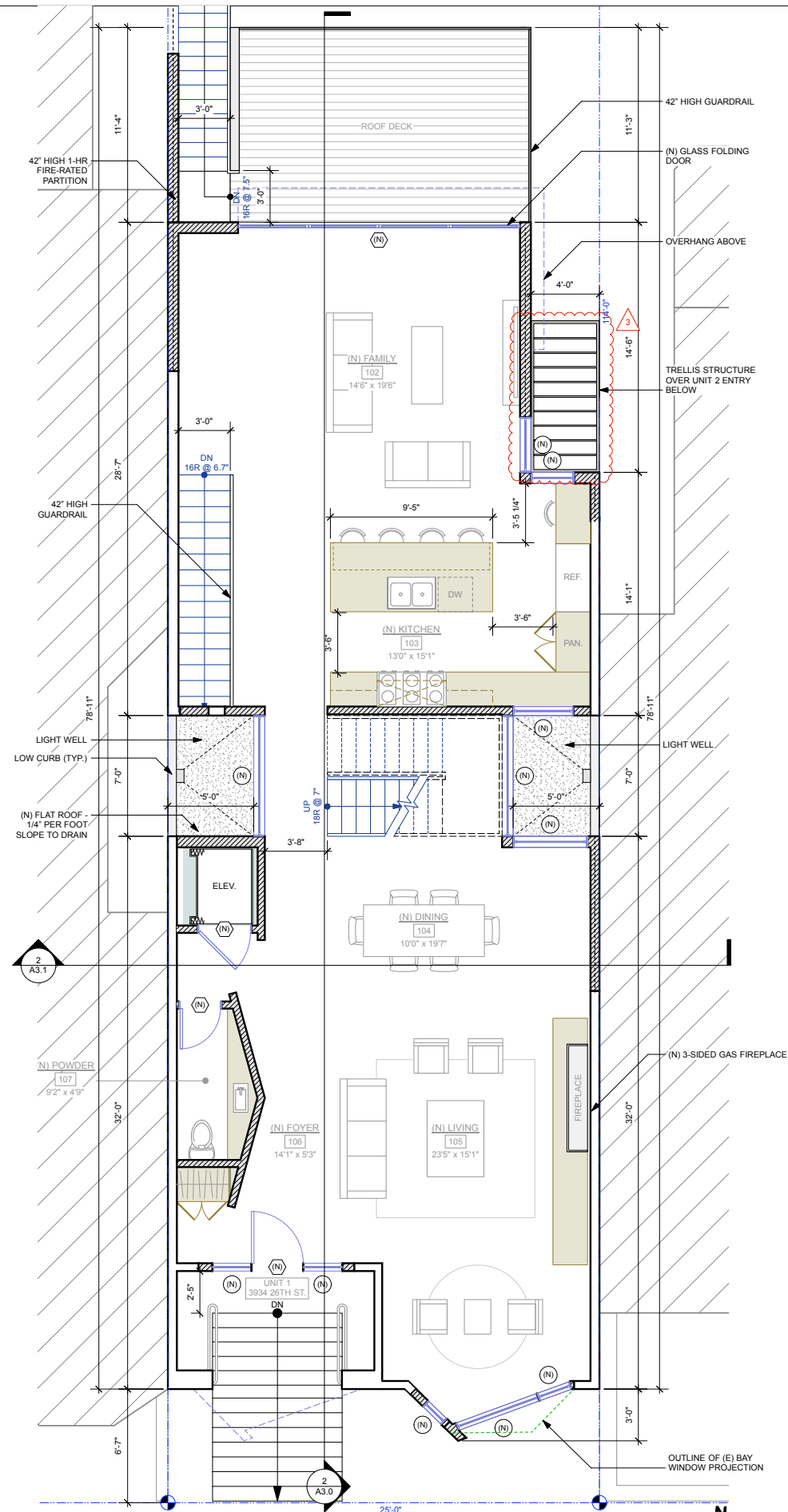
- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2X4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCK & FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 SECOND FLOOR PLANS: EXISTING & DEMO
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLANS: PROPOSED
Scale: 1/4" = 1'-0"

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

SECOND FLOOR PLANS

A1.2

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

client :
9410 LLC
2010 ocean avenue suite e
san francisco, ca 94127

DEMOLITION LEGEND

EXISTING WALL

DEMO. WALL

AREA TO BE DEMOLISHED

WALL TYPE

EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 1" BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 1" BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.

3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.

4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.

5. ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE

6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.

7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE

8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"

9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT

10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

THIRD FLOOR PLANS

A1.3

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

client :
9410 LLC
2010 ocean avenue suite e
san francisco, ca 94127

DEMOLITION LEGEND

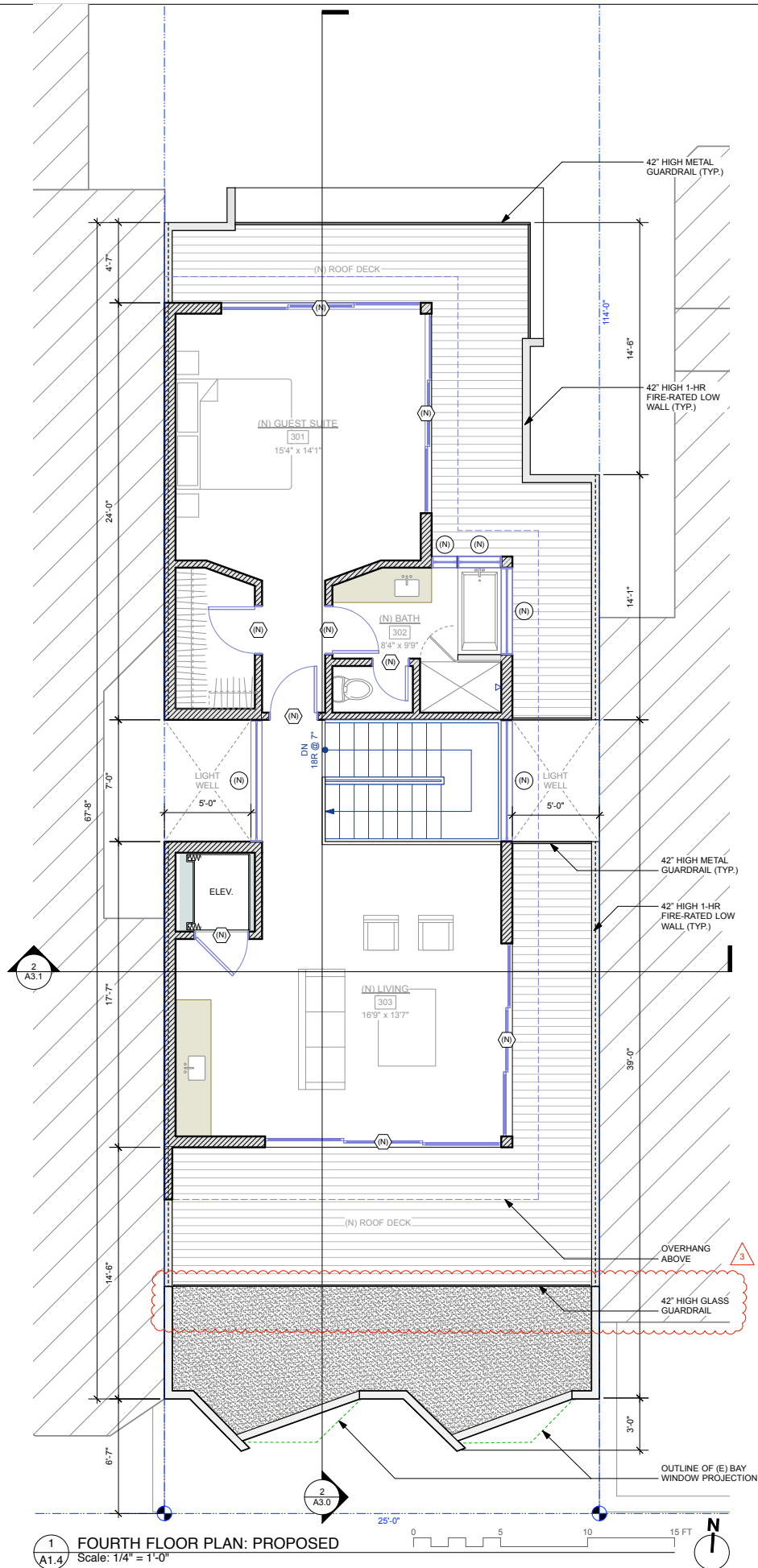
- EXISTING WALL
- DEMO. WALL
- AREA TO BE DEMOLISHED

WALL TYPE

- EXISTING WALL
- NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
- NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2x4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
- NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)
O/ 2 LAYERS GRADE 'D' BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
- ALL BLOCKG AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
- ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

