



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: MARCH 5, 2015

*Date:* February 26, 2015  
*Case No.:* 2013.1799D  
*Project Address:* 1608-1612 DOLORES STREET  
*Zoning:* RH-2 (Residential House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 6942/046  
*Project Sponsor:* Tom McElroy  
485 14<sup>th</sup> Street  
San Francisco, CA 94103  
*Staff Contact:* Marcelle Boudreaux – (415) 575-9140  
[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)  
*Recommendation:* **Do not take DR and approve alteration permit as proposed.**

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### BACKGROUND

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

### UPDATE

At the November 6, 2014 hearing, the Planning Commission continued the review indefinitely. This continuance was requested by the Project Sponsor in order to address concerns regarding light and scale from adjacent neighbors and to provide staff sufficient time to review any design modifications. No objections were made to the continuance.

The following events have taken place since the November 6, 2014 hearing:

- On November 2, 2014, the Project Sponsor met with the adjacent neighbors to the south (1620 Dolores) and to the north (1606 Dolores) to discuss issues of light and scale. The proposal developed out of this discussion is discussed next, *Revisions Submitted – Part 1*.
- *Revisions Submitted – Part 1*. On November 5, 2014, the Project Sponsor submitted revisions to the original P.C. Sec. 311 drawings mailed out for neighborhood notification. Modifications were made to address adjacent neighbor's concern about light and massing. The following modifications were made:

- front wall would remain in existing location (approximately 10 feet 6 inches from the front property line which is the front building wall of adjacent property to the north 1606 Dolores)
  - push the mass of the proposed addition (habitable space and deck and egress stairs) into required rear yard to address the front building wall not being modified, which would require a Variance
  - at the rear portion of the proposed addition, setback from the north property line 3 feet, (to address adjacent property, 1606 Dolores, property line windows)
- *Revisions Submitted – Part 2.* On December 15, 2014, the Project Sponsor submitted modifications to the original Section 311 set and first round of revisions, to address the adjacent neighbor's concern about light and remain within the buildable area, per Residential Design Team input. The adjacent neighbor is at the adjacent (northern) property at 1606 Dolores. These plans are dated December 8, 2014. The following modifications were made and would not require a Variance to proceed:
    - move the front wall forward to average front setback, approximately 5 feet 10 inches
    - reduce the extension of the front bay window by half to address concerns of light at front of property at 1606 Dolores
    - cut the (NE) front corner of front bay window at a 45 degree angle toward the adjacent property (1606 Dolores) to address concerns of light
    - at the rear portion of the proposed addition, maintain the setback from the north property line 3 feet (to address adjacent property, 1606 Dolores, property line windows)

## DEPARTMENT RESPONSE

After reviewing the project architect's revised drawings *Part 1*, the department made the following input: Residential Design Team did not support the proposed modification to further encroach into the required rear yard which would have required the Project Sponsor to seek and obtain a Variance from the Planning Code. The adjacent property owner at 1606 Dolores did support the Part 1 revisions including the Variance.

After reviewing revised drawings *Part 2* (plans dated December 8, 2014), wherein all work is proposed within the buildable area, the Residential Design Team found the project to be within the guidelines.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 23, 2015	February 23, 2015	10 days
Mailed Notice	10 days	February 23, 2015	February 19, 2015	14 days

## PUBLIC COMMENT

Staff has received one objection from the property owner of the adjacent lot to the north (1606 Dolores), who remains concerned about the loss of light to her dwelling.

## **RECOMMENDATION**

The Department's recommendation is to not take DR and approve the project as proposed based on the December 15, 2014 revised drawings, which should be reflected in final permit set revisions prior to Planning Department approval.

### **Attachments:**

Project Sponsor Submittal:

- Revised Drawings (*Part 2*), dated 12.08.14

Letter in Objection to the project, submitted by property owner at 1606 Dolores

ABBREVIATIONS

DIAG.	DIAGONAL	F.D.C.	FIRE DEPARTMENT CONN.	H.B.	HOSE BIBB	R.	RISER	TR	TREAD
DIA.Ø	DIAMETER	F.D.	FLOOR DRAIN	H.C.	HOLLOW CORE	(R)	REMODELED OR	T & B	TOP AND BOTTOM
DN.	DOWN	F.E.	FIRE EXTINGUISHER	H.C.	HANDICAPPED	R.D.	RELOCATED	TER.	TERRAZZO
DS.	DOWNSPOUT	F.F.	FIRE EXTINGUISHER CABINET	HDWD.	HARDWARE	RE.	REFER TO	T & G	TONGUE & GROOVE
DWG.	DRAWING	F.F.C.	FINISH FLOOR	HM.	HOLLOW METAL	REFR.	REFRIGERATOR	THK.	THICK
		F.H.C.	FIRE HOSE CABINET	H.R.	HOUR	REINF.	REINFORCED	T/	TOP OF
F	FAST	HT	HEIGHT	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	REQ'D.	REQUIRED	TYP.	TYPICAL
(E)	EXISTING	FT.	FOOT OR FEET			RM	ROOM	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EXPANSION JOINT	FLUOR.	FLUORESCENT			R.O.	ROUGH OPENING	VCT	VINYL COMPOSITION TILE
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	FND.	FOUNDATION	O.D.	OUTSIDE DIAMETER	S	SOUTH	VER	VERIFY
		F.O.B.	FACE OF BRICK	OH.	OVERHEAD	S.C.	SOLID CORE	VERT.	VERTICAL
EL	ELEC.	F.O.C.	FACE OF CONCRETE	OPG.	OPENING	SCHED.	SCHEDULE		
ELEV.	ELEVATION	FT.	FOOT OR FEET	OPP.	OPPOSITE	SECT.	SECTION	W	WEST
EMER.	EMERGENCY	FURR.	FURRING			S.F.	SQUARE FEET	W/	WITH
ENCL.	ENCLOSURE			PCT.	PRE-CAST	SHT.	SHEET	W.C.	WATER CLOSET
EQ.	EQUAL	GA.	GAUGE	P.L.	PROPERTY LINE	SIM.	SIMILAR	WD.	WOOD
EQUIP.	EQUIPMENT	GALV.	GALVANIZED	PLAS.	PLASTER	SPEC.	SPECIFICATION	W/O	WITHOUT
EW.	EACH WAY	G.C.	GENERAL CONTRACTOR	PLYWD.	PLYWOOD	SQ.	SQUARE		
EXP.	EXPANSION	G.L.	GLASS	PR.	PAIR	S.S.	STAINLESS STEEL		
EXT.	EXTERIOR	GR.	GRADE	Q.T.	QUARRY TILE	STAGG.	STAGGERED		
		GYP.	GYP.			STD.	STANDARD		
		GYP.BD.	GYP.			STIFF	STIFFENER		
						STL	STEEL		
						STRUC.	STRUCTURAL		
						SUSP.	SUSPENDED		

DRAWING INDEX

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

PROJECT DESCRIPTION

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

CODES

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

PROPERTY INFO

BLOCK / LOT	6633 / 003		
ZONING	RH-2		
YEAR BUILT	1900		
OCCUPANCY	MULTI FAMILY RESIDENCE (R-2)		
CONSTRUCTION	V-A		
LOT AREA	3,192 S.F.		
	EXISTING	ADDITION	PROPOSED
FLOOR AREA			
Garage (1st Floor)	1,069 S.F.	455 S.F.	1,524 S.F.
2nd Floor	1,069 S.F.	497 S.F.	1,566 S.F.
3rd Floor	0 S.F.	1,566 S.F.	1,566 S.F.
4th Floor	0 S.F.	1,106 S.F.	1,106 S.F.
Total	2,138 S.F.	3,640 S.F.	5,778 S.F.
HEIGHTS	30'-8 1/2"	6'-6 1/2"	37'-3"
PARKING SPACES	0	3	3
SETBACKS			
REAR YARD SETBACK	0	AVG. OF ADJ. = 48'-3"	0
FRONT SETBACK	AVG. OF ADJ. = 4'-8 1/2"	0	0

AREA MAP



MCELROY ARCHITECTURE

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1608 DOLORES ST

san francisco, ca 94131

BLOCK 6633/ LOT 003

CURRENT RELEASE 08 DEC 2014

ISSUED FOR  
DISCRETIONARY  
REVIEW

PREVIOUS RELEASE

311 NOTIFICATION 25 SEPT 2013

SHEET TITLE

SITE INFO

SCALE

A1





SUBJECT PROPERTY, FRONT VIEW



SUBJECT PROPERTY, FRONT VIEW



SUBJECT PROPERTY, REAR VIEW

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SHEET TITLE

**PHOTOS**

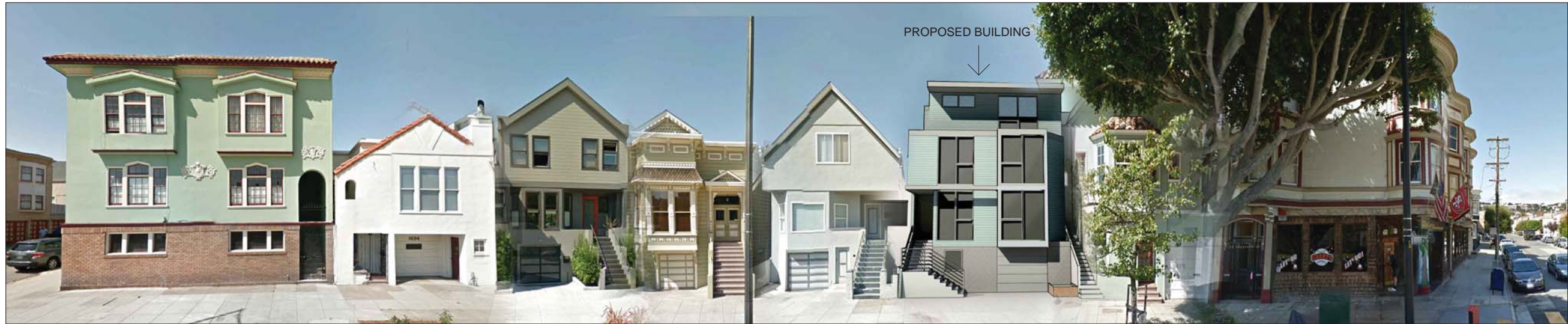
SCALE

**A1.1**





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



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



BLOCK FACE ACROSS THE STREET (DOLORES ST EAST SIDE)

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SHEET TITLE

PHOTOS

SCALE

**A1.1**





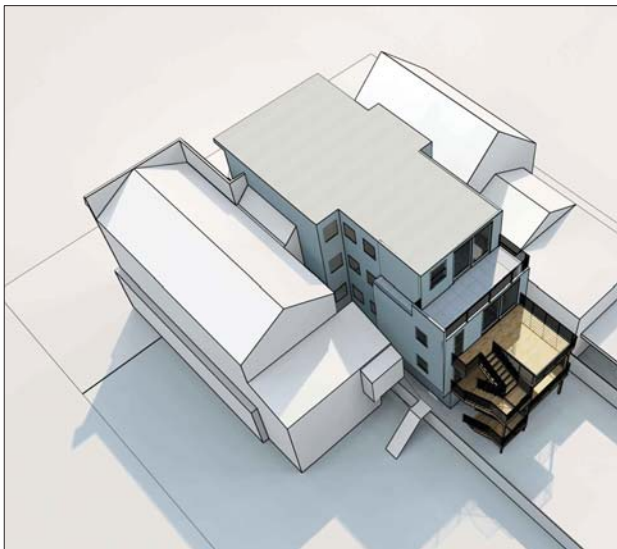
PROPOSED RENDERING, VIEW FROM REAR YARD



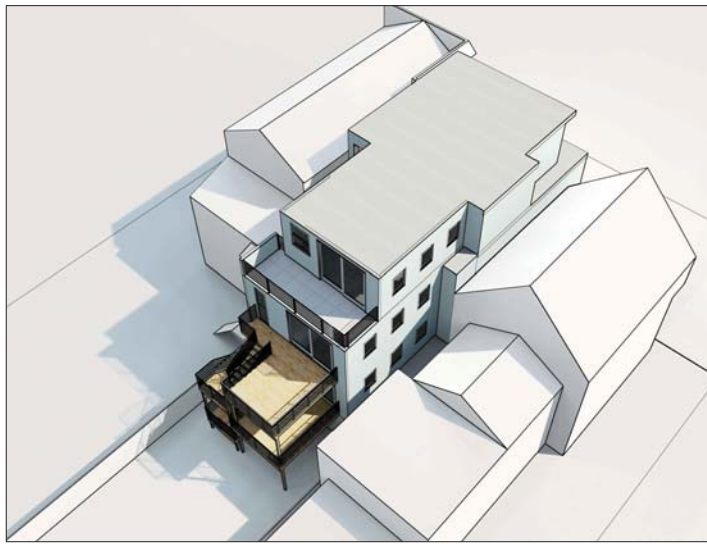
PROPOSED RENDERING, VIEW FROM STREET



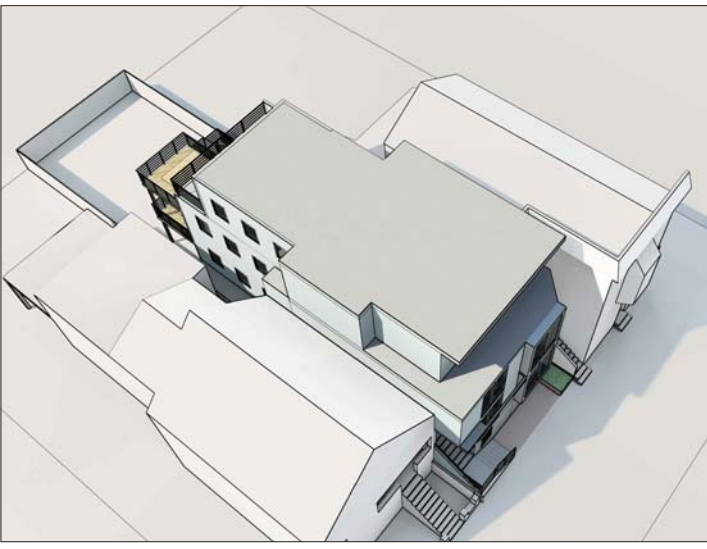
PROPOSED RENDERING, AERIAL VIEW FROM STREET



PROPOSED RENDERING, AERIAL VIEW FROM REAR YARD



PROPOSED RENDERING, AERIAL VIEW FROM REAR YARD



PROPOSED RENDERING, AERIAL VIEW FROM STREET

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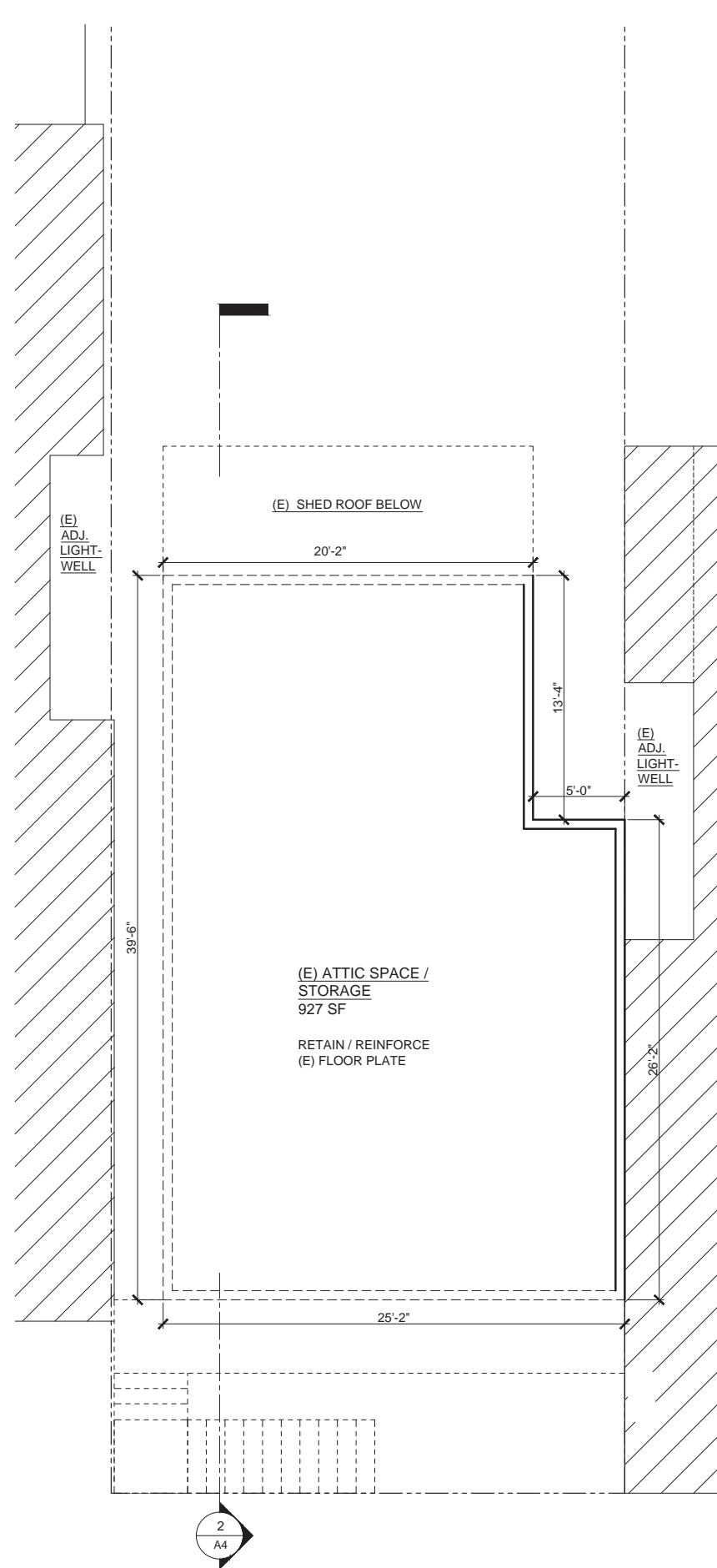
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311 NOTIFICATION 25 SEPT 2013

