



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 17, 2016

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 7, 2016
Case No.: **2015-005377DRP**
Project Address: **663 22ND AVENUE**
Permit Application: 2006.06.09.3592
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 1622/013
Project Sponsor: Jeremy Schaub
Gabriel Ng Architects, Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal consists of a three-story extension at the rear of a three-story single-family dwelling. It should be noted that the application for this project was approved by the Planning Department in 2007 following Section 311 neighborhood notification, during which time no requests for Discretionary Review were submitted. Although the application was approved, the permit was not issued within three years of its approval and thus in 2015 when the applicant indicated that he wanted to proceed with the project, he was advised of the requirement to hold a new "Pre-Application" neighborhood outreach meeting and for the project to undergo a new Section 311 neighborhood notification. The Pre-Application Meeting was held on June 29, 2015 and the Section 311 neighborhood notification was mailed out on August 20, 2015.

The existing building is set back approximately 66 feet from the rear property line. The one-story portion of the rear addition will extend to within 48 feet of the rear property line, while the three-story portion of the rear addition will extend to within 60 feet of the rear property line. The number of stories and height of the house remain unchanged. It should be noted that the project as proposed complies with the 45% rear yard requirement and utilizes a Planning Code provision that allows a one-story projection into the required rear yard. The project does not utilize the Planning Code provision that allows a reduction in the project's required rear yard through the averaging of adjacent rear walls since in this case, averaging would not result in a reduced rear yard requirement.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of 22nd Avenue between Balboa and Cabrillo Streets in the Outer Richmond neighborhood. The subject parcel measures approximately 25 feet wide by 120 feet deep with an area of 3,000 square feet. The lot contains a three-story single-family house constructed in 1919.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Outer Richmond neighborhood is characterized by single homes and small 3-4 unit apartment buildings. Golden Gate Park is located one and a half blocks south. Houses on this block of 22nd Avenue generally have a consistent lot pattern and include small front setbacks. The visual character is mixed but clusters of 2-4 similar structures are common. The subject property is one of two similar three-story houses constructed in 1919. The DR requestor's house is one of two similar two-story houses constructed in 1921. The subject property has a smaller building footprint than most buildings on this block (see Exhibits, Sanborn map).

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Dec. 1, 2006 – Dec. 31, 2006	--	--	--
311 Notice	30 days	Aug. 20, 2015 – Sept. 19, 2015	Sept. 18, 2015	Feb. 25, 2016	147 days

Due to the time lapse, a second 311 notice was required to reactivate the permit.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 7, 2016	March 7, 2016	10 days
Mailed Notice	10 days	March 7, 2016	March 7, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (DR requestor)	--
Other neighbors on the block or directly across the street	--	1 (670 22 nd Avenue)	--
Neighborhood groups	--	--	--

One neighborhood comment in opposition to the project was sent by email on November 29, 2015.

DR REQUESTOR

Frederick Salan, owner of 667 22nd Avenue, immediately adjacent to the south of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 18, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 1, 2016.

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 reviewed the project and DR Request on October 29, 2015 in light of the Discretionary Review and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The overall depth of rear addition is in keeping with the development pattern of lots on the same block face. Side setbacks (on the deck railings and the 3-story rear addition) provide adequate light and air for adjacent properties.

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.

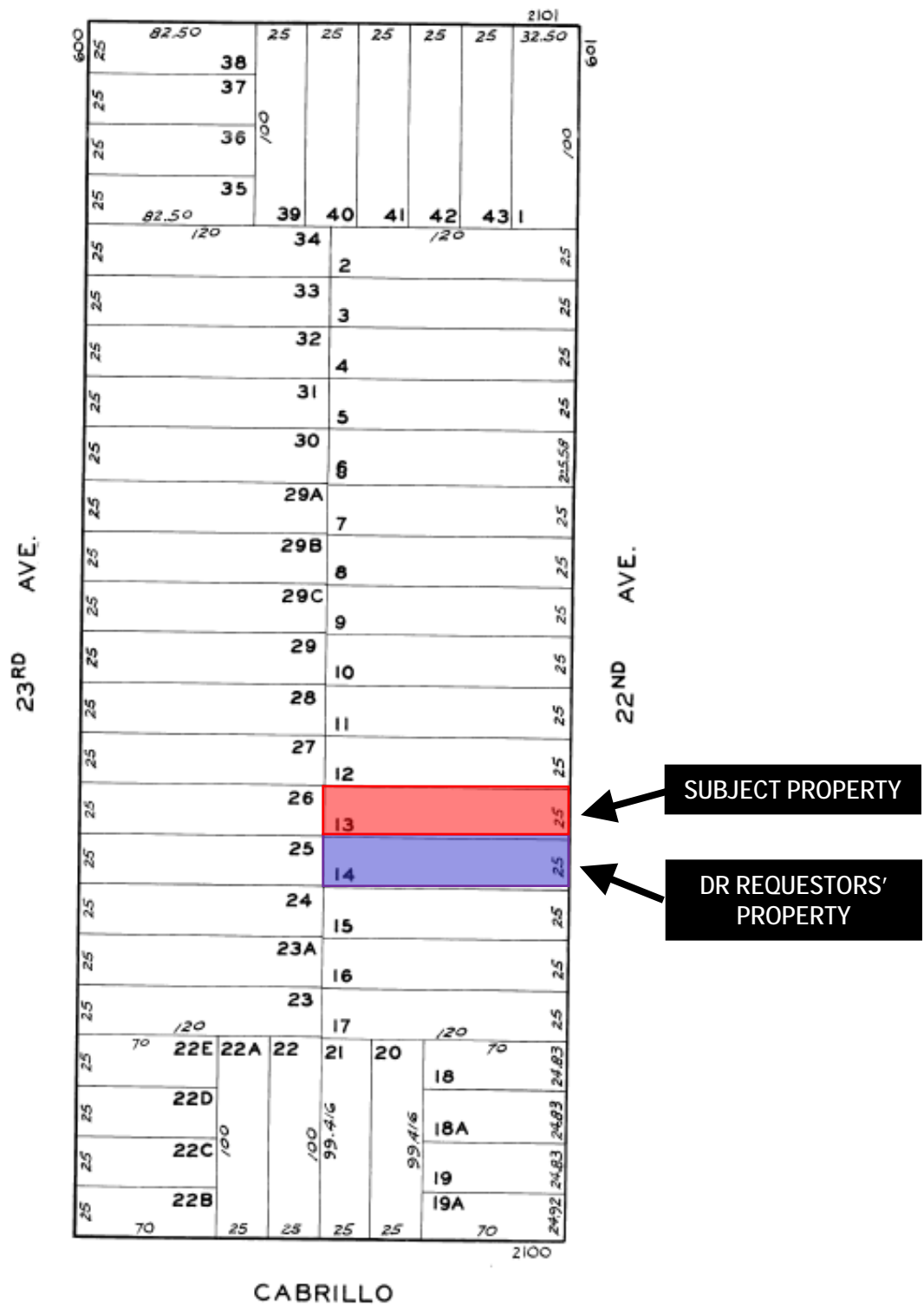
RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
Public Comment
DR Application
Response to DR Application dated March 1, 2016
3-D Rendering/Shadow Study
Reduced Plans

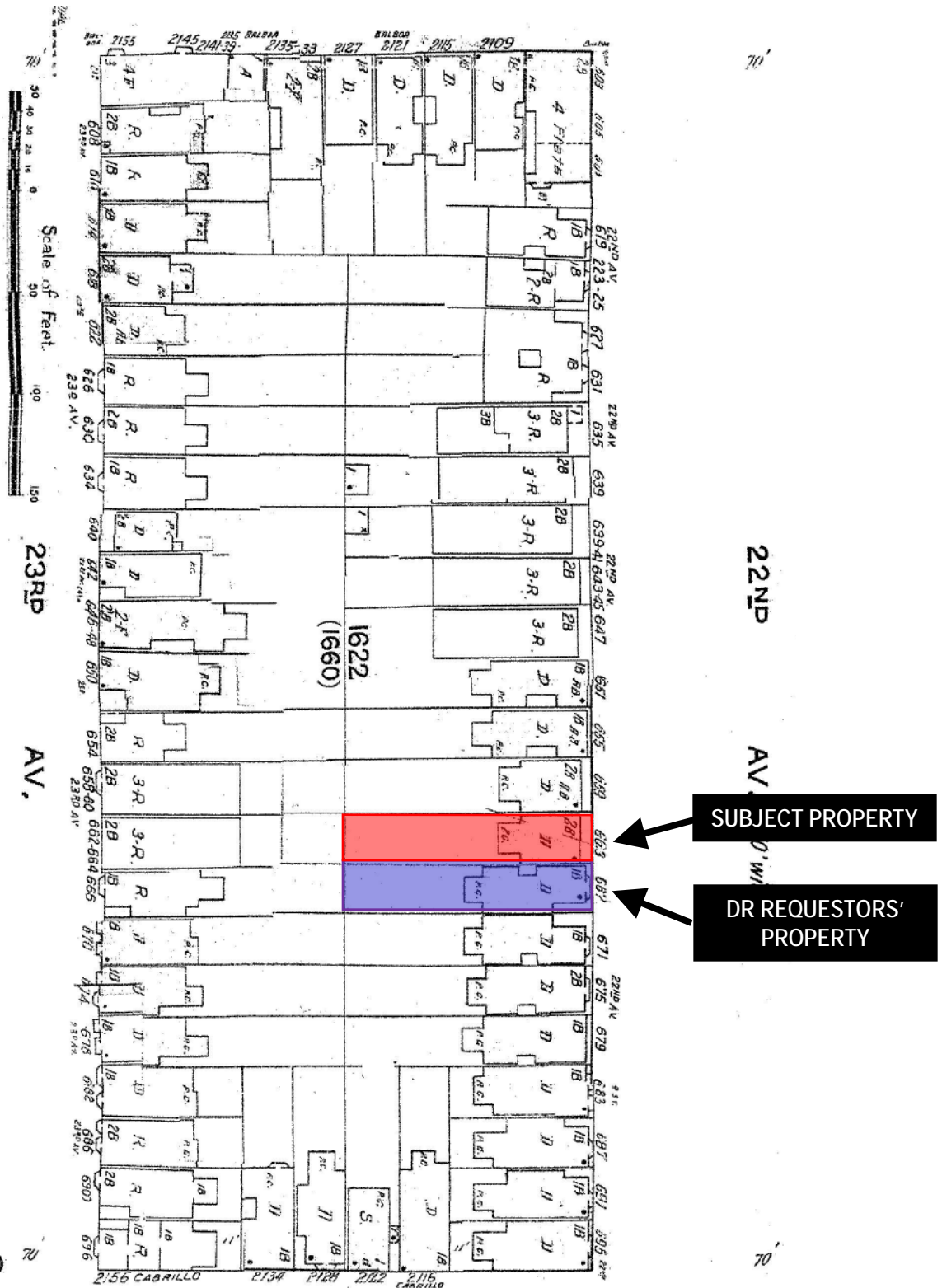
LA: G:\Cases\2015-005377DRP - 663 22nd Avenue\2-25 PC\DR - Abbreviated Analysis.doc