FOURTH FLOOR PLANS

A1.4

LUM

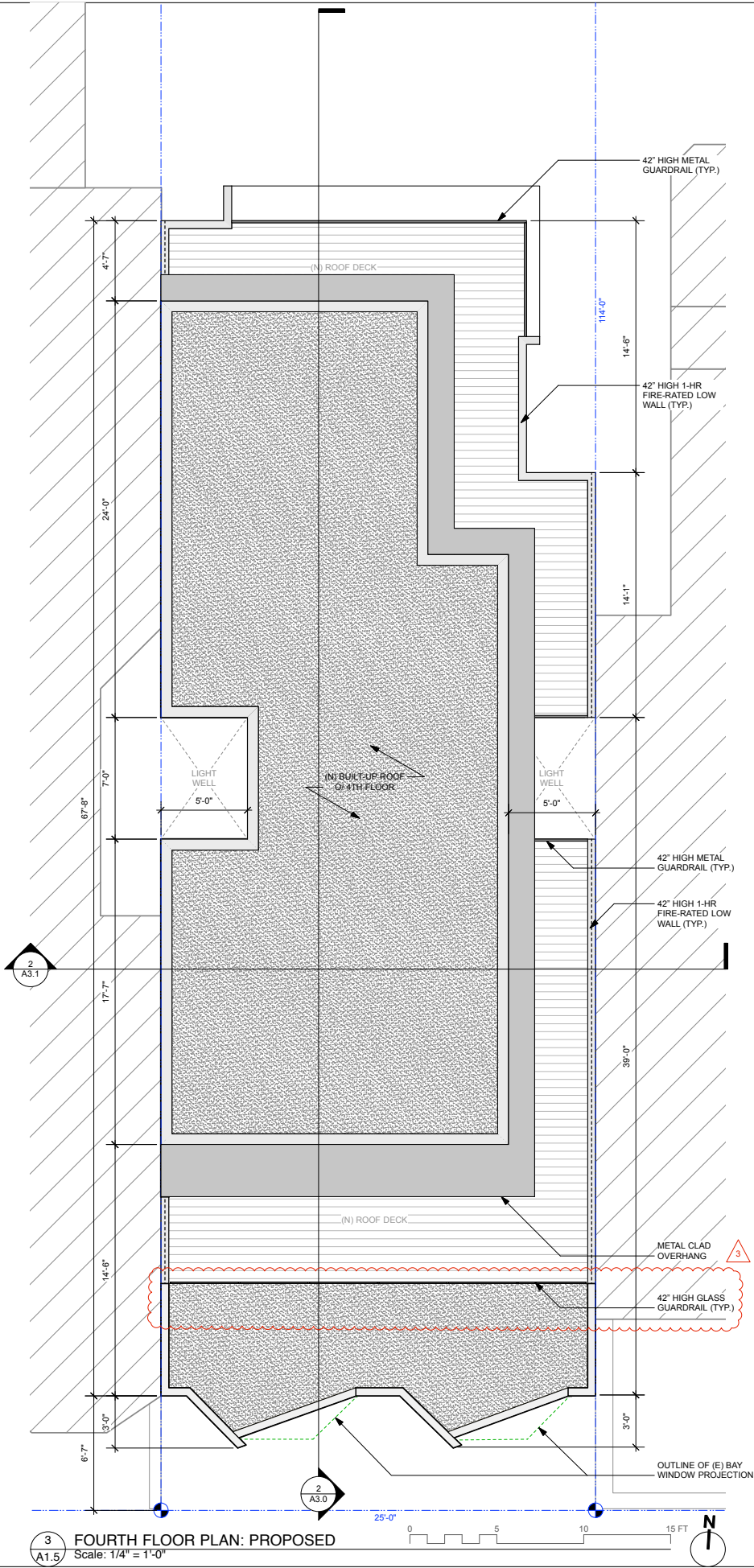
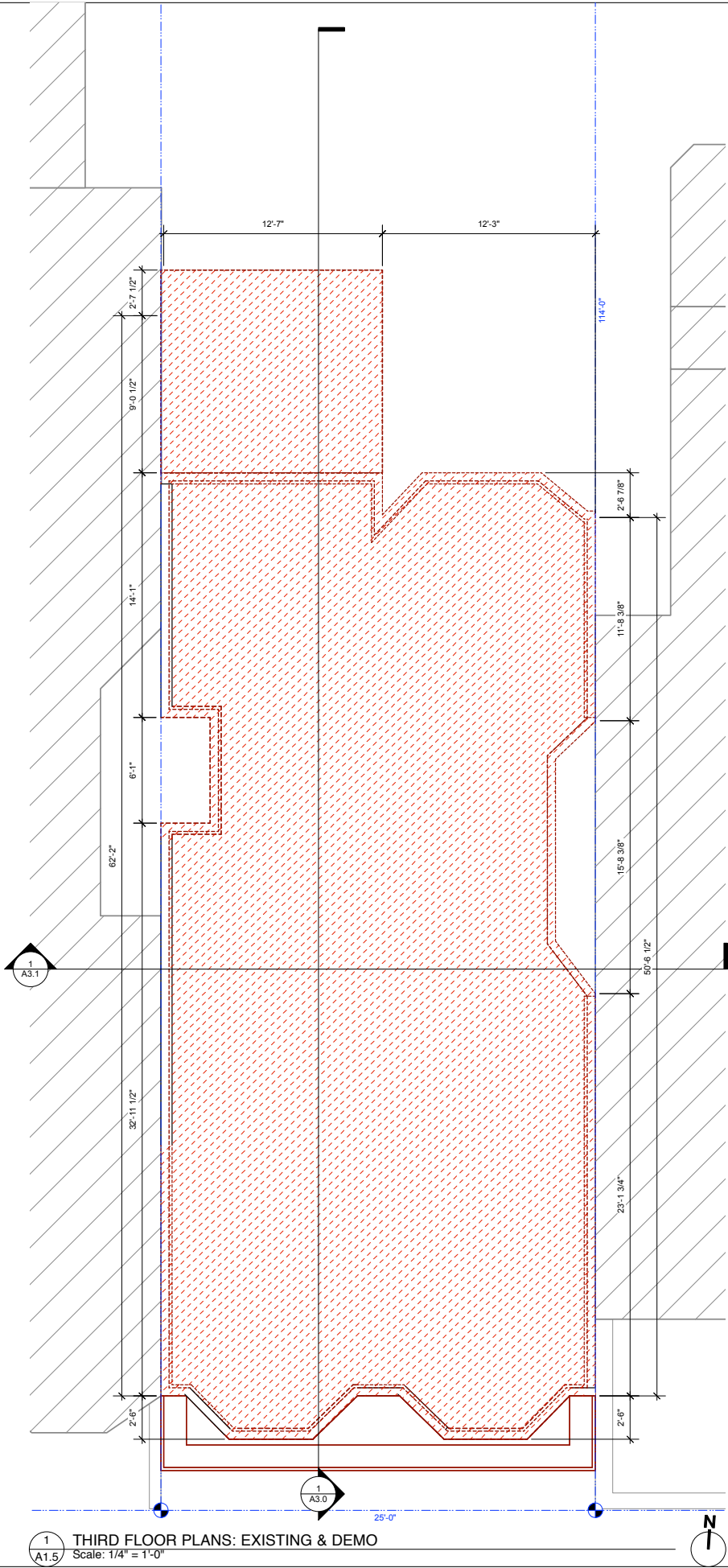
JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

client :
9410 LLC
2010 ocean avenue, suite e
san francisco, ca 94127

DEMOLITION LEGEND	
	EXISTING WALL
	DEMO. WALL
	AREA TO BE DEMOLISHED

WALL TYPE	
	EXISTING WALL
	NEW EXTERIOR WALL (NON-RATED): (N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.) O/ 2 LAYERS GRADE 'D' BUILDING PAPER, O/ EXTERIOR GRADE PLYWOOD, O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
	NEW INTERIOR WALL: 5/8" GYPSUM BOARD, O/ 2x4 WD. STUDS, O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.) O/ 5/8" GYPSUM BOARD
	NEW 1-HOUR FIRE-RATED WALL: (N) FINISH MATERIAL (REFER TO EXT. ELEVS.) O/ 2 LAYERS GRADE 'D' BUILDING PAPER, O/ 5/8" TYPE 'X' GYPSUM SHEATHING, O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.) O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" TYPE 'X' GYPSUM BOARD