SHEET TITLE

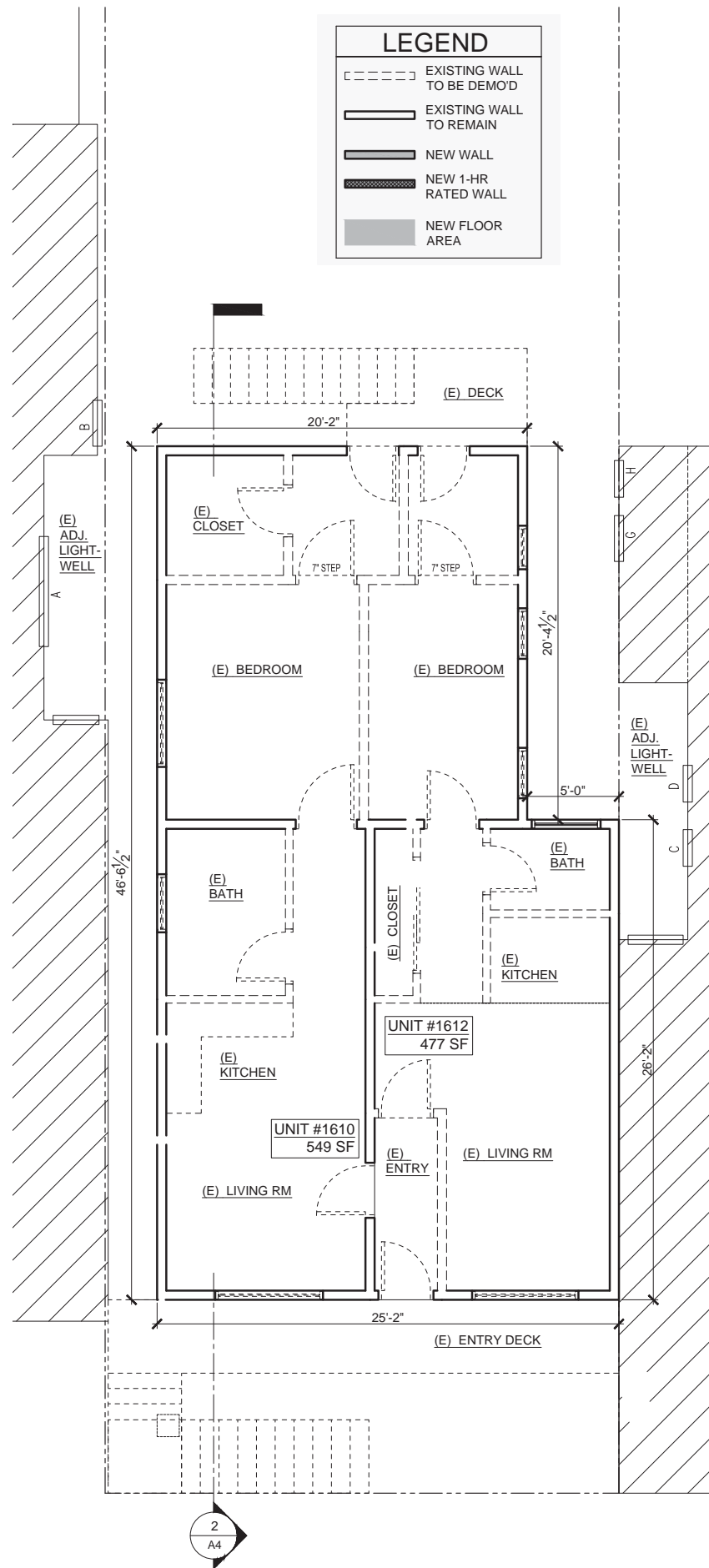
**PHOTOS**

SCALE

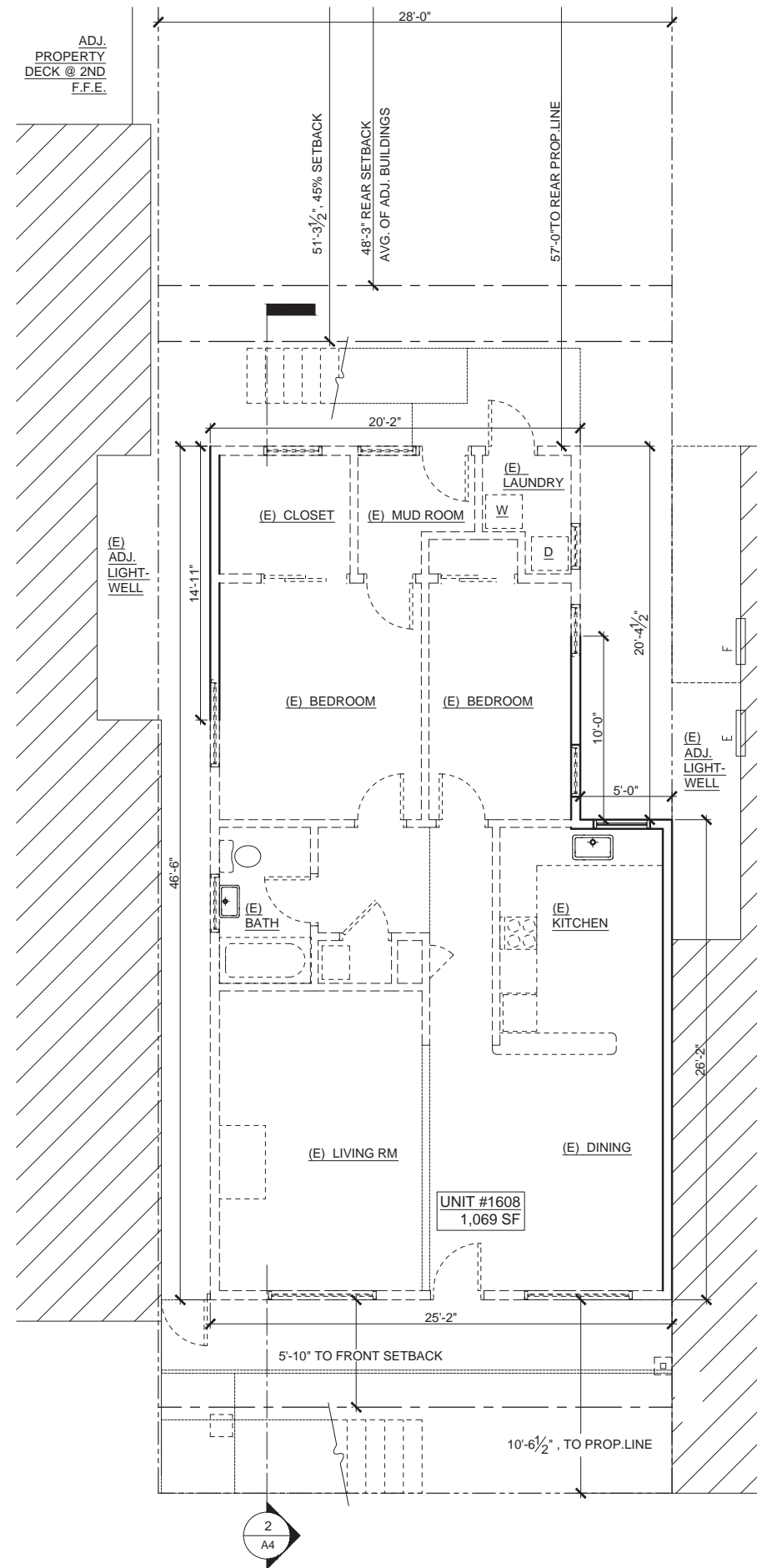
**A1.2**



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



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



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

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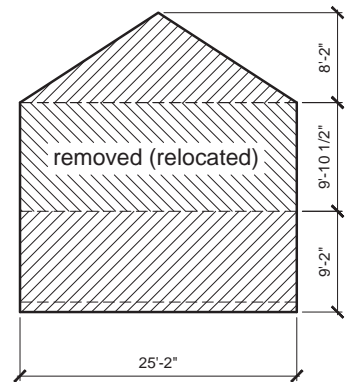
SHEET TITLE  
**FLOOR  
PLANS**

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

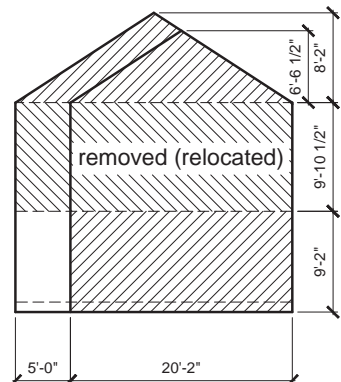
**A2**



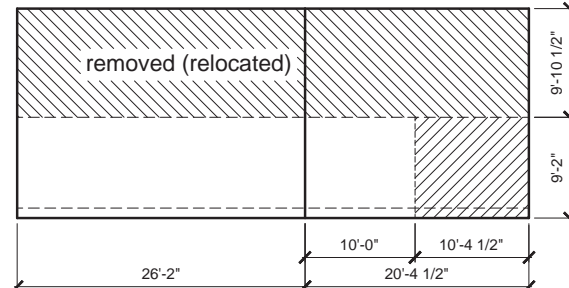
VERTICAL ELEMENTS



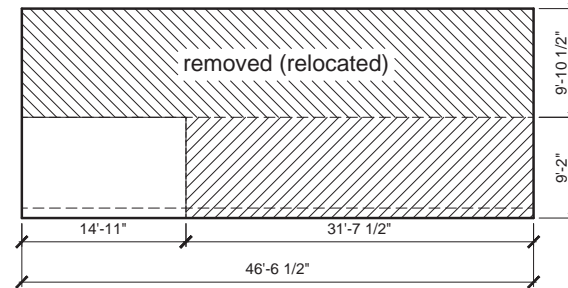
1. FRONT WALLS  
582 SF  
57% REMOVED



2. REAR WALLS  
582 SF  
49% REMOVED

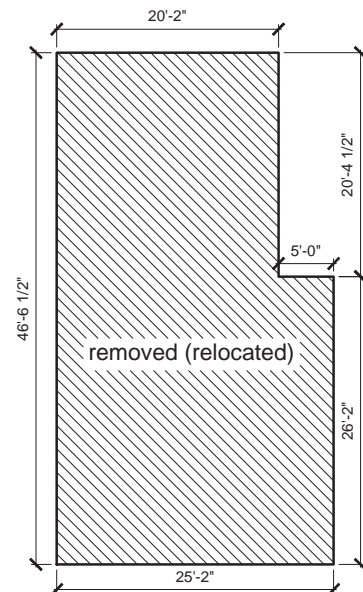


3. NORTH WALLS  
886 SF  
11% REMOVED

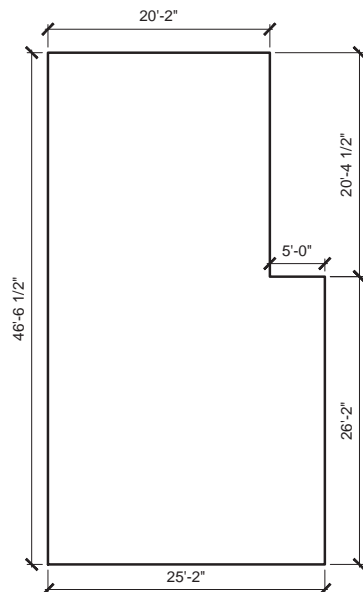


4. SOUTH WALLS  
886 SF  
33% REMOVED

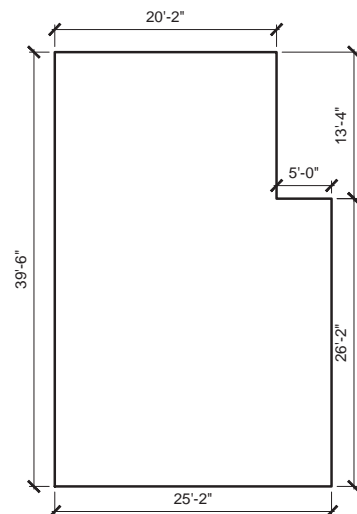
HORIZONTAL ELEMENTS



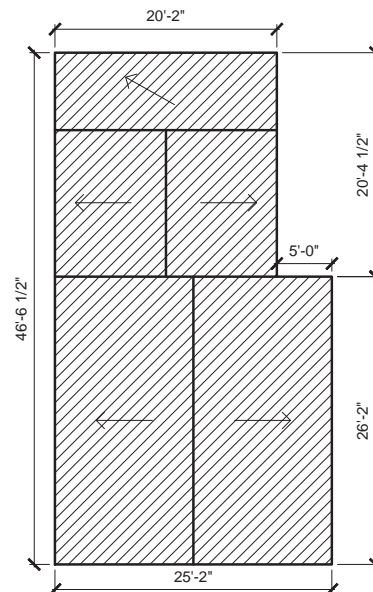
5. 1ST FLOOR  
1,069 SF  
100% REMOVED



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



7. ATTIC FLOOR  
927 SF  
0% REMOVED



8. ROOF  
1,248 SF  
100% REMOVED



DEMOLITION CALCULATION - 1608 DOLORES ST			
AREA CALCULATION	EXISTING	REMOVED	
VERTICAL ELEMENTS	AREA (SF)	AREA (SF)	% REMOVED
1. FRONT WALLS	582	582	100%
2. REAR WALLS	582	536	92%
3. NORTH SIDE WALLS	886	555	62%
4. SOUTH SIDE WALLS	886	749	84%
VERTICAL TOTAL	2,936	2,422	82%
HORIZONTAL ELEMENTS			
5. 1ST FLOOR	1,069	1,069	100%
6. 2ND FLOOR	1,069	0	0%
7. ATTIC FLOOR	927	0	0%
8. ROOF	1,248	1,248	100%
HORIZONTAL TOTAL	4,313	2,317	54%

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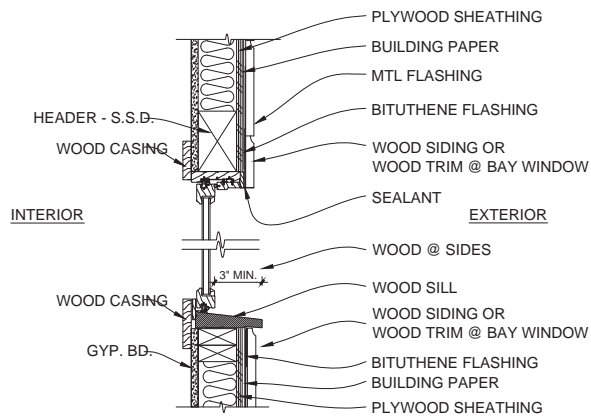
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SHEET TITLE  
DEMOLITION  
CALC

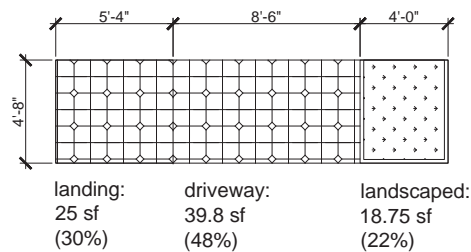
SCALE  
1/4"=1'-0" U.O.N.

A2.1



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

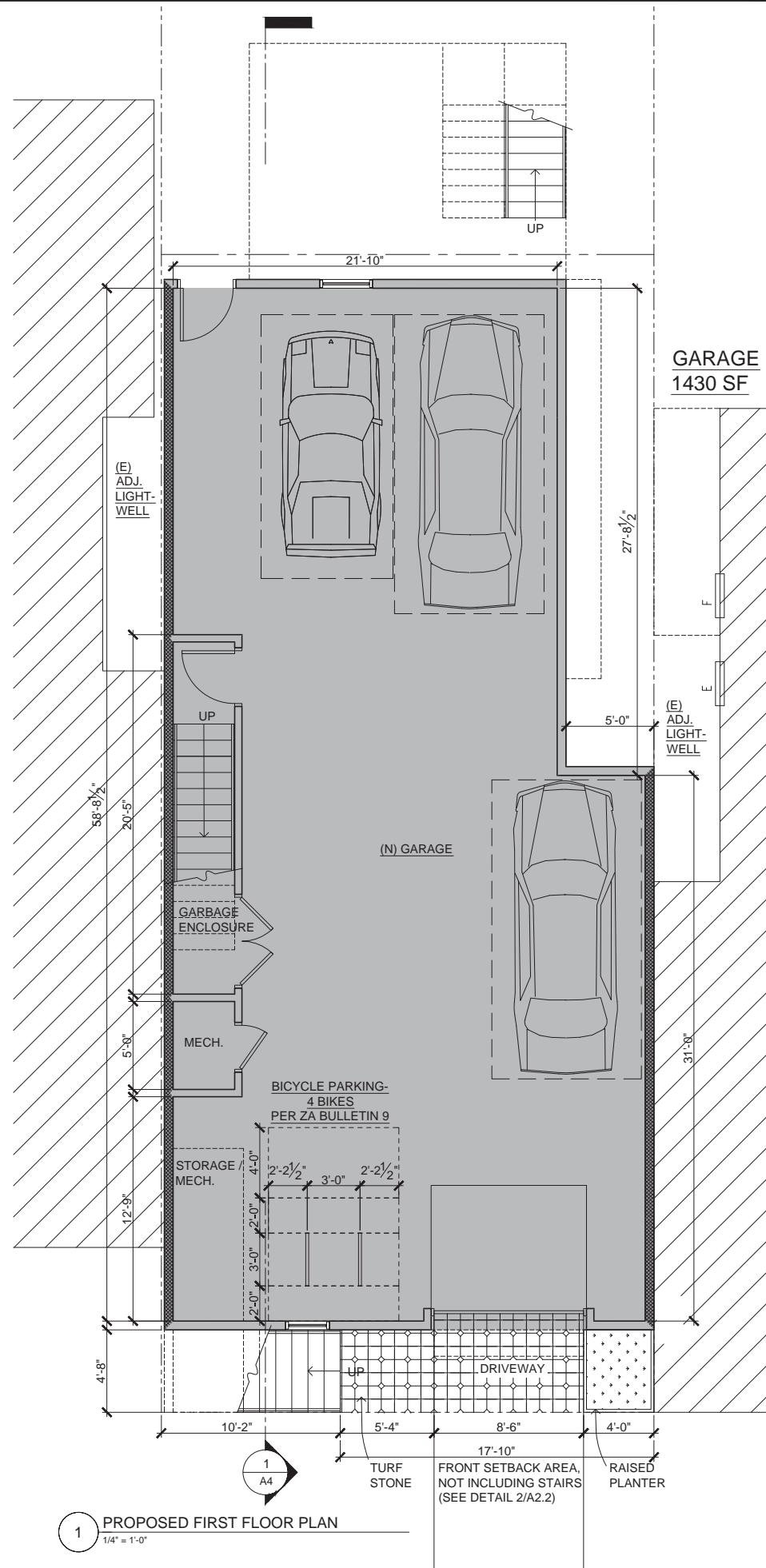
LEGEND	
	EXISTING WALL TO BE DEMOD
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW 1-HR RATED WALL
	NEW FLOOR AREA



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

FRONT SETBACK  
83 sf total

52% PERMEABLE  
SURFACE:  
LANDING & PLANTING



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

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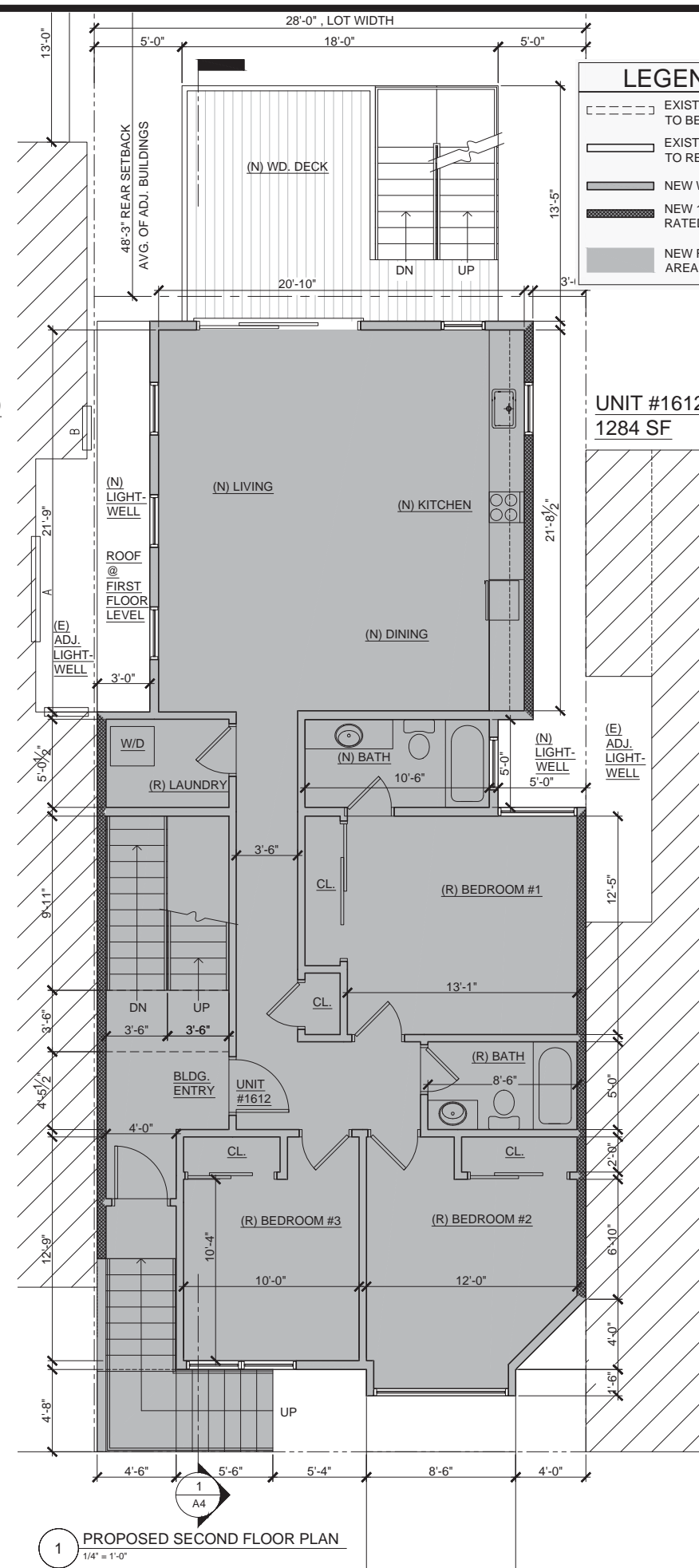
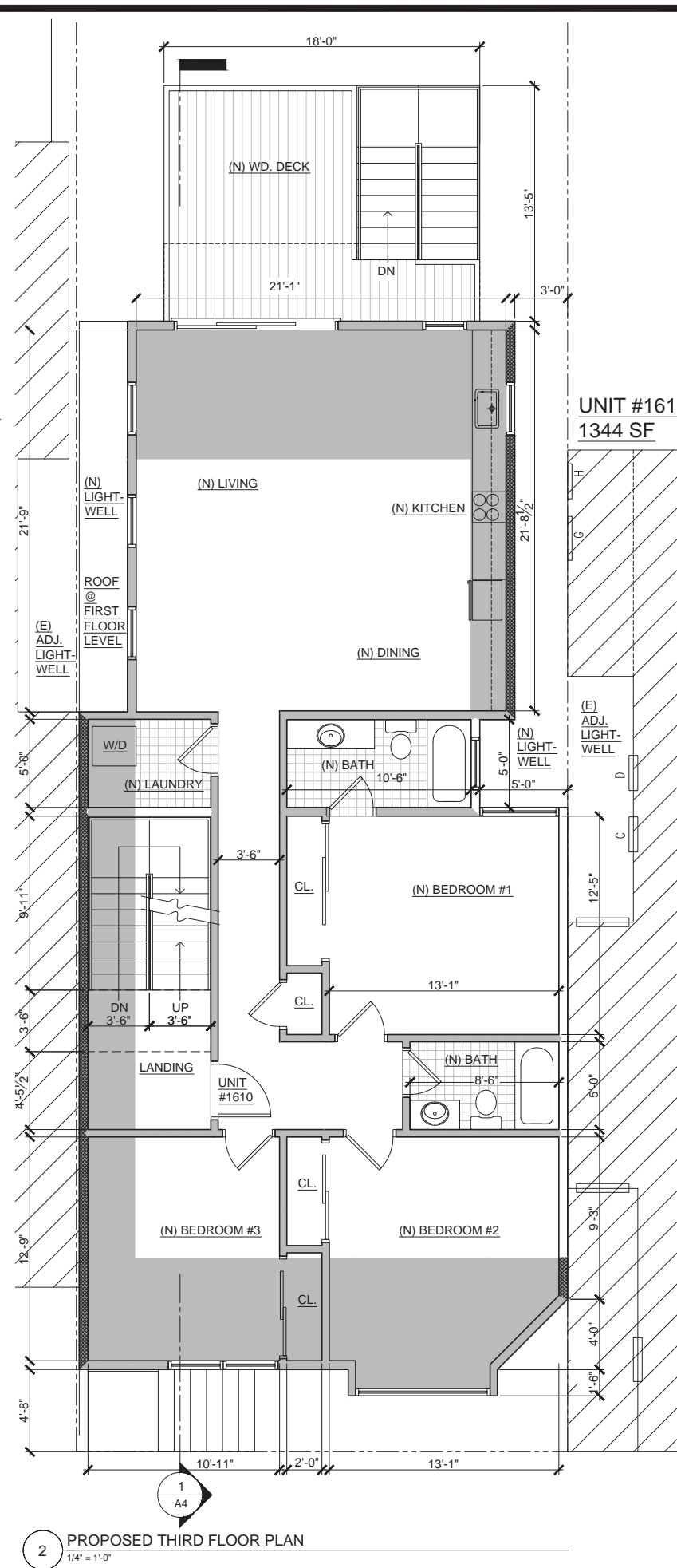
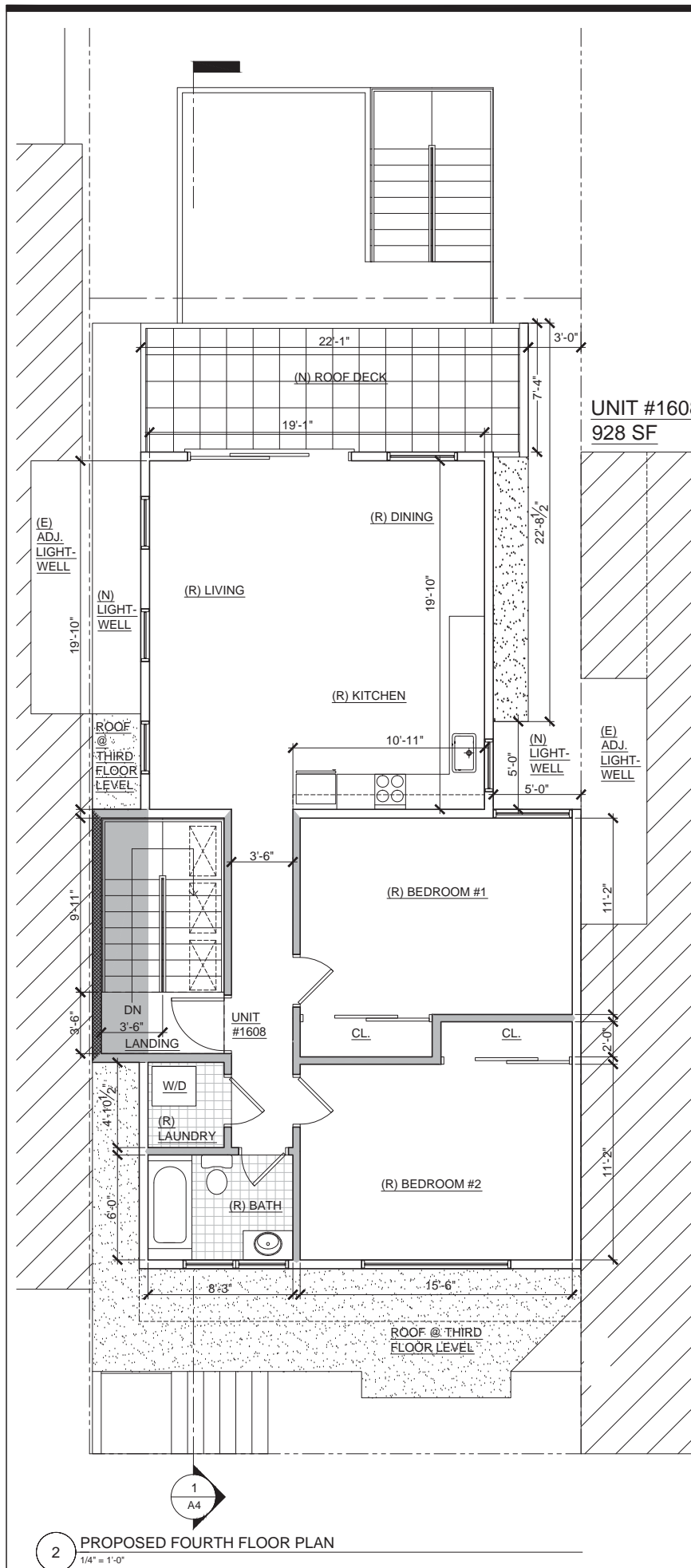
SHEET TITLE

