



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 23, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 16, 2017
Case No.: **2014-001196DRP**
Project Address: **1946 32ND AVENUE**
Permit Application: 2014.06.27.9798
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 2103/041
Project Sponsor: Angelina Chuong
321 Teddy Avenue
San Francisco, CA 94134
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

BACKGROUND

A request for Discretionary Review was filed on Building Permit Application No. 2014.06.27.9798, which is scheduled to be heard at this same hearing on March 23, 2017. In the last couple of weeks, the Project Sponsor, DR requestor, and other neighbors in support of the DR have developed a revised proposal that is agreeable to all parties. Plans of the revised proposal dated March 15, 2017 are attached immediately following this Memo, while the originally noticed plans are included as an attachment at the end of the staff report for this item.

CURRENT PROPOSAL

The revised proposal incorporates the following changes to the original plan, per the agreement between the parties:

- Elimination of the proposed third floor entirely.
- Additional 12'-5" of rear depth to the horizontal addition at the ground floor only. The resulting addition will terminate 6'-8" forward of the required 25% rear yard setback line, or 36'-8" from the rear property line.
- Addition of a 9'-5" deep deck located above the additional ground floor massing, with the deck providing 5' setbacks from both side property lines. At the rear of the building, the deck will include stairs to grade, however this feature will not be located any closer than 6'-8" to the rear yard setback line.

REQUIRED COMMISSION ACTION

In order for the project to proceed per the agreement that was reached between the Project Sponsor, the DR requestor, and other neighbors with concerns about the project, the Commission must take DR and

approve the project with modifications, specifically per the revised plans dated March 15, 2017 that appear as an attachment to this memo.

BASIS FOR RECOMMENDATION

- The project with modifications is agreeable to both the Project Sponsor, DR requestor, and other neighbors in support of the DR request.
- The project does not create any exceptional or extraordinary circumstances.
- The project complies with all applicable provisions of the Planning Code and is consistent with the General Plan.
- Taking DR and approving the project with the modifications as specified in the plan set dated March 15, 2017 will allow it to be heard on the consent calendar.

RECOMMENDATION:	Take DR and Approve with Modifications
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Attachment:

Draft Discretionary Review Action Memo

Revised Plans dated March 15, 2017



SAN FRANCISCO PLANNING DEPARTMENT

Draft Discretionary Review Action

HEARING DATE: MARCH 23, 2017

Date: March 16, 2017
Case No.: **2014-001196DRP**
Project Address: **1946 32nd AVENUE**
Building Permit: **2014.06.27.9798**
Zoning: RH-1 (Residential House, One-Family) District
40-X Height and Bulk District
Block/Lot: 2103/041
Project Sponsor: Angelina Chuong
321 Teddy Avenue
San Francisco, CA 94134
DR Requestor: Amelia Arce
1950 32nd Avenue
San Francisco, CA 94116
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org

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ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2014-001196DRP AND THE APPROVAL WITH MODIFICATIONS OF BUILDING PERMIT 2014.06.27.9798 RESULTING IN CONSTRUCTION OF A TWO-STORY HORIZONTAL REAR ADDITION TO AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 27, 2014, Angelina Chuong filed for Building Permit Application No. 2014.06.27.9798 proposing construction of a two-story horizontal addition at the rear of the existing building, as well as a new, third-story vertical addition to an existing, two-story, single-family dwelling within the RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District..

On November 28, 2016 Amelia Arce (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2014-001196DRP) of Building Permit Application No. 2014.06.27.9798.

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

On March 23, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2014-001196DRP.

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

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2014-001196DRP and approves the Building Permit Application 2014.06.27.9798 subject to the following conditions:

1. Modification of the plans, consistent with the revised plans that appeared in the staff report and are dated March 15, 2017, as per the agreement between Project Sponsor and DR Requestor, specifically to include the elimination of the proposed third story, and to allow for the additional horizontal expansion at the ground floor level only with a deck above, not to be located closer than 6'-8" to the required rear yard setback.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. The DR Requestor and Project Sponsor were able to mediate an agreement that resolved concerns about the project's impacts to the adjacent property. Official revisions were not able to be submitted prior to the hearing; therefore the Commission's action memorialized the terms of agreement, which were fully represented in the revised plan set dated March 15, 2017, and which appeared in the staff report for Case No. 2014-001196DRP.
2. The Commission determined that with changes to the proposed plan as identified through the revision dated March 15, 2017 which appeared in the staff report for Case no. 2014-001196DRP, the project is appropriate, and instructed staff to approve the project with modifications specified based on plans marked Exhibit A on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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

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

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on March 23, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

INFORMATIONS:

OWNER:

FEI XIE
1946 32ND AVE
SAN FRANCISCO CA.

ARCHITECT DESIGNER:

AM ASSOCIATES
210 GIRARD ST.
SAN FRANCISCO CA 94134
(415)7229611

CONTRACT: ANGELINA CHUONG ACHUONG@GMAIL.COM

GENERAL CONTRACTOR:

TO BE DETERMINED

PROJECT DATA

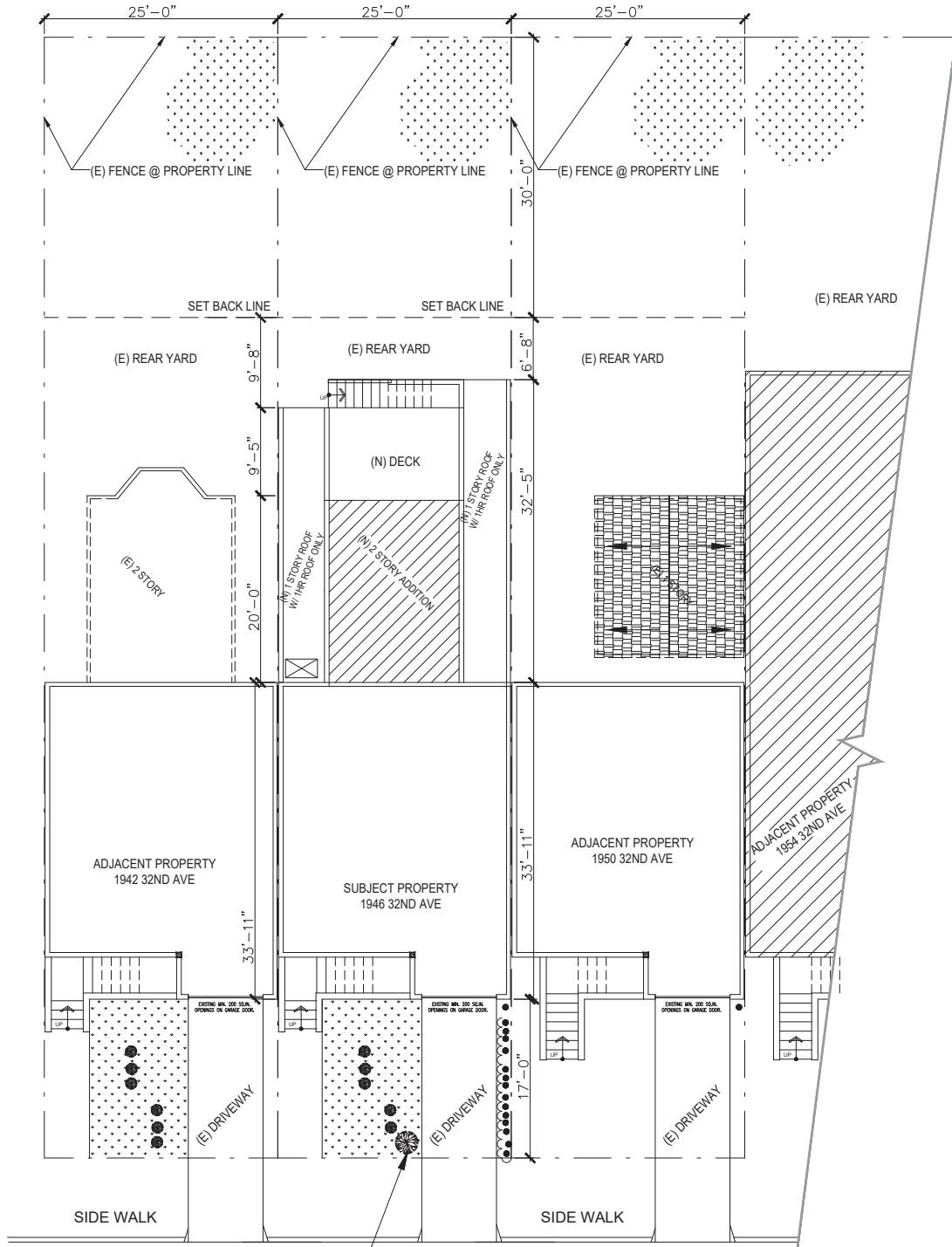
A. APN:	2103/041	
B. ZONING:	RH-1	
C. FLOOD ZONE:	N/A	
D. SITE AREA:	2,996 SQ.FT.	
E. TOTAL STORIES:	TWO TO THREE	
F. COVERED PARKING SPACES:	ONE	
G. FIRE SPRINKLER:	NONE	
H. MAXIMUM SIZE OF MAIN DWELLING UNIT:	N/A	
I. MAXIMUM FAR:	75%	
J. MAXIMUM LOT COVERAGE	0.75x2,996=2,247 SQ.FT.	
K. SETBACK:		
	EXISTING	PROPOSED
FRONT YARD (SPECIAL)	17'-0"	NO CHANGE
SIDE YARD (LEFT)	0'-0"	NO CHANGE
SIDE YARD (RIGHT)	0'-0"	NO CHANGE
REAR YARD (SPECIAL)	69'-1"	36'-8"
L. OCCUPANCY GROUP:		R3/U
M. TYPE OF CONSTRUCTION:		VB



RESIDENTIAL BACK ADDITION

1946 32ND AVE.

SAN FRANCISCO, CA.



PROVIDE NEW TREE PER
SEC.138.1(C)(1) AND MIN.
3 FEET AWAY FROM
PG&E. 5 FEET AWAY
FROM SFWD.

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



JURISDICTION: CITY SOUTH SAN FRANCISCO BUILDING CODE:

2010 CALIFORNIA BUILDING CODE ADMMENDMENTS
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA FIRE CODE & ALL RELATED
2010 SAN FRANCISCO BUILDING CODE ORDINANCES OF
THE CITY OF SAN FRANCISCO

DRAWINGS

ARCHITECTURAL

A0.0	COVER SHEET; GENERAL INFORMATION
A1.0	EXISTING/PROPOSED SITE PLANS
A2.0	EXISTING FLOOR PLAN AND SITE PLAN
A3.0	PROPOSED FLOOR PLANS
A4.0	PROPOSED ELEVATIONS & SECTIONS
A5.0	EXISTING/PROPOSED ELEVATIONS
A6.0	EXISTING/PROPOSED ELEVATIONS
A7.0	EXISTING/PROPOSED ELEVATIONS

SCOPE OF WORK

THE PURPOSE OF THESE PLANS AND THE BUILDING PERMIT
APPLIED FOR UNDER SAME IS TO:

- BACK ADDITION TO THE EXISTING HOUSE AS PER PLAN.
- ABOUT 32.5 CUBIC YARDS OF THE EXCAVATION DIRT WILL BE
REMOVED FROM THE BACK YARD

T-24 RESIDENTIAL REQUIREMENTS

LIGHTING COMPLIANCE

KITCHEN:

AT LEAST 50% OF INSTALLED LIGHTING LUMINAIRE WATTAGE WILL BE OF HIGH
EFFICACY AND WILL BE SWITCHED SEPARATELY FROM NON HIGH EFFICACY
LIGHTING.

BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOM:

ALL LIGHTING WILL BE HIGH EFFICACY AND CONTROLLED BY A CERTIFIED
OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN
"ALWAYS-ON" OPTION.

OTHER ROOMS - BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS AND CLOSETS
LARGER THAN 70 SQUARE FEET:

ALL LIGHTING WILL BE HIGH EFFICACY OR CONTROLLED BY A DIMMER SWITCH OR A
CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL
NOT HAVE AN "ALWAYS-ON" OPTION.

RECESSED LUMINAIRES IN INSULATED CEILINGS:

ALL LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE APPROVED FOR
ZERO-CLEARANCE INSULATION COVER AND BE CERTIFIED AS AIR TIGHT.

OUTDOOR LIGHTING:

ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY CONTROLLED BY CERTIFIED
MOTION SENSORS UNLESS IT IS LANDSCAPE LIGHTING AND NOT ATTACHED TO
BUILDINGS, OR IS IN OR AROUND SWIMMING POOLS OR WATER FEATURES.

MECHANICAL COMPLIANCE

MECHANICAL ROOM:

COMBUSTION AIR SHALL BE PROVIDED FROM OUTSIDE. AS LISTED IN 2010 CMC
CODE.

LAUNDRY ROOM:

MAKE-UP AIR SHALL BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE
INCHES ALSO MOISTURE DUCTING TO THE OUTSIDE IN COMPLIANCE WITH 2010 CMC
CODE SECTIONS 504.3.1, 504.3.2, 504.3.2.1 AND 504.3.2.2. EXHAUST DUCTING SHALL
TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND AND BUILDING
OPENING, 2010 CMC CODE SECTION 504.4.

FLUE TERMINATIONS:

ALL FLUES SHALL TERMINATE NO LESS THAN 4' FROM A PROPERTY LINE AND 2'
ABOVE THE HIGHEST POINT OF THE ROOF OR AS OTHERWISE REQUIRED BY 2010
CBC CODE SECTIONS 806.5 AND 806.6.

GARAGE:

A MINIMUM OPENING OF 200 SQUARE INCHES TO THE OUTSIDE SHALL BE PROVIDED.

AM ASSOCIATE

210 GIRARD ST
SAN FRANCISCO
CALIFORNIA 94134

T: 415-722-9611

E: ACHUONG@GMAIL.COM



REVISIONS

NO.	DATED	REVISION	BY
1	06-27-14	SUBMITTAL	AC
2	06-13-15	REVISED FOR PLAN CHECK	AC
3	02-05-17	REVISED	AC
4	03-15-17	REVISED	AC

OWNER

MR. & MRS. XIE
RESIDENCE

1946 32ND AVE.
SAN FRANCISCO, CA

SHEET CONTENTS

EXISTING/PROPOSED

SITE PLANS

Title

Designed By

Drawn By

As Noted

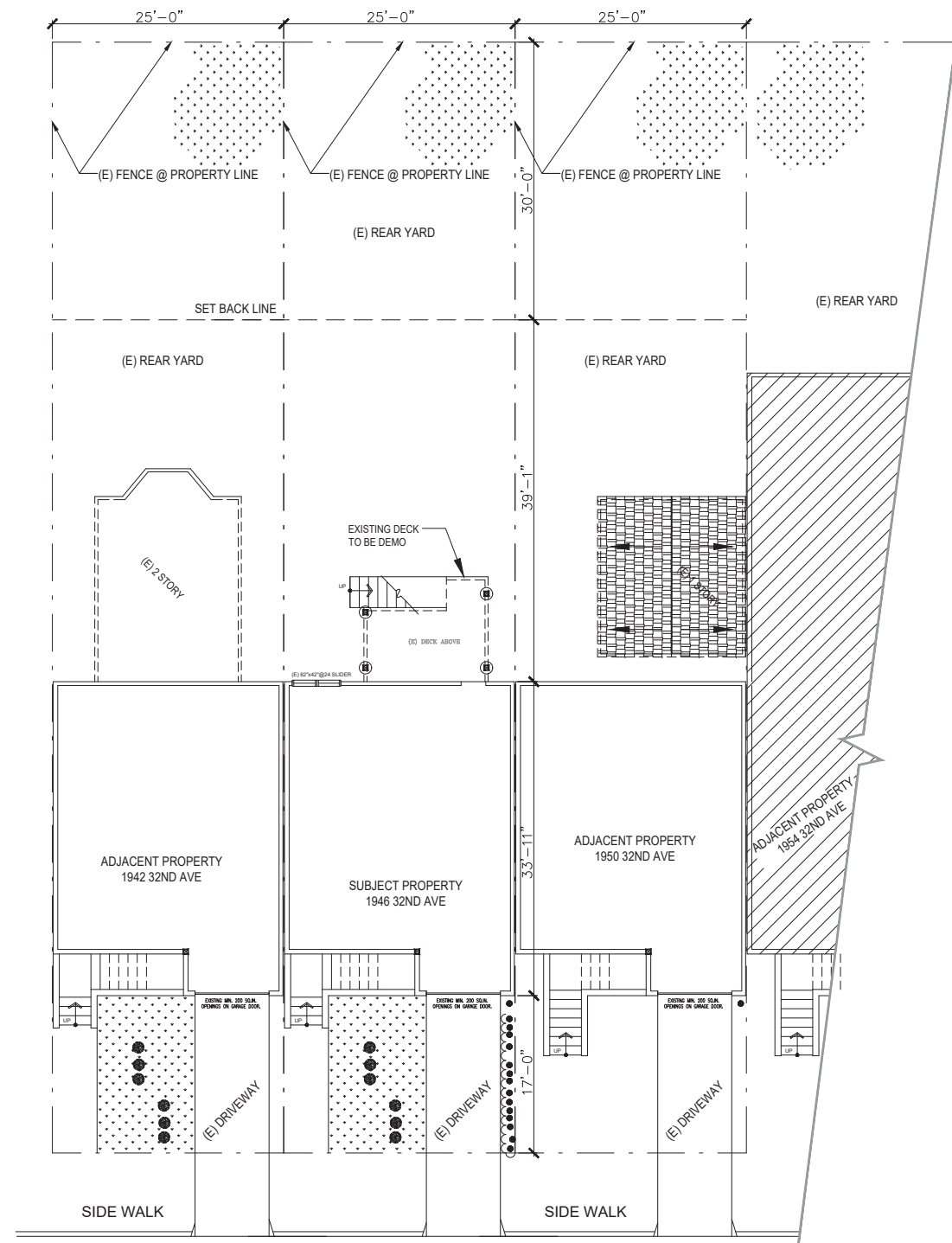
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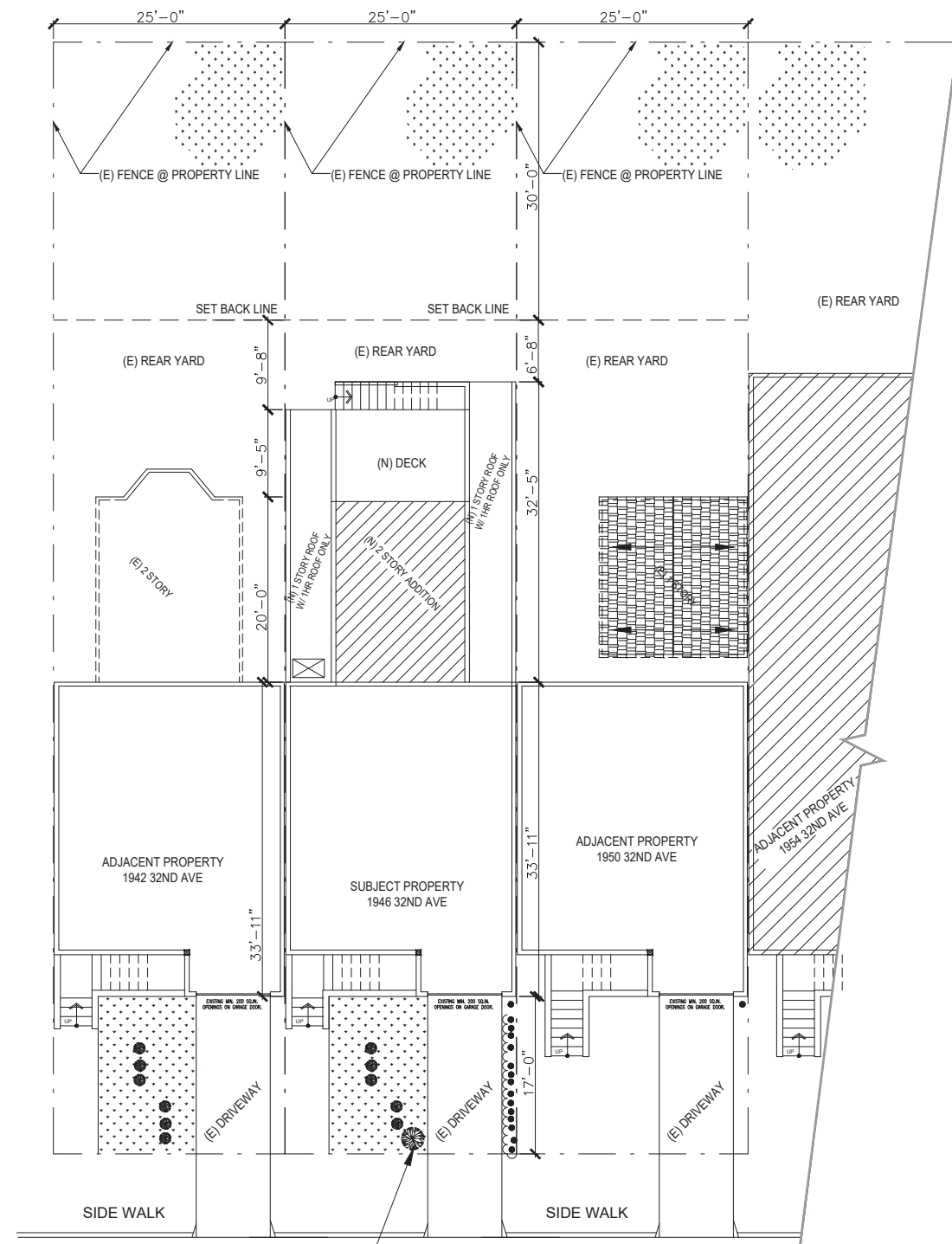
File Name