- CONSTRUCTION NOTES
- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
 - CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
 - ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
 - ALL BLOCKG AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
 - ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
 - ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
 - ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
 - ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
 - CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

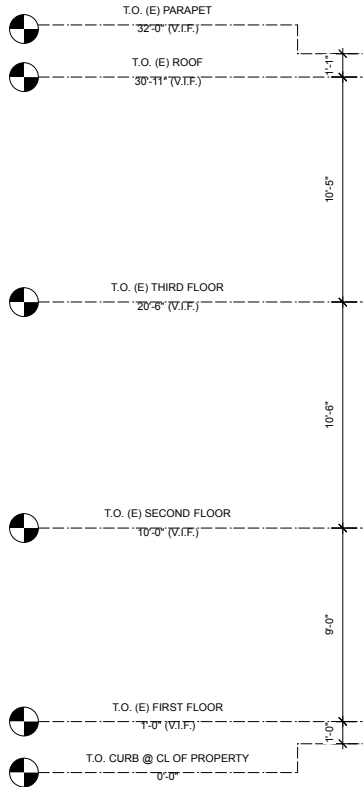
date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :

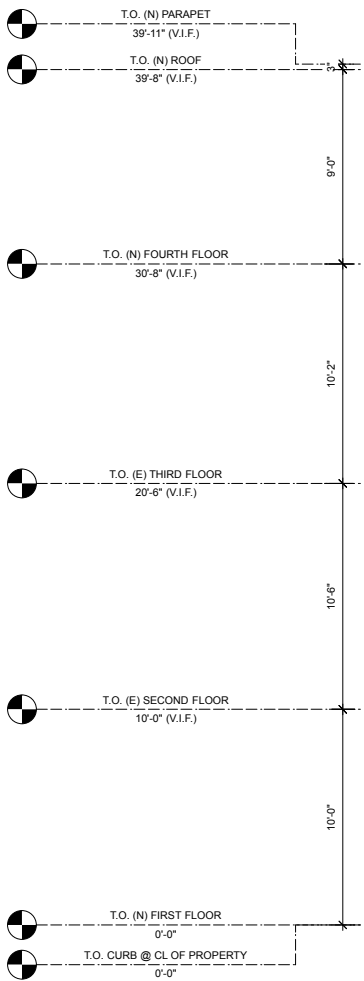
3932 - 3934 26TH ST. REMODEL & ADDITION

ROOF PLANS

A1.5



1 SOUTH (FRONT) ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 SOUTH (FRONT) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

LUMI

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

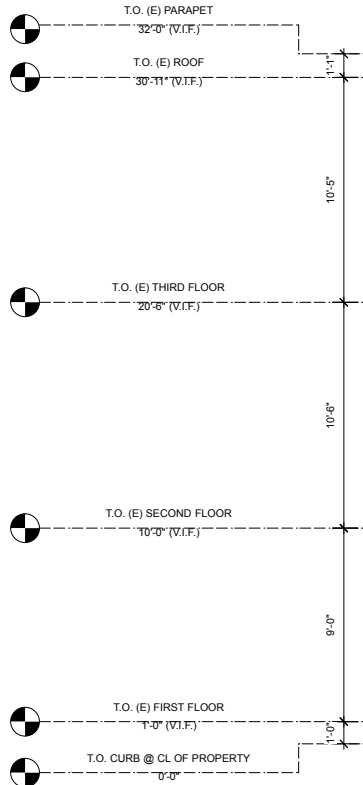
client : 941 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

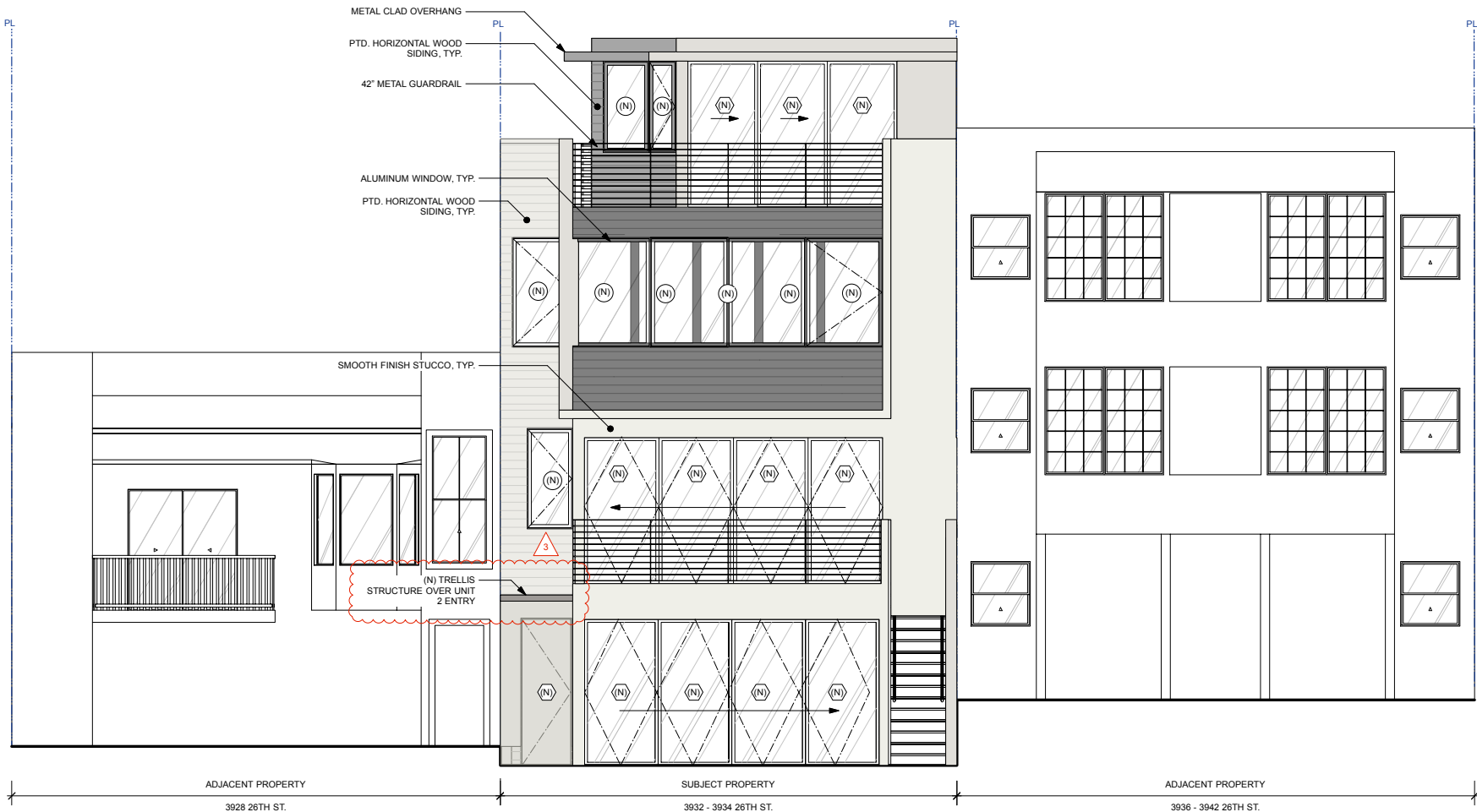
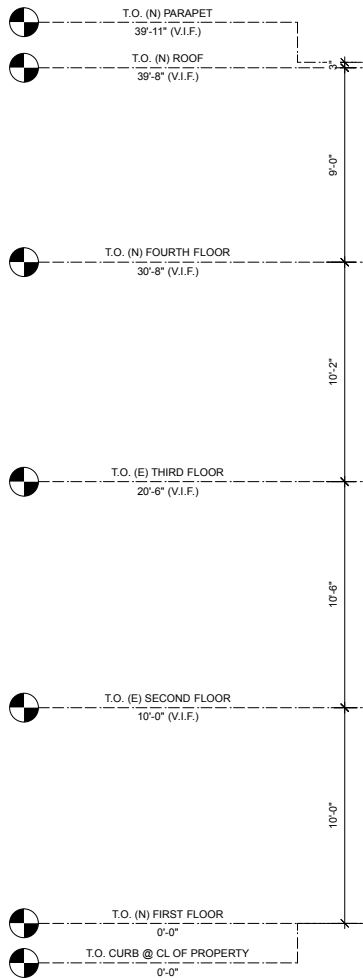
project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