**FLOOR  
PLANS**

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

**A2.2**





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

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

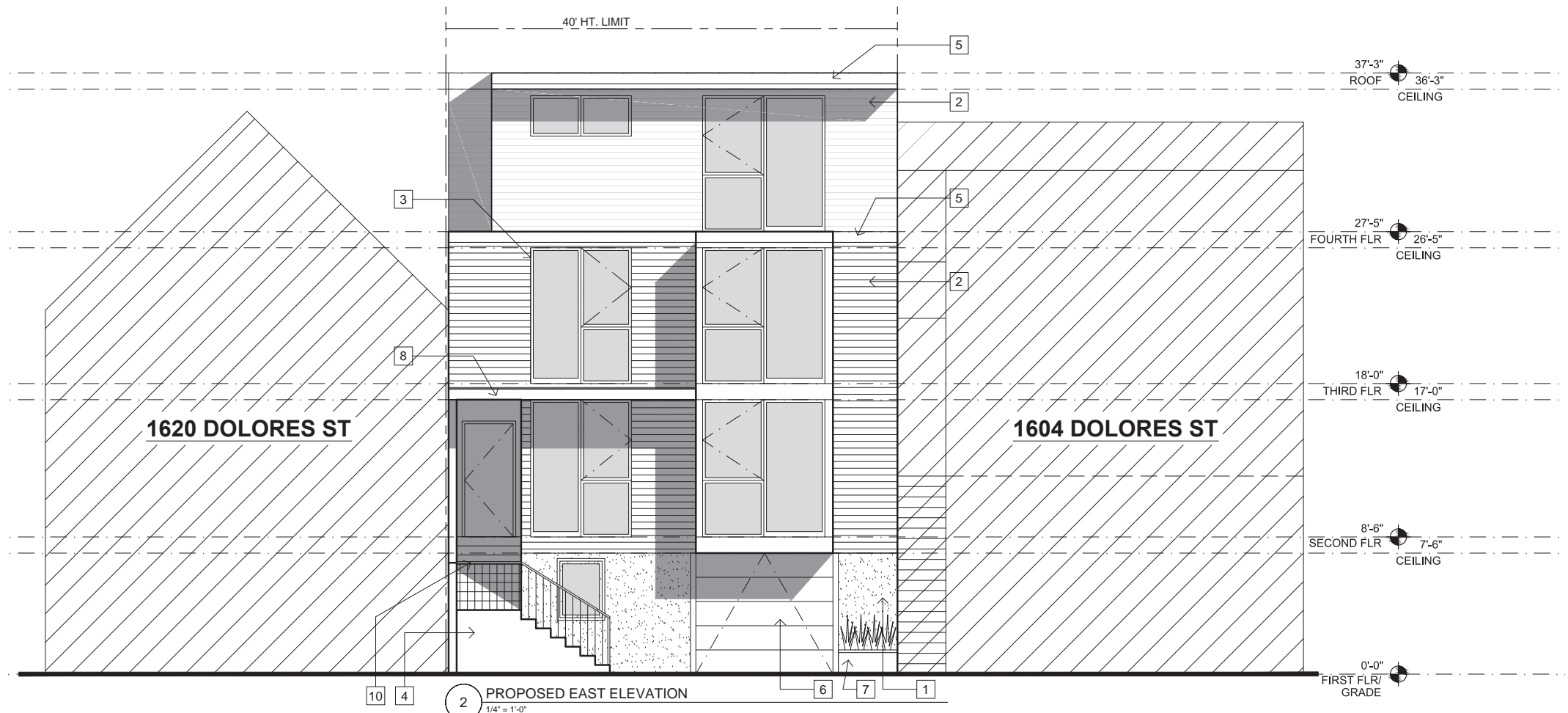
**A2.3**

PROPOSED  
MATERIALS

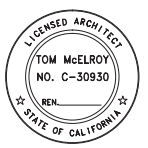
1. STUCCO OR TILE AT GROUND LEVEL
2. PAINTED HORIZONTAL WOOD SIDING
3. ALUMINUM WINDOWS, TYP.
4. STONE TILE STEPS
5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
6. PAINTED GARAGE DOOR
7. RAISED PLANTERS
8. METAL AWNING OVER GROUND LEVEL ENTRY
9. WOOD DECKING AND STAIRS W/ METAL CABLE RAILS
10. METAL RAILING

EXISTING  
MATERIALS

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



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311 NOTIFICATION 25 SEPT 2013

SHEET TITLE  
**EXISTING &  
PROPOSED  
ELEVATIONS**

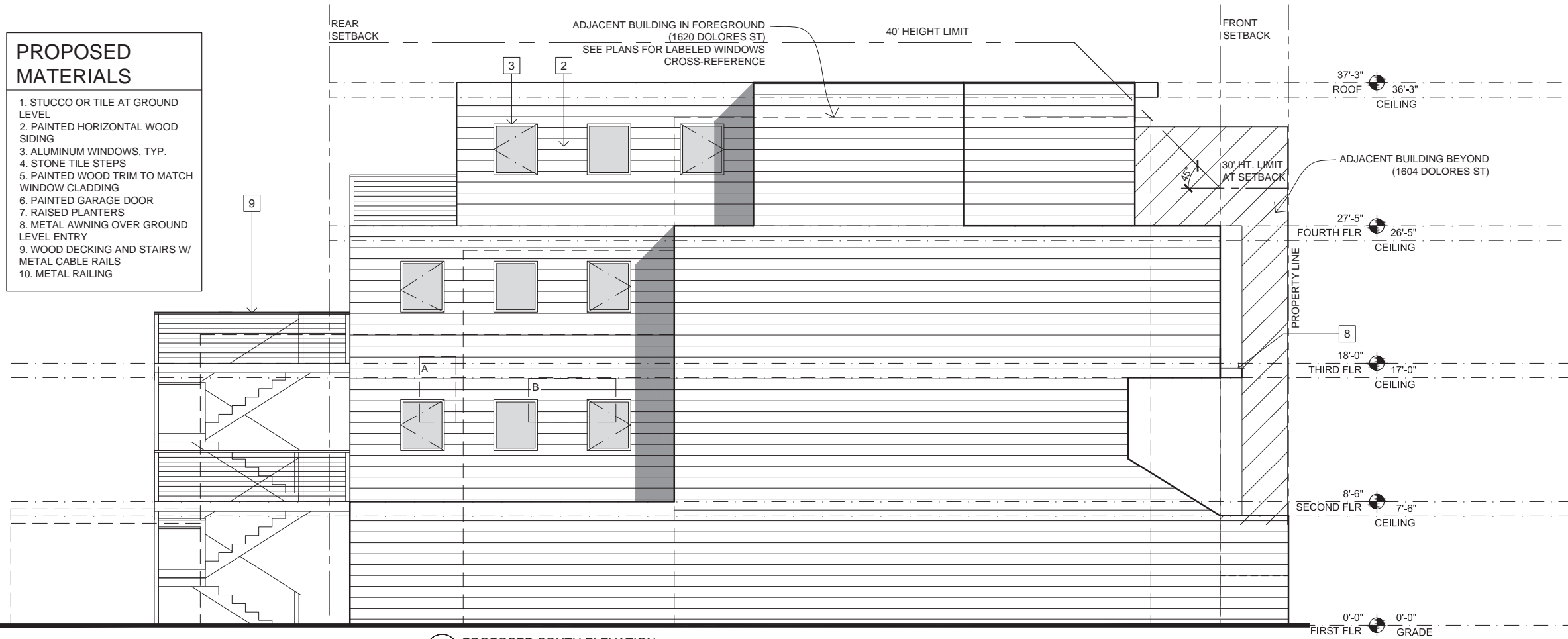
SCALE 1/4" = 1'-0"

**A3**



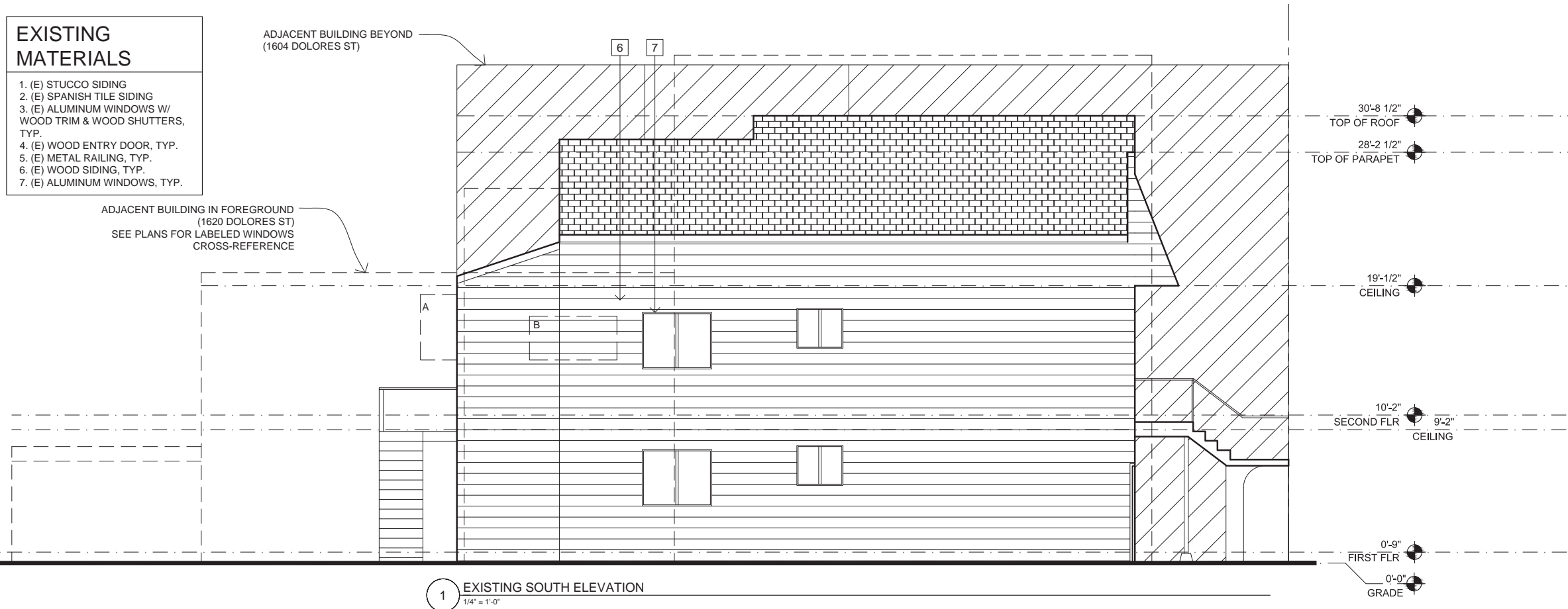
## PROPOSED MATERIALS

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



## EXISTING MATERIALS

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



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ISSUED FOR  
DISCRETIONARY  
REVIEW

PREVIOUS RELEASE  
311 NOTIFICATION 25 SEPT 2013

SHEET TITLE  
**EXISTING &  
PROPOSED  
ELEVATIONS**

SCALE 1/4" = 1'-0"

**A3.1**

PROPOSED MATERIALS

1. STUCCO OR TILE AT GROUND LEVEL

2. PAINTED HORIZONTAL WOOD SIDING

3. ALUMINUM WINDOWS, TYP.

4. STONE TILE STEPS

5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING

6. PAINTED GARAGE DOOR

7. RAISED PLANTERS

8. METAL AWNING OVER GROUND LEVEL ENTRY

9. WOOD DECKING AND STAIRS W/ METAL CABLE RAILS

10. METAL RAILING

EXISTING MATERIALS

1. (E) STUCCO SIDING

2. (E) SPANISH TILE SIDING

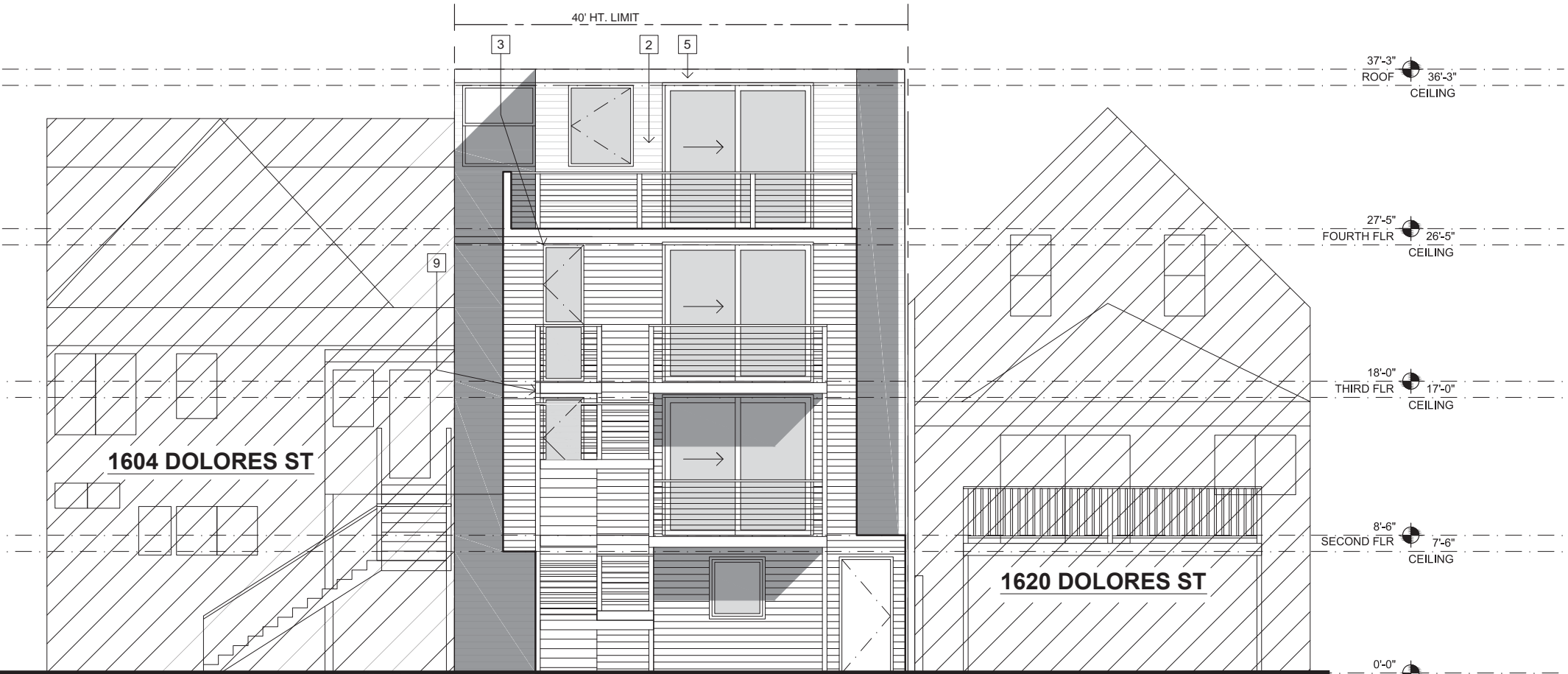
3. (E) ALUMINUM WINDOWS W/ WOOD TRIM & WOOD SHUTTERS, TYP.

4. (E) WOOD ENTRY DOOR, TYP.

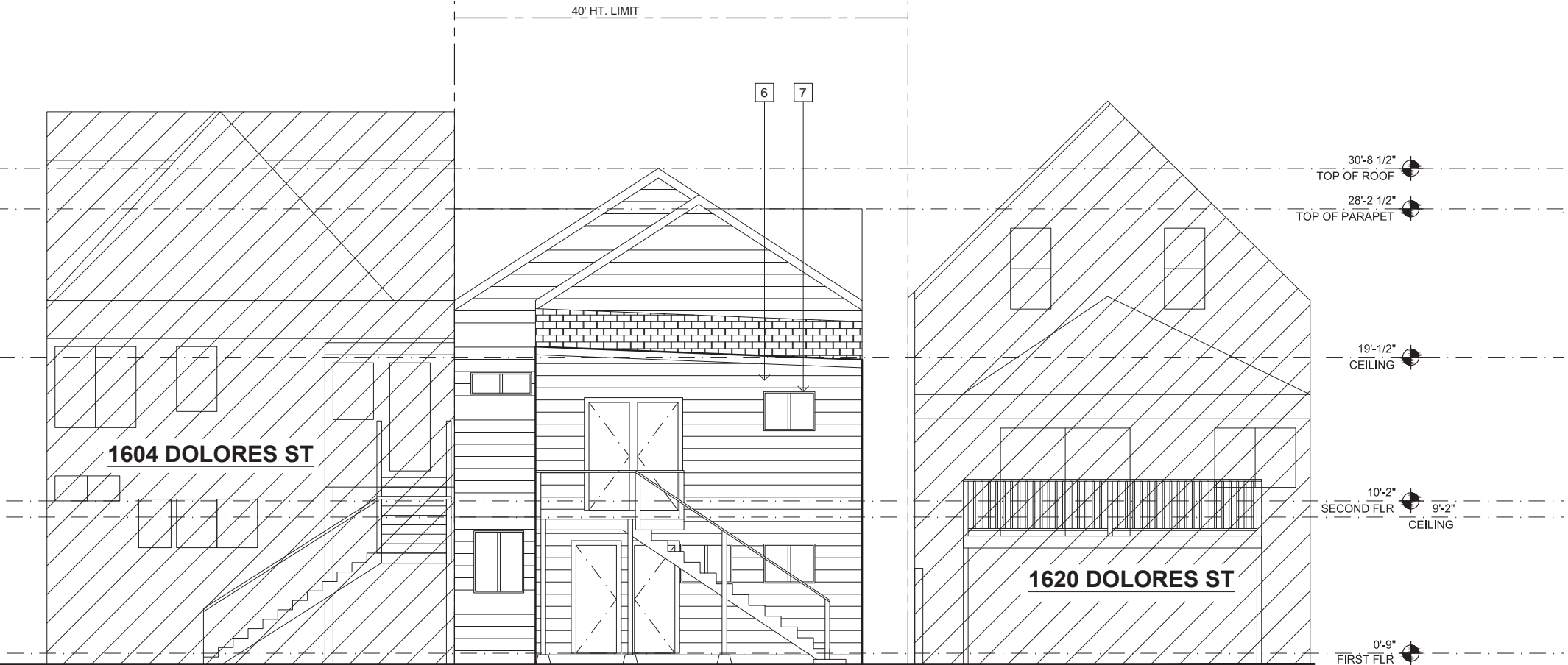
5. (E) METAL RAILING, TYP.