A-1

Of 8 Sheets



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



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



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SHEET CONTENTS

EXISTING/PROPSOED

1ST. FLOOR PLANS

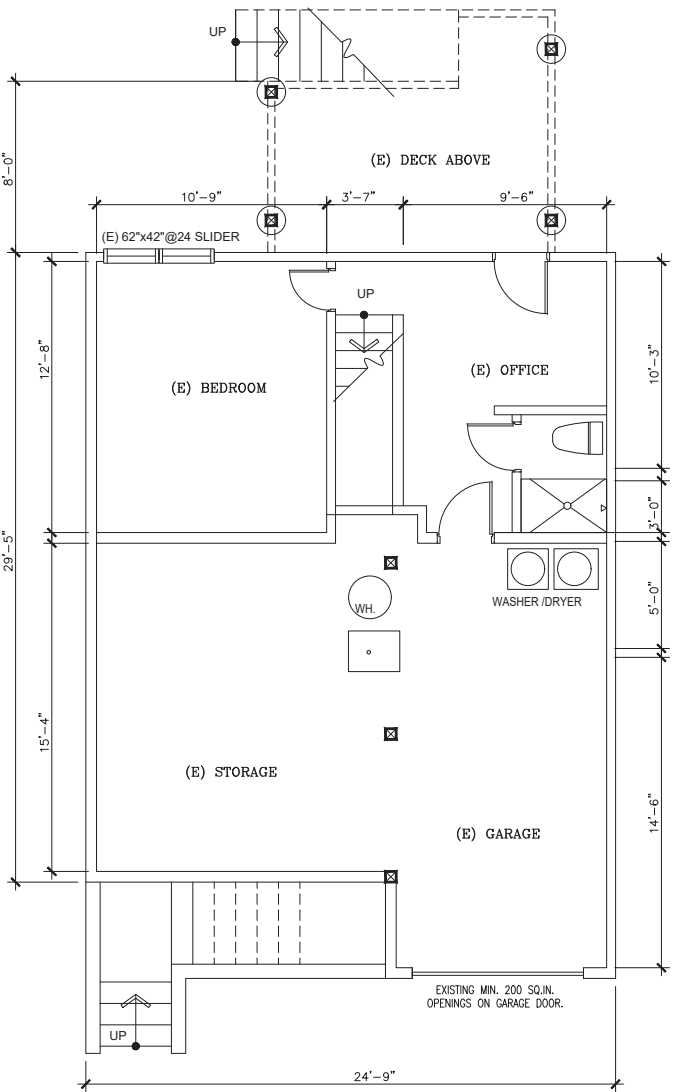
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A-2

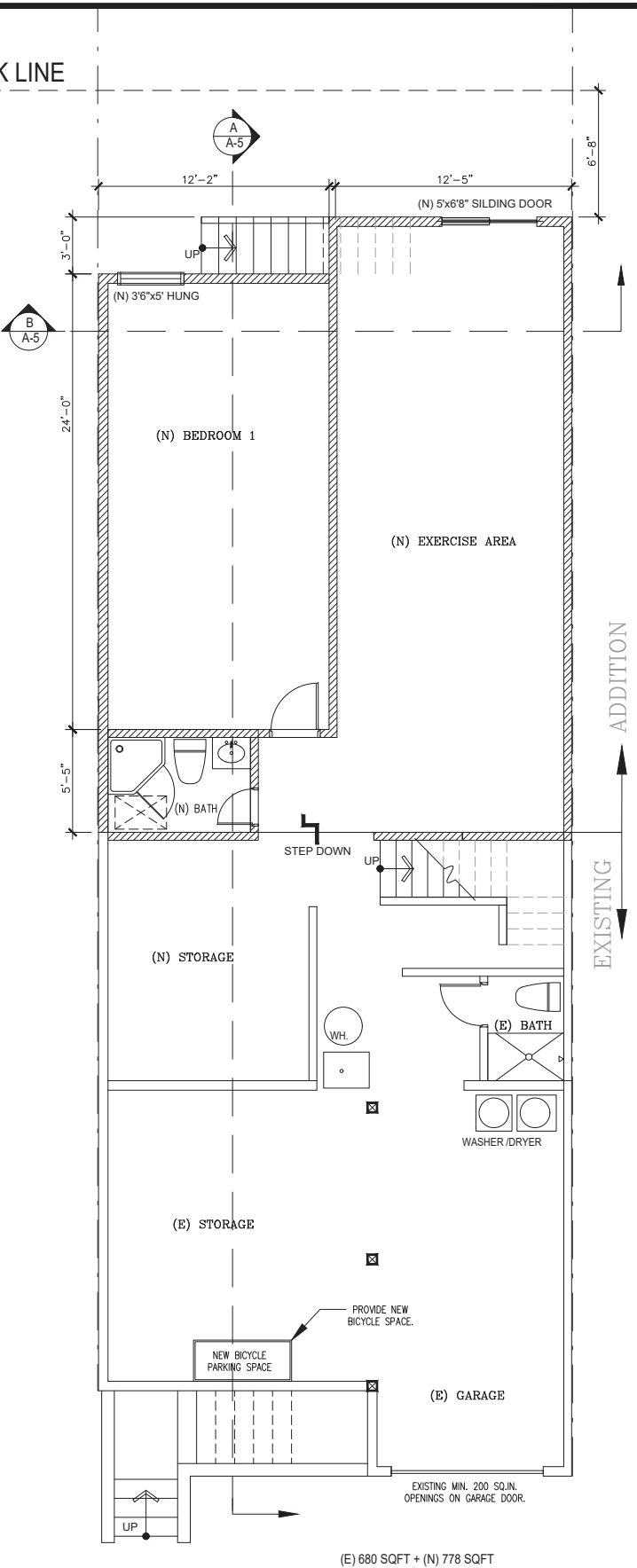
SET BACK LINE

LEGEND

- EXISTING
STRUCTURE TO REMAIN
- EXISTING
TO BE REMOVED
- NEW CONSTRUCTION



② (E) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



① (N) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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SHEET CONTENTS

EXISTING/PROPSOED

2ND FLOOR PLANS

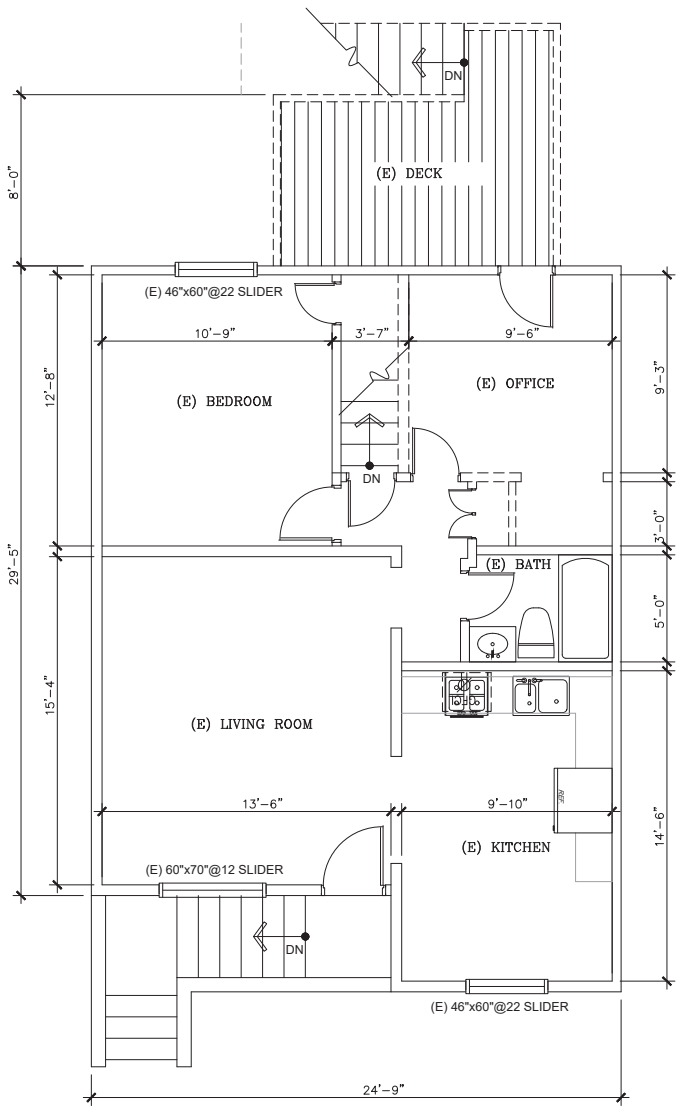
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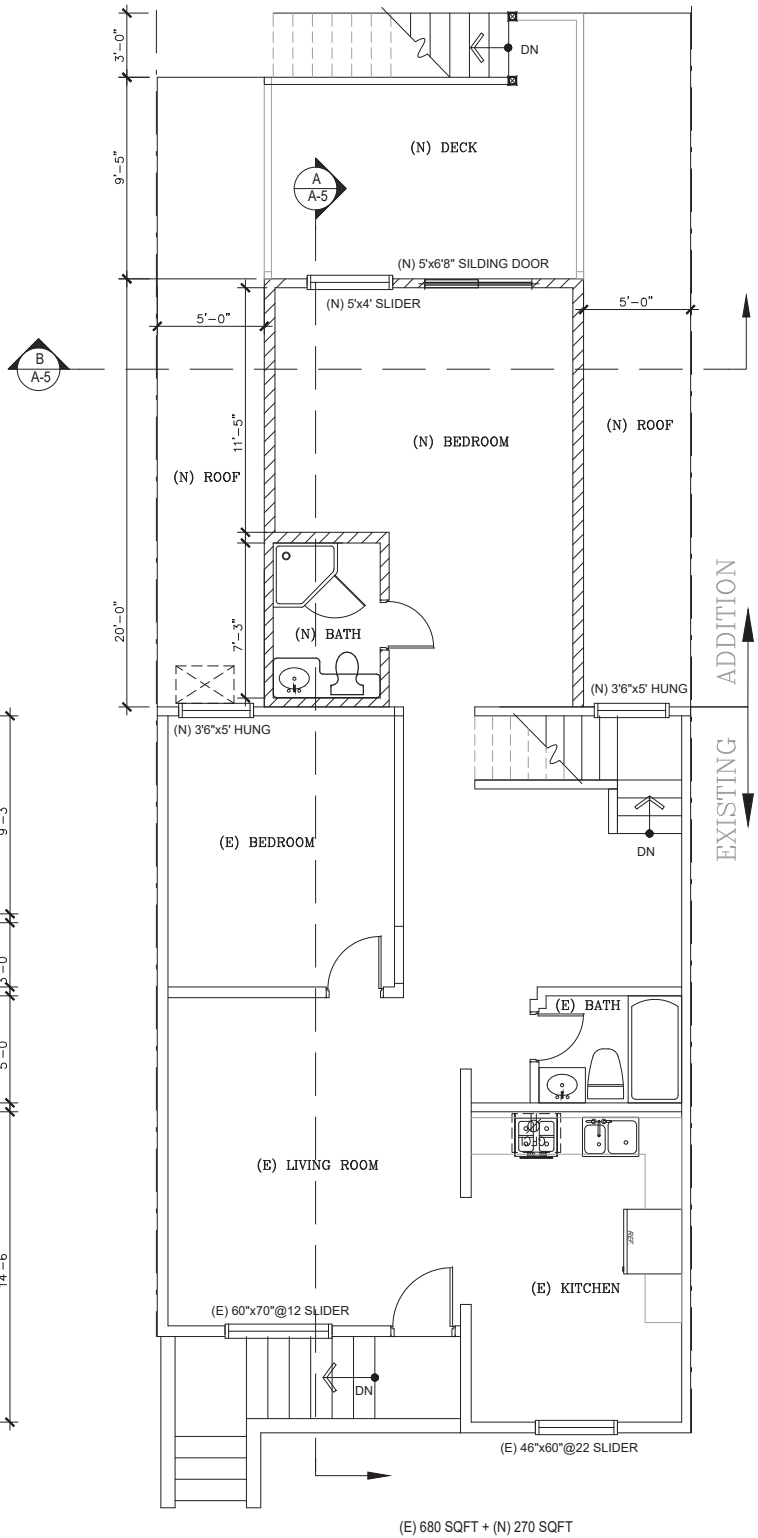
SET BACK LINE

LEGEND

	EXISTING STRUCTURE TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION



② (E) SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



① (N) SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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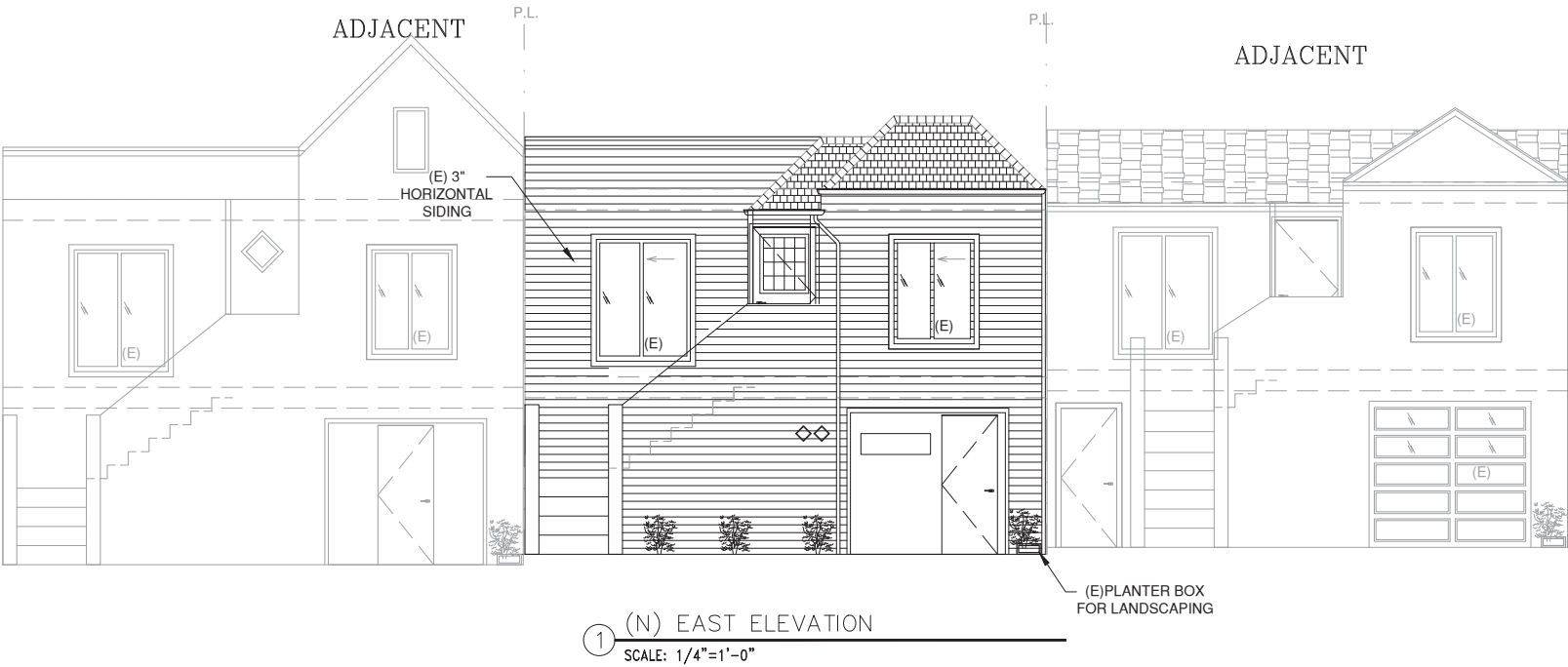
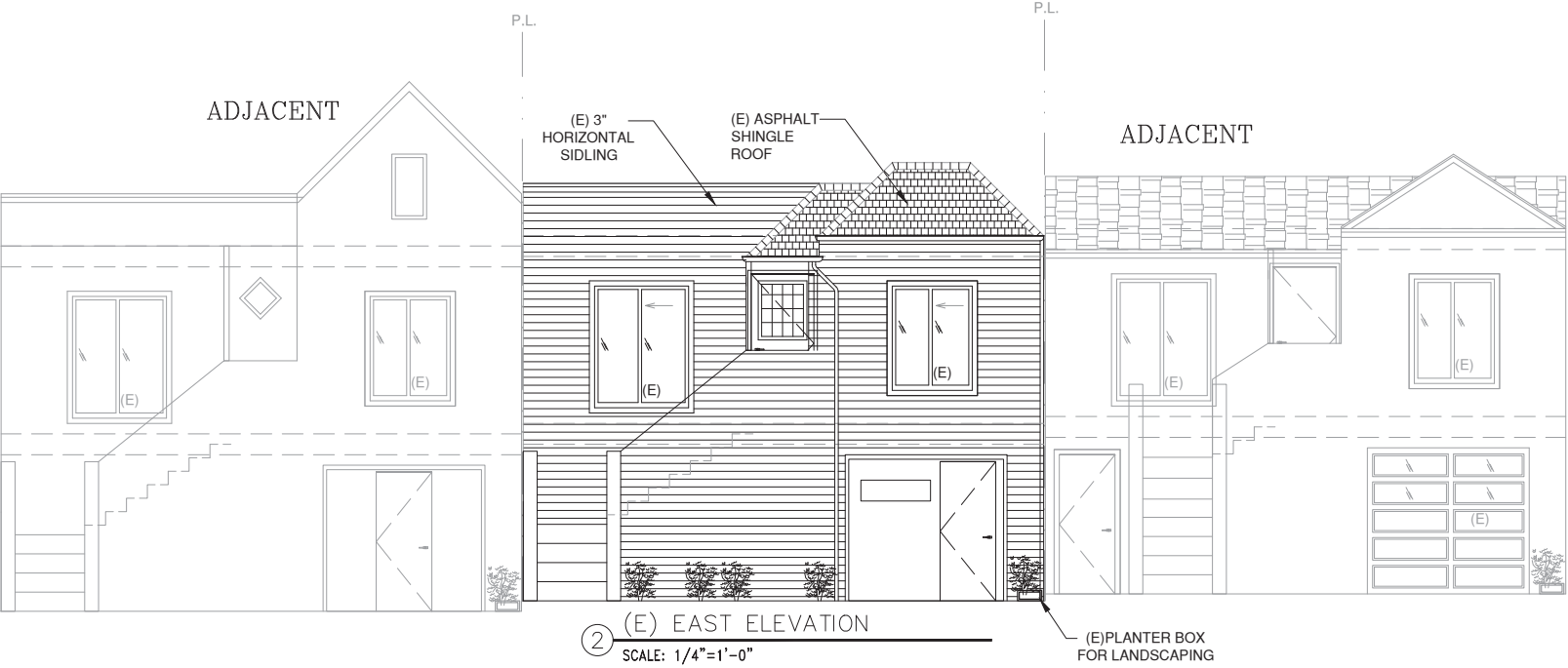
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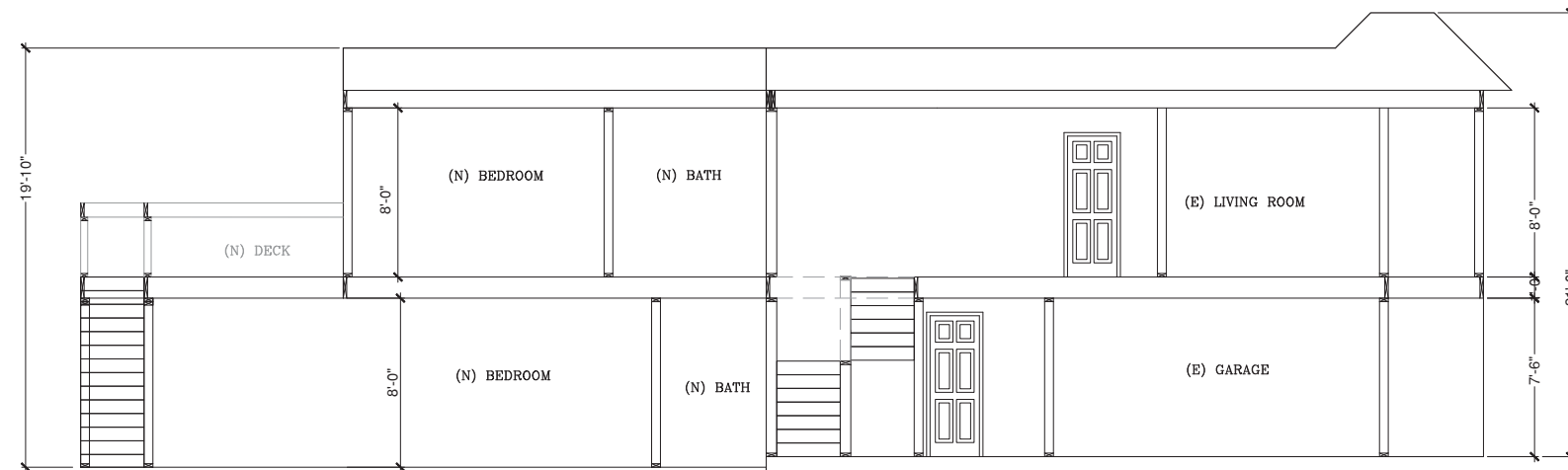
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EXISTING/PROPSOED

