



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 3, 2018

Continued From the January 11, 2018 and March 22, 2018 Hearings

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 26, 2018
Case No.: **2015-014876CUAVAR**
Project Address: **749 27th Street**
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 6588/012
Project Sponsor: Doug Shaw
53 Laurel Grove Avenue
Kentfield, CA 94904
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org
Recommendation: Approval with Conditions

BACKGROUND

On January 11, 2018, the Planning Commission continued the item to March 22, 2018, to allow Sponsor to make design revisions to address the Commission's concerns with the size of the proposed structure's 4th Floor and the compatibility of the proposed façade materials with the neighborhood context.

Prior to the agenda release for the March 22, 2018 Commission Hearing, the Planning Department determined that the project needed to be continued to May 3, 2018 to allow the Sponsor more time to resolve a Department of Building Inspection Notice of Violation (NOV) that was issued on the property on March 5, 2018. The NOV stated that the rear building and its use as a dwelling unit was not permitted. In response, Planning opened Enforcement Case 2018-003511ENF on March 13, 2018. On March 16, 2018, based on further research and materials provided by the Project Sponsor, DBI amended the NOV to state that the rear structure and dwelling use were legal, but had been expanded and modified without permit. The Scope of Work for the rear structure's Building Permit will include the legalization of work as stated in the amended NOV.

Please note, that the rear structure is not a consideration of the Tantamount to Demolition calculations or Conditional Use, but since the structure are located on the same property, the projects were publically noticed concurrently. Therefore, Finding (a)(I), of Section 317, which states "The Whether the property is free of a history of serious, continuing code violations" has been updated in the Motion to include the case referenced above..

PUBLIC COMMENT

The project Sponsor has provided four letters in support of the proposed project from neighbors. The neighbor across the Street, Jeff Parker, has submitted a letter in support of the CUA to allow for the major renovation to the front house, but the letter is in opposition to the determination made by DBI in regards to the legal standing to the rear house.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization and approve the project to allow the tantamount to demolition of an single-family residence (front house) and alteration to a single-family residence (rear house) within an RH-1 (Residential-House, One Family), pursuant to Planning Code Sections 303 and 317.

RECOMMENDATION:	Approval with Conditions
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Attachments:

1. Memo to Commission
2. Correspondences
3. Revised (3/16/2018) and Original (3/5/2018) NOV #201845851
4. Updated Finding 317(a)(I)
5. Updated Plan Sheets
6. Original Case Report

JH: I:\Cases\2015\2015-014876CUA - 749 27th Street\Draft\Memo - 27th Street.docx

Horn, Jeffrey (CPC)

From: Rachel Long <rlovelight@gmail.com>
Sent: Monday, April 16, 2018 10:29 AM
To: Horn, Jeffrey (CPC)
Subject: Fwd: Your project

----- Forwarded message -----

From: **Sandy Chen** <sandy.chen@gmail.com>
Date: Wed, Jan 10, 2018 at 9:42 PM
Subject: Your project
To: Rachel Long <rlovelight@gmail.com>

Dear Rachel-

I would like to let you and the San Francisco Planning Department that I support your planned remodel. Your family has been on our block for many generations, and we cherish the community you and your family help build. We have no objections.

Thank you for being a great neighbor.

Sandy Chen
776 27th Street

From: [Rachel Long](#)
To: [Horn, Jeffrey \(CPC\)](#)
Subject: Fwd: 27 th home building
Date: Monday, April 16, 2018 10:31:24 AM

----- Forwarded message -----

From: <lrmoresco@gmail.com>
Date: Thu, Jan 11, 2018 at 7:42 AM
Subject: 27 th home building
To: Rachel Long <rlovelight@gmail.com>

Dear Rachael and Lenore,
I support the building of your new home.
Good luck and hope all goes well

Lisa Moresco
771 27th Street
San Francisco CA 94131
Sent from my iPhone.

From: [Rachel Long](#)
To: [Horn, Jeffrey \(CPC\)](#)
Subject: Fwd: Approval for Lenore Long building project.
Date: Monday, April 16, 2018 10:33:07 AM

----- Forwarded message -----

From: **D K Buckley** <dkbuckley@gmail.com>
Date: Wed, Jan 10, 2018 at 10:07 PM
Subject: Approval for Lenore Long building project.
To: Rlovelight@gmail.com

Regarding;
Approval for Lenore Long building project.

As the owner of the 739 27Th Street (next door)
I am in support of my neighbors, Rachel and Lenore Long. I do not see any reason
to hold this project back and I believe the new home will be a positive to the
neighborhood.

Any questions please contact me at the above email address.

Thank you.

Sent from my iPhone

From: [Rachel Long](#)
To: [Horn, Jeffrey \(CPC\)](#)
Subject: Fwd: Construction Project
Date: Monday, April 16, 2018 10:28:24 AM

Dear Jeff, I am forwarding you some of the Support Letters from the neighbors:

----- Forwarded message -----

From: **Alison Nichol** <alisonnichol@bluewin.ch>
Date: Mon, Jan 8, 2018 at 12:12 PM
Subject: Construction Project
To: Rachel Long <rlovelight@gmail.com>

Dear Rachel and Lenore,

We can confirm that we have no objections to your construction project involving remodelling your house on 27th St.

We hope the hearing goes well.

Best wishes

Alison Nichol and Michael Doherty

[752 27th St](#)

[San Francisco](#)

Alison Nichol

alisonnichol@bluewin.ch

415 871 8320

April 26, 2018

San Francisco Planning Commission, via: Jeff Horn, Planner

Dear Esteemed Planning Commissioners:

Re: 749 27th Street

I am an adjacent neighbor to subject property. For many years I was an architectural historian and archaeologist for The National Trust for Historic Preservation, so I am genuinely interested in the history of buildings around me.

First, I would like to go on the record as supporting the project's "main house" proposal. I take no position on the applicants' requested variance to reduce the front setback requirement, but it seems they have taken no action to resolve the property line dispute that would make such a variance buildable.

My main objection is with the rear building proposal. The proposed design for the extension to the back building is really lazy and inappropriate. It looks like they are plopping down a mini-storage unit, a shipping container, or a mobile home. The design reads like a garage from the street, not a dwelling unit.

Its location, massing, legality, and construction are causes for grave concern. Its location encroaches on the mid-block open space and would create a permanent defect in the street wall.

The legality of the back building is still very much in question. While DBI has weighed in, there is no supporting documentation or evidence to support their conclusion. On the other hand, there is an abundance of evidence to contradict DBI's findings:

- the 1938 aerial photo clearly shows no building in the SE corner of the lot
- the 1930 Sanborn map shows a tiny shack or a shed and a privy in the vicinity of the back lot line, toward the middle, with a possible privy to the west.
- the 1940 Sanborn map shows nothing but the main house on the lot.
- the 1940 6558 Block Book page is the historical record of what planning and building department employees observed and measured on the lot. The page was updated in 1948 (blue), 1949 (red), 1957 (orange) and 1969 (green). The rear building at 749 27th Street was drawn in the orange pencil, which means it was constructed between 1949 and 1957, likely as a garage.
- the 1950 Sanborn map shows nothing but the main house on the lot.
- the 1960 Sanborn map shows the main house and new smallish garage in the SE corner of the lot.
- the 1992 Sanborn Map, updated in 1992, shows the garage as I remember it when I moved into the neighborhood.

The *Historic Resource Evaluation for 749 27th Street* (a planning department commissioned study) by Tim Kelly Consulting supports all of the above points and concludes, "*The rear outbuildings, which date from after 1950, have been enlarged and altered beginning in 1968. No permits exist for the construction or alteration of these structures.*"

I bring this matter forward for your collective attention, not knowing how to appeal DBI's puzzling determination.

Sincerely,

/s/

Jeff Parker



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 2

NUMBER: 201845851

DATE: 16-MAR-18

ADDRESS: 749 27TH ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 6588 LOT: 012

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: LENORE LONG LIVING TRUST
MAILING LENORE LONG LIVING TRUST
ADDRESS LENORE LONG TRUSTEE
749 27TH ST
SAN FRANCISCO CA 94131

PHONE #: --

PERSON CONTACTED @ SITE: LENORE LONG LIVING TRUST

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

AMENDMENT: To amend NOV issued on 3/5/2018. A site visit has revealed rear dwelling unit has been reconfigured, modified and expanded over the years without the benefit of a building, plumbing or electrical permit. 1) Permitted green house and storage have been attached to rear unit adding square footage. 2) Kitchen and bathroom remodel without permits. 3) Rear yard unit is approximately 1000 square ft. +/- composed of two bedrooms, bathroom, family room and kitchen area with open floor plan. All conditions verified based on site visit and permit research from permits ranging from 1900s to present.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-575-6831

- ☒ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☒ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- ☒ **OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SHUT OFF.**
- ☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
- ☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.**
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain a building with plans to legalize all modifications, expansion and alterations to rear unit with City Planning approval. Separate plumbing and electrical permits required.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- ☐ OTHER: ☐ REINSPECTION FEE \$
- APPROX. DATE OF WORK W/O PERMIT** **VALUE OF WORK PERFORMED W/O PERMITS \$15000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Mauricio E Hernandez

PHONE # 415-575-6831

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201845851
DATE: 05-MAR-18

ADDRESS: 749 27TH ST

OCCUPANCY/USE: ()

BLOCK: 6588 LOT: 012

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: LENORE LONG LIVING TRUST
MAILING: LENORE LONG LIVING TRUST
ADDRESS: LENORE LONG TRUSTEE
749 27TH ST
SAN FRANCISCO CA 94131

PHONE #: --

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	CODE/SECTION# 106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A site visit on 2/1/18 revealed the following conditions: 1) Rear yard accessory building altered and reconfigured over the years and converted into a unit; 2) Rear yard accessory building approx. 800 sq ft; area is composed of two bedrooms, bathroom, family room and kitchen area with open floor plan and remodel; 3) All utilities for rear accessory building provided and obtained from main front building; 4) Monthly monitoring fee.
Code Section: SFBC 103A; 110A; Table 1A-K.

CORRECTIVE ACTION:

☒ STOP ALL WORK SFBC 104.2.4

415-575-6831

- ☒ FILE BUILDING PERMIT WITHIN 30 DAYS ☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- ☒ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND OFF.
- ☐ CORRECT VIOLATIONS WITHIN DAYS. ☐ NO PERMIT REQUIRED
- ☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain a building permit with plans to legalize rear accessory building as a dwelling unit. City Planning Department approval is required. Separate plumbing permits are required.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- ☐ OTHER: ☐ REINSPECTION FEE \$
- APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$15000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Mauricio E Hernandez

PHONE # 415-575-6831

DIVISION: BID

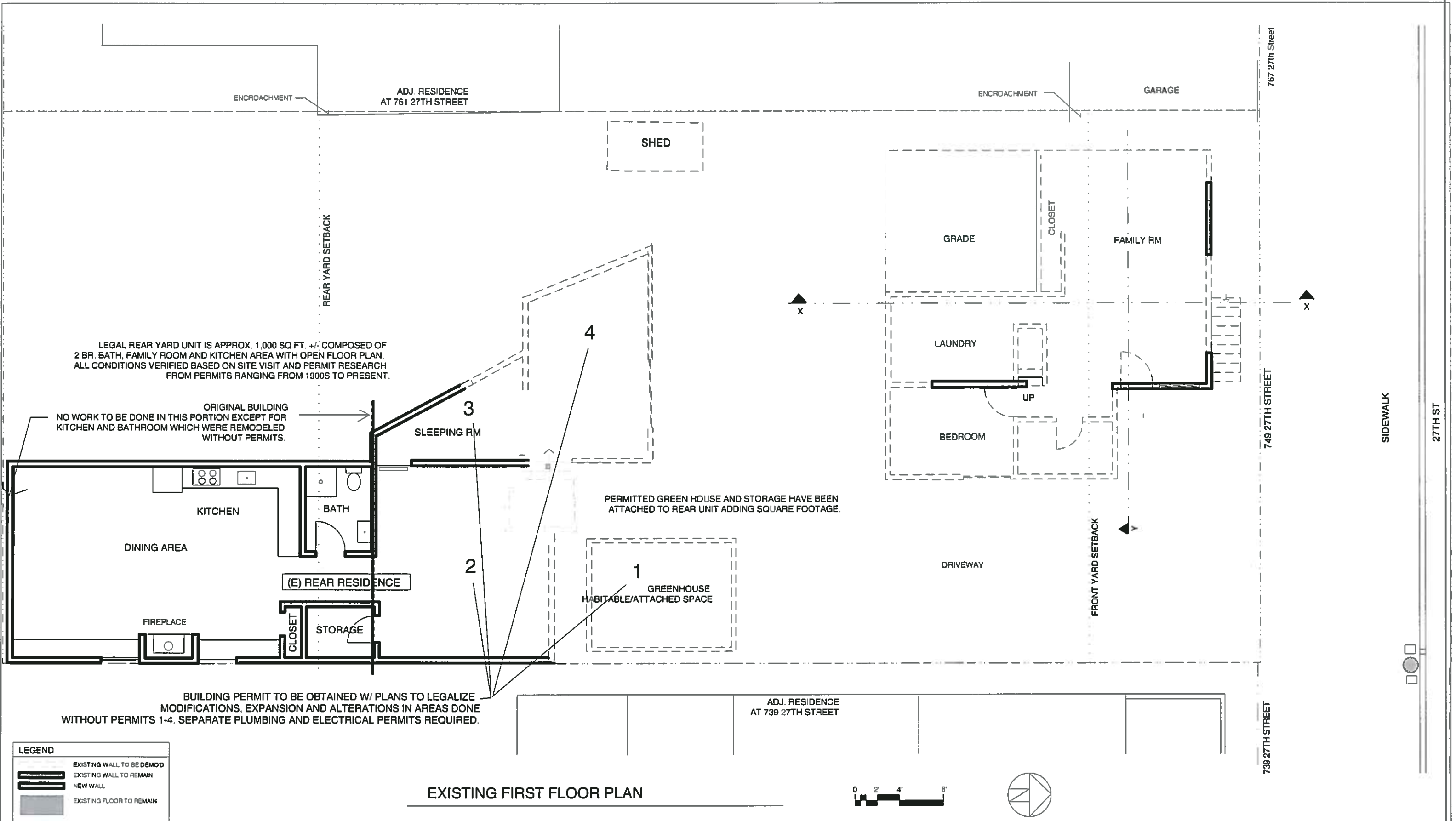
DISTRICT :

By: (Inspector's Signature) _____

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish residential buildings and to merge dwelling units.
 - a. **Residential Demolition Criteria.** On balance, the Project complies 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 that the property is not free of serious, continuous code violations. In the 2000s, several DBI complaints (Complaint No. 200455375, 200455298 and 200453448) and a Planning Enforcement case (Case No.6762_ENF) had been made in regards construction without permits, all complaints have been abated. In December of 2017, two Planning Enforcement cases were opened (Case No. 2017-013309ENF and 2017-013337ENF) for illegal short-term rentals. Case No. 2017-013309ENF is still open for monitoring purposes.

The Department of Building Inspection issued a Notice of Violation (NOV) on the property on March 5, 2018. The NOV stated that the rear building and it's use as a dwelling unit was not permitted. In response, Planning opened Enforcement Case 2018-003511ENF on March 13, 2018. On March 16, 2018, based on further research and materials provided by the Project Sponsor, DBI amended the NOV to state that the rear structure and dwelling use were legal, but had been expanded and modified without permit.



LEGEND

	EXISTING WALL TO BE DEMO'D
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING FLOOR TO REMAIN

EXISTING FIRST FLOOR PLAN



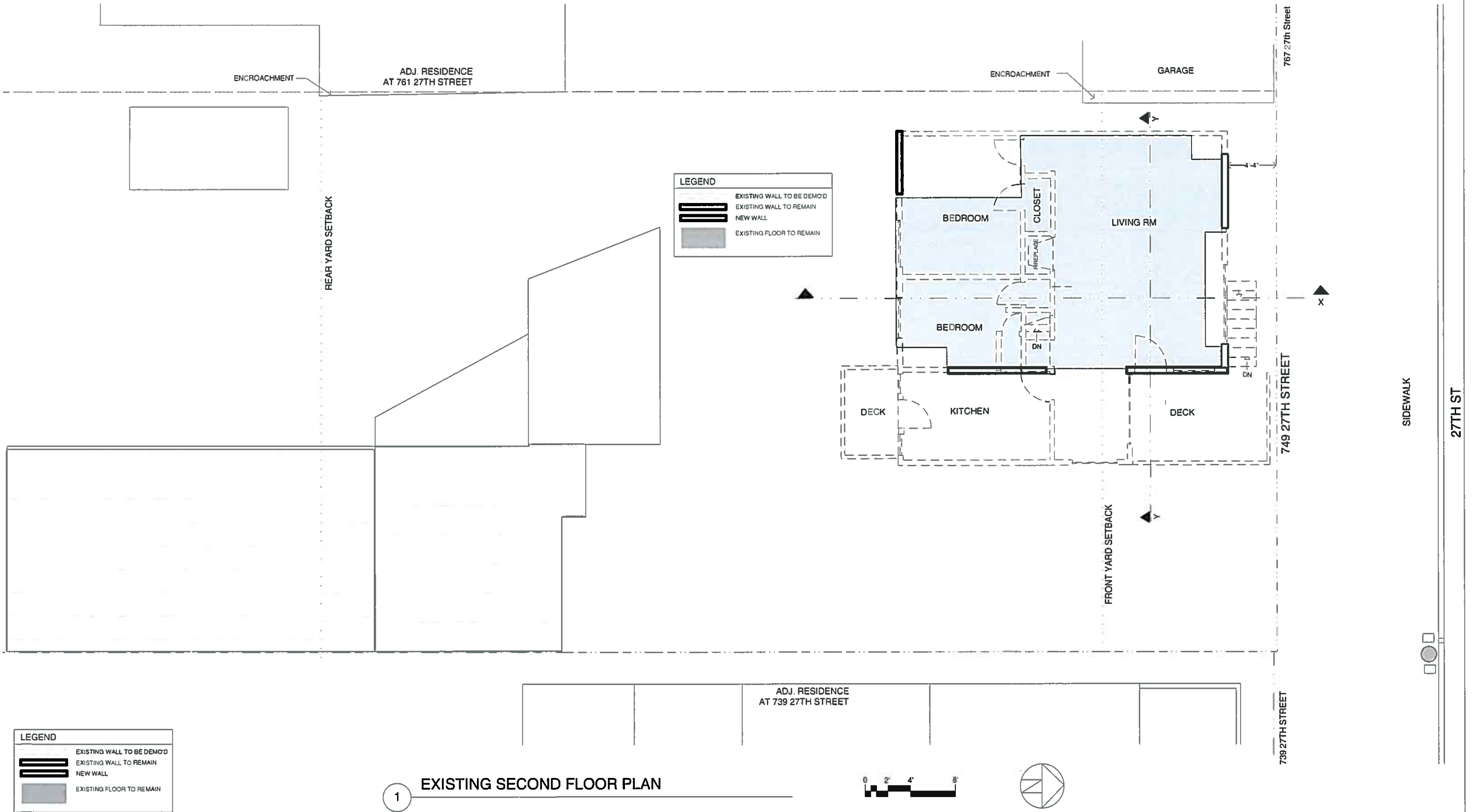
ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

EXISTING FLOOR PLAN
LEVEL ONE

OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

SCALE 1/4" = 1'-0"
CURRENT RELEASE
12/20/11

749 27TH STREET
RENOVATION / ADDITION



ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

EXISTING FLOOR PLAN
LEVEL TWO

OWNER: LENORE LONG
749 27TH STREET

DESIGNER/APPLICANT: DOUG SHAW
415 990 0002

SCALE 1/4" = 1'-0"