Parcel Map



Discretionary Review Hearing
Case Number 2015-005377DRP
663 22nd Avenue

Sanborn Map*



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



Discretionary Review Hearing
Case Number 2015-005377DRP
663 22nd Avenue

Aerial Photo 1



DR REQUESTORS'
PROPERTY

SUBJECT PROPERTY



Aerial Photo 2



SUBJECT PROPERTY

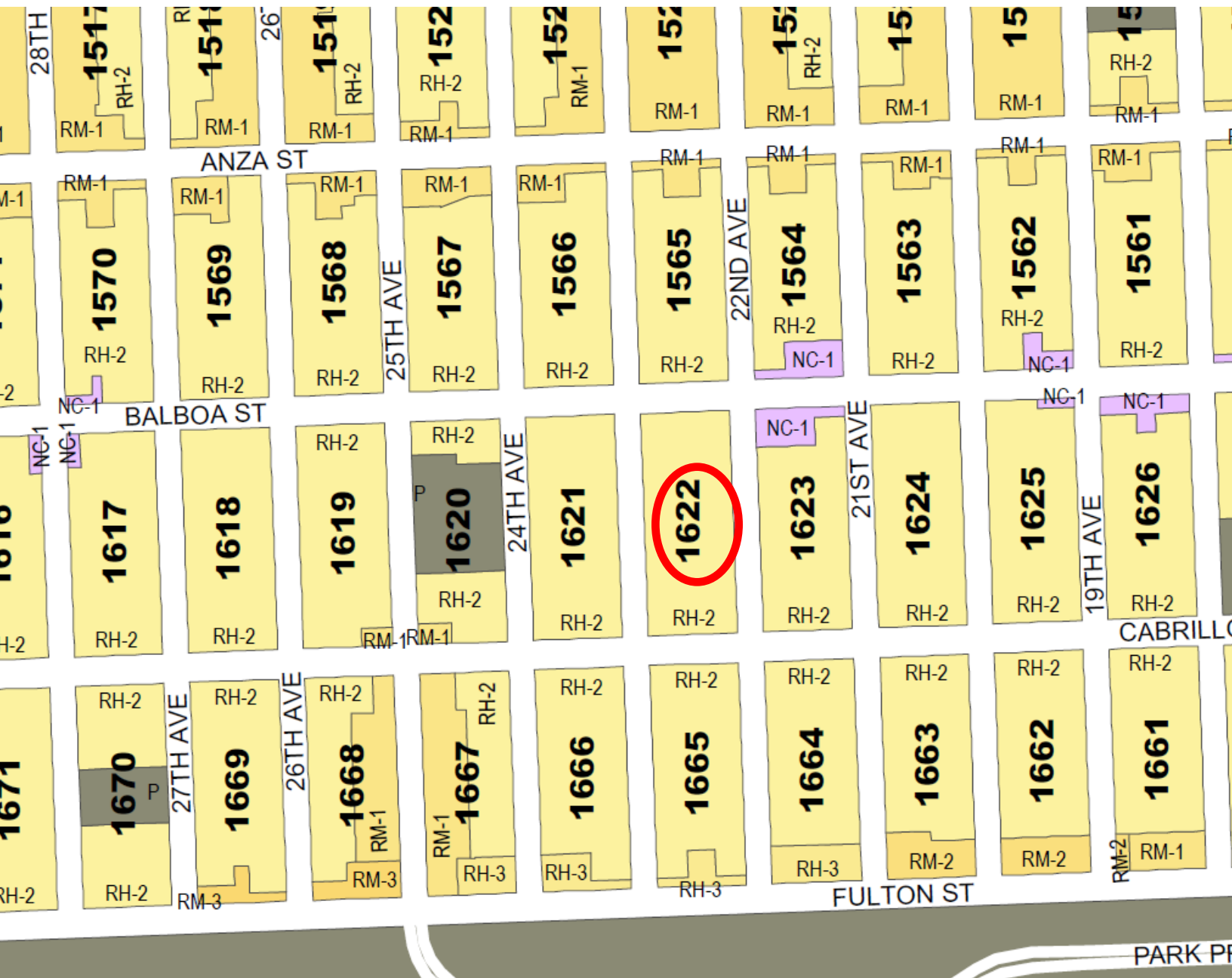
DR REQUESTORS'
PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2015-005377DRP
663 22nd Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2015-005377DRP
663 22nd Avenue

Site Photo

DR REQUESTORS'
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2015-005377DRP
663 22nd Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **June 9, 2006** the Applicant named below filed Building Permit Application No. **2006.06.09.3592** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	663 – 22nd Avenue	Applicant:	Dennis Yeung
Cross Street(s):	Balboa & Cabrillo Streets	Address:	1485 Bayshore Blvd., #128
Block/Lot No.:	1622/013	City, State:	San Francisco, CA 94124
Zoning District(s):	RH-2/40-X	Telephone:	(415) 859 - 5665

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 checked="" 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 type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	As Is	No Change
Side Setbacks	North = 0-4 feet, South = 0- 5 feet	North = 0 feet, South = 0 feet
Building Depth (including decks & stair)	± 51 feet	± 78 feet
Rear Yard (to rear decks & stair)	± 66 feet	± 48 feet
Building Height	± 40 feet	± 40 feet
Number of Stories	4	4
Number of Dwelling Units	1	1
PROJECT DESCRIPTION		
<p>The proposal is to demolish the existing rear addition and, deck and construct a three-story rear addition and roof deck per the enclosed plans. The ground floor would project to each side property line, and the second and third floor would be set back approximately 3' -6" from each side property line. The last 11 feet of the addition would be one story tall with a roof deck. The permit was previously approved in 2007, but not issued within three years; therefore, the proposal must comply with all current Planning Code requirements and be renoticed to the public.</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. To date, a request for discretionary review has not been filed.</p>		

For more information, please contact Planning Department staff:

Planner: Sara Vellve
Telephone: (415) 558 - 6263
E-mail: sara.vellve@sfgov.org

Notice Date: 8/20/2015
Expiration Date: 9/19/2015

From: [Cynthia Hamada](#)
To: [Ajello, Laura \(CPC\)](#)
Subject: Discretionary Review of 663 22nd Avenue Project
Date: Sunday, November 29, 2015 10:01:17 PM

To whom it may concern:

My name is Cynthia Hamada, Power of Attorney, speaking on behalf of Dorothy Takashiba Trust. Mrs. Takashiba's property is across the street from the subject property located at 663 22nd Avenue, San Francisco, CA 94121. This email is in support of the Discretionary Review applied for by Fred Salan who resides in the property adjacent to this project and, in itself, represents opposition to the planned addition and alteration at 663 22nd Avenue.

Upon review of the plans, it became obvious that this addition was significant. The enormity struck me as odd for this quiet residential neighborhood that is still somewhat quaint and rustic with the majority number of properties on this block being single family residences. As I studied the plans I realized the ground floor addition is greater than the original dimensions of the foundation of this house. It is extended out the rear of the house and is nearly one and a third times the size of the original building foundation. Each additional room is very large. The First Floor proposal is an additional 37' 11" plus another 6' for additional stairs. The "original building foundation" is 30' 7" long. So, the new proposed total length of this building is 68' 6" plus an additional 6' with the stair case for a new total of 74' 6". This is monstrous addition for a single family home.

Each proposed additional room has dimensions beyond those of a traditional Richmond District home plus added plumbing for a total of five (5) full bathrooms and showers or bathtubs. The third floor addition of two (2) full baths in addition to one (1) existing full bath tends to support the doubt that these additions and extensions are to build a single family dwelling.

The third floor addition:

- is 28'L x 20'W and includes two (2) large walk-in closets and one (1) full bathroom.
- adds a second full bathroom as part of this addition, but is entered from a separate existing room named a Den.
- is in addition to three (3) other existing rooms and a full bath .

The second floor addition:

- is 26'L x 20'W and includes full plumbing for a proposed kitchen.
- adds another full bathroom that is entered from a separate room named a Study.
- adds a deck out the back that is 14' W x 11' 5"L
- adds an additional 6' for a stair case out the back.
- is in addition to three (3) other existing rooms.
- is a total extension of 74'6".

The first floor addition:

- is 37' 11"L x 23' 10"W and includes one (1) full bath and additional full

- plumbing for a possible kitchen, says it's for a washer and dryer.
- is named an entertainment room.
- adds an additional 6' for a stair case out the back.
- is in addition to an existing one-car garage.
- does not include more than a one-car garage.
- is a total extension of 74'6".

The neighborhood is already crowded and many vehicles are already parking on the sidewalks when space is available. The house at 663 22nd Avenue has no such additional sidewalk area and is not increasing parking inside their home, but using only an established one-car garage. This is another foreseeable problem as the new owner of this property has increased the size of this house to nine (9) rooms with five (5) full baths from a six (6) rooms with one (1) full bath house.

As is apparent, the planned additions to this single family home are massive and appear to represent a multi-unit housing situation versus a single family home.

The new owner, Bradford Huang, has been unwilling to speak with those of us who have contacted him and Dennis Yeung has confirmed that Mr. Huang does not want to make any changes to his proposed plans. It appears as if Mr. Huang is an investor as no one is living in the home at this time and a homeowner who planned to live in the neighborhood would likely want to talk with his new neighbors about his plans. Mr. Huang's plans are not reasonable and his intentions are unclear.

Some of the concerns have to do with privacy. Those homes owned adjacent and behind Mr. Huang's new home have expressed concerns of privacy as well since his home would jut way out into the yards in back with the windows and deck from his addition, and due to their proximity, allowing a view directly into the bedrooms of these homes. Safety is another concern in that generally large multi-dwelling unit housing requires a fire extinguishing system or alarm system. The size of this addition and depth of it would make it next to impossible for the fire department to fight a fire in this residence from the street. This places the neighbors in great danger should a fire occur.

Parking for a multi-unit dwelling is non-existent in this neighborhood as mentioned earlier in that people are already parking on the sidewalks. Additionally, while Mr. Huang/Mr. Yeung are constructing, I request that they not be allowed to block the roadway with construction vehicles on our narrow street.

I respectfully, request that the Planning Commission seriously consider mine and my neighbors voices and protests in this Discretionary Review of the proposed additions to and overbuilding of this single-family home that would cause concern for safety, traffic/parking congestion, and privacy, especially in light of Mr. Huang's unwillingness to discuss our concerns.

Respectfully submitted,
Cynthia M. Hamada
Power of Attorney for Dorothy E. Takashiba

CASE NUMBER:
For Staff Use only

2015-005377DR

APPLICATION FOR
Discretionary Review

RECEIVED

SEP 18 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

1. Owner/Applicant Information

DR APPLICANT'S NAME:
Frederick SalanDR APPLICANT'S ADDRESS:
667 22nd AvenueZIP CODE:
94121TELEPHONE:
(415) 244-0499PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:
Bradford HuangADDRESS:
unknownZIP CODE:
unknownTELEPHONE:
(unk)

CONTACT FOR DR APPLICATION:

Same as Above ☐ Dennis Yeung - Oris DesignADDRESS:
1485 Bayshore Blvd., #128, San FranciscoZIP CODE:
94124TELEPHONE:
(415) 859-5665E-MAIL ADDRESS:
dennyeung@orisdesign.net

2. Location and Classification

STREET ADDRESS OF PROJECT:
663 22nd AvenueZIP CODE:
94121CROSS STREETS:
Balboa Street and Cabrillo StreetASSESSORS BLOCK/LOT:
1622 / 013LOT DIMENSIONS:
25'x120'LOT AREA (SQ FT):
3000ZONING DISTRICT:
RH-2HEIGHT/BULK DISTRICT:
40X

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 ☐
Residential - 1 Family Dwelling

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 2006.06.09.3592

Date Filed: June 9, 2006

Cancelled: Oct. 19, 2011
Reactivated: March 9, 2015

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.

After attending "pre-application meeting" on June 29, 2015, meeting with architect Dennis Yeung again on September 10th, 2015 and exchanging multiple emails, there have been no significant changes on the proposed plans.

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 cite specific sections of the Residential Design Guidelines.

The proposed rear addition is too deep and out of character with the block and adjacent homes. Extends too deeply into the shared green space and will negatively impact the light and air to adjacent neighbors.

Rear extension was miscalculated using wrong "qualifying wall" on north side and so violated the Planning Code "averaging" of rear walls and new additions. The neighbor to the south rear wall is only 11 feet wide and not half the width of the lot.

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:

The proposed rear extension would adversely impact the shared green space for the block and adversely impact both adjacent neighbors. As evidenced by the erected story poles, the north side neighbor to the proposed project (659 22nd Ave) would be extremely adversely impacted by blocking light and air flow to all levels of the existing home where elderly residents rely on light and air for their well being. The impacts are not "reasonable" because the proposed depth of the new addition is incorrectly calculated and does not "average" correctly between the adjacent buildings.

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?

As agreed upon by both north and south neighbors to the proposed project, pull back the proposed extension to match the south side neighbors, or to correctly average between the rear walls of the adjacent buildings.

First floor extension should be customary with the rest of the block. Have the first floor extension be limited to 12 feet with 3 foot set backs on the north and south sides.