6. (E) WOOD SIDING, TYP.

7. (E) ALUMINUM WINDOWS, TYP.



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



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

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



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

CURRENT RELEASE 08 DEC 2014

ISSUED FOR  
DISCRETIONARY  
REVIEW

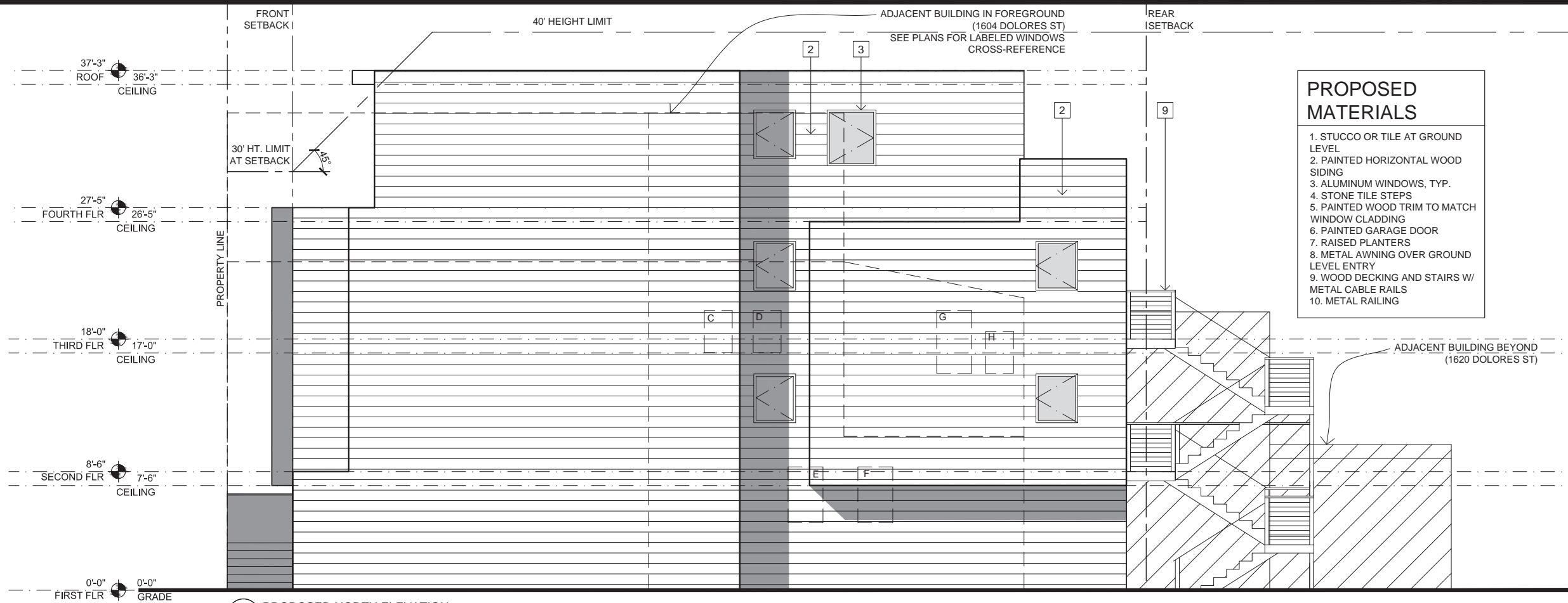
PREVIOUS RELEASE  
311 NOTIFICATION 25 SEPT 2013

SHEET TITLE  
EXISTING &  
PROPOSED  
ELEVATIONS

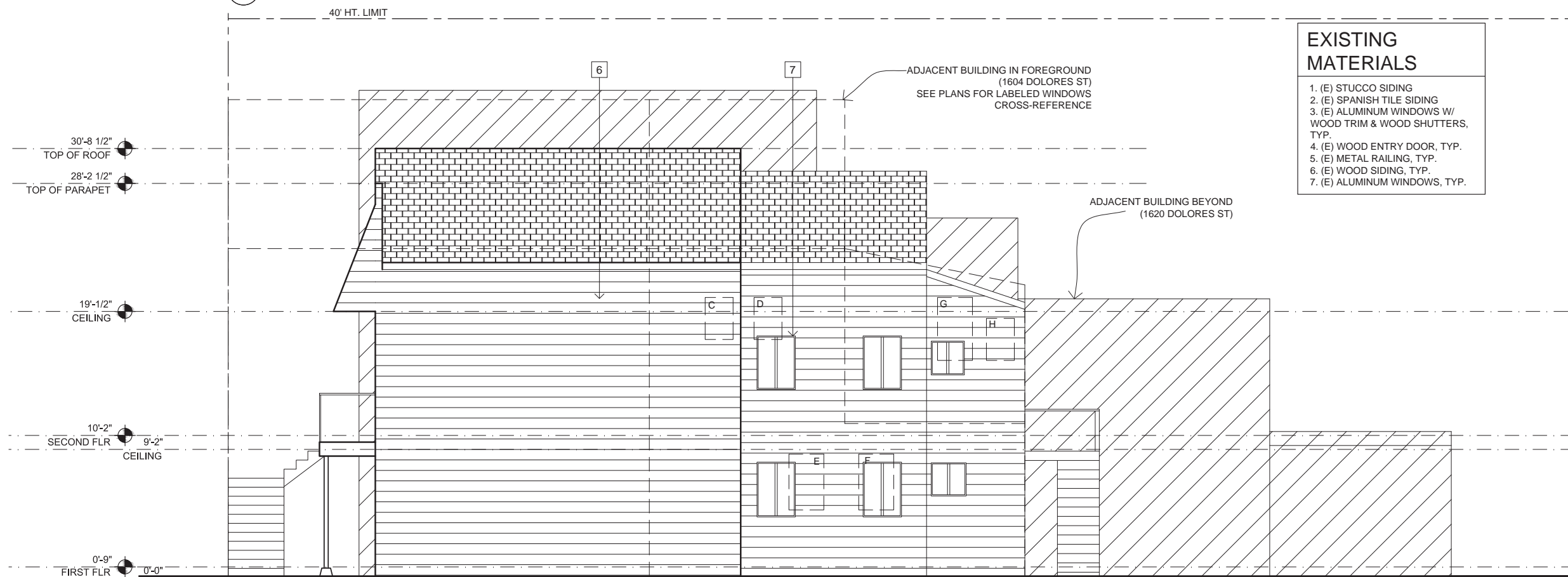
SCALE 1/4" = 1'-0"

A3.2





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



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

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tommcclroy@gmail.com



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

CURRENT RELEASE 08 DEC 2014

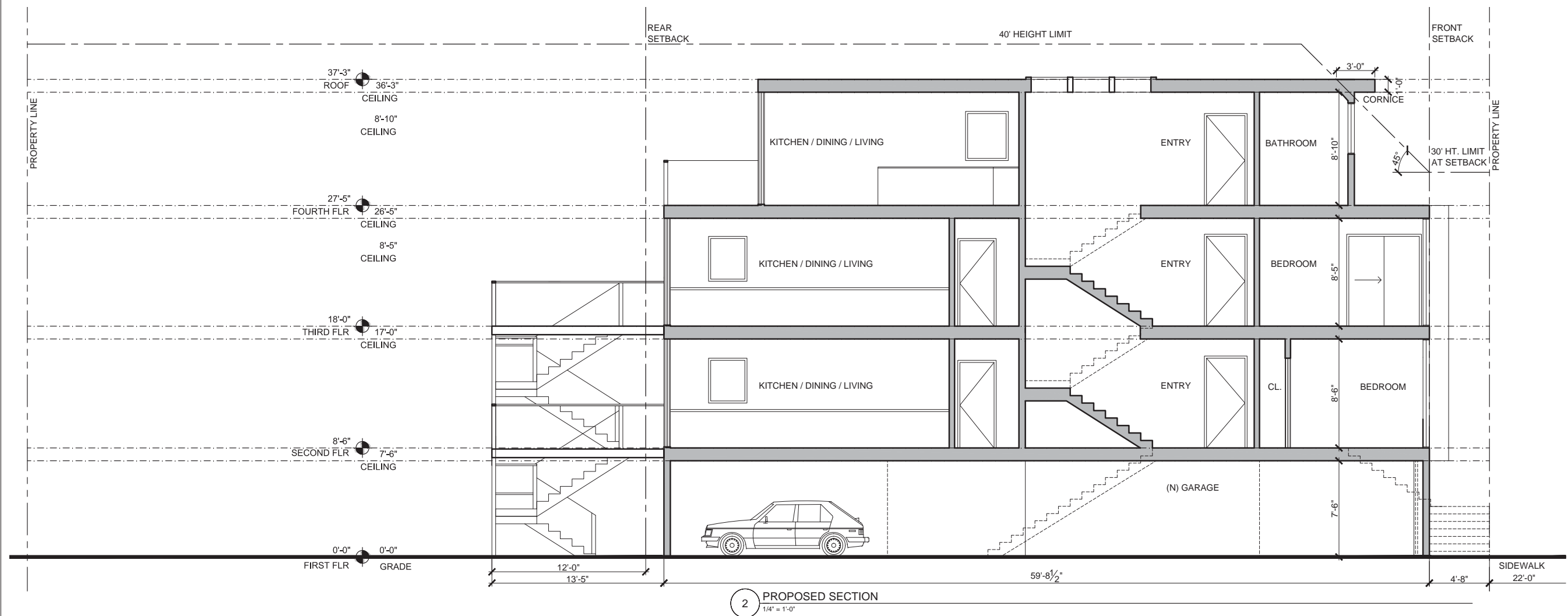
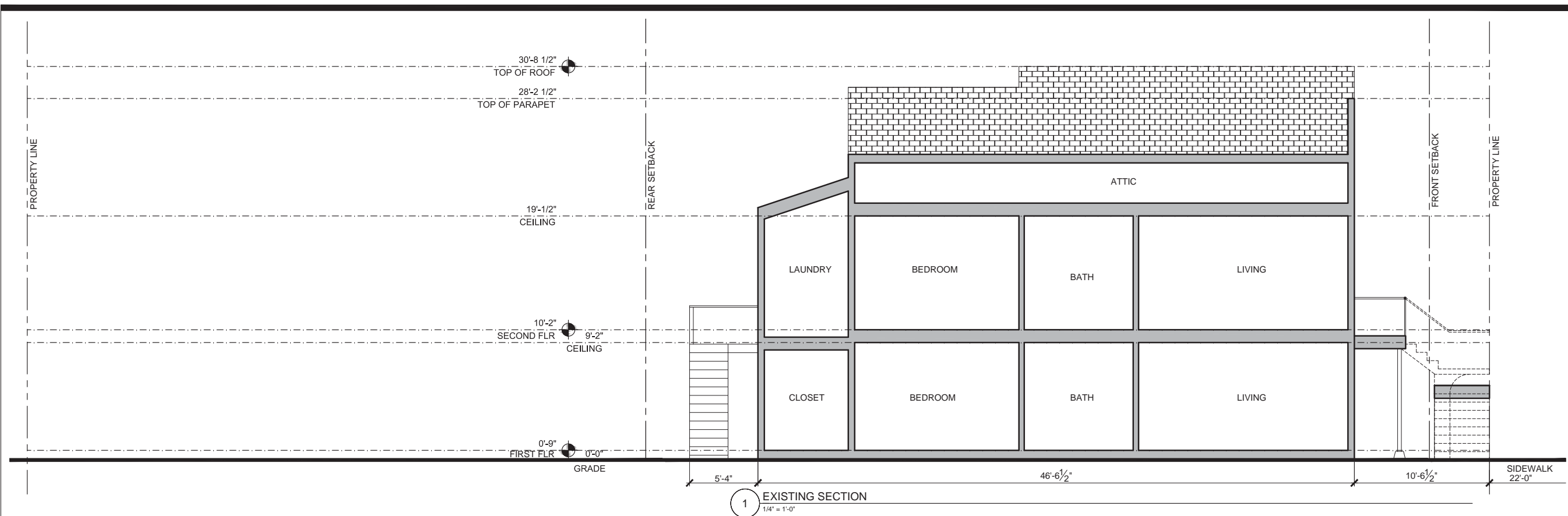
ISSUED FOR  
DISCRETIONARY  
REVIEW

PREVIOUS RELEASE  
311 NOTIFICATION 25 SEPT 2013

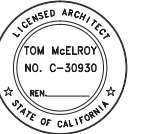
SHEET TITLE  
**EXISTING &  
PROPOSED  
ELEVATIONS**

SCALE 1/4" = 1'-0"

**A3.3**



**MCELROY ARCHITECTURE**  
485 14th Street  
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1608 DOLORES ST  
san francisco, ca 94131  
BLOCK 6633/ LOT 003

san francisco, ca 94131

BLOCK 6633/ LOT 003

CURRENT RELEASE	08 DEC 2014
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ISSUED FOR  
DISCRETIONARY  
REVIEW

PREVIOUS RELEASE	
311 NOTIFICATION	25 SEPT 2013

SHEET TITLE

## SITE SECTIONS

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

# A4



January 17, 2015

To: Members of the Discretionary Review Committee:

In November 2013, the owners of 1608-12 Dolores St. and their architect Tom McElroy met with me and Lawrence Brown (1620 Dolores St.) to tell us that they were planning to demolish their building and replace it with a four story building. Needless to say, we were both dismayed, I more than Lawrence, since I live to the north, and thus would lose the sunlight coming into my house.

Last November, after a phone conversation, Mr. McElroy and his clients came to my house so they could actually see the situation. Mr. McElroy presented a new plan that moved the front wall of the building back about eight feet, so that it begins where the current front wall begins, and extends into the rear yard the same distance shown on the original plan. The point was to save the sunlight that comes into my living room, and prevent my entry stairs from being (essentially) turned into a dark tunnel.

In what was a very unusual situation (nearly miraculous) all of the above parties actually agreed to the changes. No one, perhaps, was 100% happy, but we did agree. Unfortunately, the Committee turned down the variance that would allow the building to extend into the back yard.

If this decision stands, I am losing all the light on the south side of my house. This would include the living room, bedroom, bathroom and adjoining other room (which also provides light to the dining room) photo 3, and kitchen, photo 4. My only natural light will be from the east facing living room, and the west facing kitchen. In addition, I will lose privacy: in 27 years, I have never had to worry about anyone looking into any of my windows.

In the past several months, I have been keeping track of the real estate articles. In pages 1 and 2 you can see the emphasis realtors place on "abundant natural light," most of which I will be losing. This reflects a loss of property value when I eventually must sell. I have a file full of examples, of which these are a small sample.

If the argument against the variance is that the back yard will be diminished, I offer photo 5. Each new apartment will have a lovely, spacious deck. Why would anyone want to schlep down to the ugly concrete slab when they have a much nicer, more convenient deck? As for "urban greenscape," see photo 6, which shows the view of greenery from surrounding yards.

Most importantly, this is my home, not just a real estate investment. I will be retiring soon, and will be home – in a darker, more dreary home – much of the day. I understand that this project is a done-deal, and that I can't do anything about it

being built. I just think that the Committee could save my livingroom light. Not a lot to ask.

Thank you for your consideration. Sincerely,

A handwritten signature in dark ink, appearing to read "Jan Rhodes", with a long, sweeping horizontal stroke extending to the right.

Jan Rhodes



## Summary

### What I'm losing

- Light in four rooms:  
Living, bedroom, bath,  
Kitchen
- Cross ventilation
- Property value
- Peace and quiet during  
the year plus of demolition  
and construction

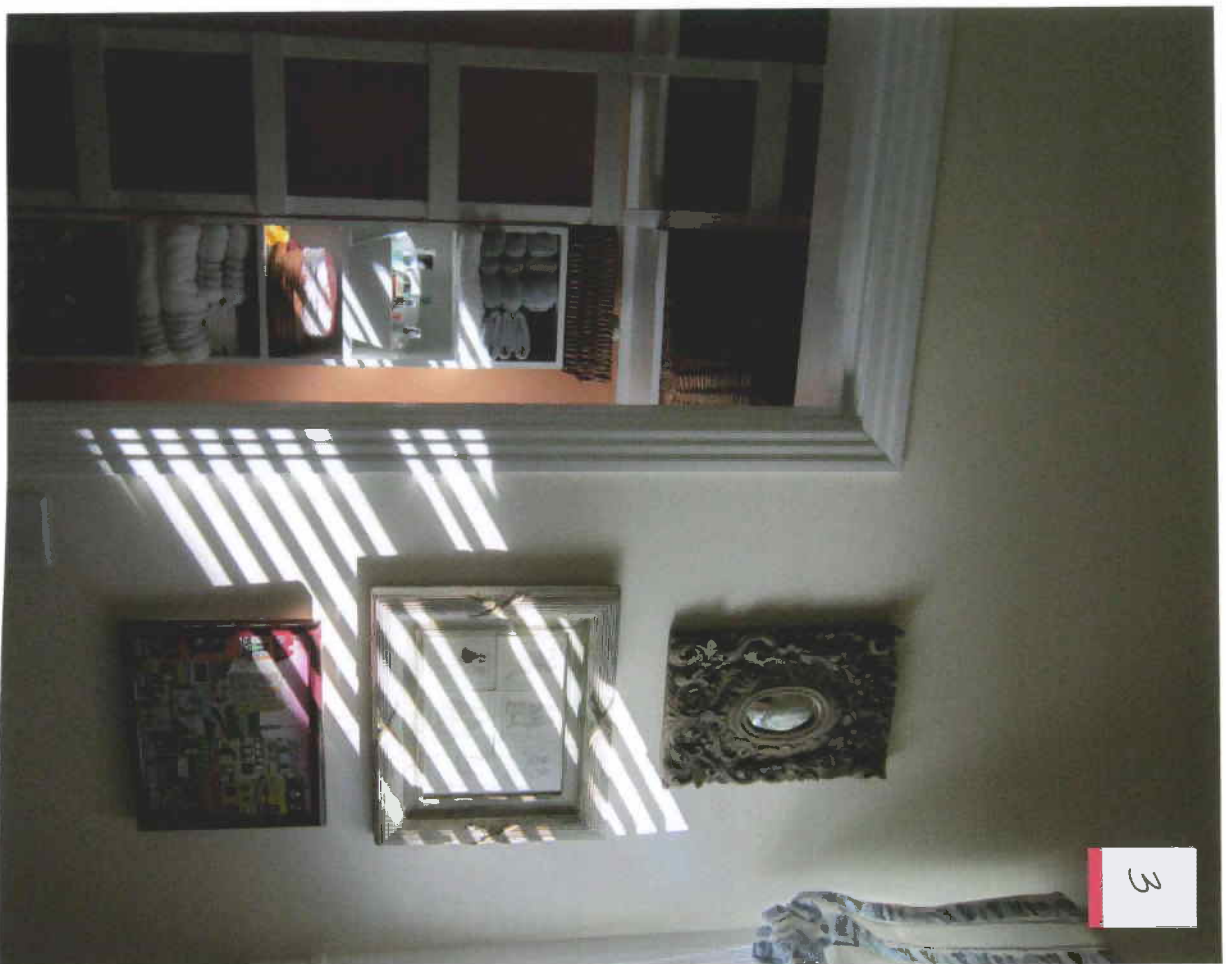
### What "they" are losing

What I am trying to save:

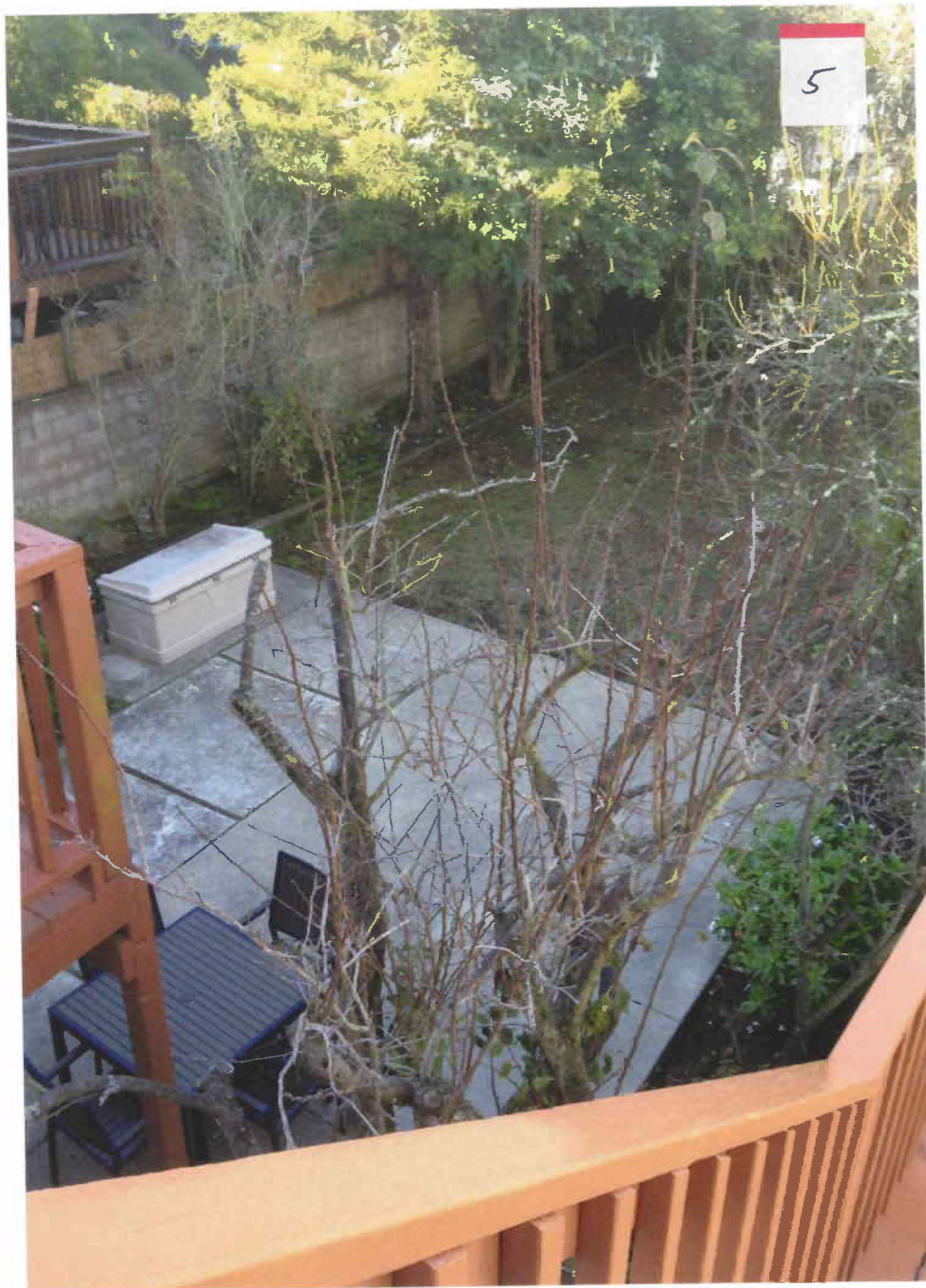




What I'm losing:



What the Committee is trying to save:





Greenscape behind and around 1606, 1608-10, and 1620:





Olga Soboleva/Vanguard Properties

## Mission Dolores, S.F.

1954 15th St., \$1.195 million

**Beds:** 2 **Baths:** 1.5 **Square footage:** 1,477

**Open home:** Sunday, 2 to 4 p.m.

This top-floor condominium is bathed in natural light and includes a south-facing living room hosting a bay window with built-in seat. A gas fireplace warms the formal dining room, and the kitchen offers a new range, dish-

washer and pantry. The condo includes in-unit laundry, a shared garden and parking for one car.