CURRENT RELEASE 12/28/17

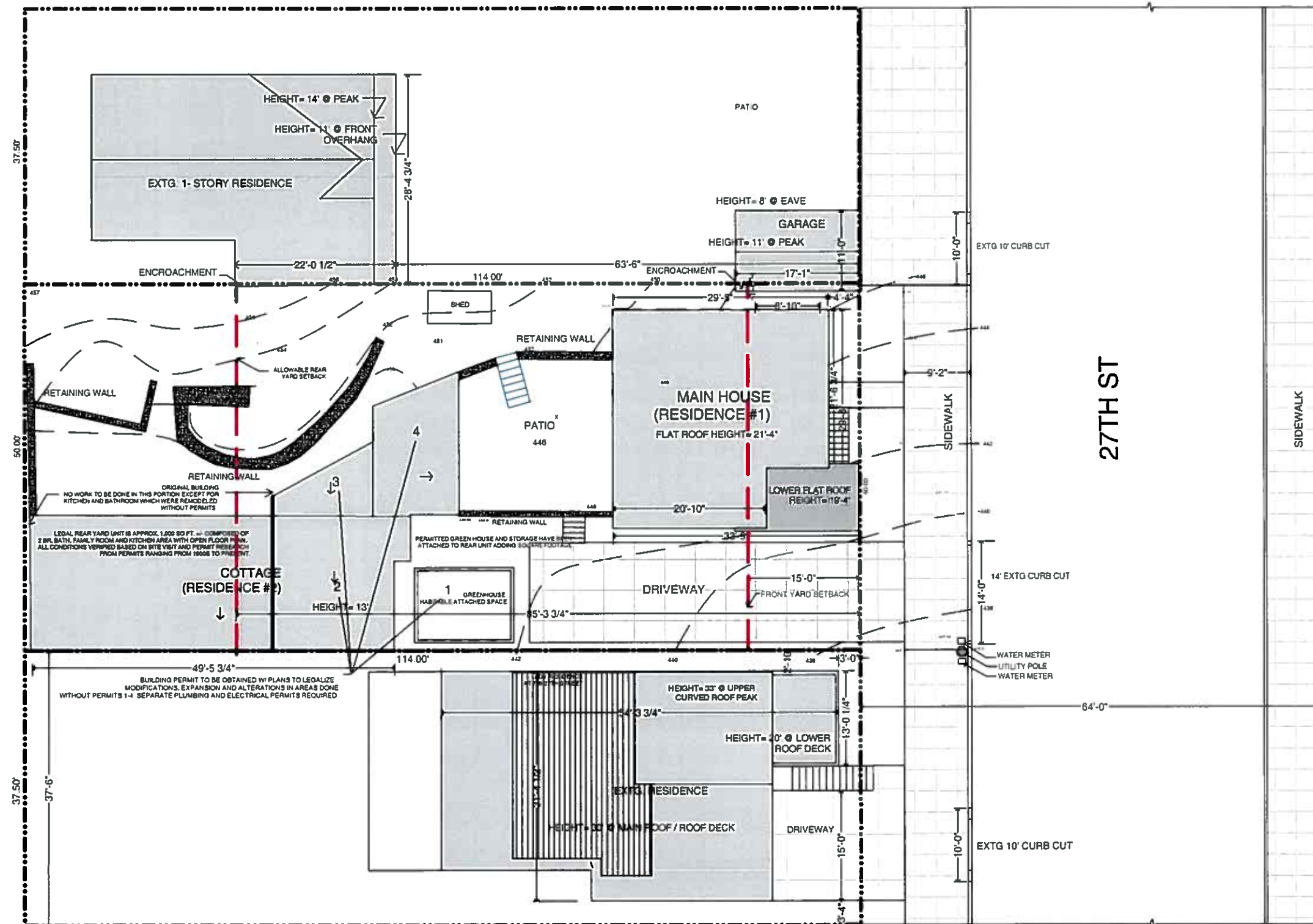
749 27TH STREET
RENOVATION / ADDITION

2

761 27TH STREET

749 27TH STREET

739 27TH STREET



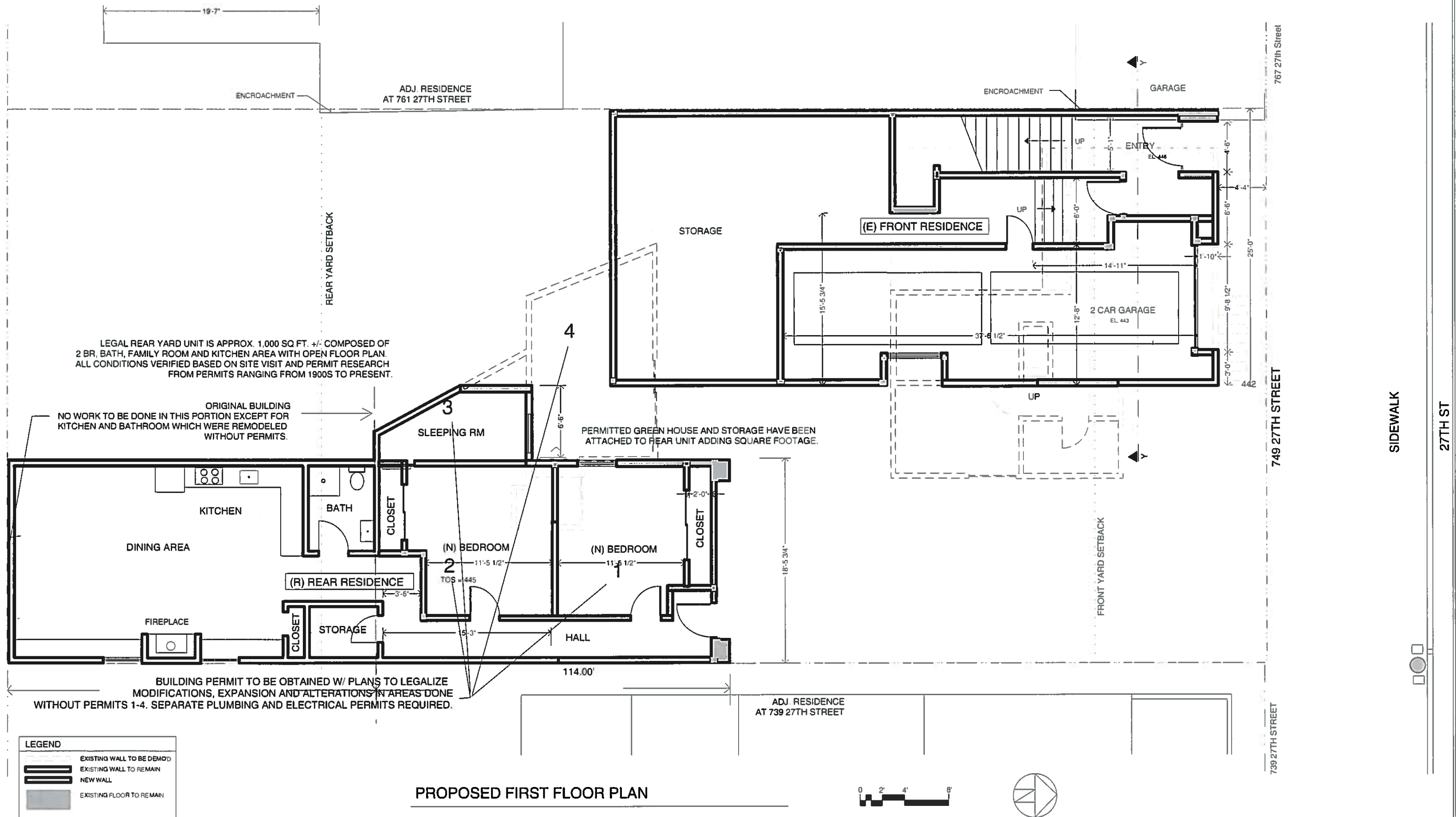
749 27TH STREET
RENOVATION / ADDITION

SCALE 1/8"=1'-0"
9/25/16
5/30/17

PLOT PLAN

EXISTING CONDITIONS

2A



ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

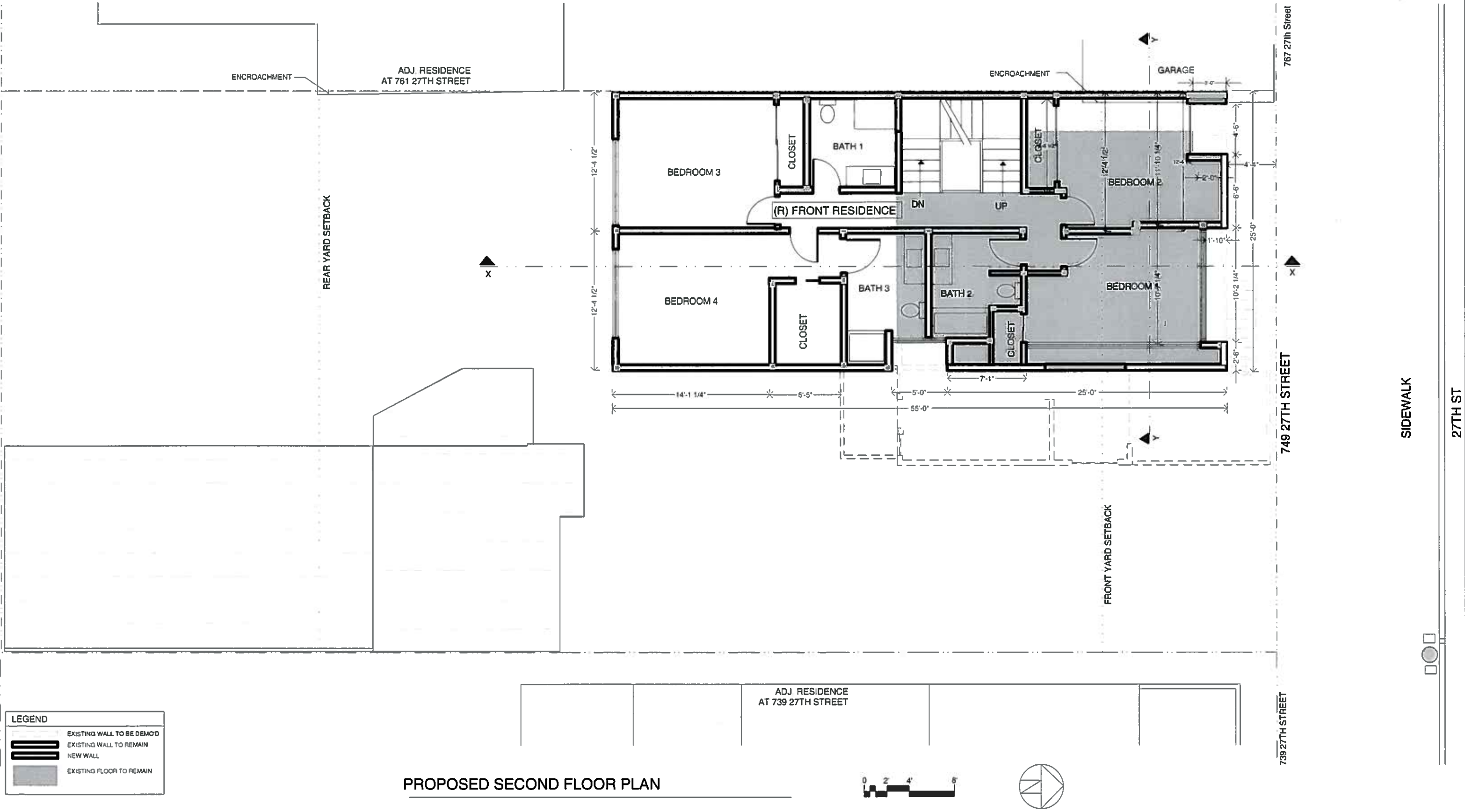
PROPOSED FLOOR PLAN
LEVEL ONE

OWNER: LENORE LONG
749 27TH STREET

DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

749 27TH STREET
RENOVATION / ADDITION

3

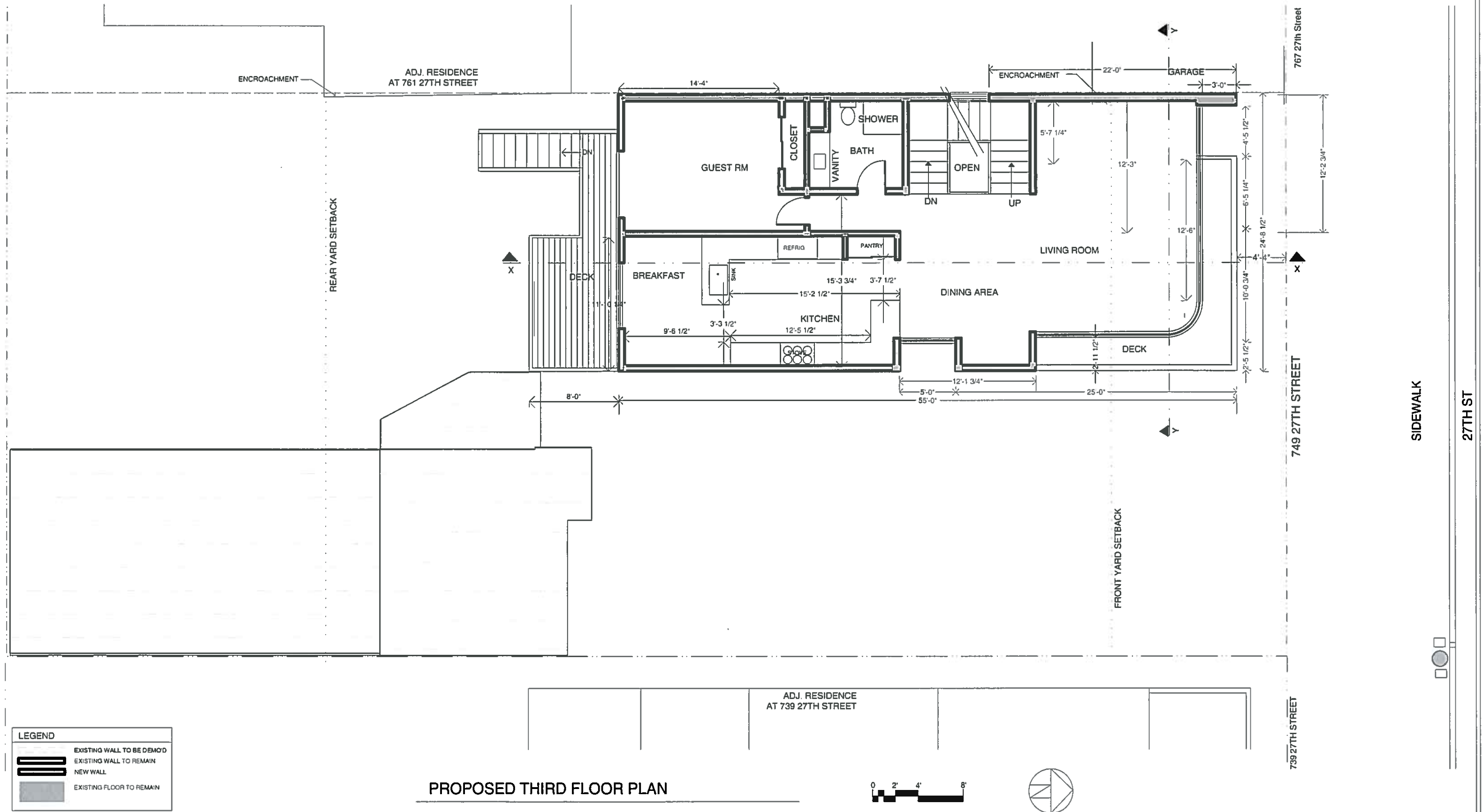


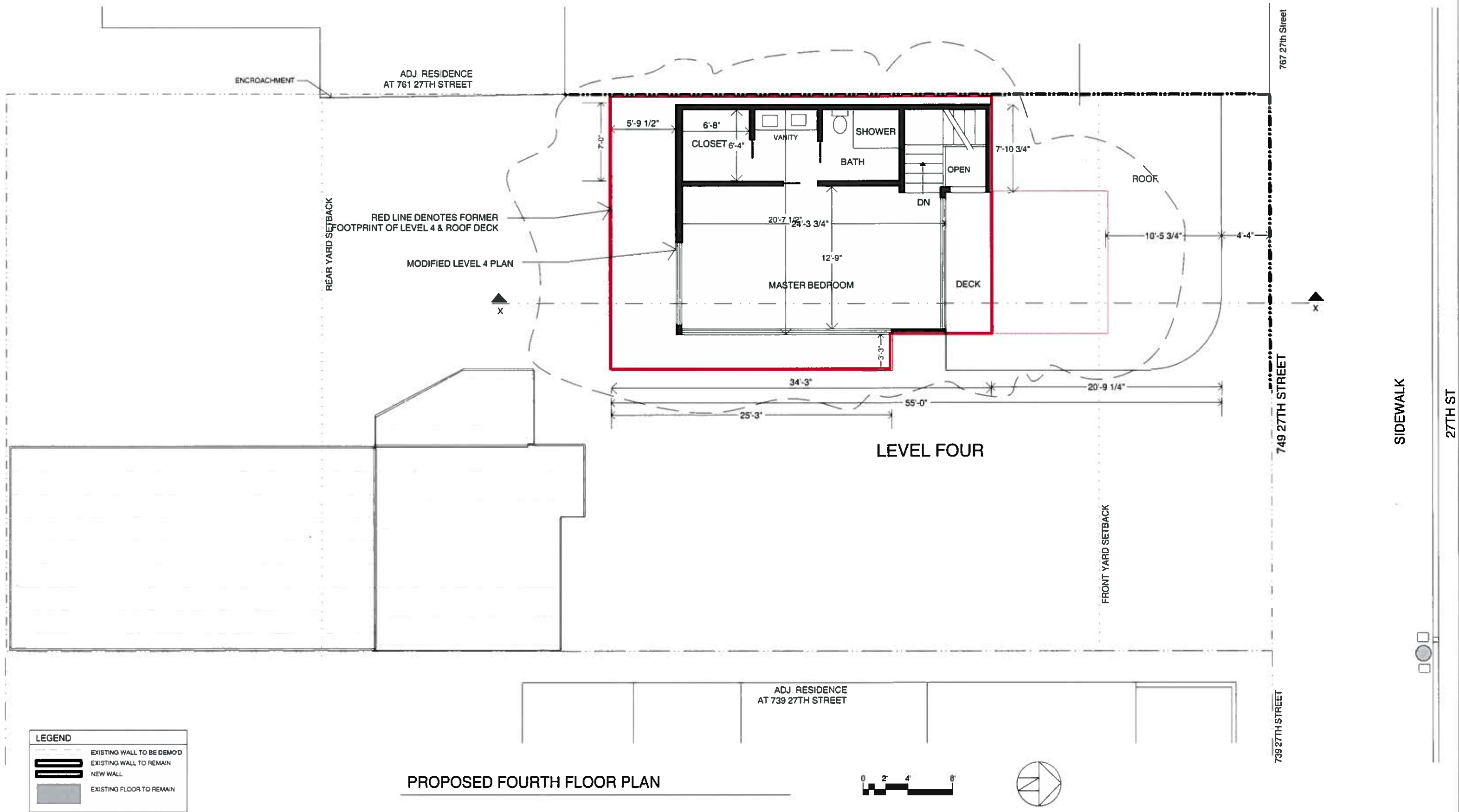
ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

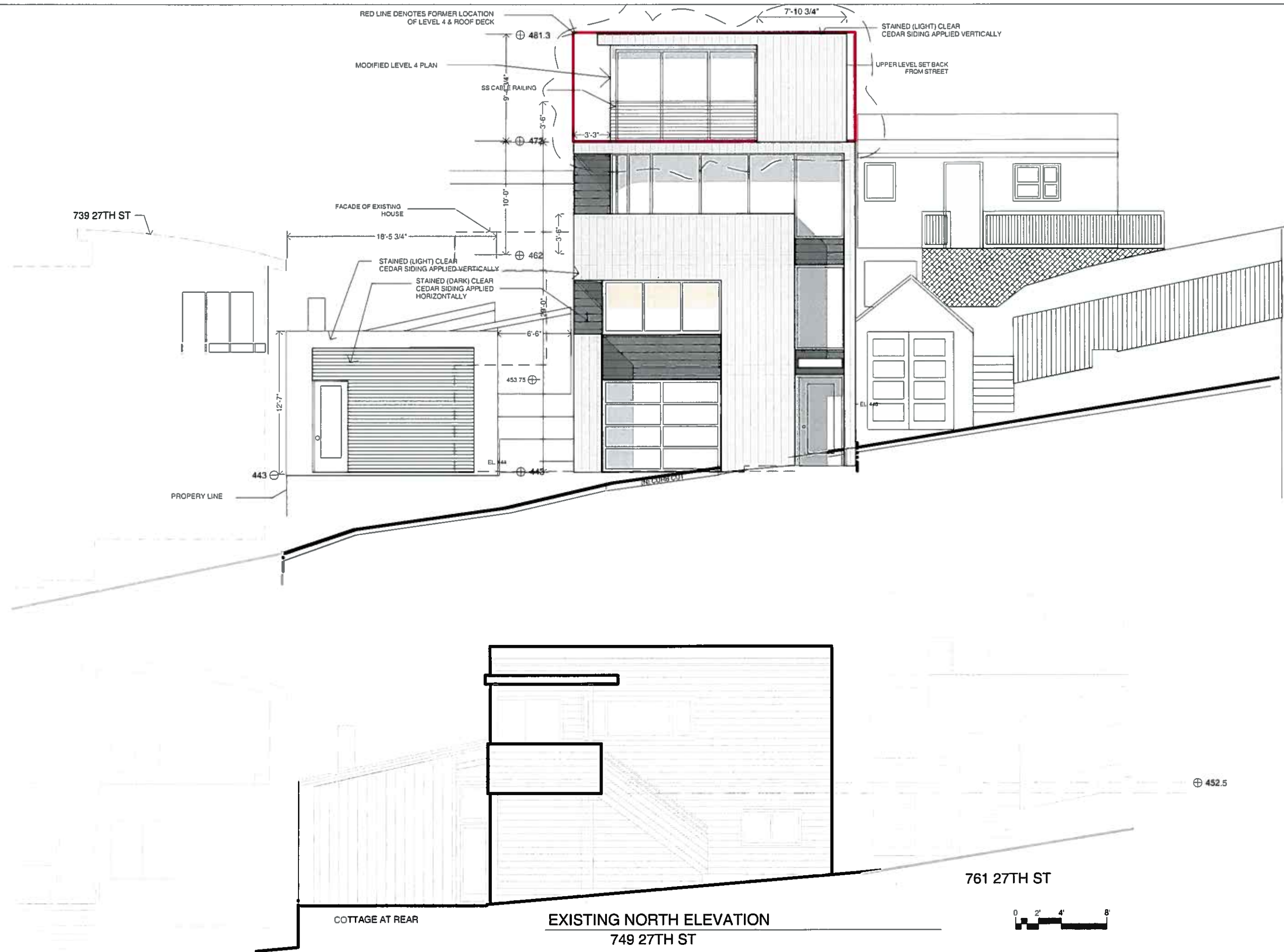
PROPOSED FLOOR PLAN
LEVEL TWO

749 27TH STREET
RENOVATION / ADDITION

4







7

749 27TH STREET
RENOVATION / ADDITION

SCALE 1/4" = 1'-0"

CURRENT RELEASE
12/28/17

OWNER: LENORE LONG
749 27TH STREET

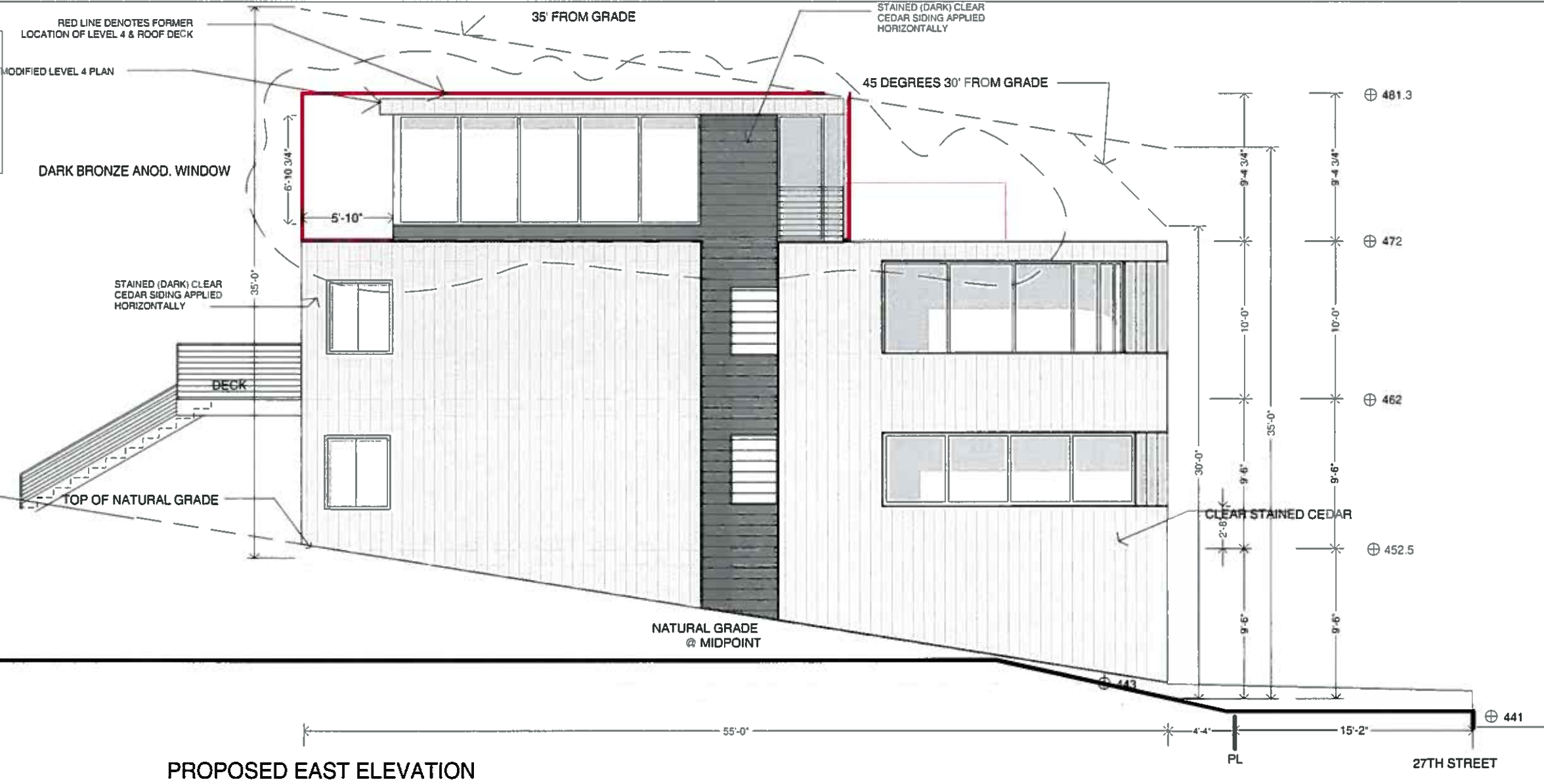
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

EXISTING/PROPOSED
NORTH ELEVATION

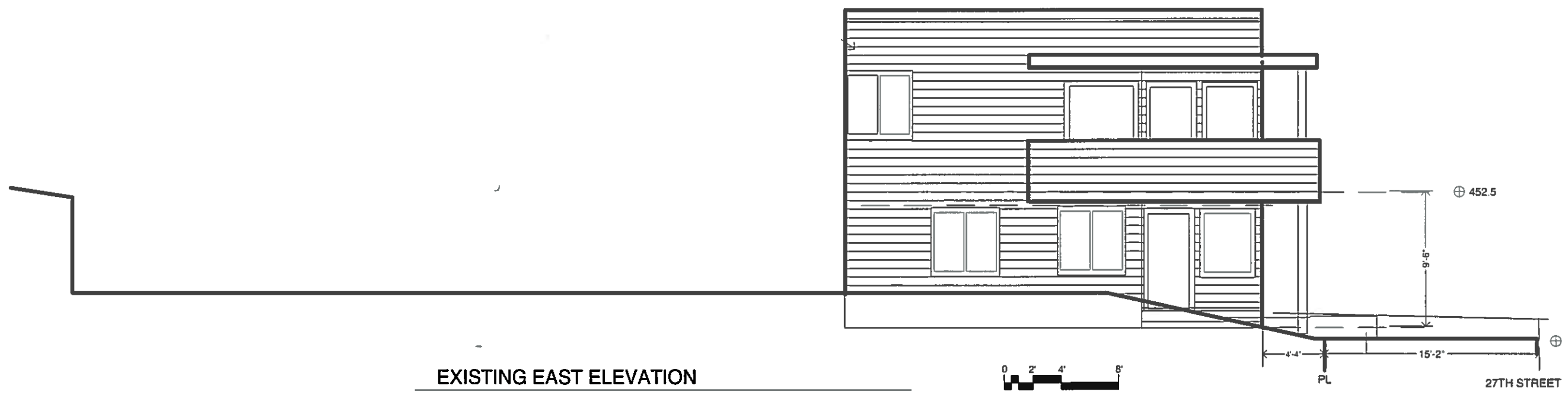
ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

NOTES

WINDOWS: DARK BRONZE ANODIZED
SIDING: CLEAR CEDAR APPLIED
VERTICALLY (W/LIGHT STAIN) OR
HORIZONTALLY (W/DARK STAIN)
RAILINGS: STEEL POSTS SS CABLE

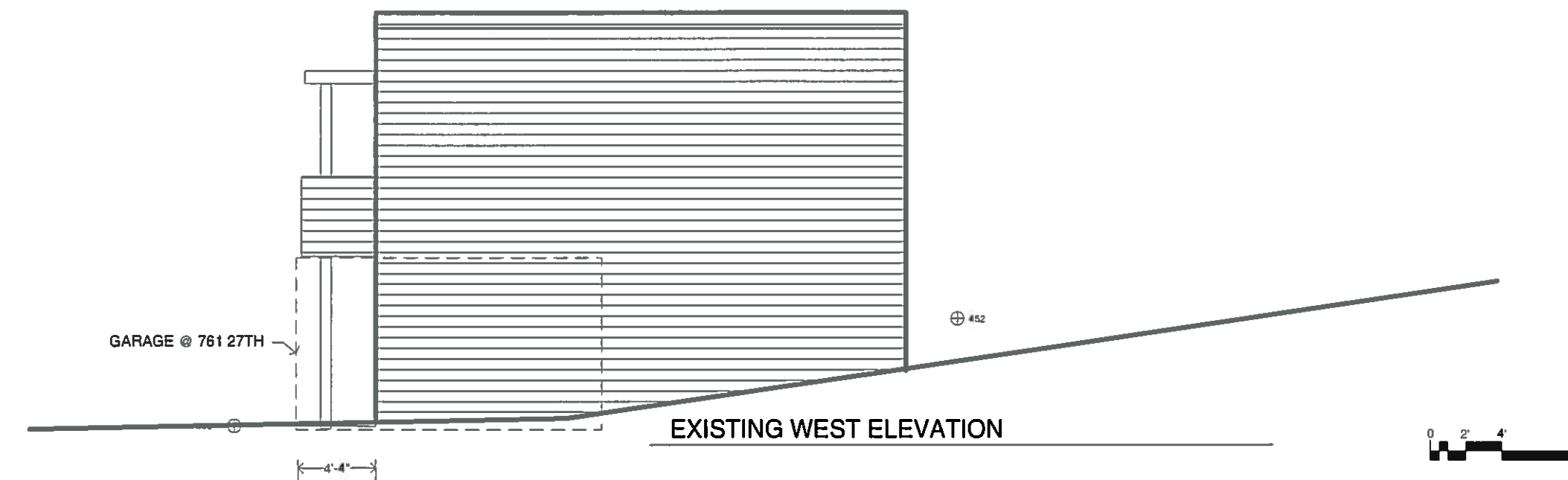
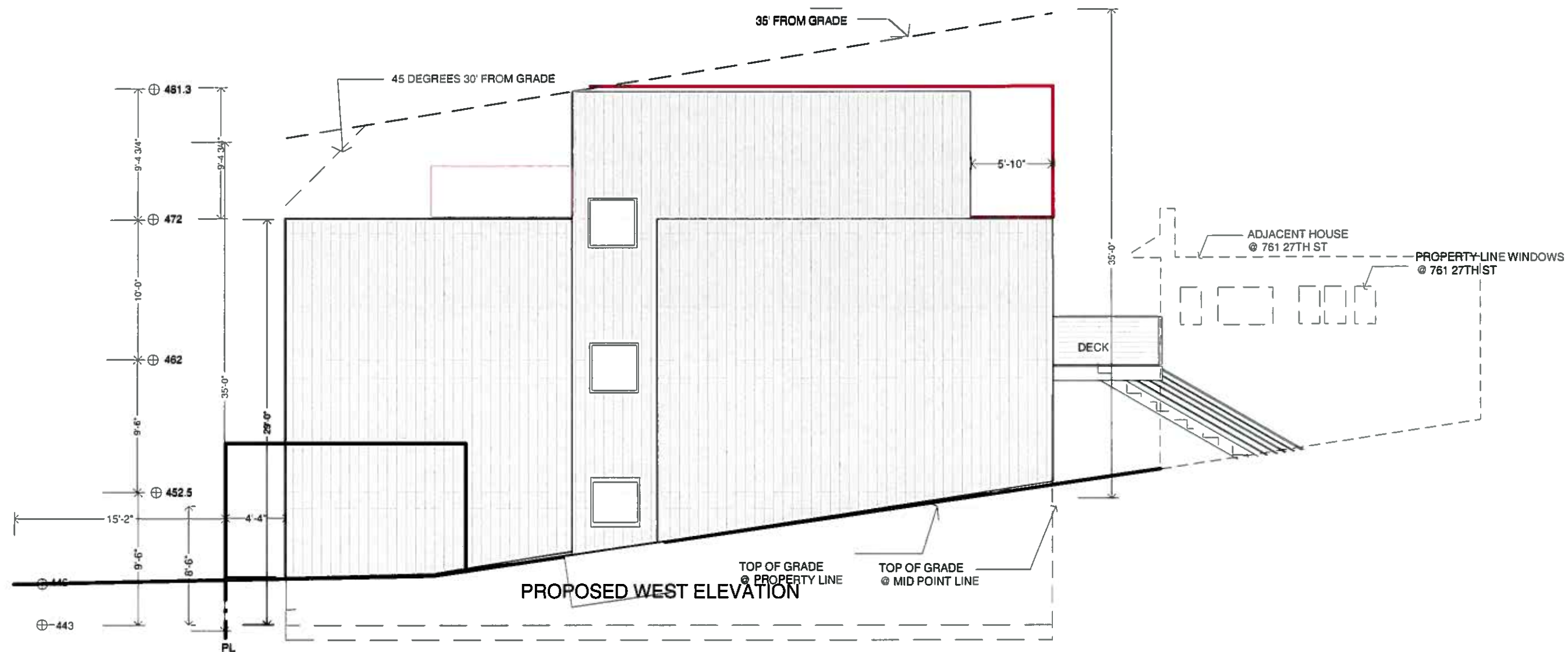