A2.0



1 NORTH (REAR) ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 NORTH (REAR) ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

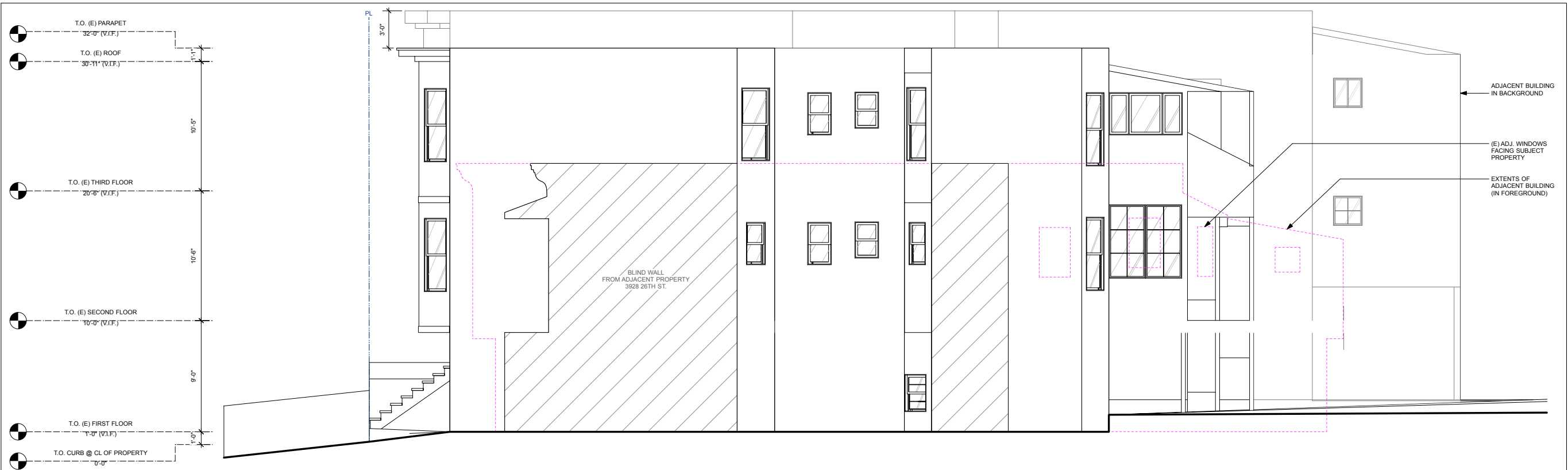
client : 941 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

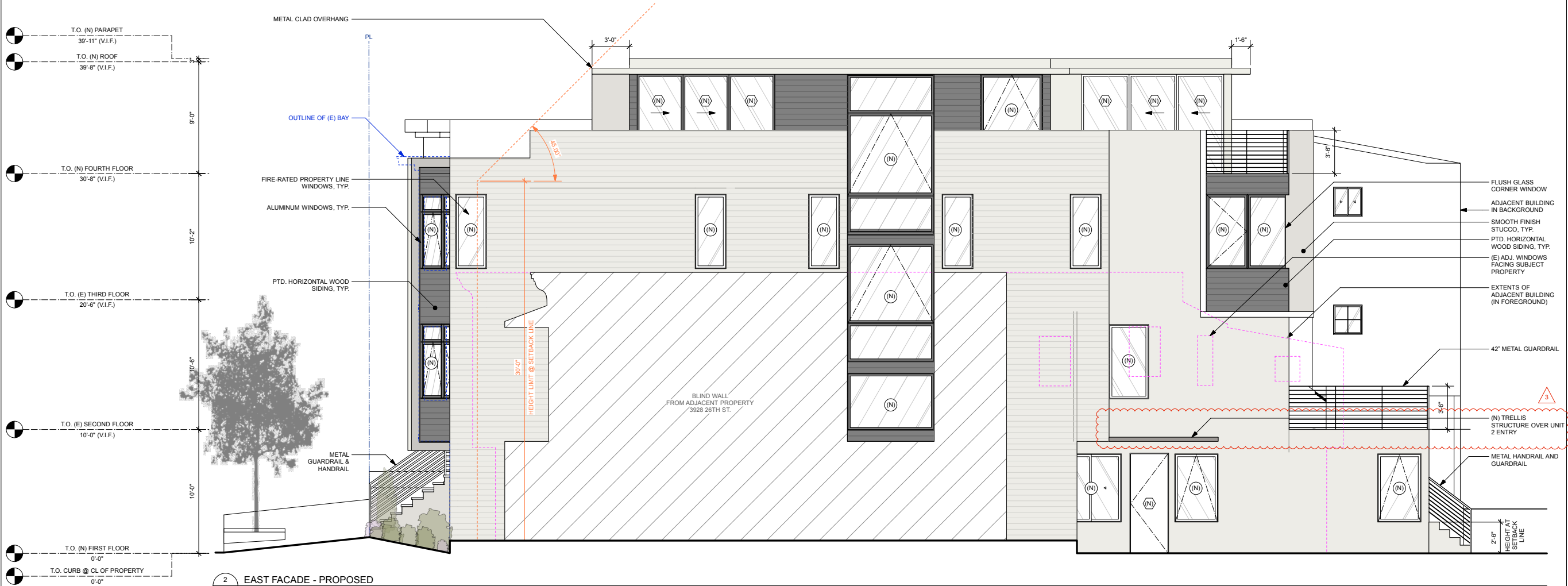
project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

A2.1



1 EAST FACADE - EXISTING
Scale: 1/4" = 1'-0"



2 EAST FACADE - PROPOSED
Scale: 1/4" = 1'-0"

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

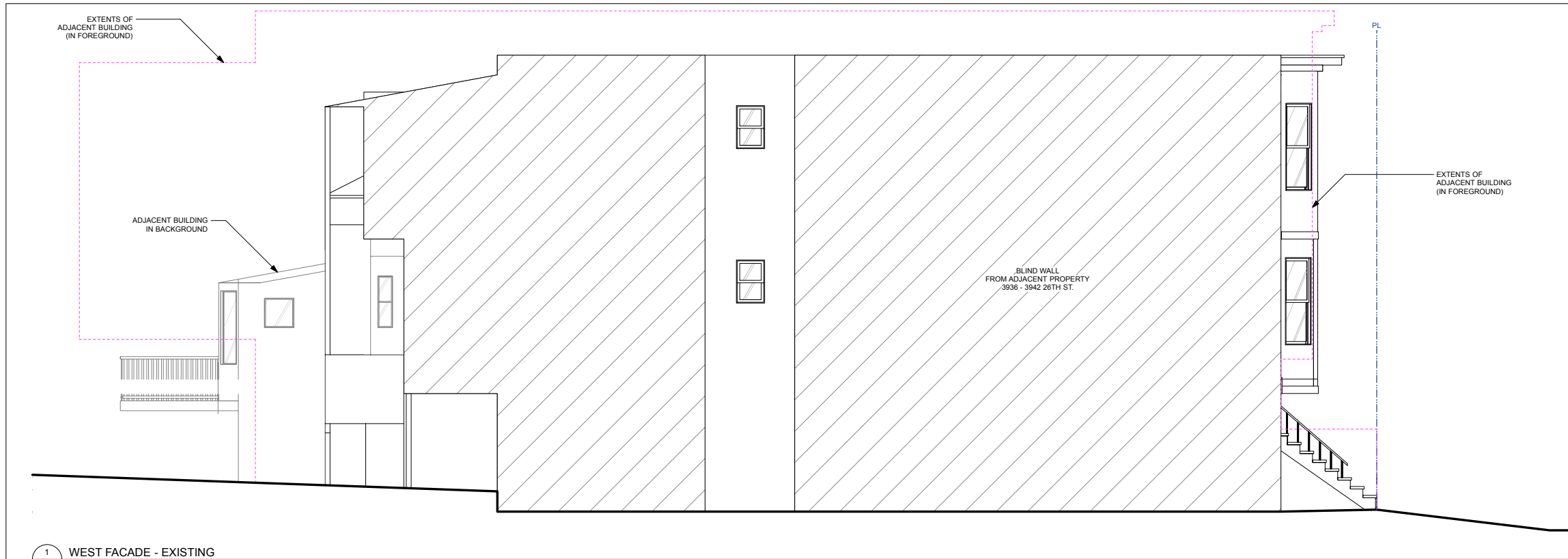
client : 94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