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: 

Date: 9/18/15

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

Frederick Salan - owner
Owner / Authorized Agent (circle one)

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:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



BIRD'S EYE VIEW w/ PROPOSED ADDITION RENDERING



(E) SUBJECT SITE PHOTO AT REAR

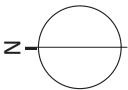


GABRIEL NG +
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

DISCRETIONARY REVIEW #2015-005377 DRP
VERTICAL & HORIZONTAL ADDITION
663 22ND AVENUE
BLOCK 1622, LOT 013
SAN FRANCISCO, CA 94121

BIRD'S EYE VIEW & REAR SUBJECT SITE PHOTO

SCALE:



2/25/16

YIP

MID-BLOCK OPEN SPACE

PROPOSED ADDITION w/ 12' REAR
YARD OBSTRUCTION PER
PLANNING CODE 136(c)(25)(B)(i)

SUBJECT BUILDING

45% REQUIRED REAR YARD PER
PLANNING CODE SEC.134(a)(2)

D.R. REQUESTOR



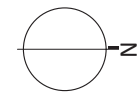
GABRIEL NG +
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

DISCRETIONARY REVIEW #2015-005377 DRP
VERTICAL & HORIZONTAL ADDITION
663 22ND AVENUE

BLOCK 1622, LOT 013
SAN FRANCISCO, CA 94121

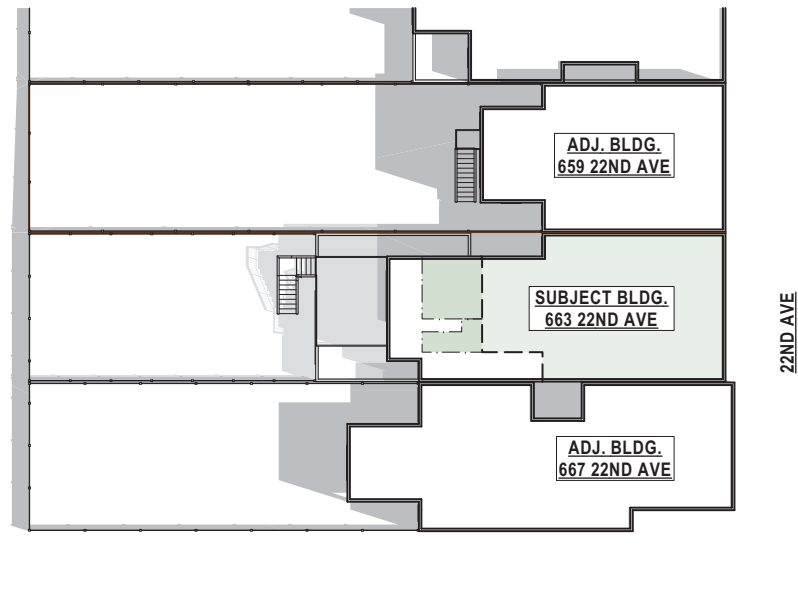
AERIAL VIEW / MID-BLOCK OPEN SPACE

SCALE: 1" = 60"



2/25/16

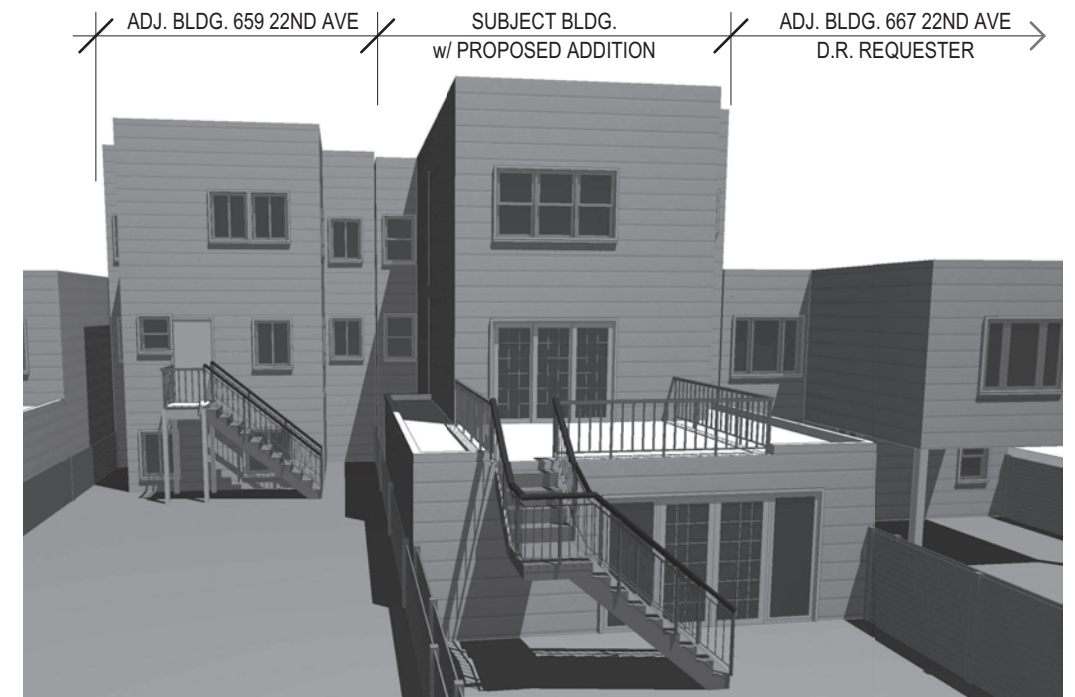
YIP



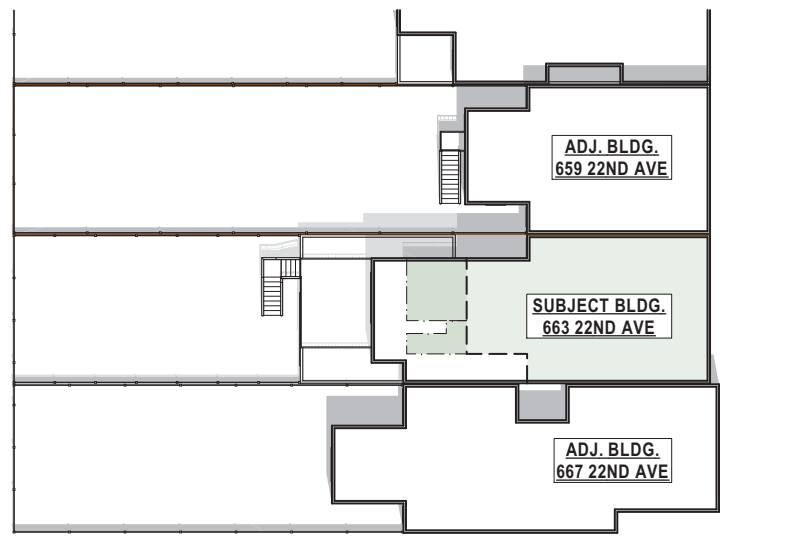
10:00 (11:00AM PDT)
SUNRISE AT 04:48 (05:48AM PDT)



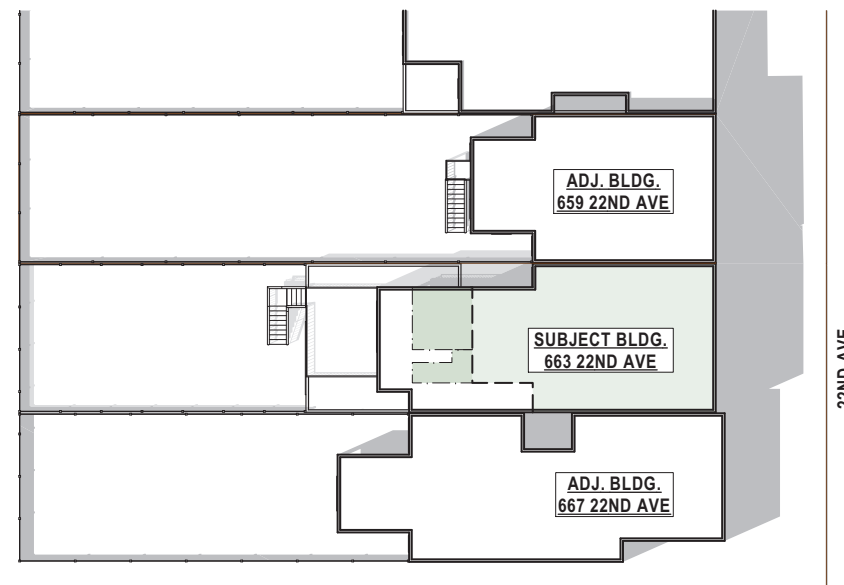
(E) BLDG SHADOW ON JUNE 21 AT 1PM
NO SHADOW CAST ON ADJ. BLDG. ALL DAY



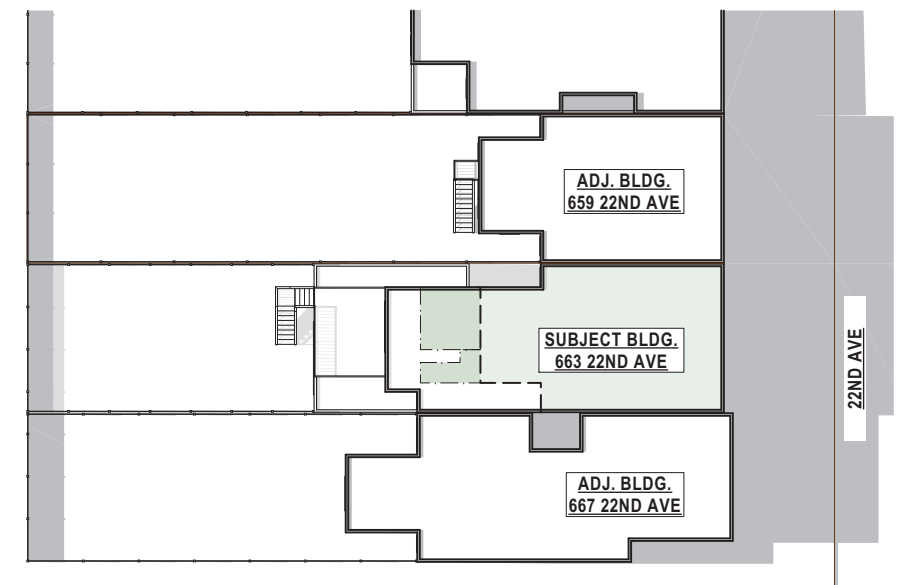
PROPOSED ADDITION SHADOW ON JUNE 21 AT 1 PM
NO SHADOW CAST ON ADJ. BLDG. ALL DAY



12:00 (01:00PM PDT)
SOLAR NOON



14:00 (03:00PM PDT)



16:00 (05:00PM PDT)
SUNSET 19:35 (08:35PM PDT)

LEGEND			
	(E) BLDG. PROFILE		EXISTING BUILDING SHADOW
	(E) DECK PROFILE		NEW ADDITION SHADOW

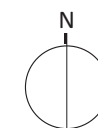


GABRIEL NG +
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1360 9TH AVENUE, SUITE 210
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DISCRETIONARY REVIEW #2015-005377 DRP
VERTICAL & HORIZONTAL ADDITION
663 22ND AVENUE
BLOCK 1622, LOT 013
SAN FRANCISCO, CA 94121

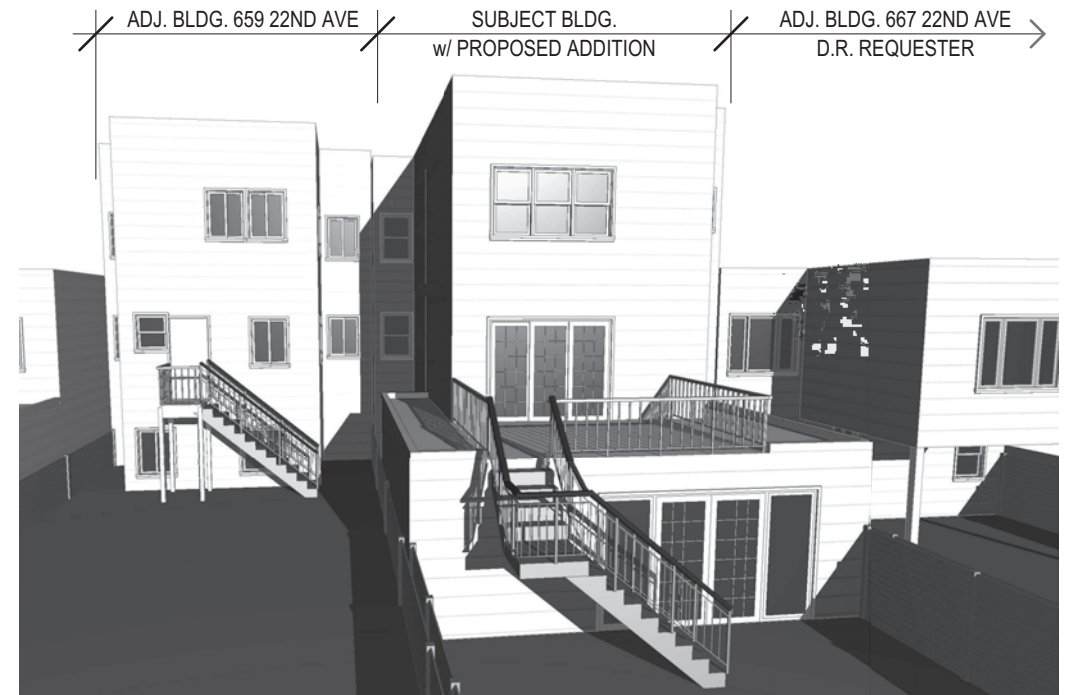
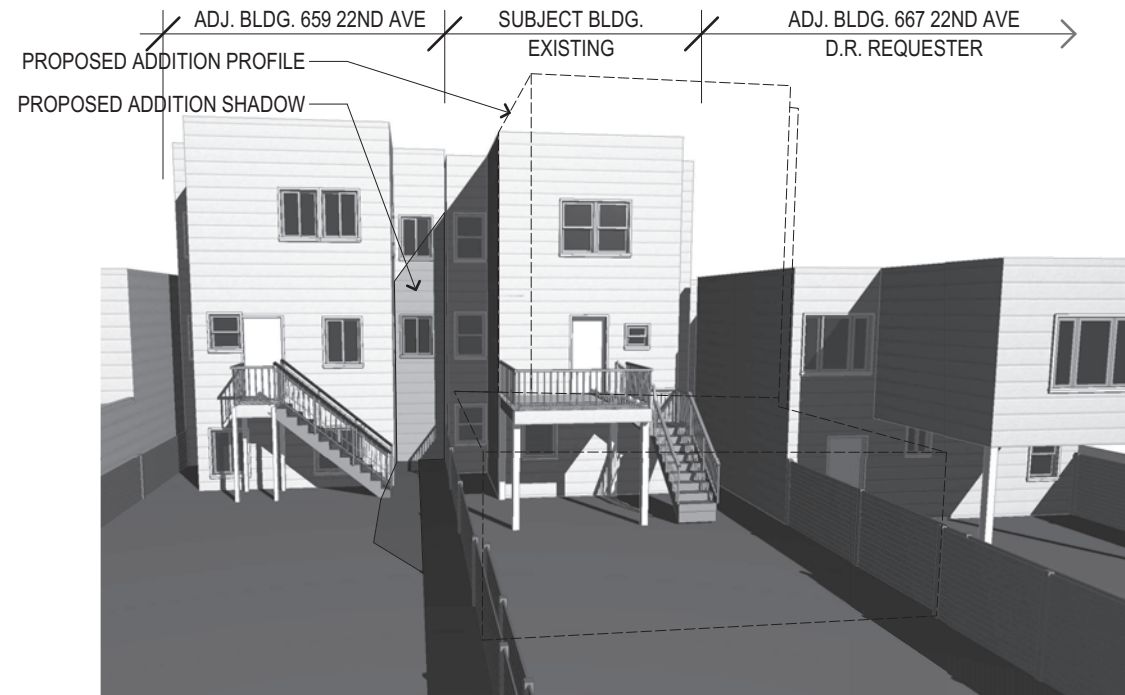
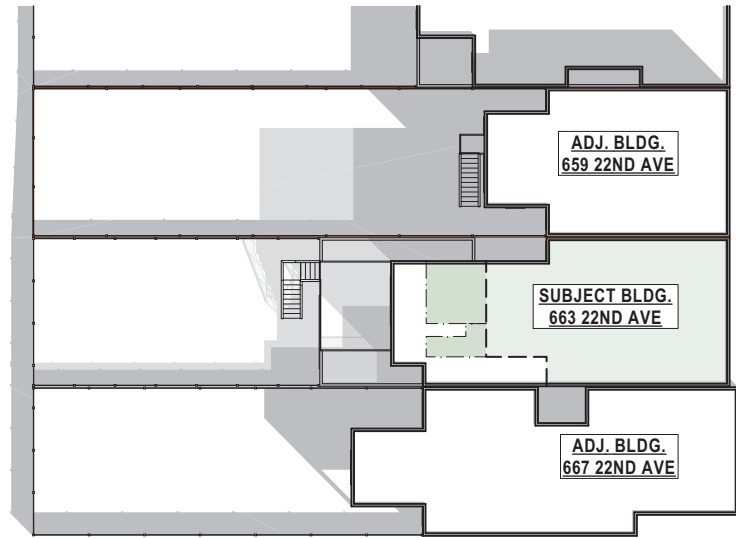
SHADOW STUDY ON SUMMER SOLSTICE (JUNE 21ST)
UTC -8 HOURS