FRONT ELEVATIONS

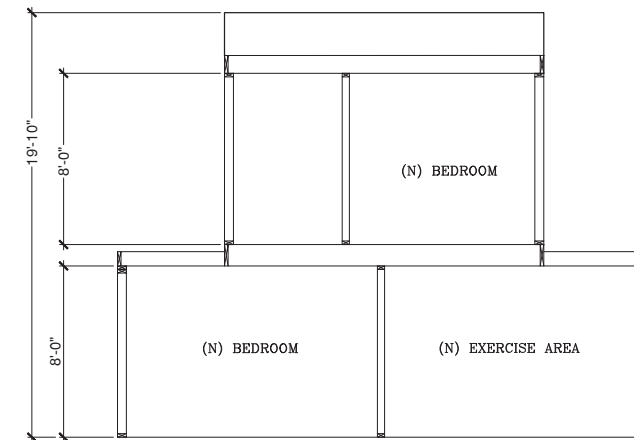
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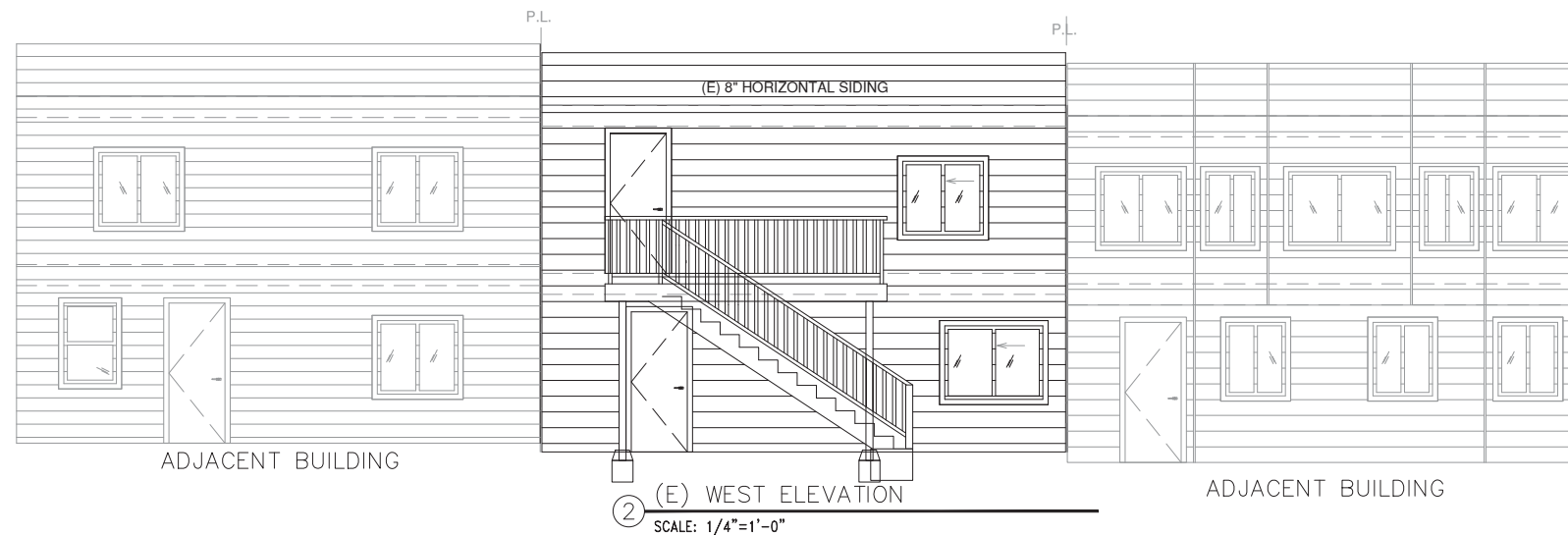


ADDITION EXISTING

④ LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



③ TRANSVERSE SECTION AT NEW AREA
SCALE: 1/4"=1'-0"



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SHEET CONTENTS

EXISTING/PROPSOED

BACK ELEVATIONS
& SECTIONS

Title	
Designed By	
Drawn By	
As Noted	
Scale	
AM233032314	
File Name	

A-5

Of 8 Sheets

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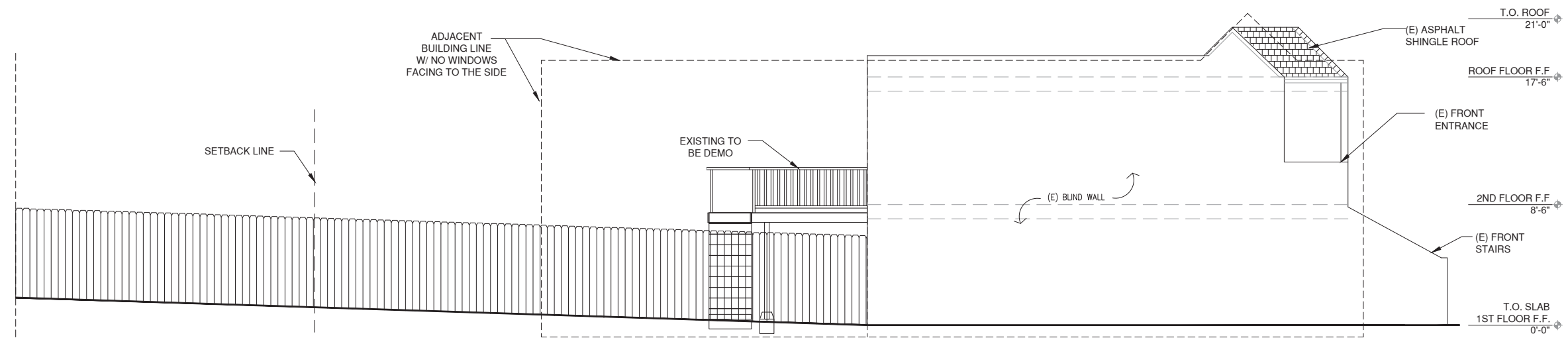
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EXISTING/PROPSOED

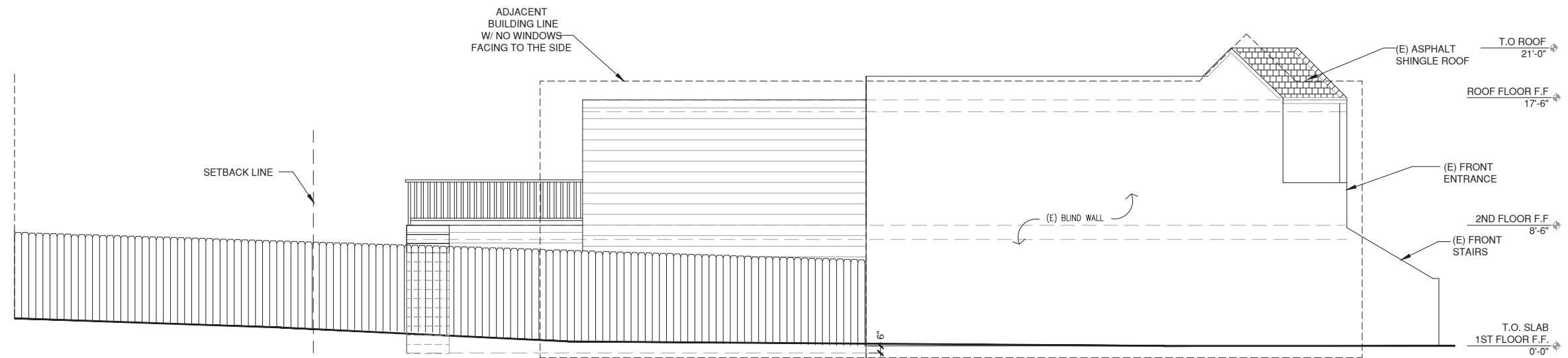
LEFT ELEVATIONS

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② (E) NORTH ELEVATION

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



① (N) NORTH ELEVATION

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

ADDITION EXISTING

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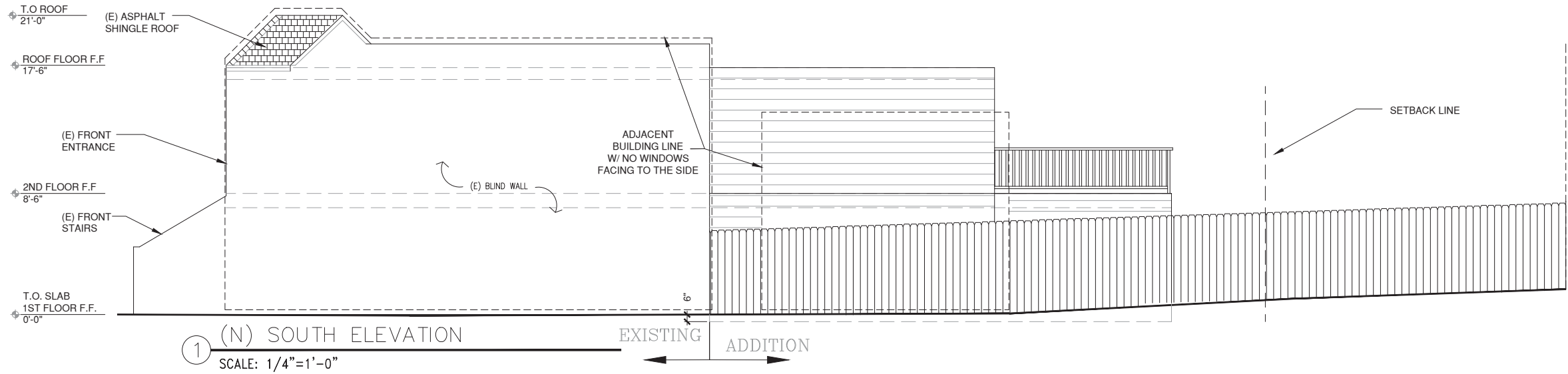
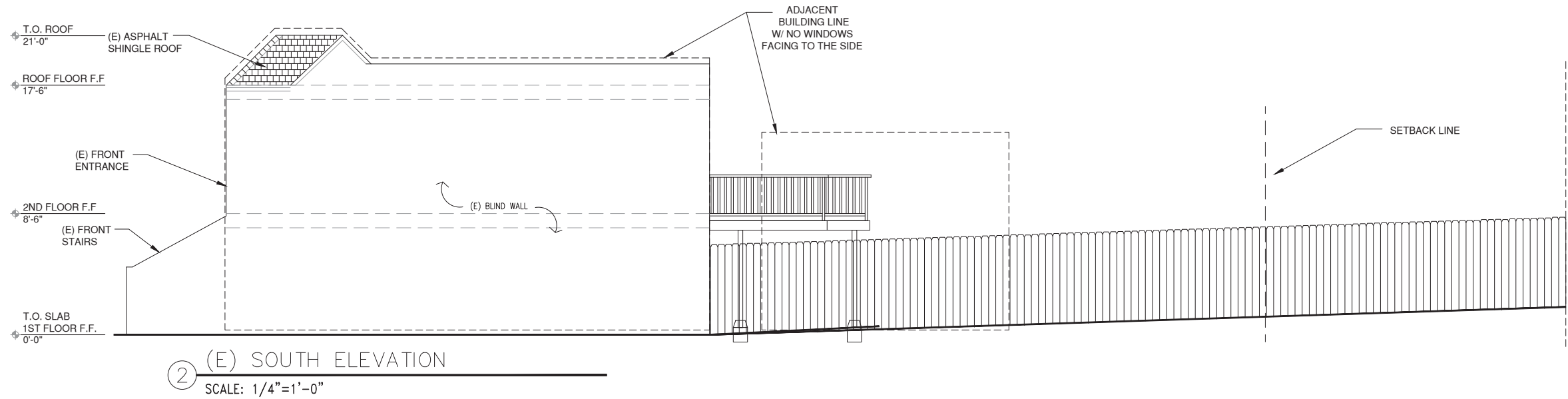
SHEET CONTENTS

EXISTING/PROPSOED

RIGHT ELEVATIONS

Title	
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A-7





SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MARCH 23, 2017

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321 Teddy Avenue
San Francisco, CA 94134
Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes to construct a two-story horizontal addition at the rear of the existing building, as well as a new, third-story vertical addition to an existing, two-story, single-family dwelling. The two-story horizontal addition at the rear will result in an additional 20 feet of building depth. At the first floor, this addition will be 25 feet wide, or full lot width; however, at the second floor, the addition will provide 5-foot side setbacks from both side property lines. The proposed vertical addition will be set back from the front building wall by 15 feet. Additionally, at the rear, the new third-story master bedroom will have access to a deck area that is located above the roof of the two-story horizontal addition, and which will extend for a depth of 10 feet. No changes are proposed to the existing front façade.

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 041 in Assessor's Block 2103 on the eastern side of 32nd Avenue, between Ortega and Pacheco Streets. The project site is located on a relatively level lot, with a slight upslope at the rear half of the lot and mid-block open space. The lot is slightly longer than a standard lot, measuring 25 feet wide and 120 feet deep, with a lot area of 3,000 square feet. The existing two-story building was constructed in 1942, contains a garage at the existing ground floor level, and currently only measures approximately 34 feet in depth.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within an RH-1 (Residential House, One-Family) District, which also almost completely characterizes the surrounding area. Approximately 1,000 feet to the north is the Noriega Neighborhood Commercial District. Additionally, there are two areas of "Public" zoning in the vicinity, with the Sunset Reservoir located approximately a quarter-mile to the east, and with San Francisco Fire Station No. 18 located directly opposite the project site on 32nd Avenue.

The surrounding neighborhood is dominated by low-density, predominantly two-story, single-family dwellings; however there are limited examples of three-story buildings located on the subject block and on other blocks in the vicinity. Additionally, the subject block and others in the vicinity exhibit a fairly uniform and generous mid-block open space; however, again, there are some examples of structures encroaching deeper toward the rear of the lot. Most directly relevant for this project, there are two buildings to the south of the subject property (one property removed) that extend deeper into the rear yard, and the subject project proposes to match the depth of the popout structure located on the adjacent property immediately to the north.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 31, 2016 – November 30, 2016	November 28, 2016	March 23, 2017	115 days (3 months, 23 days)

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 13, 2017	March 13, 2017	10 days
Mailed Notice	10 days	March 13, 2017	March 13, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	3 (including DR requestor)	-
Other neighbors on the block or directly across the street	-	6	-
Neighborhood groups	-	-	-

In general, Department staff has received comments from neighbors on the subject block in opposition to the proposed project, primarily due to the addition of a new third-story, which neighbors feel is out of character for the block and neighborhood, and which has the potential to dramatically alter this block moving forward. Some neighbors have commented that they feel misled by the architect, who proceeded with the proposed third-story design, despite the large amount of negative feedback on that proposal during the pre-application meetings held in 2014. In addition to the DR filer, who lives at the adjacent property to the south, there are 8 other neighbors that have signed on in support of the DR request.

DR REQUESTOR

The DR requestor is Amelia Arce, property owner at 1950 32nd Avenue, located immediately adjacent to the south of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

In the application, the DR requestor primarily focuses on the proposed third floor, indicating their concern that the project would result in a building which is too tall, and which intrudes on adjacent neighbors' privacy and light. Specifically, the DR requestor raises the following points in the application:

- The proposed third floor will occupy the full width of the lot, which will be a major daylight block to the DR requestor's home and rear yard.
- The third floor windows and rear deck would allow the subject property to look down directly into the rear yard and home of the DR requestor, which raises privacy concerns.
- The proposed third floor and rear roof deck over the second floor is incompatible with the block where there are no other examples of third stories. This proposal sets a precedent on the block, where if other homes began adding third stories, it would dramatically impact the neighborhood character, the usability of the existing mid-block open space, and the privacy for all on the block.
- The proposed deck above the second floor addition at the rear violates the Commission's established roof deck policies, since there is no pattern of roof decks in the vicinity.