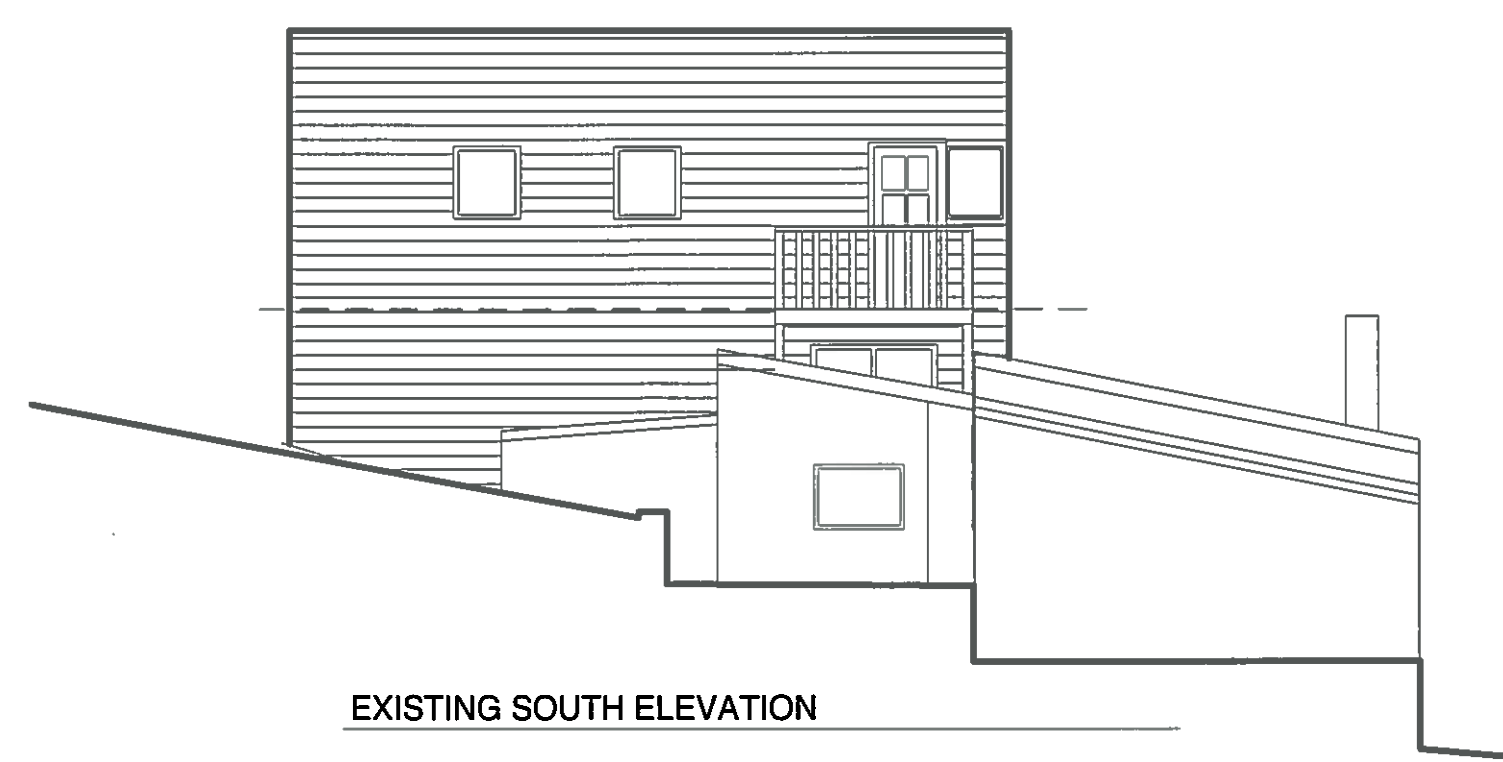
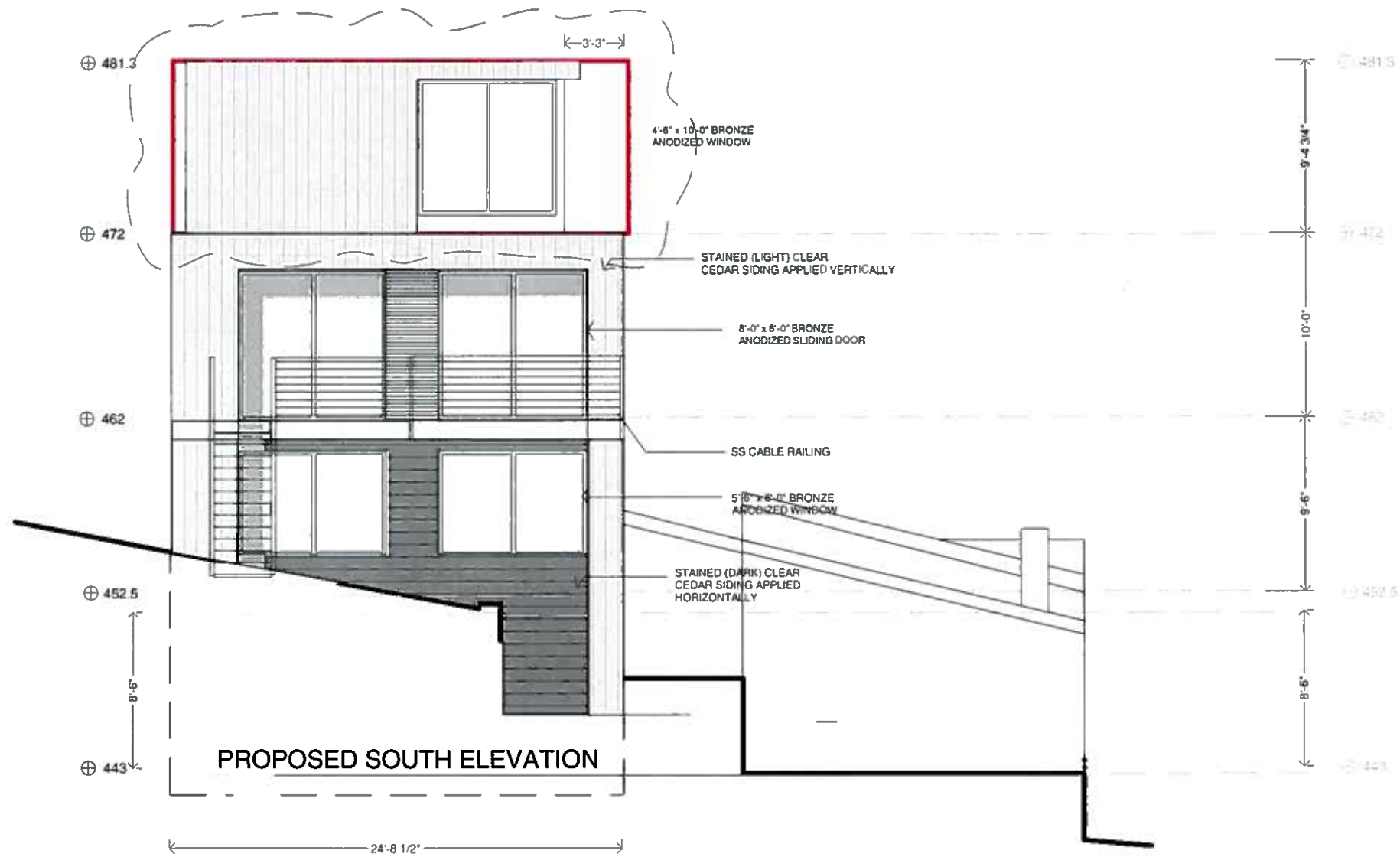
PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION









VIEW FROM EAST FRONT



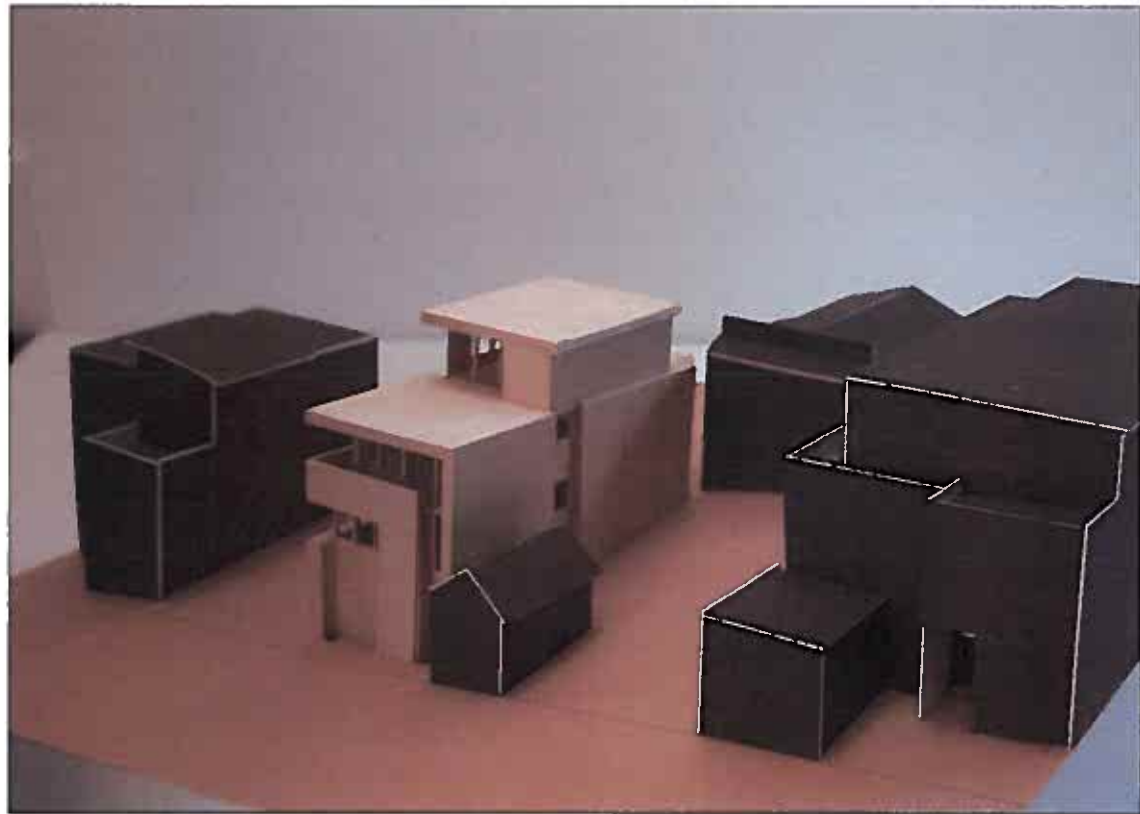
VIEW OF FRONT - SLIGHT WEST



VIEW OF FRONT - SLIGHT EAST



VIEW OF FRONT - WEST SIDE



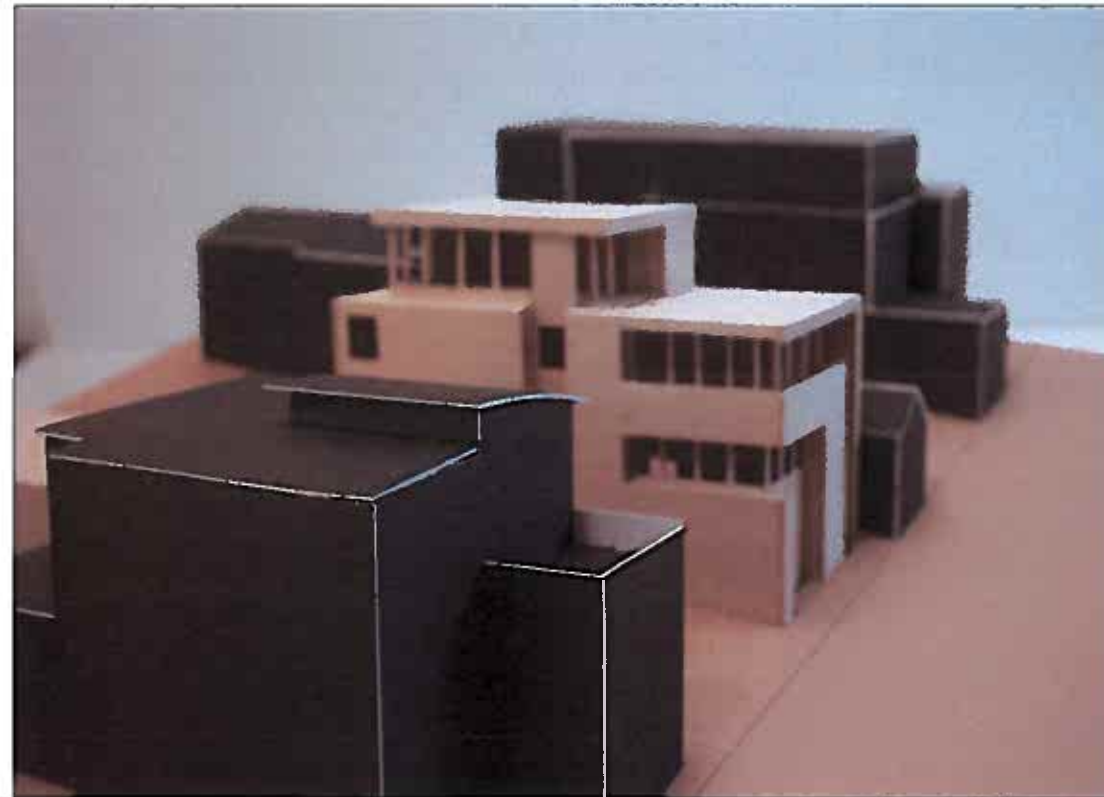
OVER VIEW FROM WEST



OVER VIEW FROM SOUTH



FROM STREET



OVER VIEW FROM EAST



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JANUARY 11, 2018

Date: January 4, 2018
Case No.: **2015-014876CUAVAR**
Project Address: **749 27th Street**
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 6588/012
Project Sponsor: Doug Shaw
53 Laurel Grove Avenue
Kentfield, CA 94904
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org
Recommendation: Approval with Conditions

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to allow the alteration and expansion of an existing two-story, approximately 1,448 square foot one-family dwelling at the front of the property that is tantamount to demolition and its reconstruction as a four-story, approximately 3,581 square foot one-family dwelling. The Project also seeks a Variance from the front yard requirements, pursuant to Section 132, to allow the expansion and alteration of the building to occur at the location of the existing front building wall, thereby allowing some portions of the existing front building wall to remain.

The project also includes the alteration, partial removal, and front horizontal addition to a detached one-story, split-level, approximately 1,204 square foot one-family dwelling at the rear of the property. The proposed addition would add a second bedroom, and result in a total square footage of approximately 1,239 square feet. The rear portion of this structure is located within the required rear yard, however, no expansion of the building is proposed in the rear yard and therefore there is no intensification of the encroachment.

An existing curb cut that provides unscreened off-street parking on the east side of the property will be removed and the existing driveway will be replaced with landscaping within the required front setback. A new curb cut is proposed at the front house to provide vehicle access to the proposed two-car garage.

The project requires Conditional Use Authorization pursuant to Planning Code Section 303 and 317 for the de facto demolition of a residential unit (front house). Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements."

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	2	Number Of Units	2
Parking Spaces	2 (unscreened)	Parking Spaces	2, located in Front House's garage
Number Of Bedrooms - Front House	3	Number Of Bedrooms - Front House	6
Building Area of Front House	±1,448 Square Feet	Building Area of Front House	±4,581 Square Feet
Number Of Bedrooms - Rear House	1	Number Of Bedrooms - Rear House	2
Building Area of Rear House	±1,204 Square Feet	Building Area of Rear House	±1,239 Square Feet

SITE DESCRIPTION AND PRESENT USE

The property at 749 27th Street is located midblock between Diamond and Douglas Streets within the Noe Valley neighborhood. The subject property is a double lot with 50 feet of frontage on the south side of 27th Street. The lot is 114 feet in depth and slopes upward toward the rear and upward laterally to the west along the frontage, some areas of the property have a slope in excess of 20%. The subject property is developed with a two single family dwellings, the front building is two-stories, approximately 1448 square feet, and was constructed in 1908, and the rear building is one story, approximately 1,204 square feet, and was constructed in 1937. The lot contains one curb cut on the east side of the property, which allows for unscreened vehicle parking in the area in front of the rear house. The parcel totals 5,697 square feet in size and is located in a RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the west side of Noe Valley within Supervisor District 8. Parcels within the immediate vicinity consist of residential one- to three-story, single dwellings constructed mostly between 1900 and the 1920s and several more recently constructed buildings. The subject block-face exhibits a great variety of architectural styles, scale and massing. The adjacent building to the west, 761 27th Street, is a one-story single-family residence that sits at the very rear of the property (setback approximately 67 feet, 3 inches), along the eastern property line; the home was constructed in 1910. The adjacent property to the west also contains a small garage structure that encroaches approximately one-foot onto the subject property.

REPLACEMENT STRUCTURE (FRONT HOUSE)

The existing one-family residence will be replaced by a one-family residence that proposes three-stories at the block-face with a 4th-Story setback approximately 20 feet from the front building wall. The structure would be a 4,581 square-foot one-family dwelling, with six-bedrooms. The existing structure has a width of 29 feet, 8 inches and is located in the middle of the property, the proposed structure would be 25 feet wide and be located on the western property line (This requires the removal of the encroaching portions of the garage at 761 27th Street). The residence will front onto 27th Street, setback approximately four feet, four inches from the front property line. The structure will mostly be constructed entirely within the lot's buildable area, however, the project proposes to encroach into the required 15-foot front rear yard to allow the expansion and alteration of the building to occur at the location of the existing front building wall, thereby allowing some portions of the existing front building wall to remain. The structure reaches a height of four-stories and 35 feet above grade, the front building wall is three stories and 29 feet in height. The building mass does not extend to the depth of the adjacent neighbor to the west's front building wall (761 27th Street), and provides a 7 foot, 10 inch separation. The proposed design, proportions and materials are consistent with the existing newer structures on the block.

ENVIRONMENTAL REVIEW

On May 16, 2016, the Department issued CEQA Categorical Exemption Determination. The Department determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301. Upon review of Environmental Application 2016-014876ENV, historic preservation staff concluded that the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district. Preservation staff comments associated with the exemption is included in the attached CEQA Categorical Determination document.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 22, 2017	December 20, 2017	22 days
Posted Notice	20 days	December 22, 2017	December 22, 2017	20 days
Mailed Notice	20 days	December 22, 2017	December 22, 2017	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process for both the front and rear structures.

PUBLIC COMMENT

As of January 4, 2018, the Department received two (2) letters of opposition to the project from residents and from the neighborhood; this includes the adjacent neighbor to the west, at 761 27th Street.

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors	-	1	-
Neighborhood groups	-	-	-

ISSUES AND OTHER CONSIDERATIONS

- The location of the proposed addition to the front house results in the need for portions of the existing encroaching garage at 761 27th Street to be removed or altered. The Department considers the resolution of this issue to be a private matter. Any required Building Permits or Planning applications to modify the existing garage structure would need to be filed separately and are not part of this project.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team found the proposed additions to the building to be compatible in scale and volume with the existing mid-block open space and the design approach at the rear minimizes light and air and privacy impacts to the adjacent buildings (RDG pgs. 25-28). The Residential Design Team did not find any exceptional or extraordinary circumstances and supports the building volume as proposed.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization and approve the project to allow the tantamount to demolition of an single-family residence (front house) and alteration to a single-family residence (rear house) within an RH-1 (Residential-House, One Family), pursuant to Planning Code Sections 303 and 317.

BASIS FOR RECOMMENDATION

- The Project will result in no net loss of dwelling-units on the property.
- No tenants will be displaced as a result of this Project.
- The project will provide two family-size dwellings.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-1 Zoning District conditionally allows a maximum of two dwelling-units on this lot. This surrounding neighborhood consists of single-family homes; therefore, the density and scale of the development is in-keeping with the neighborhood pattern.
- Although the structures are more than 50-years old, a Historic Resource Evaluation resulted in a determination that the existing buildings are not historic resources.

- The project is residential and has no impact on neighborhood-serving retail uses.
- The proposed project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
--

Attachments:

1. Draft Motion
2. Block Book Map
3. Sanborn Map
4. Zoning Map
5. Aerial Photographs
6. Context Photos
7. 3-R Reports
8. Neighborhood Notice
9. Correspondence Letters
10. Residential Demolition Application
11. Variance Application
12. Environmental Evaluations / Historic Resources Information
13. Photos
14. Reduced Plan Set

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Context Photos | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Site Photos | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |

Exhibits above marked with an "X" are included in this packet

____JH____

Planner's Initials

JH: I:\Cases\2015\2015-014876CUA - 749 27th Street\Executive Summary-749 27th Street.docx



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
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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JANUARY 11, 2018

Date: January 4, 2018
Case No.: **2015-014876CUAVAR**
Project Address: **749 27th Street**
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 6588/012
Project Sponsor: Doug Shaw
53 Laurel Grove Avenue
Kentfield, CA 94904
Staff Contact: Jeff Horn – (415) 575-6925
Jeffrey.Horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 ALLOW THE TANTAMOUNT TO DEMOLITION OF AN SINGLE-FAMILY RESIDENCE (FRONT HOUSE) AND ALTERATION TO A SINGLE-FAMILY RESIDENCE (REAR HOUSE) WITHIN AN RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 8, 2017, Doug Shaw (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Sections 303 and 317 to allow the tantamount to demolition of an single-family residence (front house) and alteration to a single-family residence (rear house) within an RH-1 (Residential-House, One Family), Zoning District, and 40-x Height and Bulk District.

On January 11, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-014876CUAVAR.

On May 16, 2016, the Department issued CEQA Categorical Exemption Determination. The Department determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301. Upon review of Environmental Application 2016-014876ENV, historic

preservation staff concluded that the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district. Preservation staff comments associated with the exemption is included in the attached CEQA Categorical Determination document

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. 2015-014876CUAVAR, 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 property at 749 27th Street is located midblock between Diamond and Douglas Streets within the Noe Valley neighborhood. The subject property is a double lot with 50 feet of frontage on the south side of 27th Street. The lot is 114 feet in depth and slopes upward toward the rear and upward laterally to the west along the frontage, some areas of the property have a slope in excess of 20%. The subject property is developed with a two single family dwellings, the front building is two-stories, approximately 1448 square feet, and was constructed in 1908, and the rear building is one story, approximately 1,204 square feet, and was constructed in 1937. The lot contains one curb cut on the east side of the property, which allows for unscreened vehicle parking in the area in front of the rear house. The parcel totals 5,697 square feet in size and is located in a RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The subject property is located on the west side of Noe Valley within Supervisor District 8. Parcels within the immediate vicinity consist of residential one- to three-story, single dwellings constructed mostly between 1900 and the 1920s and several more recently constructed buildings. The subject block-face exhibits a great variety of architectural styles, scale and massing. The adjacent building to the west, 761 27th Street, is a one-story single-family residence that sits at the very rear of the property (setback approximately 67 feet, 3 inches), along the eastern property line; the home was constructed in 1910. The adjacent property to the west also contains a small garage structure that encroaches approximately one-foot onto the subject property.
4. **Project Description.** The proposal is for Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to allow the alteration and expansion of an existing two-story, approximately 1,448 square foot one-family dwelling at the front of the property that is tantamount to demolition and its reconstruction as a four-story, approximately 3,581 square foot one-family dwelling. The Project also seeks a Variance from the front yard requirements,

pursuant to Section 132, to allow the expansion and alteration of the building to occur at the location of the existing front building wall, thereby allowing some portions of the existing front building wall to remain.

The project also includes the alteration, partial removal, and front horizontal addition to a detached one-story, split-level, approximately 1,204 square foot one-family dwelling at the rear of the property. The proposed addition would add a second bedroom, and result in a total square footage of approximately 1,239 square feet. The rear portion of this structure is located within the required rear yard, however, no expansion of the building is proposed in the rear yard and therefore there is no intensification of the encroachment.

An existing curb cut that provides unscreened off-street parking on the east side of the property will be removed and the existing driveway will be replaced with landscaping within the required front setback. A new curb cut is proposed at the front house to provide vehicle access to the proposed two-car garage.

5. **Public Comment/Community Outreach.** As of January 4, 2018, the Department had received two (2) letters of opposition of the project from neighborhood residents and groups.
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 remove one or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 for residential demolition and merger have been incorporated as findings a part of this Motion. See Item 8, "Additional Findings pursuant to Section 317," below.
 - B. **Front Yard Requirement.** Planning Code Section 132 requires, in RH-1 Districts, a front yard the average of the two adjacent neighbors, but no greater than 15 feet. The project requires a 15-foot front setback.

The Project Sponsor is seeking a Variance to Section 132 to allow the front building to be relocated at the location of the existing buildings front wall, which is approximately four feet, four inches from the front property line.
 - C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-1 Districts, a rear yard measuring 25 percent of the total depth.

The proposed addition to the front house does not encroach beyond the required rear yard of 28 feet-5 inches. The rear portion of the rear home is located within the required rear yard, however, no expansion of the building is proposed in the rear yard and therefore there is no intensification of the encroachment.

- D. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 35-foot height limit per the RH-1 District.

The Project proposes a height of 29 feet at the front building wall, and 35 feet above grade at the tallest point.

- E. **Open Space.** Planning Code Section 135 requires the project to provide 125 square feet of useable open space per unit if privately accessible (including minimum dimensions), and 166 square feet of useable open space per unit if commonly accessible (including minimum dimensions).

The Project exceeds the usable open space requirements for the two dwelling units.

- F. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The Project proposes two parking spaces, located in the front house, and parking for the rear house can be replaced with a Class 1 bicycle parking space, pursuant to Planning Code Section 150(e).

- G. **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 provides space for two (1) Class 1 bicycle parking space.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies 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 site is located in the RH-1 Zoning District, which permits the development of a one-family dwelling on the lot. The neighborhood is developed with a mix of one-family houses that are two- to four-stories in height. The Project, would include the tantamount to demolition of the existing front one-family home and replacement with a larger one-family home. The structure is designed to be compatible in height and façade design with the character of the block face.

- 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 Project is designed to be compatible with the surrounding neighborhood; the replacement building is three stories at the street (with a 4th floor setback approximately 20 feet) and similar in massing and footprint of surrounding structures.

- 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;

Planning Code requires one off-street parking space per dwelling unit. Two vehicle spaces are proposed, where currently one space is provided for the existing building. The existing structure contains no off-street parking, although unscreened parking does occur on the property.

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

The Project is residential in nature, which is a use that typically is not considered to have the potential 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;

The proposed project is residential and will be landscaped accordingly.

- 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 substantially complies with relevant requirements and standards of the Planning Code as detailed above and is consistent with objectives and policies of the General Plan as detailed below. The project seeks a Variance from Planning Code Section 132 for front yard requirements.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-1 District.

The proposed Project is consistent with the stated purpose of the RH-1 Districts to provide one-family houses. The project site is a double wide lot, with 50 feet of frontage.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish residential buildings and to merge dwelling units.

- a. **Residential Demolition Criteria.** On balance, the Project complies 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 that the property is not free of serious, continuous code violations. In the 2000s, several DBI complaints (Complaint No. 200455375, 200455298 and 200453448) and a Planning Enforcement case (Case No.6762_ENF) had been made in regards construction without permits, all complaints have been abated. In December of 2017, two Planning Enforcement cases were opened (Case No. 2017-013309ENF and 2017-013337ENF) for illegal short-term rentals. Case No. 2017-013309ENF is still open for monitoring purposes.

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

The structure appeared to have been in decent condition, but the project sponsor and neighbors have stated the internal structure is deteriorated.

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

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

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

The structures are not historical resources.

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

The existing single-family buildings are owner occupied and not subject to the Rent Stabilization and Arbitration Ordinance. There are no restrictions on whether the altered new one-family units will be rental or ownership.

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

The project would remove no rent controlled units.

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

Although the Project proposes the tantamount to demolition of a single-family building, The project would be consistent with the density and development pattern as it would provide two single-family buildings on a double-wide lot in a neighborhood that is a comprised of one-family buildings.

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

The project would be consistent with the density and development pattern as it would provide two single-family buildings on a double-wide lot in a neighborhood that is a comprised of one-family buildings.

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

The Project does not protect the relative affordability of existing housing, as the Project proposes demolition of the existing building, which is generally considered more affordable, and construction of two new buildings. However, both existing units were will be replaced with a unit of greater size and improved interior layout.

- 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 less than ten units.

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

The Noe Valley neighborhood is an established residential neighborhood. 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;

While not creating additional new family housing, the Project proposes increases the number of bedrooms and provides new private open spaces, which is desirable for many families.

- 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 on 27th Street, respectively, and compliment the neighborhood character with a contextual, yet contemporary design.

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

The Project would maintain the number of on-site units at two (2).

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

The Project proposes eight bedrooms total (6 in the front house, 2 in the rear house), four more than the original buildings (3 in the front house, 1 in the rear house).

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

The project proposes maximizes the density on the subject lot as the proposal includes two units on an RH-1 lot that is 5,697 square feet in size, which maximizes the conditionally permitted density allowed within the RH-1 District.

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

The existing building being replaced is not subject to the Residential Rent Stabilization and Arbitration Ordinance because it is a single-family residence, constructed in 1908. The second unit was constructed in 1937. The proposal results in two family-sized.

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 tantamount to demolition of a single-family residential building. However, the building, constructed in 1908, is old and in need of major repairs. The building is owner occupied.

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 3.4:

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

The Project does protect the relative affordability of existing housing. The Project proposes the tantamount to demolition and the alteration and enlargement of the existing single-family home, which is generally considered be less affordable. There are no restrictions on whether the new units will be rental or ownership. The building is owner occupied, and the Project would not result in displacement of tenants.

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 to topography.

Policy 1.3:

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

The proposed building reflects the existing neighborhood character and development pattern, by proposing buildings of similar mass, width and height as the existing adjacent structures along the block-face on 27th Street.

HOUSING ELEMENT

OBJECTIVE 2:

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE,
CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the proposed alteration has been designed to be compatible with the prevailing proportions of the adjacent buildings and the original structure. The proposed alterations reflect the pattern of the older development, specifically by providing a more typical 25-foot wide structure.