SCALE: 1/32" = 1'-0"



2/25/16

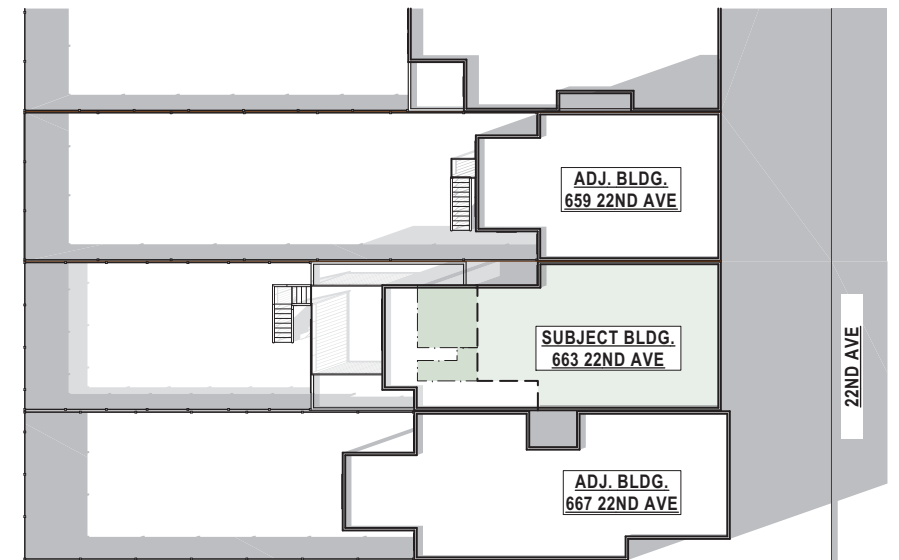
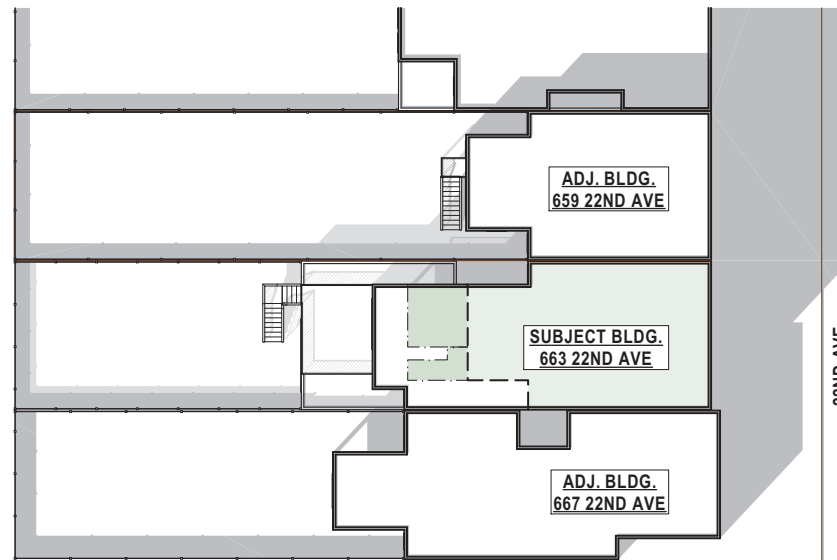
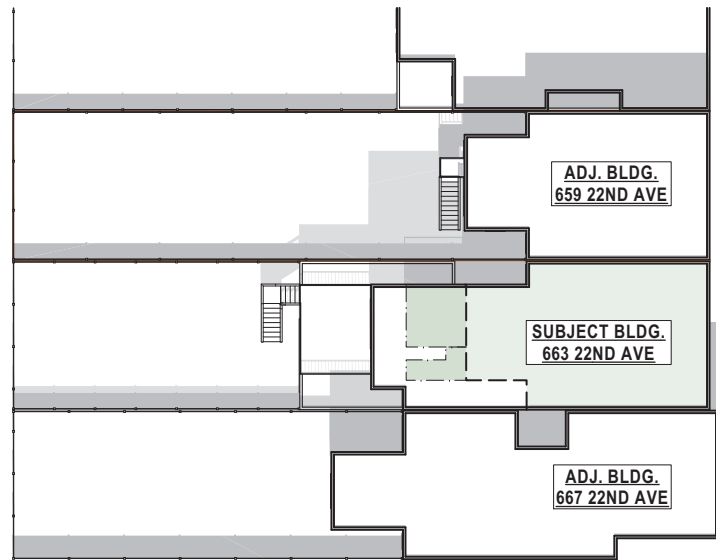
YIP



10:00 (11:00AM PDT)
SUNRISE AT 05:47 (06:57AM PDT)

(E) BLDG SHADOW CLEAR OF ADJ. BLDG'S
WINDOW AT 15:20 (04:20PM PDT)

PROPOSED ADDITION SHADOW CLEAR OF ADJ. BLDG.'S
WINDOWS AT 16:45 (05:45 PDT) (1:25 ADDITIONAL SHADOW)



12:00 (01:00PM PDT)
SOLAR NOON

14:00 (03:00PM PDT)

16:00 (05:00PM PDT)
SUNSET 18:07 (07:07PM PDT)

LEGEND	
	(E) BLDG. PROFILE
	(E) DECK PROFILE
	EXISTING BUILDING SHADOW
	NEW ADDITION SHADOW

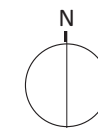


GABRIEL NG +
ARCHITECTS INC.
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SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

DISCRETIONARY REVIEW #2015-005377 DRP
VERTICAL & HORIZONTAL ADDITION
663 22ND AVENUE
BLOCK 1622, LOT 013
SAN FRANCISCO, CA 94121

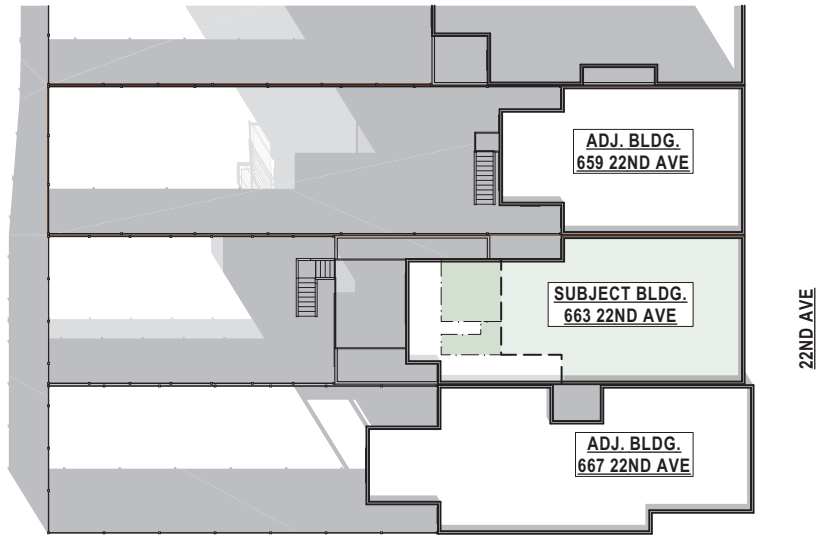
SHADOW STUDY ON EQUINOX (MARCH 20TH / SEPT 21ST)

SCALE: 1/32" = 1'-0"