The DR requestor proposes that the project should eliminate the roof deck above the second floor at the rear addition, and eliminate the third-floor addition. At a minimum, the DR requestor feels that the third floor should be set back on the sides to lessen the privacy impact and should not have windows on the sides facing other houses.

See attached *Discretionary Review Application*, dated November 28, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project sponsor has noted that there are no windows proposed along the side facades of either the two-story horizontal rear addition or the vertical addition, and therefore does not result in privacy concerns as stated by the neighbors. Additionally, the third story's size, location, and amount of setback should only minimally block light to the adjacent properties.

The project sponsor has stated that they are willing to eliminate the proposed third floor, if that square footage can then be transferred to the ground floor at the rear, which would result in the project extending farther toward the rear yard setback line.

See attached *Response to Discretionary Review*, dated March 8, 2017.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project after the filing of the DR application, in specific light of the concerns identified in that application. The RDT does not find that the proposed project results in any exceptional or extraordinary circumstances and has recommended an abbreviated DR hearing.

Since the DR has been filed, the project sponsor and neighbors have been in communication in an attempt to work out a revised proposal that meets both the needs of the project and alleviates the concerns of the neighbors. One proposed alternative that has been discussed involves the elimination of the third floor entirely, while having the proposed rear addition extend farther toward the rear of the lot by about 12.5 feet at the ground floor only. The Department can be in support of such an alternative, if that is the preferred compromise for the neighbors as well.

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

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

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photograph
Section 311 Notice
CEQA Categorical Exemption
DR Application dated November 28, 2016
Response to DR Application dated March 8, 2017
Reduced Plans

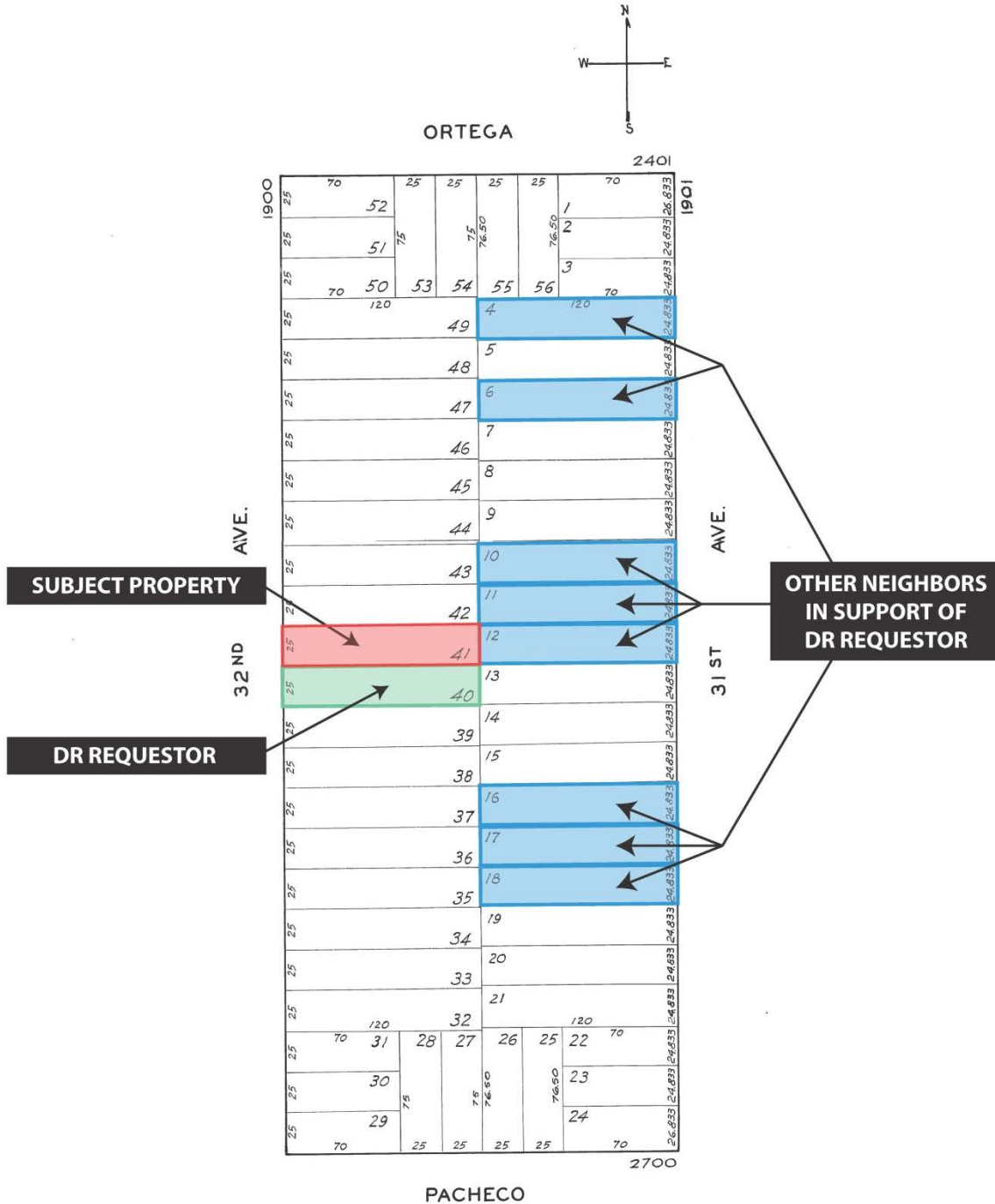
Exhibits

Block Book Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

2103

SUNSET BLK. 976



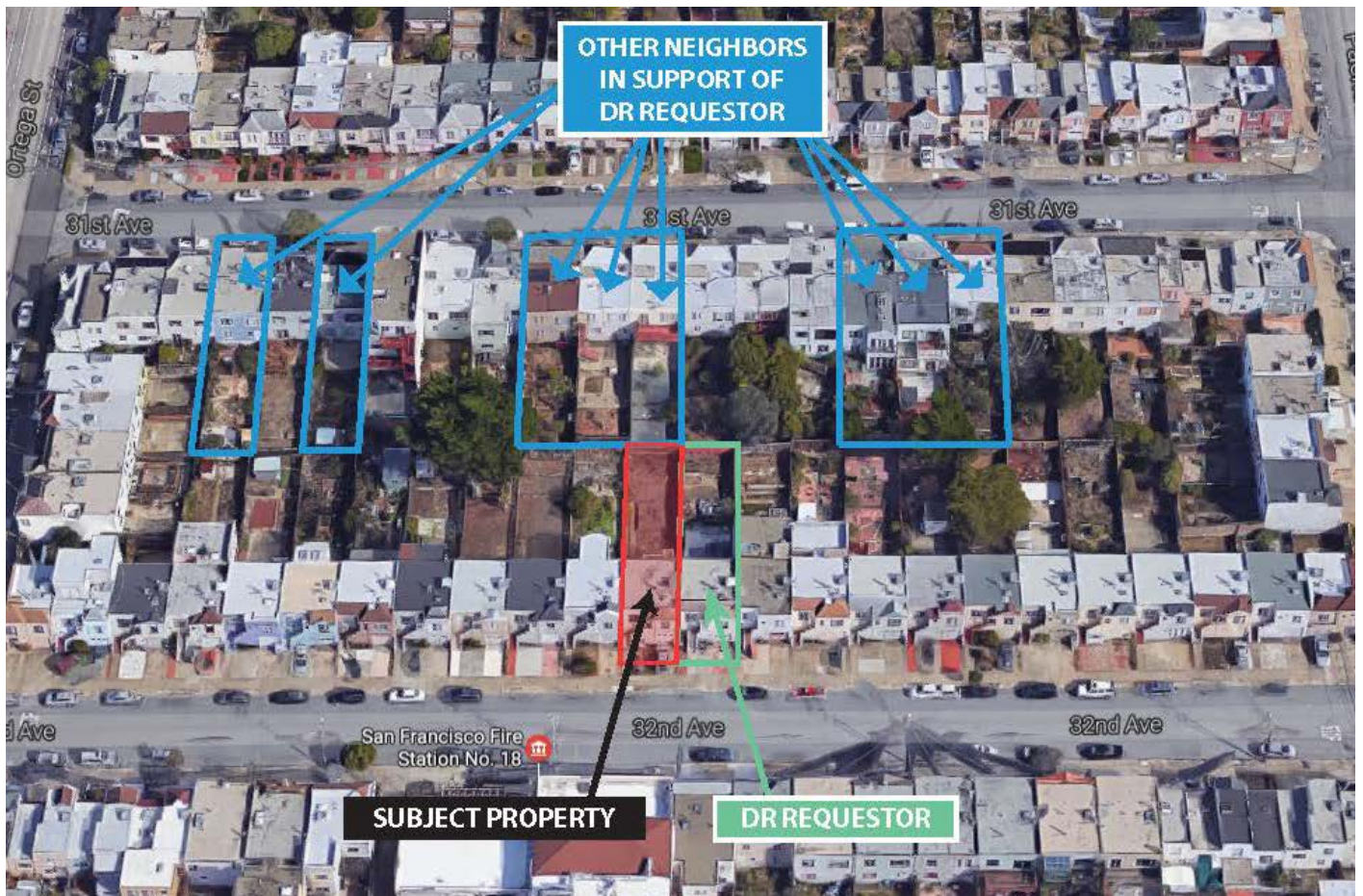
SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2014-001196DRP
1946 32nd Avenue
Block 2103 Lot 041

Zoning Map



Aerial Photo (Oriented East)

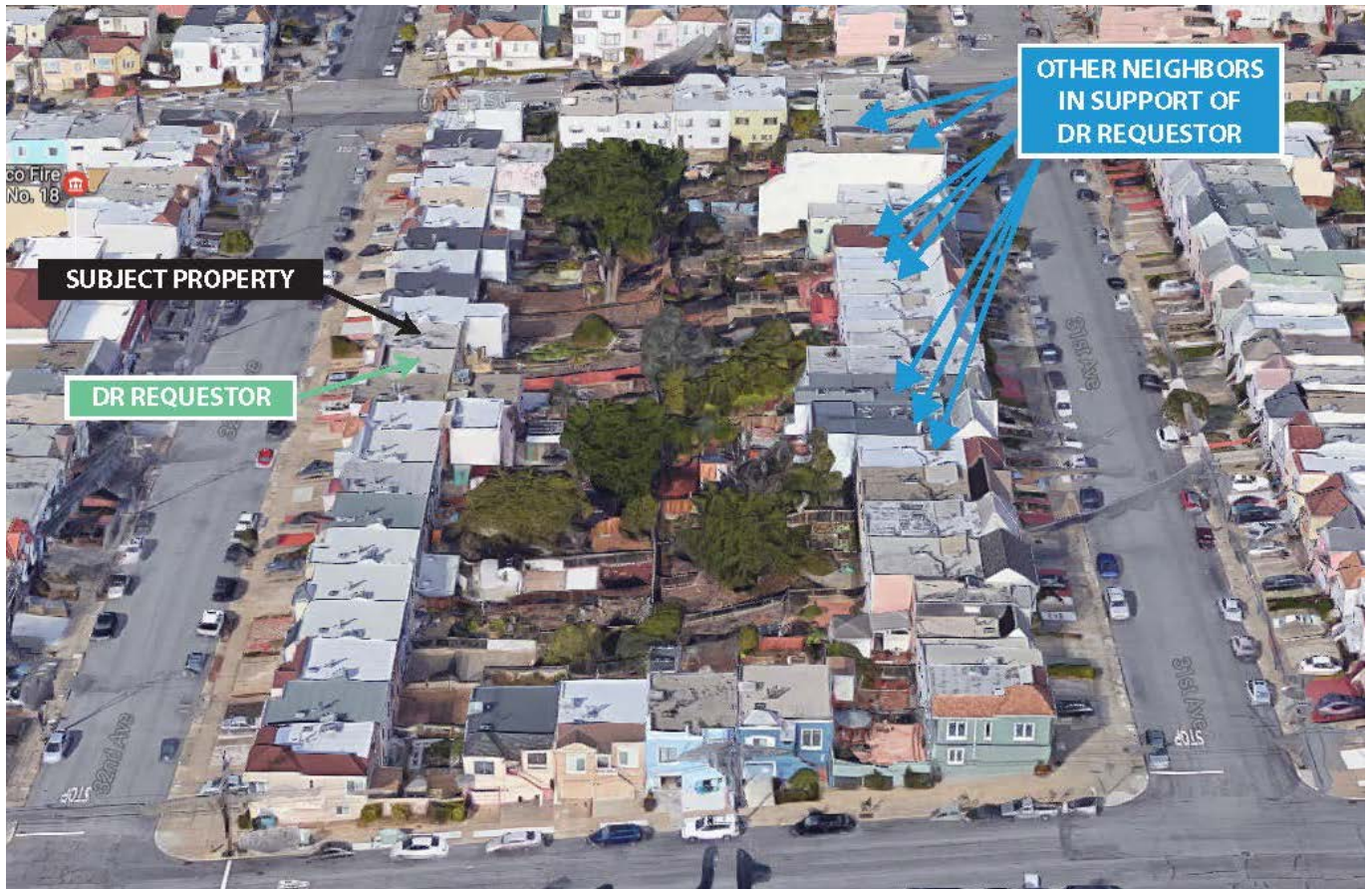


Aerial Photo (Oriented West)



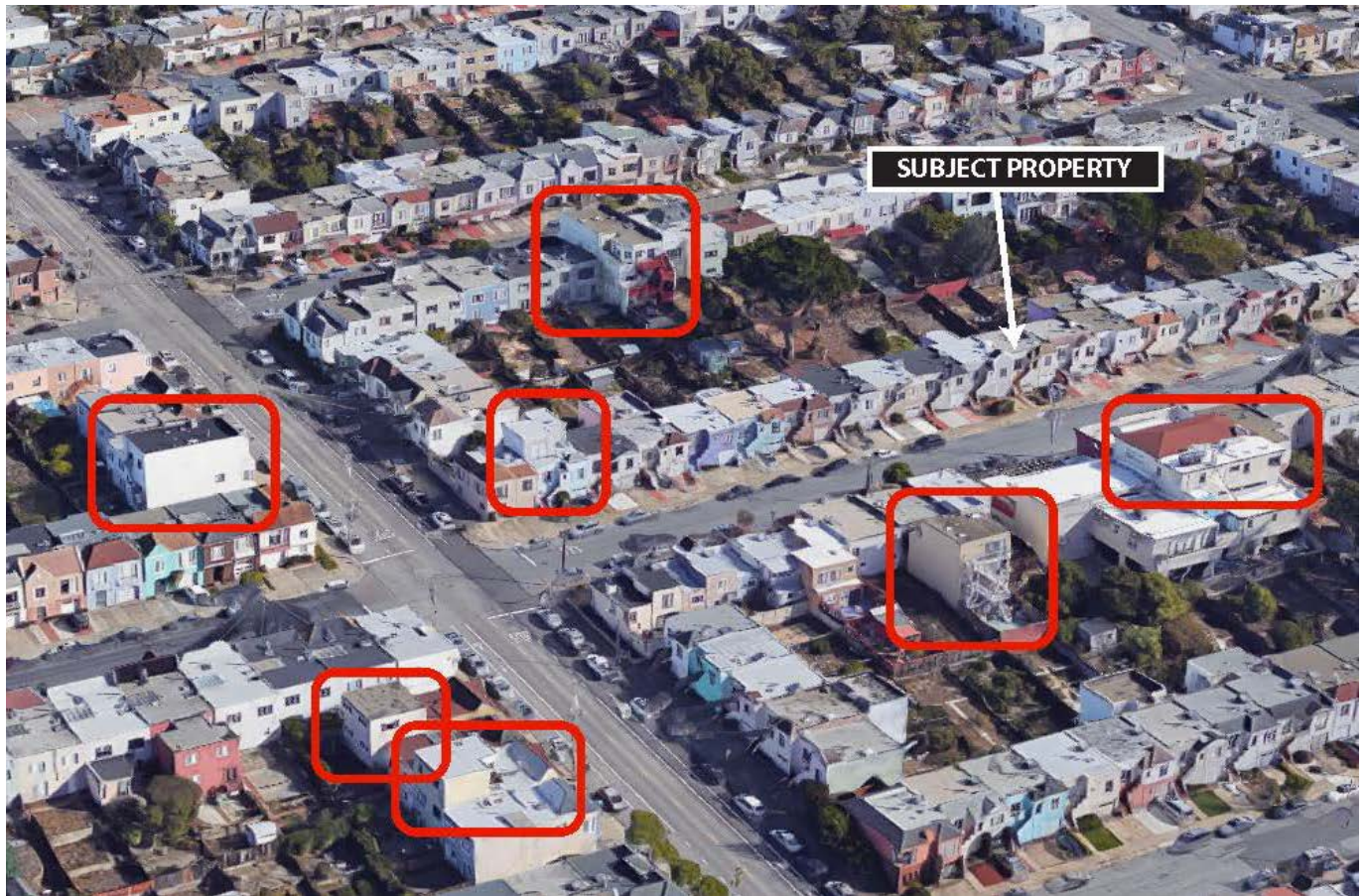
Aerial Photo

(Oriented North – Angled View)



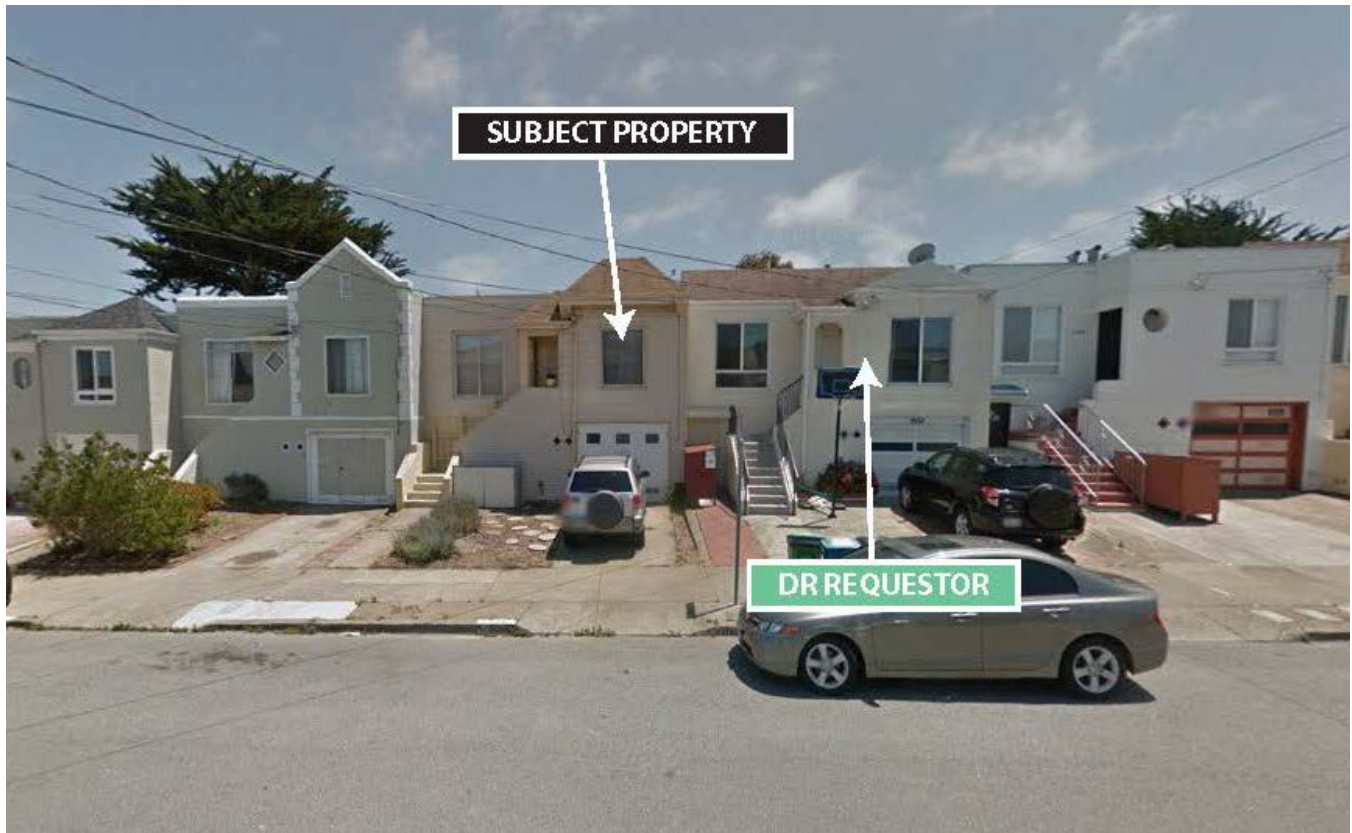
Aerial Photo

(Oriented Southeast – Other 3-story massing examples in vicinity)