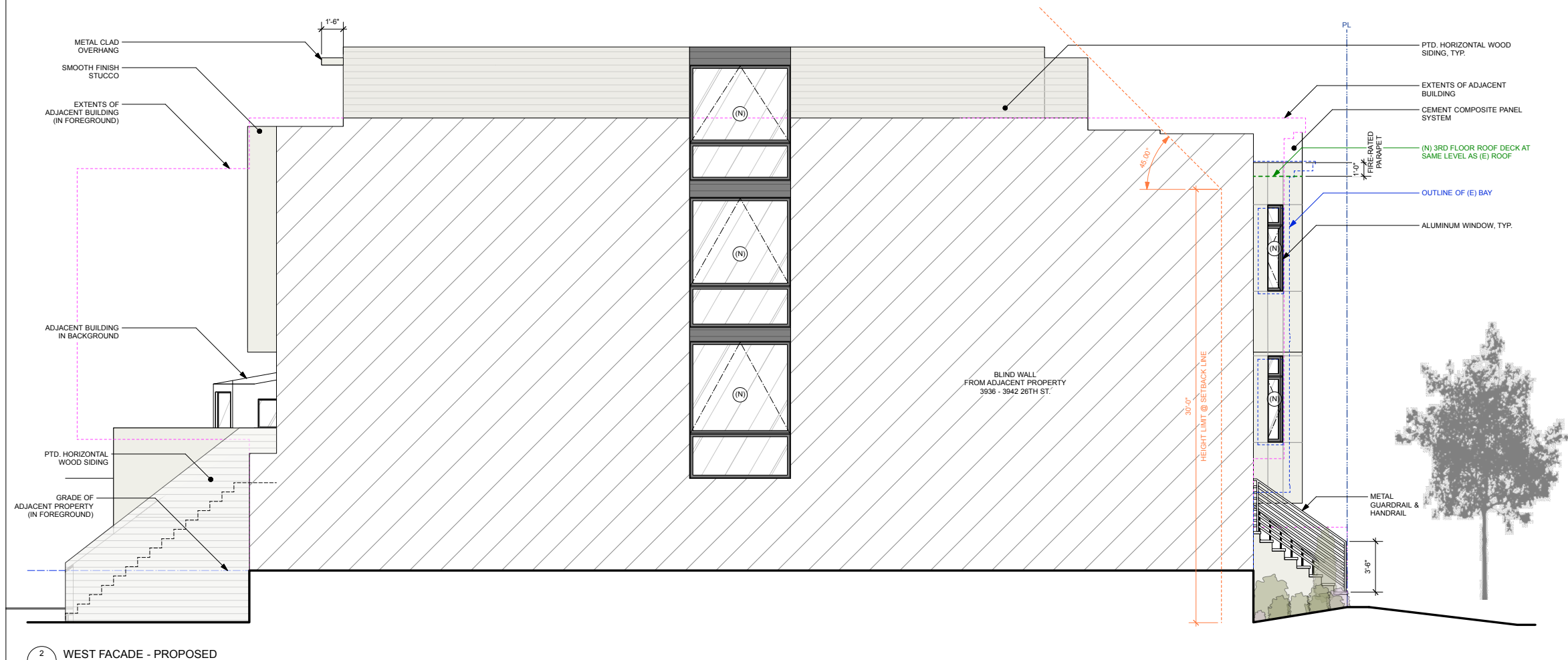
project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

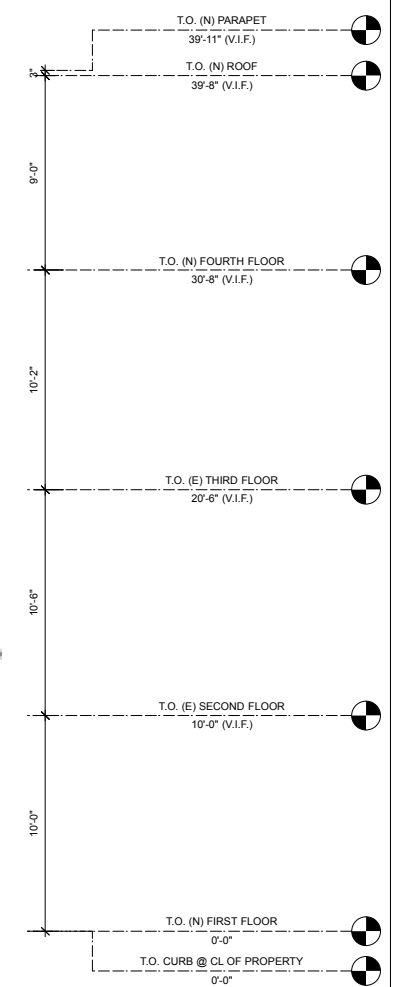
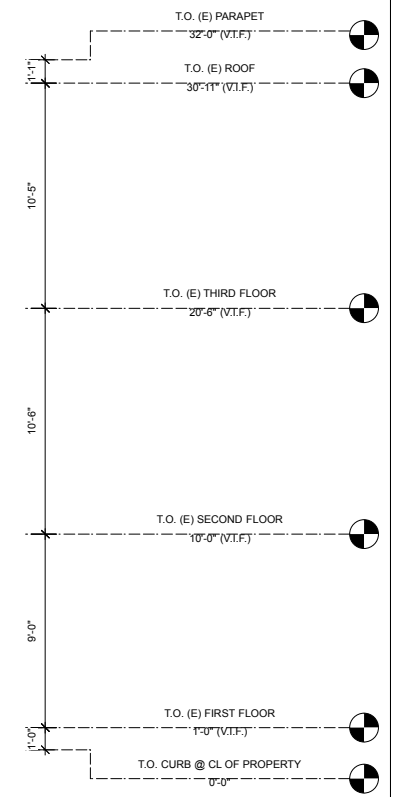
A2.2



1 WEST FACADE - EXISTING
Scale: 1/4" = 1'-0"



2 WEST FACADE - PROPOSED
Scale: 1/4" = 1'-0"



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

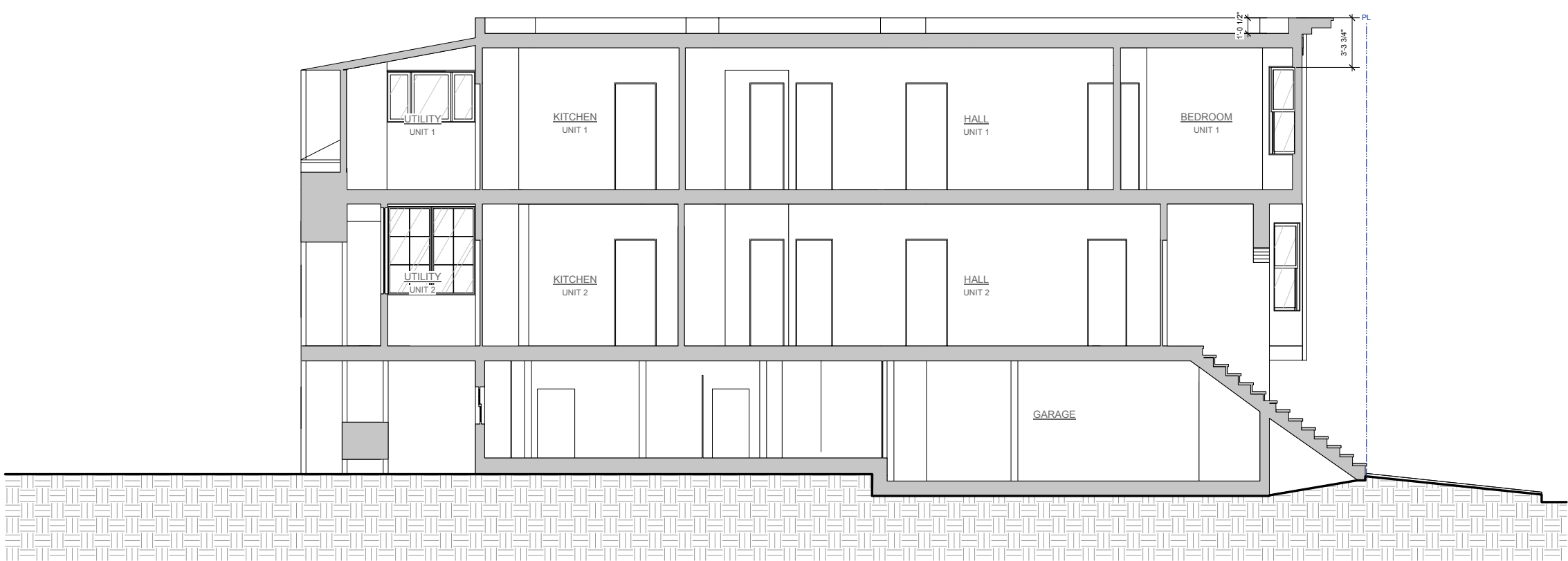
project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