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

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

Although the Project includes the demolition of single family home, it is owner occupied, and will be replaced with family sized housing.

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.

The proposed replacement buildings conform to the Residential Design Guidelines and, while contemporary architecture, are appropriate in terms of scale, proportions and massing for the surrounding neighborhood.

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 complies 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 buildings do not contain commercial uses/spaces. Ownership of neighborhood-serving retail businesses would not be affected by the Project, and the Project maintains

the existing number of dwelling units on the site, which will preserve the customer base for local retail businesses.

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

The tantamount demolition of the existing front building, and the alteration and addition to the rear building would conserve the neighborhood character and would protect existing housing.

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

The former, older home would generally be considered more naturally affordable when compared with the new proposed and altered homes. The replacement front building will provide contain a total net gain of three additional bedrooms.

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

The Project would not impede MUNI transit service of significantly affect automobile traffic congestion or create parking problems in the neighborhood. The project would provide two off-street vehicle parking spaces and two bicycle parking spaces, consistent with the parking standards for the RH-1 Zoning District.

- 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 Site is located in an RH-1 District and is a residential development; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain Landmark or historic buildings.

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

While the Douglas Playground and Upper Douglas Dog Play Area are located to the rear of the Project Site, the Project will not negatively impact the existing park and open space because the proposed structure does not exceed the 40-foot height limit, and maintains the open rear yard space across the street from the park. The Project is not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission. The Project would not adversely affect impact any existing parks and open spaces, nor their access to sunlight and vistas

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, with modifications, 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. 2015-014876CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" 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. 17820. 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 94012.

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 January 11, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to tantamount to demolish and add an addition and alteration and second unit to the subject building located at 749 27th Street, Block 6588 and Lot 012, pursuant to Planning Code Sections 303 and 317 within the **RH-1 (Residential-House, One Family)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 11, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-014876CUAVAR** and subject to conditions of approval reviewed and approved by the Commission on **January 11, 2018** 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 **January 11, 2018** 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

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

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

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

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

DESIGN

6. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Bicycle Parking.** The Project shall provide no fewer than 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

PROVISIONS

8. **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 415-558-6378, www.sf-planning.org

MONITORING

9. **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

10. **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

OPERATION

11. **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/>*
12. **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 architectural addenda. 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 415-558-6378, www.sf-planning.org.

Parcel Map

LOTS MERGED
 104 104 104 104
 104 104 104 104
 104 104 104 104
 104 104 104 104

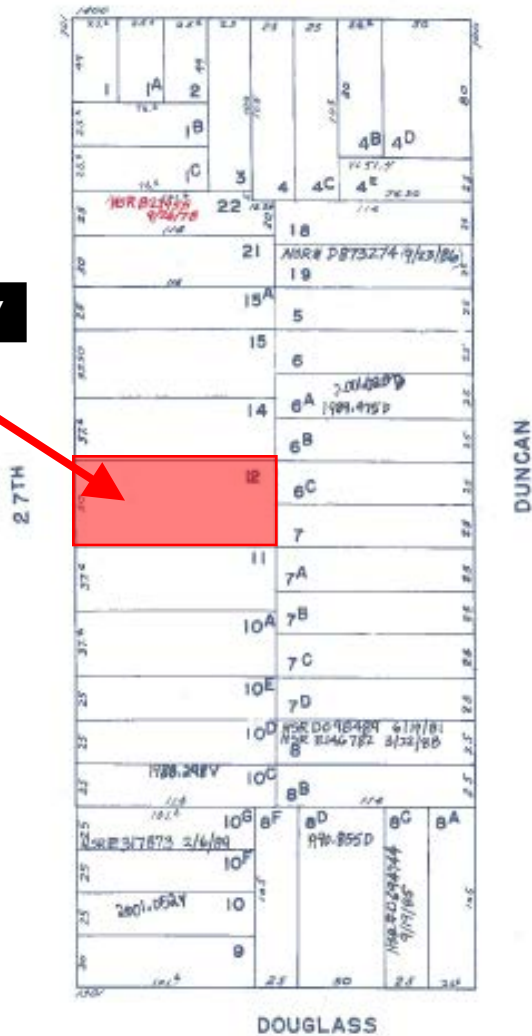


6588
 HORNER'S ADDN BLK 225

RH-1
 40-X

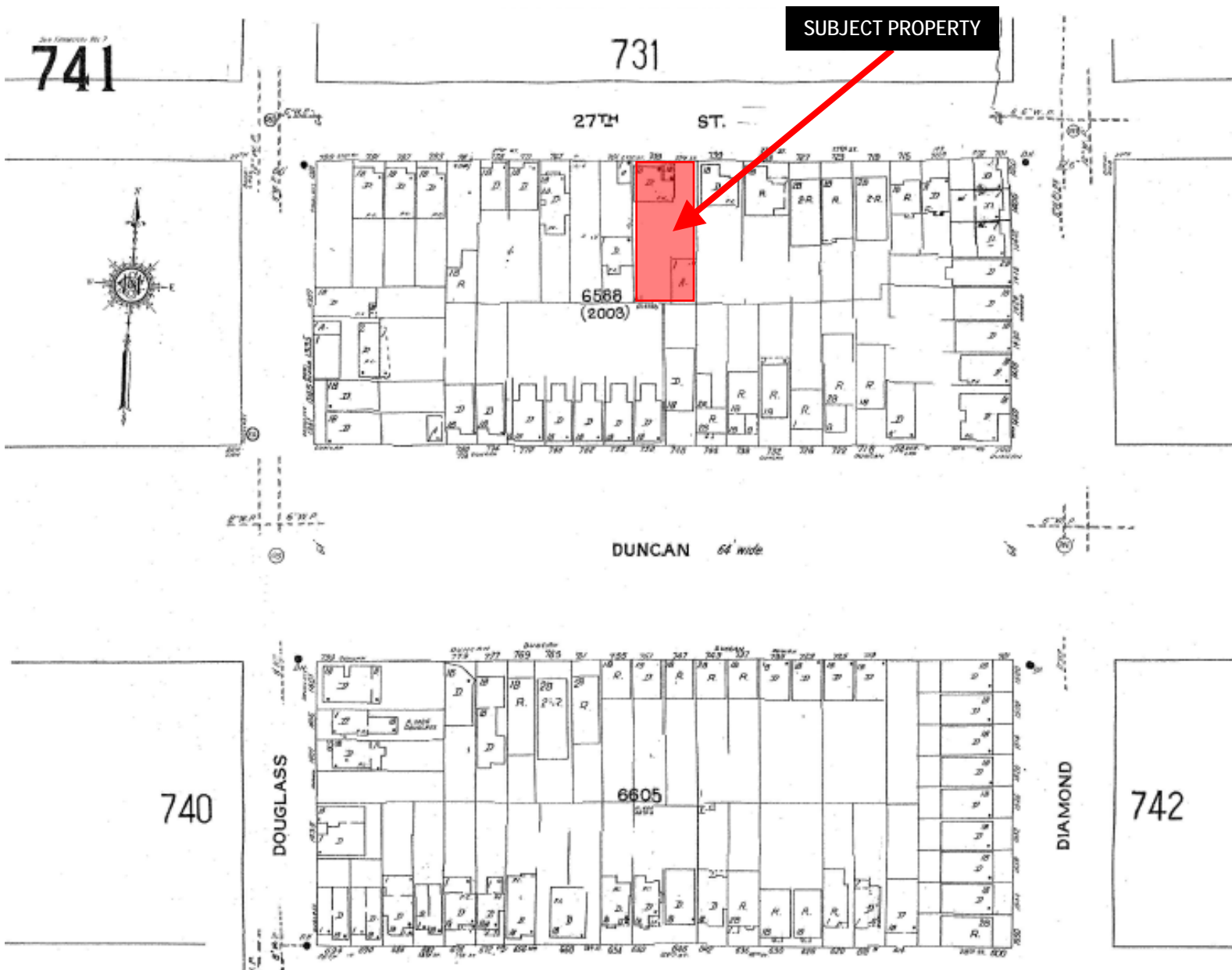
DIAMOND

SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2015-014876CUAVAR
 749 27th Street

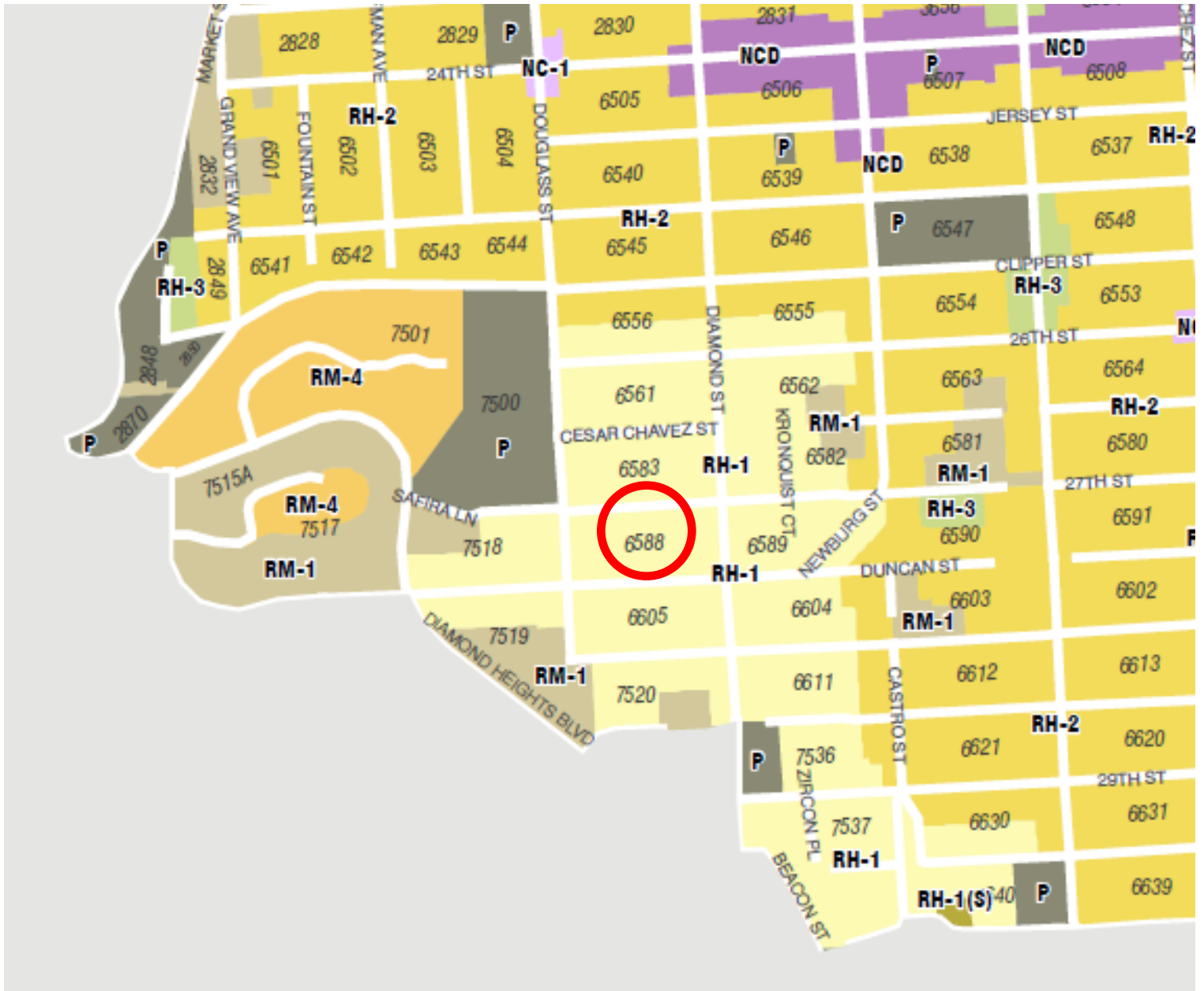
Sanborn Map*



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

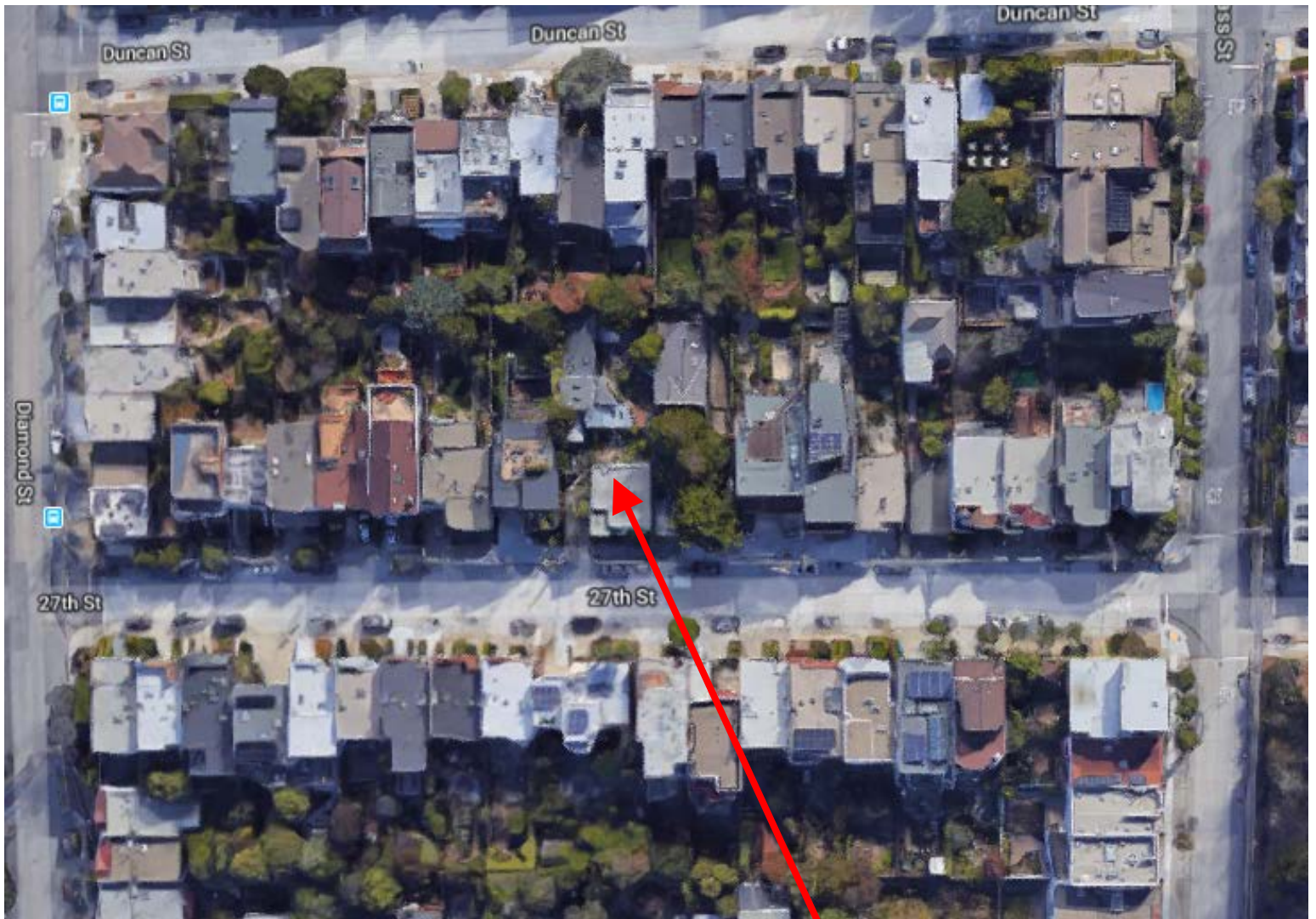


Zoning Map



Conditional Use Authorization
Case Number 2015-014876CUAVAR
749 27th Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-014876CUAVAR
749 27th Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-014876CUAVAR
749 27th Street

Aerial Photo



Conditional Use Authorization
Case Number 2015-014876CUAVAR
749 27th Street

Existing Site Photo



Existing conditions of front building

Conditional Use Authorization
Case Number 2015-014876CUAVAR
749 27th Street

Existing Site Photo



Uphill view of front facade

Conditional Use Authorization
Case Number 2015-014876CUAVAR
749 27th Street



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building **749 27TH ST**

Block **6588**

Lot **012**

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING (FRONT)
B. Is this building classified as a residential condominium? Yes No ☒
C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification: R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒
If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
5. Building Construction Date (Completed Date): 1938
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
30408	30317	Oct 09, 1937	NEW CONSTRUCTION	C
9006003	638482	Mar 28, 1990	REROOFING	C
8. A. Is there an active Franchise Tax Board Referral on file? Yes No ☒
B. Is this property currently under abatement proceedings for code violations? Yes No ☒
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ☒ B. If yes, has a proof of compliance been issued? Yes No ☒
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ☒
B. If yes, has the required upgrade work been completed? Yes No

Date of Issuance: 21 NOV 2016

Date of Expiration: 21 NOV 2017

By: JOANNE WONG

Report No: 201611162667

Patty Herrera, Manager
Records Management Division



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 749 27TH ST

Block 6588

Lot 012

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING (REAR)
B. Is this building classified as a residential condominium? Yes No ☒
C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒
2. Zoning district in which located: RH-1 3. Building Code Occupancy Classification: R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒
If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
5. Building Construction Date (Completed Date): 1908
6. Original Occupancy or Use: ONE FAMILY DWELLING
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
19121	19121	Sep 08, 1908	NEW CONSTRUCTION	N
8. A. Is there an active Franchise Tax Board Referral on file? Yes No ☒
B. Is this property currently under abatement proceedings for code violations? Yes No ☒
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ☒ B. If yes, has a proof of compliance been issued? Yes No ☒
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No ☒
B. If yes, has the required upgrade work been completed? Yes No

Date of Issuance: 21 NOV 2016

Date of Expiration: 21 NOV 2017

By: JOANNE WONG

Report No: 201611162668

Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

Records Management Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 11, 2018**
Time: **Not before 1:00 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Conditional Use Authorization**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 749 27th Street Cross Street(s): Douglas/Diamond Block/Lot No.: 6588/012 Zoning District(s): RH-1 / 40-X Area Plan: N/A	Case No.: 2015-014876CUAVAR Building Permit: 2016.11.14.2635, 2016.11.14.2629 Applicant: Doug Shaw Telephone: (415) 900-0002 E-Mail: dshaw@designcontext.com

PROJECT DESCRIPTION

The proposal is for Conditional Use authorization, pursuant to Planning Code Sections 303 and 317, to allow the tantamount to demolition of an existing two-story detached one-unit dwelling at the front of the property and the alteration of a detached single-family one-unit dwelling at the rear of the property. The project also requests a variance from the Planning Code for front setback requirements, pursuant to Section 132. The project site is located within a Residential House, One-Family (RH-1) Zoning District and a 40-X Height and Bulk District. This notice also meets Section 311 requirements for public notification.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeff Horn** Telephone: **(415) 575-6925** E-Mail: jeffrey.horn@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

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

ENVIRONMENTAL REVIEW

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

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

582 Market Street, 17th Floor
San Francisco, CA 94104
Office: 415-795-3579
Fax: 415-276-1976



December 29, 2017

Via E-Mail and U.S. Mail

San Francisco Planning Commission
Office of Commission Affairs
1650 Mission Street, Suite 400
San Francisco, California 94103
Attn: Jeffrey Horn
E: jeffrey.horn@sfgov.org

Re: January 11, 2018 Hearing Related to 749 27th Street/2015-014876CUA

Dear Esteemed Planning Commissioners:

This firm represents Vicki Heilman, the owner of 761 27th Street, in association with the conditional use authorization related to the development of the real property located at 749 27th Street (the “Development”). We write in order to voice Ms. Heilman’s concerns with the Development, its certain impacts on her as an adjacent property owner, and the manner in which the applicants and their sponsor have handled the process to date.

Dispute Related to Ms. Heilman’s Garage

As a preliminary matter, we wish to alert the Planning Commission that there remains a serious civil dispute between Ms. Heilman, on one hand, and the applicants and their sponsor, on the other hand, relating to the garage on Ms. Heilman’s property, which is believed to have been constructed in or about 1937. As the Planning Commission knows, the plans submitted by the applicants and their sponsor are premised on the destruction – or at a minimum the drastic alteration – of Ms. Heilman’s garage. The applicants and their sponsor feel that they are entitled to seek this harsh remedy because they have asserted that the garage crosses the boundary between 749 27th Street and Ms. Heilman’s property at 761 27th Street, creating an encroachment on the Development.

Ms. Heilman contests this claim. The law in relation to encroachments by neighboring property owners is complicated, and its application is highly variable given the facts of a particular situation. Pertinent to any analysis of the parties’ rights in relation to the garage are the facts that the garage has stood in its present location for eight decades; that Ms. Heilman did not construct the garage, which stood in its present location when she purchased her property in 1987; and that it is likely that the individual who *did* construct the garage, who Ms. Heilman believes was an ancestor of the applicants, owned *both* parcels of land (749 27th Street and 7671

27th Street) at the time of its construction. Rachel Long, one of the Development applicants, confirmed this in a December 26, 2017 email to counsel, wherein she wrote, “Vicky (sic) has known that the garage which my grandfather built when he was 16 is located 1 foot on our property.”

Putting aside the merits of either Ms. Heilman’s or the applicants’ arguments in relation to the purported encroachment, the outcome of which will have significant impact on the future of the Development, Ms. Heilman feels that the applicants have been engaged in a form of extortion in relation to the garage: The message from the applicants to Ms. Heilman has been, in effect, that she must agree to the destruction or alteration of her garage, and loss of the property on which it sits, or else the applicants and their sponsor will design and construct the Development in a way that jeopardizes the light and privacy that Ms. Heilman enjoys from her adjacent single-story cottage.

At a minimum, this is a failure on the part of the applicants to engage in the good community outreach that the Planning Commission values and encourages in the planning process. Beyond that, though, it demonstrates a kind of ruthlessness on the part of the applicants in seeking to squelch and stymie Ms. Heilman’s rights as a homeowner and citizen. Regardless of which view one might take, it is clearly not behavior that should be in any way rewarded.

Impact on Light to Ms. Heilman’s Cottage

As noted above, a potential alternative design of the Development that the applicants and their sponsor have put forward would have a significant impact on the light and privacy that Ms. Heilman currently enjoys from her cottage at 761 27th Street. The applicants have suggested that this alternative design would be the result of their inability to obtain the variance from the 15-foot setback requirement for the Development. The applicants have particularly threatened this outcome should Ms. Heilman not capitulate in their demands that she surrender a portion of the property upon which her garage sits and agree to the demands related to the integrity and size of the garage itself.

Attached hereto as Exhibit “1” are photographs from Ms. Heilman’s cottage and her yard. Exhibit “1” demonstrates the current light that Ms. Heilman enjoys at her property and that she has enjoyed for the duration of her ownership thereof. Ms. Heilman is informed and believes that a potential design put forward by the applicants and their sponsor would greatly diminish the light that she enjoys from this perspective.

Ms. Heilman is further informed and believes that the potential design would also diminish the privacy that she enjoys. Other photos in Exhibit “1” demonstrate the real proximity of Ms. Heilman’s property and cottage to the planned Development. Rachel Long, one of the applicants, confirmed the potential intrusion into Ms. Heilman’s privacy in an October 12, 2017 email to Ms. Heilman, wherein she wrote, “We can either leave things as they are now with the

ruled 15ft setback. This will bring the back of the house very close to you and *feel like we're on top of you*. Only the top floor needs to be set back 5 ft but the rest doesn't change. *It is basically approved as is by the planners.*" (Emphasis added.)

The Planning Code and the Residential Design Guidelines promulgated by the Planning Department explicitly state that "one of the purposes of the Planning Code is to provide adequate light, air, [and] privacy . . . to property in San Francisco." The Design Guidelines themselves address this specifically in relation to rear yards of structures, which is where the Development as designed will negatively affect Ms. Heilman's light and privacy.

The applicants and their sponsor should not be allowed to use Ms. Heilman's light and privacy as a bargaining chip to obtain the outcome they desire in relation to the variance to avoid the 15-foot setback requirement. If the applicants and their sponsor cannot obtain the variance that they seek – and if they also cannot come to an agreement with Ms. Heilman related to her garage – they should not be then allowed to work this detriment on Ms. Heilman in relation to her light and privacy at her property.

The Effect of the Development on Neighborhood Character

A project with the scope of the Development would benefit from the involvement of a professional architect, who is trained to observe and respect the sensitivities of the context within which she or he is working. The Development, as planned, lacks this professionalism, and the design reflects an obtuseness in relation to its surroundings. This kind of "Do It Yourself" approach may work well for a bathroom remodel or building a deck, but when the Planning Commission is being asked to approve a design for a two-unit construction, situated in one of the City's most serene and desirable neighborhoods, the demand for a professional approach should be uncompromising.

While the poor quality of the drawings submitted make any determination of the final product very difficult, the Development, as designed, will surely disrupt the continuity of the block and the neighborhood. The structures will be the largest buildings on the block and will dwarf the structures on either side, including Ms. Heilman's single-story cottage, which specific impacts are addressed above. The creation of two separate (and likely separately deeded) units at the property is also a novelty that will change the character of this block of 27th Street, which appears to consist exclusively of single-family residences.

The applicants have already shown their disregard for the neighborhood and its residents. They removed two mature trees growing at 749 27th Street, which Ms. Heilman is informed and believes they did without benefit of permitting. Further, in disregard of city ordinance, the applicants continue to offer the cottage on the property for short-term rental despite the revocation by the City of San Francisco of their permit and the complaints pending before the Office of Short Term Rentals.

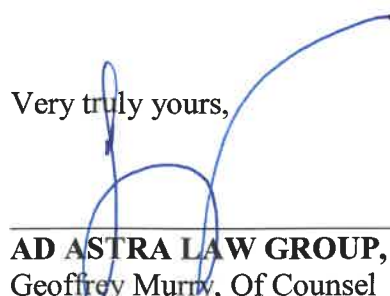
Ms. Heilman has every reason to believe that the lack of regard for the applicants' neighbors and the community in which they reside will continue in relation to the Development. This includes the plan for two curb cuts for two different driveways at the Development. This will have a significant impact on parking in the neighborhood, shifting the burden for the increased parking at the Development on to others in the neighborhood.

Ms. Heilman's concerns relate to her personal experience with the applicants and the impact the Development will have on her. As noted above, the applicants have taken a threatening tone in relation to Ms. Heilman, who has felt in the past as though the applicants and their sponsor were railroading her into acquiescence with the Development and its impact on Ms. Heilman's life and her home. All the while, it is she, out of all the neighbors on the block, who will experience the greatest disruption to her quality of life as a result of the ill-conceived (and potentially poorly executed) plans for the Development.

But Ms. Heilman is informed and understands that there are *many* problems with the Development as it is currently conceived in terms of compliance with city ordinance and design guidelines. For example, the alteration of the existing structure appears to run afoul of Section 317 of the San Francisco Planning Code. In addition, she understands that plans, poorly drafted as they are, reflect many inconsistencies and irregularities that – if allowed to be executed – could result in a messy or even disastrous process and outcome, which would affect Ms. Heilman, her neighbors, and the community as a whole.

Ms. Heilman, however, will leave the determination of the specific *legal* ailments afflicting the Development to the skillful and thoughtful planning commissioners and personnel at the Planning Department. She will limit her comments, as above, the intimate, personal impact that the Development will have on her and her quiet, peaceful life at 761 27th Street. She does hope that the Planning Commission will take her comments into consideration as it decides on the conditional use authorization and variance review, and it is in that spirit that she respectfully submits the above for the benefit of this body in its deliberations.

Very truly yours,



AD ASTRA LAW GROUP, LLP
Geoffrey Murry, Of Counsel

EXHIBIT “1”









APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Lenore Long	
PROPERTY OWNER'S ADDRESS: 749 27th St. San Francisco, CA 94131	TELEPHONE: (415) 202-3575 EMAIL: rlovelight@gmail.com

APPLICANT'S NAME:	Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Doug Shaw	
Same as Above <input type="checkbox"/>	
ADDRESS: 53 Laurel Grove Ave. Kentfield, CA 94904	TELEPHONE: (415) 990-0002 EMAIL: dshaw@designcontext.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 749 27th St.	ZIP CODE: 94131
CROSS STREETS: Diamond and Douglass	

ASSESSORS BLOCK/LOT: 6588 / 012	LOT DIMENSIONS: 50'x114'	LOT AREA (SQ FT): 5,700	ZONING DISTRICT: RH1	HEIGHT/BULK DISTRICT: 40/x
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3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE:	
		Single family home	
		PROPOSED USE:	
		Single family home	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	2	2	0	2
Hotel Rooms				
Parking Spaces	2	2	1	3
Loading Spaces				
Number of Buildings	2	2	0	2
Height of Building(s)	20'	20'	20'	40'
Number of Stories	2	2	2	4
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,448	1,106	3,475	4,581
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF	1,448	1,106	3,475	4,581
Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed)				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Planning Code Section #317. In order for the owner to alter their home to meet their plans, the required demolition will be "Tantamount to Demolition" per guidelines, thereby requiring a CUA.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

SEE ATTACHED.