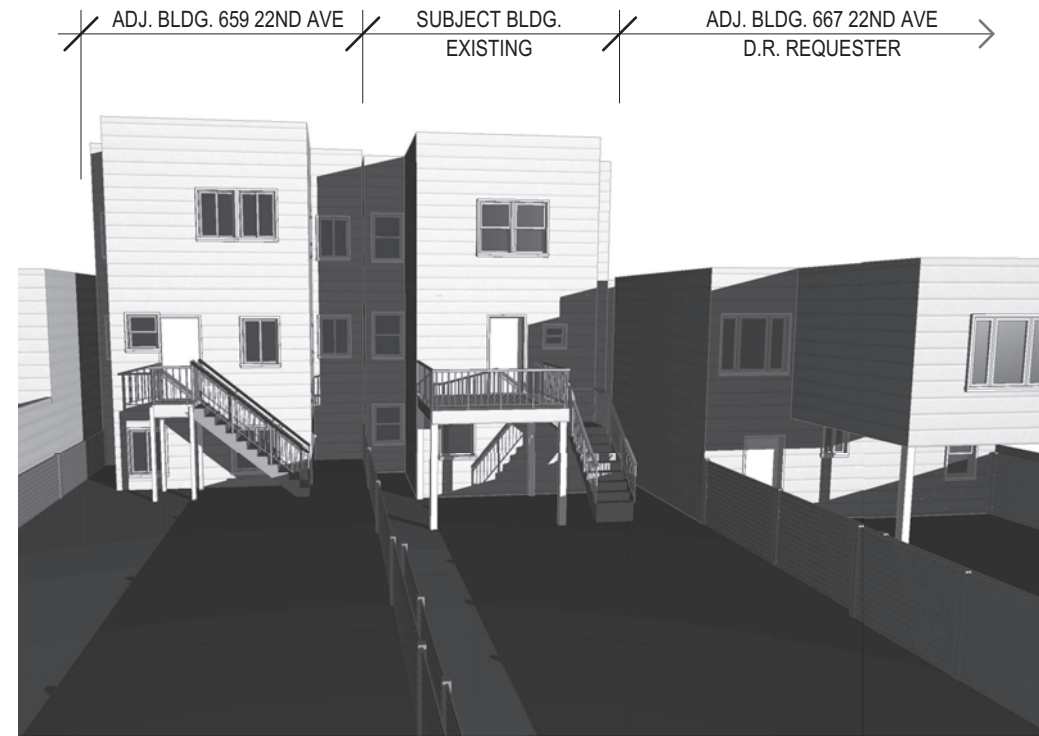


2/25/16

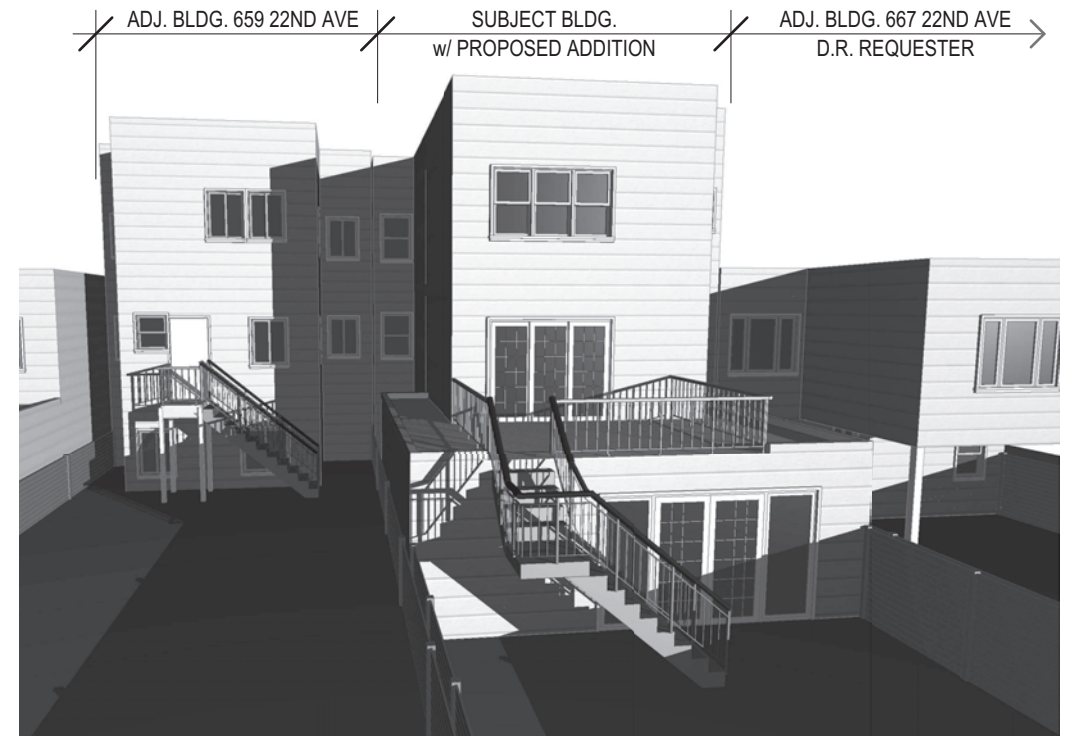
YIP



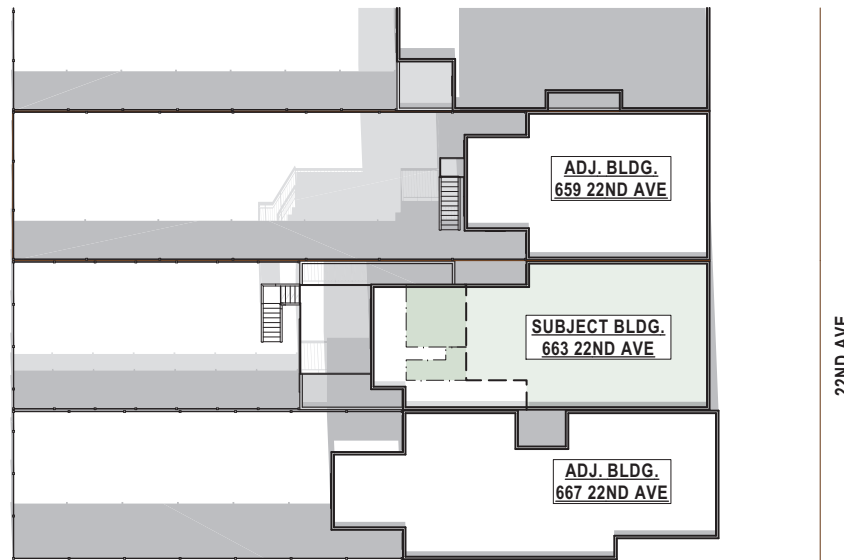
10:00 (10:00AM PST)
SUNRISE AT 07:22 (07:22AM PST)



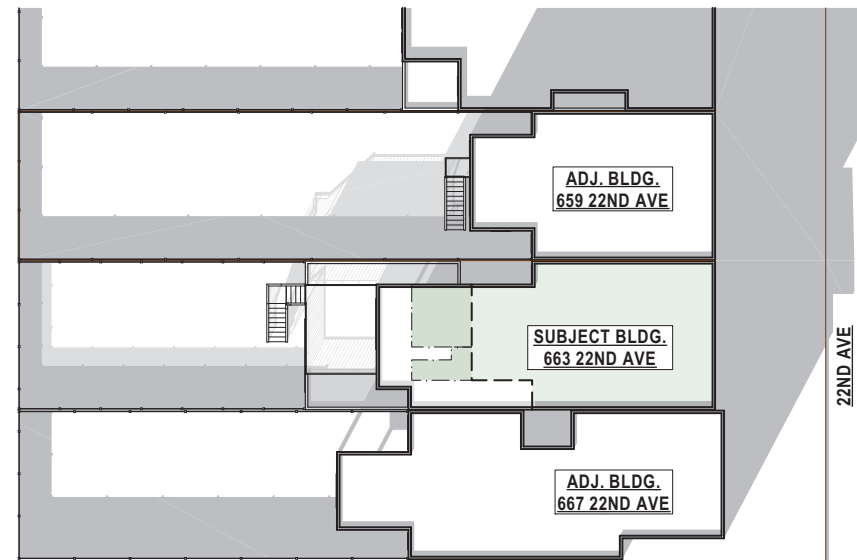
(E) BLDG SHADOW AT 15:55 (03:55PM PST)
1 HOUR BEFORE SUNSET



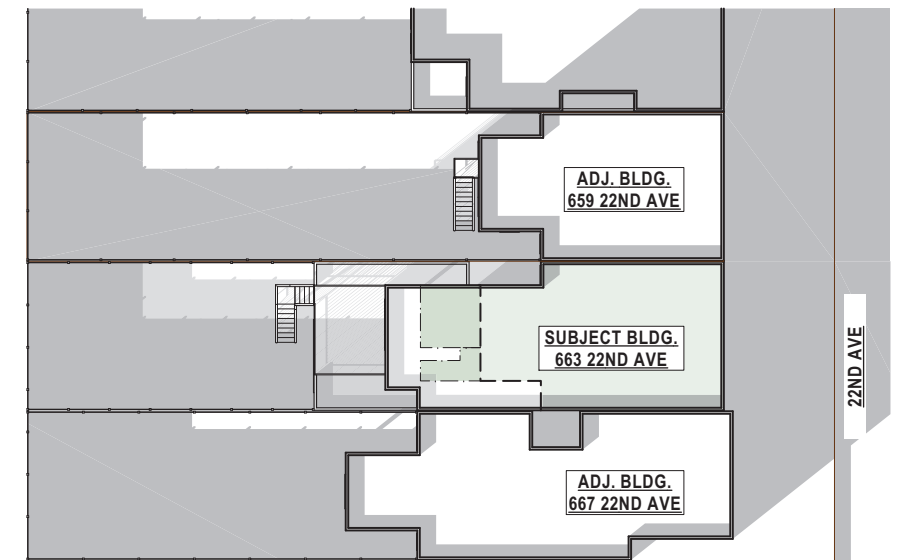
PROPOSED ADDITION SHADOW AT 15:55 (03:55PM PST)
1 HOUR BEFORE SUNSET



12:00 (12:00PM PST)
SOLAR NOON



14:00 (02:00PM PST)



16:00 (04:00PM PST)
SUNSET 16:55 (04:55PM PST)

LEGEND			
	(E) BLDG. PROFILE		EXISTING BUILDING SHADOW
	(E) DECK PROFILE		NEW ADDITION SHADOW

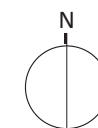


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DISCRETIONARY REVIEW #2015-005377 DRP
VERTICAL & HORIZONTAL ADDITION
663 22ND AVENUE
BLOCK 1622, LOT 013
SAN FRANCISCO, CA 94121

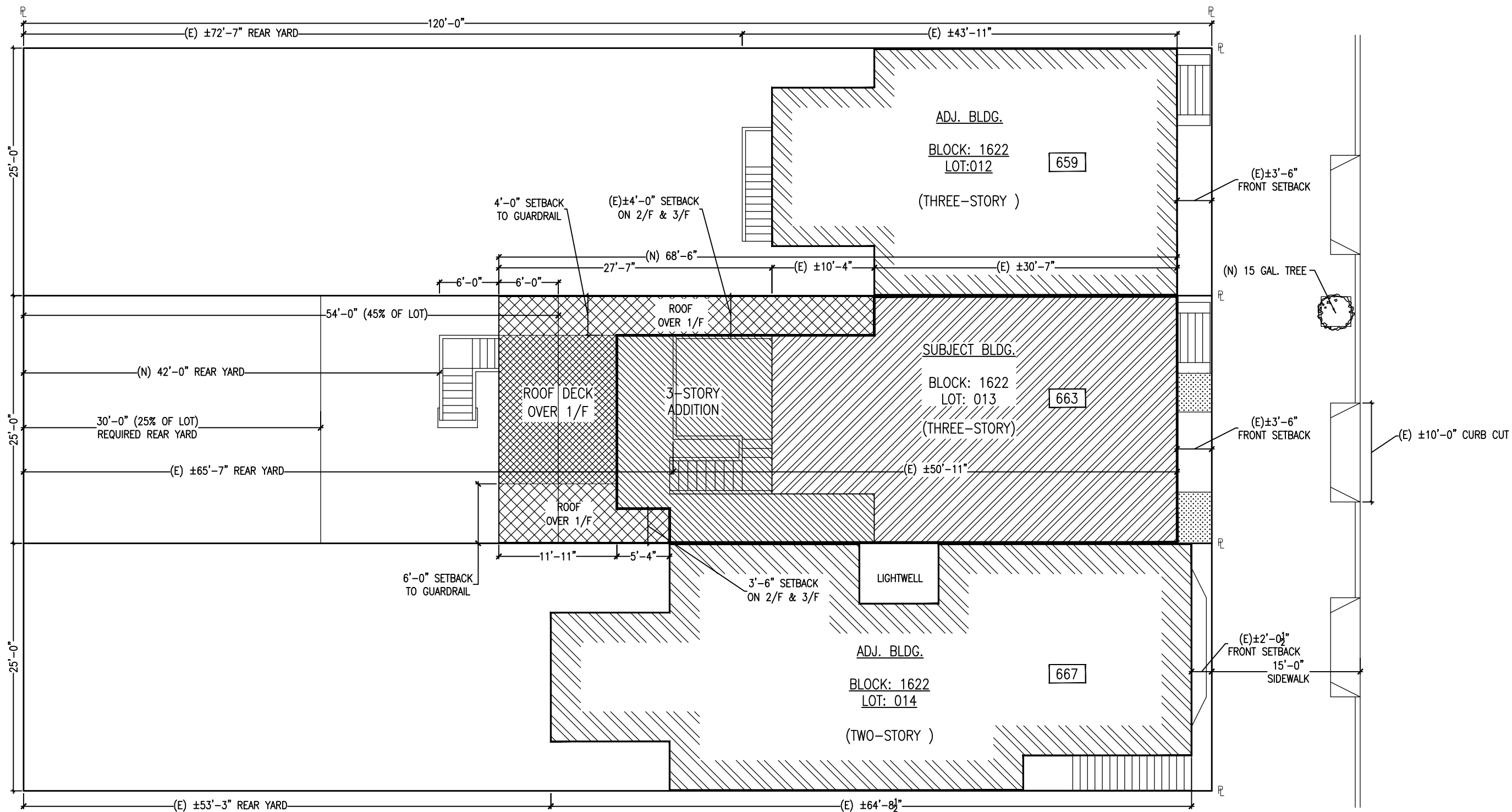
SHADOW STUDY ON WINTER SOLSTICE (DEC 21ST)

SCALE: 1/32" = 1'-0"