EXTERIOR ELEVATIONS

A2.3

LUM

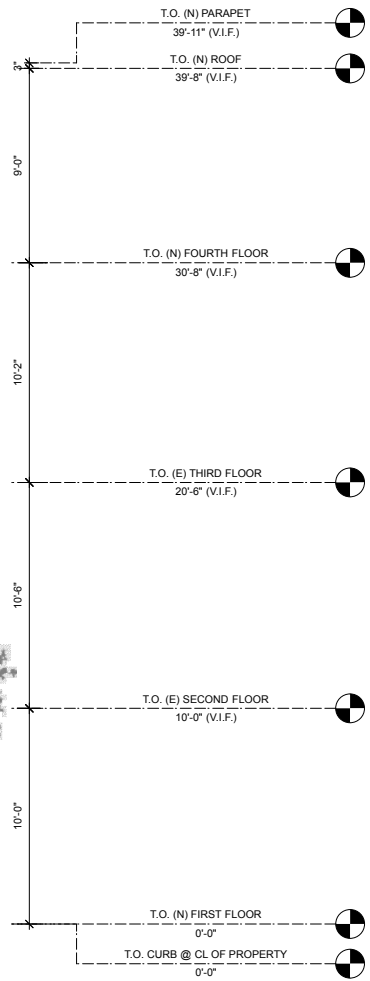
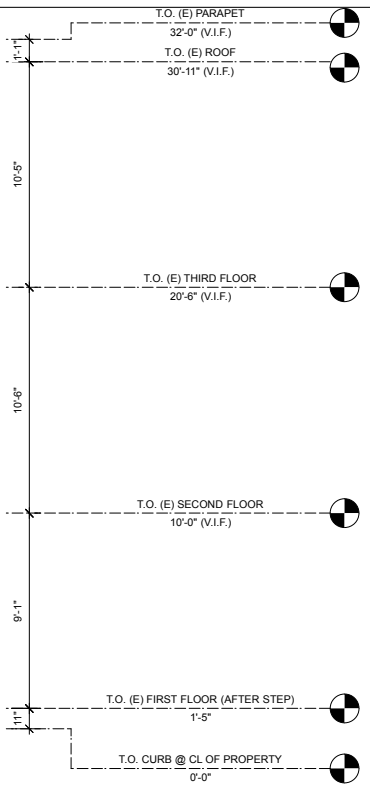
client :
94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127
JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