1. The proposed remodel/addition/demolition will make the existing residence more desirable and compatible with the neighborhood and community for the following reasons:
 - a. The existing siting of the two residences on the large lot are inconsistent with the typical siting found in the neighborhood and community. Front home is currently 30' wide and 5' from the property line. Back home (cottage) is non-conforming at rear portion of lot and is 40' wide and wraps around the backside of the front home.
 - b. The proposed project will remodel the front home to be 25' wide at the front western portion of the existing 50' wide lot and close to the property line. Since the typical lot in the neighborhood and throughout the City is 25' wide, the remodel will bring the property into conformity with the character of the neighborhood.
 - c. This remodel will make it feasible for the owner's heirs to eventually rebuild the cottage on the 25' section of the lot on the east side, so, in essence this proposed project will set the stage for further conformity and consistency in the future.
 - d. The proposed remodel of the front home falls within all the required setbacks, and is well within what is allowed: it will be 58' from the front property line whereas 85.5' is allowed 67.8% of the allowable square footage. It is also considerably smaller than what the code allows as the front home could be built to 50' in width and at four stories could be 16,600 sf (12,825 sf on three stories and 3,775 sf on the fourth). The proposed home will be 4,581 sf or 25% of the allowable size.
2. The proposed project will be consistent with the neighborhood and cannot be detrimental to persons residing or working in the vicinity.
 - a. The size of the proposed site remains the same. The proposed size, shape and arrangement of structures is consistent and without harm to community.
 - b. There is no change to accessibility or traffic patterns. Proposed off-street parking and loading are unaffected.
 - c. Noise, glare, dust and odor will only be a consideration during construction and will be either of minimal effect or mitigated.
 - d. Landscaping and open space will be developed and maintained in conformity with the RH1 zoning which is consistent and in keeping with the neighborhood without negative effect.
3. All aspects of the proposed project fully conform with RH1 zoning and the Master Plan.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

There is no retail that exists or is proposed.

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

The proposed remodel will improve the character in terms of footprint and setbacks consistent with RH1 zoning for a 25' wide lot. The architectural design is consistent with the character of Noe Valley and 27th Street.

The cultural and economic diversity will be unaffected since the proposed residence is being altered to continue to provide housing for the same family that has occupied the property ^{SINCE 1931} ~~for a long term~~. The deteriorating home is owner occupied and will continue to be as this is the most economical way for the owners to stay.

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

The proposed alteration work is the most affordable option for the owners who have lived at this location for a lengthy time yet are frustrated by the cramped and poor condition of the current home. The project does not change the supply of affordable housing as it will continue to provide housing for the same family.

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

The proposed project does not change the number of residents or vehicles using the property.

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

This is not an industrial project.

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

The proposed project will conform to the current seismic engineering design standards.

7. That landmarks and historic buildings be preserved; and

The existing residence is not a landmark or historic.

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

There are no parks or open space in proximity to the proposed project.

Estimated Construction Costs

TYPE OF APPLICATION:	
Alteration and addition to a single family home	
OCCUPANCY CLASSIFICATION:	
R-3	
BUILDING TYPE:	
V	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
	Demolitions and addition
ESTIMATED CONSTRUCTION COST:	
\$550,000	
ESTIMATE PREPARED BY:	
Owner	
FEE ESTABLISHED:	

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: _____

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

Doug Shaw

Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

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

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

3/8/17

I, LENORE LONG, AM THE OWNER OF 749 27th STREET
AND HEREBY AUTHORIZE DOUG SHAW TO APPLY FOR
THE BUILDING PERMITS INCLUDING ENVIRONMENT
EVALUATION FOR MY PROPERTY.

LENORE LONG

Lenore Long

CASE NUMBER:
For Staff Use only

APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: LENORE LONG	
PROPERTY OWNER'S ADDRESS: 749 27TH ST. SAN FRANCISCO, CA 94131	TELEPHONE: (415) 202-3575
	EMAIL: rlovelight@gmail.com

APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
DOUG SHAW	
Same as Above <input type="checkbox"/>	
ADDRESS: 53 LAUREL GROVE AVE. KENTFIELD, CA 94904	TELEPHONE: (415) 990.0002
	EMAIL: dshaw@designcontext.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 749 27TH ST.		ZIP CODE: 94131
CROSS STREETS: DIAMOND AND DOUGLASS		
ASSESSORS BLOCK/LOT: 6588 1012	LOT DIMENSIONS: 50' x 114'	LOT AREA (SQ FT): 5,700
ZONING DISTRICT: RH1		HEIGHT/BULK DISTRICT: 40'

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: SINGLE FAMILY RESIDENCE	
		PROPOSED USE: SINGLE FAMILY RESIDENCE	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

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

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	0	1
Hotel Rooms				
Parking Spaces	2	2	0	2
Loading Spaces				
Number of Buildings	1	1	0	1
Height of Building(s)	20	20	15	35'
Number of Stories	2	2	2	4
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	1447	1106	3474	4581
Retail				
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>				
Parking				
Other (Specify Use)				
TOTAL GSF	1447	1106	3474	4581
<p>Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance. (Attach a separate sheet if more space is needed)</p>				

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

749 27th Street

Variance for front yard setback. Sec. 132.e

The proposed residence front yard setback is required to be at the maximum allowable of 15' due to the averaging of the 739 27th St, the house at the property to the east which is at 3' from the front property line, and 761 27th St., the house at the property to the west which is 67'-3" from the front property line.

The variance requests that the front yard setback for the proposed construction at 749 27th Street shall be 4'-4" from the front property line. This represents the same location of the existing house.

Finding 1 Exceptional circumstances

- 1) There are only two such properties on either side of 27th Street that are significantly setback from the front property boundary. Virtually all the other houses in the area are at or very close to their front property line. The extreme setback of 761 27th Street has a detrimental effect on the owner of 749 27th St.
- 2) The proposed, re-designed home will be two stories over the garage level, consistent with many of the houses on the street. The remodeled home will be just 3'-9" taller than the existing house at the front façade. In order to comply Sec. 132.e, the upper level will have to be setback 15' because the 761 27th Street house is significantly far from the street.
- 3) To comply with Sec. 132.e would force more demolition of the existing home.

Finding 2 Practical difficulty

In order to comply with Sec. 132.e and move the home back 15', the Owner will have to:

- 1) Demolish more of the home
- 2) excavate more earth
- 3) build higher retaining walls
- 4) diminish rear windows
- 5) sacrifice more of their back yard.

Finding 3 Preservation and enjoyment of a substantial property right

Most of the owners on this block can enjoy a substantial rear yard that corresponds with the green belt as envisioned many years ago by City Planners. Others do not have to build with large retaining walls.

Finding 4 Not materially detrimental

To allow 3'-9" in additional height above the existing height of the existing home at its existing location is a modest change to the streetscape. This will have a minor effect on all property owners.

Not only will a reduction of the front yard setback not harm other property owners, it will substantially improve the welfare of the Owner at 761 27th Street. By keeping the front of the proposed home at the same location as the existing home, there will be 7'-9' of open space between the rear of the proposed home to the home at 761 27th Street, which will allow the Owner at 761 27th St. to enjoy views from her windows over the backyard of 749 27th Street to the east as she currently enjoys. To comply with 132.e,

the proposed home will be setback resulting in an overlap of 2' past 761 27th Street. This will block a property line window at 761 27th Street.

In addition the proposed home, even though well within the required rear yard setback, when located 15' back from the front property line will be at 3 stories immediately adjacent to the 761 27th Street home.

Finding 5 In harmony

The general purpose and intent of the Code is to encourage a consistent neighborhood character - which is to maintain a similar front façade relationship to the street – and to maintain a greenbelt core in the center of the block. There are many homes that are closer to their front yard property line than what currently exists at 749 27th Street.

Keeping the front façade of the proposed remodel at the same locations with just a 3'-9" increase in height is thoroughly in keeping with the character of the street.

The redesigned home will be 25' wide which is also in keeping with the character of the street.

Prepared by Doug Shaw on behalf of Lenore Long

10/24/17

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

NO RETAIL

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

THE SINGLE FAMILY HOME REMAINS THE SAME. THE ARCHITECTURE OF THE PROPOSED HOME IS CONSISTENT WITH THE NEIGHBORHOOD CHARACTER - VERNACULAR, MODERN, NOUVEAU + POST MODERN. THE PROPOSED DESIGN DRAWS ON THESE MANY INFLUENCES TO PRESERVE THE CULTURAL DIVERSITY. THE HOME IS OWNER OCCUPIED AND WILL CONTINUE TO DO SO AS THIS IS THE MOST ECONOMICAL WAY FOR THE OWNERS TO REMAIN AT THE PROPERTY - WHICH IS IN BAD CONDITION.

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

THE PROPOSED WORK WILL ALLOW THE FAMILY TO REMAIN ON THE PROPERTY WHERE THERE HAS BEEN MEMBERS OF THE FAMILY RESIDING FOR MULTIPLE GENERATIONS.

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

THERE IS NO CHANGE.

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

NO INDUSTRIAL.

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

THE PROPOSED WORK WILL CONFORM TO THE
CURRENT LATERAL DESIGN CODES

7. That landmarks and historic buildings be preserved; and

THE PROPERTY HAS BEEN DETERMINED TO NOT BE A
LANDMARK OR HISTORIC.

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

THERE ARE NO PARKS OR OPEN SPACE ON THIS BLOCK

Estimated Construction Costs

TYPE OF APPLICATION: ADDITION + ALTERATION	
OCCUPANCY CLASSIFICATION: R-3	
BUILDING TYPE: SINGLE FAMILY DWELLING	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 4581	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$550,000	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

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: _____

11/1/17

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

DOUG SHAW, AGENT

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent and a department staff person.

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
749 - 27th Street		6588/012	
Case No.	Permit No.	Plans Dated	
2015-014876ENV		12/7/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and additions to two single-family residences on one lot. (1) Add two stories and a horizontal rear addition to two-story main house at the front of lot. (2) Remove two bedrooms that are up a half a level, remove a greenhouse, and build two new bedrooms at the front of the cottage at the rear of the lot.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

Digitally signed by Jean Poling
DN: cn=Jean Poling, o=San Francisco Department of Public Health, email=jean.poling@sfph.org, c=US
Date: 2015.12.11 14:12:35 -0800

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>June, 2013</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2016.05.16 15:49:44 -07'00'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	5/5/2016
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	749 27th Street	
Block/Lot:	Cross Streets:	
6588/012	Diamond and Douglass streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-01487ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	no date
------------------------------------	---------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley (dated June, 2013)	
Proposed Project: Interior remodel and additions to two single-family residences on one lot. (1) Add two stories and a horizontal rear addition to two-story main house at the front of lot. (2) Remove two bedrooms that are up a half a level, remove a greenhouse, and build two new bedrooms at the front of the cottage at the rear of the lot.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	n/a	Period of Significance:	n/a
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

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

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

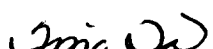
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley (dated June, 2013) and information found in the Planning Department files, the subject property at 749 27th Street contains a two-story wood-frame single-family residence constructed in 1937 (source: building permit). Additional outbuildings are located towards the rear of the property however there do not appear to be building permits associated with these buildings which were added sometime after 1950. The original owner was Elfryn A. James who designed the simple vernacular structure that features some elements of the Second Bay Tradition but has no associated architect. James emigrated from Wales and was employed as an electrician and chief engineer at the China AirCraft Corp. The house remains in the James family. Known exterior alterations to the property include relocation of an existing greenhouse (1968) and reroofing (1990). Upon visual inspection and from historic photographs a number of windows have been replaced with fixed windows.

No known historic events occurred at the subject property (Criterion 1). As a single-family residence constructed in Noe Valley in 1937 the property does not stand out or have any direct association with San Francisco history. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. While the building may have elements that link it to the Second Bay Tradition architectural style, its simple features were more a function of economy rather than being tied to a specific architectural tradition. While it is not infeasible that a non-architect designed home could be constructed in the Second Bay Tradition, the building would have to have some identified association with the movement or be an excellent example of the style. While the Second Bay Tradition emphasized use of simple materials the designs were often complex manipulations of the site that involved careful coordination of indoor and outdoor spaces and attention to detail.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block developed during the mid-twentieth century. The block has seen a number of insensitive alterations and does not exhibit a consistent architectural style or uniform pattern of development.

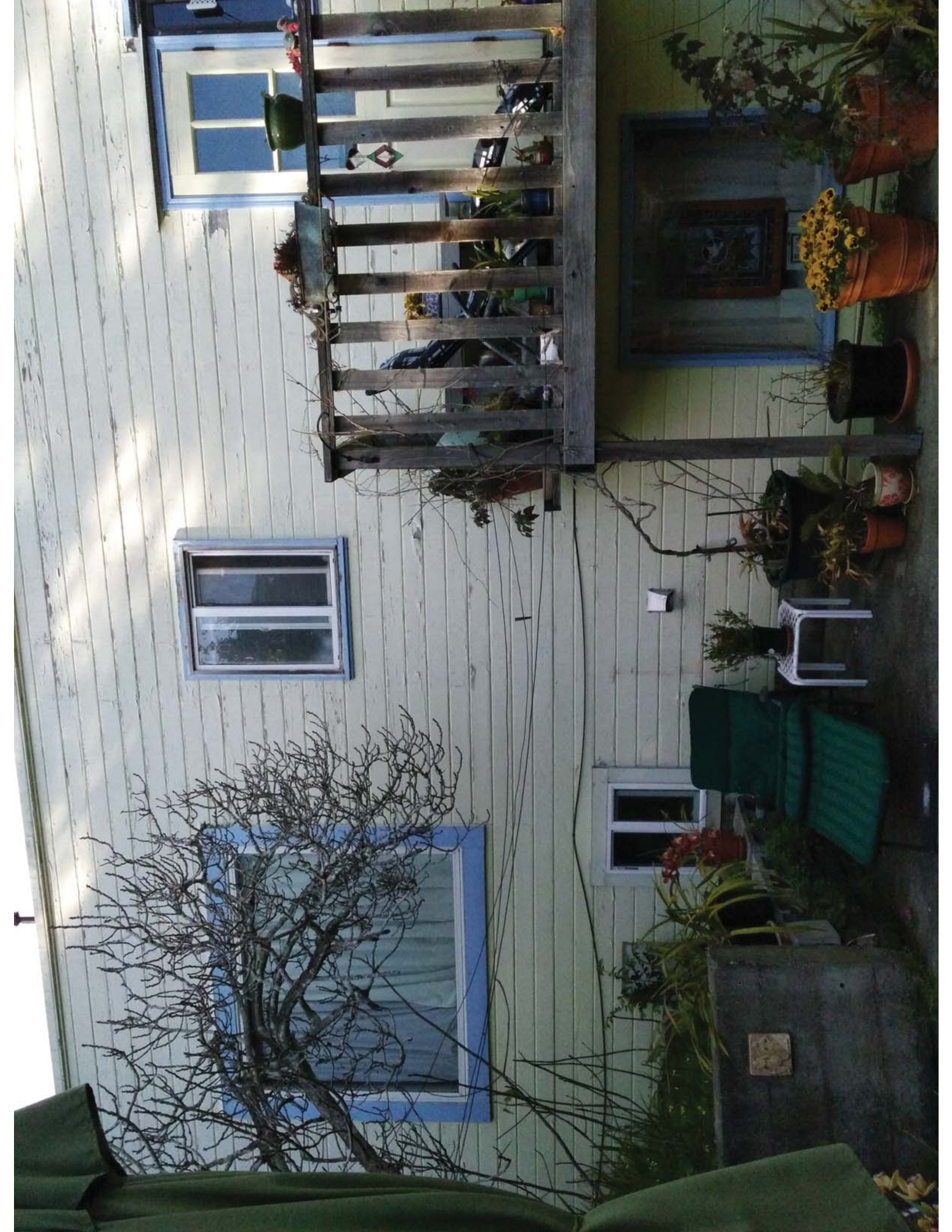
Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

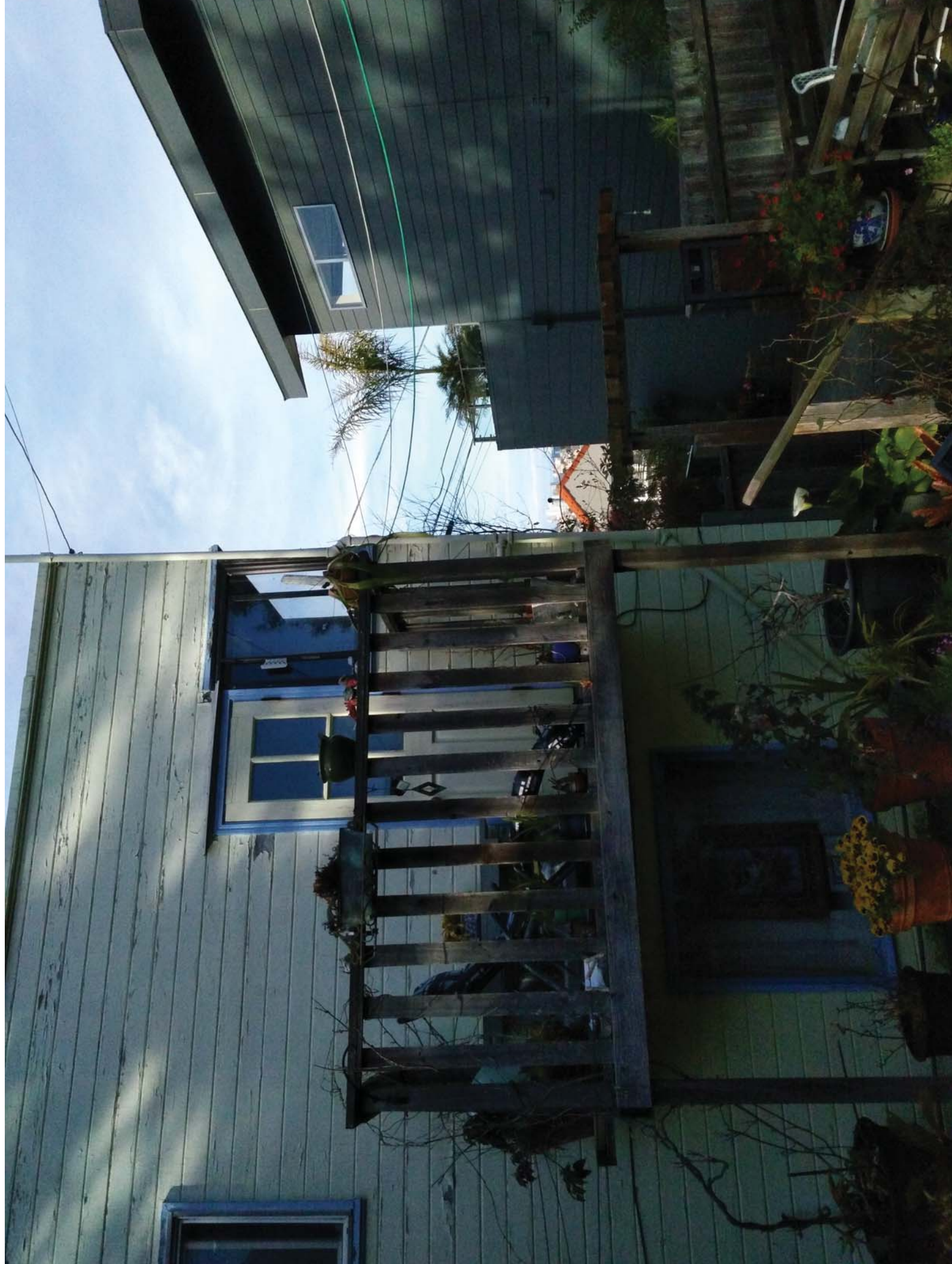
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2016



749 27th Street



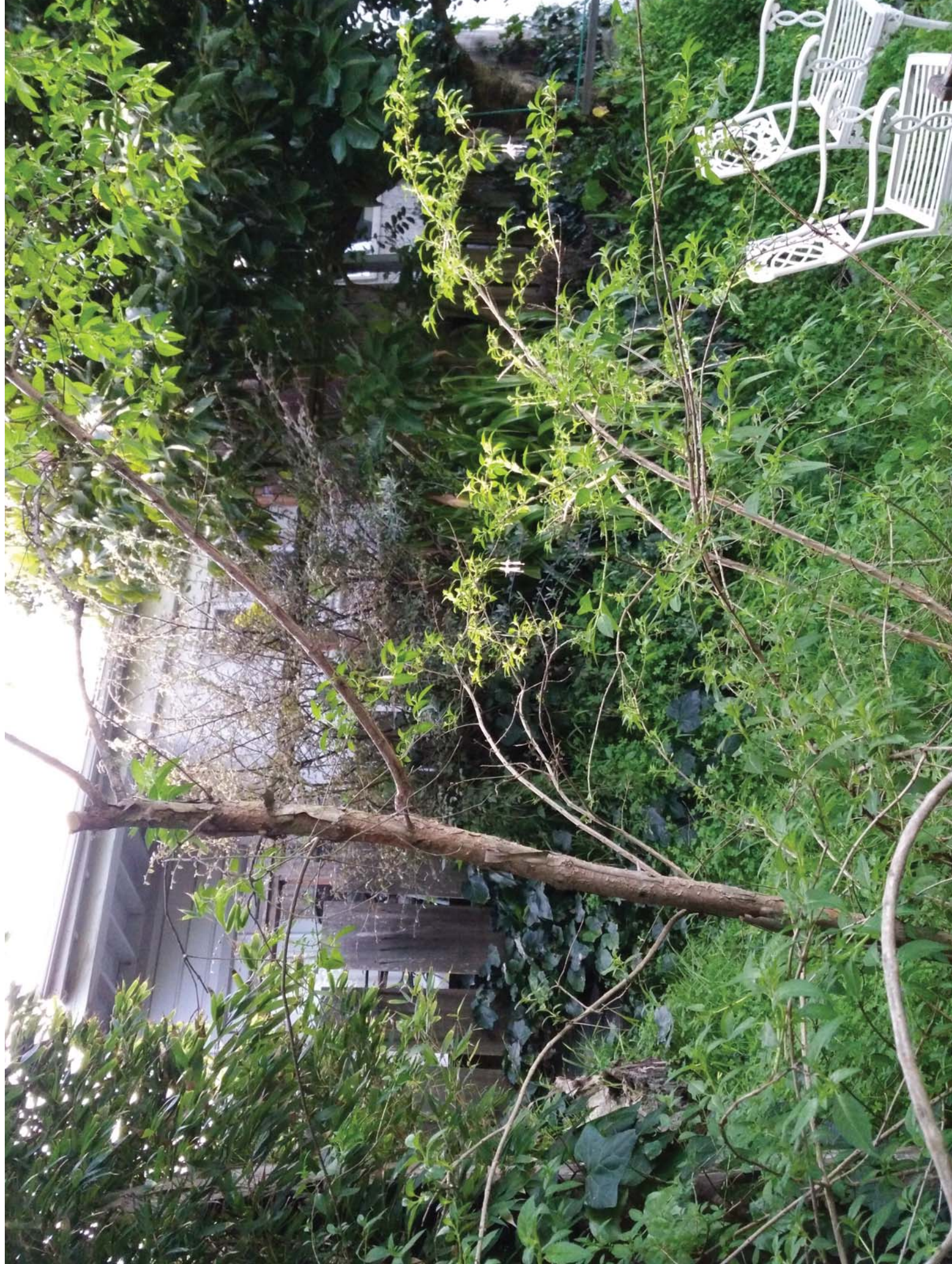


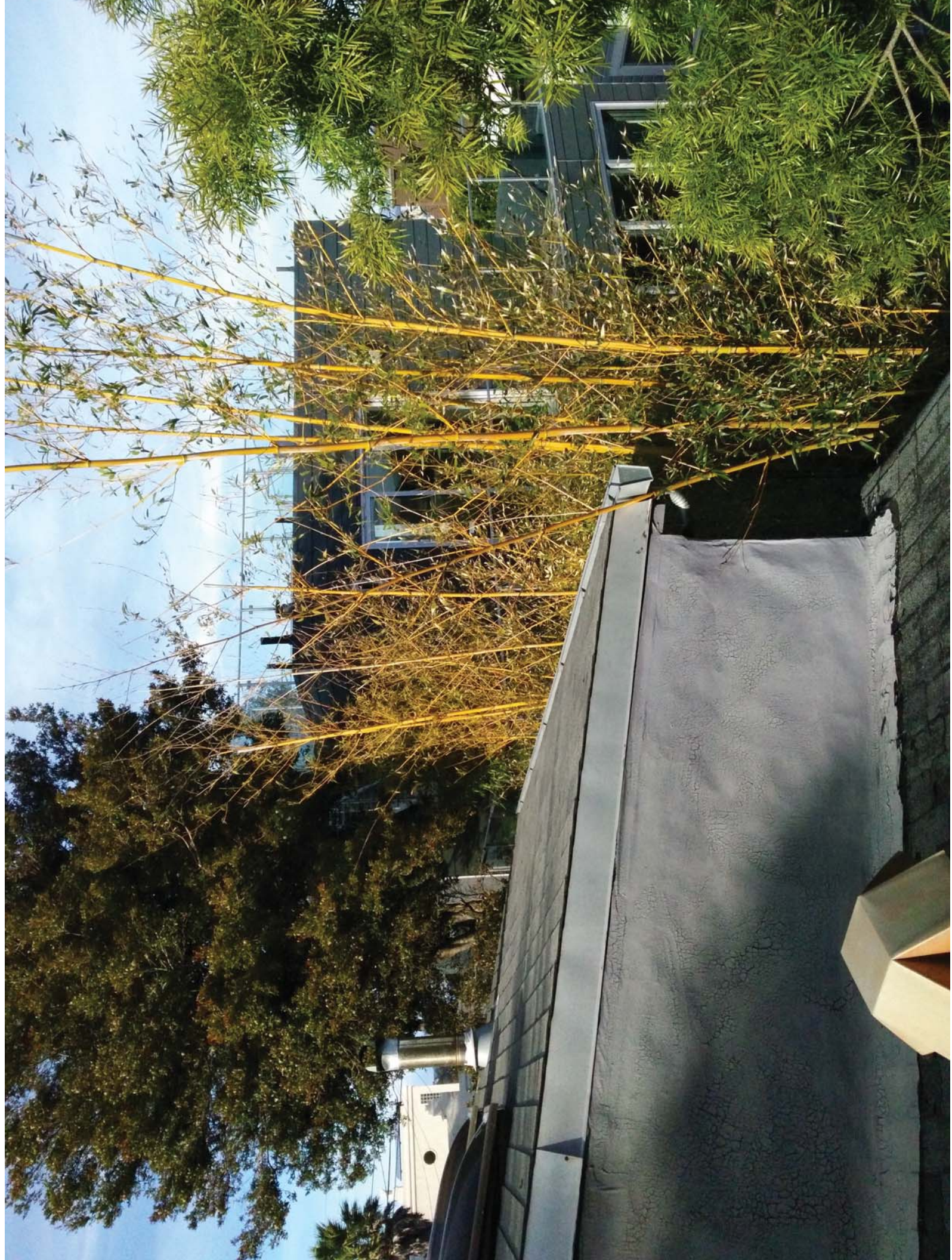




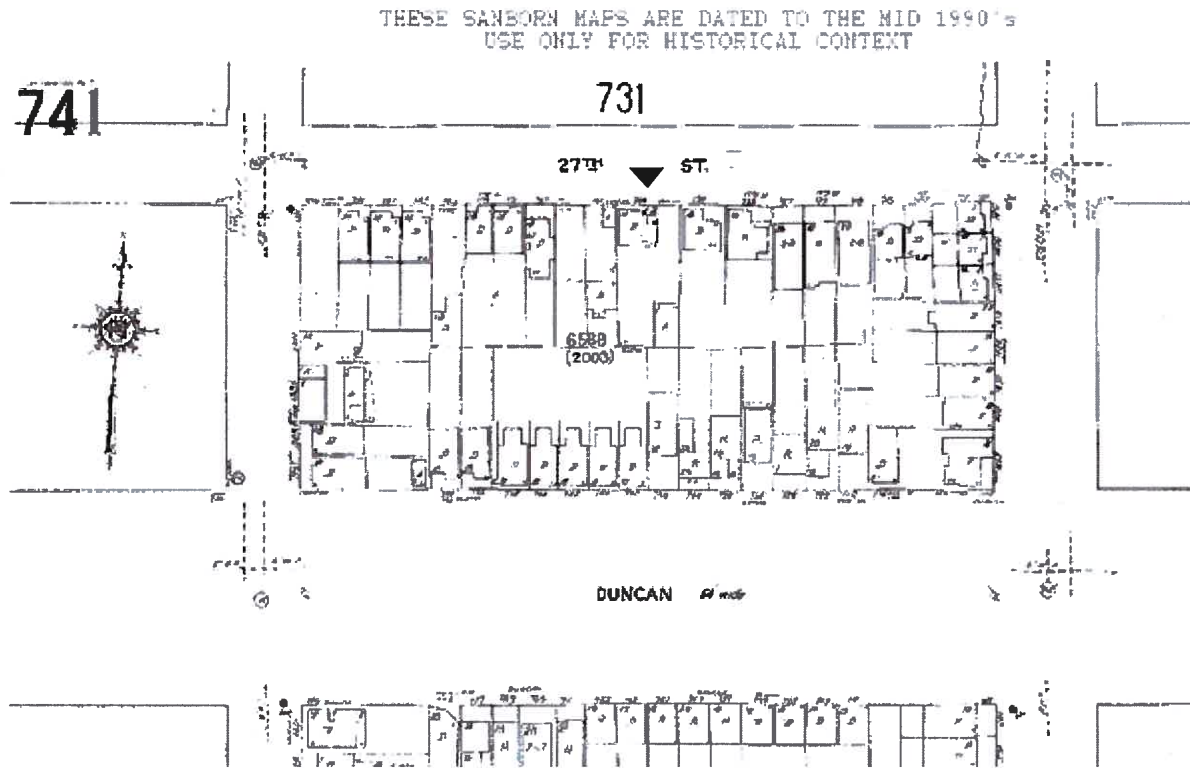












CEQA CATEGORICAL EXEMPTION DETERMINATION: 12/7/15
FOR TWO SINGLE FAMILY RESIDENCES ON ONE LOT
CASE: 2015-014876ENV

PREAPPLICATION NEIGHBORHOOD MEETING: 10/12/16

EXTG HOUSE: 1,448 SF
RETAINED: 1,106 SF
NET ADDED: 3,475 SF
PROPOSED: 4,581 SF

PERMITTED: 5,850 SF

LEVEL ONE: 1,329 SF GARAGE / STORAGE (NONLIVING)
LEVEL TWO: 1,329 SF 4 BEDROOMS 3 BATHS
LEVEL THREE: 1,250 SF 0 BEDROOMS 1 BATH
LEVEL FOUR: 794 SF 1 BEDROOM 1 BATH
TOTAL: 3,373 SF LIVABLE

SCOPE OF WORK
OWNER IS PROPOSING TO PARTIALLY DEMOLISH THE EXISTING 2 STORY MAIN HOUSE,
REMODEL AND ADD AREA. THE FOOTPRINT SHALL BE REDUCED TO 24'-8 1/2" WIDTH AND
EXPANDED TO 55'-0" DEPTH. NEW HOUSE FRONT WILL BE ON SAME
PLANE AS EXISTING HOUSE. AN ADDITIONAL TWO LEVELS WILL BE ADDED.