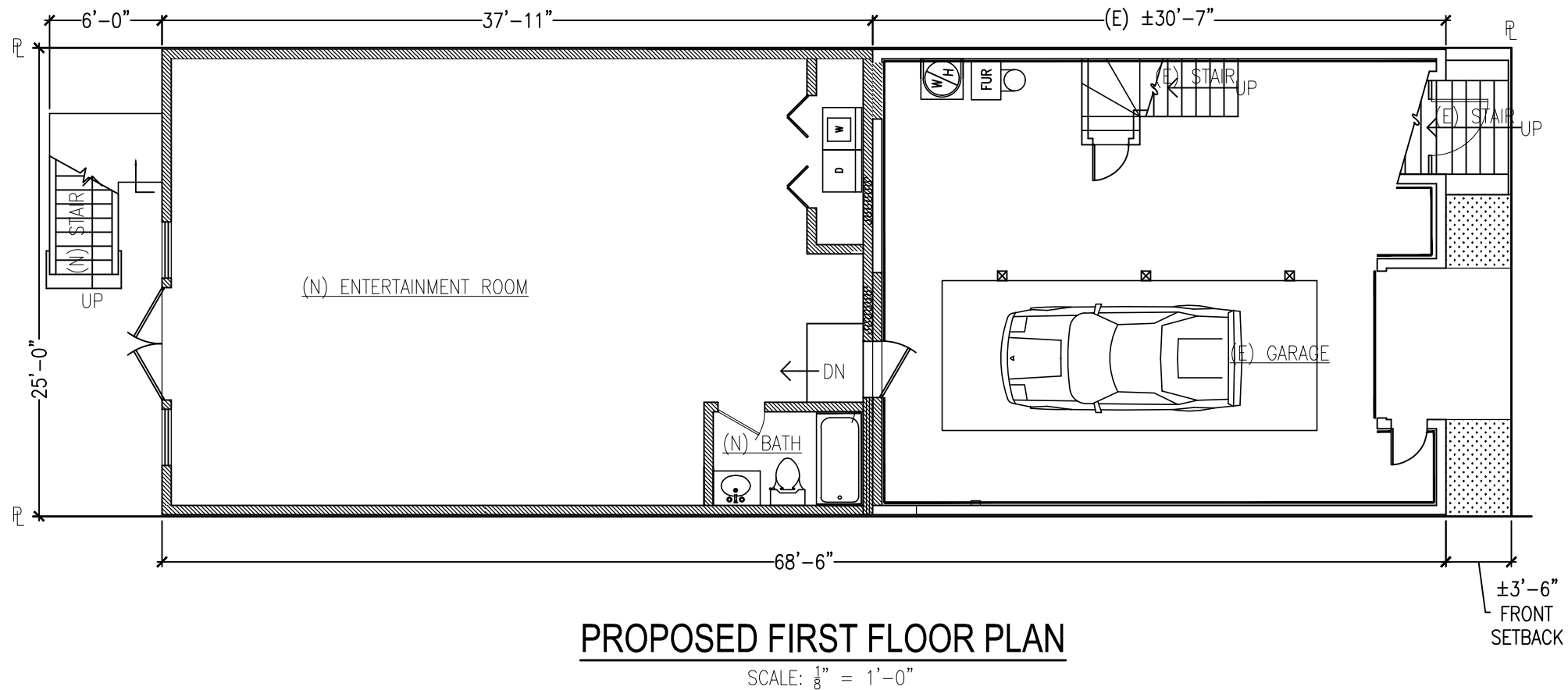
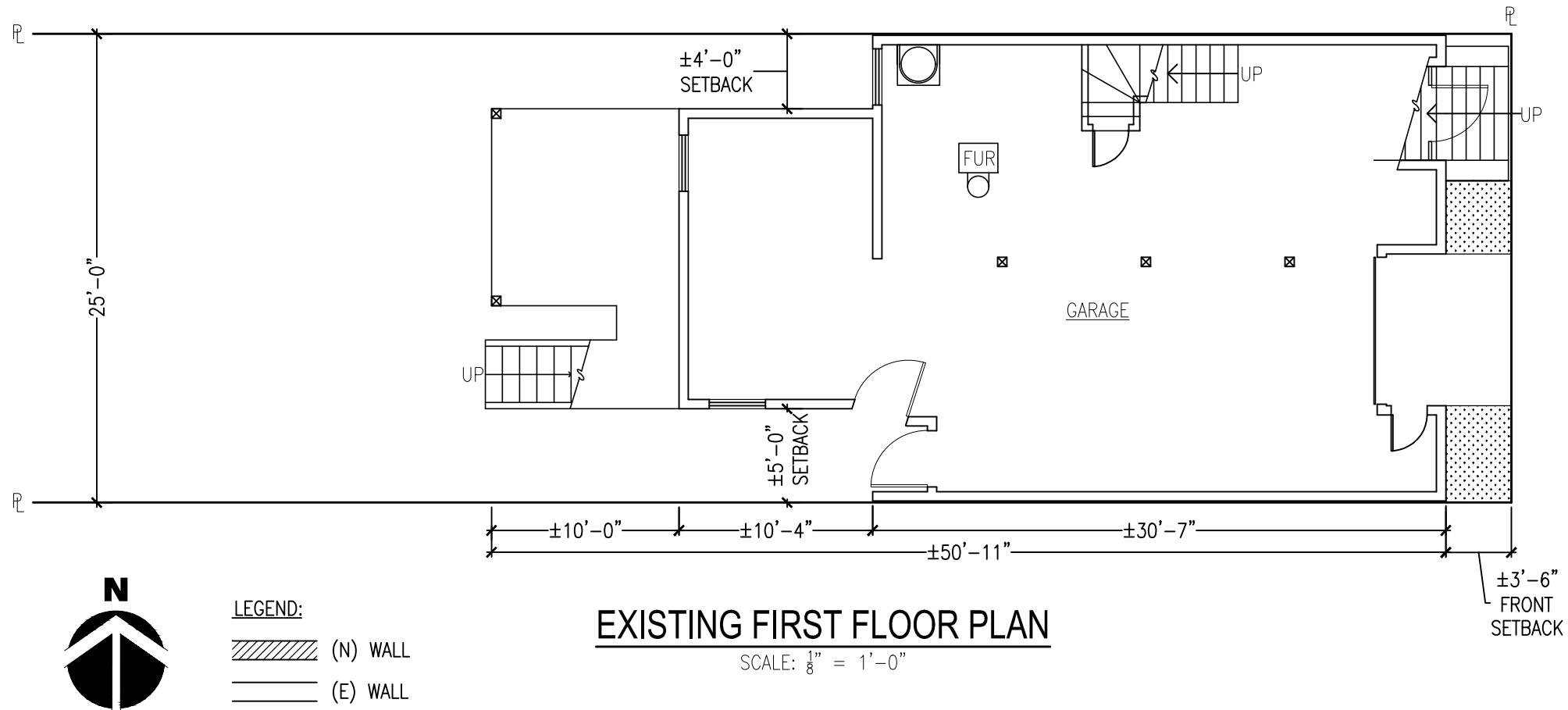
2/25/16

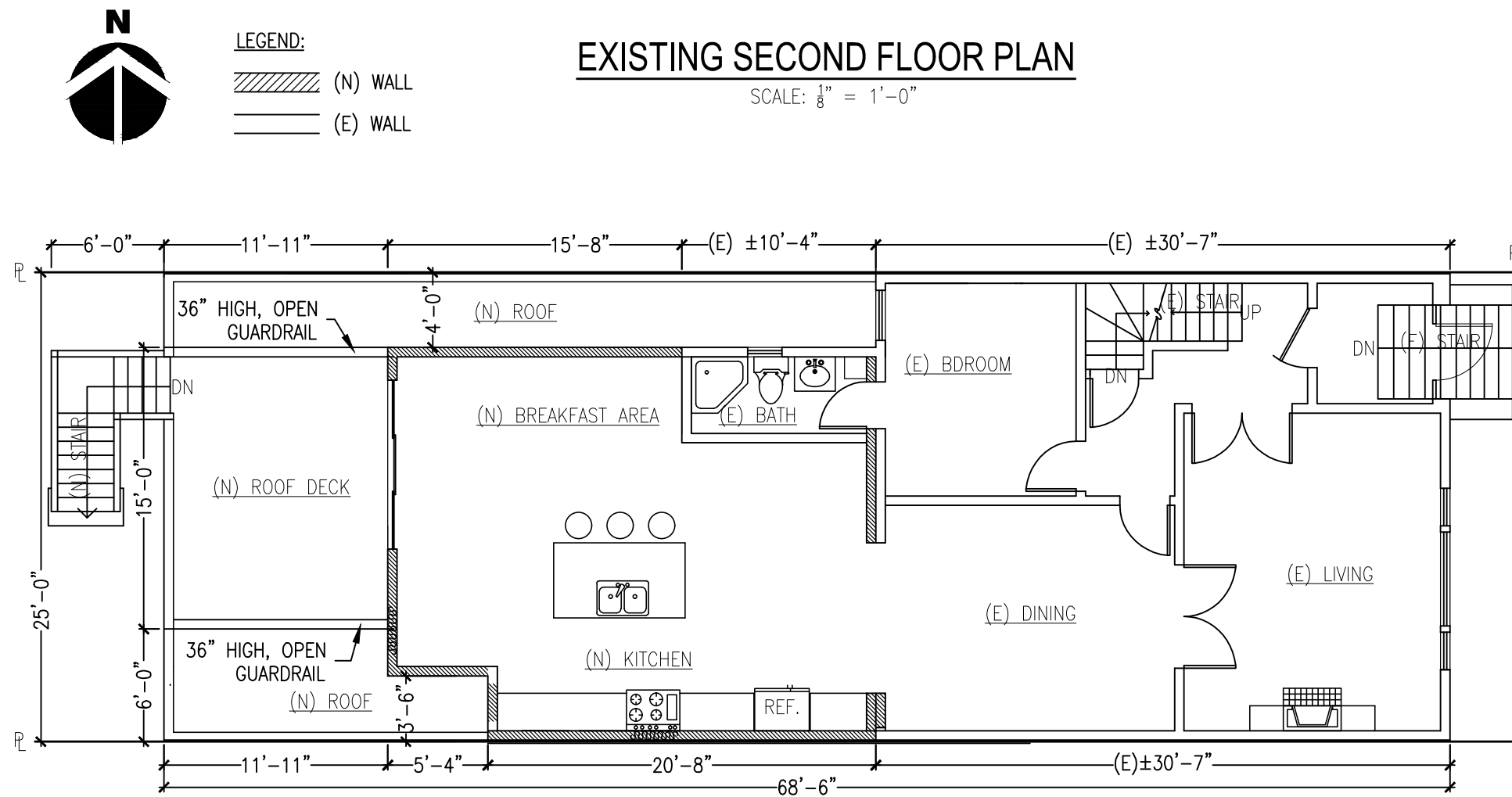
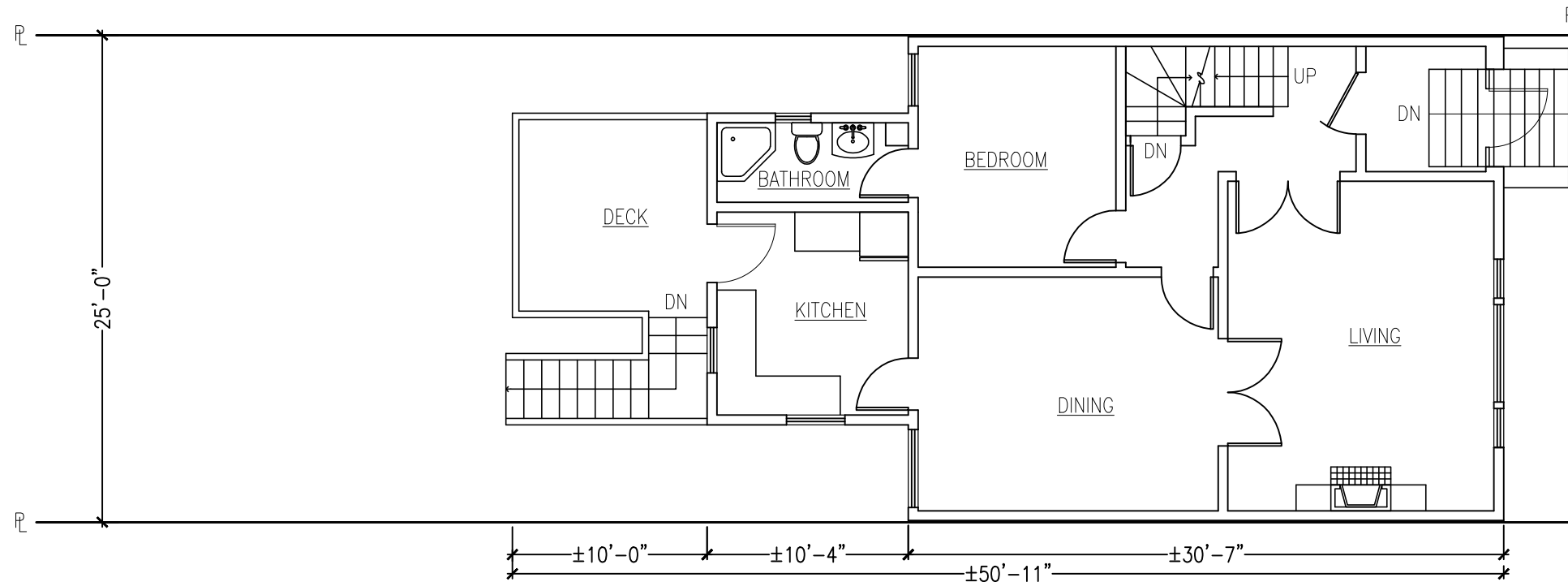
YIP



