



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Memo to the Planning Commission

HEARING DATE: MARCH 9, 2017

Continued from the October 20, 2016 and January 19, 2017 Hearings

*Date:* February 27, 2017  
*Case No.:* **2015-008674CUA**  
*Project Address:* **325 29<sup>th</sup> AVENUE**  
*Zoning:* RH-2 (Residential, House – Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1404 / 006  
*Project Sponsor:* George Sun, Sun Architecture  
5111 Geary Blvd  
San Francisco, CA 94118  
*Staff Contact:* Christopher May – (415) 575-9087  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### BACKGROUND

On May 27, 2016, the Project Sponsor filed an application with the Planning Department for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing one-story, single-family dwelling and construct a new four-story, 2-unit building within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District.

On October 20, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-008674CUA. After hearing and closing public comment, the Commission continued the item to January 19, 2017, to allow the Project Sponsor an opportunity to revise the project to address concerns raised by neighborhood residents. Issues raised by the neighbor immediately to the north of the subject property related primarily to the massing of the proposed building, and its potential impacts on their access to light and air. Concerns raised by residents of the surrounding neighborhood related primarily to the proposed building's compatibility with the existing neighborhood character, as well as the preservation of an older, "naturally affordable" housing unit.

On January 19, 2017, the Commission further continued Conditional Use Application No. 2015-008674CUA, to a hearing on March 9, 2017.

### CURRENT PROPOSAL

Since the October 20, 2016 hearing, the Project Sponsor has revised the project by reducing the overall height of the building from approximately 39 feet to 36.5 feet. The size of the 4<sup>th</sup> floor has also been reduced from 840 square feet to 528 square feet, and the Project Sponsor has set the 4<sup>th</sup> floor back 5 feet from the north side lot line for the portion extending to the same depth as the neighboring building's rear bay window. Beyond this point, the project has been set back approximately 11.5 feet from the north side

lot line for a depth of approximately 11 feet, whereas it had previously been set back 5 feet. The rear portion of the 4<sup>th</sup> floor has also been scaled back by approximately 12 feet, whereas it had previously been aligned with the rear wall of the 3<sup>rd</sup> floor for approximately one half of the width of the building.

The size of the proposed rear 3<sup>rd</sup> floor roof deck has been reduced from approximately 180 square feet to approximately 100 square feet, and is now set back approximately 8 feet from the north side lot line, whereas it was originally set back 5 feet.

The front façade has been revised to incorporate a sloping roofline for a portion of the 3<sup>rd</sup> floor, in order to be more in keeping with the neighborhood character, which includes some buildings with sloped rooflines. The proposed 3<sup>rd</sup> floor front bay window has also been replaced by a recessed balcony.

### **REQUIRED COMMISSION ACTION**

In order to approve the project, the Commission must adopt the attached Draft Motion.

#### **Attachments:**

Draft Motion of Approval  
Revised Plans



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: MARCH 9, 2017

CONTINUED FROM: OCTOBER 20, 2016

*Date:* February 27, 2017  
*Case No.:* **2015-008674CUA**  
*Project Address:* **325 29<sup>th</sup> AVENUE**  
*Zoning:* RH-2 (Residential, House – Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1404 / 006  
*Project Sponsor:* George Sun, Sun Architecture  
5111 Geary Blvd  
San Francisco, CA 94118  
*Staff Contact:* Christopher May – (415) 575-9087  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 TO DEMOLISH AN EXISTING ONE-STORY, SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW FOUR-STORY, 2-UNIT BUILDING WITHIN THE RH-2 (RESIDENTIAL, HOUSE – TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 27, 2016, George Sun (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish an existing one-story, single-family dwelling and construct a new four-story, 2-unit building within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District.

On October 26, 2015, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 20, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-008674CUA. After hearing and closing public comment, the Commission continued the item to January

19, 2017, to allow the Project Sponsor an opportunity to revise the project to address concerns raised by neighborhood residents.

On January 19, 2017, the Commission further continued Conditional Use Application No. 2015-008674CUA, to a hearing on March 9, 2017.

On March 9, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-008674CUA.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-008674CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of 29th Avenue, between Clement Street and California Street, Lot 006 in Assessor's Block 1404. The property is located within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District. The subject property has approximately 25 feet of frontage on 29<sup>th</sup> Avenue and is approximately 120 feet deep. The property is mostly flat and is currently occupied by a one-story, single-family dwelling constructed circa 1908, which covers approximately 49% of the lot.
3. **Surrounding Properties and Neighborhood.** The project site is located near the intersection of 29<sup>th</sup> Avenue and California Street in the Outer Richmond neighborhood. The subject site is located in an RH-2 District and is surrounded primarily by one- and two-family dwellings ranging in height from one to three stories. Immediately adjacent to the subject property to the north is a two-and-a-half story single-family dwelling and immediately to the south is a three-story, 2-unit residential building. Directly across the street are a mix of three-story single-family dwellings and two-unit residential buildings. The portion of California Street near the subject property is within the RM-1 (Residential – Mixed, Low-Density) District and is characterized primarily by three-story multi-family buildings. The subject property is also within .25-miles of stops for the 1 - California and 1AX – California A Express MUNI transit lines.
4. **Project Description.** The revised project proposes the demolition of the existing single-family dwelling and the construction of a four-story, 36.5-foot tall, two-family residential building. The

new building contains two independently accessible off-street parking spaces and two Class 1 bicycle parking spaces. One unit, on the ground and second floors, would be approximately 2,055 square feet and would have three bedrooms and two-and-a-half bathrooms. The other unit, on the third and fourth floors, would be approximately 1,798 square feet and would have three bedrooms and two-and-a-half bathrooms. Two parking spaces, one for each unit, are proposed in the garage on the ground floor.

The project is not seeking any exceptions or variances from the Planning Code. The proposal requires neighborhood notification, pursuant to Section 311 of the Planning Code, which was conducted in conjunction with the Conditional Use Authorization process.

5. **Public Comment.** As of February 27, 2017, the Department had not received any public comment on the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Residential Demolition – Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-2 Zoning District. This Code Section establishes criteria that Planning Commission shall consider in the review of applications for Residential Demolition.

*As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 “Additional Findings pursuant to Section 317” below.*

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

*The required front setback for the subject property, based on the average of the two adjacent buildings, is 4.5 feet. The project proposes the required front setback of 4.5 feet. The proposed front balcony on the third floor projects 3 feet into the required front yard. This balcony meets the requirements of Planning Code Section 136(c), which regulates permitted obstructions into yards and over streets.*

- C. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, at grade and above, for properties containing dwelling units in RH-2 Zoning Districts.

*The subject property is approximately 120 feet in depth and therefore the 45 percent requirement is 54 feet. Accordingly, the project provides a rear yard of 54 feet and therefore complies with the rear yard requirement of the Planning Code. A two-story rear portion of the proposed building projects into the required rear yard by 12 feet. This structure meets the requirements of Planning Code Section 136(c)(35)(ii), which allows structures not exceeding the floor level of the second floor of occupancy,*

*excluding the ground story, at the rear of the building provided that they shall be no closer than five feet to any interior side lot line.*

- D. **Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or a total of 333 square feet of common usable open space.

*The Project contains two dwelling units. The lower unit has access to 240 square feet of private open space in the rear yard and the upper unit has access to private open space on a 100 square-foot roof deck on the third floor. Both units have access to approximately 660 square feet of common open space in the rear yard. As such, both dwelling units have access to private and common open space areas that exceed the minimum required by Section 135 of the Planning Code.*

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

*Both proposed dwelling units have direct exposure onto the public street.*

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

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

- G. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of four spaces when two are required.

*The Project will provide two (2) off-street parking spaces.*

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

*The project requires two Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project proposes two Class 1 bicycle parking spaces.*

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RH-2 Zoning Districts,

height is measured at the center of the building starting from curb to a point of 40 at the front setback.

*The existing building has a height of approximately 16.75 feet, as measured from curb to the midpoint of its pitched roof. The proposed four-story, two-family dwelling will be 30 feet high at the required front setback and for the first 15 feet of building depth and then extends up to 36.5 feet in height.*

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

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

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

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

*The use and size of the proposed project is compatible with the immediate neighborhood. The proposal would demolish an existing single-family dwelling that is partly located in the required rear yard area. The existing dwelling contains two bedrooms and approximately 1,460 square feet of floor area. The new building will contain one three-bedroom dwelling unit of approximately 2,055 gross square feet and one three-bedroom dwelling unit of approximately 1,798 gross square feet. The siting of the new building will also bring the property into greater conformity with the requirements of the Planning Code and into greater consistency with the Residential Design Guidelines.*

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

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

*The three-story massing at the street front, with a 15 foot setback at the 4th floor, is appropriate given the context of the immediate neighborhood. Further, the demolition of the existing dwelling will improve access to the midblock open space for the adjacent neighbors, as the new construction*

*is within the buildable area as prescribed by the Planning Code and Residential Design Guidelines.*

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

*The proposed garage is designed to accommodate the two required off-street parking spaces, in addition to two required Class 1 bicycle parking spaces.*

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

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

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

*Although designed in a contemporary aesthetic, the façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood.*

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

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

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

*The proposed project is consistent with the stated purpose of RH-2 Districts which are devoted to one-family and two-family houses that are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Additionally, the project brings the property into greater conformance with the Planning Code requirements for dwellings in RH-2 Zoning Districts, especially in regards to the required rear yard area.*

8. **Additional Findings pursuant to Section 317.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:
  - i. Whether the property is free of a history of serious, continuing code violations;

*A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.*

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

*The existing dwelling has been vacant for approximately 10 years and does not appear to have been maintained in a decent, safe, and sanitary condition; however there have been no recent Code violations.*

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

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

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

*The structure is not an historical resource and its removal will not have a substantial adverse impact.*

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

*The existing single-family dwelling is currently vacant.*

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

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

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

*Although the project proposes the demolition of an existing dwelling, the new construction project will result in two family-sized dwellings, containing more habitable square feet and bedrooms.*

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

*The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by constructing two family-sized dwellings that are consistent with the RH-2 Zoning District.*

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

*The project removes an older dwelling unit, which is generally considered more affordable than more recently constructed unit. However, the project also results in an additional unit, greater habitable floor area, and more bedrooms that contribute positively to the City's housing stock.*

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

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

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

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

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

*The Project proposes enhanced opportunities for family-sized housing on-site by constructing two family-sized dwelling units whereas the property currently contains only one family-sized dwelling.*

- xiii. Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

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

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

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

*The Project would add one additional dwelling unit to the site.*

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

*The existing dwelling contains two bedrooms. The proposal includes two three-bedroom units, a net increase of four bedrooms.*

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

*The project will maximize the allowed density on-site by providing two dwelling units.*

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

*The existing single family dwelling is currently vacant and the new project will replace the existing unit with two larger dwelling units that containing more bedrooms. The Planning Department cannot definitively determine whether or not the single family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no tenants living in the dwelling.*

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

## HOUSING ELEMENT

### **OBJECTIVE 2: RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

#### **Policy 2.1:**

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

*The project proposes demolition of a residential structure for which the Project Sponsor has submitted a soundness report indicating that the building is not structurally sound. This report was not reviewed by Planning Department staff, as structural soundness is only a determinant that allows for the administrative approval of demolitions of single-family dwellings in RH-1 and RH-1(D) zoning districts. The new building will contain two dwelling units and results in a net increase of housing, but would not be considered “affordable”.*

### **OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

#### **Policy 3.1:**

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

#### **Policy 3.3:**

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

#### **Policy 3.4:**

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

*The existing single family dwelling is currently vacant. The Planning Department cannot definitively determine whether or not the single family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no tenants living in the dwelling. The new construction project will result in an increase in the number of both units and bedrooms of the property and relocate the dwelling to the buildable area of the lot.*

### **OBJECTIVE 11: SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS.**

#### **Policy 11.1:**

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

#### **Policy 11.2:**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3:**

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

**Policy 11.5:**

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

*The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in the number of dwelling units, while maintaining general compliance with the requirements of the Planning Code.*

## URBAN DESIGN

**OBJECTIVE 1:**

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

**Policy 1.2:**

Recognize, protect and reinforce the existing street pattern, especially as it is related topography.

