



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE NOVEMEBR 16, 2017

*Date:* November 9, 2017  
*Case No.:* 2016-000316DRP  
*Project Address:* 1351 REVERE AVENUE  
*Permit Application:* 2015.1215.5196  
*Zoning:* RH-2 (Residential House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 4788/020A  
*Project Sponsor:* Judy Wu (aka Xiaoqi Wu)  
362 Gellert Boulevard  
Daly City, CA 94015  
*Staff Contacts:* Ella Samonsky – (415) 575-9112  
[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)  
Matthew Dito – (415) 575-9164  
[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)  
*Recommendation:* **Take DR and approve with Conditions**

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The subject property is currently authorized for use as a single-family dwelling but contains seven dwelling units (one legal; six unpermitted). The proposed project is to remove four unauthorized dwelling units (three of which are located in the residence and , and one located within an unpermitted detached structure in the rear yard), legalize one dwelling-unit, and add a Code-compliant unit at the ground floor of an existing single-family residence. The project as proposed would result is a total of three dwelling units on the site.

Pursuant to Planning Code Section 317 the removal of an unauthorized unit requires a Conditional Use Authorization, with the exception of unauthorized dwelling units that cannot be legalized. The removal of an unauthorized unit that does not have a path to legalization does not require a Conditional Use Authorization, however does require neighborhood notification per Planning Code Section 311.

Pursuant to Planning Code Section 207.3, only one dwelling unit may be legalized that exceeds the permitted density authorized for that zoning district. The RH-2 zoning district allows two dwelling-units per lot. The Project Sponsor subdivided the existing single-family home into six separate units and constructed a unit in a detached structure in the yard; therefore one dwelling-unit may be added within the authorized density of the site and one dwelling-unit may be legalized.

Since the neighborhood notification of the Project, Ordinance 162-16 was adopted, amending the accessory dwelling unit regulations. For building with four or fewer existing (authorized) dwelling units,

the addition of one accessory dwelling unit is permitted. A total of four units may be permitted on the site if one unit is legalized, one unit added as a legal unit under density, and one unit is added as an accessory dwelling unit.

## SITE DESCRIPTION AND PRESENT USE

The Project is on the south side of Revere Avenue, between Jennings and Ingalls Street, Block 4788, Lot 020A and located within the RH-2 (Residential House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The Project Site is a level lot, 100 feet in depth, with a 37.5-foot frontage along Revere Avenue. The site is developed with an existing two-story single-family residence that has no front yard, one side yards of 5 feet - 6 inches in width and a rear yard of 32 feet-6inches in depth. There is an unpermitted structure in the rear yard. The existing residence was constructed circa 1941 and is clad in stucco with decorative ironwork, and has a ground floor entry, flat roof and a one-car garage. The property is currently being used as a seven-family dwelling, with three units on both the first and second floors, and one unit in a single-story detached structure in the rear yard.

On July 2, 2015, the City Attorney's Office informed the Planning Department about a series of complaints that were received regarding public nuisance conditions at twelve (12) properties throughout the Bayview Neighborhood, including the subject property. Following receipt of the complaints, it was noted that the properties were all owned by Chuan Zhu (aka Trent Zhu) or Xiaoqi Wu (aka Judy Wu), with the same mailing address. Mr. Zhu and Ms. Wu, a husband and wife, individually own all twelve properties, with one name on the property deed.

Subsequently, joint inspections of all twelve properties were conducted on September 1, 2015, and September 2, 2015. The inspections were conducted by the City Attorney's Office, Planning Department, Department of Building Inspection, Department of Public Health, the San Francisco Fire Department, and San Francisco Police Department. Ms. Wu was also in attendance to grant access to each property.

The inspections revealed that the properties in question had constructed unauthorized units, often exceeding the maximum allowable density.

The properties inspected, as well as the results of the inspections, are below.

Property	Authorized Use	Zoning District	Actual Use	Maximum Allowable Density <sup>1</sup>	Net Units
38 Carr Street	1 unit	RH-1	4 units	3 units (1 ADU)	-1
1270-1272 Fitzgerald Avenue	2 units	RM-1	4 units	4 units	0
1050 Gilman Avenue	1 unit	RH-1	5 units	3 units ( 1 ADU)	-2
1083 Hollister Avenue	1 unit	RH-1	4 units	3 units (1 ADU)	-1

<sup>1</sup> Please note that the "Maximum Allowable Density" includes the maximum number of dwelling units allowed in the zoning district, plus the one unit legalization (under Planning Code Section 207.3) allowed per lot, plus one Accessory Dwelling Unit (under Planning Code Section 207(c)(6)), if eligible.

947 Innes Avenue	1 unit	RH-1(S)	2 units	2 units	0
1187 Palou Avenue	1 unit	RH-1	3 units	3 units (1 ADU)	0
1351 Revere Avenue	1 unit	RH-2	7 units	4 units (1 ADU)	-3
1465 Revere Avenue	1 unit	RH-2	2 units	2 units	0
1290 Shafter Avenue	1 unit	RH-1	3 units	3 units (1 ADU)	0
1395 Shafter Avenue	1 unit	RH-1	5 units	3 units (1 ADU)	-2
1824 Jennings Street	1 unit	RH-1	4 units	3 units (1 ADU)	-1
1656 Newcomb Avenue	3 units	RH-2	6 units	4 units <sup>2</sup>	-2
Cumulative across all twelve properties			49 units	37 units	-12

The units were almost entirely occupied by voucher holders under the San Francisco Housing Authority (SFHA). Specifically, the majority of the tenants were part of the Housing and Urban Development – Veterans Affairs Supportive Housing (HUD-VASH) Program. The remainder of the tenants were under the Housing Choice Voucher (HCV) Program (formerly known as Section 8). Prior to each tenant receiving their rental subsidy, each unit passed an inspection by the SFHA to ensure that the units met Housing Quality Standards (HQS). HQS are national minimum standards established by HUD to ensure that subsidized units are safe, decent, and sanitary<sup>3</sup>. SFHA’s inspection for HQS purposes does not include verifying the legality of any such unit.

On September 11, 2015, Code Enforcement staff issued Notices of Enforcement against all twelve properties, for the construction of dwelling units without authorization and for exceeding the maximum allowable density within their respective zoning districts (excepting 1270-1272 Fitzgerald Avenue, 947 Innes Avenue, and 1465 Revere Avenue). The notices instructed the owners to abate the violations by filing Building Permit Applications at each property to legalize all eligible units, and remove any that were not eligible.

On September 30, 2015, with no action taken by the owners, Notices of Violation were issued against eleven of the twelve properties<sup>4</sup> for failure to begin the legalization process by filing a Building Permit Application.

On October 15, 2015, the property owners individually appealed the Notices of Violation against all properties, with no evidence submitted to dispute the Notice of Violation.

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<sup>2</sup> 1656-1658 Newcomb Avenue is a nonconforming property, with three dwelling units on a lot zoned RH-2. Legalization of an unauthorized unit, for a total of four dwelling units, is permitted by Planning Code Section 207.3, which states that one dwelling unit constructed prior to January 1, 2013 without benefit of permit and used as residential space may be granted legal status, regardless of the density limits of the zoning district.