Context Photo

(Looking East toward Project Site)



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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 27, 2014**, the Applicant named below filed Building Permit Application No. **2014.06.27.9798** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1946 32nd Avenue	Applicant:	Angelina Chuong
Cross Street(s):	Ortega / Pacheco	Address:	321 Teddy Ave.
Block/Lot No.:	2103 / 041	City, State:	San Francisco, CA 94134
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 722-9611

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 type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Dwelling	No Change
Front Setback	17 feet	No Change
Building Depth	34 feet	54 feet
Rear Yard	69 feet	49 feet
Building Height	18 feet	26' – 2"
Number of Stories	2	3
PROJECT DESCRIPTION		
<p>The proposal is to construct a two-story horizontal addition at the rear and a new third-story vertical addition to the existing single-family dwelling. The two-story horizontal addition proposed at the rear will result in an additional 20 feet of building depth. At the first floor, the rear addition will be 25 feet wide, covering the full lot width; at the second floor, the addition will be set back from both side property lines by 5 feet. The project also proposes a new third-story vertical addition, to be set back from the front building wall by 15 feet. At the rear, the new third-story master bedroom will have access to a deck on the roof of the new two-story horizontal addition below, and the deck will extend for 10 feet. No changes are proposed to the existing façade. 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: Andrew Perry
Telephone: (415) 575-9017
E-mail: andrew.perry@sfgov.org

Notice Date: 10/31/16
Expiration Date: 11/30/16

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1946 32nd Avenue		2103 / 041	
Case No.	Permit No.	Plans Dated	
2014-001196DRP	2014.06.27.9798	6/13/15	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Two-story horizontal rear addition with ground story at full-lot width (25') and second story with 5' side setbacks from both side property lines, and new third-story vertical addition with 15' setback from front building wall.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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


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

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

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

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

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Andrew Perry</p> <hr/> <p>Project Approval Action:</p> <p style="margin-left: 20px;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="text-align: center;">  <p style="font-size: 2em; font-weight: bold;">Andrew W. Perry</p> </div> <div style="font-size: x-small;"> Digitally signed by Andrew W. Perry DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry, email=Andrew.Perry@sfgov.org Date: 2017.03.01 18:32:37 -08'00' </div>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>	

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<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:

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Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2014-001196 DRP

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

We are filing as a group, see attached list.

DR APPLICANT'S NAME:

Amelia Arce

DR APPLICANT'S ADDRESS:

1950 32ND AVE, SAN FRANCISCO

ZIP CODE:

94116

TELEPHONE:

(415) 713-0881

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

Xie Fei

ADDRESS:

1946 32ND AVE, SAN FRANCISCO

ZIP CODE:

94116

TELEPHONE:

()

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

()

E-MAIL ADDRESS:

2. Location and Classification

STREET ADDRESS OF PROJECT:

1946 32ND AVE

ZIP CODE:

94116

CROSS STREETS:

URTEGA ST AND PACHECO ST.

ASSESSORS BLOCK/LOT:

2103 / 041

LOT DIMENSIONS:

119' x 24'

LOT AREA (SQ FT):

2996

ZONING DISTRICT:

RH-1

HEIGHT/BULK DISTRICT:

40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☐ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☐

Present or Previous Use: SFH

Proposed Use: SFH

Building Permit Application No. 2014-06-27-9798

Date Filed: 6/27/2014

4. Actions Prior to a Discretionary Review Request

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

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

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

PLEASE SEE ATTACHED.

Discretionary Review Request

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

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Amelia

Date: _____

11/28/2016

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

AMELIA ARCE

☒ Owner / ☐ Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.

☒ Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: M. Corrette

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

2014-06-27-
9798

ATTACHMENT OF GROUP LIST FOR
APPLICATION FOR DISCRETIONARY REVIEW

Amy Arce 415-713-0831
1950 32nd Ave.
San Francisco, CA 94116

Patricia M. Gobui
1939 31st Ave.
San Francisco, CA 94116

Yan Wang
1943 31st Ave.
San Francisco, CA 94116

Vivienne Yu
1947 31st Ave.
San Francisco, CA 94116

Betsy Johnsen
1963 31st Ave.
San Francisco, CA 94116

Warren Liu
1967 31st Ave.
San Francisco, CA 94116

Brian Lee
1971 31st Ave.
San Francisco, CA 94116

Hank Chen
1923 31st Ave.
San Francisco, CA 94116

Choi Lan Lee 415- 564-2023
1915 31st Ave.
San Francisco, CA 94116

ATTACHMENT TO DISCRETIONARY REVIEW REQUEST FOR

BUILDING PERMIT 2014-06-27-9798 at 1946 32ND AVE

AMELIA ARCE

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

I am the next door neighbor to the sponsor, and the proposed building will have extremely negative effects on me. Plus, at least nine other neighbors have signed onto this Petition with me. I would probably have more, but the sponsor surprised me with these completed plans less than a month ago, and I have had no notice to contact my other neighbors.

The sponsors and their architect have engaged in many deceptive practices. We cannot trust that the sponsors will even follow these plans. The architect, Angelina Chuong, first presented plans to me and my neighbors 2 ½ years ago. She mailed a brief summary to us on 6/11/2014, and scheduled a "Pre-application Meeting" on-site on 6/26/2014. Many people attended this meeting. Neighbors were very angry with the plans, which called for a large extension into the rear yard, plus a vertical addition to three stories, with a third-story rooftop deck overlooking everyone's yard.

Neighbors and I were angry at the pre-application meeting because of the extreme plans in the application. Moreover, the pre-application plans' cover sheet completely misrepresented the application: it stated that there was NO CHANGE in the proposed number of stories when there was a third story addition; it stated there was NO CHANGE in the building height when there was an increase; it stated that the proposed footage was 1,750 sq. ft. when the plans showed the new footage as 3,489 sq. ft.; and it stated that the proposed building depth was 32 ft, when it would actually be 66 ft. Ms. Chuong apologized for those mistakes and said she had "been in a hurry."

My neighbors and I criticized the plans. Ms. Chuong took our names and addresses (I have attached a portion of the list here). She told us she would contact us.

Six months later, Ms. Chuong called another meeting for 12/9/2014. It was held in a nearby donut shop instead of on-site. Many neighbors attended and it was very crowded. This time, NO plans were available beforehand or at the meeting. Instead Ms. Chuong presented a scaled model building for people to look at. It still had the third story addition and overlooking deck. The neighbors again objected and wrote down their criticisms on paper at the invitation of Ms. Chuong, and again we gave her our email addresses and other contact information (see attached).

Ms. Chuong said at the donut shop meeting that she had tried to stop the third story, but had been unsuccessful because the owners really wanted it. She responded verbally to the criticisms that the building was too tall and had an overlooking roofdeck. Ms. Chuong said that she herself felt it was very "architecturally aggressive" and she had tried to talk the sponsors out of it, and she would change it. Despite these reassurances, and even though she took our names and addresses, she NEVER CONTACTED ANYONE on the list in any manner. We never had further conversation with her, or any further communication from her of any kind, until this release of the final plan almost two

years after the last meeting. On 10/30/2016, plans arrived which told us that we had to request a review hearing within 30 days or forfeit our rights. Thus, we are scrambling to respond (during the election and Thanksgiving season) to this issue we did not think existed.

Two of the neighbors contacted the Planning Commission. One wrote an email, and the staff member promptly responded and told her the deadline for a DR request. Another neighbor visited the Commission on 11/23/2016 and 11/25/2016 and spoke to a staff member to try to understand the process. This has been our total interaction on this project with the staff of the Planning Commission. They have been helpful and responsive, but our time has been abbreviated.

The changes that have occurred since the original plans that were shown to us 2 ½ years ago are a little difficult to be clear on; it has been a while since then, and the plans provided in the Pre-application Packet were sketchy, and the cover sheet inaccurate. Since then, there have been no intermediate plans to review, and no dialog. The apparent changes that impact us are that the extension of the building has been reduced from 32 additional feet to 20 feet, so that it is in line with the buildings on either side; the extension has been set back on both sides; the third floor addition is less deep, but is not set back from the sides; and the third floor rooftop deck has greatly increased in size.

Discretionary Review Request

1. What are the reasons for requesting Discretionary Review? That are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?

Why we are filing DR:

In summary: The building is too tall, and intrudes on privacy and light. The third floor addition is the full width of the lot. There are no other third floor additions on the block. Likewise there are no other third floor (or any other) roof top decks in the neighborhood. We cannot trust the builders.

Residential Design Guidelines specific to this issue include the following:

A. Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties (p.16).

I, Amelia Arce, am the immediate next door neighbor, and my house is just south of sponsor's. Sponsor has a proposed third floor that is the width of the lot, which will be a major daylight block to my home and rear yard. I am particularly concerned because my 80 year old mother lives with me and does not often leave the house. She needs daylight. This proposed additional height will block light to my rear windows and rear yard.

Moreover, they substantially intrude onto my privacy.

Also, the plans once again do not tell the truth because the plans we were given on 10/31/2016 show NO WINDOWS on the north and south sides of the third floor, but the plans registered with the planning commission show that there are windows there. Ms. Chuong has once again engaged in deceptive practices about what will be built. It is impossible to trust what she says will or will not be built.

The windows seen at the Planning Commission would be on the proposed third floor addition wall facing me. They would directly look down onto my backyard and directly into the rear window of my house on the second floor. The occupants would be able to see into my house, as would any users of the proposed overlooking rooftop porch.

Quiet and privacy are extremely important to our family. We have owned our house for over 35 years, without any addition to our house. It is a very quiet, residential street. It is not commercial, and owners far outnumber renters. You may ask how it can be a quiet street if we are directly across the street from a fire station, but the fact is that even the firemen recognize our residential nature: when there is a fire, they do not put on their sirens until they have left our neighborhood! We never hear loud sirens, even during an emergency.

B. Guideline: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

Another indicator of our residential nature is the fact that our middle block area has been very well preserved – there is more than the minimum open space in the rear yards. The neighborhood is filled with single family houses and it is so quiet – we hear only children playing and families in their yards.

There are no other third stories like this on my street. This building of a third story is incompatible with the existing building scale. Not only is my personal privacy jeopardized by this particular building, but by the development of a neighborhood with third stories added to buildings. While I personally am disturbed by the impact on the loss of light and the loss of privacy, all the members of this group are disturbed by the potential loss of privacy by development of third story additions in our neighborhood. I do acknowledge that the sponsor's proposed extension of the first and second stories to the rear yard have been set back on both sides to minimize impact. The sponsors will gain substantial square footage obtained from that extension.

The addition of an additional "master suite" on the third floor, which will be the width of the lot, is still a third floor addition, in a neighborhood where there are no third floors. Although the proposed third floor addition is set back from the street, it still impacts my house. Besides the direct impact on middle space usage, if everyone built a third story addition, it would change the neighborhood style and usage. We wish to maintain the neighborhood character of uniform SFH's, which has existed for so long.

C. The roof deck fails to comply with the Commissions well-established roof deck policies (no decks on roof tops in neighborhoods in which there is no pattern of roof decks in the immediate vicinity).

The Commission has enforced this rule with greater force every month, leading to the entire removal of roof decks since late 2015. There are NO roof decks in the immediate vicinity. We ask that the roof deck

be removed because there is no established pattern in the neighborhood. This is a neighborhood that has preserved its middle space. Backyards are used by families for their children to play in and people to gather. It is a private space and would strongly feel the intrusion of this space if a pattern of rooftop decks were established.

WE ARE AND HAVE ALWAYS BEEN WILLING TO DISCUSS THESE ISSUES IN PERSON WITH THE SPONSOR AND NEGOTIATE A SETTLEMENT THAT TAKES INTO CONSIDERATION EVERYONE'S PERSPECTIVES.

2. Explain how this project would cause unreasonable impacts...to your property and/or the properties of other.

By breaking the well-established pattern of height on this block, this project will threaten my privacy both when my family is outdoors and even when we are INDOORS. It will also block needed sunlight from my yard and my windows. The privacy of the neighbors is also threatened by the roof deck. The building height is a factor, even though it is set back from the front, because of this impact on rear yard usage in this very residential neighborhood.

While only 9 neighbors have signed on to this particular group request, that has more to do with the fact that there has been no communication from the builders. Had we had more time and notice of the actual changes proposed, more would undoubtedly have joined. The builder's consistent use of incorrect or insufficient information has limited the ability of neighbors to respond.

3. What alternatives or changes would respond to the exceptional and extraordinary circumstances?

- The roof deck absolutely should be eliminated because of its impact on neighborhood privacy and design.
- The third floor addition should be eliminated for similar reasons
- At minimum, it should be set back on the sides to lessen privacy impact; it should not have windows on sides facing other houses.

21020024	
2102003	
2102006	
2102007	
2102008	
2102009	

32ND AVE

2103047	2103006
2103048	2103007
2103045	2103008
2103044	2103009
2103043	2103010
2103042	2103011
2103041	2103012
2103040	2103013
2103039	2103014
2103038	2103015
2103037	2103016

**Discretionary Review Application
Address Labels**

Fire Department
1935 32nd Ave.
San Francisco, CA 94116

Occupant
1951 32nd Ave.
San Francisco, CA 94116

Occupant
1955 32nd Ave.
San Francisco, CA 94116

Occupant
1942 32nd Ave.
San Francisco, CA 94116

Occupant
1950 32nd Ave.
San Francisco, CA 94116

Vivienne Yu
1947 31st Ave.
San Francisco, CA 94116

Fire Department
1935 32nd Ave
San Francisco CA 94116

Vivienne Yu
1947 31st Ave
San Francisco, CA 94116

Occupant
1951 32nd Ave
San Francisco CA 94116

Occupant
1955 32nd Ave
San Francisco CA 94116

Occupant
1942 32nd Ave
San Francisco CA 94116

Occupant
1950 32nd Ave
San Francisco, CA 94116

Fire Department
1935 32nd Ave
San Francisco CA 94116

Vivienne Yu
1947 31st Ave
San Francisco, CA 94116

Occupant
1951 32nd Ave
San Francisco CA 94116

Occupant
1955 32nd Ave
San Francisco CA 94116

Occupant
1942 32nd Ave
San Francisco CA 94116

Occupant
1950 32nd Ave
San Francisco CA 94116

Fire Department
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1955 32nd Ave
San Francisco CA 94116

Occupant
1942 32nd Ave
San Francisco CA 94116

Occupant
1950 32nd Ave
San Francisco CA 94116

6/26/14 Application Meeting

Project Sponsor Name: FEMLE
Project Sponsor: Representative ANGELINA CHUONG

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project or is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE	EMAIL	SEND PLANS
1. WINTERAL LAY	1967 31st AVE	415 610 0837	WINTERAL@GMAIL.COM	<input checked="" type="checkbox"/>
2. CAPT. SHANE FRANCISCO	1935 32nd AVE	538 3248	FIRE DEPT	<input checked="" type="checkbox"/>
3. CAROL ANN	1915 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
4. CATHY	1915 - 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
5. WINTERAL LAY	1947 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
6. FIMAN LEE	1947 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
7. P. J. H. H. H. H.	1947 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
8. YAN WANG	1943 31st AVE	415 738 9791	YANWANG88@GMAIL.COM	<input checked="" type="checkbox"/>
9. Betsy Johnson	1963 31st AVE	510 407 4379	BETZARCON@GMAIL.COM	<input checked="" type="checkbox"/>
10. PERRY SILVER	1963 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
11. CYNTHIA NG	1951 31st AVE	510 407 4379	3343	<input checked="" type="checkbox"/>
12. Gohank	@gmail.com			

Pre-Application Meeting

Application Meeting Sign-in Sheet

Date: 12/6/14
Time: 3:00 - 4:00 PM
Address: 2701 NORIEGA ST
Address: 1946 32nd Ave
City: (Owner Name) F31 YIE
Street Sign/Representative: ANGELINA GUNONG

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE	EMAIL	SEND PLANS
Betsy Johnson	1963 31st Ave, SF 94116		T2R2D2@AOL.com	X
2 Perry Silver	"		"	
3 Pamela Alvarado	1947 31st Ave SF 94116			
4 K. LEE	1947 31st Ave SF			X
5 Pat	1939 31st Ave SF			X
6 DNP/PA	1951 31st Ave SF 94116			X
7 VIE/PA	1947 31st Ave SF 94116			X
8 Robert	1951 31st Ave SF 94116		7 94116	X
9 X	1943 31st Ave			X
10 X	1943 31st Ave SF 94116			X

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RESPONSE TO
**DISCRETIONARY
REVIEW (DRP)**



**San Francisco
Planning**

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

Project Information

Property Address: 1946 32nd Ave

Zip Code: 94116

Building Permit Application(s): 2014.06.27.9798

Record Number: 2014-001196 PRJ

Assigned Planner: Andrew Perry

Project Sponsor

Name: Fei Xie

Phone: (415) 816-6683

Email: feix25@gmail.com

Required Questions

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

Neighbors concerned of privacy due to windows facing them on the side. Reassured them there are no side windows. Concerns of third story blocking sunlight. The setbacks minimize blocking of light.

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

Third floor can be removed, with that space moved to the ground floor extending deeper into back yard.

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

Third floor can be relocated to ground floor.

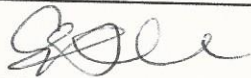
Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	2	3
Height	21 ft	27 ft 4 in
Building Depth	34 ft. + 11 ft deck	54 ft.
Rental Value (monthly)	Ø	Ø
Property Value	\$660,000	\$760,000

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

Signature:



Date:

3/8/17

Printed Name:

Angelina Chuong

☐ Property Owner
☒ Authorized Agent

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

INFORMATAIONS:

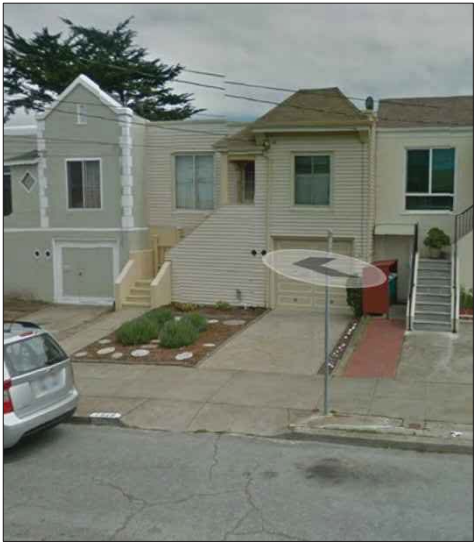
OWNER:
FEI XIE
1946 32ND AVE
SAN FRANCISCO CA.