*The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage.*

**Policy 1.3:**

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

*The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly by proposing a building of similar mass, width and height as the existing structures along the block-face.*

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

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

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

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

*The project is compatible with the existing housing and neighborhood character of the immediate vicinity. The project proposes a height and scale compatible with the adjacent neighbors and is consistent with the Planning Code, while providing two larger family-sized dwellings.*

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

*The proposed two-family dwelling adds appropriately scaled and family-sized units to the city's housing stock.*

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

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

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-008674CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 20, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 9, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 9, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to demolish a one-story single-family dwelling and to construct a four-story two-family dwelling located at 325 29<sup>th</sup> Avenue, Lot 006 in Assessor's Block 1404, pursuant to Planning Code Sections 303 and 317(d) within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated February 20, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-008674CUA and subject to conditions of approval reviewed and approved by the Commission on March 9, 2017 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 9, 2017 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

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

## DESIGN

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

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

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

9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two (2) independently accessible off-street parking spaces.

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

## PROVISIONS

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

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

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

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

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

## OPERATION

1. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

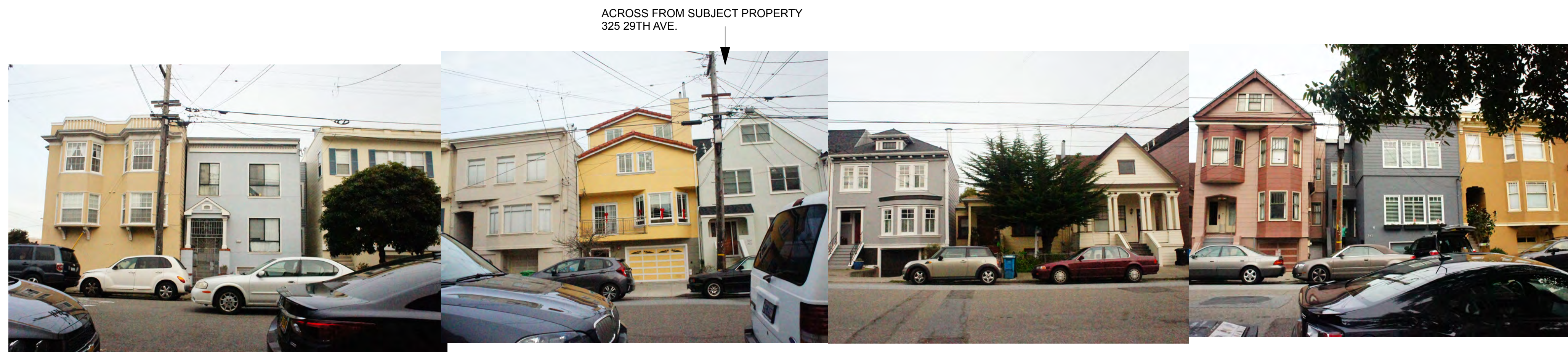
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*



FRONT VIEW



STREETSCAPE



ACROSS FROM SUBJECT PROPERTY  
325 29TH AVE.

**SHEET INDEX**

- A0 COVER SHEET, PROJECT DATA, STREET SCAPE, AND RENDERING
- A1.1 EXISTING AND PROPOSED SITE PLANS, AND PHOTOS
- A2.1 EXISTING AND DEMOLITION FLOOR PLANS
- A2.2 PROPOSED GROUND AND SECOND FLOOR PLANS
- A2.3 PROPOSED THIRD AND FOURTH FLOOR PLANS
- A2.4 EXISTING AND PROPOSED ROOF PLAN
- A3.1 EXISTING ELEVATIONS- EAST AND WEST
- A3.2 EXISTING ELEVATIONS- NORTH AND SOUTH
- A3.3 EXISTING BUILDING SECTION
- A3.4 PROPOSED FRONT ELEVATION- EAST
- A3.5 PROPOSED LEFT SIDE ELEVATION- SOUTH
- A3.6 PROPOSED REAR ELEVATION- WEST
- A3.7 PROPOSED RIGHT SIDE ELEVATION- NORTH
- A3.8 PROPOSED BUILDING SECTION
- A3.9 3D RENDERING
- A3.10 MATERIAL SAMPLES, AND WINDOW DETAIL
- A4.1 GREEN BUILDING: SITE PERMIT CHECKLIST

**PROJECT DATA**

ZONING/USE	RH-2, R-3 & U
BLOCK/LOT	1404/006
TYPE OF CONSTRUCTION	VA
SPRINKLERED	YES
LOT AREA	3,000 SQ. FT.
EXISTING HOUSE	1,460 SQ. FT.
EXISTING PARKING	500 SQ. FT.
PROPOSED TWO UNITS	
BASEMENT	705 SQ. FT.
FIRST FLOOR	1,350 SQ. FT.
TOTAL LOWER UNIT	<b>2,055 SQ. FT.</b>
SECOND FLOOR	1,270 SQ. FT.
THIRD FLOOR	528 SQ. FT.
TOTAL UPPER UNIT	<b>1,798 SQ. FT.</b>
GARAGE (INCLUDE STORAGE, ELEV., STAIR)	806 SQ. FT.
BUILDING TOTAL (INCLUDING GARAGE & COMMON STAIRWELLS)	4,657 SQ. FT.
REAR DECK @ THIRD FLOOR	100 SQ. FT.

**LANDSCAPING/PERMEABILITY REQUIREMENTS**

AREA OF REQUIRED FRONT SETBACK	112.5 SQ. FT.
112.5 x 20% FOR LANDSCAPING	22.5 SQ. FT.
112.5 x 50% FOR PERMEABILITY	56.25 SQ. FT.
AREA OF LANDSCAPING PROPOSED	45 SQ. FT.
AREA OF PERMEABILITY PROPOSED	40 SQ. FT. + 45 SQ. FT.=85 SQ. FT.
(INCLUDE THE PROPOSED AREA OF LANDSCAPING 45 SQ. FT.)	
USEABLE PRIVATE OPEN SPACE REQ'D.	125 SQ. FT. PER UNIT
USEABLE COMMON SPACE REQ'D	300 SQ. FT.
FOR LOWER UNIT PROPOSED OPEN SPACE	240 SQ. FT.
FOR UPPER UNIT PROPOSED OPEN SPACE	118 SQ. FT.
COMMON OPEN SPACE	660 SQ. FT.

**SCOPE OF PROJECT**

REPLACE EXISTING BUILDING WITH A THREE STORY OVER BASEMENT, TWO UNITS RESIDENTIAL BUILDING.

**DIRECTORIES**

**OWNER'S CONTACT** KEN FUKUDA AND HAE SOOK YUO  
325 29TH AVE.  
SAN FRANCISCO, CA 94121  
415 571-8880  
FUKUDAK@COMCAST.NET

**ARCHITECT** GEORGE SUN  
SUN ARCHITECTURE  
5111 GEARY BLVD.  
SAN FRANCISCO, CA 94118  
415 387-2700  
GSUN@SUNARCHITECTURE.COM

**HRE CONSULTANT** JOHANNA STREET ARCHITECT  
415 287-4143  
JOHANNA@STREETARCHITECT.COM

**SOUNDNESS REPORT** ANTHONY CHAU & PARTNERS, LLC  
765 MORAGA RD.  
LAFAYETTE, CA 94549  
415 307-7538  
ANTHONYCHAUDESIGNS@GMAIL.COM

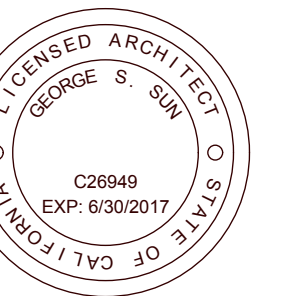
**SURVEYOR** WESTOVER SURVEYING  
336 CLAREMONT BLVD. STE.2  
SAN FRANCISCO, CA 94127  
415 242-5400  
WWW.WESTOVERSURVEYING.COM



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EEA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION #1	3/2/16
SITE PERMIT REVISION	4/8/16
RDT REVISION	5/31/16
RDT REVISION #2	6/28/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16
CU REVISION #2	12/28/16
CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS  
REVIEWED BY:  
ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

COVER SHEET

SCALE: AS INDICATED  
SHEET NUMBER:

**A0**

SUBJECT PROPERTY  
325 29TH AVE.



A ACROSS FROM SUBJECT PROPERTY  
325 29TH AVE.



B



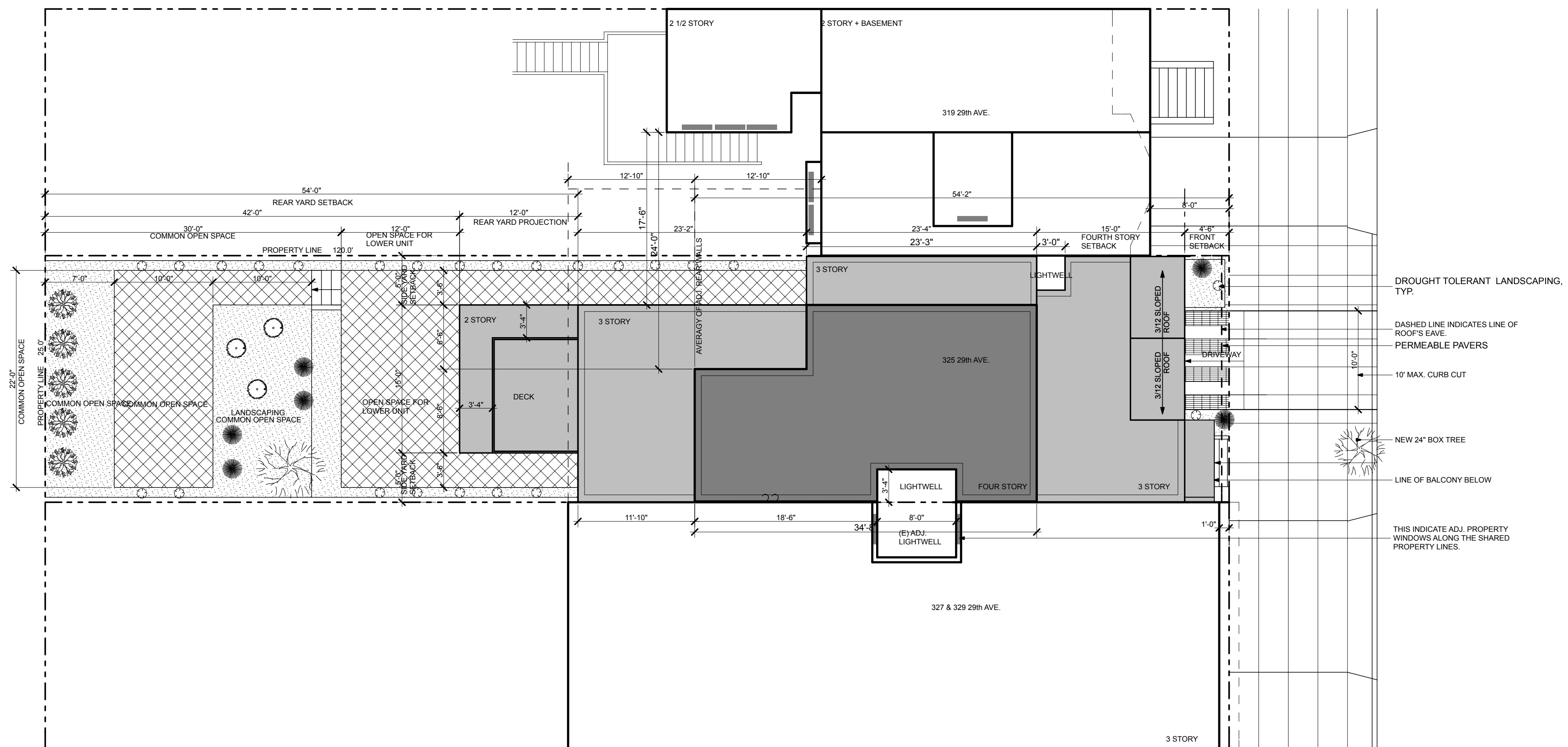
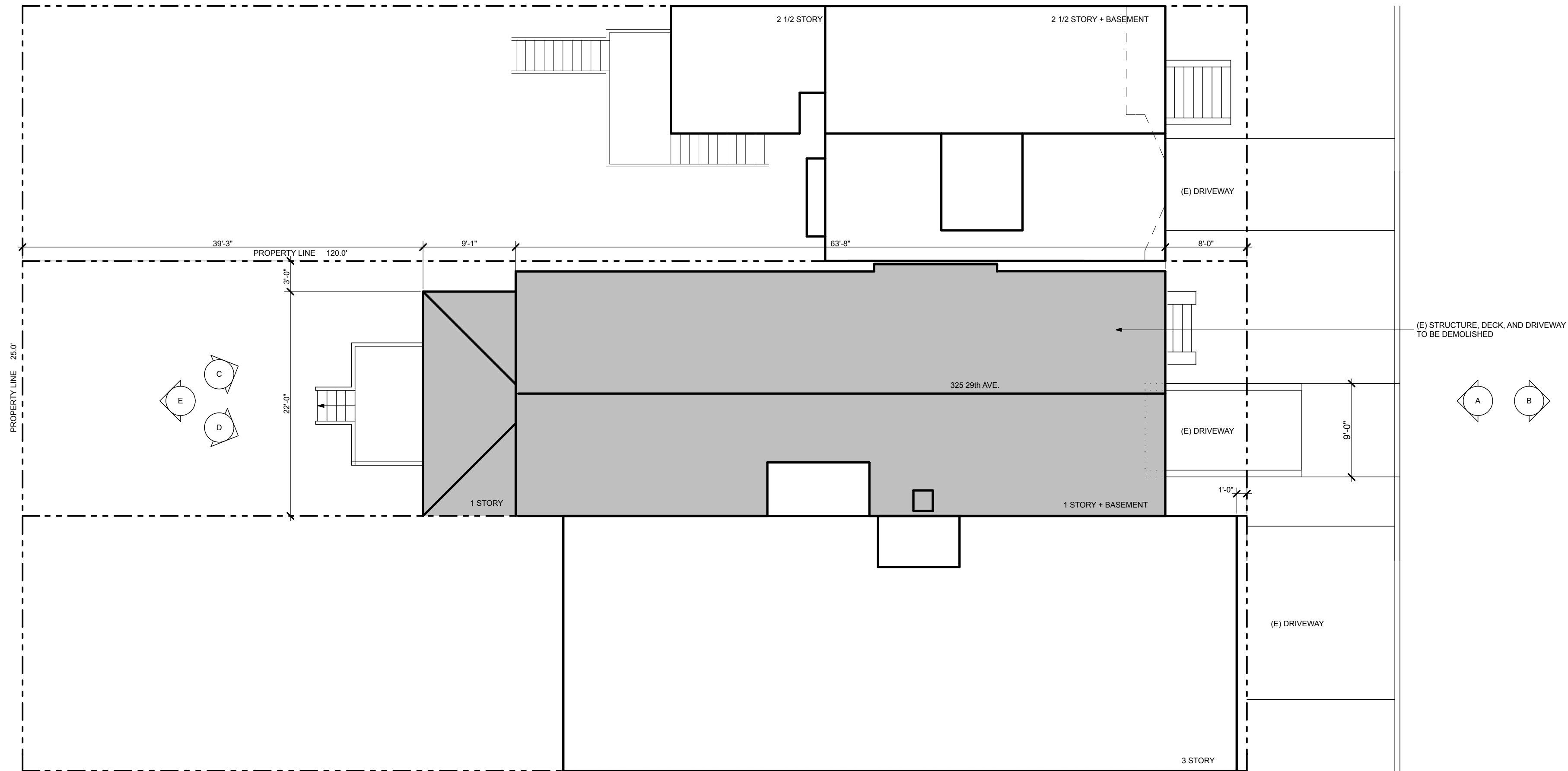
C