**Listing agent:** Brian Garretti, Vanguard Properties, (415) 875-7412, [brgan@vanguardsf.com](mailto:brgan@vanguardsf.com)

## Noe Valley, S.F./\$1.6 million

212 Chattanooga St., Unit A

**Beds:** 2 **Baths:** 2 **Square footage:** 1,415

This rebuilt contemporary is a fully wired SmartHome with solar panels and designer lighting. Interior finishes include wide-plank hardwood floors, steel and glass railings and custom cabinetry, and the single-family home is set on a tree-lined street near the shops and restaurants of 24th Street. The light-filled main level opens to the south-facing patio and landscaped backyard. The kitchen features Thermador appliances and a center island with breakfast bar. The spa-quality bathrooms host Porcelanosa tile, and the terraced backyard includes a Vespa parking pad.

OpenHomesPhotography.com

**Listing agent:** Derek Schreiber, Zephyr Real Estate, (415) 385-1827, [derek@zephyrsf.com](mailto:derek@zephyrsf.com)



## HOT PROPERTY

### Details

**Address:** 1850 Church St., Noe Valley, San Francisco

**Price:** \$1.195 million

**Features:** This top-floor condominium features three bedrooms, two bathrooms and exclusive use of a deck, as well as the building's back garden and patio. The unit is flooded with natural light and includes an updated electrical system, along with hardwood floors and an open floor plan.

**Open home:** Sunday, 1 to 4 p.m.

"The sun hits the back of the building, and people want to gather where the light and warmth is," he said. "Also, it's set on a quiet street, so we moved the bedrooms to the front without having to worry about noise."

Location is king in real estate, and Schreiber knew a building near employee shuttle stops for Facebook, Apple and Google

*Church continues on page 15*





## Dolores Heights/\$2.595 million

457 Hill St.

**Beds: 2 Baths: 2 Square footage: 1,265 (est.)**

Constructed around 1900, this two-level contemporary features a Victorian facade, bay views, cathedral ceilings and a wood-burning fireplace. Skylights and large windows welcome natural light into the home, and the chef's kitchen hosts stainless steel appliances and a prep sink. The terraced backyard includes a deck and lawn, and the master suite, set on the lower level, includes a sitting deck, direct access to the garage and laundry room and a spa bathroom with dual vanities and double shower heads. The listing is open 2 to 4 p.m. Sunday. For more information, visit [www.457HillSt.com](http://www.457HillSt.com)



Olga Soboleva/Vanguard Properties

**Listing agent:** Larry Stebbins, Vanguard Properties, (415) 971-2566, [larry@vanguardsf.com](mailto:larry@vanguardsf.com)  
John Genovese, Vanguard Properties (415) 407-8796, [john@vanguardsf.com](mailto:john@vanguardsf.com)

## South Beach / \$2.595 million

750 2nd St., Unit 801

**Beds: 2 Baths: 2 1/2 Square footage: 1,960**

Set just steps from Arty Park, this light-filled condo also rests near shops, restaurants and multiple transportation options. Floor-to-ceiling windows frame views of the bay and the adjacent ballpark, and the unit is only one of 14 in the building. Integrated Bosch appliances ensconced in architectural wood play off the exposed concrete finishes in the kitchen. Bamboo planks line the floor of the contemporary space. Two terraces provide spaces to bask in the sun and watch the ever-changing urban landscape. For more information, visit [www.750second.com](http://www.750second.com).



Olga Soboleva / Vanguard Properties

**Listing agent:** Frank Nolan, Vanguard Properties, (415) 321-7011, [frank@vanguardsf.com](mailto:frank@vanguardsf.com)

## Pacific Heights/\$1.895 million

2865 Jackson St., Unit 4

**Beds: 3 Baths: 2 Square footage: 1,870**

Set inside an Edwardian building on a tree-lined street, this newly renovated condo hosts dramatic southern views. A shared garden, one-car parking and abundant storage are among the inclusions of the luxury building. Hardwood floors, a spacious foyer and a light-filled living room make the unit ideal for entertaining. The eat-in kitchen comes with stainless steel appliances, white display cabinets and a office nook. A marble master bathroom comes with dual vanities and a glass shower, while the bedroom area includes a sitting area and walk-in closet.



Adam Willis

**Listing agent:** Gregg Lynn, Sotheby's International Realty, (415) 595-4734, [gregg.lynn@sothebysrealty.com](mailto:gregg.lynn@sothebysrealty.com)



OpenHomesPhotography.com

## Alamo Square, S.F.

1503 Golden Gate Ave., \$1.595 million

**Beds: 3+ Baths: 3 Square footage: 2,454**

**Open home:** Sunday, 2 to 4 p.m.

Detached on three sides and awash in natural light, this historic Italianate Victorian dates back to 1875. The expansive master suite hosts a tandem office/sitting room, as well as a private deck with a spiral staircase descending to the landscaped yard. Period details can be found throughout.

**Listing agent:** Eddie O'Sullivan, Hill Co. Real Estate, (415) 321-4363, [eosullivan@hill-co.com](mailto:eosullivan@hill-co.com)



S.F. CHRONICLE

1/22/15

#3

## Activists shocked that shade killed condos

"Throwing shade" is a popular, hip phrase meaning to cast aspersions on someone or something. But as we learned last week, it has a whole different meaning in San Francisco politics.

The Recreation and Park Commission last week voted unanimously to kill a condominium project South of

Market. The building, opponents said, would cast a shadow on Victoria Manalo Draves Park on Folsom Street.

It sounds like a relatively straightforward ruling. After all, Proposition K, the "Sunlight Ordinance," was passed in 1984 specifically to protect the city's parks from the

shadows of new buildings.

But the decision was a stunner. Even antigrowth activists were surprised.

"I was as shocked as anyone," said lawyer Sue Hestor, who helped push Prop. K.

And no wonder. In the 30 years the law has been on the books, the parks commission has never ruled against

a project. Even the notorious 1,070-foot Salesforce Tower, which is currently under construction, was approved, even though it will throw shade for short periods on Union Square, an iconic San Francisco landmark.

"Typically," says Tim Co-  
*Neetus continues on E5*

Food For Thought: LACK OF SUN CAN DETAIL

A 10-UNIT BUILDING...

# Activists shocked shade killed condos

*Nevius from page E1*

len, executive director of the Housing Action Coalition, "these things are approved. It is highly unusual to see it turned down."

So, what's the deal? Was it because this was a particularly egregious case of shadow encroachment?

Hardly. In fact, out-of-towners may wonder what the big deal is. The Sunlight Ordinance requires a detailed

study of shadow intrusion. Results showed that the six-story, 10-unit building would only increase shade by 0.07 percent a year. At most it would cast a shadow over part of the park for 42 minutes on some summer evenings. (Of course, that's assuming the summer fog hasn't already blocked out the sun.)

There were some other factors. For starters, the commissioners noted that the shadow would not only hit the park at peak use hours,

but also throw shade over the busy basketball courts.

Also, the community turned out in force, particularly the vociferous South of Market Community Action Network. The hearing was packed, and testimony went on for two hours.

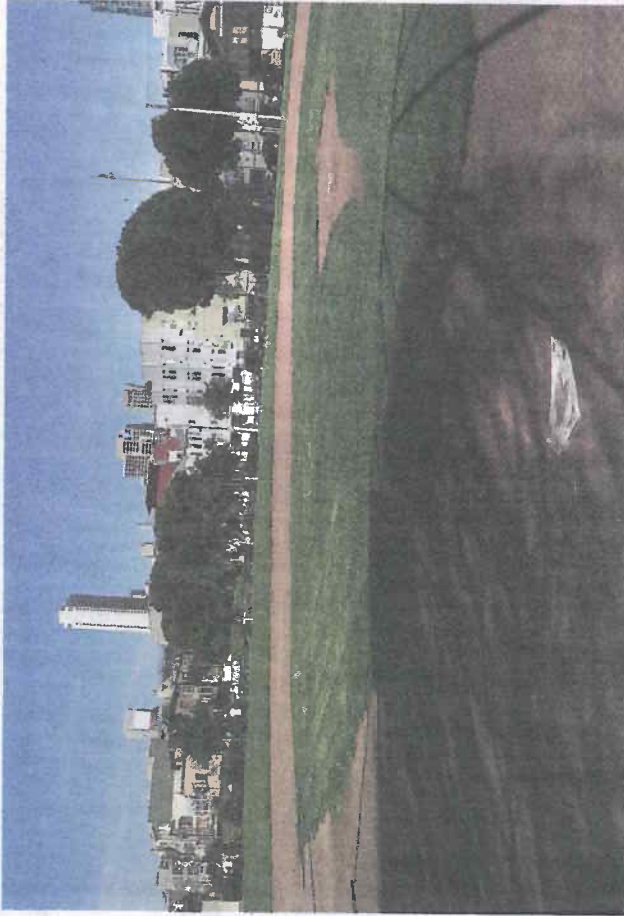
"The people rose up and said, no, you are not taking our park," Hestor said.

OK, that's one way to look at it. Here's another.

No group is more aware than the commissioners that a shadow ruling hasn't stopped a project since 1984. It isn't just Rec and Park. As a rule the hearings are a joint session with the Planning Commission.

Both of them have heard over and over from the antigrowth forces that, as Hestor said, they have "ignored the voters' will for a long time."

So, as one city official said, this was a "freebie," a chance to shoot



Liz Hefalla / The Chronicle 2011

**The S.F. Recreation and Park Commission ruled that a proposed condominium project would cast too much shade on Victoria Manalo Draves Park.**

a project down and give themselves political cover for accusations that they always rule in favor of developers.

"That's the accusation that has been out there for a while," said Jeff Buckley, a senior housing adviser in the mayor's office. "The commissioners have taken a lot of heat. So it made sense for them to say they were not going to bend with this developer."

And there's the other factor. The developer of the project is Sergio Lantorno, who — fairly or not — has become a symbol of the worst abuses of the tech boom. Critics say he's used the Ellis Act to evict several longtime renters to score huge profits on sales.

A tenants-rights group called the Anti-Eviction Mapping Project put Lantorno on its "Dirty Dozen," list,

labeling him one of 12 "serial evictors" in the city.

So it works in two ways, politically. First, Lantorno is seen as such an unsympathetic character that turning down his project probably creates less outrage than approving it. And second, it's a free pass for the commission to reject the building, enforce the Sunlight Ordinance and give themselves political cover.

That all makes a certain amount of sense. But it raises further questions. Lantorno isn't the only one proposing a project. There are at least three other proposed developments next to the park, each larger than the one the commission turned down.

So, inquiring minds want to know, was this ruling a line in the sand to say that from here on the Sunlight Ordinance will be strictly enforced, or was it a nod to the anti-growth folks so the commissions can go back to approving everything? Will the plans for the new developments be tweaked so they can minimize the shade and gain approval?

Negotiations are surely under way right now. But don't expect to hear the results. It's happening in the shadows.

*C.W. Nevius is a San Francisco Chronicle columnist. His columns appear Tuesday, Thursday and Saturday. E-mail: cwnevius@sfgchronicle.com Twitter: @cwnevius*



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: NOVEMBER 6, 2014

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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

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

### PROJECT DESCRIPTION

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



## SITE DESCRIPTION AND PRESENT USE

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

## SURROUNDING PROPERTIES & NEIGHBORHOOD

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

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

## HEARING NOTIFICATION

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

## PUBLIC COMMENT

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

## **REPLACEMENT STRUCTURE**

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

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

## **PUBLIC COMMENT**

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

## **GENERAL PLAN COMPLIANCE**

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

### **HOUSING ELEMENT**

#### **Objectives and Policies**

##### **OBJECTIVE 1:**

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

##### **Policy 1.1:**

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

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

##### **OBJECTIVE 3:**

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

##### **Policy 3.1:**

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

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

**OBJECTIVE 4:**

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

**Policy 4.1:**

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

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

**OBJECTIVE 11:**

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

**Policy 11.1:**

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

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

**SECTION 101.1 PRIORITY POLICIES**

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

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

*The proposal does not contain any retail uses.*

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

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

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

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

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



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

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

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

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

*The proposal will conform to current codes.*

7. Landmarks and historic buildings be preserved.

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

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

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

## **ENVIRONMENTAL REVIEW**

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

## **RESIDENTIAL DESIGN TEAM REVIEW**

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

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

## **BASIS FOR RECOMMENDATION**

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

- The Project will retain three dwelling units on site.
- The Project will create two family-sized dwelling-units, each with three bedrooms, and retain one two-bedroom unit.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. There is one legal, nonconforming unit on this lot, and it will remain in the replacement project. The surrounding properties exhibit density ranging from single-family dwellings to multi-family buildings. The replacement Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the structure resulted in a determination that the existing building is not an historic resource or landmark.

**RECOMMENDATION:**

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

**DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW**

**Existing Value and Soundness**

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

***Criteria Not Applicable to Project***

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

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

***Criteria Not Applicable to Project***

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

**DEMOLITION CRITERIA**

**Existing Building**

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

***Project Meets Criteria***

*A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.*

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

***Project Meets Criteria***

*The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.*

3. Whether the property is a "historical resource" under CEQA;

***Project Meets Criteria***

*Although the structure is more than 50-years old, a review determination that it is not an historic resource for the purposes of CEQA.*

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

***Criteria Not Applicable to Project***

*The property is not a historical resource.*

**Rental Protection**

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

***Criteria Not Applicable to Project***

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

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

***Project Meets Criteria***

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

**Priority Policies**

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

***Project Does Not Meet Criteria***

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

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

***Project Meets Criteria***

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



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

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

***Project Meets Criteria***

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

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

***Project Does Not Meet Criteria***

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

**Replacement Structure**

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

***Project Meets Criteria***

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

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

***Project Meets Criteria***

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

13. Whether the Project creates new supportive housing;

***Project Does Not Meet Criteria***

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

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

***Project Meets Criteria***

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

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

***Project Does Not Meet Criteria***

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

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

***Project Meets Criteria***

*The Project increases the number of bedrooms on the site from four to eight.*

**Attachments:**

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

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

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

### SITE DESIGN (PAGES 11 - 21)

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



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

#### BUILDING SCALE AND FORM (PAGES 23 - 30)

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

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

#### ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

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

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

#### BUILDING DETAILS (PAGES 43 - 48)

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

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

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

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

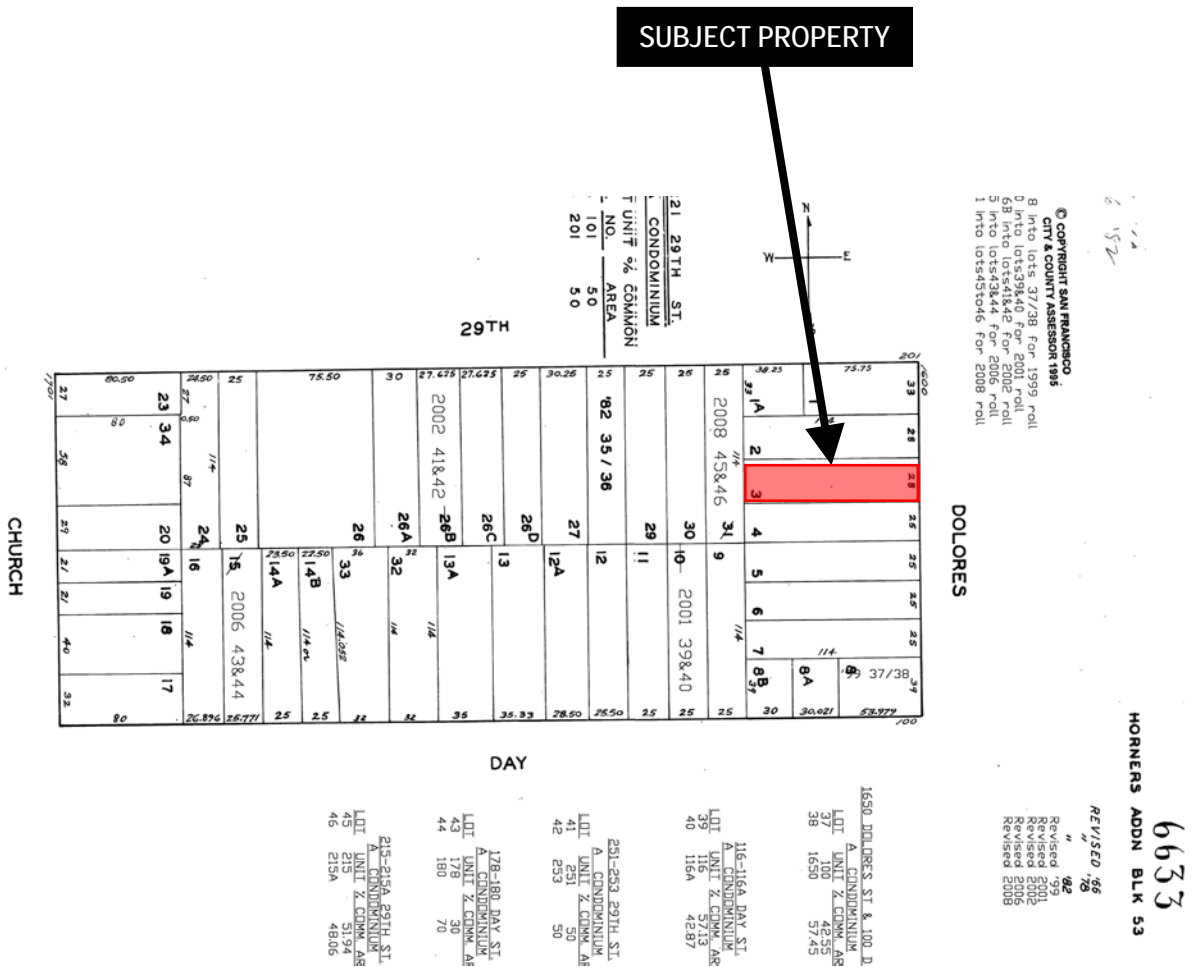
QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the character-defining features of the historic building maintained?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