ARCHITECT DESIGNER:
AM ASSOCIATES
2436 POLK ST.
SAN FRANCISCO CA 94121
(415)7229611
CONTRACT: ANGELINA CHUONG ACHUONG@GMAIL.COM

GENERAL CONTRACTOR:
TO BE DETERMINED

PROJECT DATA

A. APN:	2103/041
B. ZONING:	RH-1
C. FLOOD ZONE:	N/A
D. SITE AREA:	2,996 SQ.FT.
E. TOTAL STORIES:	TWO TO THREE
F. COVERED PARKING SPACES:	ONE
G. FIRE SPRINKLER:	NONE
H. MAXIMUM SIZE OF MAIN DEWELLING UNIT:	N/A
I. MAXIMUM FAR:	75%
J. MAXIMUM LOT COVERAGE	0.75x2,996=2,247 SQ.FT.
K. SETBACK:	
FRONT YARD (SPECIAL)	EXISTING 17'-0" PROPOSED NO CHANGE
SIDE YARD (LEFT)	0'-0" NO CHANGE
SIDE YARD (RIGHT)	0'-0" NO CHANGE
REAR YARD (SPECIAL)	69'-1" 33'-9"
L. OCCUPANCY GROUP:	R3/U
M. TYPE OF CONSTRUCTION:	VB



	EXISTNG	DEMO	NEW	SUBTOTAL
A. GARAGE	355	-	-	355
B. FLOOR AREA	1,040	-	1,136	2,176
C. PATIO	156	156	0	0
D. STORAGE SHED	-	-	-	-
TOTAL	1,395	0	1,136	2,531

JURISDICTION: CITY SOUTH SAN FRANCISCO BUILDING CODE:

2010 CALIFORNIA BUILDING CODE ADMENDMENTS
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA FIRE CODE & ALL RELATED
2010 SAN FRANCISCO BUILDING CODE ORDINANCES OF
THE CITY OF SAN FRANCISCO

T-24 RESIDENTIAL REQUIREMENTS

LIGHTING COMPLIANCE

KITCHEN:
AT LEAST 50% OF INSTALLED LIGHTING LUMINAIRE WATTAGE WILL BE OF HIGH EFFICACY AND WILL BE SWITCHED SEPARATELY FROM NON HIGH EFFICACY LIGHTING.

BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOM:
ALL LIGHTING WILL BE HIGH EFFICACY AND CONTROLLED BY A CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN "ALWAYS-ON" OPTION.

OTHER ROOMS - BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS AND CLOSETS LARGER THAN 70 SQUARE FEET:
ALL LIGHTING WILL BE HIGH EFFICACY OR CONTROLLED BY A DIMMER SWITCH OR A CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN " ALWAYS-ON" OPTION.

RECESSED LUMINAIRES IN INSULATED CEILINGS:
ALL LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND BE CERTIFIED AS AIR TIGHT.

OUTDOOR LIGHTING:
ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY CONTROLLED BY CERTIFIED MOTION SENSORS UNLESS IT IS LANDSCAPE LIGHTING AND NOT ATTACHED TO BUILDINGS, OR IS IN OR AROUND SWIMMING POOLS OR WATER FEATURES.

MECHANICAL COMPLIANCE

MECHANICAL ROOM:
COMBUSTION AIR SHALL BE PROVIDED FROM OUTSIDE. AS LISTED IN 2010 CMC CODE.

LAUNDRY ROOM:
MAKE-UP AIR SHALL BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE INCHES ALSO MOISTURE DUCTING TO THE OUTSIDE IN COMPLIANCE WITH 2010 CMC CODE SECTIONS 504.3.1, 504.3.2, 504.3.2.1 AND 504.3.2.2. EXHAUST DUCTING SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND AND BUILDING OPENING, 2010 CMC CODE SECTION 504.4.

FLUE TERMINATIONS:
ALL FLUES SHALL TERMINATE NO LESS THAN 4' FROM A PROPERTY LINE AND 2' ABOVE THE HIGHEST POINT OF THE ROOF OR AS OTHERWISE REQUIRED BY 2010 CBC CODE SECTIONS 806.5 AND 806.6.

GARAGE:

A MINIMUM OPENING OF 200 SQUARE INCHES TO THE OUTSIDE SHALL BE PROVIDED.

DRAWINGS

ARCHITECTURAL

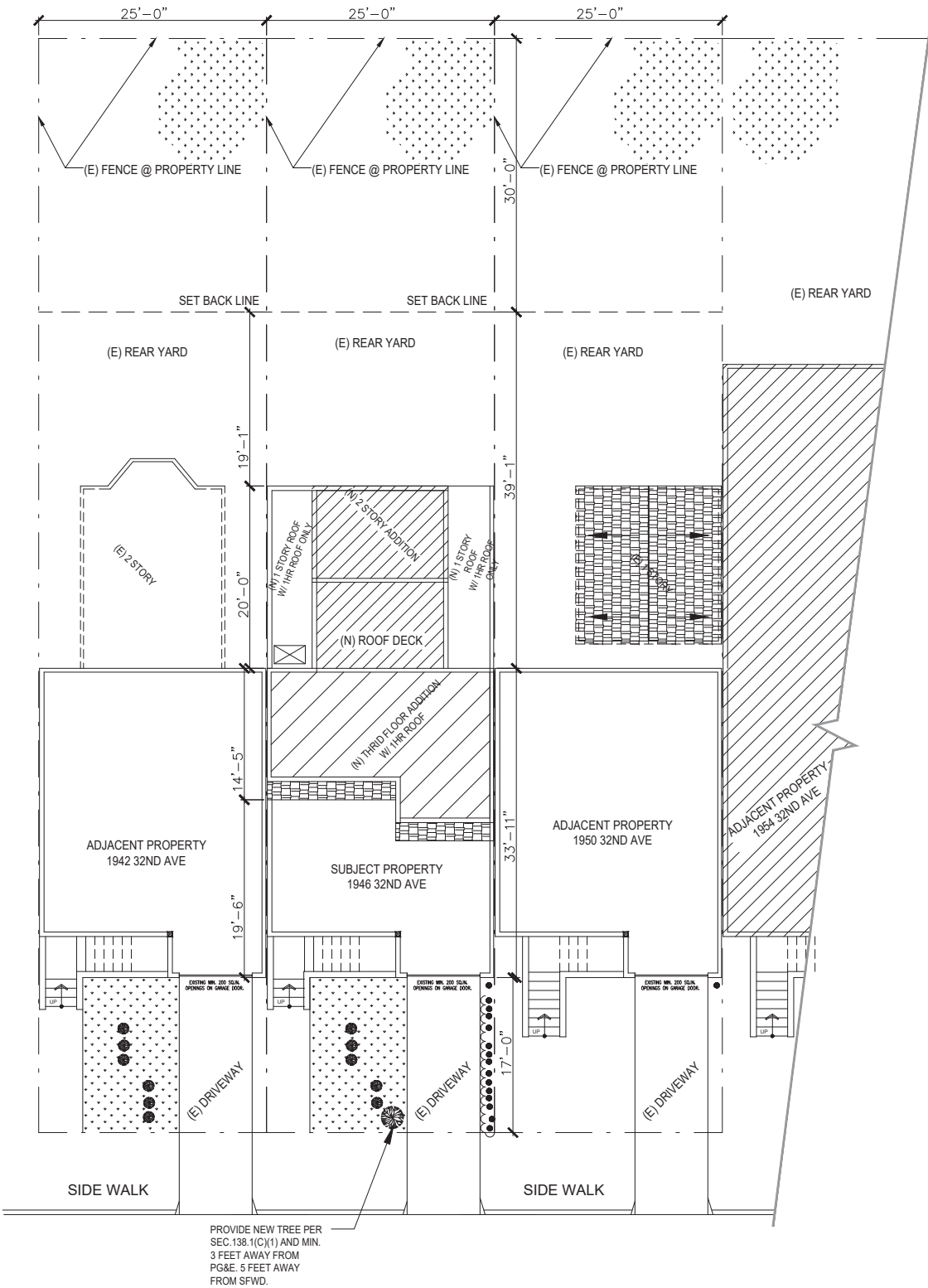
- A0.0 COVER SHEET; GENERAL INFORMATION
- A1.0 EXISTING/PROPOSED SITE PLANS
- A2.0 EXISTING FLOOR PLAN AND SITE PLAN
- A3.0 PROPOSED FLOOR PLANS
- A4.0 PROPOSED ELEVATIONS & SECTIONS
- A5.0 EXISTING/PROPOSED ELEVATIONS
- A6.0 EXISTING/PROPOSED ELEVATIONS
- A7.0 EXISTING/PROPOSED ELEVATIONS

SCOPE OF WORK

THE PURPOSE OF THESE PLANS AND THE BUILDING PERMIT APPLIED FOR UNDER SAME IS TO:

- BACK ADDITION TO THE EXISTING HOUSE AS PER PLAN.
- THERE ABOUT 32.5 CUBIC YARDS OF THE EXCAVATION DIRT REMOVE FOR THE BACK YARD

RESIDENTIAL BACK ADDITION
1946 32ND AVE.
SAN FRANCISCO, CA.



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

AM ASSOCIATE

2401 ERIN PLACE
SOUTH SAN FRANCISCO
CALIFORNIA 94080

T: 415-722-9611
F: 415-722-9611
E: ACHUONG@GMAIL.COM



REVISIONS

NO.	DATED	REVISION	BY
1	06-27-14	SUBMITTAL	AC
2	06-13-15	REVISED FOR PLAN CHECK	AC

OWNER

MR. & MRS. XIE
RESIDENCE

1946 32ND AVE.
SAN FRANCISCO, CA

SHEET CONTENTS

COVER SHEET

GENERAL INFO
& (N)SITE PLAN

Title

Designed By

Drawn By

As Noted

Scale

AM233032314

File Name

A-0

Of 8 Sheets

AM ASSOCIATE

2401 ERIN PLACE
SOUTH SAN FRANCISCO
CALIFORNIA 94080

T: 415-722-9611
F: 415-722-9611
E: ACHUONG@GMAIL.COM



REVISIONS

NO.	DATED	REVISION	BY
1	06-27-14	SUBMITTAL	AC
2	06-13-15	REVISED FOR PLAN CHECK	AC

OWNER

MR. & MRS. XIE
RESIDENCE

1946 32ND AVE.
SAN FRANCISCO, CA

SHEET CONTENTS

EXISTING/PROPOSED

SITE PLANS

Title

Designed By

Drawn By

As Noted

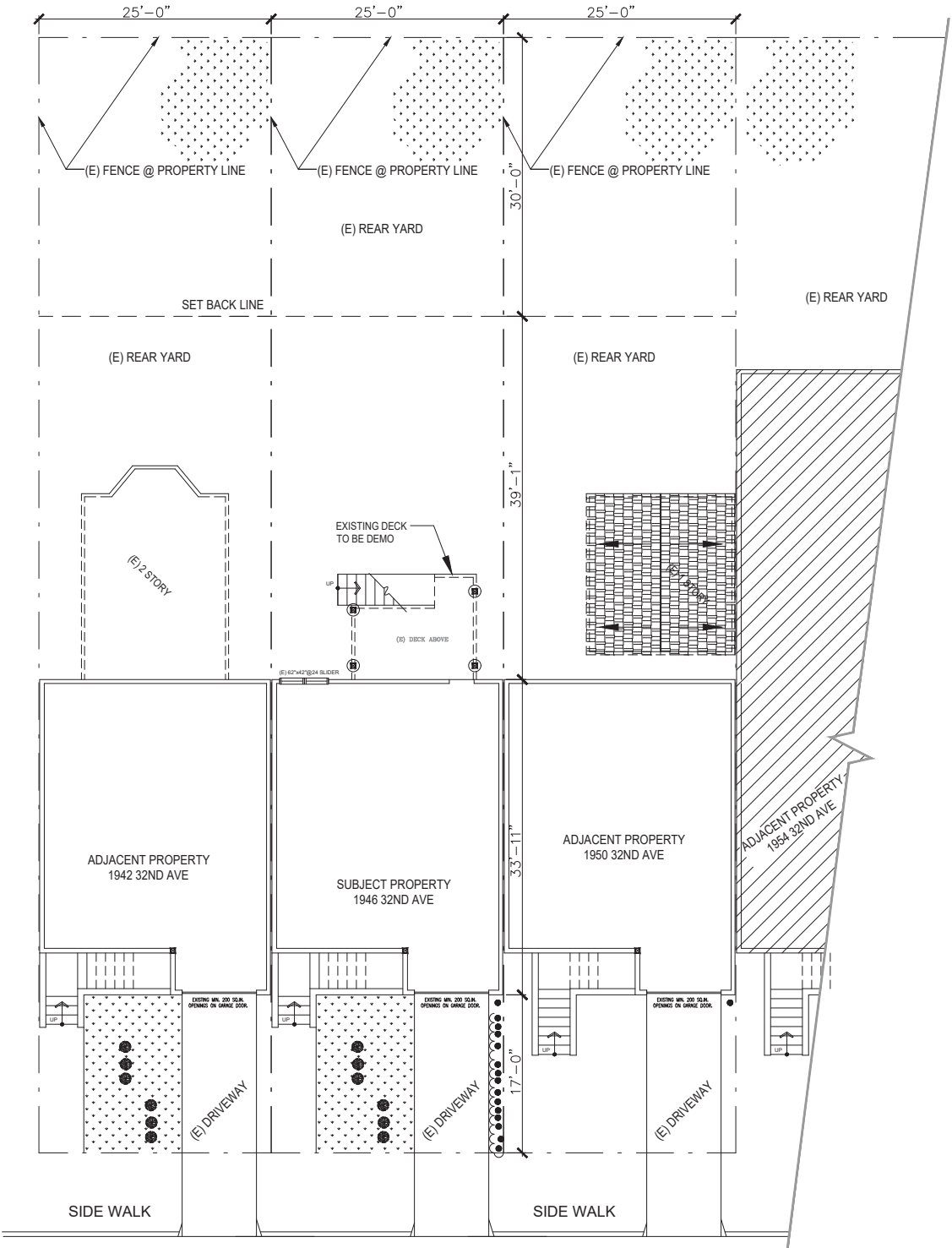
Scale

AM233032314

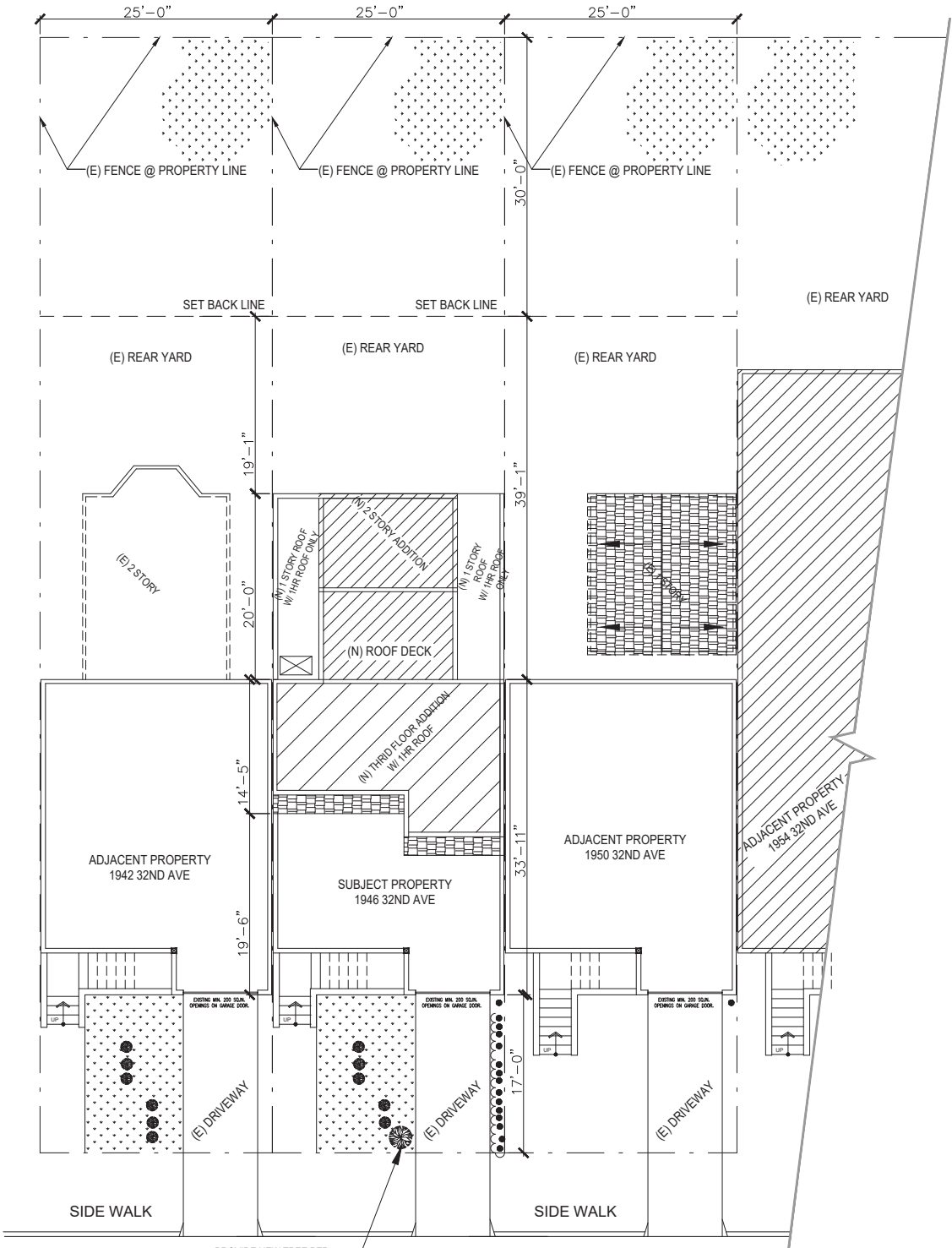
File Name

A-1

Of 8 Sheets



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



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



PROVIDE NEW TREE PER
SEC.138.1(C)(1) AND MIN.
3 FEET AWAY FROM
PG&E. 5 FEET AWAY
FROM SFWD.