PROJECT INFORMATION
APN: 6588 012
TWO LEGAL EXISTING RESIDENCES
LOT SIZE: 50' X 114'
ZONING: RH-2

DESIGNER: DOUG SHAW
CONTACT: 415.990.0002
EMAIL: DSHAW@DESIGNCONTEXT.COM

STRUCTURAL ENGINEER: TUONG TRAN
EMAIL: TUONG@TRANVU.COM
526 CALERO AVE.
SAN JOSE, CA 95123
PH: 408-425-4523
FX: 408-300-1027 / 888-226-8603

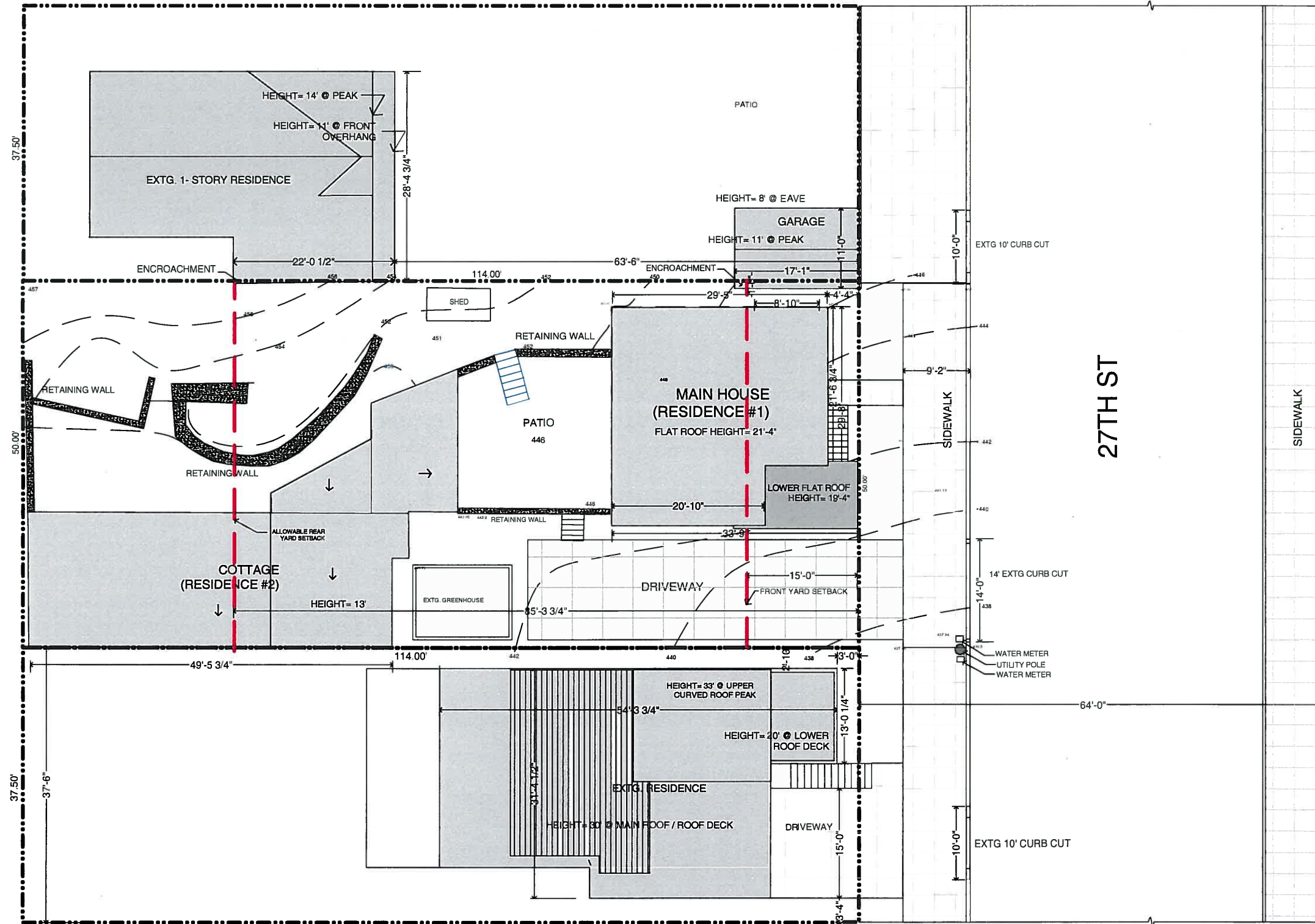
INDEX

- 1A INFORMATION
- 2A PLOT PLAN - EXISTING CONDITIONS
- 3A PLOT PLAN - PROPOSED
- 1 EXISTING FLOOR PLAN ONE
- 2 EXISTING FLOOR PLAN TWO
- 3 PROPOSED FLOOR PLAN ONE
- 4 PROPOSED FLOOR PLAN TWO
- 5 PROPOSED FLOOR PLAN THREE
- 6 PROPOSED FLOOR PLAN FOUR
- 7 EXISTING AND PROPOSED NORTH ELEVATION
- 8 EXISTING AND PROPOSED EAST ELEVATION
- 9 EXISTING AND PROPOSED WEST ELEVATION
- 10 EXISTING AND PROPOSED SOUTH ELEVATION
- 11 EXISTING AND PROPOSED EAST ELEVATION W/REAR
- 12 PROPOSED SECTIONS FRONT HOUSE
- 13 EXISTING AND PROPOSED SECTIONS

761 27TH STREET

749 27TH STREET

739 27TH STREET



749 27TH STREET
RENOVATION / ADDITION

SCALE 1/8"=1'-0"
9/25/16
5/30/17

PLOT PLAN

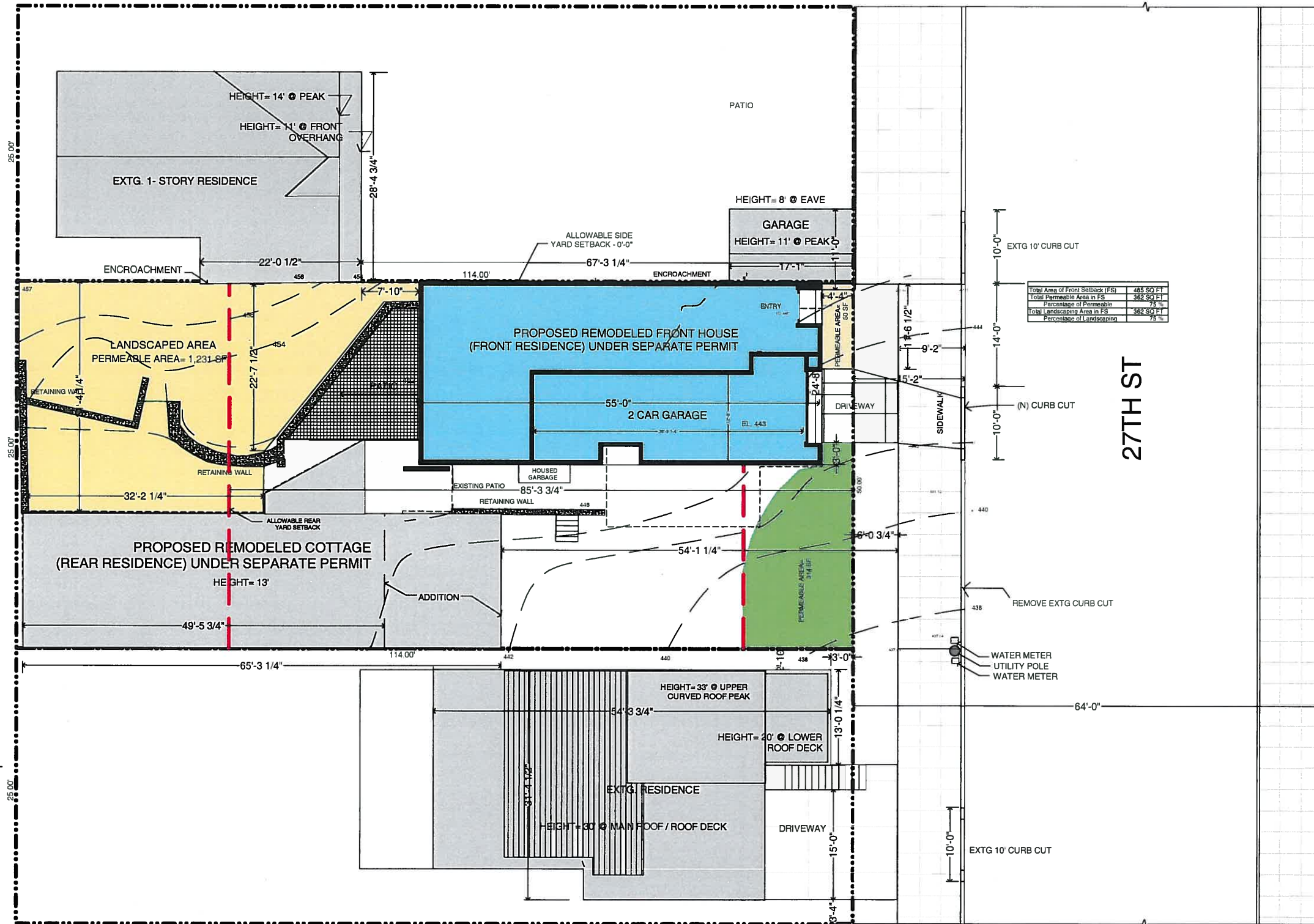
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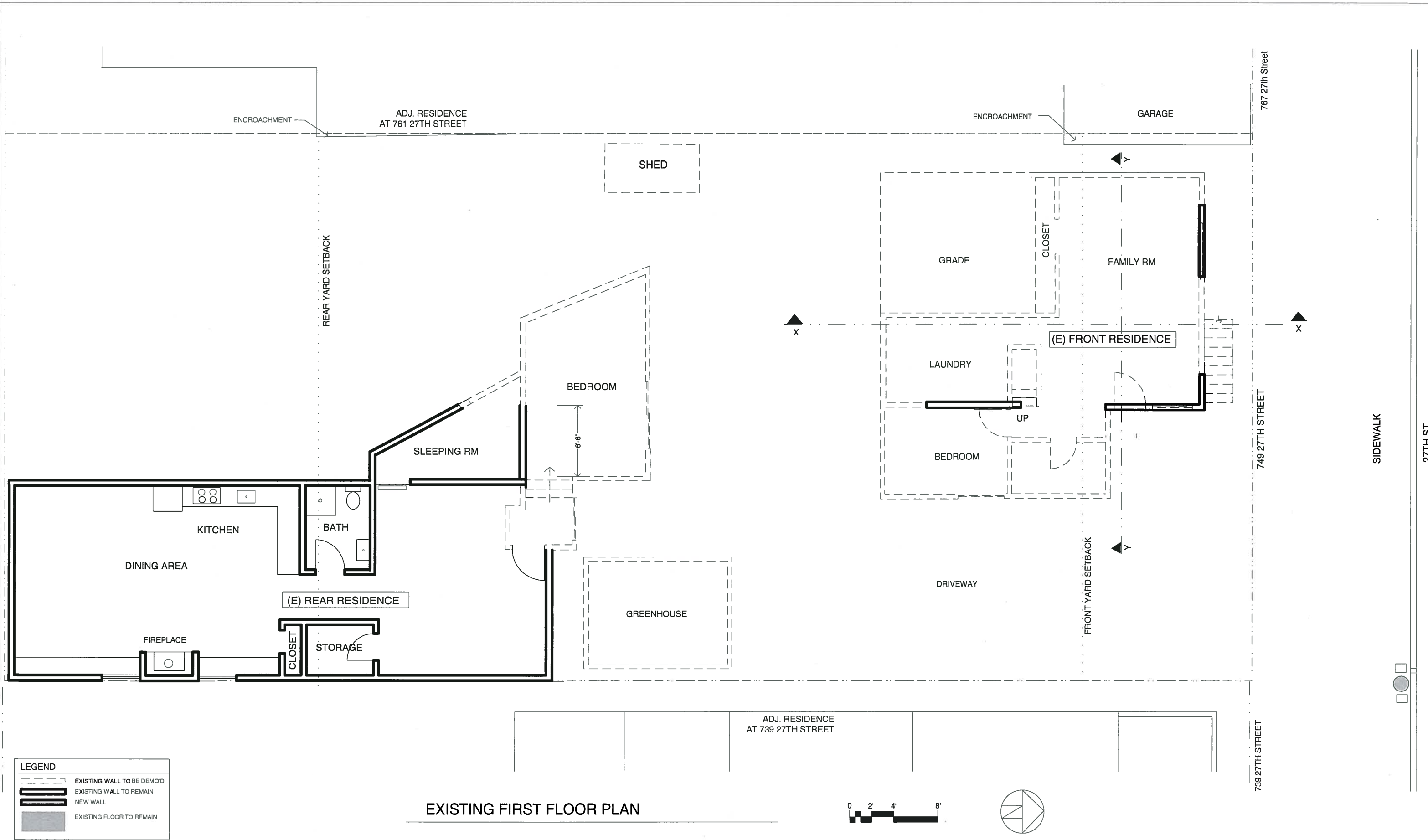
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761 27TH STREET

749 27TH STREET

739 27TH STREET





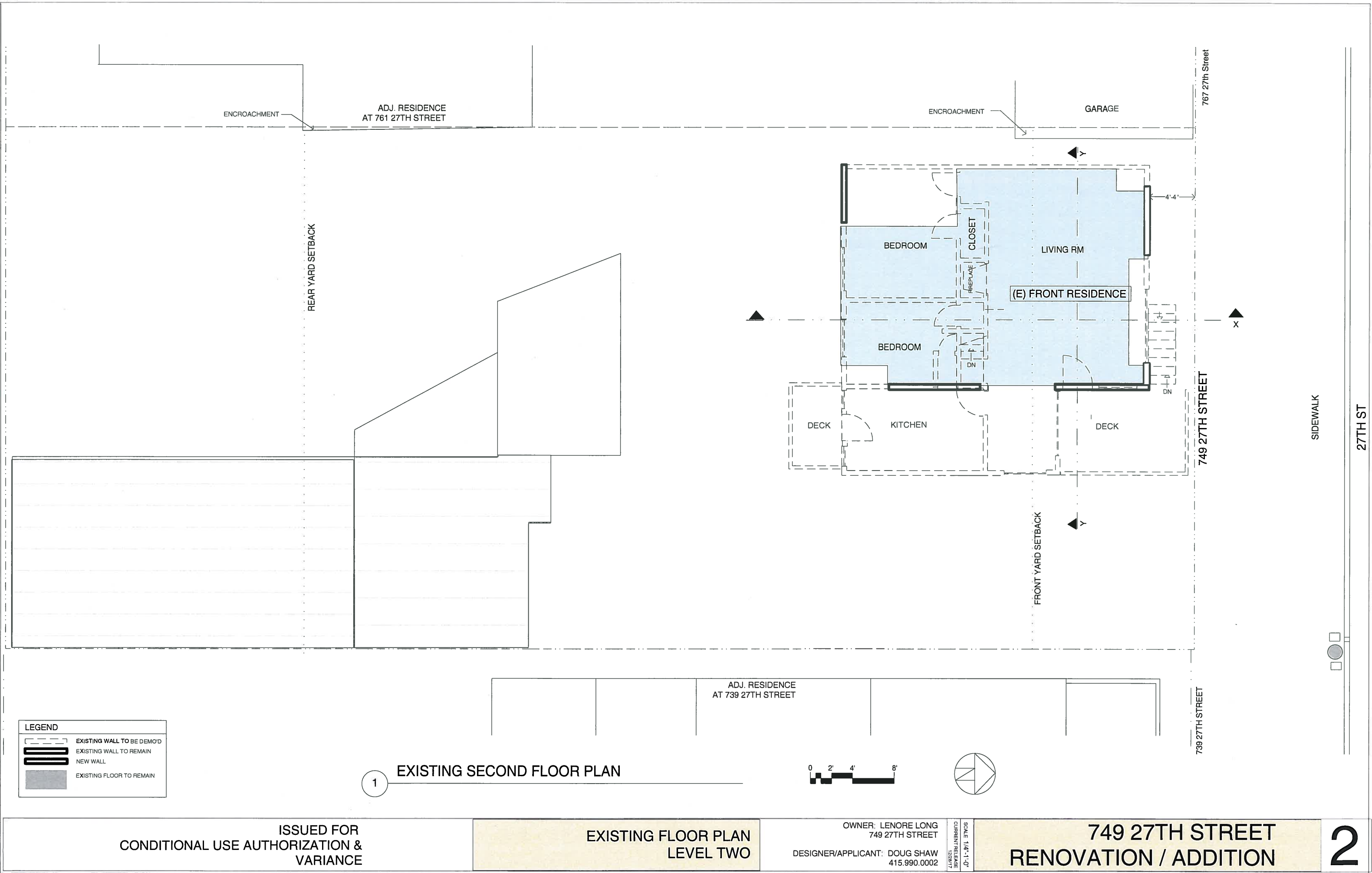
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CONDITIONAL USE AUTHORIZATION &
VARIANCE

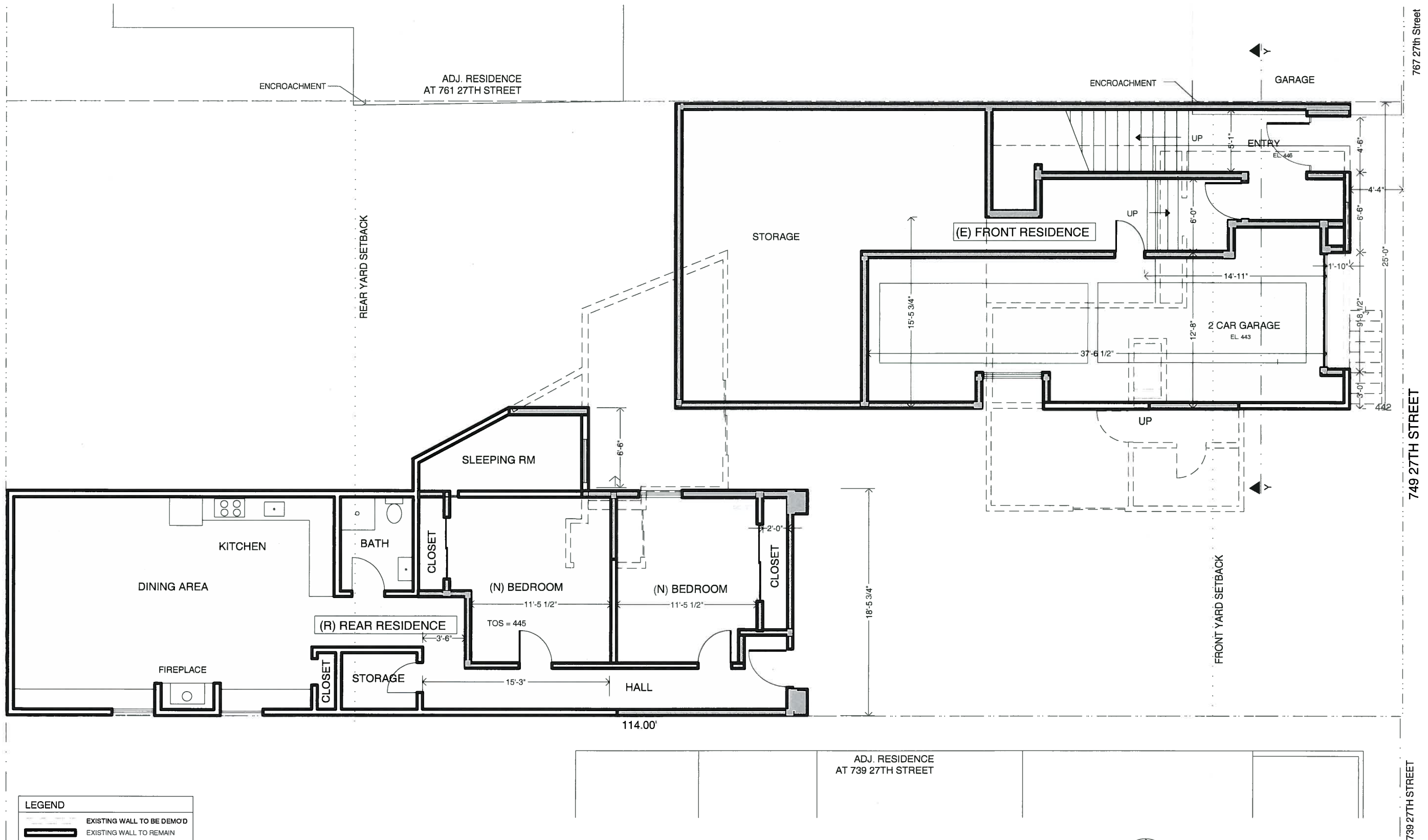
EXISTING FLOOR PLAN
LEVEL ONE

OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

SCALE 1/4"=1'-0"
CURRENT RELEASE
12/28/17

749 27TH STREET
RENOVATION / ADDITION





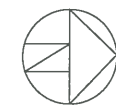
SIDEWALK

27TH ST

LEGEND

- EXISTING WALL TO BE DEMO'D
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING FLOOR TO REMAIN

PROPOSED FIRST FLOOR PLAN



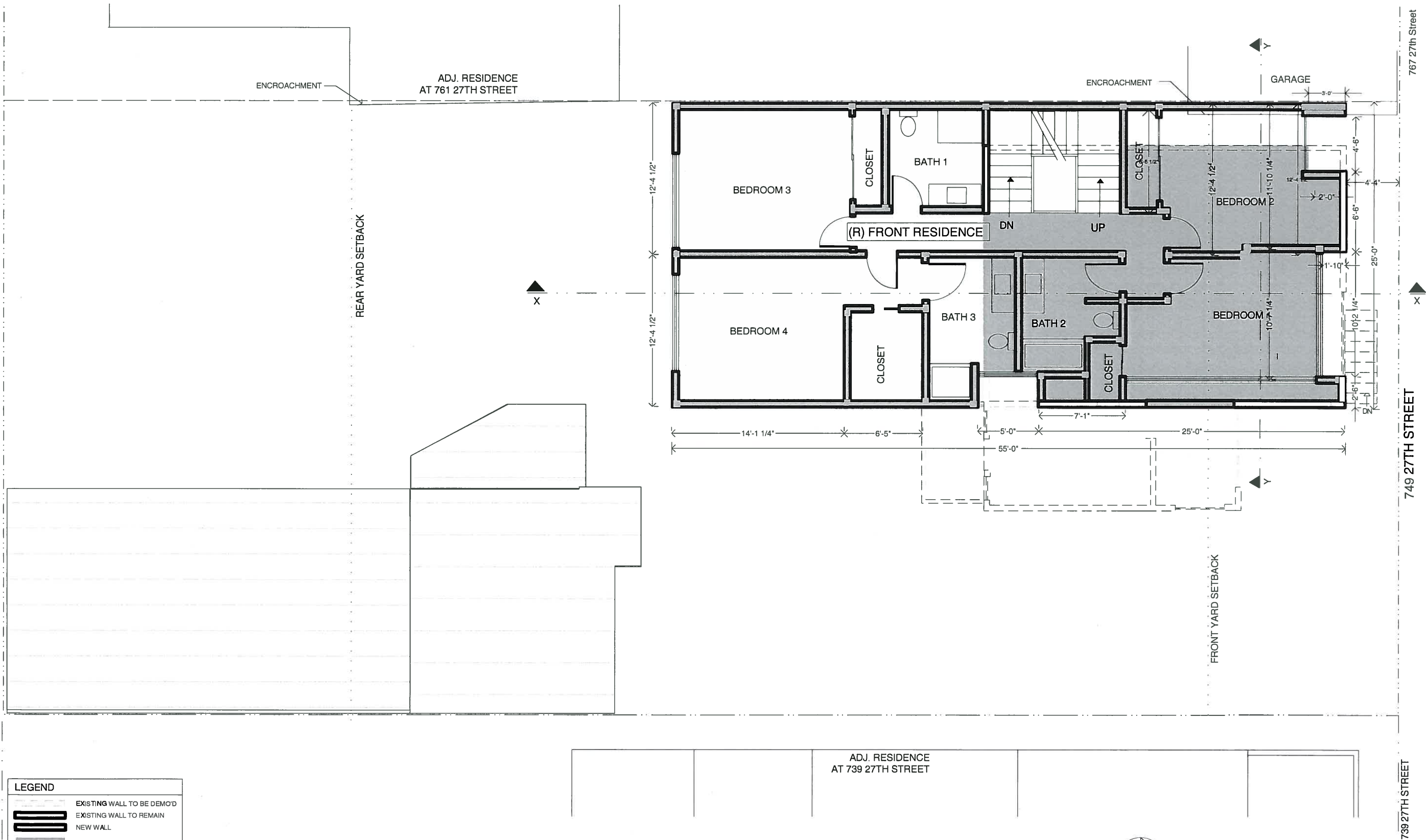
ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