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

\* All page numbers refer to the Residential Design Guidelines



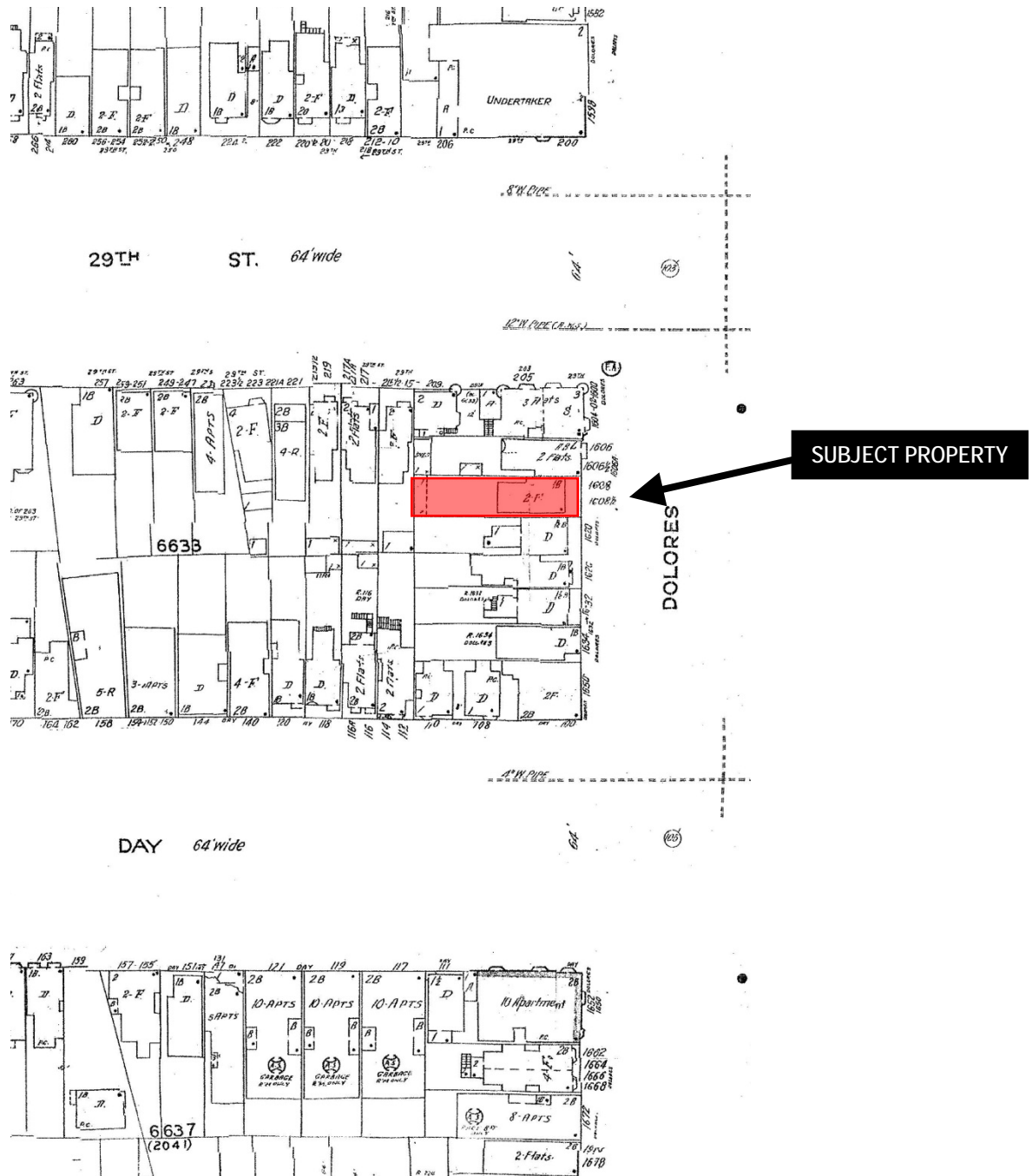
# Parcel Map



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



# Sanborn Map\*

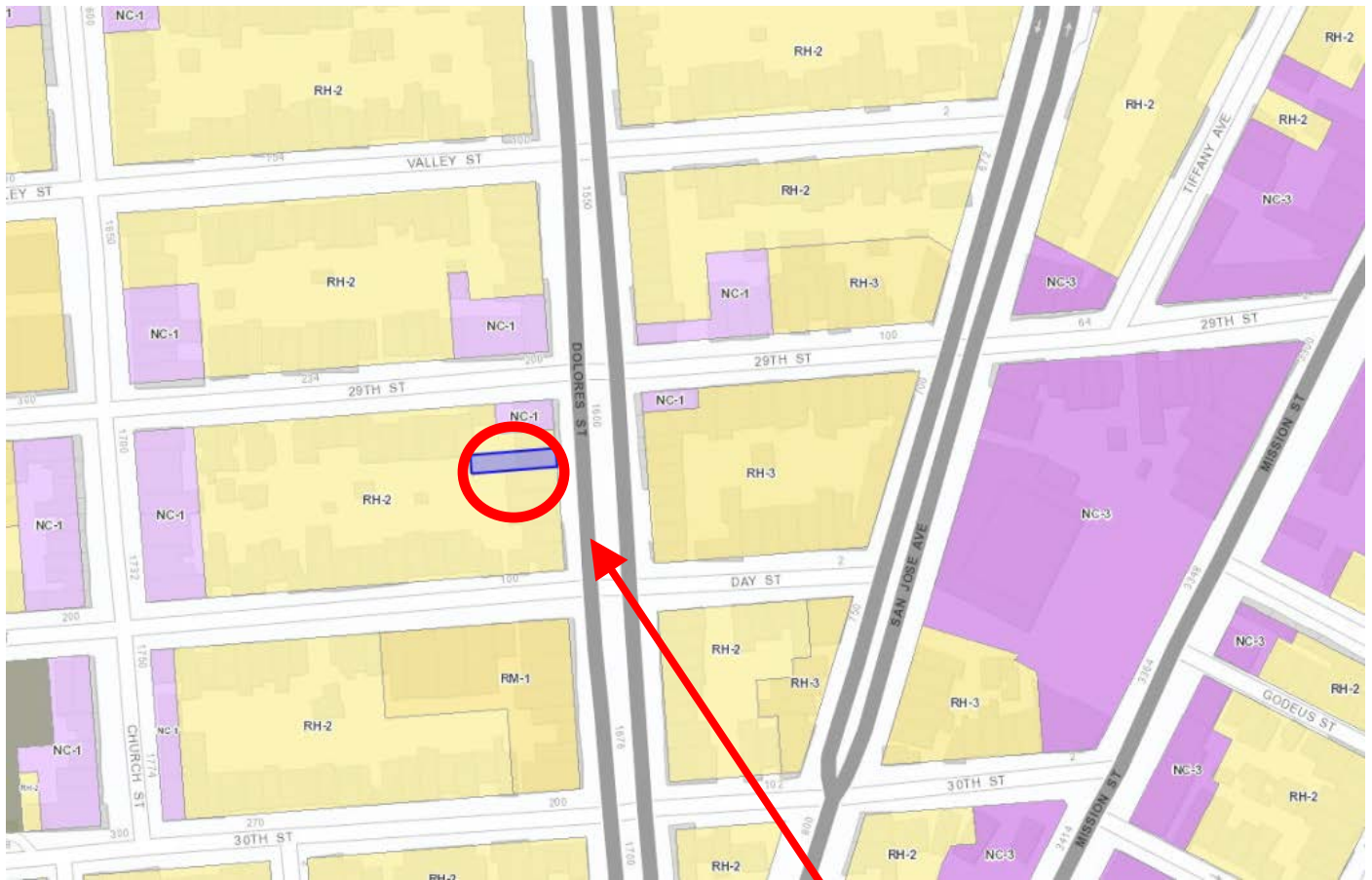


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

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



# Zoning Map



SUBJECT PROPERTY



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

# Aerial Photo



SUBJECT PROPERTY



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



# Site Photo



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



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

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

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

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

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

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

For more information, please contact Planning Department staff:

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

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

中文詢問請電: (415) 575-9010

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## 1608-1612 Dolores Street Minor 311 neighborhood notification revision

October 14, 2014

To Whom It May Concern:

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

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

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

Sincerely,

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## APPLICATION FOR

# Dwelling Unit Removal Merger, Conversion, or Demolition

## 1. Owner/Applicant Information

## PROPERTY OWNER'S NAME:

TJ Firpo

## PROPERTY OWNER'S ADDRESS:

4507 19th St  
SF, CA 94114

## TELEPHONE:

( 415 ) 948-4482

## EMAIL:

tfirpo@gmail.com

## APPLICANT'S NAME:

Tom McElroy

## APPLICANT'S ADDRESS:

485 14th St  
SF, CA 94103

## TELEPHONE:

( 415 ) 814-3256

## EMAIL:

tom@mcelroyarch.com

Same as Above ☐

## CONTACT FOR PROJECT INFORMATION:

## ADDRESS:

## TELEPHONE:

( )

## EMAIL:

Same as Above ☒

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

## ADDRESS:

## TELEPHONE:

( )

## EMAIL:

Same as Above ☒

## 2. Location and Classification

## STREET ADDRESS OF PROJECT:

1608 Dolores St

## ZIP CODE:

94110

## CROSS STREETS:

29th St &amp; Day St

## ASSESSORS BLOCK/LOT:

6633 / 003

## LOT DIMENSIONS:

28' x 114'

## LOT AREA (SQ FT):

3192 sq ft

## ZONING DISTRICT:

RH-2

## HEIGHT/BULK DISTRICT:

40x



13.1799 0

## 3. Project Type and History

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

## 4. Project Summary Table

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

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

## 5. Additional Project Details

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

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

## 6. Unit Specific Information

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

## 7. Other Information

Please describe any additional project features that were not included in the above tables:

(Attach a separate sheet if more space is needed)

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

## Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

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

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

The property does not contain any retail uses.

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

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

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

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

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

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

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

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

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

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

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

7. That landmarks and historic buildings be preserved; and

This property does not contain a landmark or historic building.

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

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



# Dwelling Unit Demolition

## (SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

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

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

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

# Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

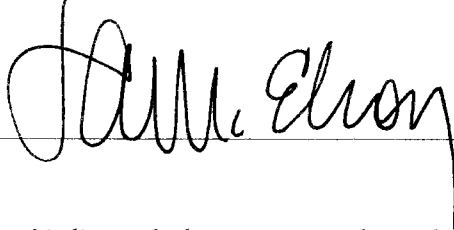
	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

6.25.14

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

TOM McELROY

Owner / Authorized Agent (circle one)

13.1799 D

June 25, 2014

To whom it may concern:

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

Thank you,

A handwritten signature in black ink, appearing to read "TJ Firpo", with a stylized, flowing script.

TJ Firpo



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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



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

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

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

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

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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon building permit history and photographs, the building was extensively remodeled in the 1970s (new front stairs, stucco, decks, and windows) and do not retain enough integrity to be eligible as a historic resource for the purposes of CEQA.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: tina tam <small>             Digitally signed by tina tam              DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org              Date: 2014.01.17 14:21:53 -0800           </small>	

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

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

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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





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

---

Hello Marcelle Boudreaux,

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

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

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

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

Thank you,  
Andrew Stadler

1634 Dolores St.  
San Francisco, CA 94110

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

Dear Planning Commission,

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

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

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

We ask to have your support for this project.

Thank you for your consideration.

Sincerely,

Thomas Firpo and Benjamin Bowler







SUBJECT PROPERTY, FRONT VIEW



SUBJECT PROPERTY, FRONT VIEW



SUBJECT PROPERTY, REAR VIEW

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



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

CURRENT RELEASE 24 OCT 2014

ISSUED FOR  
DISCRETIONARY  
REVIEW

PREVIOUS RELEASE

311 NOTIFICATION 25 SEPT 2014

SHEET TITLE

PHOTOS

SCALE

A1.1





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



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



BLOCK FACE ACROSS THE STREET (DOLORES ST EAST SIDE)

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



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

CURRENT RELEASE 24 OCT 2014

ISSUED FOR  
DISCRETIONARY  
REVIEW

PREVIOUS RELEASE  
311 NOTIFICATION 25 SEPT 2014

SHEET TITLE

PHOTOS

SCALE

A1.1

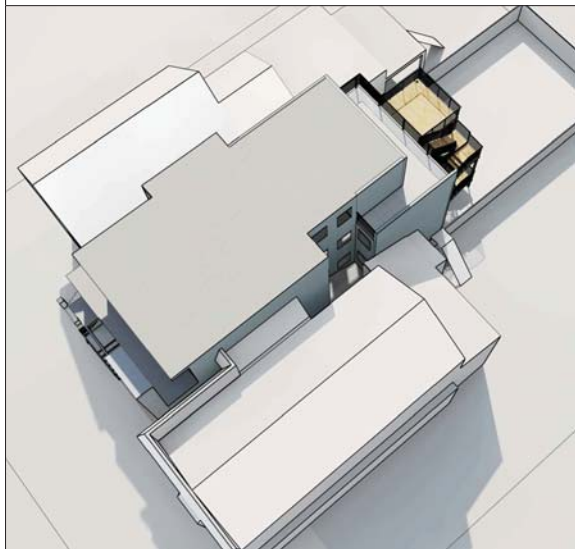




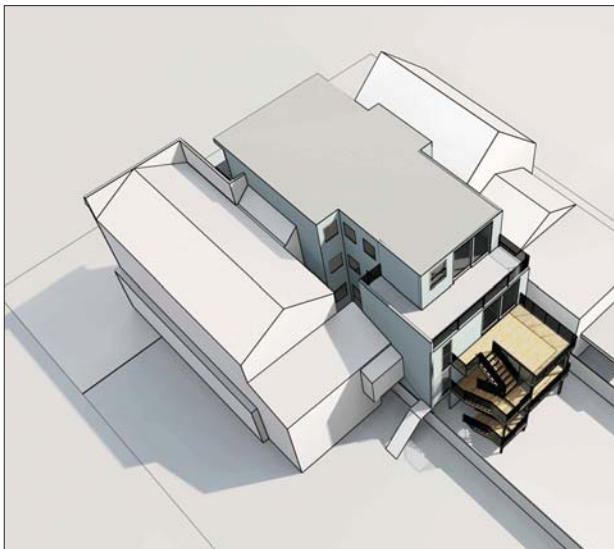
PROPOSED RENDERING, VIEW FROM REAR YARD



PROPOSED RENDERING, VIEW FROM STREET



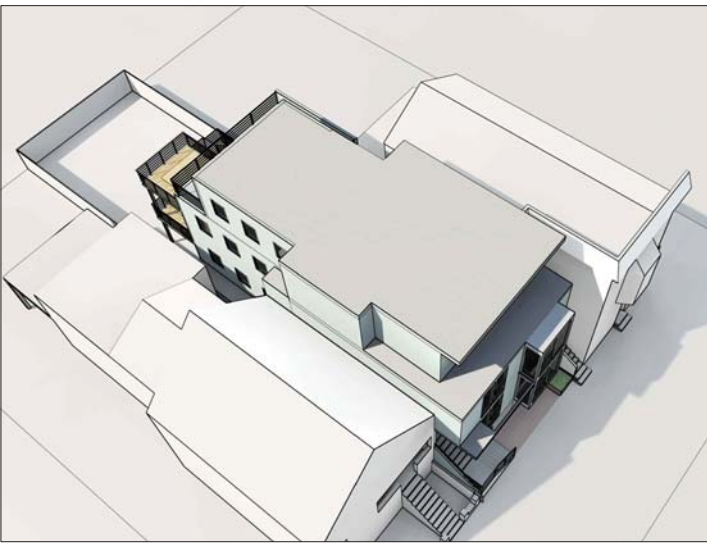
PROPOSED RENDERING, AERIAL VIEW FROM STREET



PROPOSED RENDERING, AERIAL VIEW FROM REAR YARD



PROPOSED RENDERING, AERIAL VIEW FROM REAR YARD



PROPOSED RENDERING, AERIAL VIEW FROM STREET

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



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

CURRENT RELEASE 24 OCT 2014

ISSUED FOR  
 DISCRETIONARY  
 REVIEW

PREVIOUS RELEASE

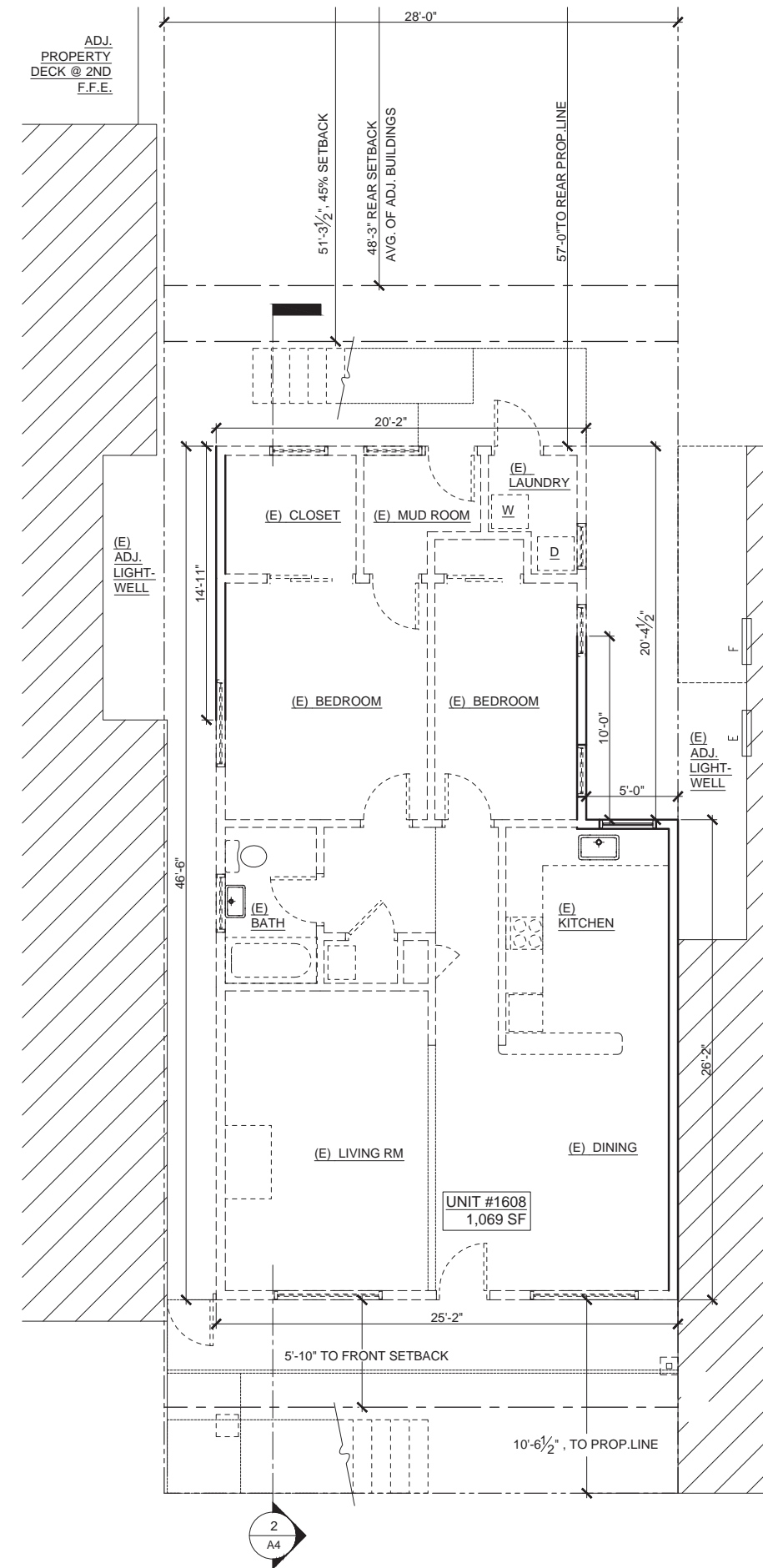
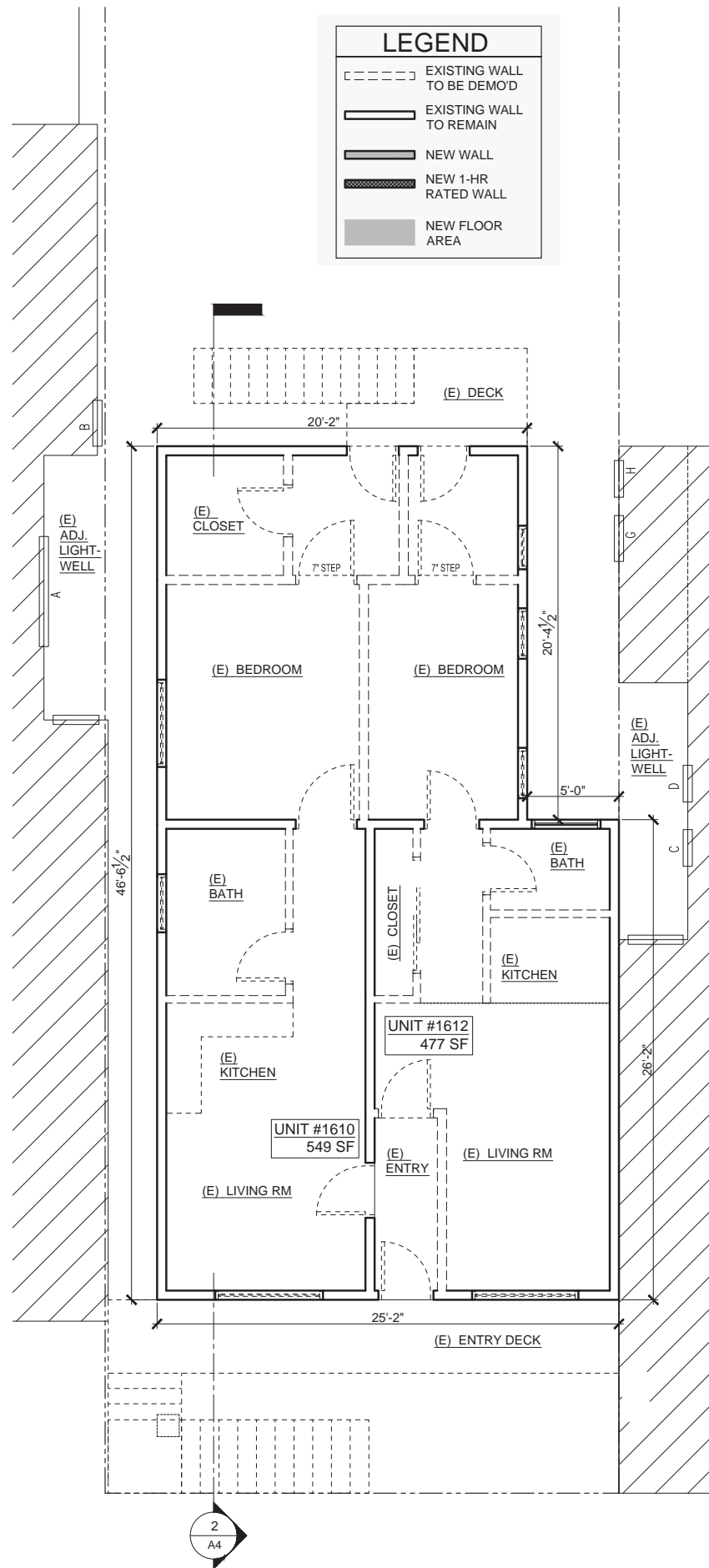
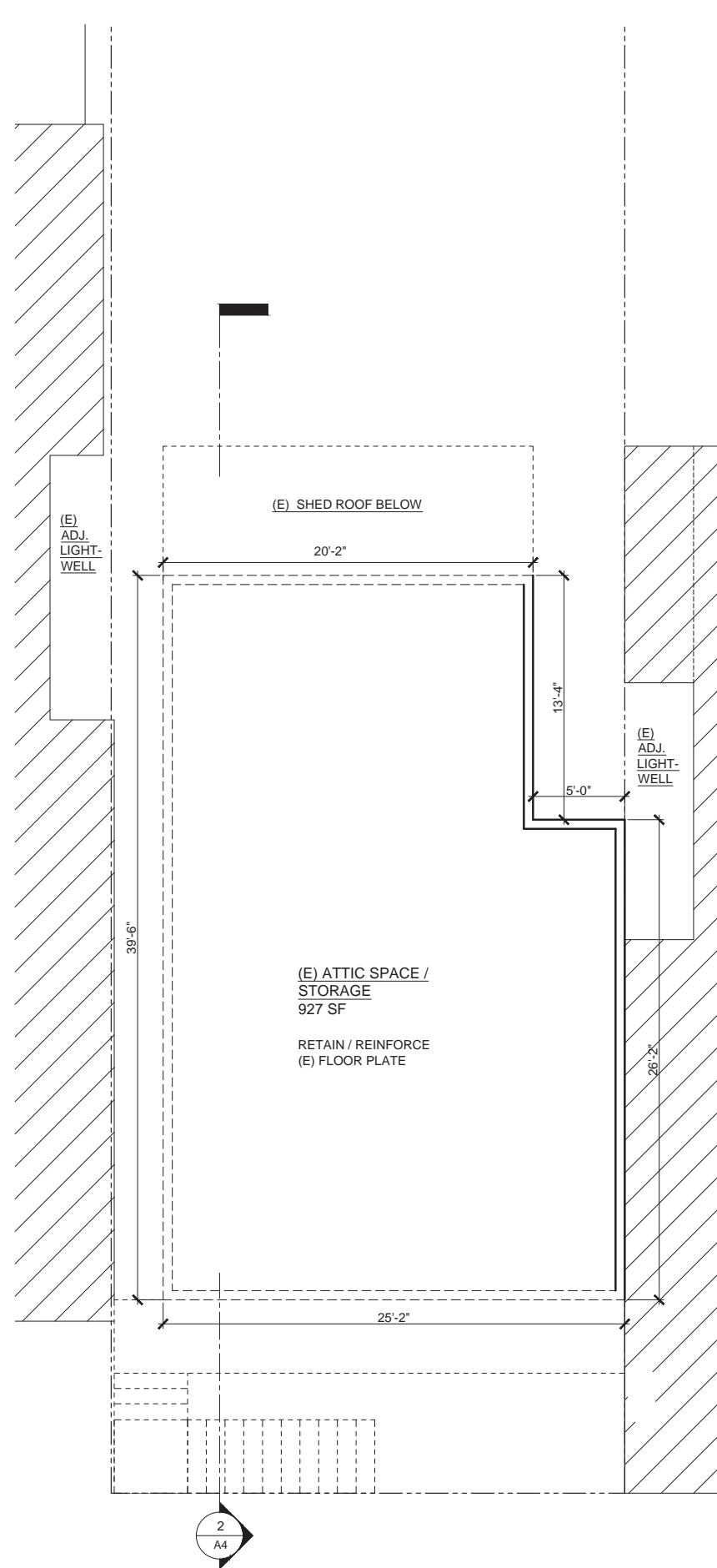
311 NOTIFICATION 25 SEPT 2014