1
A3.0
EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"



2
A3.0
PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"



3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

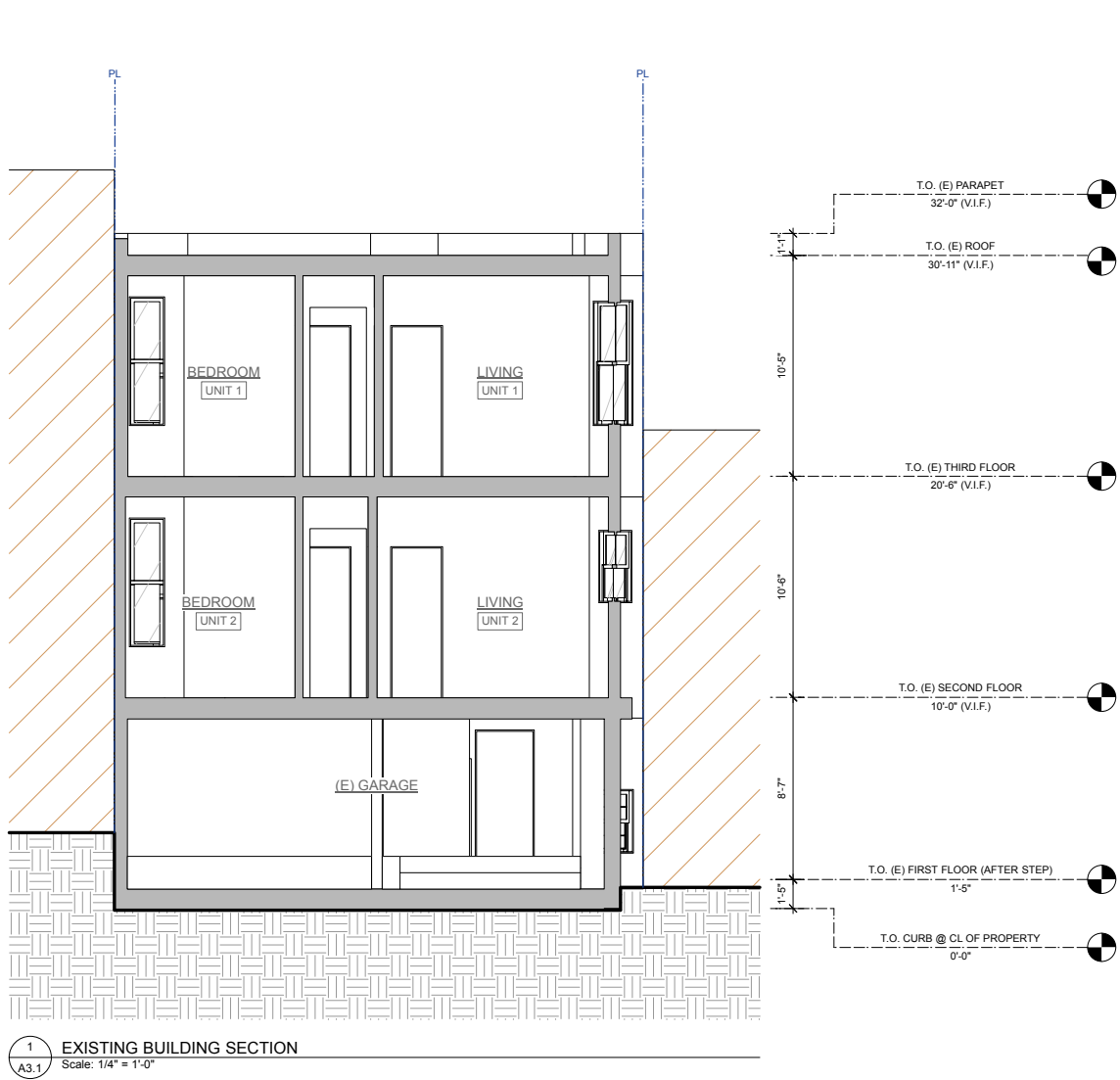
SECTIONS

A3.0

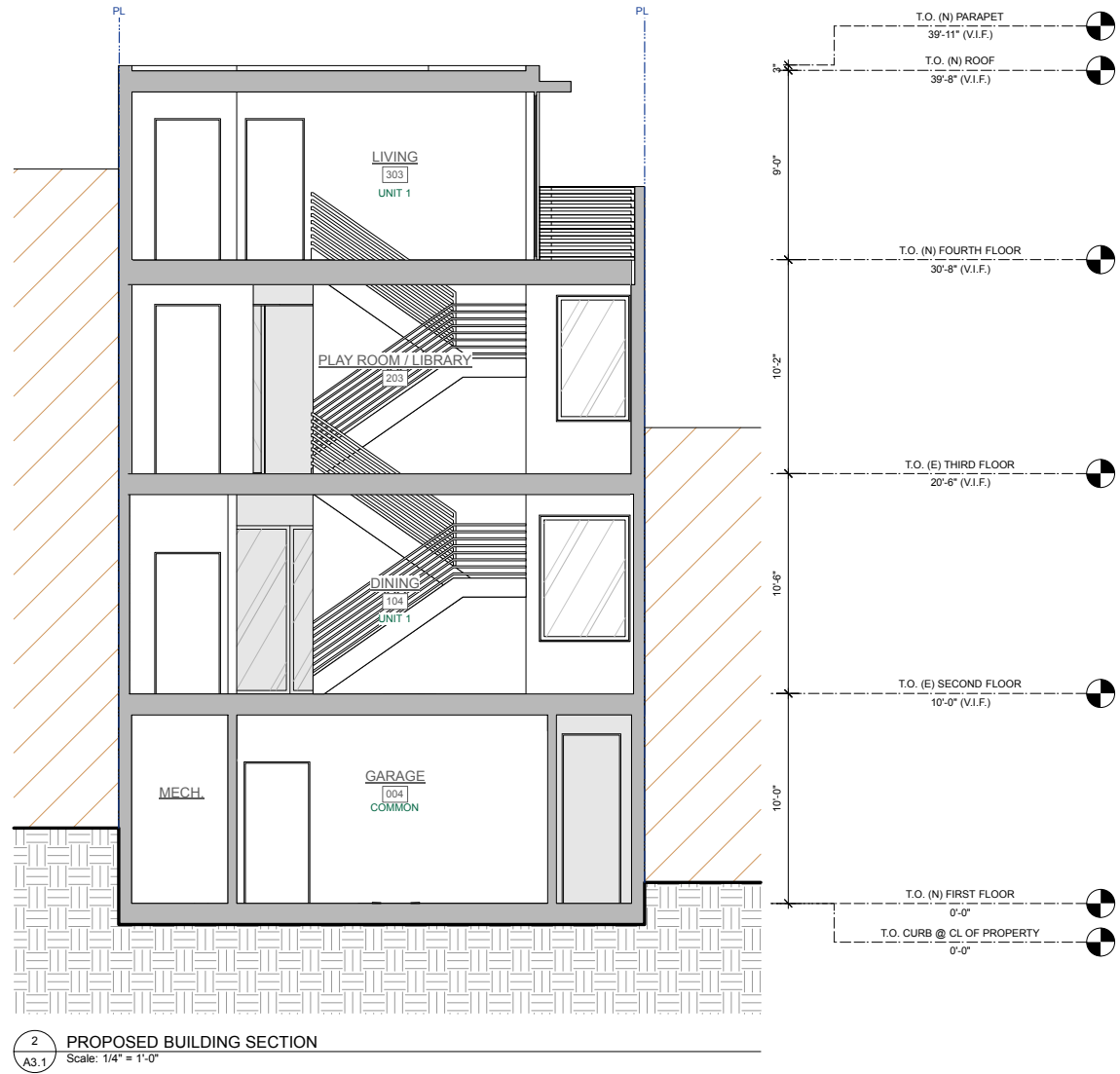
LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

client :
94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127



1
A3.1
EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"



2
A3.1
PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"

3932 - 3934 26TH ST. REMODEL & ADDITION

3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

SECTIONS

A3.1

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

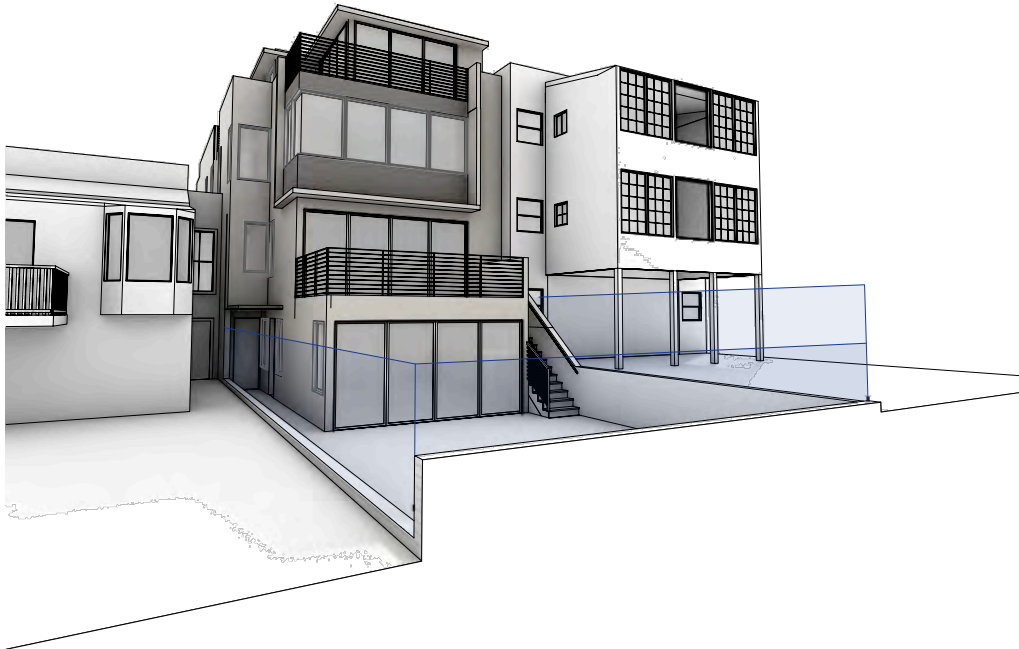
client :
94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127



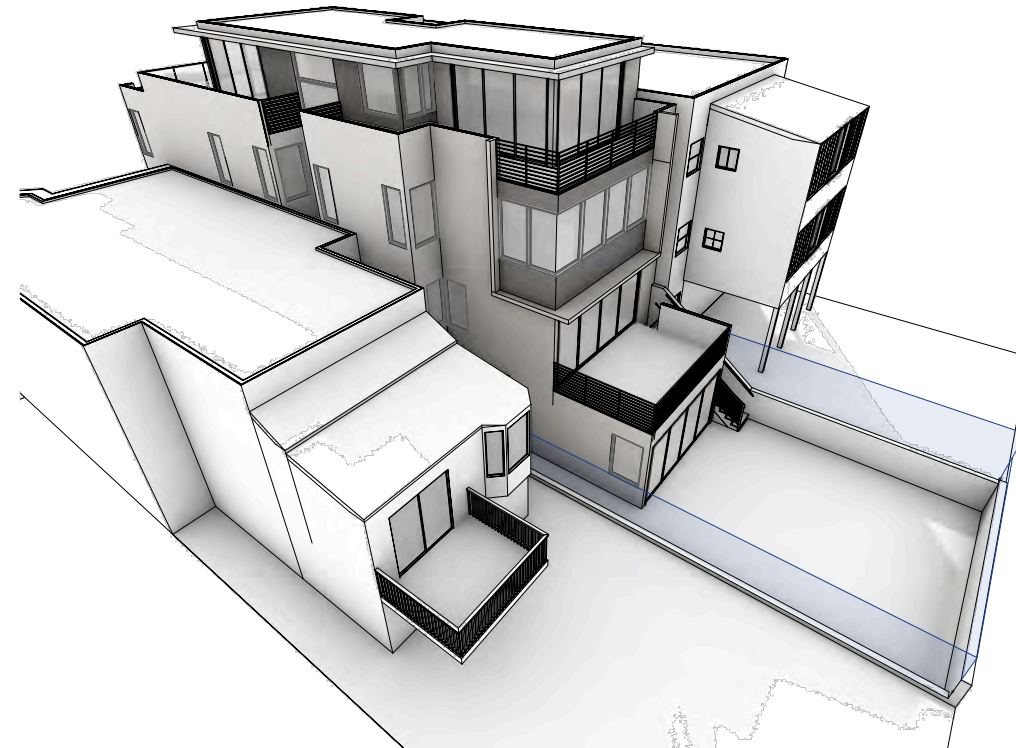
1 FRONT EXTERIOR PERSPECTIVE: LOOKING NORTH
A6.0 SEE SHT. A1.0 FOR VIEWER POSITION