PROPOSED FLOOR PLAN
LEVEL ONE

OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

SCALE 1/4"=1'-0"
CURRENT RELEASE
12/2017

749 27TH STREET
RENOVATION / ADDITION



PROPOSED SECOND FLOOR PLAN

LEGEND	
	EXISTING WALL TO BE DEMO'D
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING FLOOR TO REMAIN



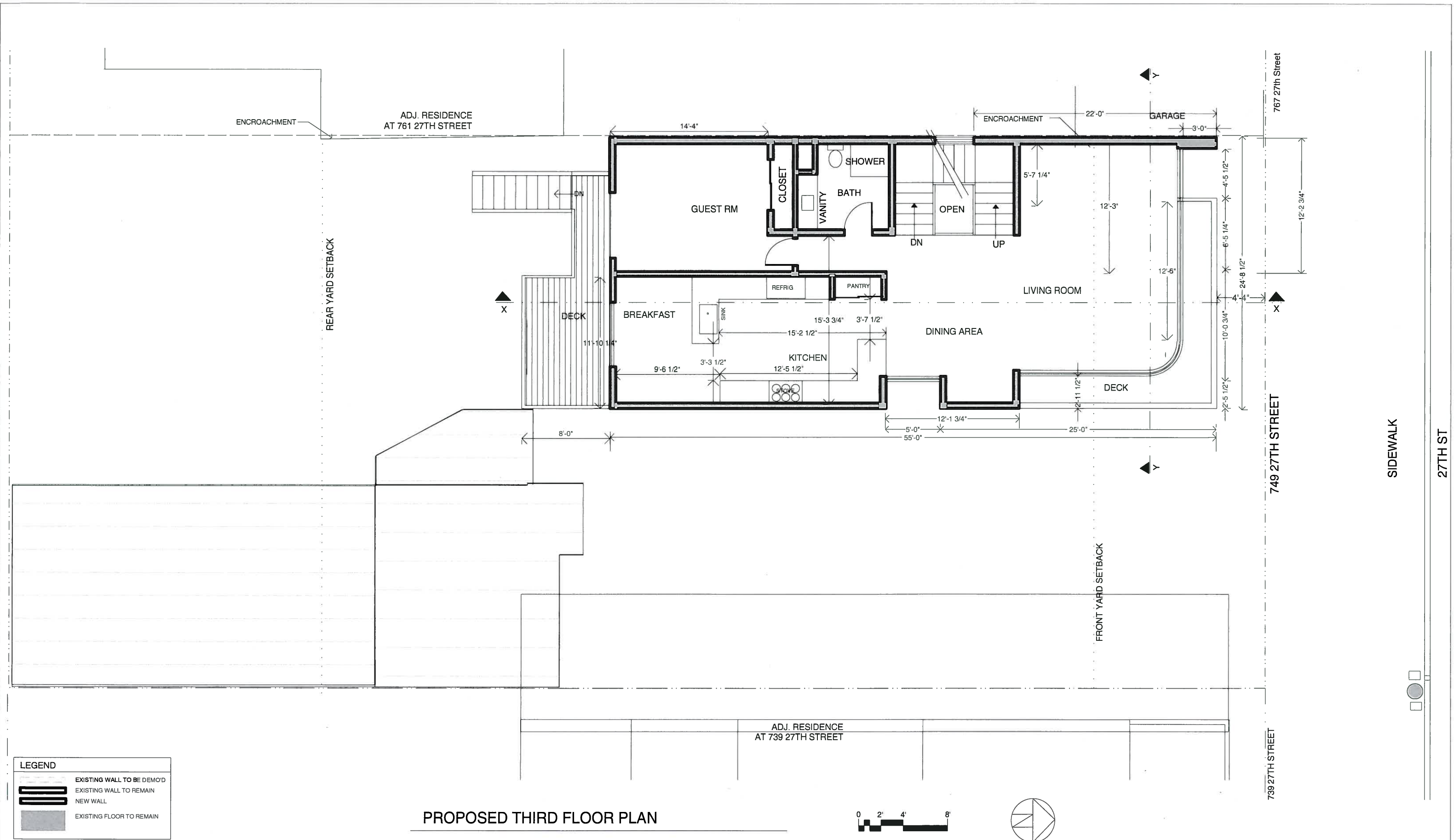
ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

PROPOSED FLOOR PLAN
LEVEL TWO

OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

SCALE 1/4"=1'-0"
CURRENT RELEASE
12/28/17

749 27TH STREET
RENOVATION / ADDITION



ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

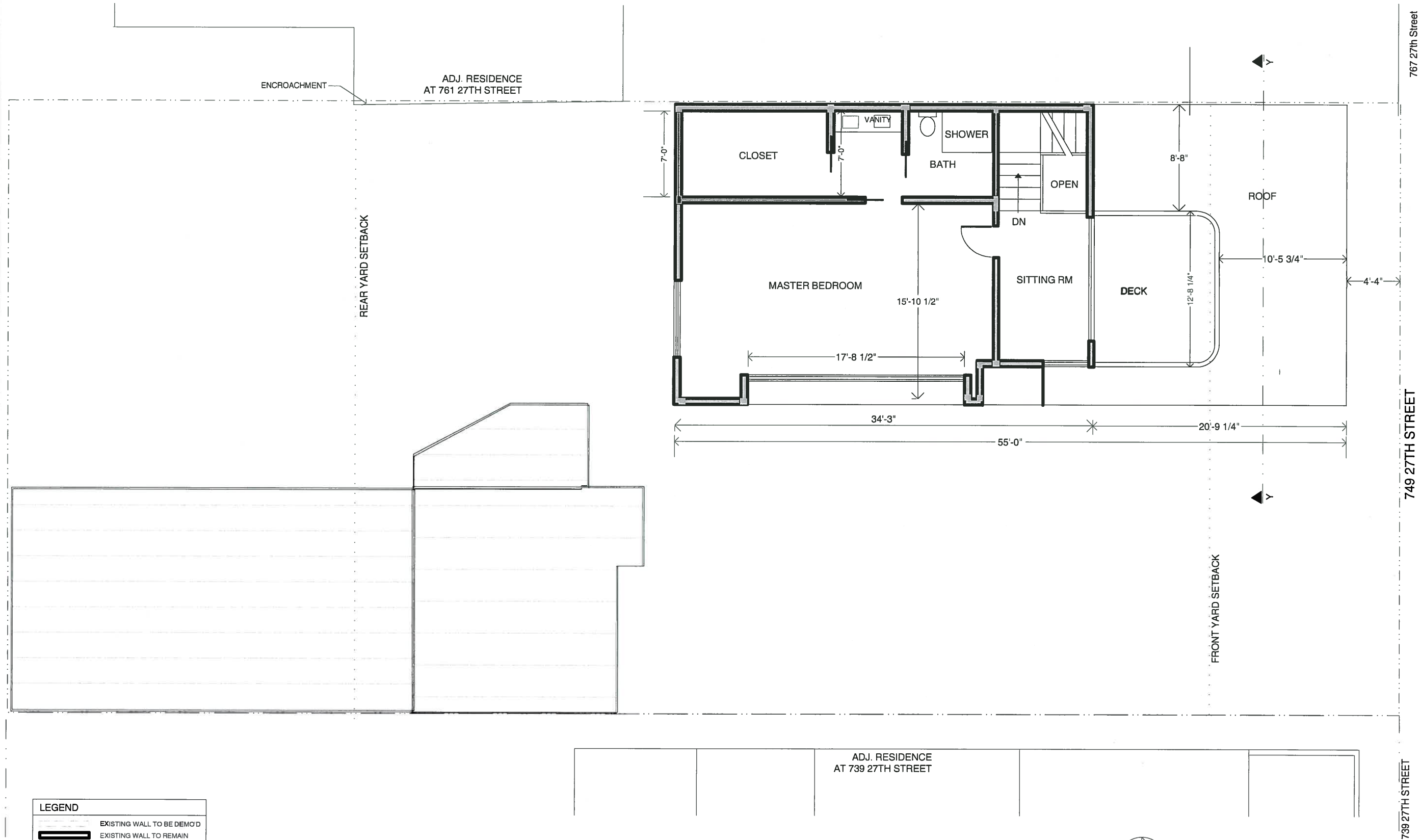
PROPOSED FLOOR PLAN
LEVEL THREE

OWNER: LENORE LONG
749 27TH STREET

DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

749 27TH STREET
RENOVATION / ADDITION

5



LEGEND	
	EXISTING WALL TO BE DEMO'D
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING FLOOR TO REMAIN

PROPOSED FOURTH FLOOR PLAN



ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

PROPOSED FLOOR PLAN
LEVEL FOUR

OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

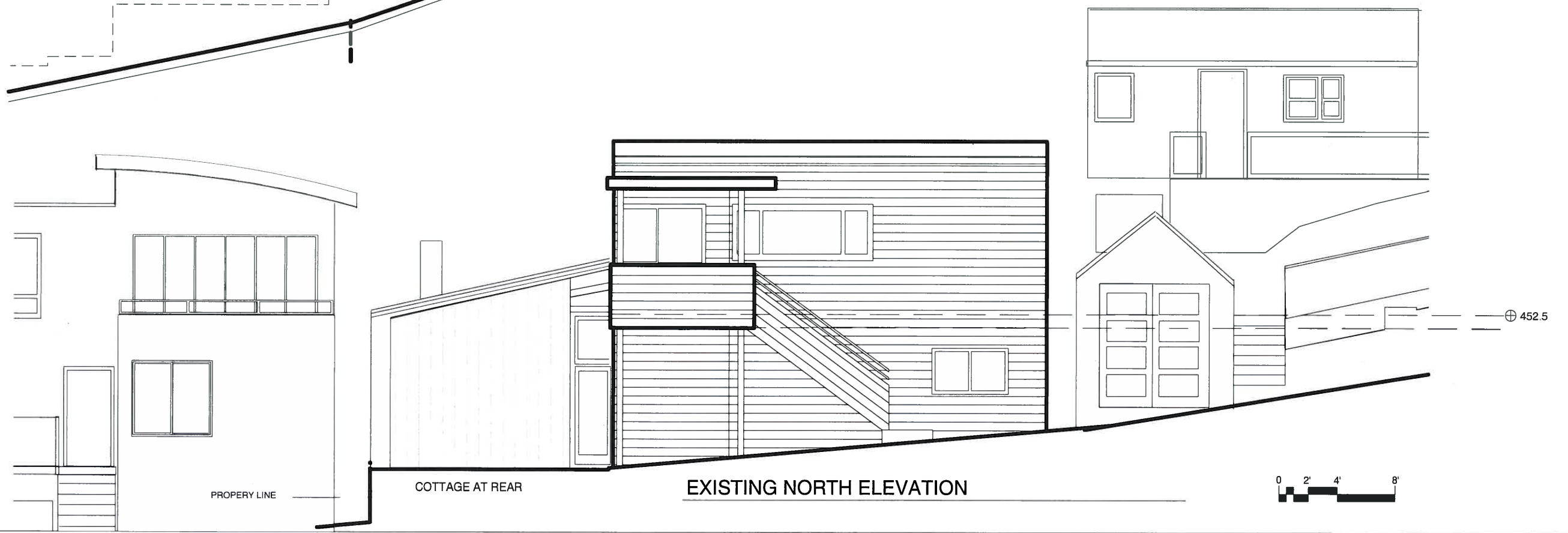
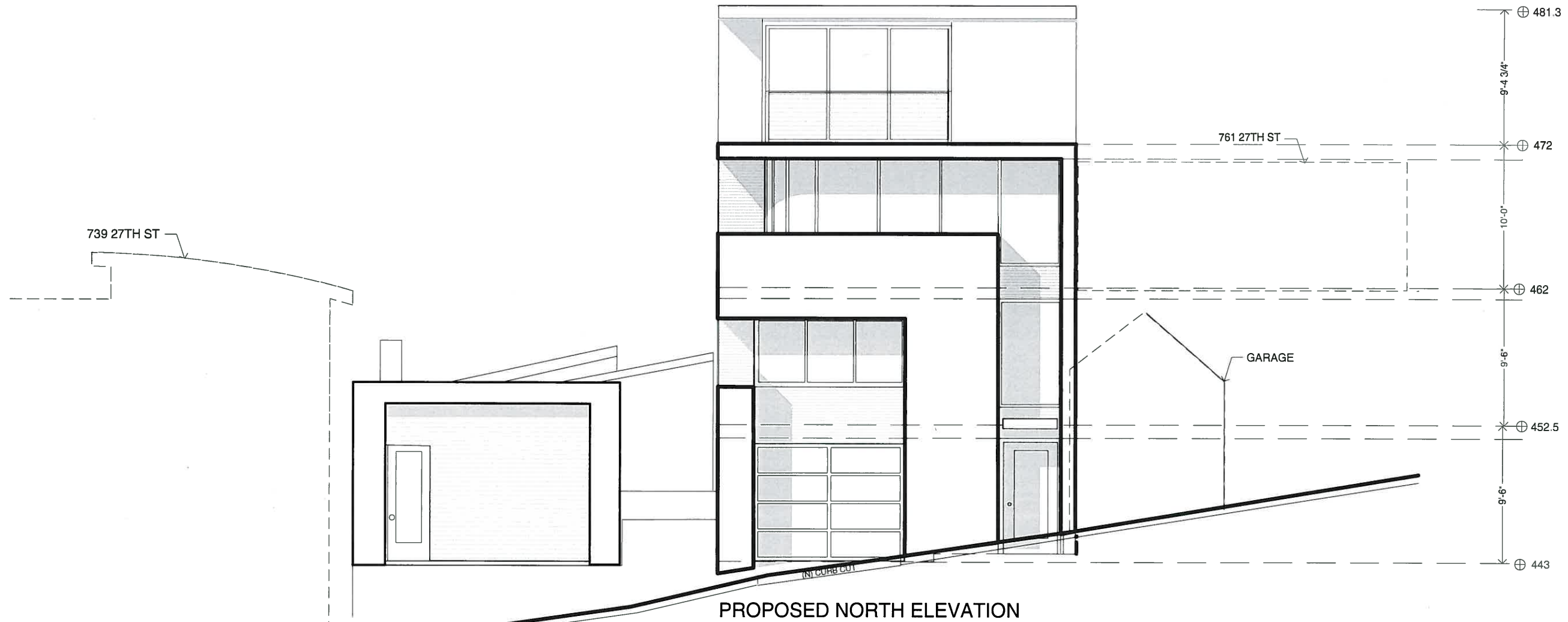
SCALE 1/4"=1'-0"
CURRENT RELEASE
1/28/17

749 27TH STREET
RENOVATION / ADDITION



SIDEWALK

27TH ST



PROPERTY LINE

COTTAGE AT REAR

EXISTING NORTH ELEVATION



7

749 27TH STREET
RENOVATION / ADDITION

SCALE 1/4"=1'-0"

CURRENT RELEASE
12/28/17

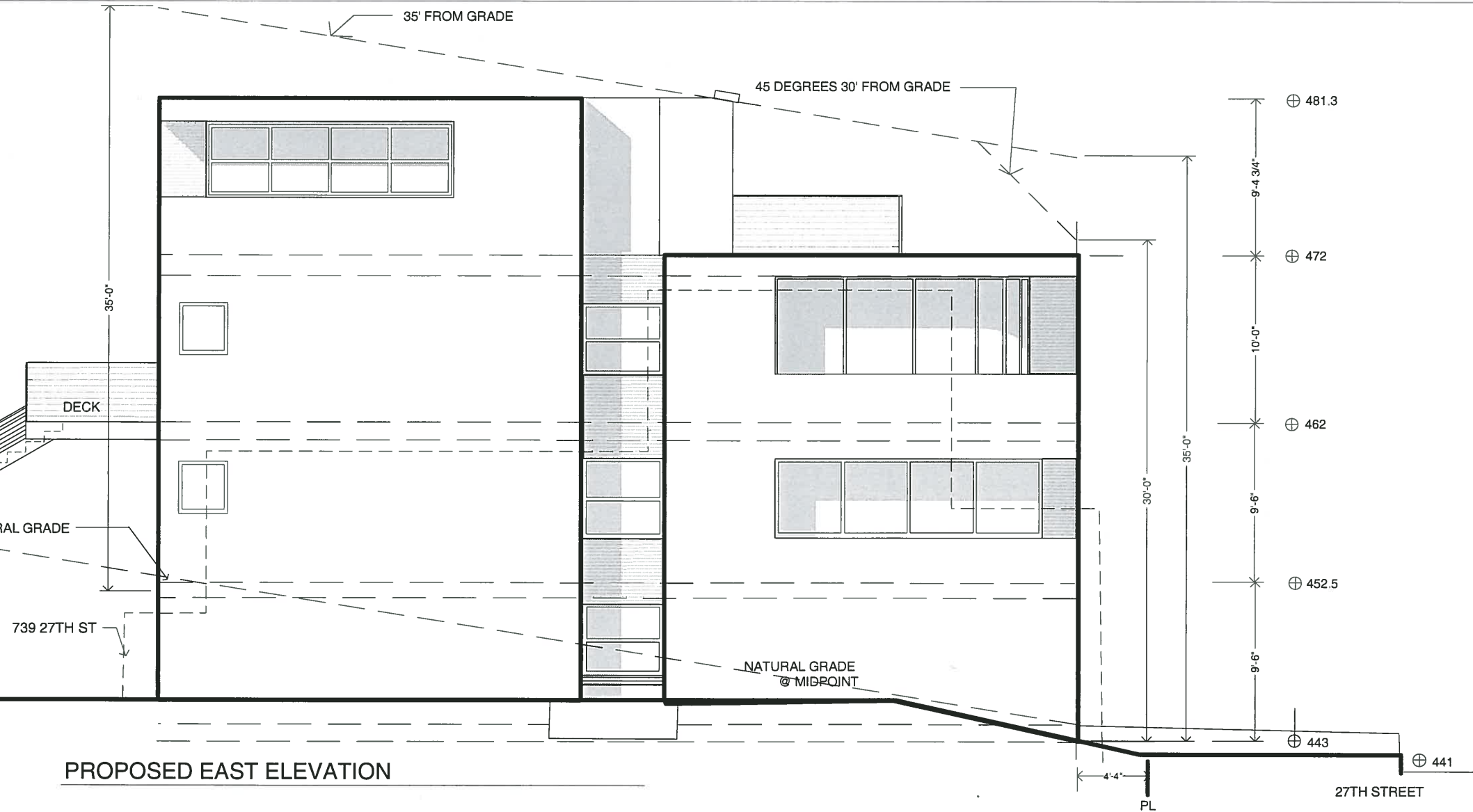
OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

EXISTING/PROPOSED
NORTH ELEVATION

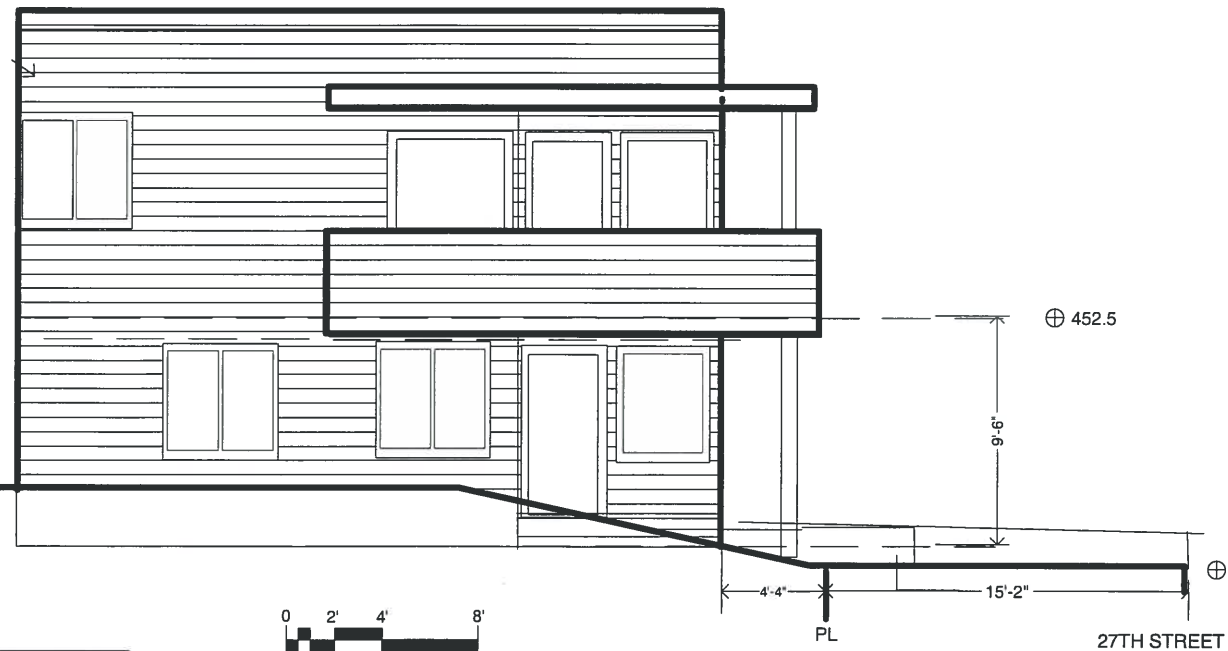
ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

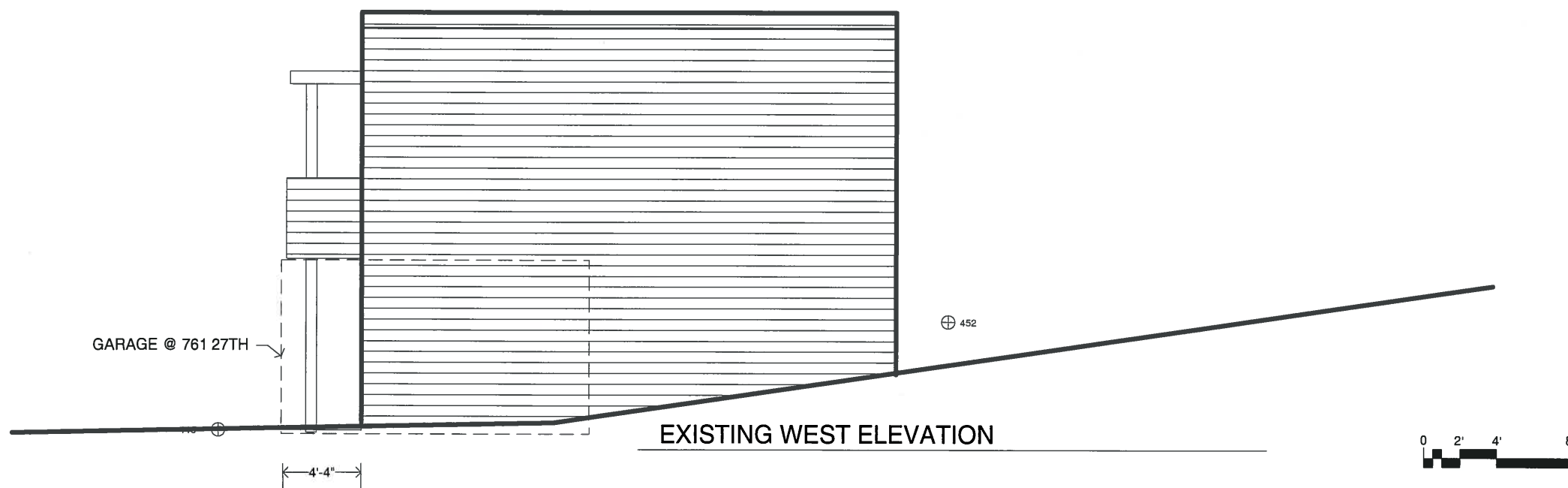
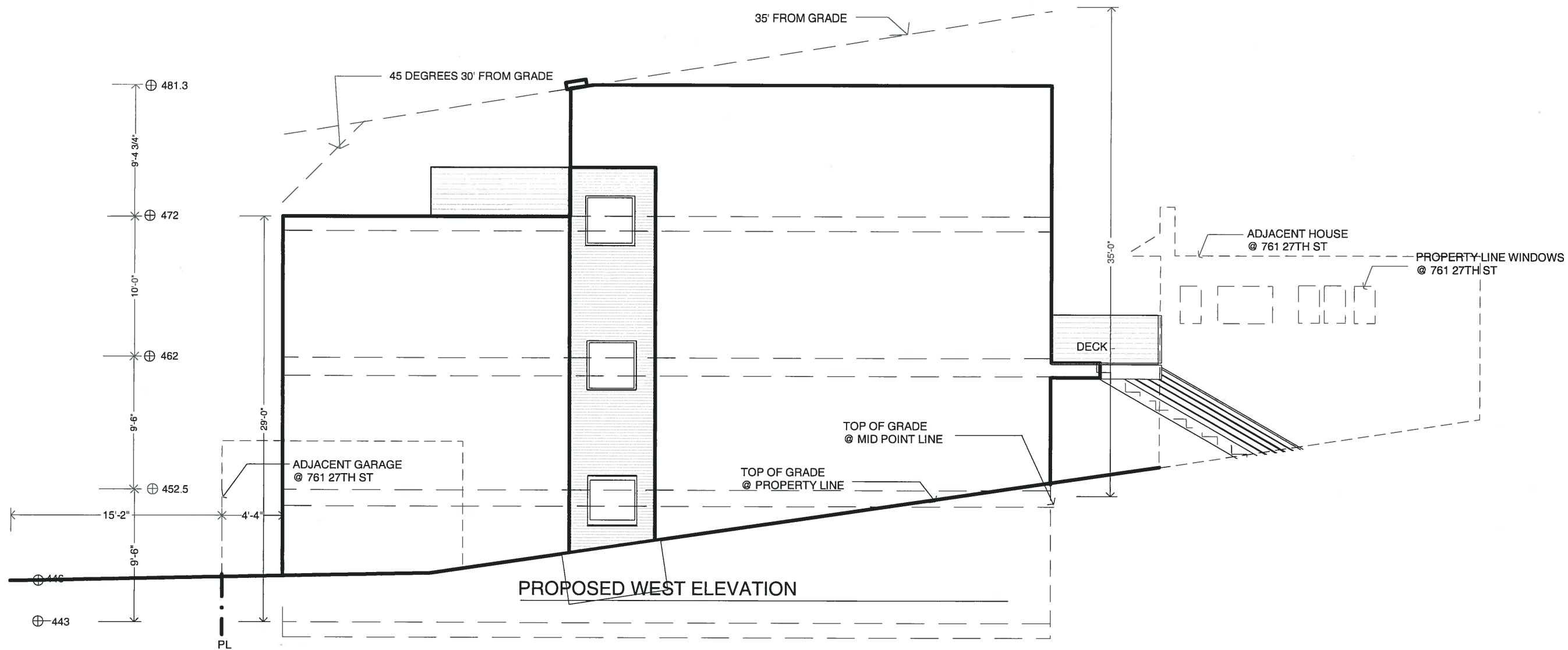
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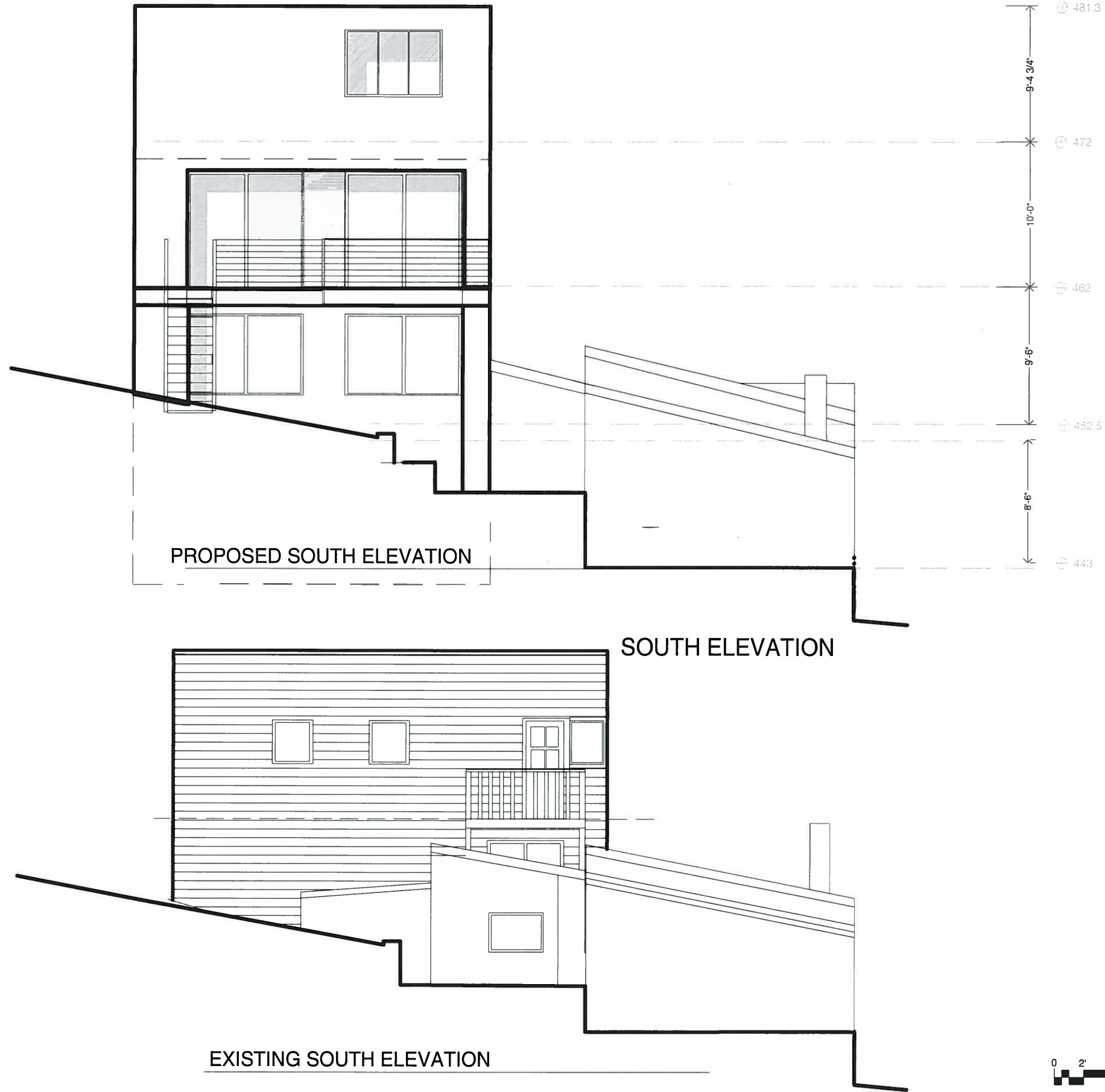
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SIDING: STUCCO OR DARK BRONZE
CORRUGATED METAL
RAILINGS: STEEL POSTS SS CABLE