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REVISIONS

NO.	DATED	REVISION	BY
1	06-27-14	SUBMITTAL	AC
2	06-13-15	REVISED FOR PLAN CHECK	AC

OWNER

MR. & MRS. XIE
RESIDENCE
1946 32ND AVE.
SAN FRANCISCO, CA

SHEET CONTENTS

EXISTING/PROPSOED

1ST. FLOOR PLANS

Title

Designed By

Drawn By

As Noted

Scale

AM233032314

File Name

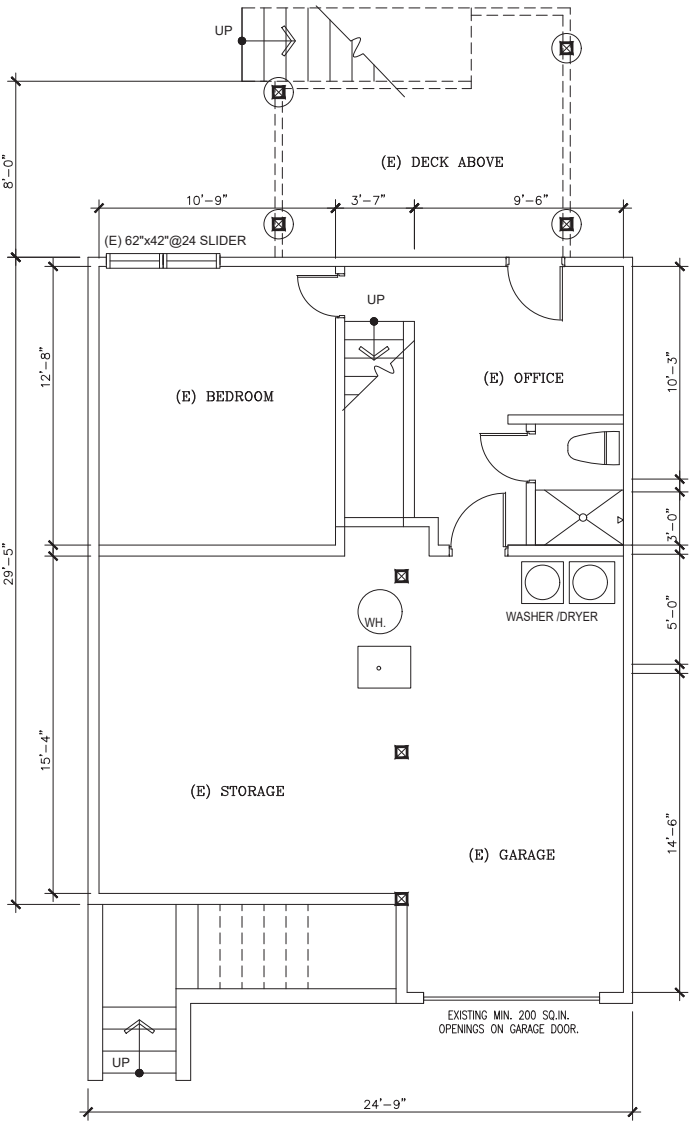
Of 8 Sheets

A-2

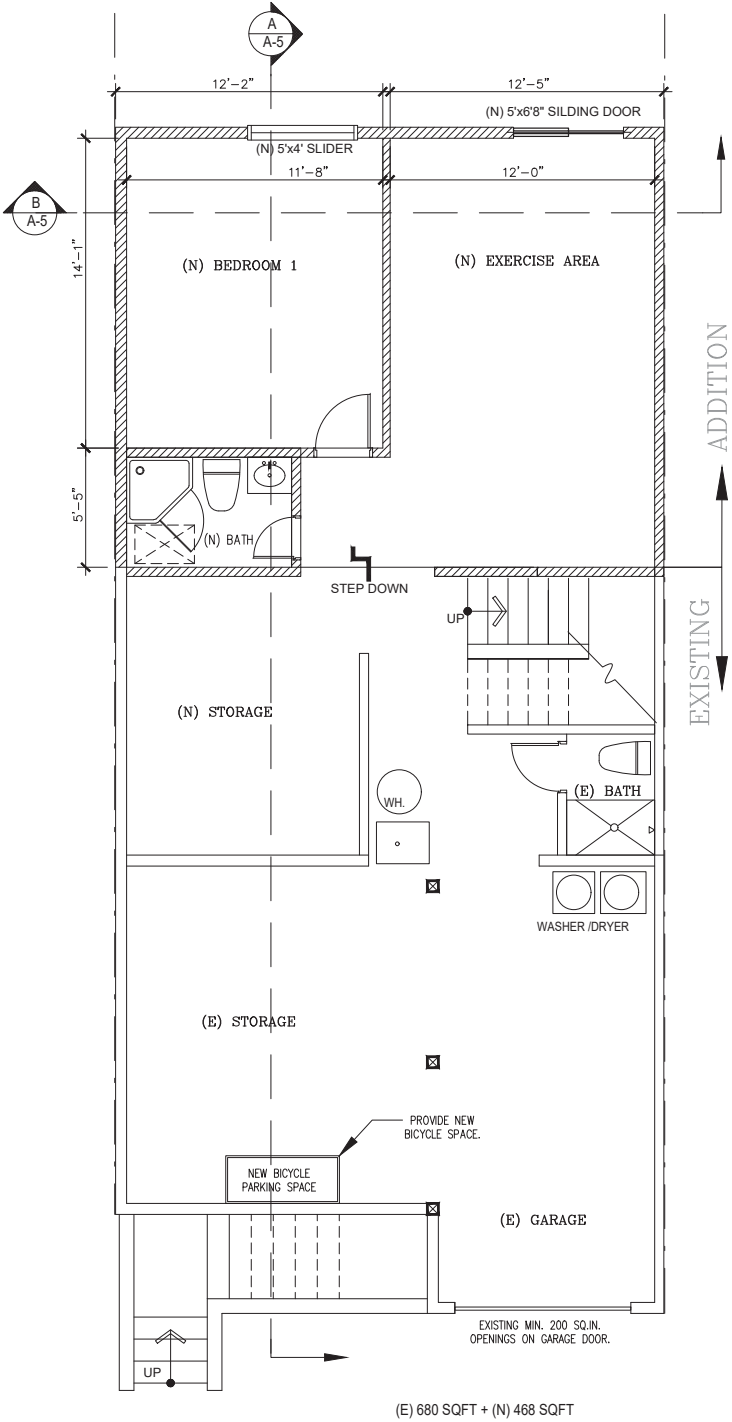
SET BACK LINE

LEGEND

- EXISTING
STRUCTURE TO REMAIN
- EXISTING
TO BE REMOVED
- NEW CONSTRUCTION



2 (E) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 (N) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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SHEET CONTENTS

EXISTING/PROPSOED

FLOOR PLANS

Title

Designed By

Drawn By

As Noted

Scale

AM233032314

File Name

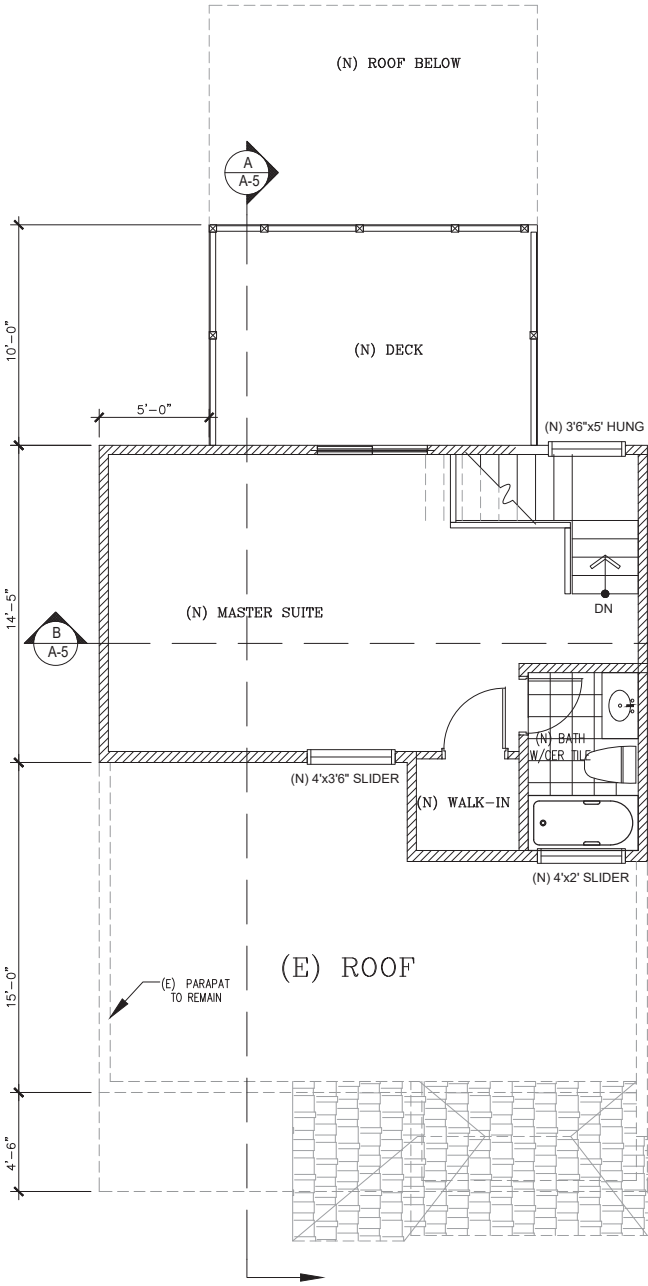
A-3

Of 8 Sheets

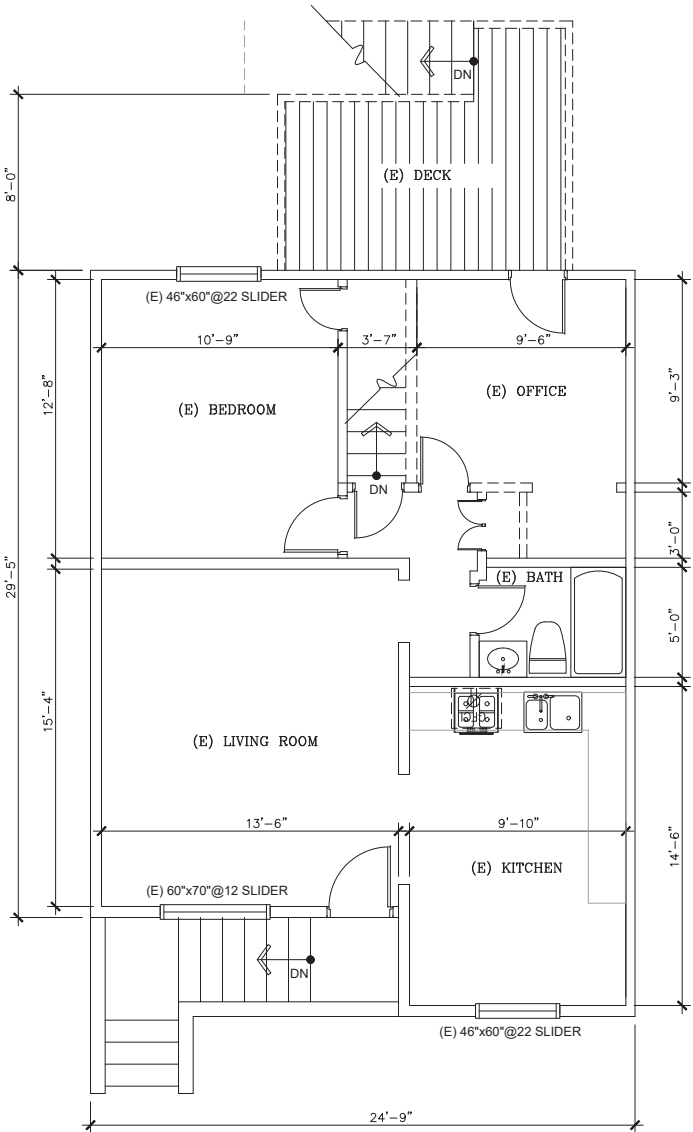
SET BACK LINE

LEGEND

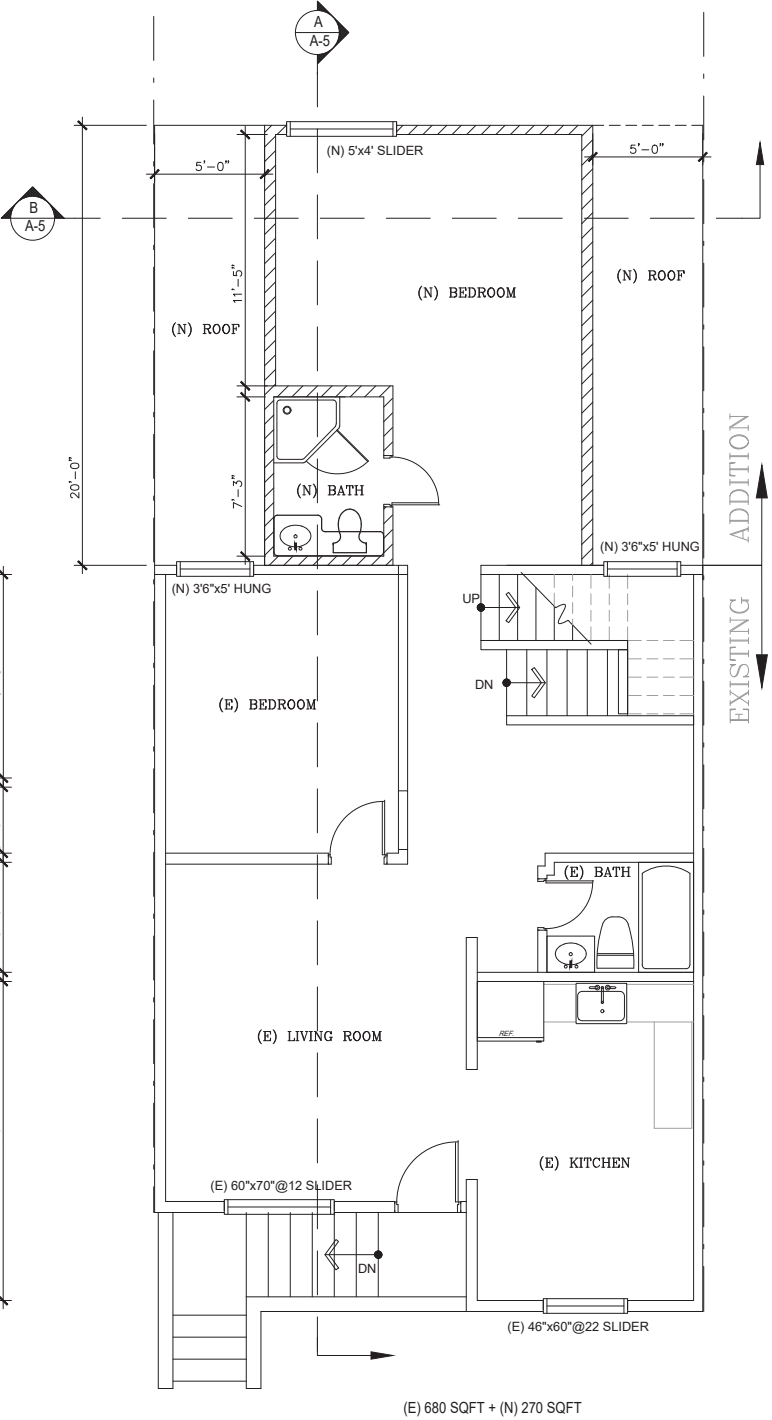
- EXISTING
STRUCTURE TO REMAIN
- EXISTING
TO BE REMOVED
- NEW CONSTRUCTION



③ (N) THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



② (E) SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



① (N) SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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SAN FRANCISCO, CA

SHEET CONTENTS

EXISTING/PROPSOED

FRONT ELEVATIONS

Title

Designed By

Drawn By

As Noted

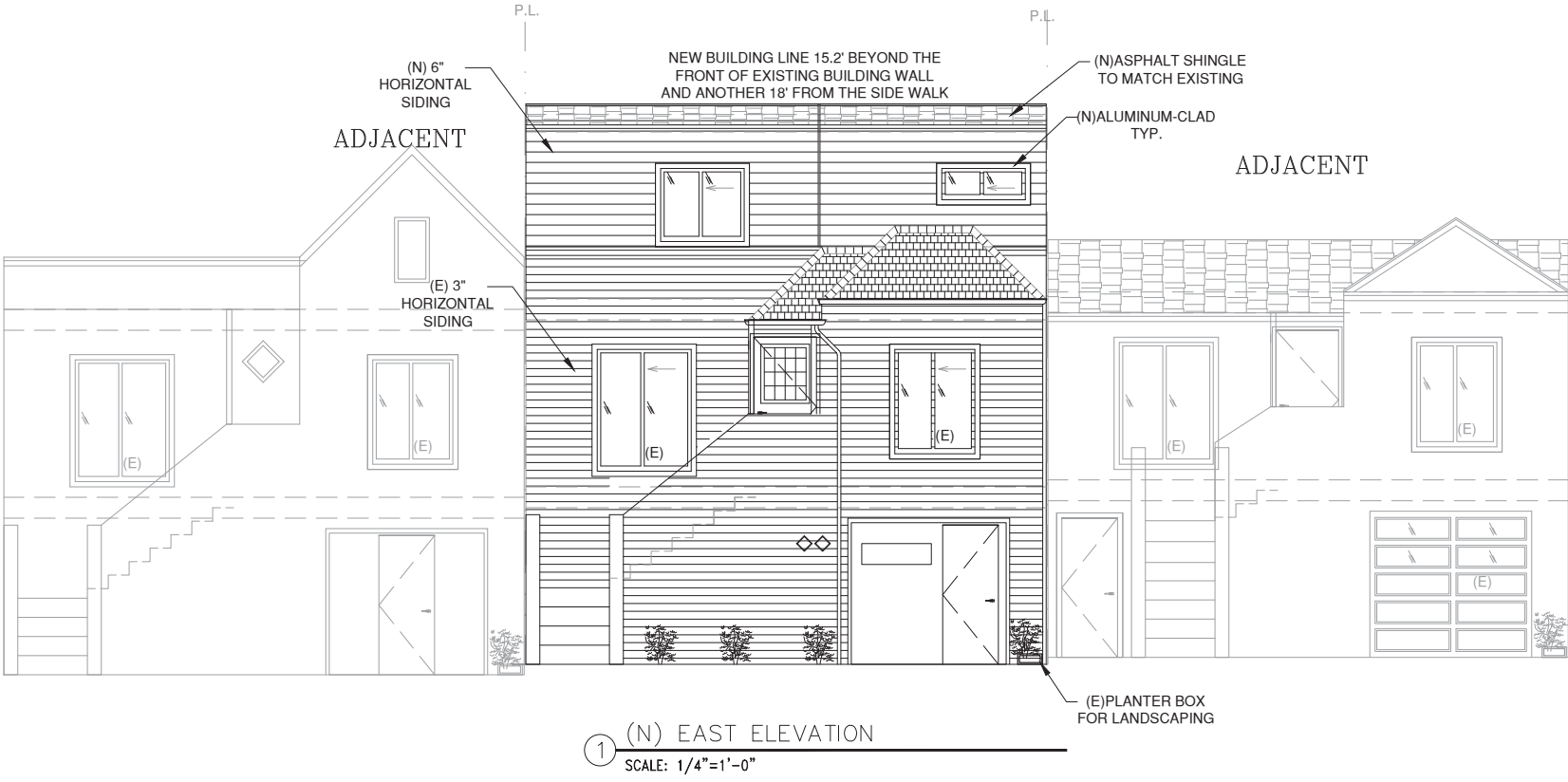
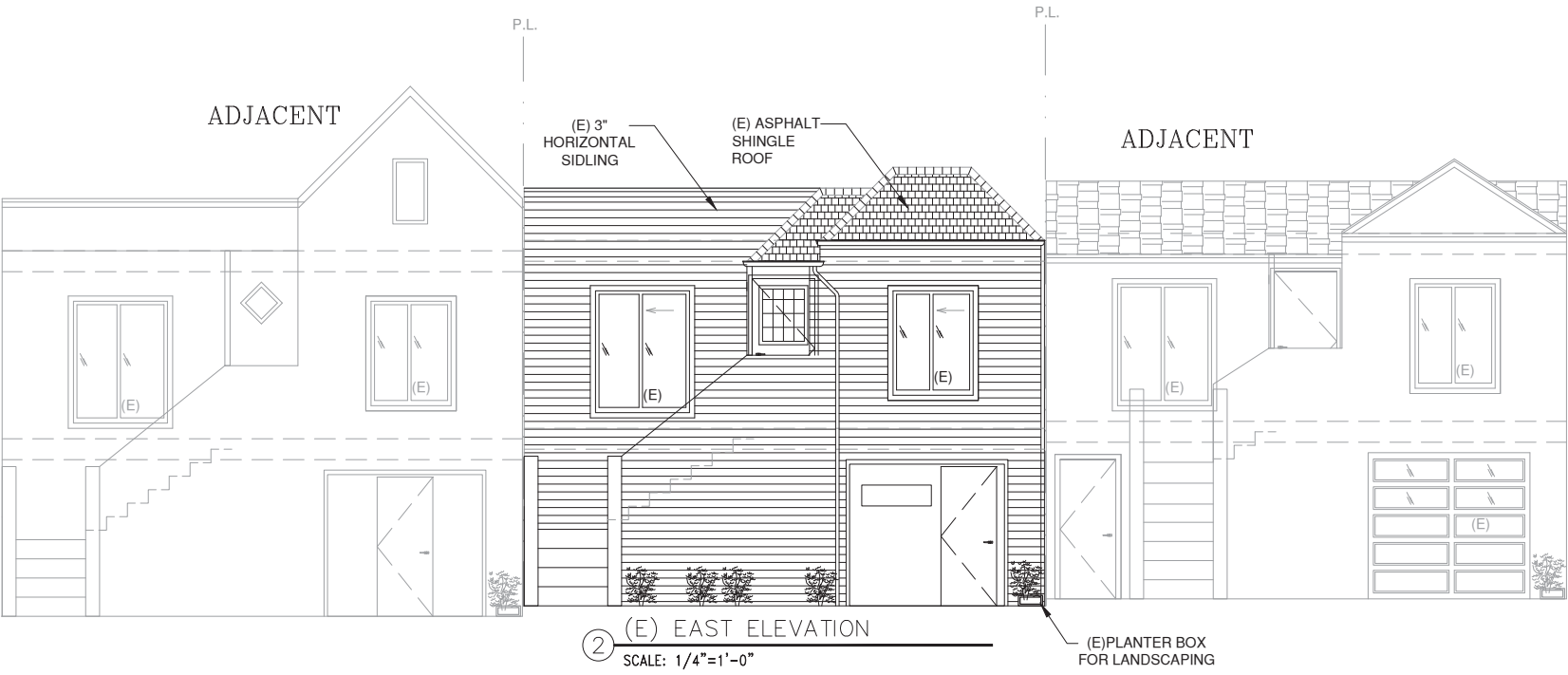
Scale