<sup>3</sup> Question 12, <http://www.sfha.org/SFHA%20Programs%20Documents/Frequently%20Asked%20Questions.pdf>

<sup>4</sup> A Notice of Violation for 1270-1272 Fitzgerald Avenue was issued on October 23, 2015. The preceding Notice of Enforcement was amended and re-issued on October 2, 2015 due to an error in the original concerning the zoning district and abatement instructions.

On November 10, 2015, a Zoning Administrator Hearing was held. Both Mr. Zhu and Ms. Wu attended the hearing. During the hearing, although they provided no evidence to refute the violations, they stated that they felt encouraged by the City to create as many units as possible for low-income tenants. The violations for all properties were upheld on the basis that the property owners confirmed and acknowledged they were in violation on the date of issuance.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Bayview Neighborhood, within Supervisorial District 10. The neighborhood is characterized by one and two- story single-family homes, interspersed with duplexes, that date from the late nineteenth and early twentieth centuries and exhibit a variety of architectural styles. Approximately two blocks to the east and south of the site are industrial uses.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRE PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 13, 2016 – October 13, 2016	October 12, 2016	November 16, 2017	400 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 6 , 2017	November 6, 2017	10 days
Mailed Notice	10 days	November 6, 2017	November 6, 2017	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			2
Other neighbors on the block or directly across the street			
Neighborhood groups			

As of November 6, 2017, the Department has received phone calls from neighbors commenting that the residence, in its current condition, is a nuisance (trash, parking, noise/disturbances). The Housing Rights Committee of San Francisco has expressed opposition to the project and the loss of housing stock that would result. Their position is that all units should be retained in order to ensure no displacement among the tenants.

## **DR REQUESTOR**

Frederick Bryant, 1290 Shafter Avenue, San Francisco, CA 94124. The DR Requestor's residence is approximately 0.08 miles (direct) to the southeast of the subject property. The DR Requestor is a tenant of a separate property owned by the Project Sponsor.

## **DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES**

The DR Requestor is concerned that the Project will cause tenant displacement. The DR Requestor recommends that the sinks and doors not be removed.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application*, dated October 12, 2016, is an attached document.

## **PROJECT SPONSOR'S RESPONSE**

The Project Sponsor is required by the City to do the proposed work. The Project Sponsor would agree to keep sinks and doors to minimize tenant displacement.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review*, dated June 15, 2017, is an attached document.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is not considered a Project, as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378, and therefore is not subject to CEQA review.

## **PROJECT ANALYSIS**

Generally, the Planning Department supports the creation, and legalization, of dwelling units to increase the supply of housing for San Francisco residents. Likewise, the Department discourages demolition or removal of existing dwelling units to prevent loss of housing stock and the displacement of existing tenants. While additional housing is desirable, the City also needs to maintain standards for the quality of dwelling units. New, and legalized, dwelling units are required to meet minimum life and safety standards of the Building Code and development standards of the Planning Code (with some exceptions for dwelling unit legalizations) to ensure the safety and livability of the units.

The RH-2 District is typified by one-family and two-family houses, with the latter commonly consisting of two large flats with available ground level open space, that contributes larger family-sized units to the City's housing stock. In the case of the subject property, an existing single-family home was subdivided into six dwelling units and a dwelling unit was constructed in the rear yard without benefit of Building Permit Applications, and not constructed in compliance with Building or Planning Code standards. The subject property in its current form cannot be legalized, and retention of all units is not possible under current Planning Code provisions. As a result, some unauthorized units, which have been rented to tenants, must be removed.

The Project proposes to abate the Planning Code violations uncovered by the City Attorney's Task Force Investigation in September 2015 by adding one Code-conforming dwelling-unit, legalizing one dwelling-unit and removing four unauthorized dwelling units. Following the discovery of the subdivision, and numerous other violations of City codes at the subject property, the Planning Department proceeded to work to maximize the number of dwelling-units retained at the property, while also engaging with the Mayor's Office of Housing and Community Development (MOHCD), the Office of the Mayor (Mayor's Office), the San Francisco VA Medical Center (SFVA), and the SFHA to minimize tenant displacement.

With regard to the retention of the unauthorized units, one such unit is eligible for legalization under Ordinance 43-14, which waives the requirements for open space, density, exposure, rear yard and parking for the unit being legalized. A legalized unit does not need to have access to a yard, or other open space, and does not need to have a single window that faces onto a yard or the street. The legalized unit would have to meet the minimum life safety standards of the Building Code. Under Ordinance 43-14, only one such unit per lot is eligible for legalization. As seen on the current proposed plans for the Project, the addition of a Code-conforming dwelling-unit, identified as "1351#1", results in the building being a legal duplex. The unauthorized dwelling unit on the ground floor identified as "1351#2" is proposed to be legalized per Ordinance 43-14. Additionally, the legal dwelling unit on the second floor is proposed to merge with the two unauthorized dwelling unit on the second floor ("1351 #A" and "1351 #C"). The unauthorized unit in the accessory structure in the rear yard would be removed. Since the Project incorporates the maximum number of dwelling-units permitted in the RH-2 District and legalizes one unauthorized dwelling-unit above the permitted residential density, the maximum of one legalization per lot is reached.

Based on an analysis of the subject property, the Department has found that this property would be eligible to add an ADU. As seen on the currently proposed plans for the Project, the unauthorized dwelling unit on the ground floor ("1351 #3") can be legalized as an ADU. This would result in a total of four dwelling-units at the subject property (one existing, one added as a code conforming unit, one legalization of an unauthorized unit, and one ADU). The Department recommends the Planning Commission modify the Project to pursue the addition of a fourth dwelling unit in the form of an ADU.

The DR Requestor proposes to keep all the doors and sinks in the unauthorized units. The Department limits the types of plumbing fixtures permitted in disconnected or independently accessible rooms in order to hinder the creation of unauthorized dwelling units as has happened with the subject property. The removal of kitchen sinks from the unauthorized units being removed and the removal of doors (or other internal separations) is required to reintegrate the unauthorized units with the existing residence. Retaining the sinks in the family room and dining room and the individual entry doors from the vestibule would allow for the continued use of the second floor as three separate substandard dwelling-units.

With respect to the DR Requestor's concern that removing the units would cause tenant displacement, the Department has recommended that the Project incorporate the maximum number of dwelling units permitted by the Planning Code. Further retention of any unauthorized units is not feasible for this Property. With the addition of a Code-compliant dwelling-unit, legalization of one dwelling-unit, addition of an ADU, and the removal (by merger and demolition) of three unauthorized dwelling-units, the property would have reestablish one family-sized unit (a two bedroom unit) and the Code-complaint yard, which would be more in-keeping with the character of the neighborhood.

<b>RECOMMENDATION:</b> Take DR and approve with Conditions.
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The Department recommends that the Commission take DR and approve the project with the condition to add an accessory dwelling unit under Planning Code Section 207(c)(4). Revisions were submitted to the Planning Department on October 4, 2017 to reflect this condition. While not completely Code compliant, the plans should be in general conformance to those that are attached to this analysis (see “Revised Plans, dated October 3, 2017”).

#### **BASIS FOR RECOMMENDATION**

- The project would maximize the number of dwelling units on the lot, to the extent permitted by the Planning Code.
  
- The Project would bring the residential building into compliance with the Planning Code.