D



E

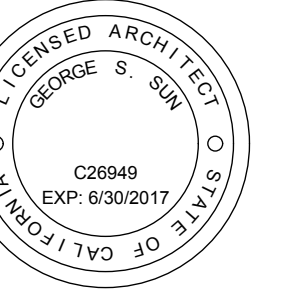


1 (E) & PROPOSED SITE PLANS  
SCALE: 1/8" = 1'-0"



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	7/9/15
EA SUBMITTAL	10/30/15
PRE-APPLICATION	12/4/15
SITE & DEMO PERMIT	3/2/16
DESIGN REVISION 1	4/8/16
SITE PERMIT REVISION	5/31/16
RDY REVISION	6/28/16
SITE PERMIT SUBMITTAL	9/17/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION #1	12/12/16
CU REVISION #2	12/28/16
CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS  
REVIEWED BY:  
ISSUE DATE:  
PROJECT #: 1503.00  
OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

(E) + PROPOSED SITE/ROOF PLANS

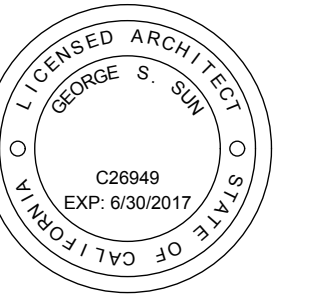
SCALE: AS INDICATED  
SHEET NUMBER:

A1.1

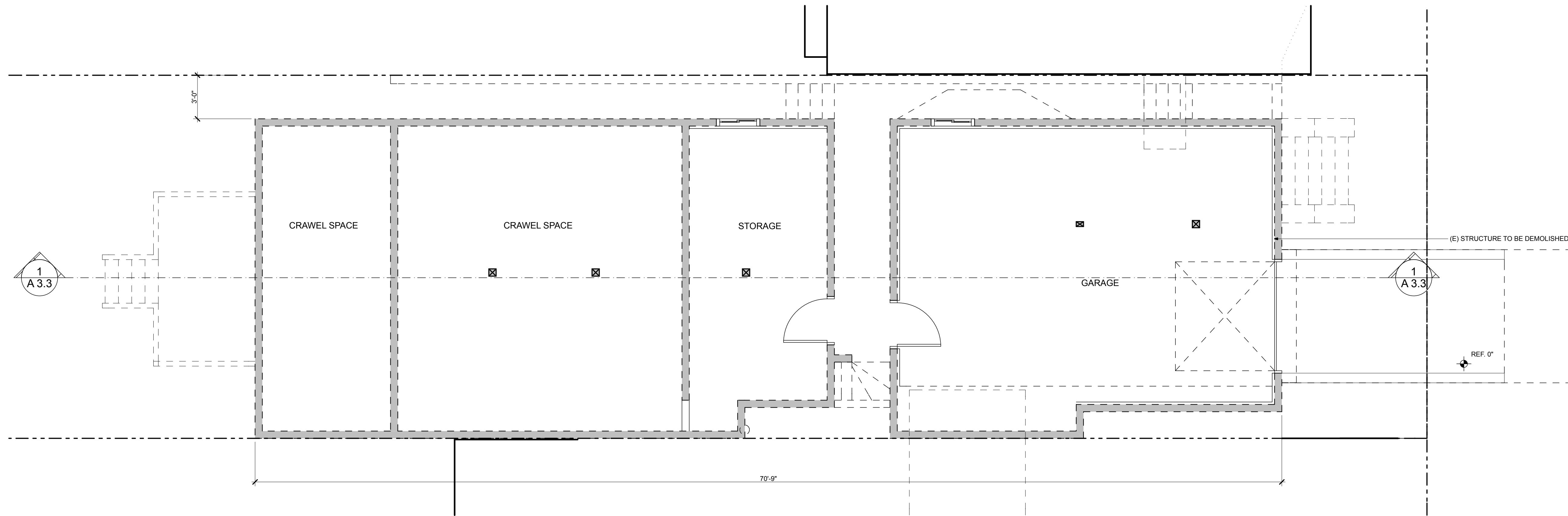


ARCHITECTURE

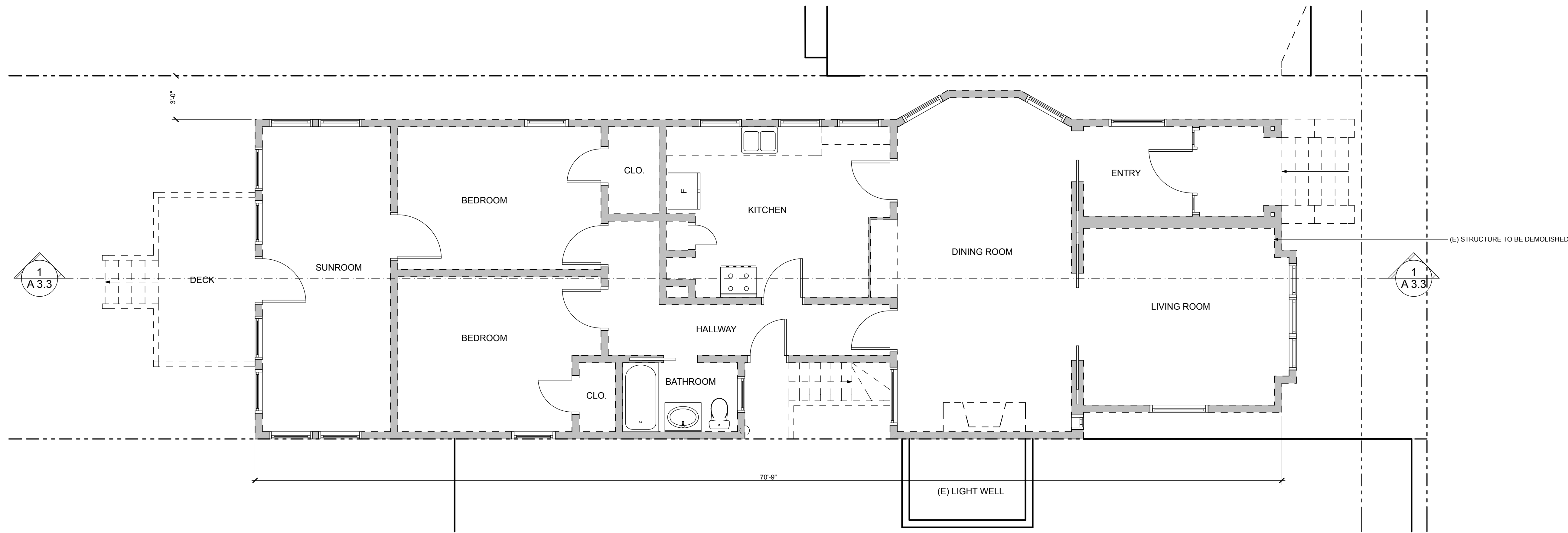
5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



1 (E) & DEMOLITION GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

New Residence  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/2/16
SITE PERMIT REVISION	4/8/16
RD1 REVISION	5/31/16
RD2 REVISION 2	6/28/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR  
CONTENTS, COPIES THEREOF FURNISHED BY  
SUN ARCHITECTURE ARE AND SHALL REMAIN  
THE PROPERTY OF THE ARCHITECT. THEY ARE  
TO BE USED ONLY WITH RESPECT TO THIS  
PROJECT AND SHALL NOT BE USED BY ANY  
PERSONS ON OTHER PROJECTS, OR  
EXTENSIONS TO THIS PROJECT WITHOUT  
EXPRESSED WRITTEN AGREEMENT WITH AND  
APPROPRIATE COMPENSATION TO THE  
ARCHITECT. THESE DRAWINGS ARE PROTECTED  
BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

(E) FLOOR AND  
DEMOLITION  
PLANS

SCALE: AS INDICATED  
SHEET NUMBER:

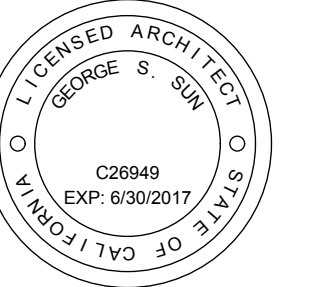
A2.1



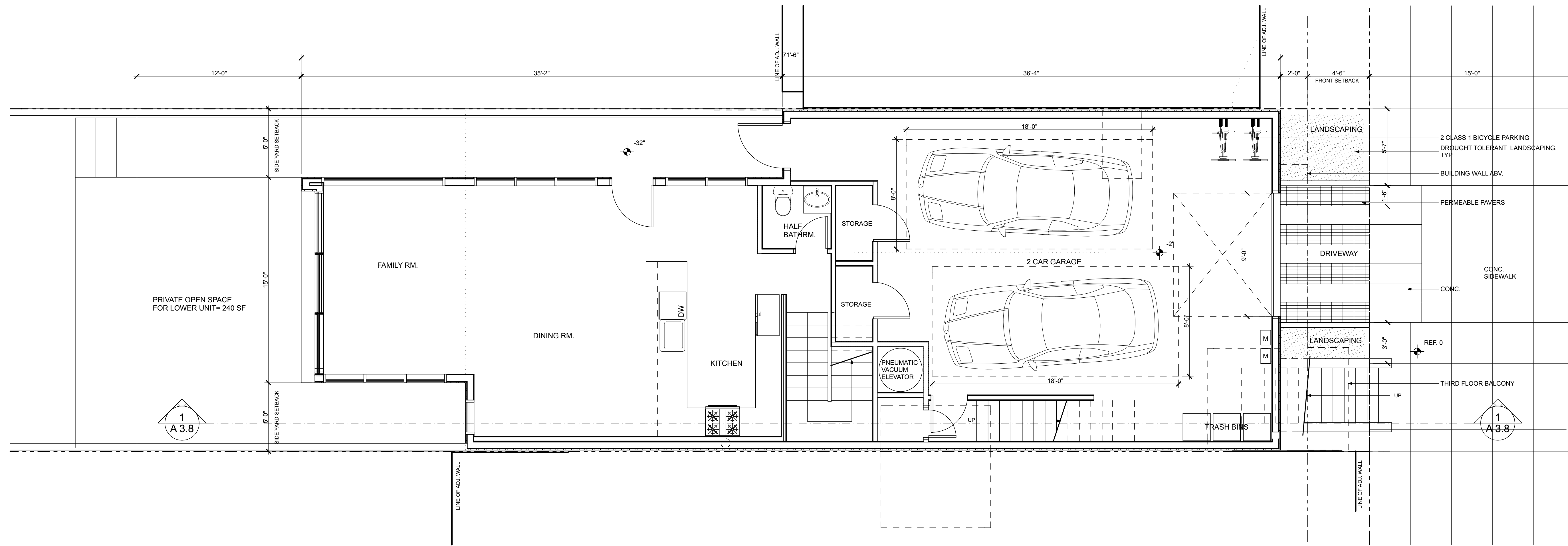


ARCHITECTURE

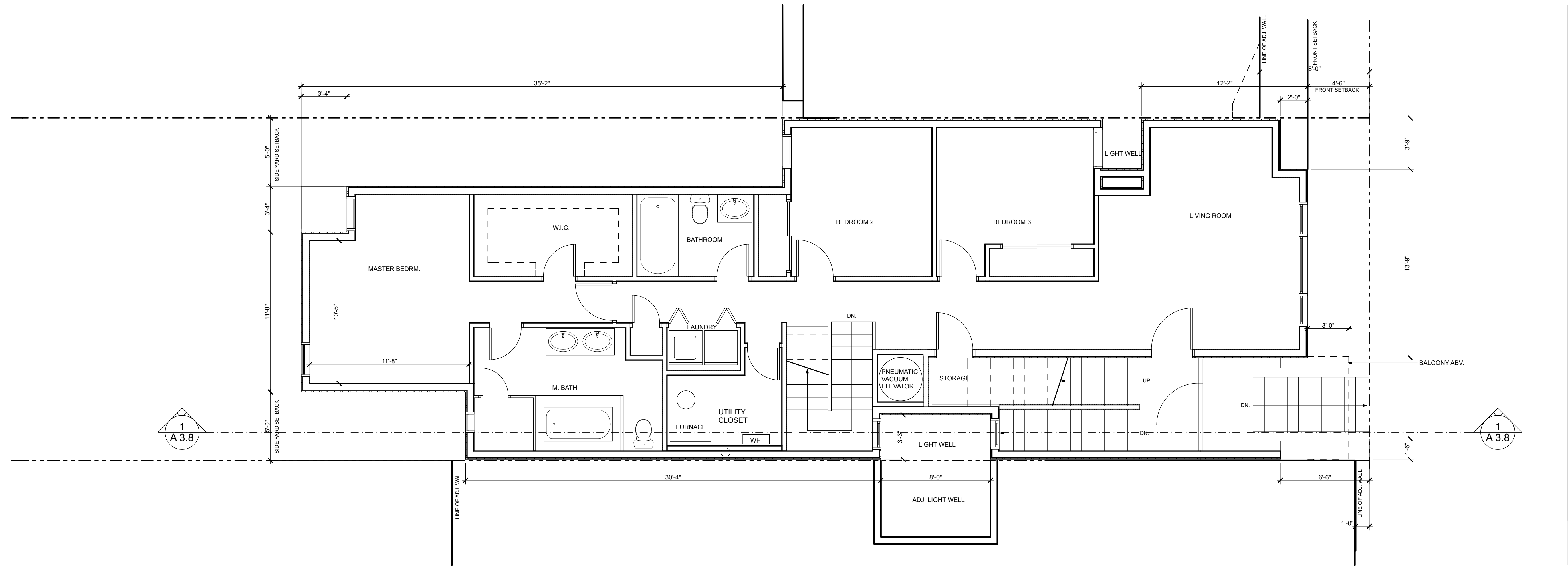
5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSS@SUNARCHITECTURE.COM



George S. Sun, Architect, LEED AP



1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

New Residence  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DESCRIPTION	DATE
EA SUBMITTAL	7/9/15	
PRE-APPLICATION	10/30/15	
SITE & DEMO PERMIT	12/4/15	
DESIGN REVISION #1	3/27/16	
SITE PERMIT REVISION	4/8/16	
RD1 REVISION	5/31/16	
RD2 REVISION	6/28/16	
SITE PERMIT SUBMITTAL	9/17/16	
SITE PERMIT SUBMITTAL	10/5/16	
CU REVISION #1	12/12/16	
CU REVISION #2	12/28/16	
CU REVISION #3	2/20/17	

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS  
REVIEWED BY:  
ISSUE DATE:

PROJECT #: 1503.00

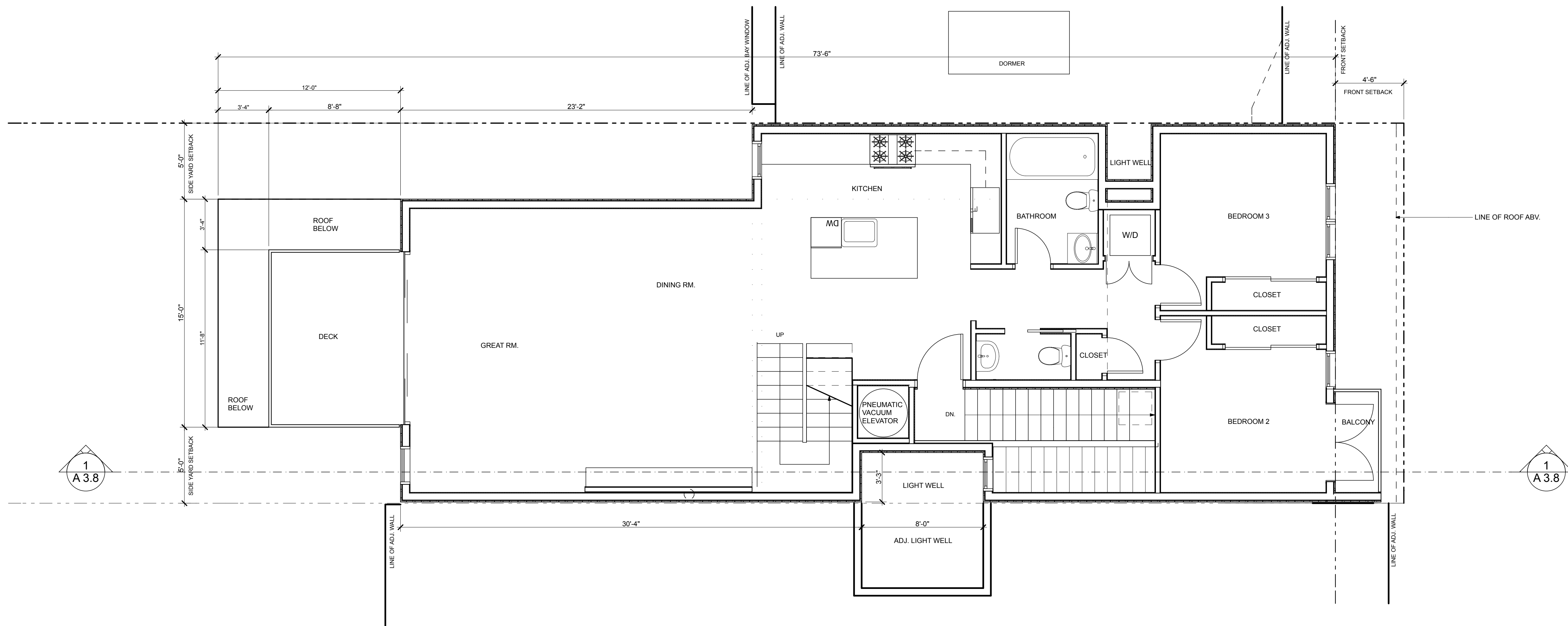
OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESSED WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:  
PROPOSED  
GROUND +  
SECOND FLOOR  
PLANS

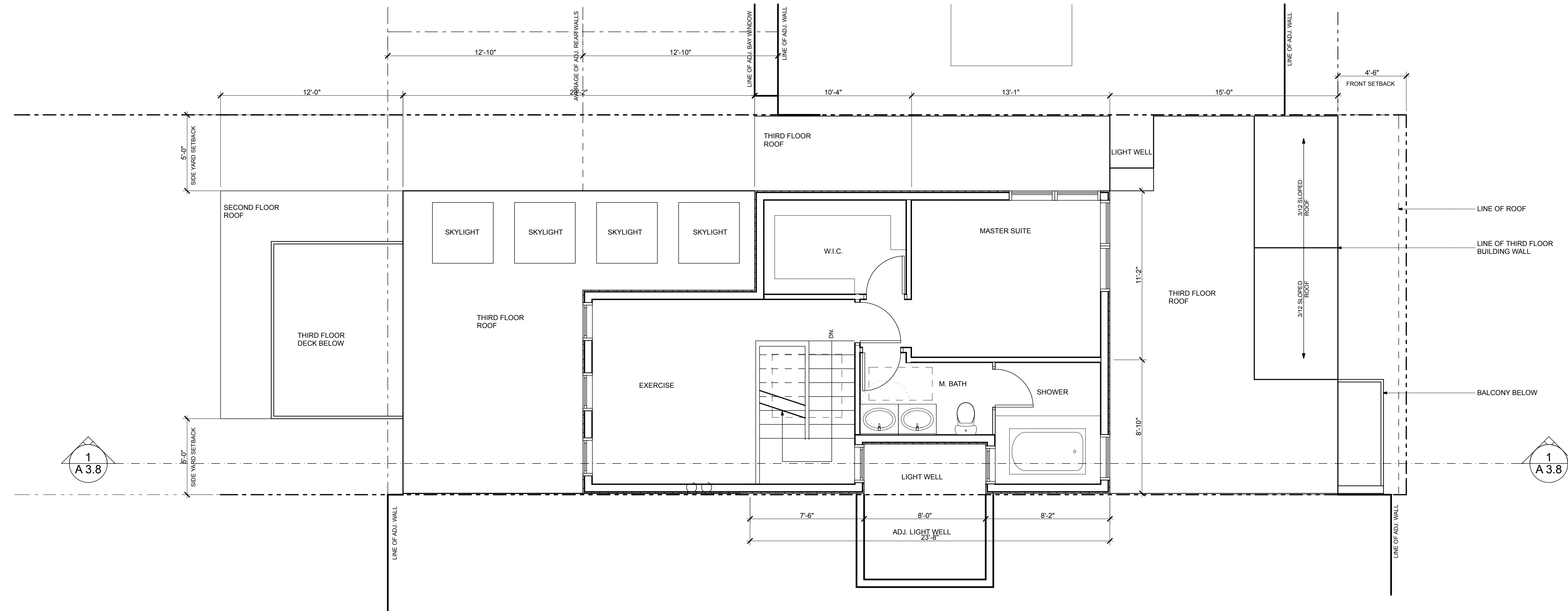
SCALE: AS INDICATED  
SHEET NUMBER:

A2.2





**1** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

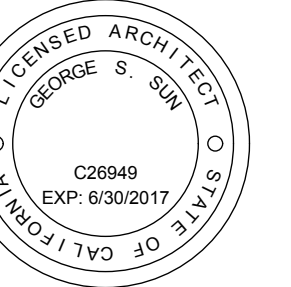


**2** PROPOSED FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

**New Residence**  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION #1	3/23/16
SITE PERMIT REVISION	4/8/16
RDY REVISION	5/31/16
RDY REVISION #2	6/28/16
SITE PERMIT SUBMITTAL	9/17/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION #1	12/12/16
CU REVISION #2	12/28/16
CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS  
REVIEWED BY:  
ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESSED WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:  
**PROPOSED  
THIRD +  
FOURTH FLOOR  
PLANS**

SCALE: AS INDICATED  
SHEET NUMBER:



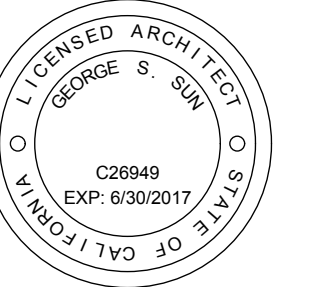
**A2.3**



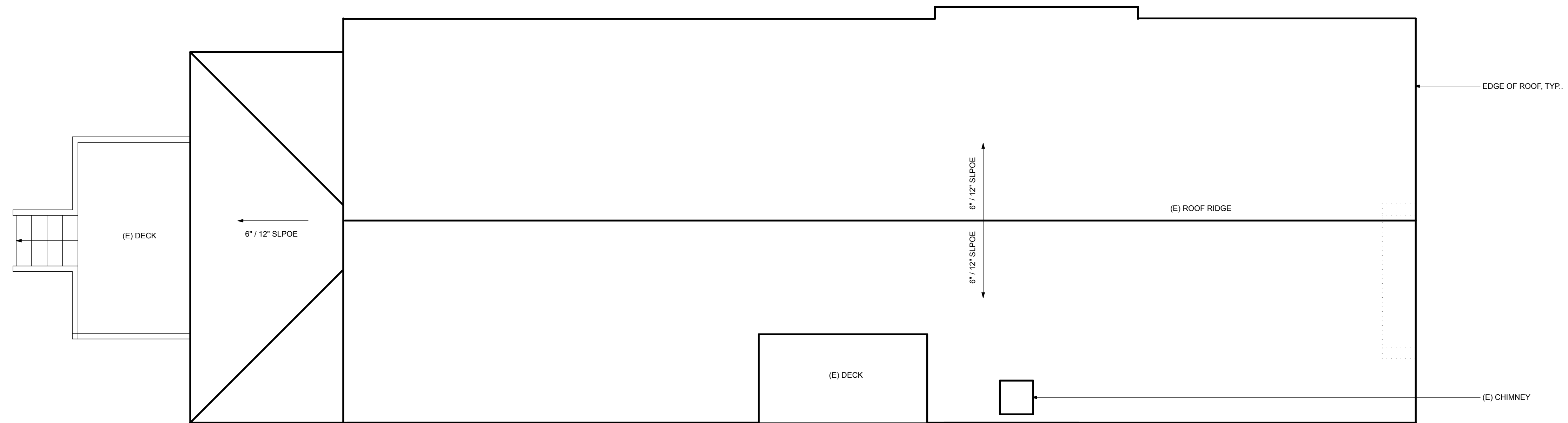
ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

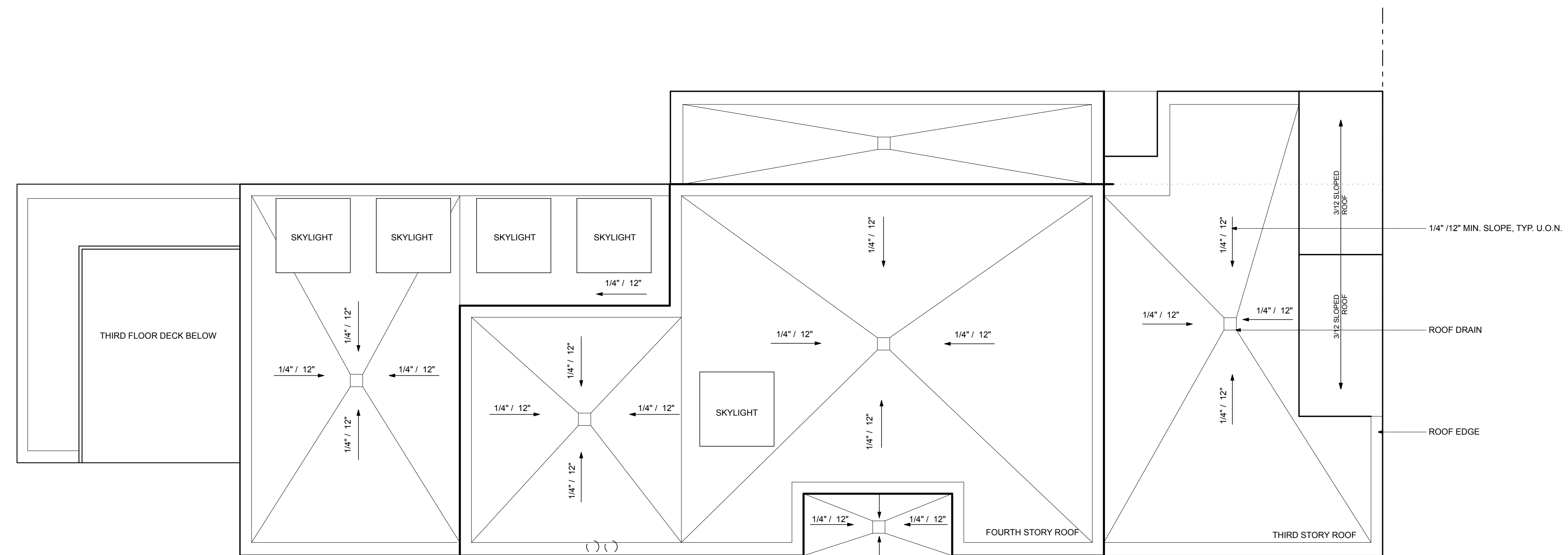
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



**1** EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



**2** PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

**New Residence**  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DESCRIPTION	DATE
	EA SUBMITTAL	7/9/15
	PREAPPLICATION	10/30/15
	SITE & DEMO PERMIT	12/4/15
	DESIGN REVISION #1	3/27/16
	SITE PERMIT REVISION	4/8/16
	RDT REVISION	5/31/16
	RDT REVISION #2	6/28/16
	SITE PERMIT SUBMITTAL	9/19/16
	SITE PERMIT SUBMITTAL	10/5/16
	CU REVISION	12/12/16
	CU REVISION #2	12/28/16
	CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

(E) + PROPOSED  
ROOF PLANS

SCALE: AS INDICATED  
SHEET NUMBER:

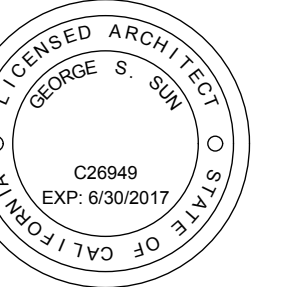
**A2.4**



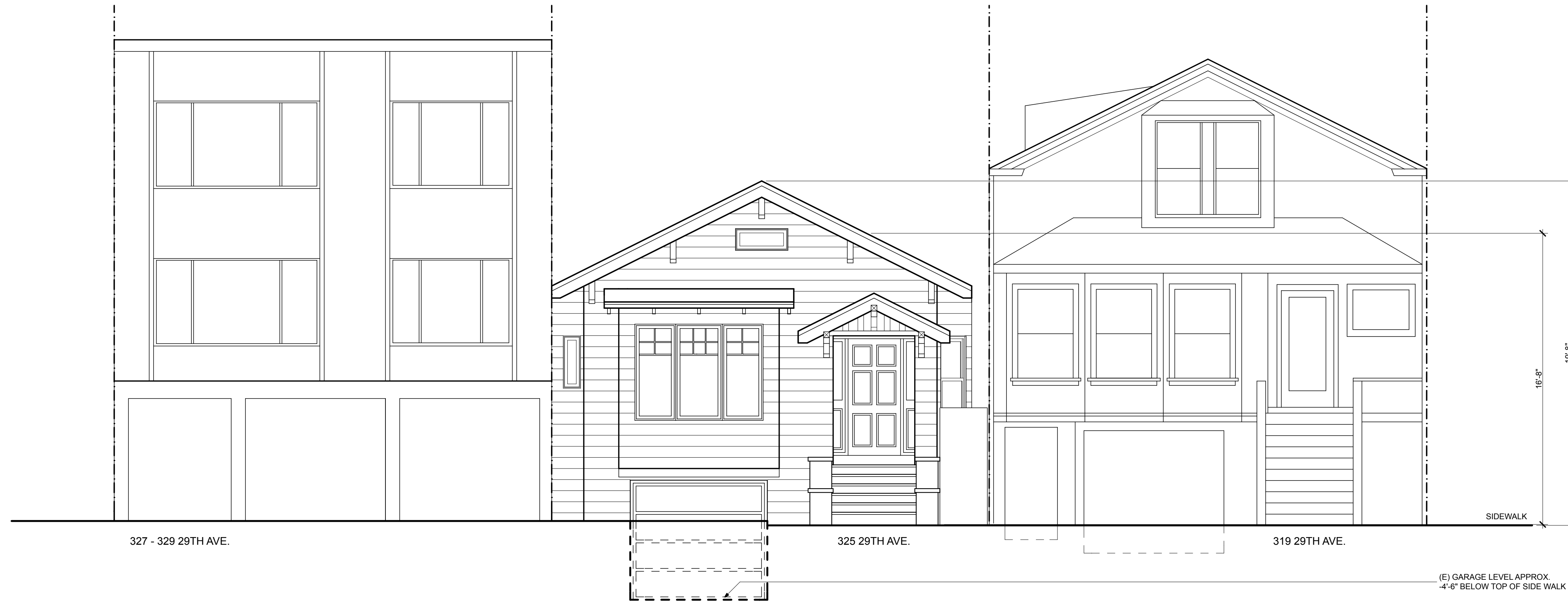


ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



1 (E) FRONT ELEVATION- EAST  
SCALE: 1/4" = 1'-0"



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

**New Residence**  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EEA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/23/16
SITE PERMIT REVISION	4/8/16
RDT REVISION	5/31/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

(E) FRONT + REAR ELEVATIONS

SCALE: AS INDICATED

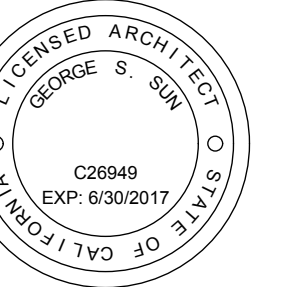
SHEET NUMBER:

A3.1

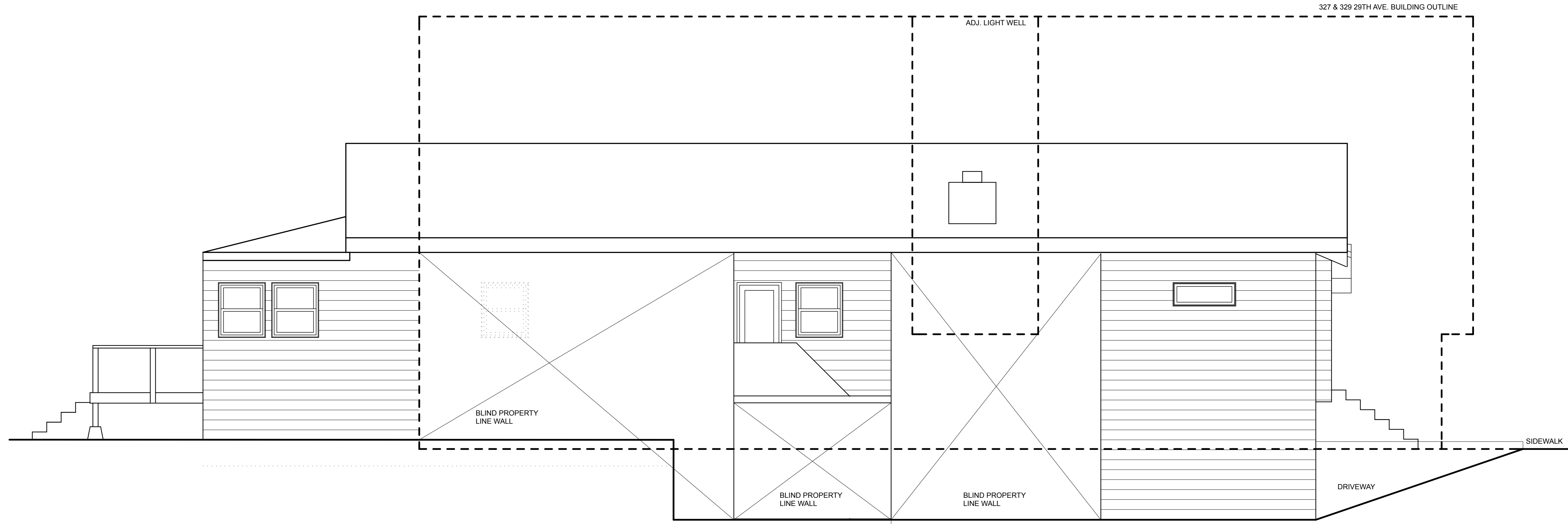


ARCHITECTURE

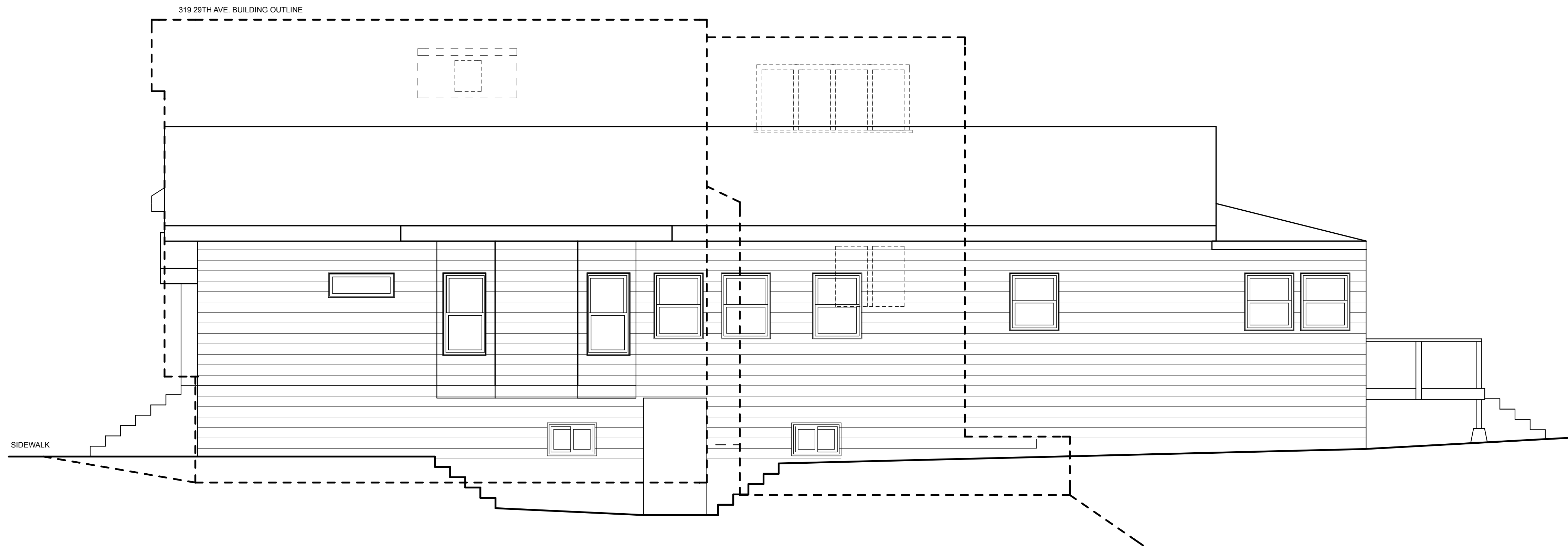
5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



1 (E) LEFT SIDE ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"



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

New Residence  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/27/16
SITE PERMIT REVISION	4/8/16
RD1 REVISION	5/31/16
RD2 REVISION	6/28/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR  
CONTENTS, COPIES THEREOF FURNISHED BY  
SUN ARCHITECTURE ARE AND SHALL REMAIN  
THE PROPERTY OF THE ARCHITECT. THEY ARE  
TO BE USED ONLY WITH RESPECT TO THIS  
PROJECT AND SHALL NOT BE USED BY ANY  
PERSONS ON OTHER PROJECTS, OR  
EXTENSIONS TO THIS PROJECT WITHOUT  
EXPRESSED WRITTEN AGREEMENT WITH AND  
APPROPRIATE COMPENSATION TO THE  
ARCHITECT. THESE DRAWINGS ARE PROTECTED  
BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

(E) SIDE  
ELEVATIONS

SCALE: AS INDICATED

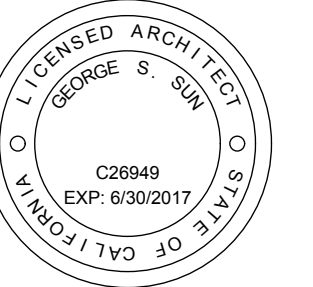
SHEET NUMBER:

A3.2

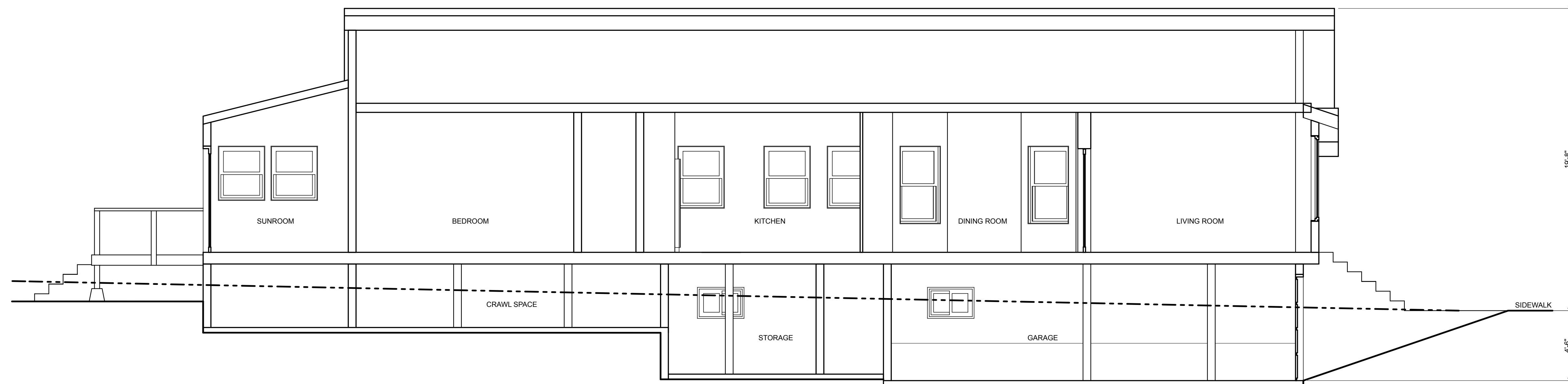


ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



1 (E) Section  
SCALE: 1/4" = 1'-0"

**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/23/16
SITE PERMIT REVISION	4/8/16
RDY REVISION	5/31/16
SITE PERMIT SUBMITTAL	6/28/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESSED WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

(E) SECTION

SCALE: AS INDICATED

SHEET NUMBER:

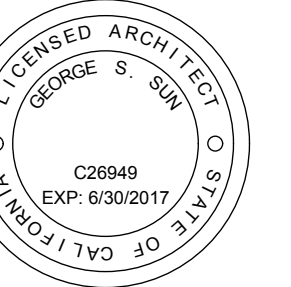
A3.3



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



**1** PROPOSED FRONT ELEVATION- EAST  
SCALE: 1/4" = 1'-0"

**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DESCRIPTION	DATE
	EA SUBMITTAL	7/9/15
	PRE-APPLICATION	10/30/15
	SITE & DEMO PERMIT	12/4/15
	DESIGN REVISION 1	3/23/16
	SITE PERMIT REVISION	4/8/16
	RDT REVISION	5/31/16
	RDT REVISION 2	6/28/16
	SITE PERMIT SUBMITTAL	9/19/16
	SITE PERMIT SUBMITTAL	10/5/16
	CU REVISION	12/12/16
	CU REVISION #2	12/28/16
	CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

**PROPOSED  
FRONT  
ELEVATION**

SCALE: AS INDICATED

SHEET NUMBER:

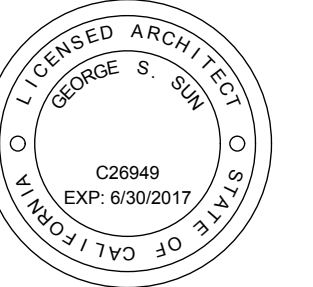
**A3.4**



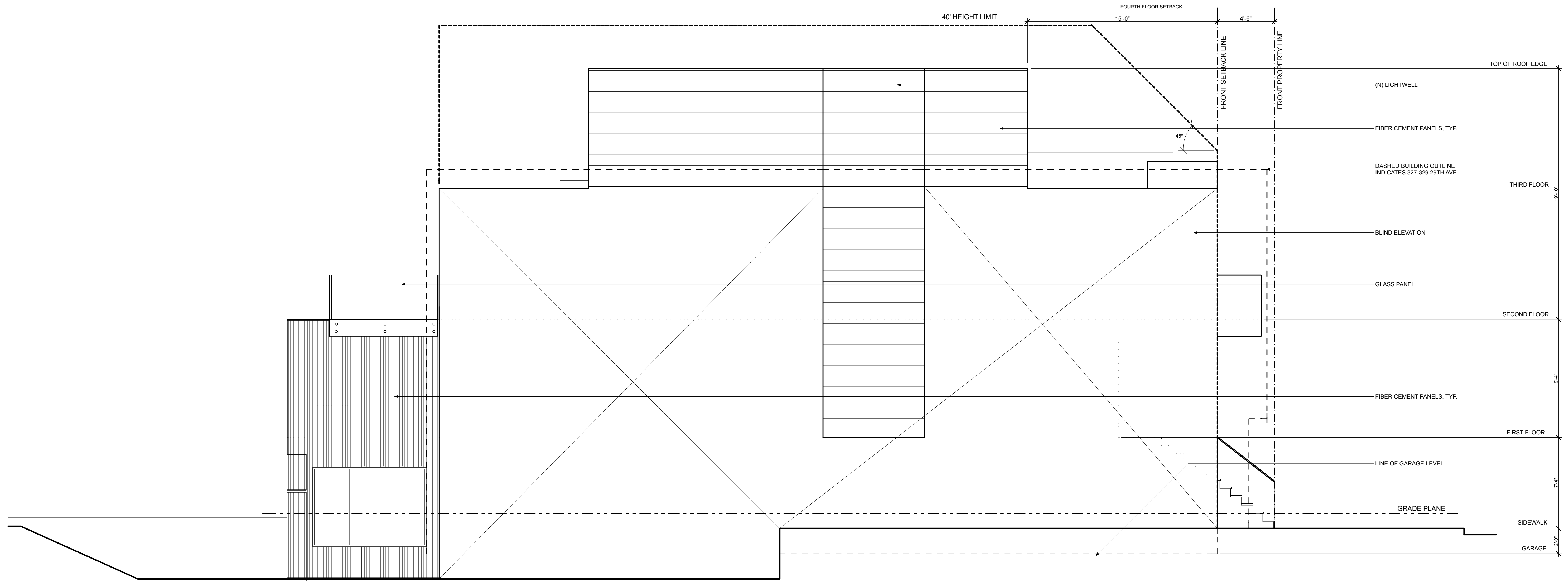
ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



**1** PROPOSED LEFT SIDE ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"

**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	
DESCRIPTION	DATE
EEA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION #1	3/27/16
SITE PERMIT REVISION	4/8/16
RDT REVISION	5/31/16
RDT REVISION #2	6/28/16
SITE PERMIT SUBMITTAL	9/17/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION #1	12/12/16
CU REVISION #2	12/28/16
CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

**PROPOSED LEFT SIDE ELEVATION**

SCALE: AS INDICATED

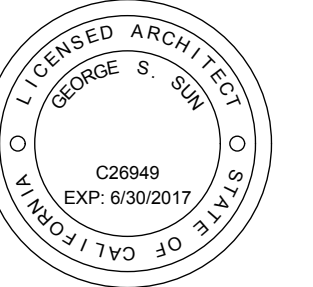
SHEET NUMBER:

**A3.5**



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	
DESCRIPTION	DATE
EEA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/27/16
SITE PERMIT REVISION	4/8/16
RDT REVISION	5/31/16
RDT REVISION #2	6/28/16
SITE PERMIT SUBMITTAL	9/17/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16
CU REVISION #2	12/28/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

**PROPOSED  
REAR  
ELEVATION**

SCALE: AS INDICATED

SHEET NUMBER:

**A3.6**

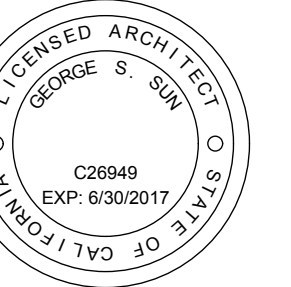
**1** PROPOSED REAR ELEVATION- WEST  
SCALE: 1/4" = 1'-0"