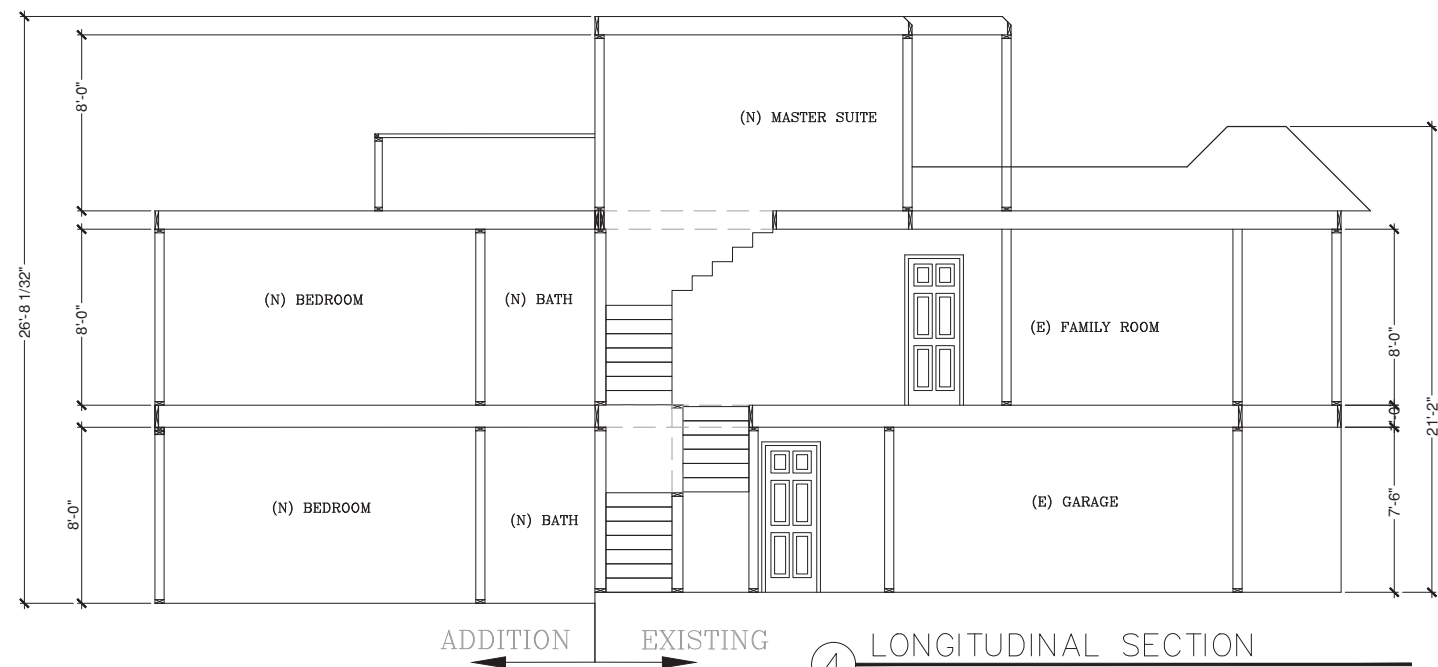
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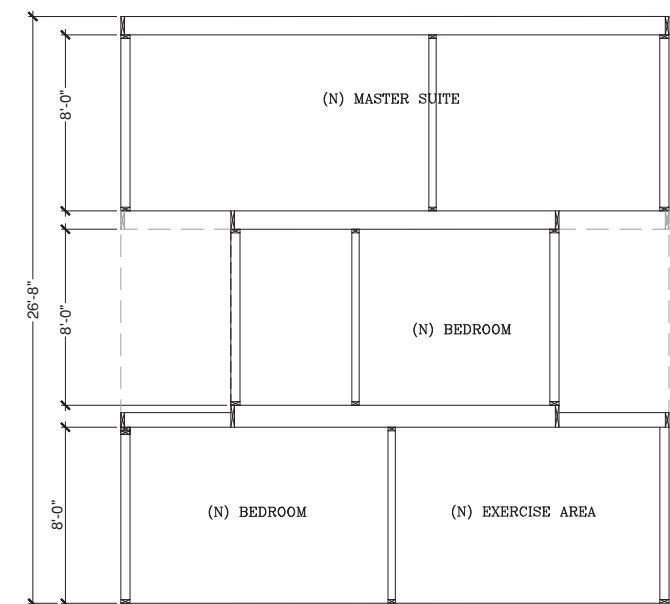
A-4

Of 8 Sheets

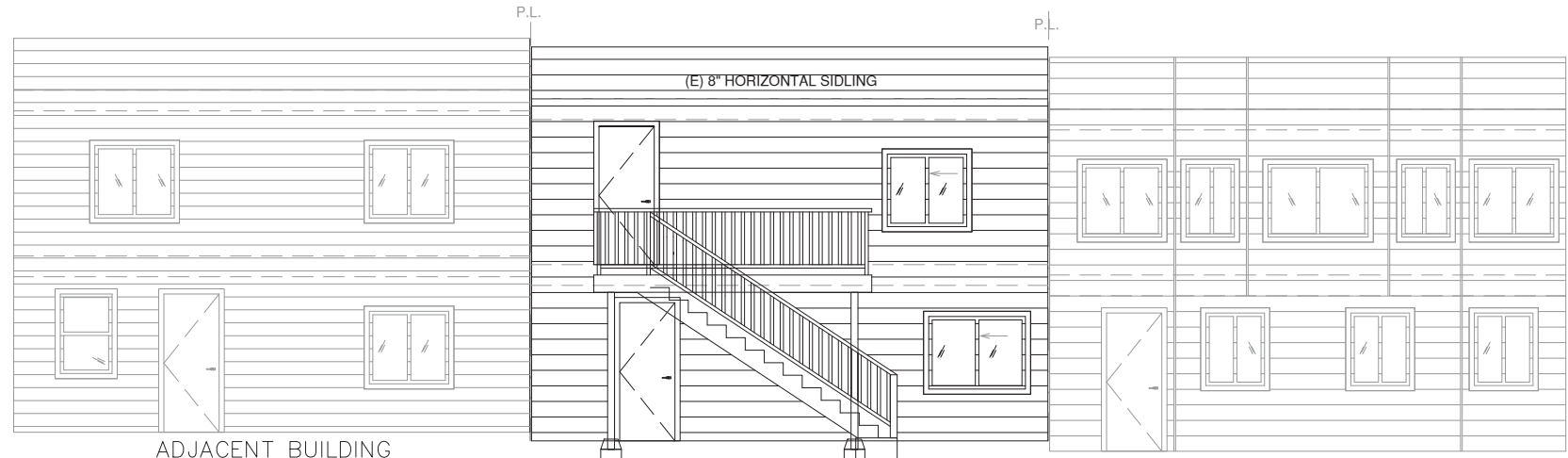




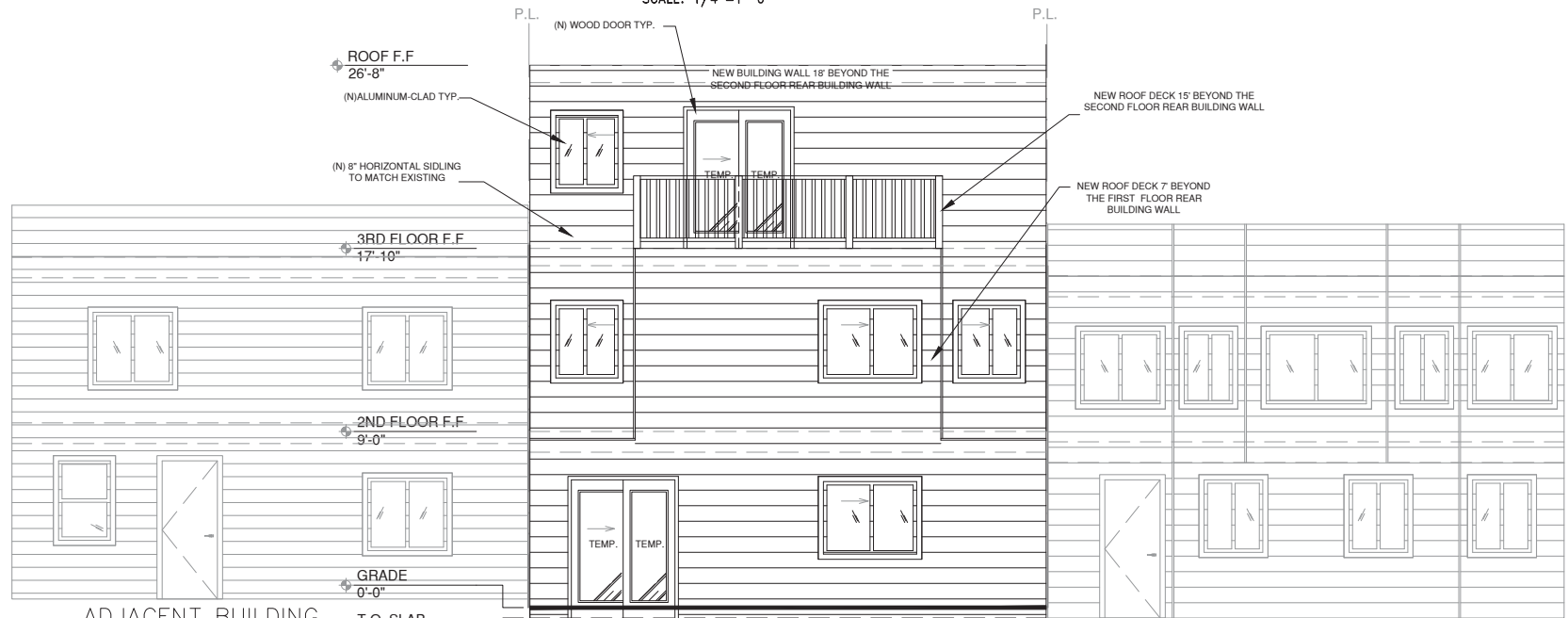
④ LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



③ TRANSVERSE SECTION AT NEW AREA
SCALE: 1/4"=1'-0"



② (E) WEST ELEVATION
SCALE: 1/4"=1'-0"



① (N) WEST ELEVATION
SCALE: 1/4"=1'-0"

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OWNER

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RESIDENCE
1946 32ND AVE.
SAN FRANCISCO, CA

SHEET CONTENTS

EXISTING/PROPSOED

BACK ELEVATIONS
& SECTIONS

Title _____
Designed By _____
Drawn By _____
As Noted _____
Scale _____
AM233032314
File Name _____

A-5

Of 8 Sheets

AM ASSOCIATE

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SHEET CONTENTS

EXISTING/PROPSOED

LEFT ELEVATIONS

Title

Designed By

Drawn By

As Noted

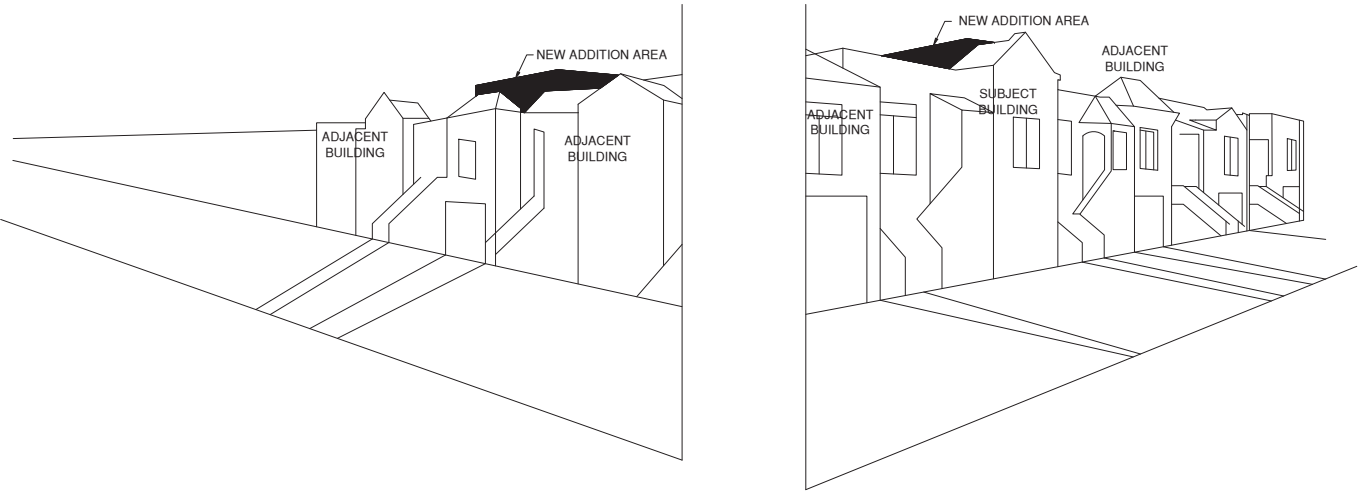
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AM233032314

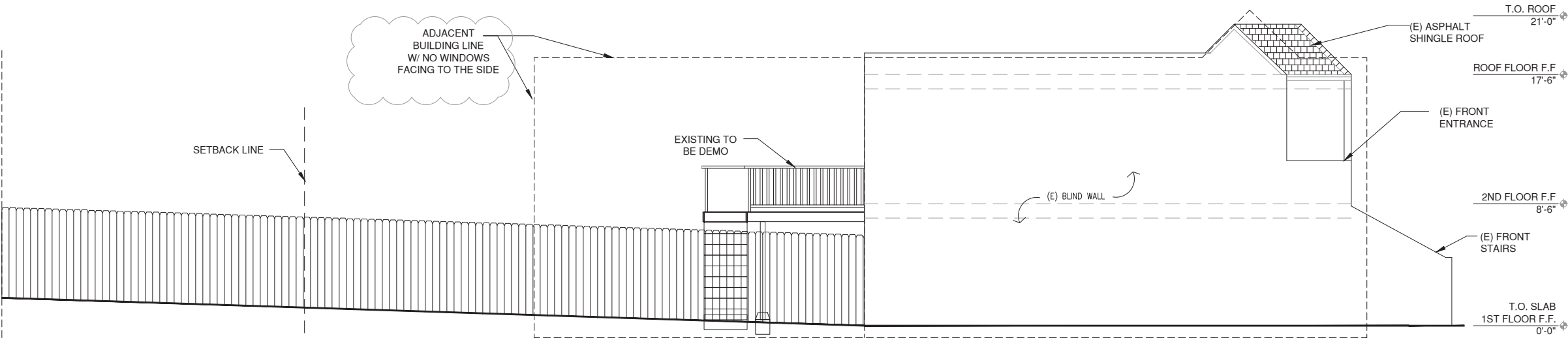
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A-6

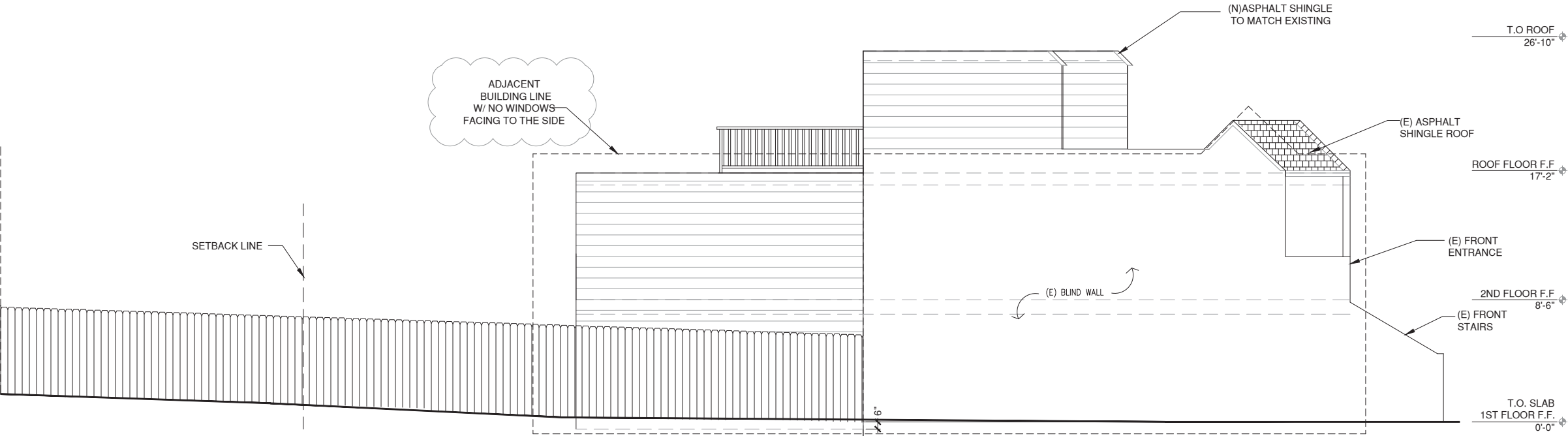
Of 8 Sheets



③ ACROSS STREET VIEW
SCALE: 1/8"=1'-0"



② (E) NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

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SHEET CONTENTS

EXISTING/PROPSOED

RIGHT ELEVATIONS

Title

Designed By

Drawn By

As Noted

Scale

AM233032314

File Name

A-7

Of 8 Sheets