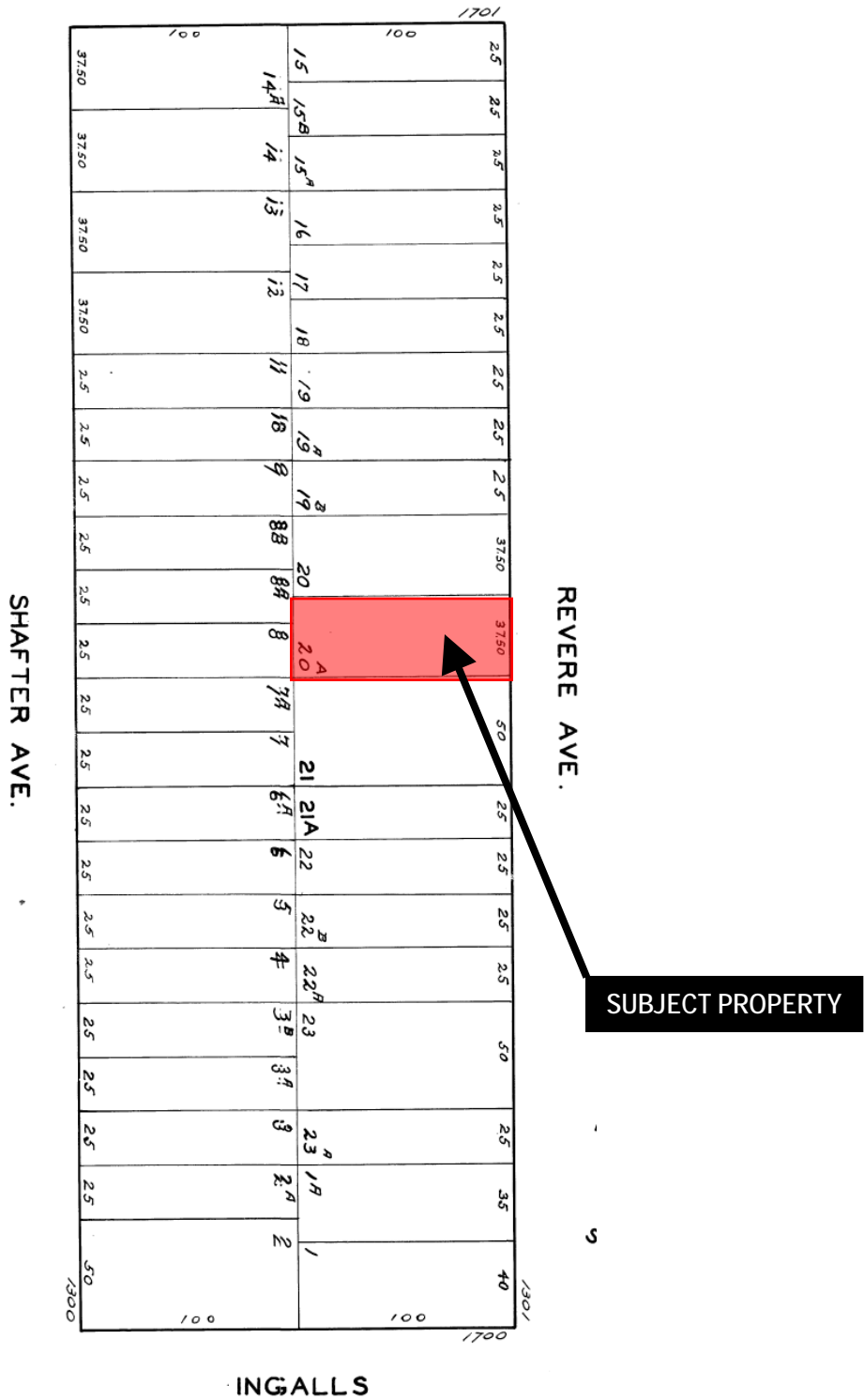
#### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
311 Notice Plans  
DR Application  
Response to DR Application dated June 15, 2017  
Revised Plans, dated October 4, 2017

MD: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\950000-950999\950733\L\L\DR Analysis - Full\_1351 Revere Ave (ID 950733).docx

# Parcel Map

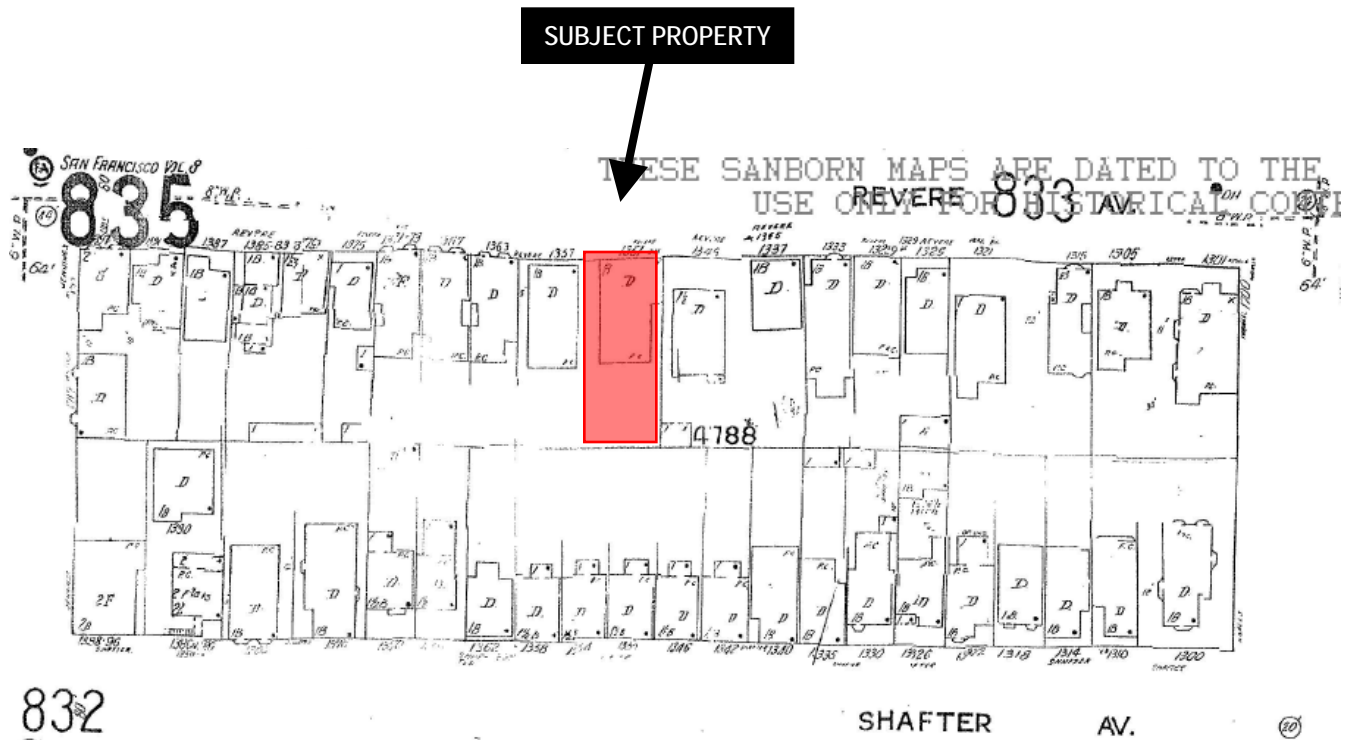
JENNINGS



Discretionary Review Hearing  
**Case Number 2016-000316DRP**  
 1351 Revere Avenue  
 November 16, 2017