PLOT PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"







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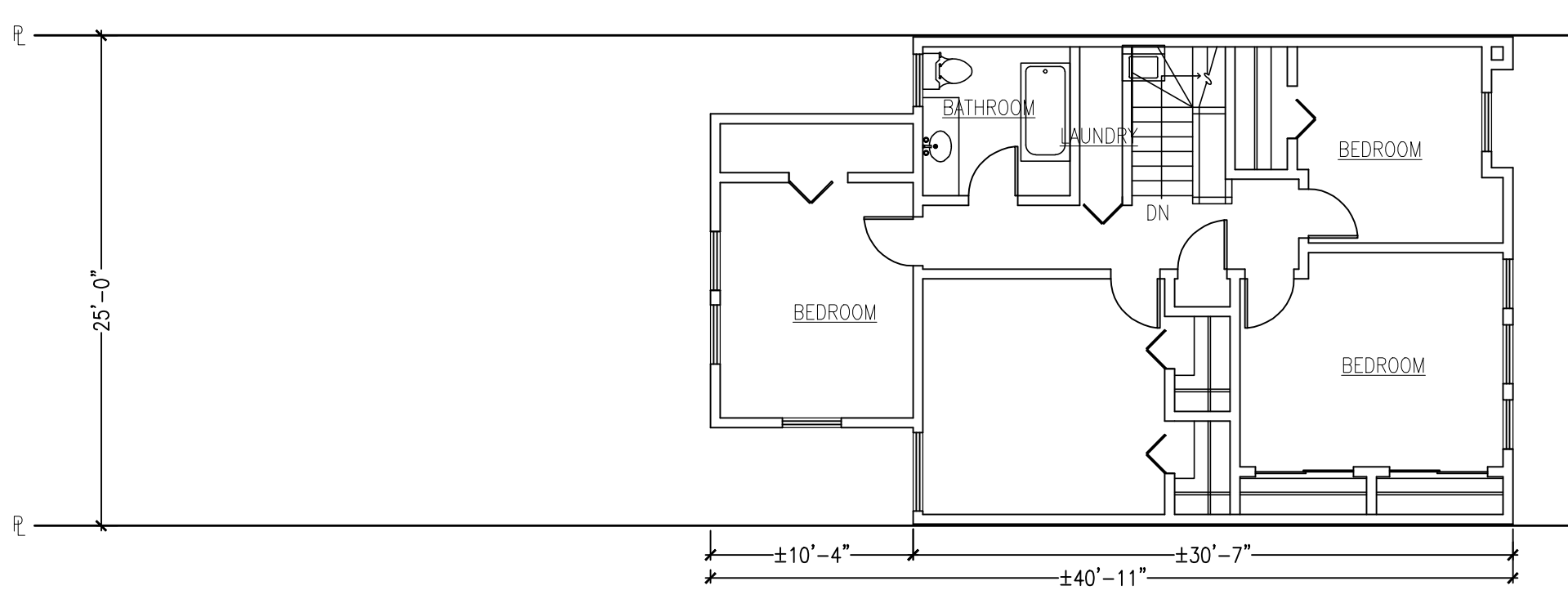
HORIZONTAL ADDITION OF A SINGLE FAMILY DWELLING

EXISTING SECOND FLOOR PLAN
PROPOSED SECOND FLOOR PLAN


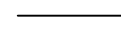
Date: 11/2006
Scale: SEE NOTE
Drawn: DY
Job: 04008
Sheet

a-3

3 Of 9 Sheets

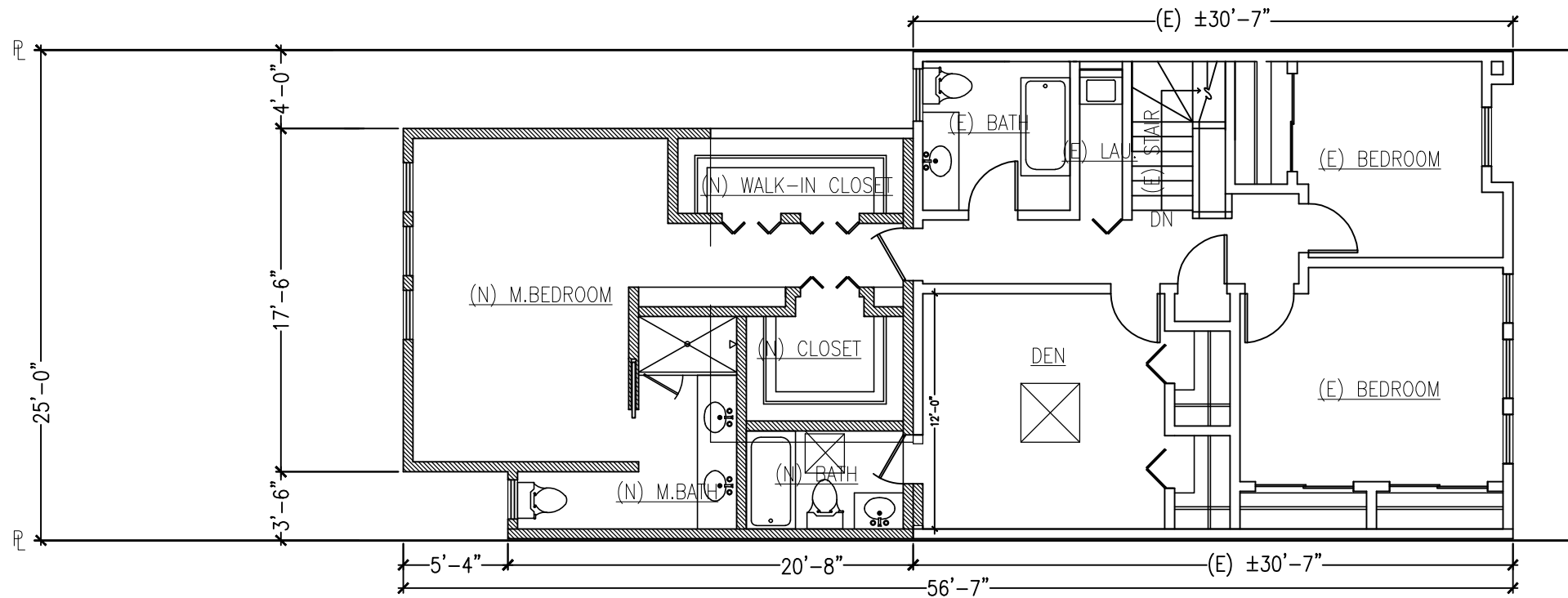


LEGEND:

-  (N) WALL
 (E) WALL

EXISTING THIRD FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



PROPOSED THIRD FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

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EXISTING THIRD FLOOR PLAN
PROPOSED THIRD FLOOR PLAN

Date: 11/2006
Scale: SEE NOTE
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Job: 04008
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EXISTING FRONT ELEVATION (NO CHANGE)

SCALE: $\frac{1}{8}$ " = 1'-0"

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EXISTING FRONT ELEVATION

Date: 11/2006
Scale: SEE NOTE
Drawn: DY
Job: 04008
Sheet

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EXISTING REAR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$

ROOF $\pm 27'-8''$

3RD FLOOR $\pm 17'-2''$

2ND FLOOR $\pm 7'-8''$

1ST FLOOR $0'-0''$



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$

ROOF $\pm 27'-8''$

3RD FLOOR $\pm 17'-2''$

2ND FLOOR $\pm 7'-8''$

1ST FLOOR $0'-0''$
FAMILY ROOM $-1'-6''$

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HORIZONTAL ADDITION OF A SINGLE FAMILY DWELLING

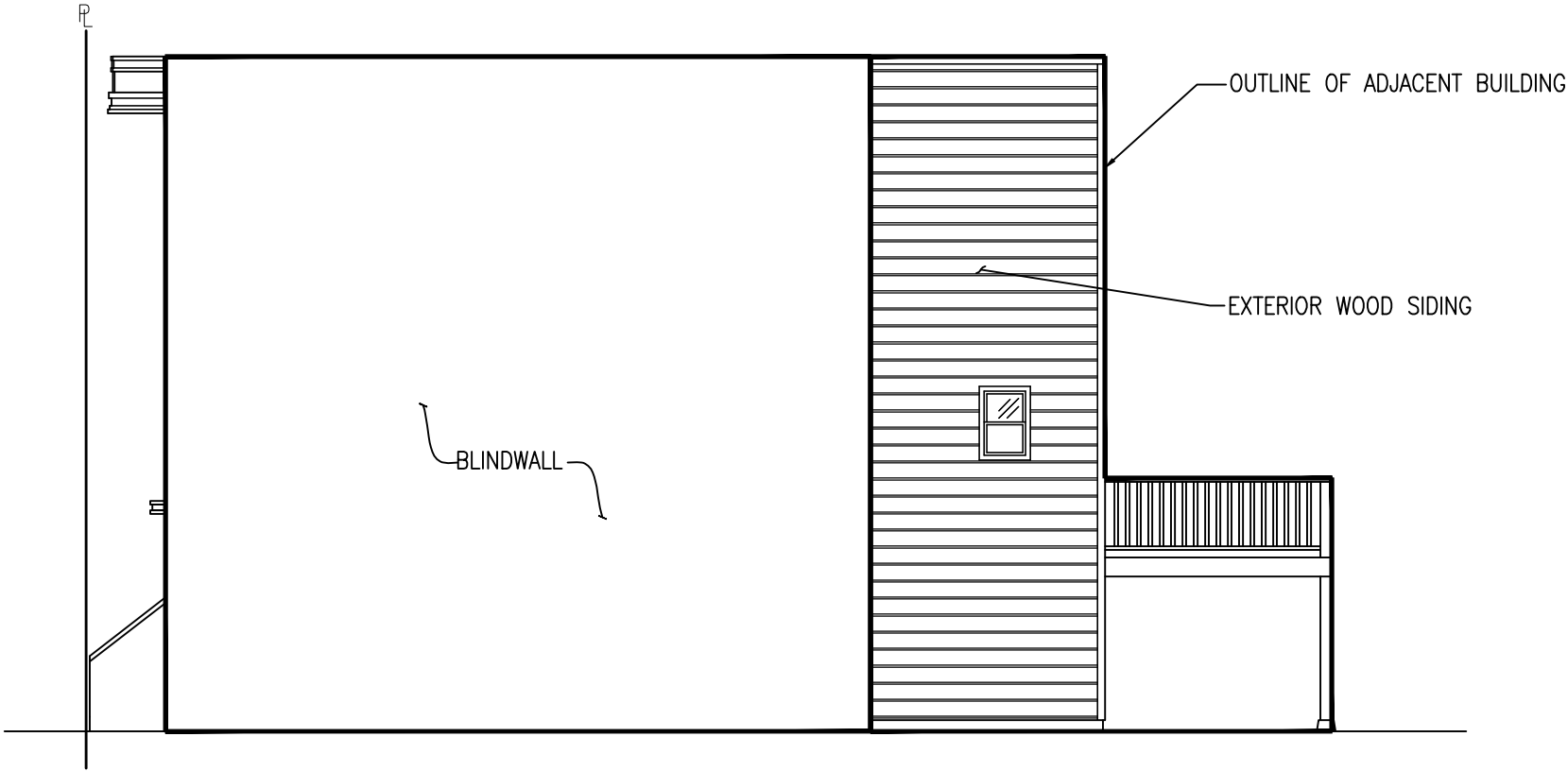
663 22ND AVENUE
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EXISTING REAR ELEVATION
PROPOSED REAR ELEVATION