SHEET TITLE

**PHOTOS**

SCALE

**A1.2**



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

LICENSED ARCHITECT  
TOM MCELROY  
NO. C-30930  
STATE OF CALIFORNIA

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

CURRENT RELEASE 24 OCT 2014

ISSUED FOR DISCRETIONARY REVIEW

PREVIOUS RELEASE 25 SEPT 2014

311 NOTIFICATION

SHEET TITLE

**FLOOR PLANS**

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

**A2**



CURRENT RELEASE	24 OCT 2014
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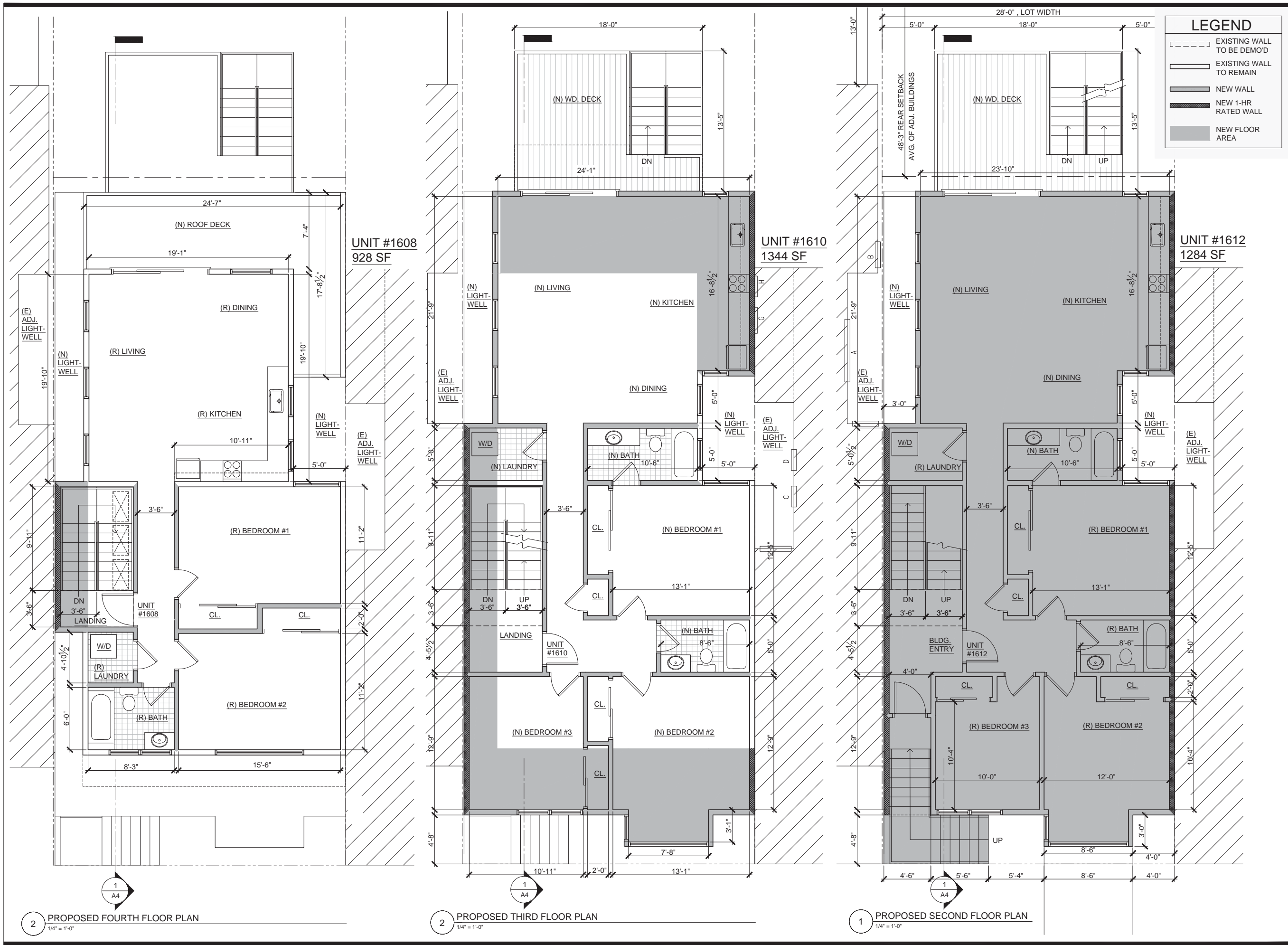
PREVIOUS RELEASE	
311 NOTIFICATION	25 SEPT 2014

SHEET TITLE

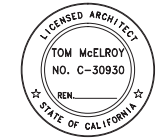
SCALE  $1/4"=1'-0"$  U.O.N.

## A2.2





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



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

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

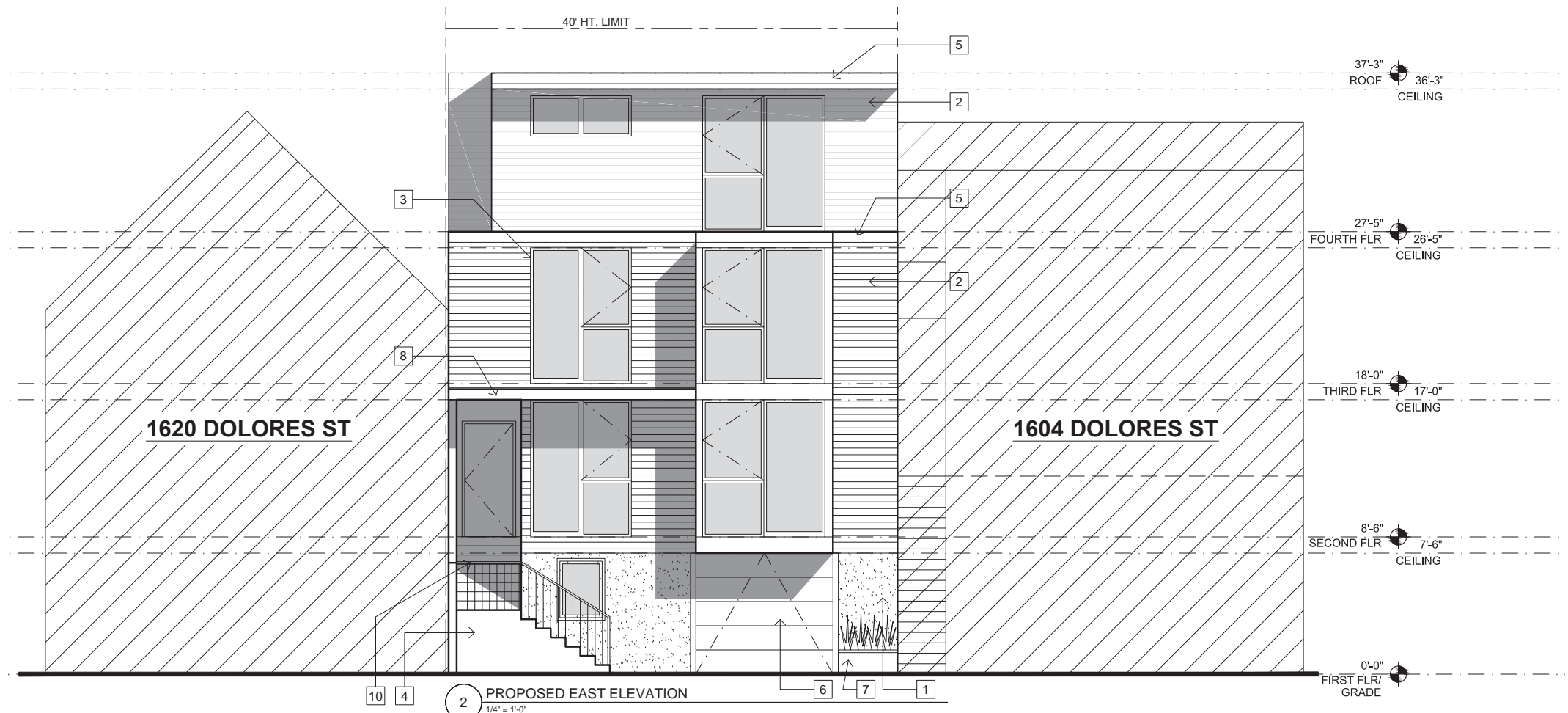
**A2.3**

PROPOSED MATERIALS

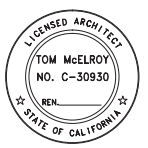
- 1. STUCCO OR TILE AT GROUND LEVEL
- 2. PAINTED HORIZONTAL WOOD SIDING
- 3. ALUMINUM WINDOWS, TYP.
- 4. STONE TILE STEPS
- 5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
- 6. PAINTED GARAGE DOOR
- 7. RAISED PLANTERS
- 8. METAL AWNING OVER GROUND LEVEL ENTRY
- 9. WOOD DECKING AND STAIRS W/ METAL CABLE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

EXISTING MATERIALS

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



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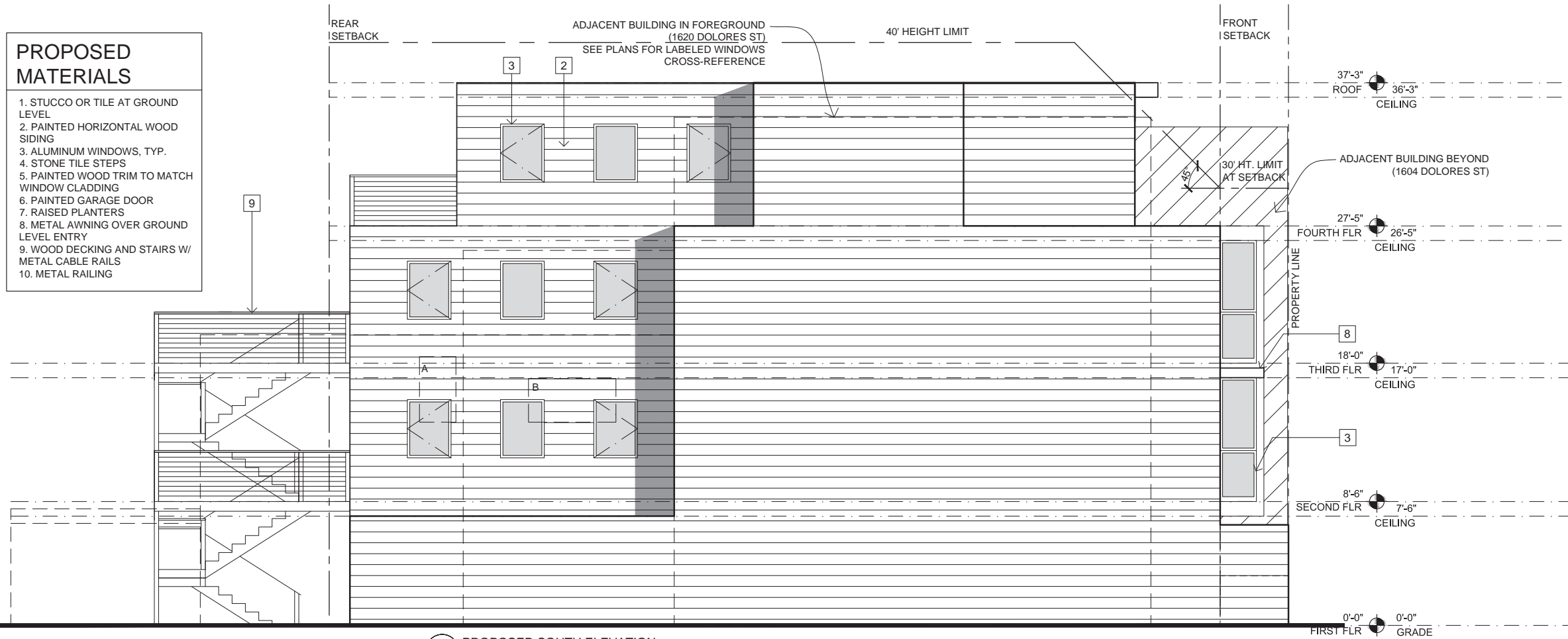
SHEET TITLE  
**EXISTING & PROPOSED ELEVATIONS**

SCALE 1/4" = 1'-0"

**A3**

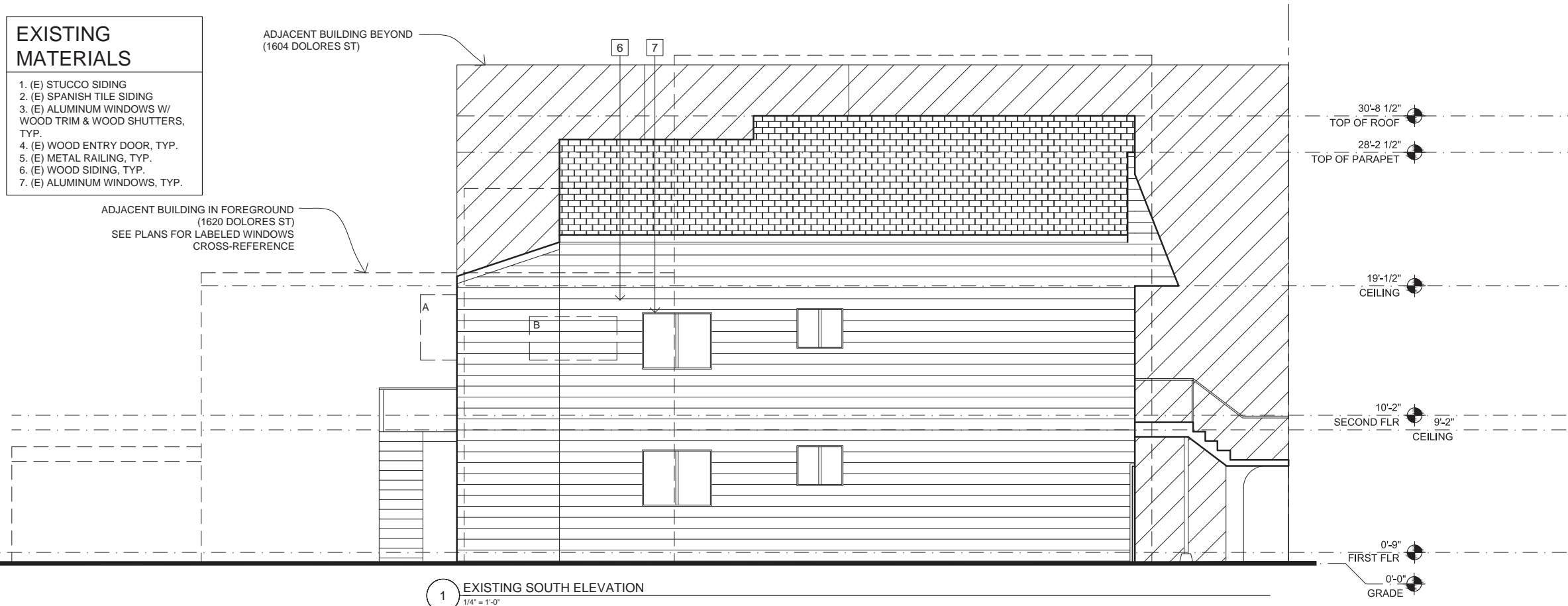
## PROPOSED MATERIALS

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

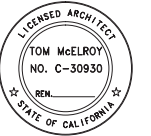


## EXISTING MATERIALS

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



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SHEET TITLE

EXISTING &  
PROPOSED  
ELEVATIONS

SCALE 1/4" = 1'-0"