# Sanborn Map\*



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

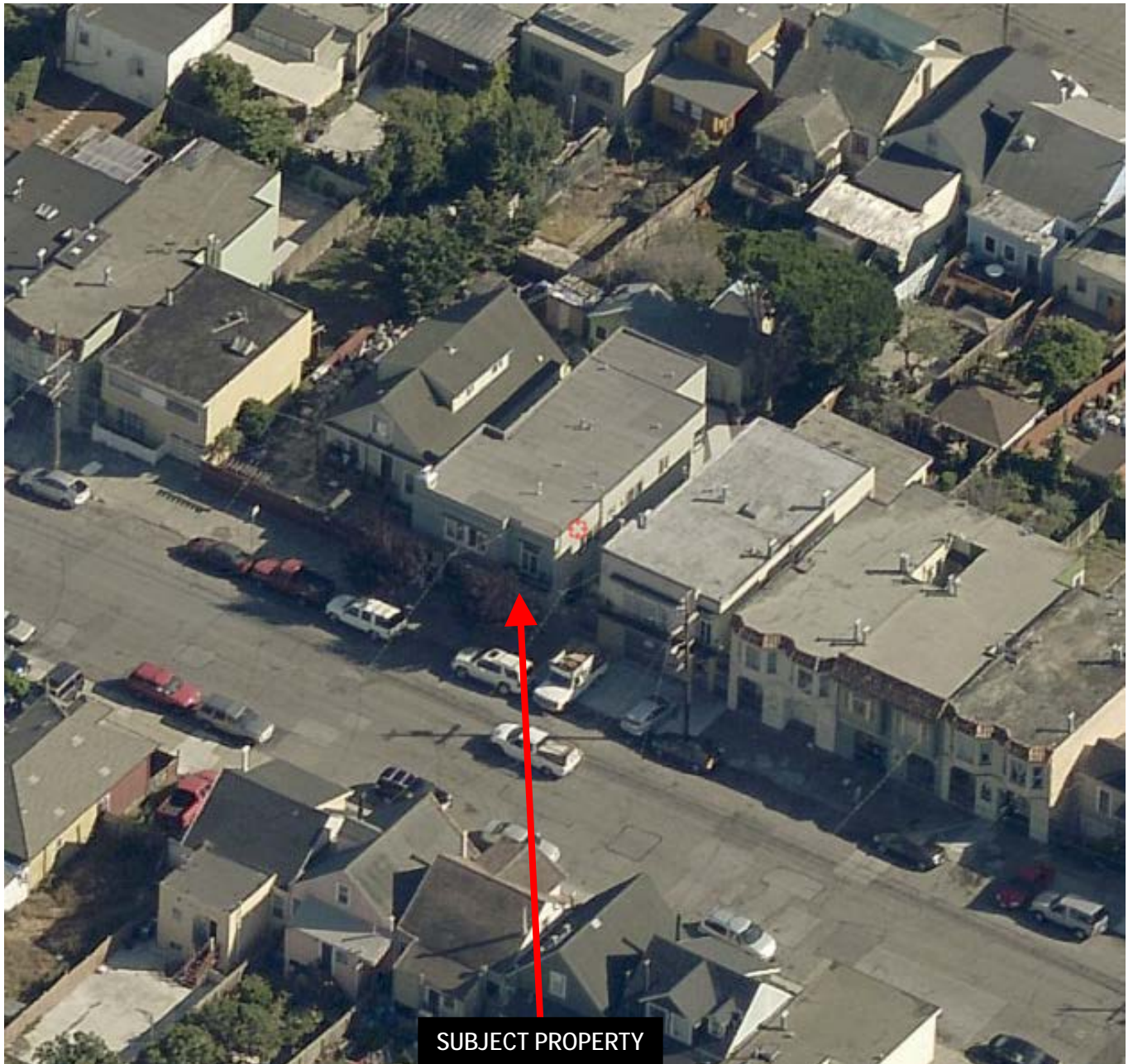


# Aerial Photo





# Aerial Photo



Discretionary Review Hearing  
Case Number 2016-000316DRP  
1351 Revere Avenue  
November 16, 2017

# Zoning Map



Discretionary Review Hearing  
Case Number 2016-000316DRP  
1351 Revere Avenue  
November 16, 2017



# Site Photo



Discretionary Review Hearing  
**Case Number 2016-000316DRP**  
1351 Revere Avenue  
November 16, 2017



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 22, 2015**, the Applicant named below filed Building Permit Application No. **2015.12.15.5196** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1351 Revere Ave.</b>	Applicant:	<b>Judy Wu</b>
Cross Street(s):	<b>Jennings and IngallsStreets</b>	Address:	<b>362 Gellert Blvd.</b>
Block/Lot No.:	<b>4788/020A</b>	City, State:	<b>Daly City, CA 94015</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 218-8291</b>

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

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Building Setbacks	No Change	No Change
Number of Stories	2	No Change
Number of Dwelling Units	7	3
Number of Parking Spaces	1 car	1 car, 4 bicycle

### PROJECT DESCRIPTION

The proposal is to add one dwelling unit and legalize one dwelling unit at the first floor level, pursuant to Ordinance 43-14, and remove four unauthorized dwelling units (by merging the units with the existing unit) from a property containing a single family home. The project would result in a total of three dwelling units on the property. The project includes demolition of a building in the rear yard and construction of an exterior staircase in the northern side yard.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**For tenant counseling and/or legal services, please contact the San Francisco Rent Board** at: 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102-6033; (415) 252-4602; <http://sfrb.org>; or refer to the Rent Board Referral Listing August 2015: <http://www.sfrb.org/Modules/ShowDocument.aspx?documentid=1917> or the San Francisco Housing Resource Guide: Mayor's Office of Housing and Community Development April 30, 2015 <http://www.sfmohcd.org/modules/showdocument.aspx?documentid=8077>.

**For more information, please contact Planning Department staff:**

Planner: Ella Samonsky  
Telephone: (415) 575-9112  
E-mail: [ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)

Notice Date: 9/12/16  
Expiration Date: 10/12/16

# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

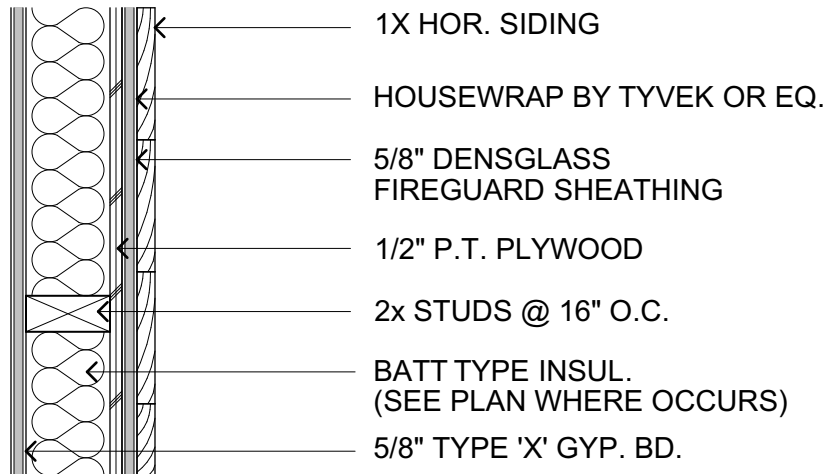
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission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

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://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.