2 REAR EXTERIOR PERSPECTIVE: LOOKING NORTHWEST
A6.0



3 REAR EXTERIOR PERSPECTIVE: LOOKING SOUTHWEST
A6.0



4 REAR AERIAL PERSPECTIVE
A6.0

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

client : 94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

PERSPECTIVES

A6.0



1 FRONT PERSPECTIVE OF PROJECT FROM ADJ. BUILDING: 3936 - 3942 26TH ST.
A6.1 SEE SHT. A1.0 FOR VIEWER POSITION 3



2 REAR PERSPECTIVE OF PROJECT FROM ADJ. BUILDING: 3936 - 3942 26TH ST.
A6.1



3 FRONT PERSPECTIVE OF PROJECT FROM ADJ. BUILDING: 3928 26TH ST.
A6.1 SEE SHT. A1.0 FOR VIEWER POSITION 3



4 REAR PERSPECTIVE OF PROJECT FROM ADJ. BUILDING: 3928 26TH ST.
A6.1

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

3932 - 3934 26TH ST. REMODEL & ADDITION
3932 - 3934 26TH STREET
SAN FRANCISCO, CA 94114
BLOCK 6562 - LOT 012

client : 94 feet LLC
2010 ocean avenue, suite e
san francisco, ca 94127

date :	issues/ revisions :	by :
11.23.15	Schematic Design	rk
03.02.16	Pre-Application Meeting	rk
03.14.16	Planning Submittal	rk
09.02.16	Planning Submittal R1	rk
09.20.16	Planning Submittal R2	rk
01.20.17	Planning Submittal R3	rk

project name :
3932 - 3934 26TH ST. REMODEL & ADDITION

PERSPECTIVES

A6.1

Flores, Veronica (CPC)

From: Patricia Heldman <sfshrinkpfh@aol.com>
Sent: Sunday, January 22, 2017 9:21 PM
To: Flores, Veronica (CPC); john@johnlumarchitecture.com;
khoan@johnlumarchitecture.com
Cc: sabrina.bellotti@gmail.com; fbonardi@gmail.com; aquatic7@gmail.com;
stephanusjp@gmail.com; rosenzweig.lynn@gmail.com; Ffarm@sbcglobal.net;
jminamoto01@yahoo.com
Subject: Re :Project 3932-3934 26th Street Remodel & Addition

I am the property owner at 3928-26th Street, the structure immediately adjacent , on the east, to the proposed remodel/addition and I have several concerns about the impact of the plan for remodel.

As the resident immediately adjacent to the East, the addition is likely to decrease the light on the West side of my property and yard. However, of more concern is the 4th floor extension and deck which will over look the West & North aspect of my property and compromise my privacy. Both my kitchen and bathroom have windows that face to the West.

Another concern is that the proposed design & stark facade is not in keeping with the other homes on the block. It does not appear that the plan makes any attempt to incorporate any architectural details that would provide continuity with other homes on the block.

Noe Valley and this 26th Street block has always been family friendly. This proposal technically converts a 2 unit building into another 2 unit building. However, 1 unit is a very small in-law space while the other unit is an extremely large unit. This design effectively removes 1 unit of potential family living space from the housing pool in Noe Valley.

Thank you for considering my concerns,

Patricia Heldman
3928 - 26th Street
SF, CA 94131

Flores, Veronica (CPC)

From: Paul Dijkstra <stephanusjp@gmail.com>
Sent: Thursday, January 19, 2017 7:05 PM
To: Flores, Veronica (CPC); john@johnlumarchitecture.com;
khoan@johnlumarchitecture.com
Cc: Janice; Sabrina Bellotti; Felice Bonardi; Brian Pritchard; Franco Tarm; Lynn Rosenzweig;
sfshrinkpfh@aol.com
Subject: Letter re project at 26th street, SF

To whom it may concern,

As a homeowner living at 3931 26th street, I would also like to express my disapproval of the plans for the proposed project across the street from my house. My main concern is the proposed top floor addition. It will take away light from our bedroom and living room, as well as when we are outside. Also, the addition of this floor is not at all compatible with the scale of surrounding buildings, will become an eyesore to our block. It would also not preserve the existing visual character of our neighborhood.

I would appreciate if the city would object to the additional top floor.

With kind regards,

Paul Dijkstra

Flores, Veronica (CPC)

From: Janice <jminamoto01@yahoo.com>
Sent: Wednesday, January 18, 2017 10:09 AM
To: Flores, Veronica (CPC); john@johnlumarchitecture.com;
khoan@johnlumarchitecture.com
Cc: Sabrina Bellotti; Felice Bonardi; Brian Pritchard; stephanusjp@gmail.com; Franco Tarm;
Lynn Rosenzweig
Subject: Letter re project at 26th street, SF

My name is Janice Minamoto, and I am a resident at [3933 26th Street](#). I am writing to express my concern with the proposed design of the house across the street from my house. My main concern is the proposed fourth floor for the building, and how this additional floor will reduce light to surrounding properties. Also, the addition of the fourth floor is not compatible with the scale of surrounding buildings and will not preserve the existing visual character of our neighborhood.

Best,
Janice Minamoto

Flores, Veronica (CPC)

From: Lynn Rosenzweig <rosenzweig.lynn@gmail.com>
Sent: Sunday, January 15, 2017 10:57 AM
To: Flores, Veronica (CPC); John Lum; Khoan Duong
Cc: Sabrina Bellotti; Felice Bonardi; Brian Pritchard; stephanusjp@gmail.com; Franco Tarm; Janice
Subject: Letter re project at 26th street, SF

My name is Lynn Rosenzweig and I am a resident at 3931 26th Street. I am writing to express my concern with the proposed design of the house across the street from me. My main concern is the proposed fourth floor for the building, and how this additional floor will affect the light and shadows for the residents surrounding the building. In addition, the proposed design of the building will be out of character with the Noe Valley neighborhood.

Thank you,

Lynn Rosenzweig

Flores, Veronica (CPC)

From: Patricia Acosta <tineo88pa@gmail.com>
Sent: Wednesday, January 25, 2017 7:25 PM
To: Flores, Veronica (CPC); john@johnlumarchitecture.com;
khoan@johnlumarchitecture.com
Cc: rozenzeig.lynn@gmail.com; sabrina.bellotti@gmail.com; fbonardi@gmail.com;
stephanusip@gmail.com; jminamoto01@ayhoo.com; ftarm@sbcglobal.net; Brian
Pritchard
Subject: Addition to 26th Street

To John, Veronica, and Khoan,

My name is Patricia Acosta. I live at 135 Clipper Street, which has a small parking lot contiguous with the backyard of 3932 26th St. I would like to express my concern regarding the proposed addition of 3932/3934 26th Street. I feel that the addition is too large to fit in with the character of our Noe Valley neighborhood. With the fourth floor addition, it will be very overwhelming to the surrounding homes, especially to the one story house right next to it. Our airflow and natural light will be adversely affected by additions as large as the ones proposed.

Thank you,
Patricia Acosta
tineo88pa@gmail.com

Flores, Veronica (CPC)

From: Felice Bonardi <fbonardi@gmail.com>
Sent: Monday, January 23, 2017 8:41 AM
To: Flores, Veronica (CPC); john@johnlumarchitecture.com; khoan@johnlumarchitecture.com
Cc: Sabrina Bellotti; Brian Pritchard; Paul Dijkstra; rosenzweig.lynn@gmail.com; Franco Tarm; Janice; Patricia Heldman
Subject: Re: Project 3932-3934 26th Street Remodel & Addition
Follow Up Flag: Follow up
Flag Status: Flagged

I am the property owner to 3929 26th street, I would like to express my disapproval of the current plans for the proposed project across the street from my house.

I have two main concerns about the impact of the current plan:

- 1) Top floor projection over the street: none of the current homes on the block have such an extended top floor and this would be the first in the area
- 2) the entire design of the facade is completely different from the current houses of the block. I think our job should be to try to preserve the charm and character of Noe Valley (and San Francisco in a whole) rather than destroy it for a modern and stylish look.

Best Regards

Felice Bonardi
3929 26th st
SF CA 94131

On Jan 22, 2017, at 9:21 PM, Patricia Heldman <sfshrinkpfh@aol.com> wrote:

I am the property owner at 3928-26th Street, the structure immediately adjacent, on the east, to the proposed remodel/addition and I have several concerns about the impact of the plan for remodel.

As the resident immediately adjacent to the East, the addition is likely to decrease the light on the West side of my property and yard. However, of more concern is the 4th floor extension and deck which will overlook the West & North aspect of my property and compromise my privacy. Both my kitchen and bathroom have windows that face to the West.

Another concern is that the proposed design & stark facade is not in keeping with the other homes on the block. It does not appear that the plan makes any attempt to incorporate any architectural details that would provide continuity with other homes on the block.

Noe Valley and this 26th Street block has always been family friendly. This proposal technically converts a 2 unit building into another 2 unit building. However, 1 unit is a very small in-law space while the other unit is an extremely large unit. This design effectively removes 1 unit of potential family living space from the housing pool in Noe Valley.

Thank you for considering my concerns,

Patricia Heldman