EXISTING EAST ELEVATION

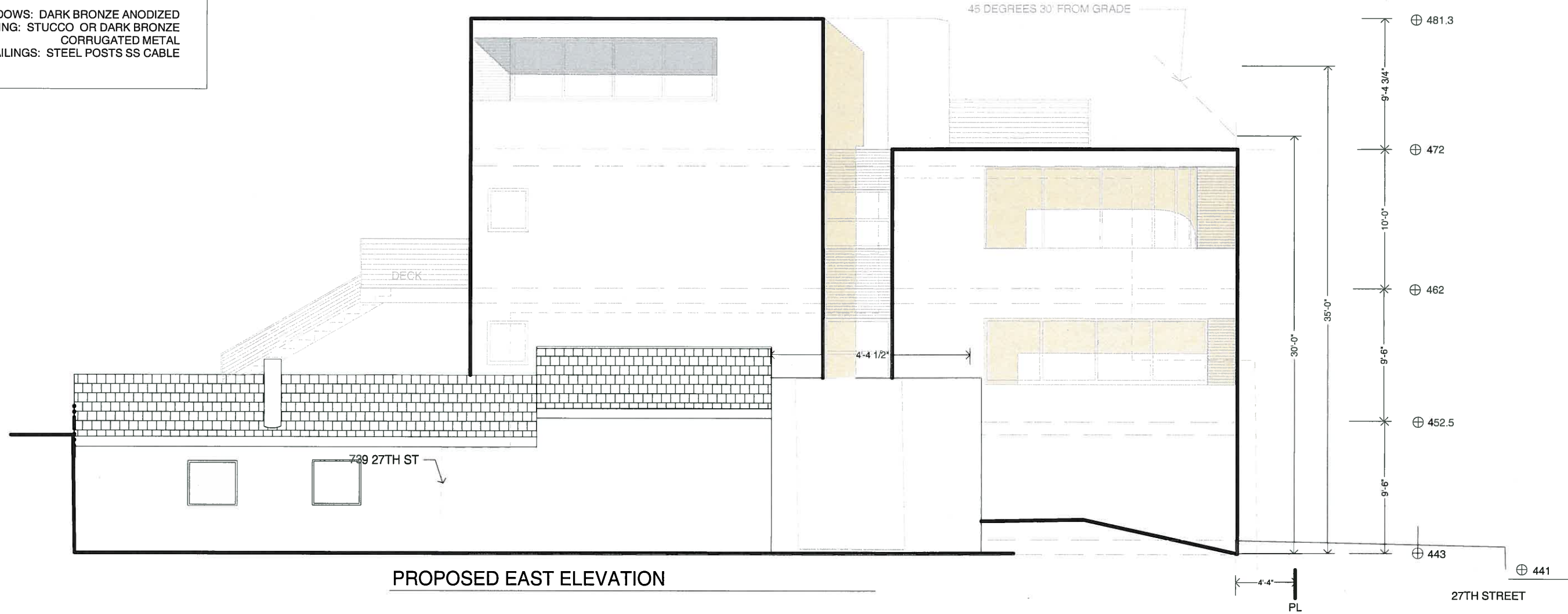




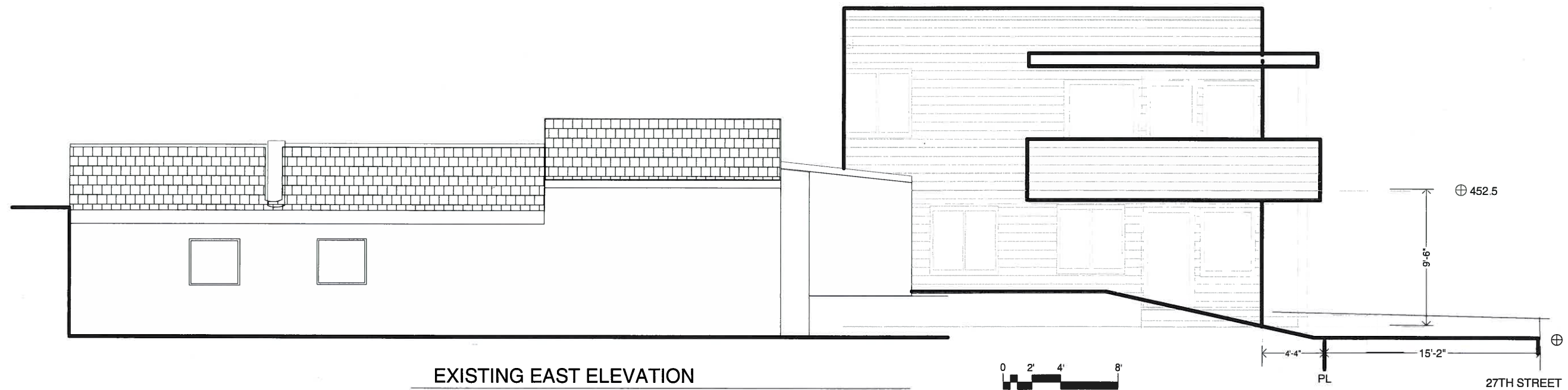


NOTES

WINDOWS: DARK BRONZE ANODIZED
SIDING: STUCCO OR DARK BRONZE
CORRUGATED METAL
RAILINGS: STEEL POSTS SS CABLE

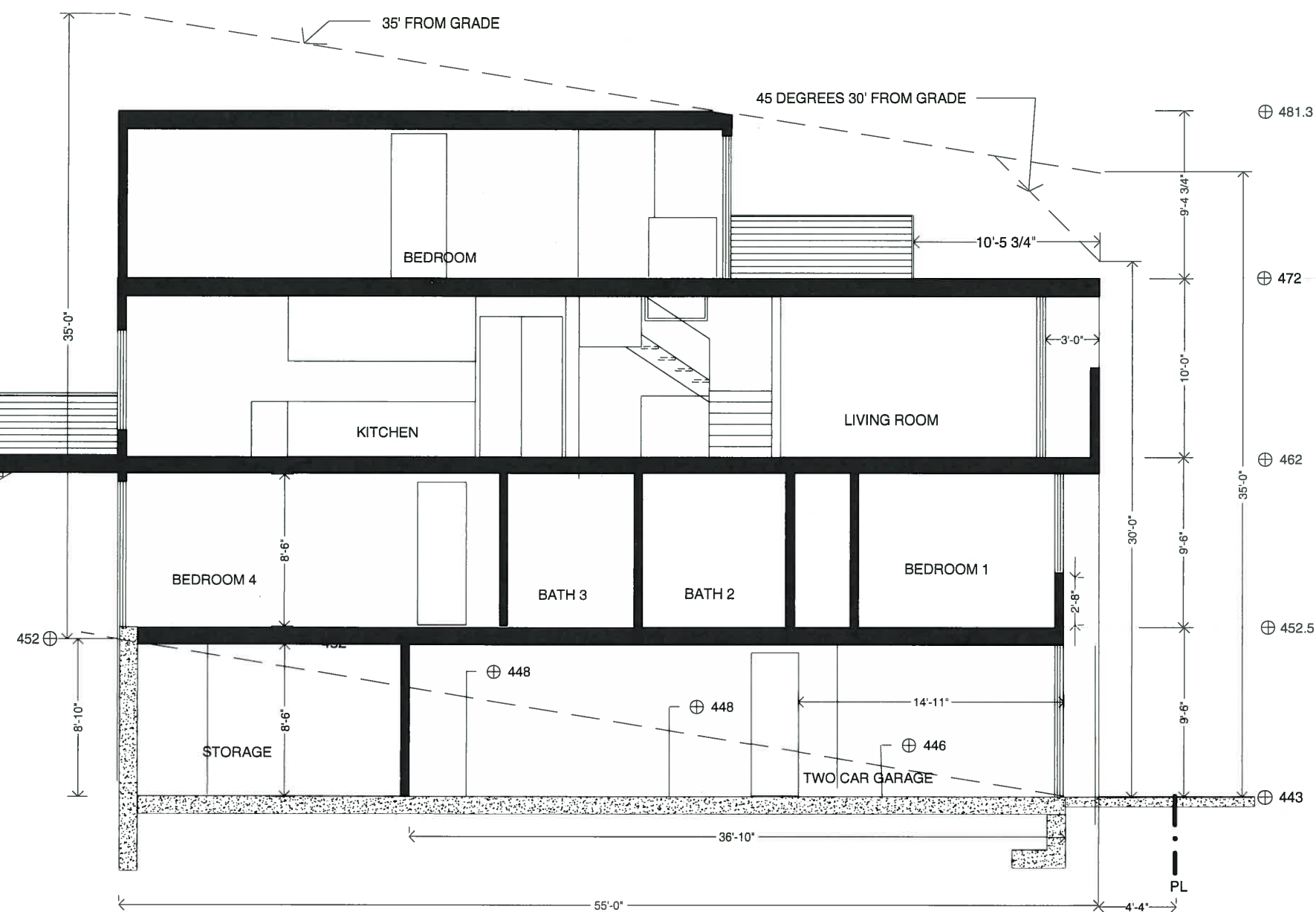


PROPOSED EAST ELEVATION

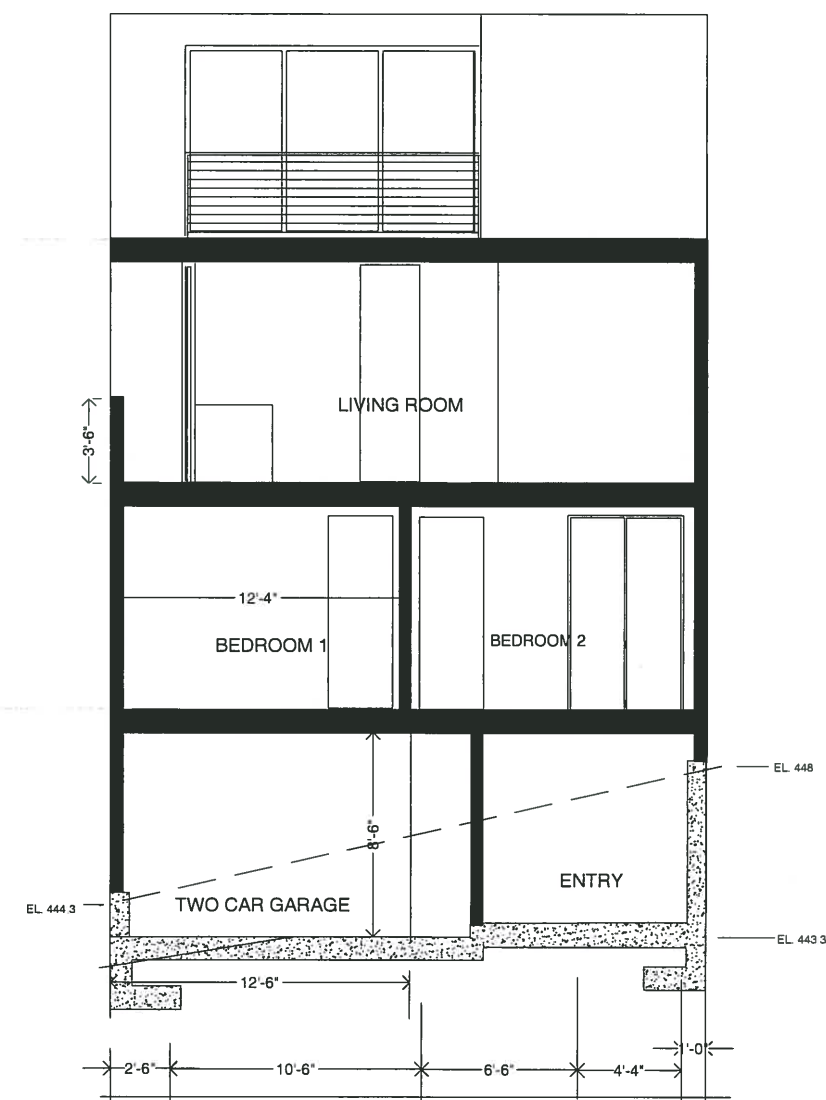


EXISTING EAST ELEVATION

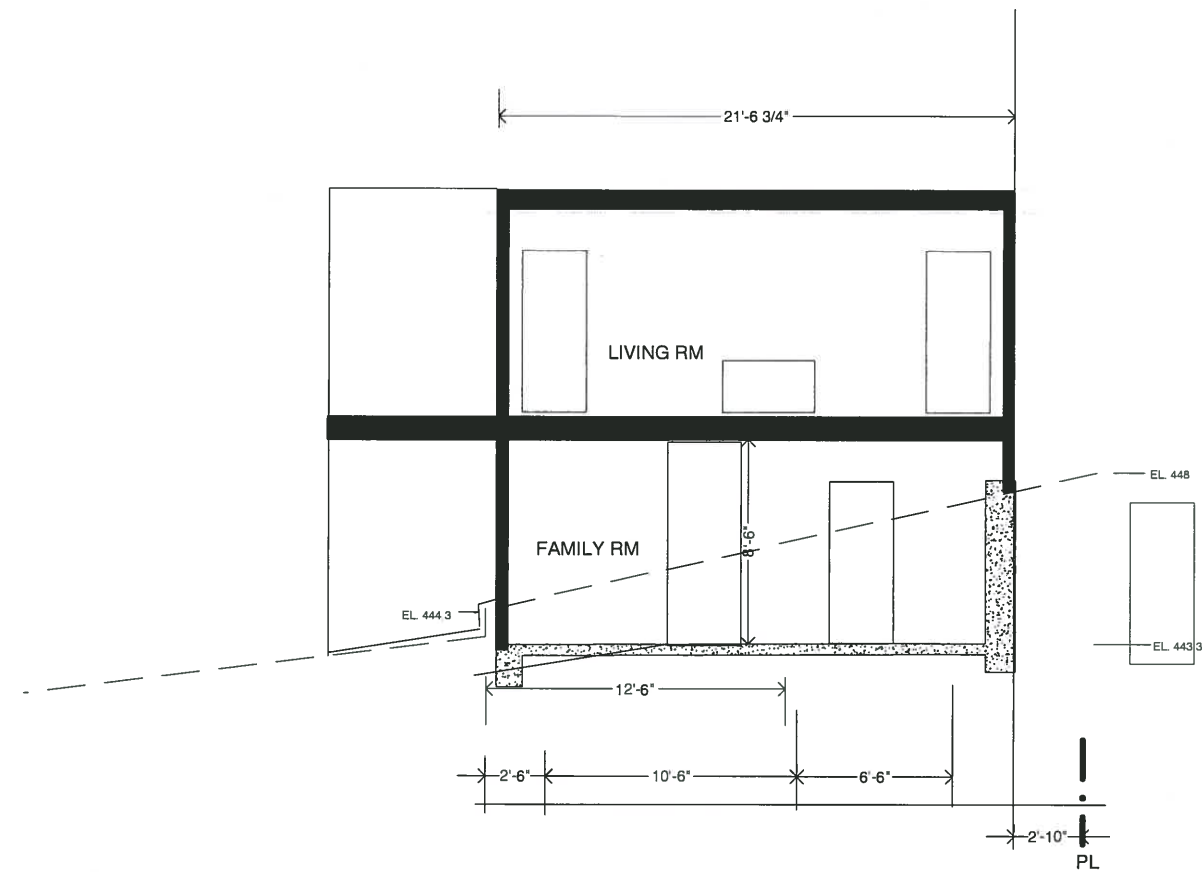




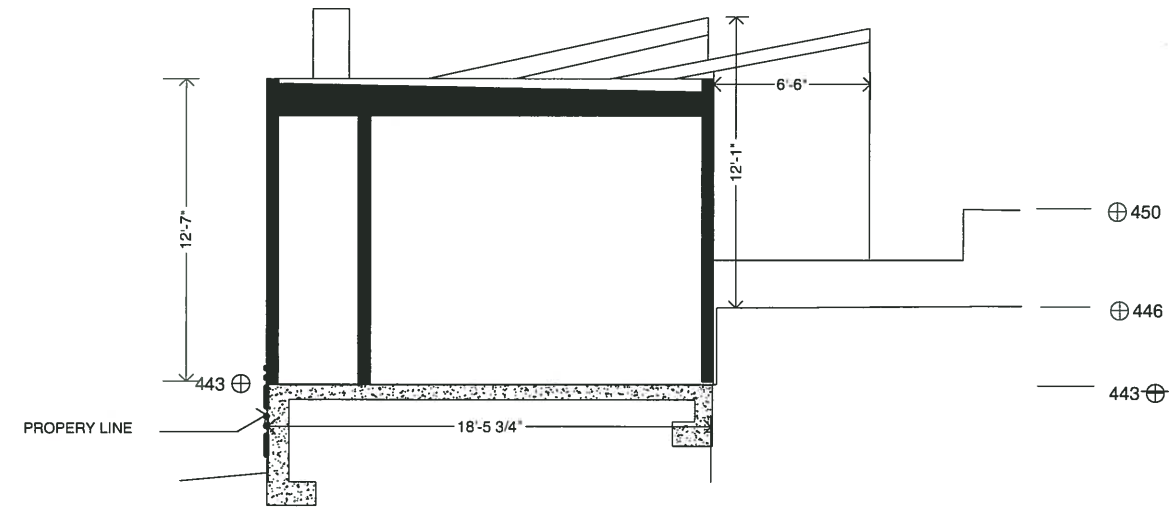
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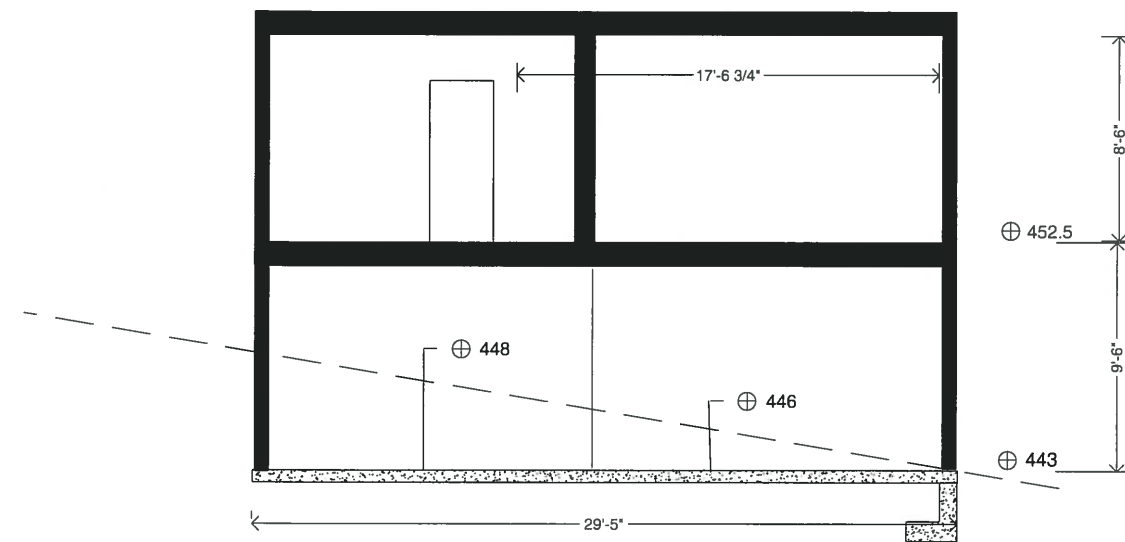
PROPOSED SECTION YY



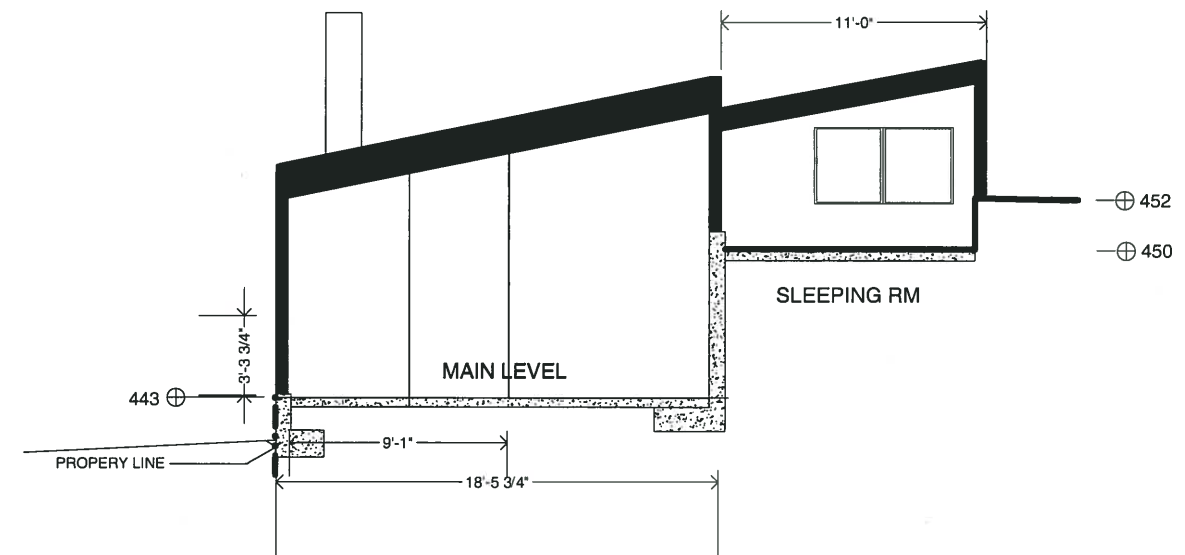
EXISTING SECTION YY - FRONT HOUSE



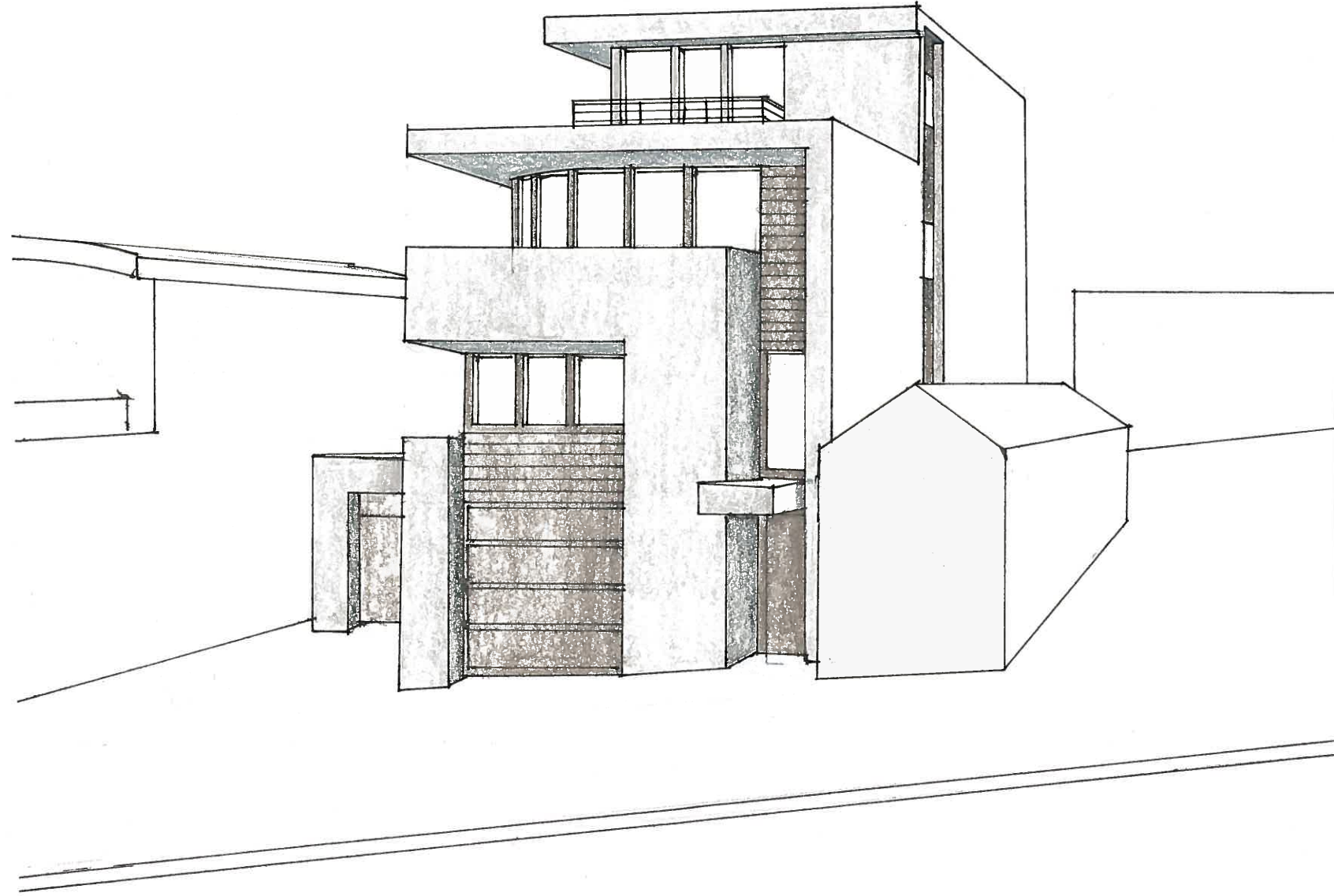
PROPOSED SECTION YY - REAR HOUSE



EXISTING SECTION XX - FRONT HOUSE



EXISTING SECTION XX - REAR HOUSE



PERSPECTIVE - WEST SIDE OF FRONT



PERSPECTIVE - EAST SIDE OF FRONT

ISSUED FOR
CONDITIONAL USE AUTHORIZATION &
VARIANCE

PERSPECTIVE
FROM EAST OF FRONT

OWNER: LENORE LONG
749 27TH STREET
DESIGNER/APPLICANT: DOUG SHAW
415.990.0002

SCALE 1/4"=1'-0"
CURRENT RELEASE
12/28/17

749 27TH STREET
RENOVATION / ADDITION