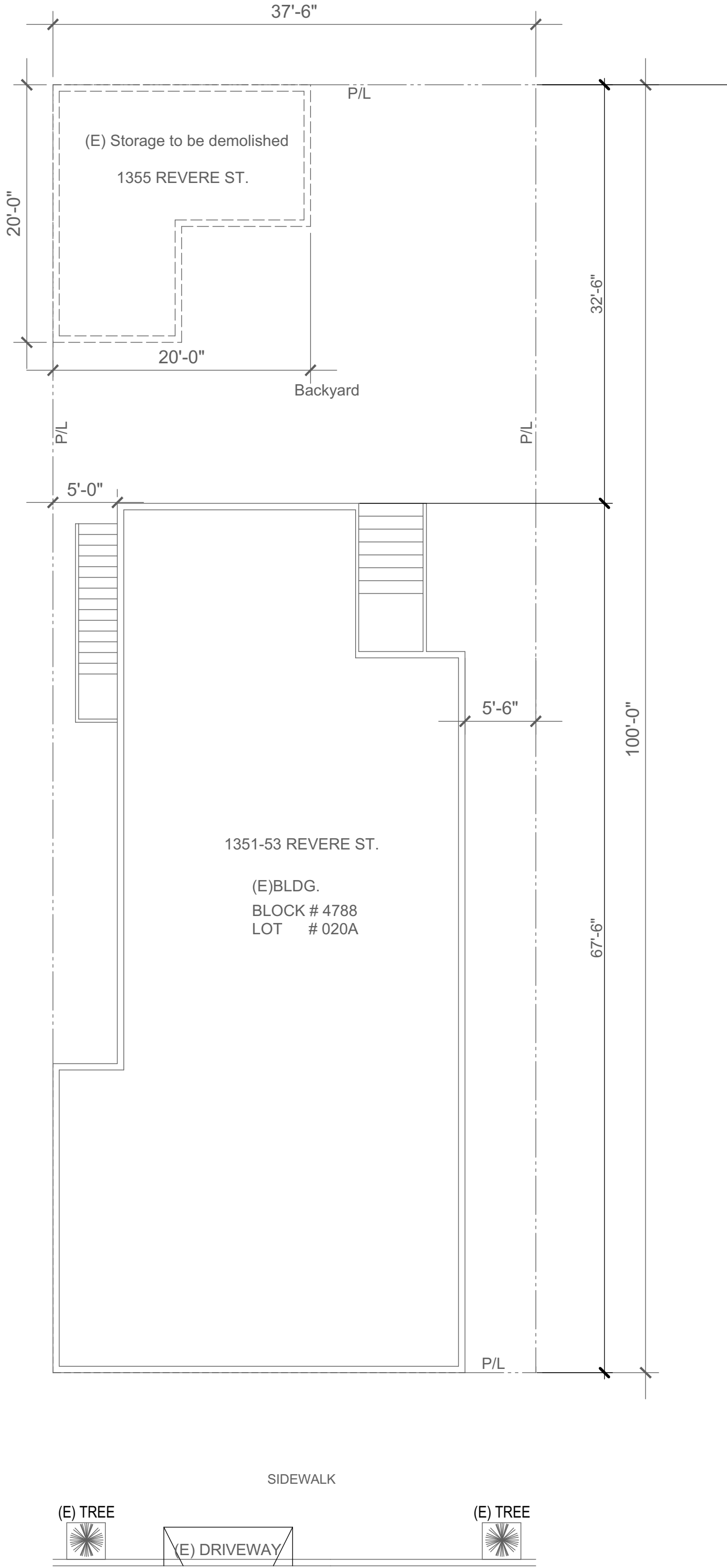


GA FILE # WP8109

1

EXTERIOR WALL DETAIL

SCALE 1 1/2" = 1' - 0"ONE HOUR



SITE PLAN

SCALE: 1/8" = 1'-0"

SCOPE OF WORK

1. REMOVE REAR BUILDING (1351 #4).
2. LEGALIZE (E) FRONT KITCHEN ON 1ST FLOOR (1351 #1) TO ADD ONE DWELLING UNIT.
3. REMOVE MIDDLE ILLEGAL KITCHEN ON 1ST FLOOR (1351 #2). COMBINE 1351 #1 & #2 INTO 1351 #2.
4. LEGALIZE REAR ILLEGAL UNIT ON 1ST FLOOR (1351 #3) UNDER UNIT LEGALIZATION PROGRAM.
5. REMOVE TWO ILLEGAL KITCHENS ON 2ND FLOOR (1351 A & C). COMBINE 1351 A, B & C INTO 1351 B.

PROJECT DATA

BUILDING PERMIT APP #: 2015-1215-5196

CONSTRUCTION TYPE: 5B

ZONING: RH-2

# OF STORIES: 2

OCCUPANCY TYPE: R-3

# OF UNITS: 3

CODE COMPLIANCE

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE CITY & COUNTY OF SAN FRANCISCO CODES AND
- a) 2013 EDITION CALIFORNIA BUILDING CODE.
  - b) 2013 EDITION CALIFORNIA PLUMBING CODE
  - c) 2013 EDITION CALIFORNIA MECHANICAL CODE
  - d) 2013 EDITION CALIFORNIA ELECTRICAL CODE
  - e) 2013 CALIFORNIA ENERGY CODE

DRAWING INDEX

- A-1: GENERAL NOTES & SITE PLAN
- A-2: EXISTING & PROPOSED 1ST FLOOR PLANS
- A-3: EXISTING & PROPOSED 2ND FLOOR & REAR BUILDING PLANS

LEGEND

	EXISTING TO BE REMOVED	CONC.	CONCRETE
	EXISTING TO REMAIN	DN	DOWN
	NEW WALL SEE DETAIL 1/A-1	(E)	EXISTING
	SMOKE ALARM/HARDWIRED W/BATTERY BACKUP	(N)	NEW
	SMOKE DETECTOR AND CARBON MONOXIDE COMBINATION	PW	PLYWOOD
		TYP.	TYPICAL
		VIF	VERIFY IN FIELD
		W/	WITH
	BUILDING	AFF	ABOVE FINISH FLOOR
	CEILING		

GENERAL NOTES

1. CONTRACTOR/BUILDER SHALL VERIFY EXISTING BUILDING CONDITION PRIOR TO ANY CONSTRUCTION WORK & INSTALLATION OF FIXTURES.
2. ALL WORK SHALL COMPLY TO LATEST CBC, CMC, CPC, NEC, LOCAL CITY CODES AND ALL APPLICABLE CODES.
3. PROVIDE NEW 6x10 HEADER FOR NEW OPENINGS. (MAX 6'-0" WIDE)
4. COORDINATE ALL TV/TELEPHONE JACK LOCATION & LIGHTING FIXTURES TYPE & LOCATION.
5. VERIFY EXISTING & PROVIDE SMOKE DETECTOR IN (E)BED ROOMS AND HALLWAYS NEXT TO BED ROOMS.
6. BEDROOM WINDOW FOR PURPOSES OF EMERGENCY ESCAPE AND RESCUE SHALL HAVE A MIN. CLEAR OPENABLE WIDTH DIMENSION = 20INCHES, AND MIN.CLEAR OPENABLE HEIGHT = 24INCHES. W/MIN 5.75.F, MIN. OPENING. SILL HEIGHT NOT MORE THAN 44INCHES AFF.
7. BEDROOM OUTLETS SHALL BE CONNECTED INTO AN ARC FAULT CIRCUIT INTERRUPTER.
8. REPLACE (E)WINDOW WITH NEW WINDOW / GLASS DOOR. (VINYL, DUAL PANE, U = 0.32) CONTRACTOR TO VERIFY EXACT SIZE IN FIELD.
9. REMOVE (E) CONCRETE & REPLACE WITH PERMEABLE CONCRETE PER TABLE.
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MECHANICAL NOTES