Date: 11/2006
Scale: SEE NOTE
Drawn: DY
Job: 04008
Sheet

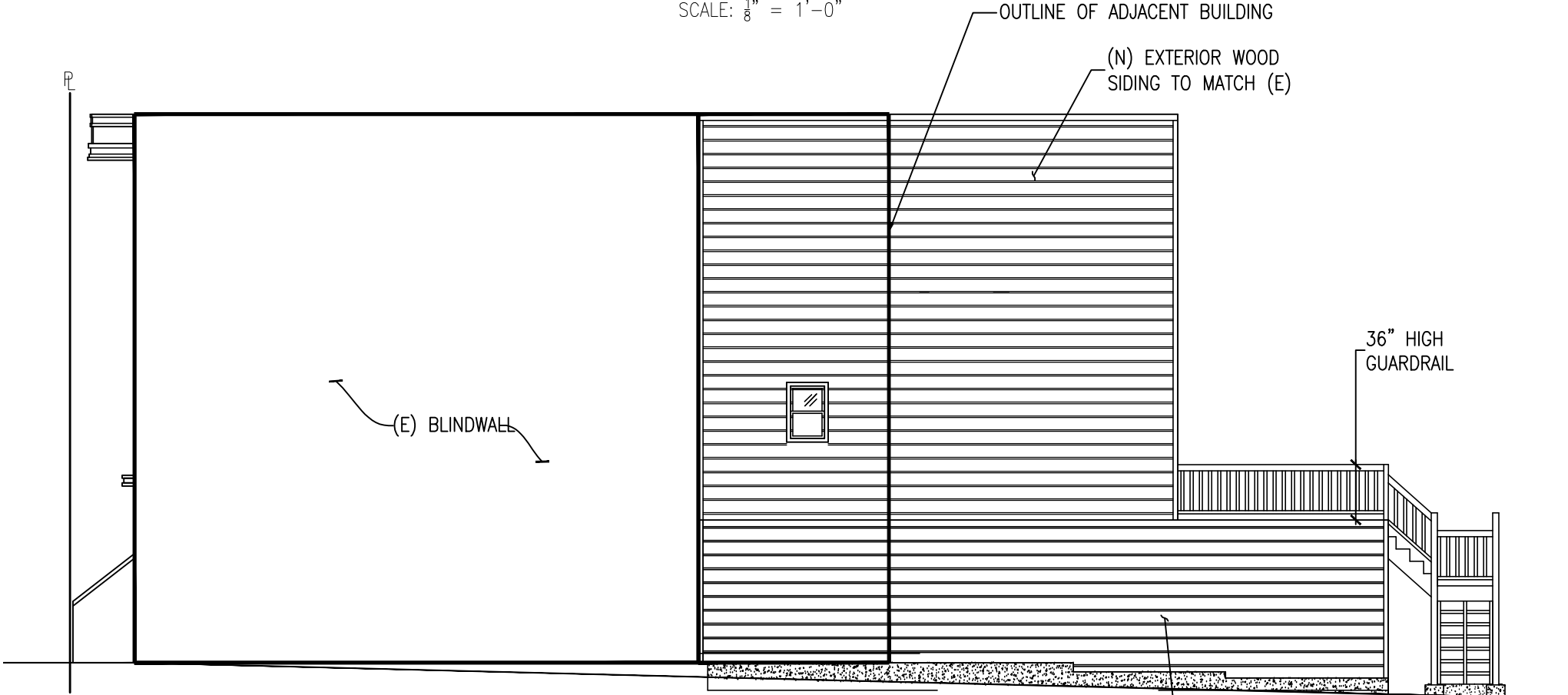
a-6

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EXISTING NORTH ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$



PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

ROOF $\pm 27'-8"$

3RD FLOOR $\pm 17'-2"$

2ND FLOOR $\pm 7'-8"$

1ST FLOOR $0'-0"$

ROOF $\pm 27'-8"$

3RD FLOOR $\pm 17'-2"$

2ND FLOOR $\pm 7'-8"$

1ST FLOOR $0'-0"$
FAMILY ROOM $-1'-6"$

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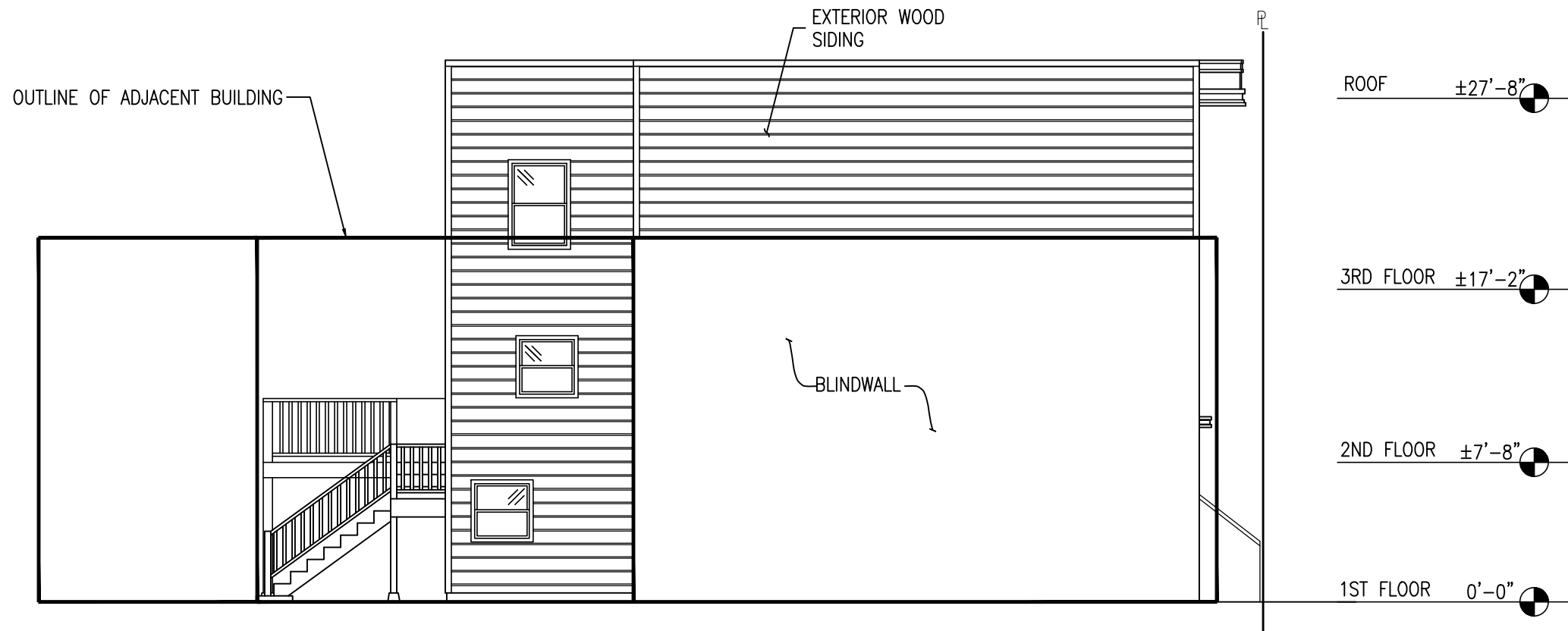
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HORIZONTAL ADDITION OF A SINGLE FAMILY DWELLING
663 22ND AVENUE
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EXISTING NORTH ELEVATION
PROPOSED NORTH ELEVATION

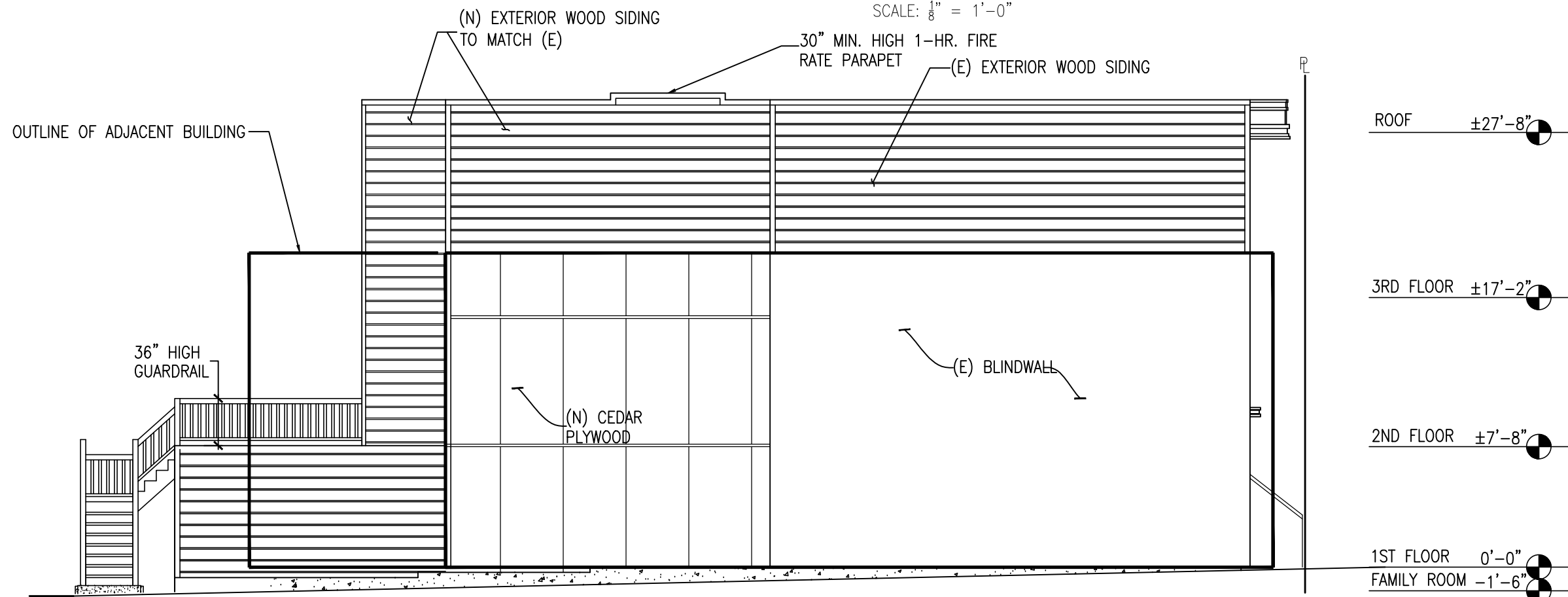
Date: 11/2006
Scale: SEE NOTE
Drawn: DY
Job: 04008
Sheet

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EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"

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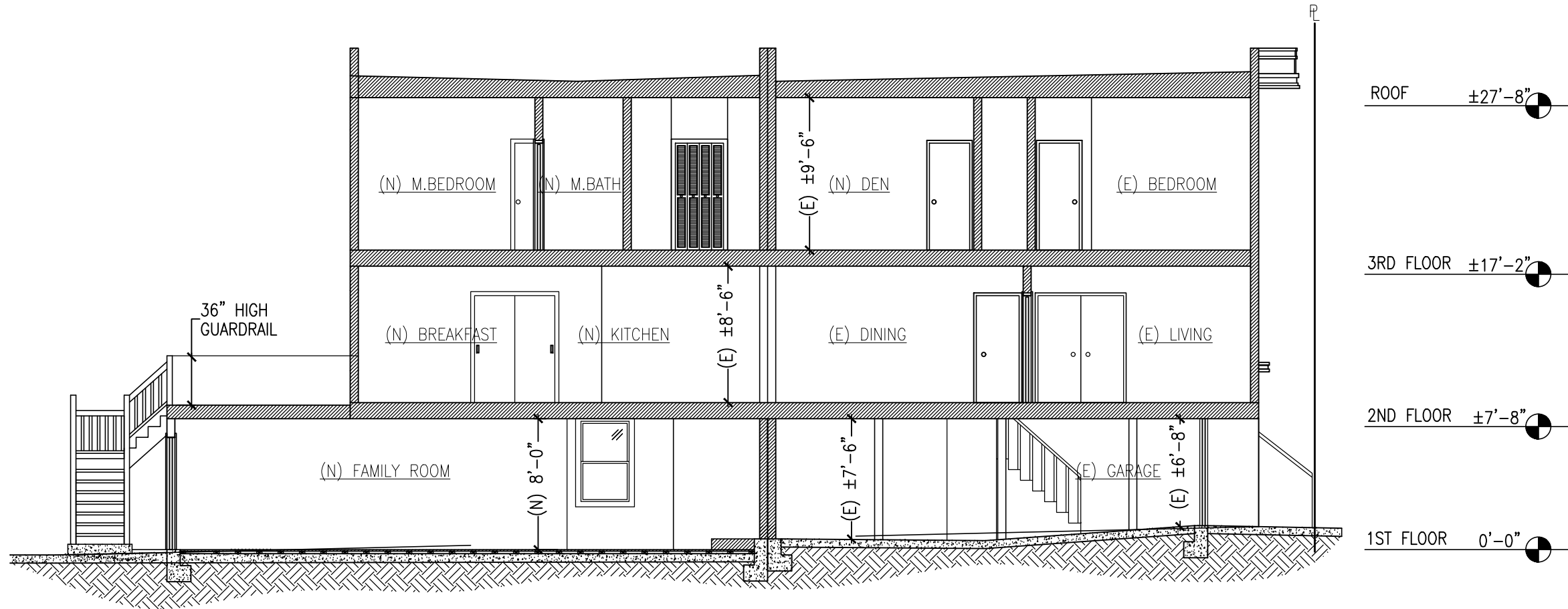
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EXISTING SOUTH ELEVATION
PROPOSED SOUTH ELEVATION

Date: 11/2006
Scale: SEE NOTE
Drawn: DY
Job: 04008
Sheet

a-8

8 Of 9 Sheets



SECTION

SCALE: $\frac{1}{8}$ " = 1'-0"

ROOF $\pm 27'-8"$

3RD FLOOR $\pm 17'-2"$

2ND FLOOR $\pm 7'-8"$

1ST FLOOR 0'-0"

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SECTION

Date: 11/2006
Scale: SEE NOTE
Drawn: DY
Job: 04008
Sheet

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