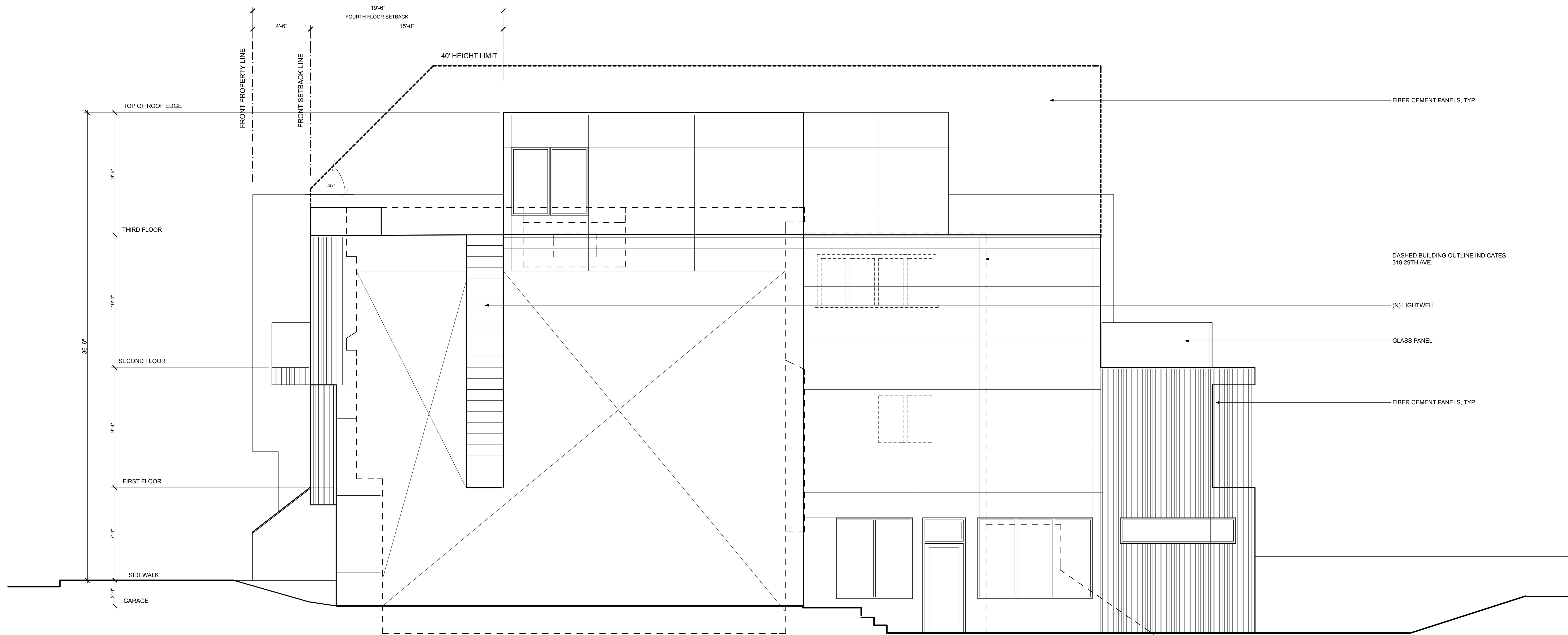
ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP



**1** PROPOSED RIGHT SIDE ELEVATION- NORTH  
SCALE: 1/4" = 1'-0"

**New Residence**  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DESCRIPTION	DATE
	EA SUBMITTAL	7/9/15
	PRE-APPLICATION	10/30/15
	SITE & DEMO PERMIT	12/4/15
	DESIGN REVISION #1	3/27/16
	SITE PERMIT REVISION	4/8/16
	RDT REVISION	5/31/16
	RDT REVISION #2	6/28/16
	SITE PERMIT SUBMITTAL	9/17/16
	SITE PERMIT SUBMITTAL	10/5/16
	CU REVISION	12/12/16
	CU REVISION #2	12/28/16
	CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

PROPOSED  
RIGHT SIDE  
ELEVATION

SCALE: AS INDICATED

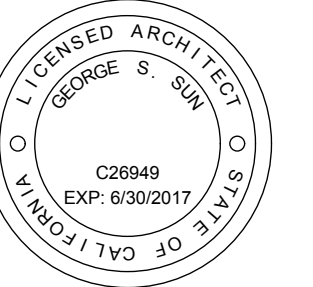
SHEET NUMBER:

**A3.7**



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

**New Residence**  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	7/9/15
EEA SUBMITTAL	10/30/15
PRE-APPLICATION	12/4/15
SITE & DEMO PERMIT	3/27/16
DESIGN REVISION 1	4/8/16
SITE PERMIT REVISION	5/31/16
RDT REVISION	6/28/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16
CU REVISION #2	12/28/16
CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

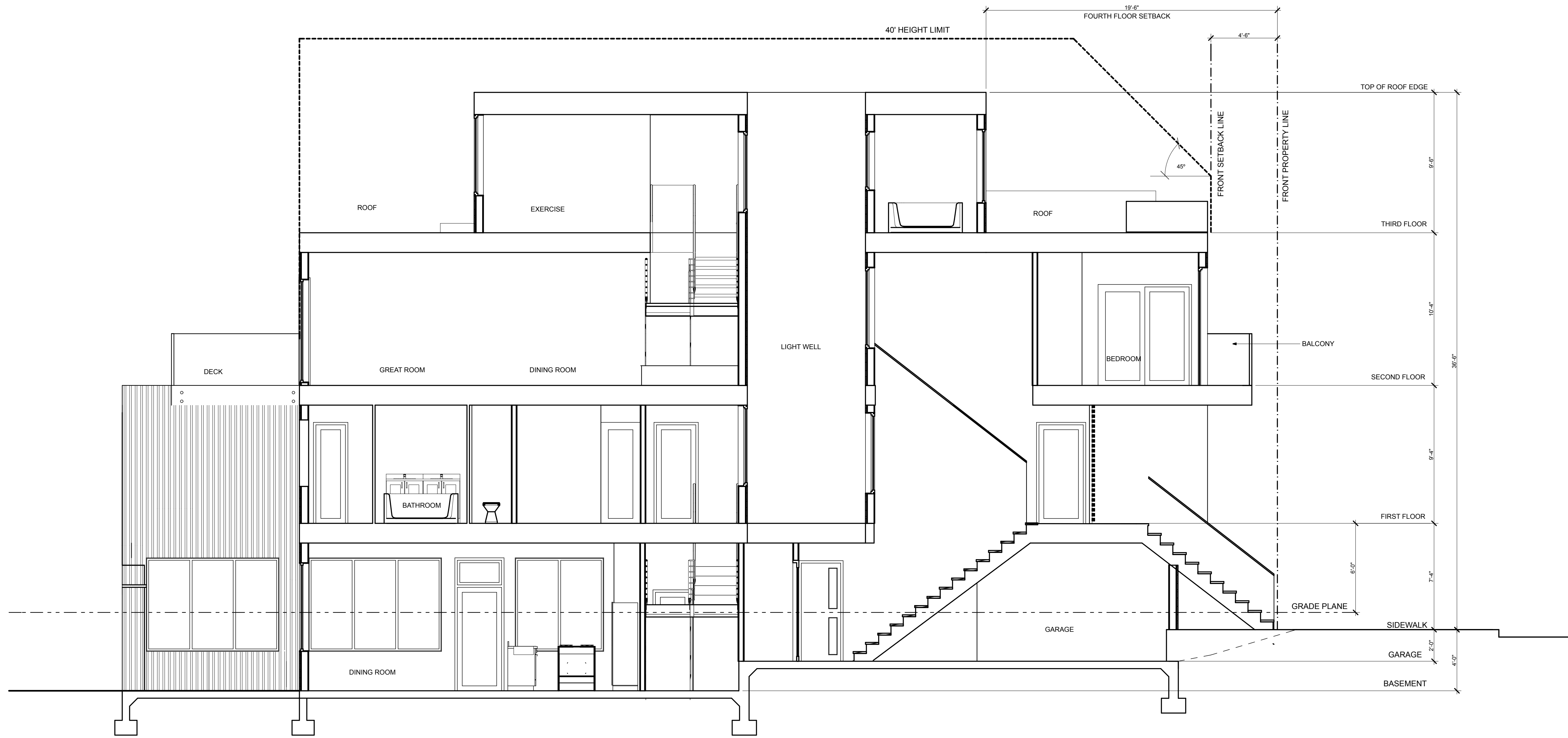
SHEET TITLE:

**PROPOSED  
BUILDING  
SECTION**

SCALE: AS INDICATED

SHEET NUMBER:

**A3.8**



**1** PROPOSED BUILDING SECTION  
SCALE: 1/4" = 1'-0"



REAR VIEW



STREET VIEW

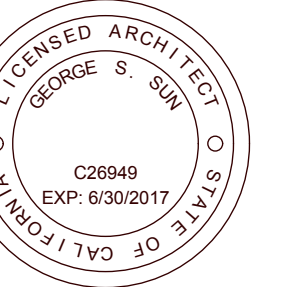


FRONT VIEW



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

**New Residence**  
**325 29th Ave.**  
**San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DATE
DESCRIPTION	
EA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/27/16
SITE PERMIT REVISION	4/8/16
RDT REVISION	5/31/16
RDT REVISION 2	6/28/16
SITE PERMIT SUBMITTAL	9/19/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION #2	12/12/16
CU REVISION #3	2/20/17

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESSED WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

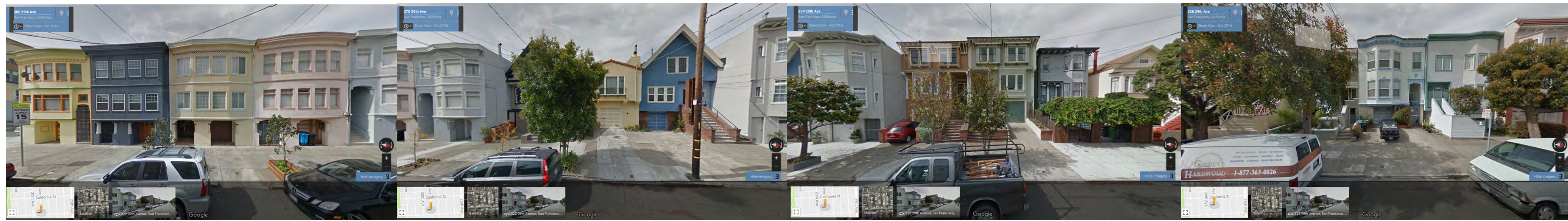
SHEET TITLE:

**3D RENDERING**

SCALE: AS INDICATED

SHEET NUMBER:

**A3.9**

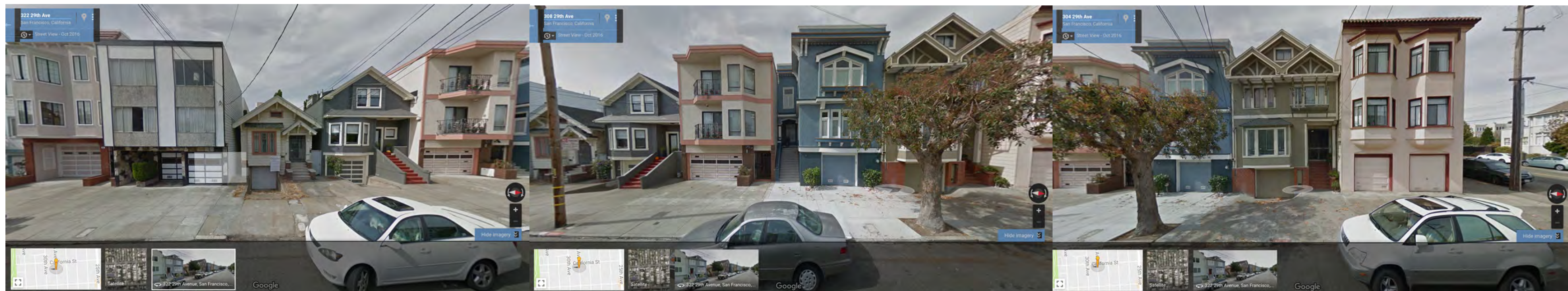


Corner of 29th Ave. x Clement

West Side of 29th Ave.

West Side of 29th Ave.

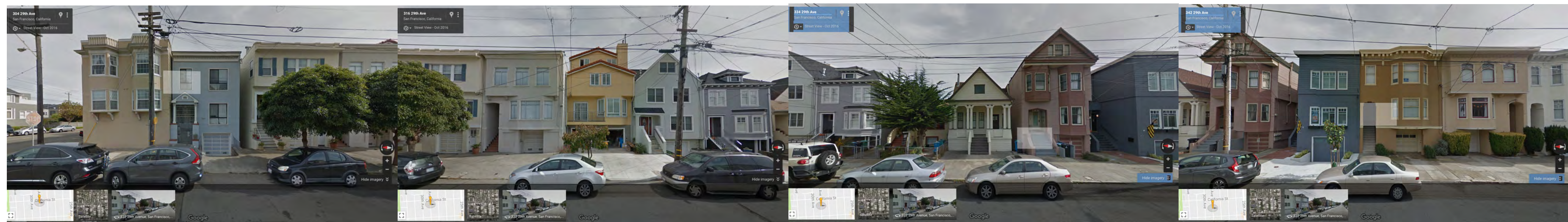
West Side of 29th Ave.