- M1. PROVIDE COMBUSTION AIR PER CMC CHAPTER 7 REQUIREMENTS
- M2. PROVIDE MIN 26 GAGE STEEL DUCT WITHIN GARAGE SPACE
- M3. TERMINATE GAS VENT MIN 4'-0" FROM PROPERTY LINE & 2'-0" ABOVE ANY PORTION OF A BLDG. WITHIN 10'-0"
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REVISIONS	BY
3-15-16	JW
4-18-16	JW
5-24-16	JW
7-7-16 Ext. stair	JW

RESIDENCE - ALTERATION

1351B, #2 & #3 REVERE AVE., SAN FRANCISCO, CA

BLOCK 4788 , LOT 020A

OWNER  
JUDY WU  
TEL:(415)218-8291

I, Xiao Qi (Judy) Wu, the undersigned, am the owner of the subject property.

I have prepared the plans to the best of my ability and I am fully responsible for its accuracy.

Signed:

Dated: 3/16/16

DATE: 12-6-15

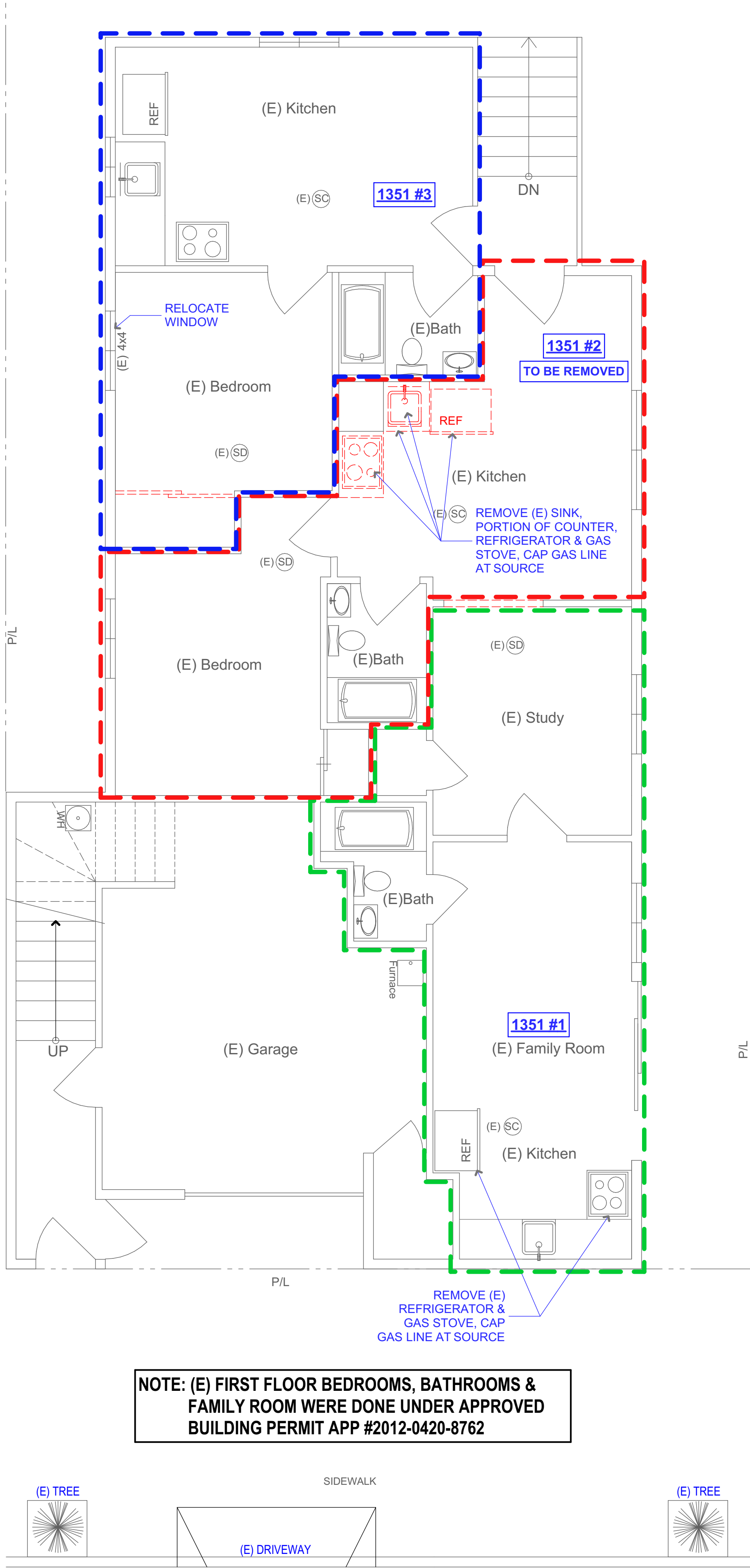
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SHEET:

A-1

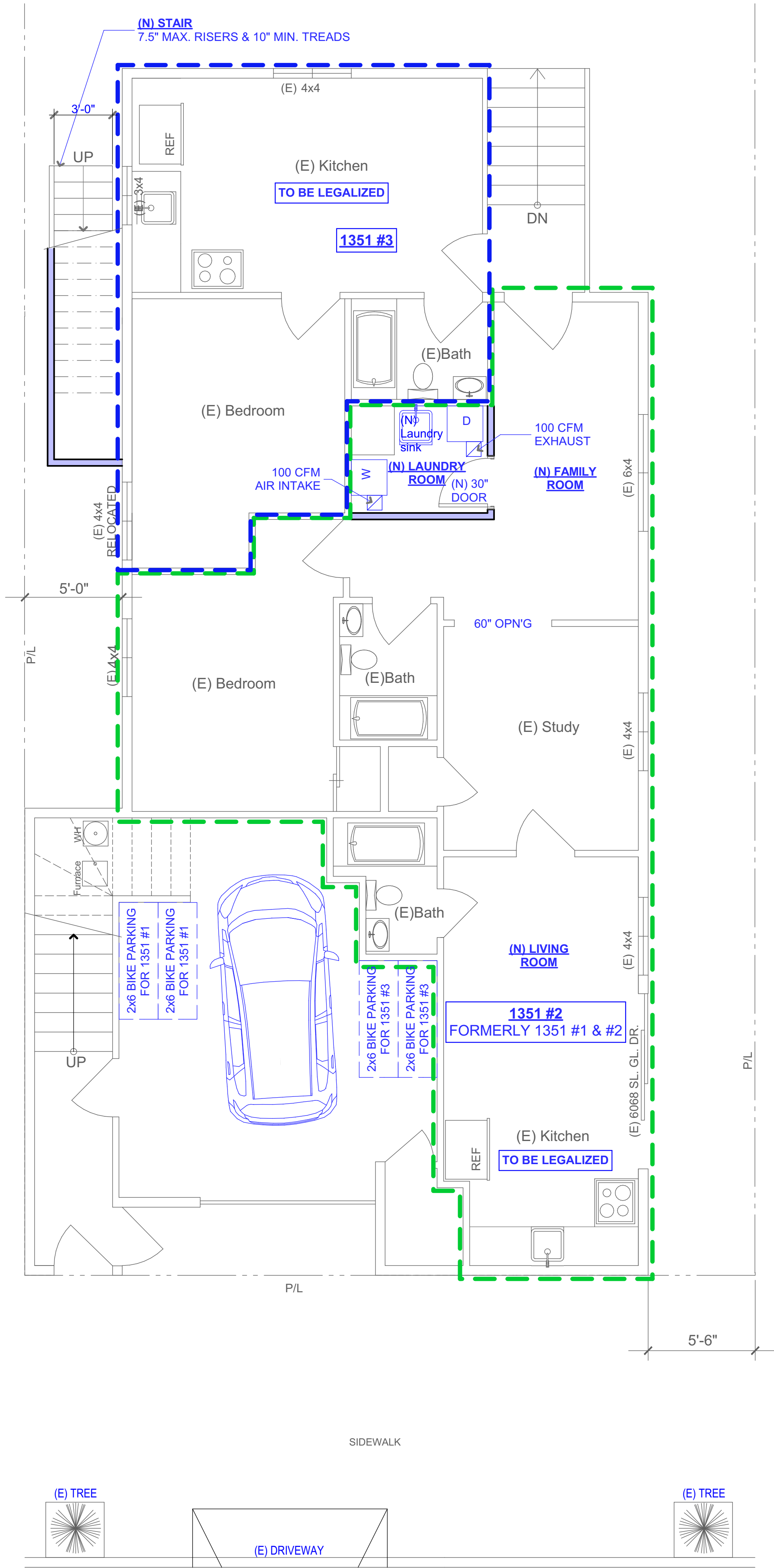
OF 3 SHEETS





EXISTING FIRST FLOOR PLAN

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



PROPOSED 1ST FLOOR PLAN

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

5 6 7

REVISIONS	BY
3-15-16	JW
4-18-16	JW
5-24-16	JW
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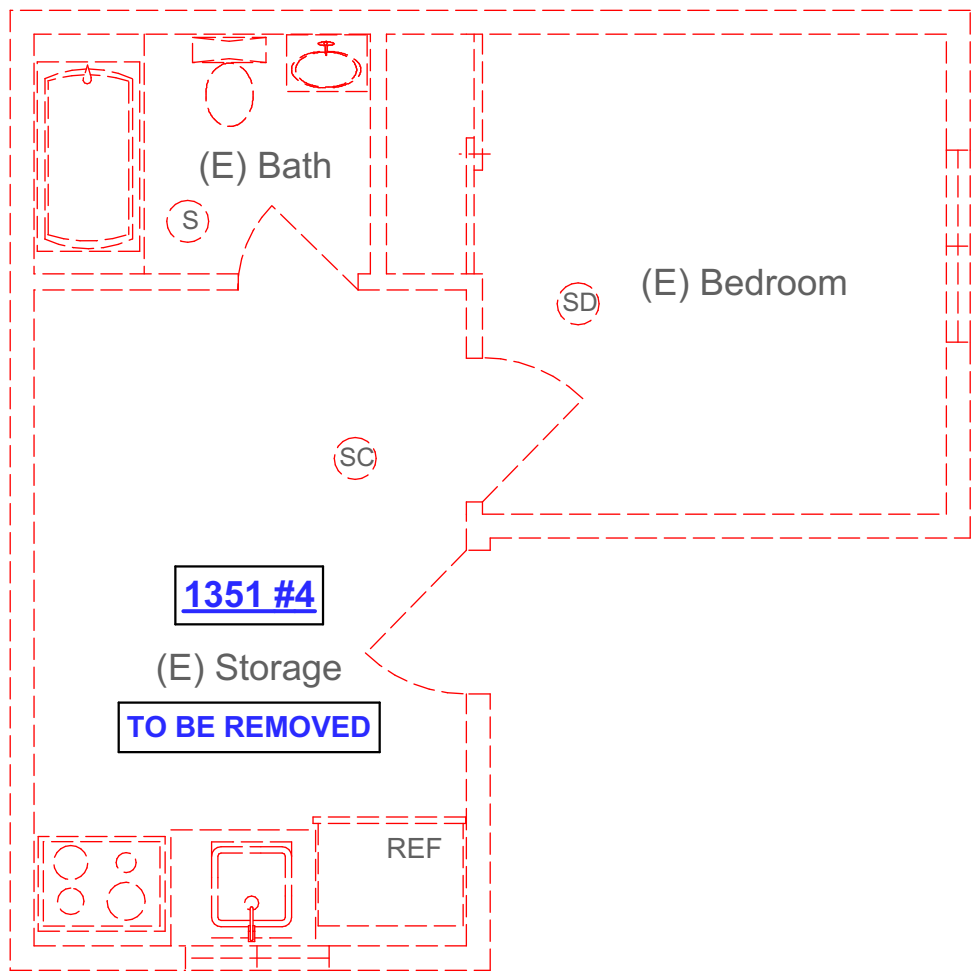
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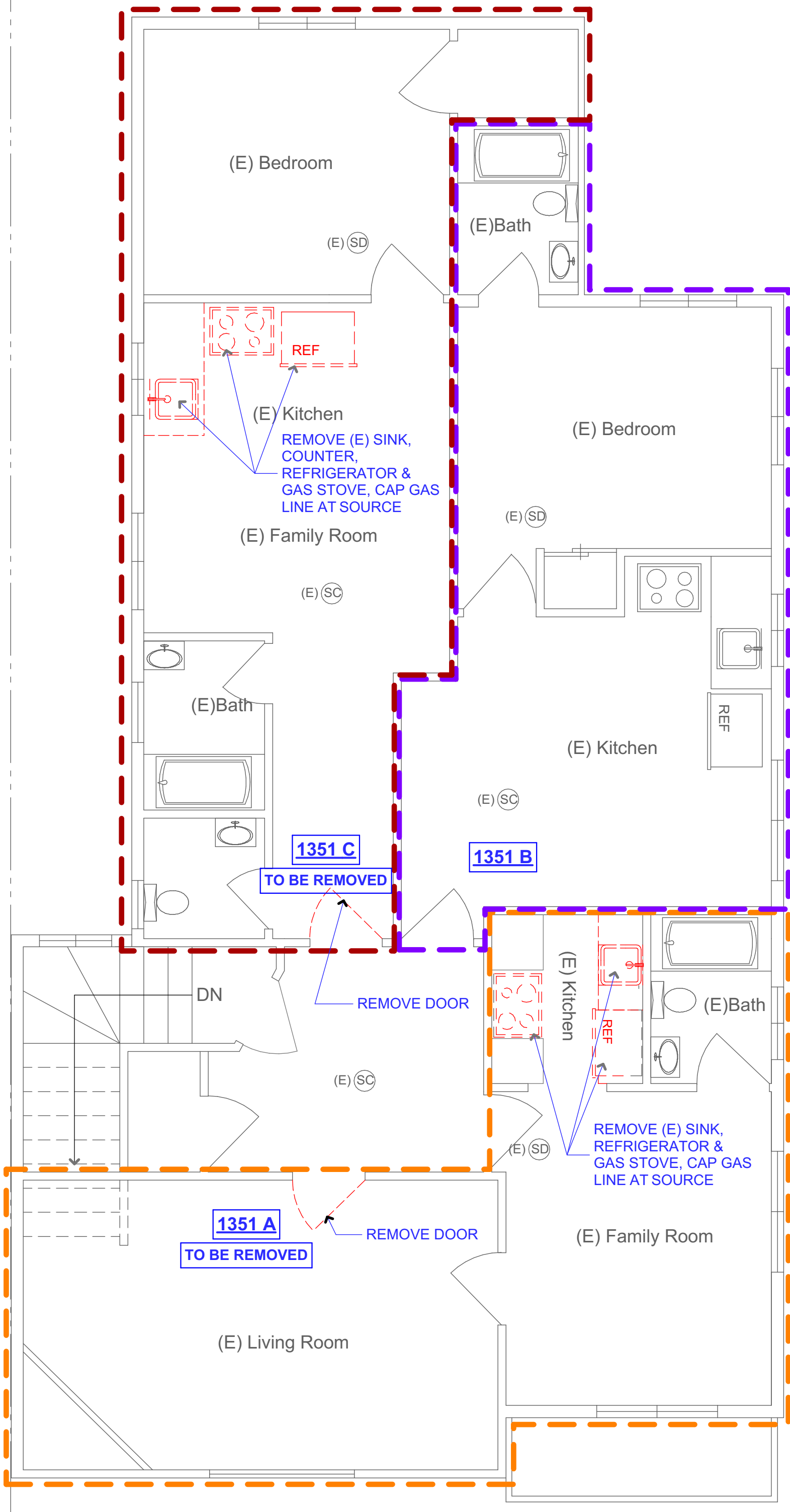
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A-2  
OF 3 SHEETS