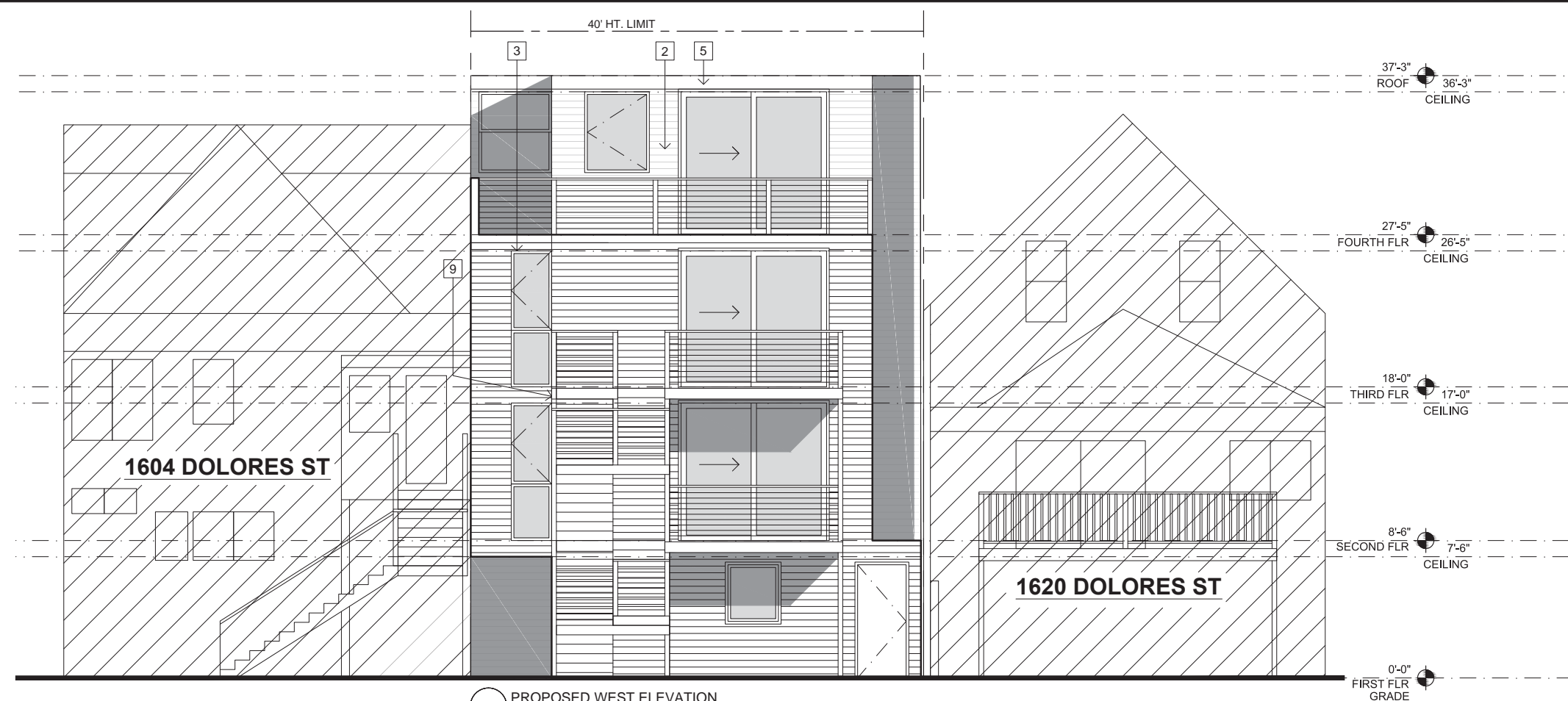
**A3.1**

## PROPOSED MATERIALS

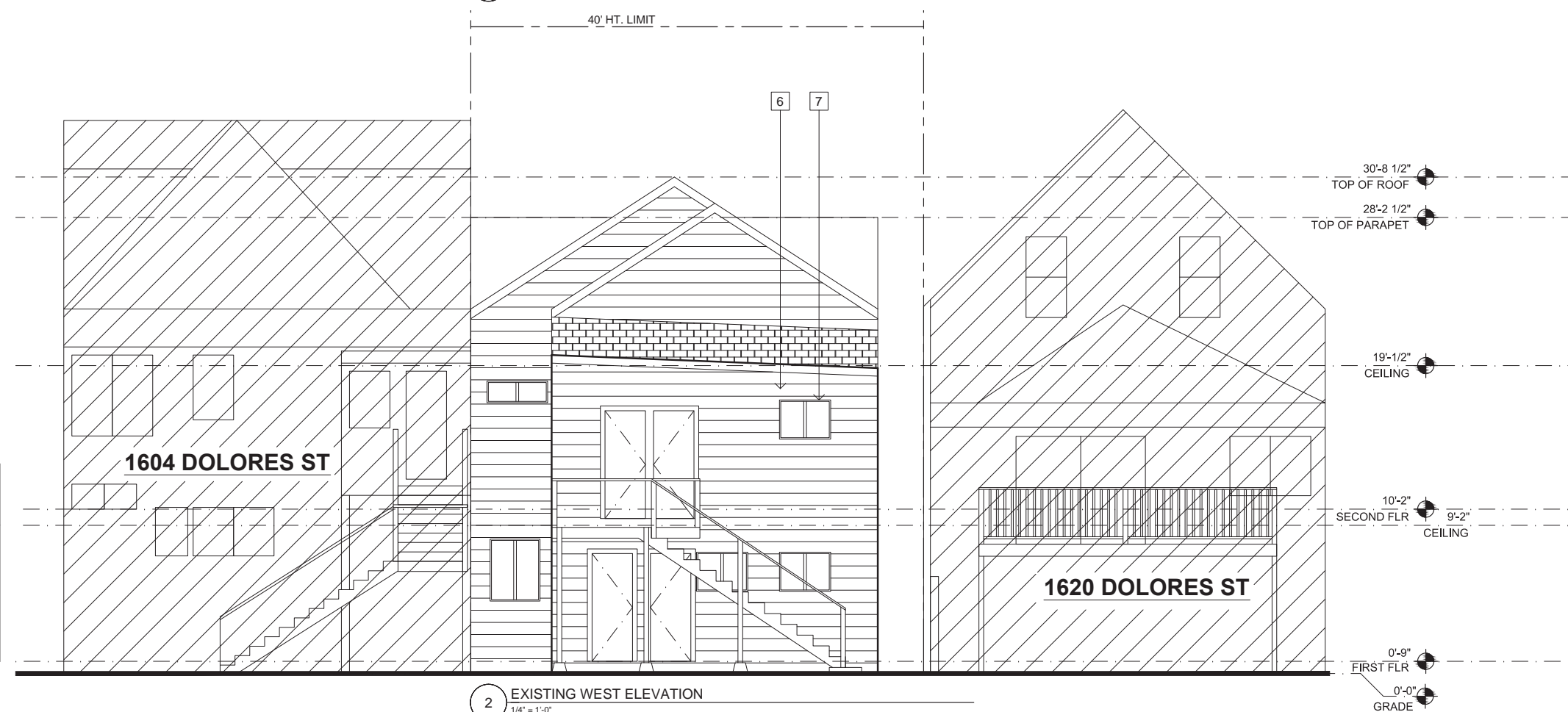
1. STUCCO OR TILE AT GROUND LEVEL
2. PAINTED HORIZONTAL WOOD SIDING
3. ALUMINUM WINDOWS, TYP.
4. STONE TILE STEPS
5. PAINTED WOOD TRIM TO MATCH WINDOW CLADDING
6. PAINTED GARAGE DOOR
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10. METAL RAILING

## EXISTING MATERIALS

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

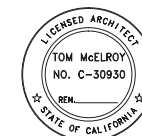


4 PROPOSED WEST ELEVATION  
1/4" = 1'-0"



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

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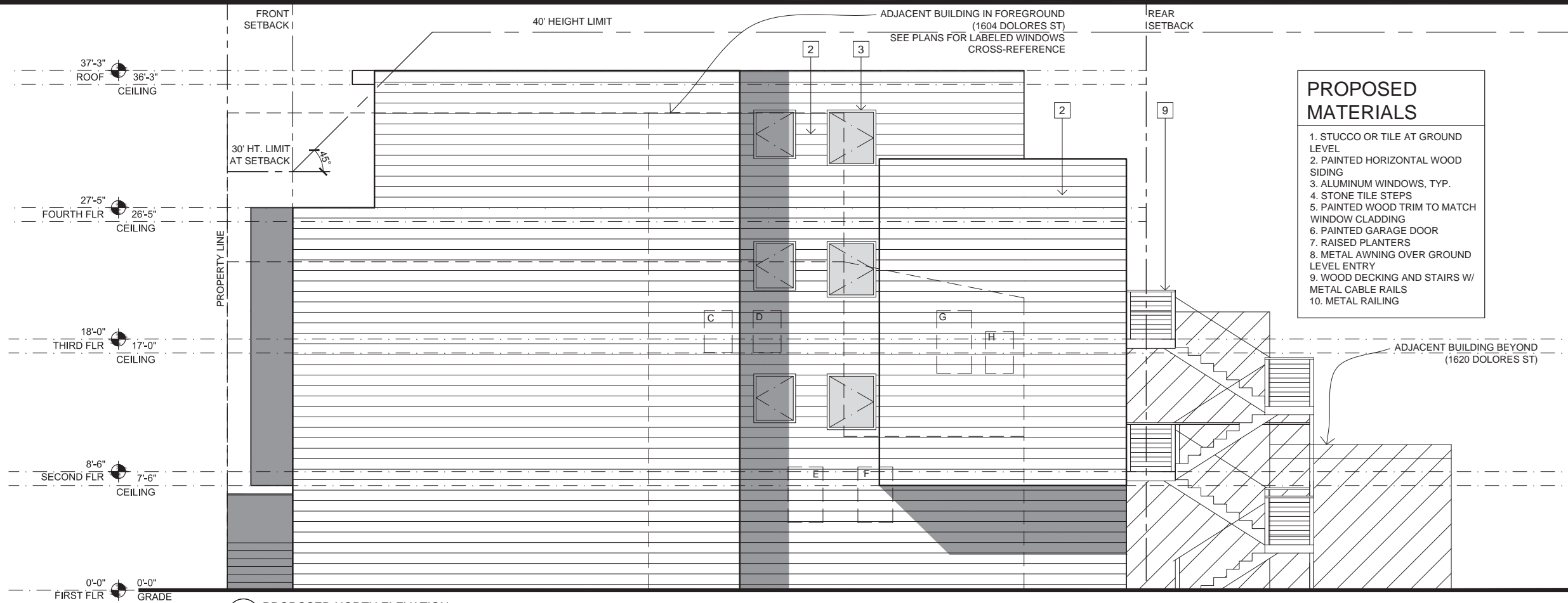
PREVIOUS RELEASE  
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SHEET TITLE  
**EXISTING &  
PROPOSED  
ELEVATIONS**

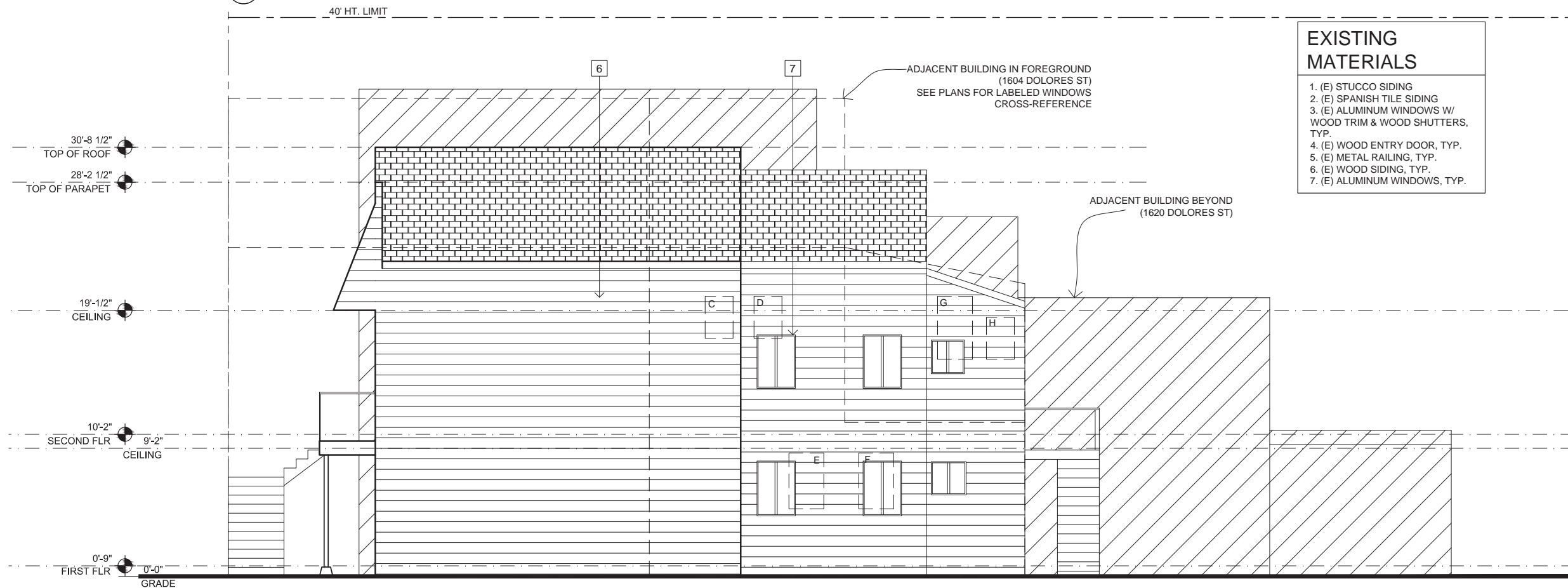
SCALE 1/4" = 1'-0"

**A3.2**





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



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

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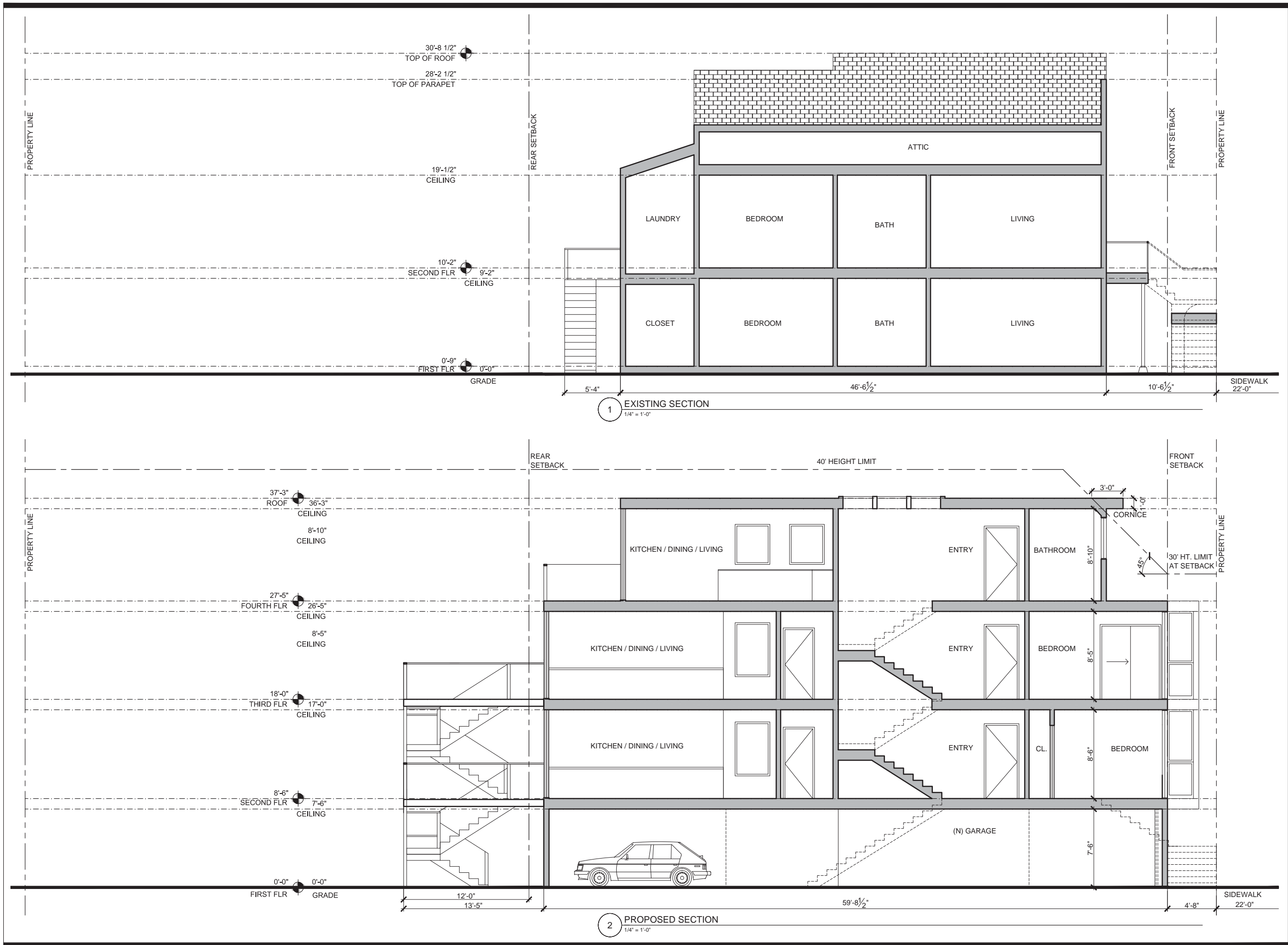
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SHEET TITLE

EXISTING &  
PROPOSED  
ELEVATIONS

SCALE 1/4" = 1'-0"

A3.3



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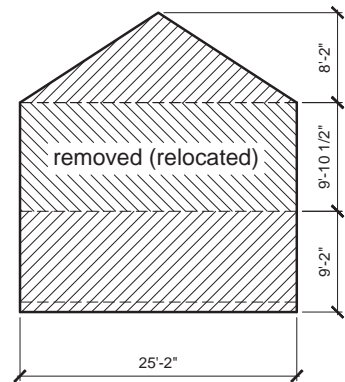
SHEET TITLE

**SITE  
SECTIONS**

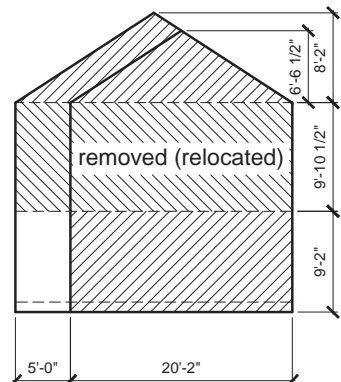
SCALE  
1/4"=1'-0" U.O.N.

**A4**

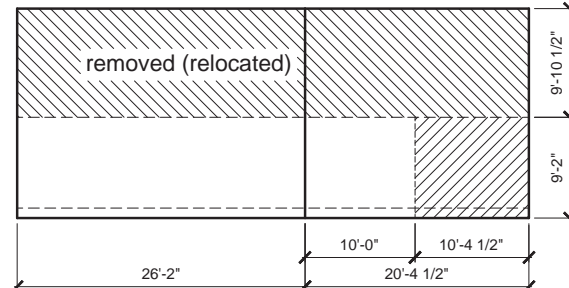
VERTICAL ELEMENTS



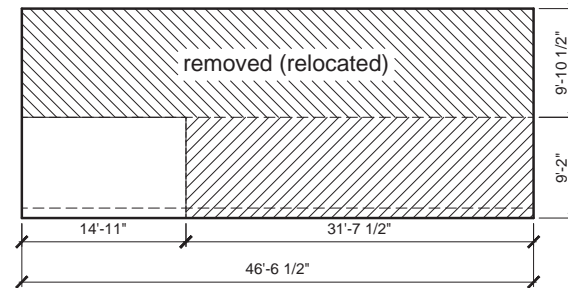
1. FRONT WALLS  
582 SF  
57% REMOVED



2. REAR WALLS  
582 SF  
49% REMOVED

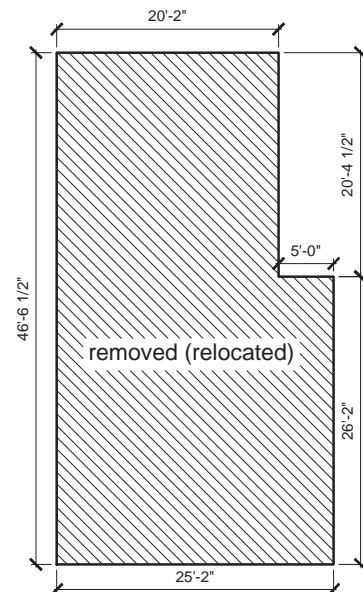


3. NORTH WALLS  
886 SF  
11% REMOVED

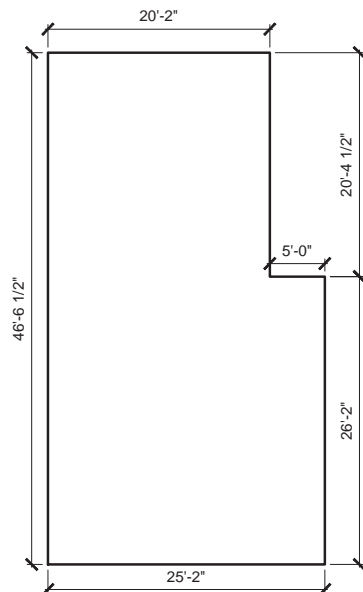


4. SOUTH WALLS  
886 SF  
33% REMOVED

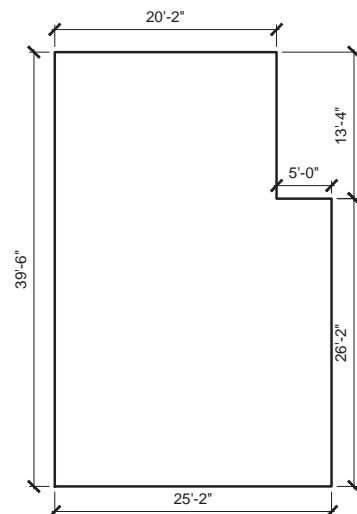
HORIZONTAL ELEMENTS



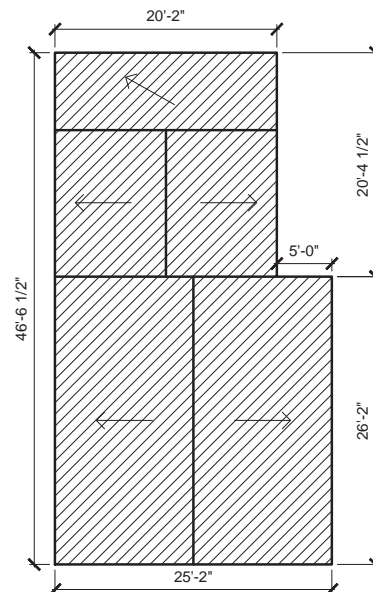
5. 1ST FLOOR  
1,069 SF  
100% REMOVED



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



7. ATTIC FLOOR  
927 SF  
0% REMOVED



8. ROOF  
1,248 SF  
100% REMOVED



DEMOLITION CALCULATION - 1608 DOLORES ST			
AREA CALCULATION	EXISTING	REMOVED	
VERTICAL ELEMENTS	AREA (SF)	AREA (SF)	% REMOVED
1. FRONT WALLS	582	582	100%
2. REAR WALLS	582	536	92%
3. NORTH SIDE WALLS	886	555	62%
4. SOUTH SIDE WALLS	886	749	84%
VERTICAL TOTAL	2,936	2,422	82%
HORIZONTAL ELEMENTS			
5. 1ST FLOOR	1,069	1,069	100%
6. 2ND FLOOR	1,069	0	0%
7. ATTIC FLOOR	927	0	0%
8. ROOF	1,248	1,248	100%
HORIZONTAL TOTAL	4,313	2,317	54%

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CALC

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

A2.1