325 29th Ave.

West Side of 29th Ave.

Corner of 29th Ave. x California

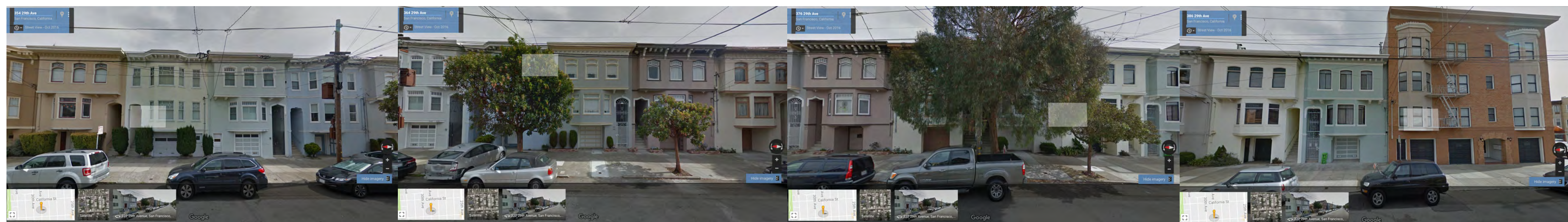


Corner of 29th Ave. x California

Across From 325 29th Ave.

East Side of 29th Ave.

East Side of 29th Ave.

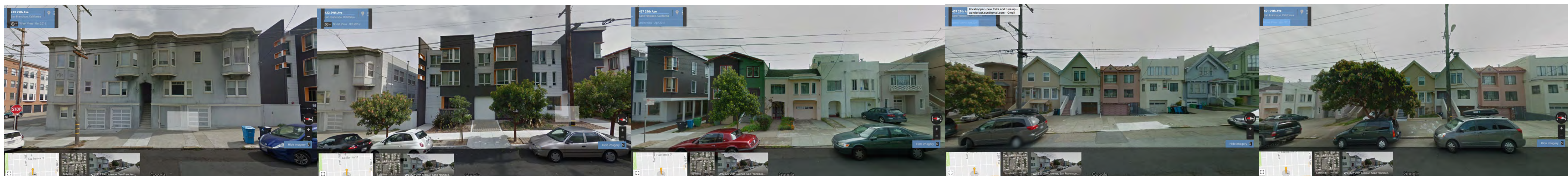


East Side of 29th Ave.

East Side of 29th Ave.

East Side of 29th Ave.

Corner of 29th Ave. x Clement



SE Corner of 29th Ave. x Clement

New Modern Building on 29th Ave.

29th Ave. South of Clement

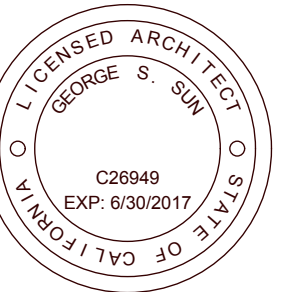
29th Ave. South of Clement

29th Ave. South of Clement



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118  
PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

**New Residence  
325 29th Ave.  
San Francisco, CA 94121**

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DESCRIPTION	DATE
	EA SUBMITTAL	7/9/15
	PRE-APPLICATION	10/30/15
	SITE & DEMO PERMIT	12/4/15
	DESIGN REVISION #1	3/2/16
	SITE PERMIT REVISION	4/8/16
	RD1 REVISION	5/31/16
	RD2 REVISION #2	6/28/16
	SITE PERMIT SUBMITTAL	9/19/16
	SITE PERMIT SUBMITTAL	10/5/16
	CU REVISION #1	12/12/16
	CU REVISION #2	12/28/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

SCALE: AS INDICATED

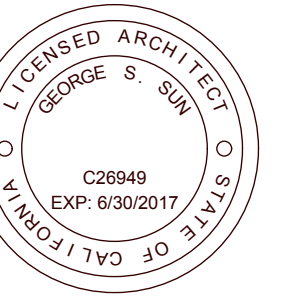
SHEET NUMBER:



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

PHONE 415 387-2700  
GSUN@SUNARCHITECTURE.COM



George S Sun, Architect, LEED AP

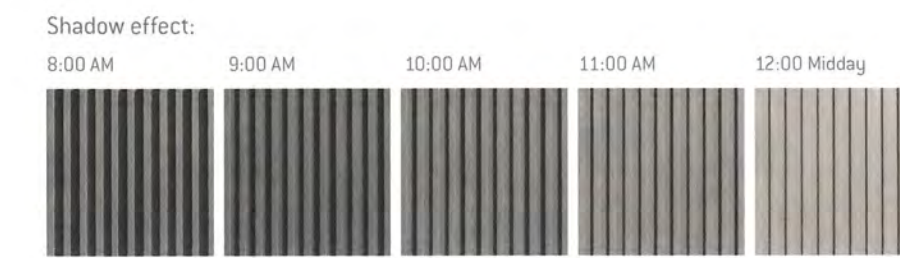
# EQUITONE [linea]

EQUITONE [linea] is a unique 3D shaped, through-coloured facade material that plays with light and shadow. Linea displays a linear texture that highlights the raw inner texture of the core fibre cement material. Every moment of the day, the changing angle of the daylight gives the facade material a different aspect. The material comes in a large panel size and can be transformed into any size or shape in the workshop or on site. No matter what design options you explore, EQUITONE's through-coloured nature guarantees crisp, monolithic details.

Both visible and invisible fixing options exist for EQUITONE [linea].



MATERIAL 1



EXTERIOR MATERIAL SAMPLE

# EQUITONE [tectiva]

EQUITONE [tectiva] is a through-coloured facade material, characterised by a sanded surface and naturally occurring hues within the material. Every tectiva panel is unique, strongly expressing the raw texture of the core eternit fibre cement material. The material comes in a maximum panel size of 1.25 x 3m (4' x 10') and can be transformed into any size or shape in the workshop or on site. No matter what design options you explore, EQUITONE's through-coloured nature guarantees crisp, monolithic details.



MATERIAL 2

EXTERIOR MATERIAL SAMPLE

### DEFINING DESIGN DETAILS

**Window and Patio Door Styles**

**Aluminum Colors\***

Standard	Optional
White	Clear Anodized
Black Anodized	Black
Black Matte	Black Satin
Black Gloss	Black Semi-Gloss
Black Satin	Black Semi-Gloss
Black Gloss	Black Satin
Black Semi-Gloss	Black Gloss
Black Satin	Black Semi-Gloss
Black Gloss	Black Satin
Black Semi-Gloss	Black Gloss

**Grilles Between the Glass (GBG)**

**Casement & Awning Window Hardware**

**Single-Hung & Sliding Window Hardware**

### GLASS & FRAME OPTIONS

**Low-E and LoE<sup>+</sup>366 Insulating Glass**

High-performance glass, including Spectrolux<sup>®</sup> and Helio Clear energy coats, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE<sup>+</sup>366, which provides even more protection against heat loss and fading, as well as greater energy savings.

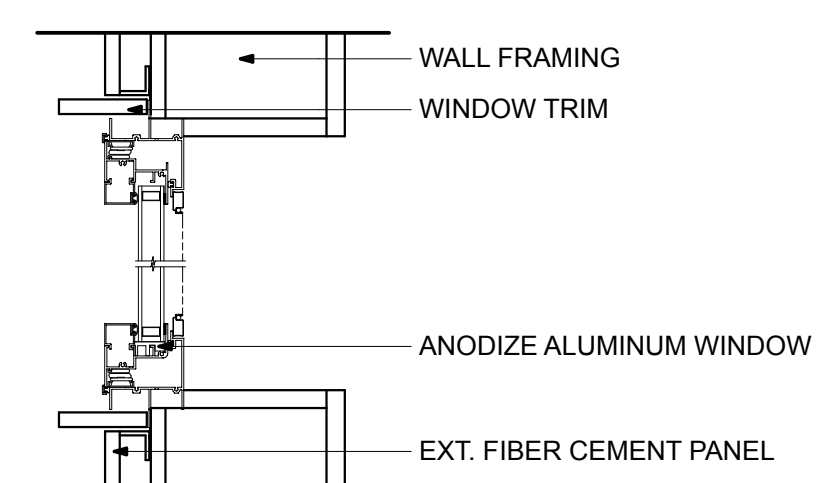
Most windows and patio doors with Low-E glass are ENERGY STAR<sup>®</sup> qualified. ENERGY STAR products help homeowners save energy, save money and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC combinations that provide significant energy efficiency for a given climate zone. It's easy to find your ENERGY STAR qualified window or door. For more information, visit [www.pella.com/energyefficiency](http://www.pella.com/energyefficiency).

**Textured, Tinted & Decorative Glass**

**Frame Types**

**Multi-Track Sliding Patio Door Option**

WINDOW DETAIL



WINDOW DETAIL

PROJECT TITLE AND ADDRESS:

DESCRIPTION	DATE
EA SUBMITTAL	7/9/15
PRE-APPLICATION	10/30/15
SITE & DEMO PERMIT	12/4/15
DESIGN REVISION 1	3/27/16
SITE PERMIT REVISION	4/8/16
RDT REVISION	5/31/16
RDT REVISION 2	6/28/16
SITE PERMIT SUBMITTAL	9/17/16
SITE PERMIT SUBMITTAL	10/5/16
CU REVISION	12/12/16

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON LAW COPYRIGHTS.

SHEET TITLE:

MATERIAL SAMPLES, WINDOW DETAIL

SCALE: AS INDICATED

SHEET NUMBER:

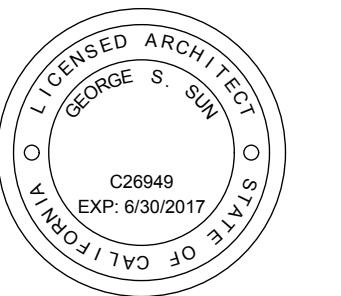
A3.10



ARCHITECTURE

5111 GEARY BOULEVARD  
SAN FRANCISCO, CA 94118

PHONE 415 387-2700  
GSM@SUNARCHITECTURE.COM



George S. Sun, Architect, LEED AP

**New Residence**  
325 29th Ave.  
San Francisco, CA 94121

PROJECT TITLE AND ADDRESS:

SUBMITTALS:	DESCRIPTION	DATE
EEA SUBMITTAL	7/9/15	
PRE-APPLICATION	10/30/15	
SITE & DEMO PERMIT	12/4/15	
DESIGN REVISION 1	3/2/16	
SITE PERMIT REVISION	4/8/16	
RD1 REVISION	5/31/16	
RD2 REVISION	6/28/16	
SITE PERMIT SUBMITTAL	9/19/16	
SITE PERMIT SUBMITTAL	10/5/16	
CU REVISION	12/12/16	

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS

REVIEWED BY:

ISSUE DATE:

PROJECT #: 1503.00

OWNERSHIP & USE OF DOCUMENTS:  
ALL DRAWINGS, SPECIFICATIONS AND THEIR CONTENTS, COPIES THEREOF FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSONS ON OTHER PROJECTS, OR EXTENSIONS TO THIS PROJECT WITHOUT EXPRESS WRITTEN AGREEMENT WITH AND APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE DRAWINGS ARE PROTECTED BY COMMON-LAW COPYRIGHTS.

SHEET TITLE:

**GREEN BUILDING: SITE PERMIT CHECKLIST**

SCALE: AS INDICATED  
SHEET NUMBER:

**A4.1**

# Green Building: Site Permit Submittal

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name <b>325 29th Ave.</b>	Block/Lot <b>1404 / 006</b>	Address <b>325 29TH AVE., SF, CA 94121</b>
Gross Project Area <b>5538</b>	Primary Occupancy <b>R3</b>	Number of occupied floors <b>4</b>
Design Professional/Applicant: Sign & Date		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

### AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	X
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Type of Project Proposed (Indicate at right)	LEED PROJECTS					
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>Energy Use</b> Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	●	●	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2.	●	See San Francisco Planning Code 155			See San Francisco Planning Code 155	
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	(addition only)	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	(envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>2</sup>	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
<b>Type of Project Proposed</b> (Check box if applicable)		
<b>Energy Efficiency:</b> Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2).	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	(envelope alteration & addition only)
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

Attachment C-2:  
Green Building:  
Site Permit Submittal

Insert Project Name / Titleblock here

Version: July 1, 2014