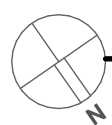
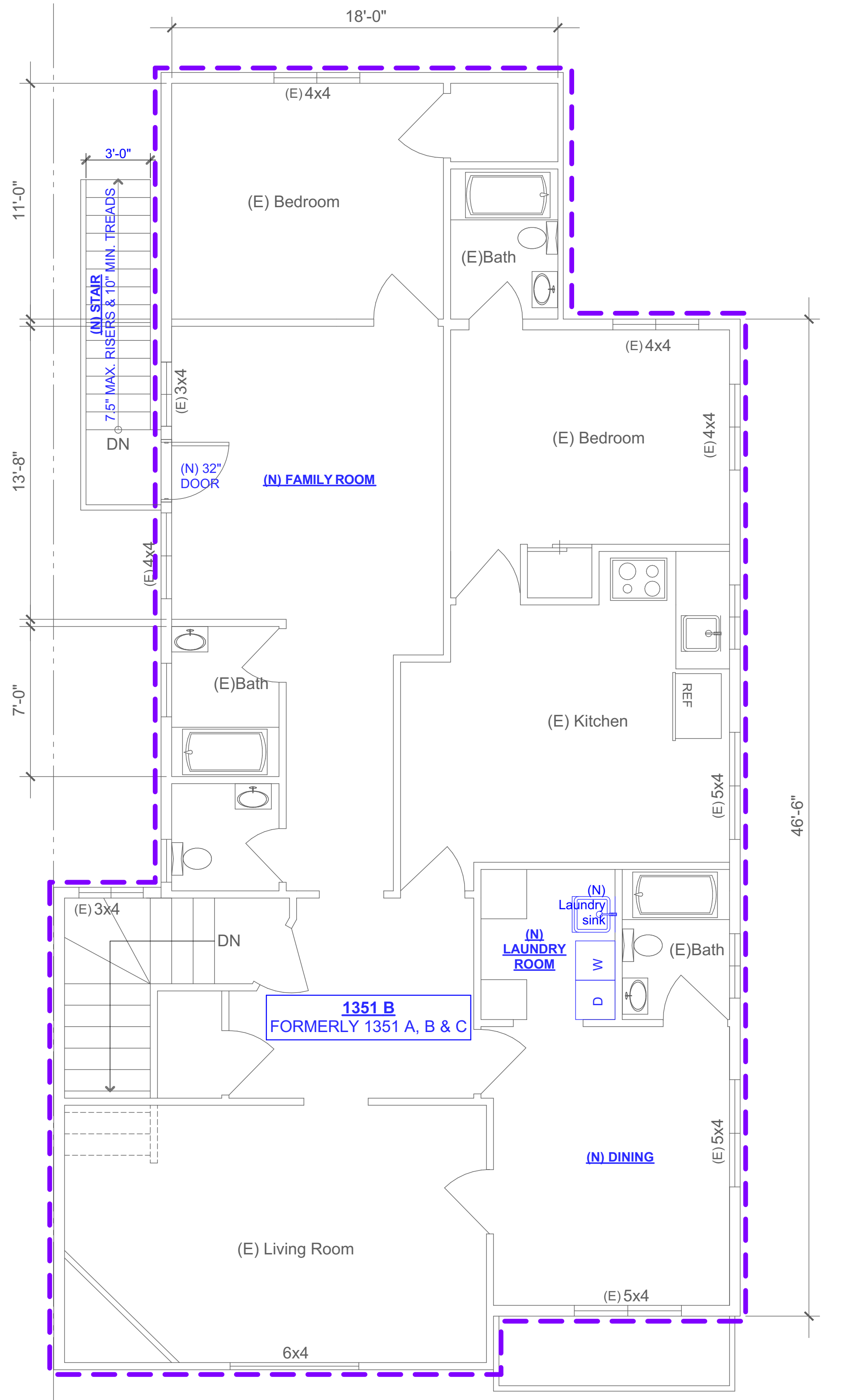


EXISTING REAR BUILDING TO BE DEMOLISHED  
SCALE: 1/4" = 1'-0"



NOTE: (E) 2ND FLOOR 2 BATHROOMS WERE DONE  
UNDER APPROVED BUILDING PERMIT APP #2012-  
0420-8762

EXISTING 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

5 6 7


REVISIONS	BY
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4-18-16	JW
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Dated: 3/16/16

DATE: 12-6-15

SCALE: AS SHOWN

SHEET:

**A-3**  
OF 3 SHEETS

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: FREDERICK BRYANT		
DR APPLICANT'S ADDRESS: 1290 SHAFTER AVENUE, SAN FRANCISCO	ZIP CODE: CA 94124	TELEPHONE: (831 )240-8815

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: JUDY WU		
ADDRESS: 362 GELLERT BLVD., DALY CITY	ZIP CODE: CA 94015	TELEPHONE: (415 ) 218-8291

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1351 REVERE AVE, SAN FRANCISCO	ZIP CODE: CA 94124
CROSS STREETS: JENNINGS AND INGALLS STREET	

ASSESSORS BLOCK/LOT: 4788 /020A	LOT DIMENSIONS: 37.5X100	LOT AREA (SQ FT): 3746	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X
------------------------------------	-----------------------------	---------------------------	--------------------------	-------------------------------

## 3. Project Description

Please check all that apply

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

7 UNITS

Present or Previous Use:

3 UNITS

Proposed Use:

Building Permit Application No. 2015.12.15.5196

Date Filed: 12/22/2015

#### 4. Actions Prior to a Discretionary Review Request

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

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

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

NO RESULT

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---

---

## Discretionary Review Request

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

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

Will cause tenant displacement.

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

Will cause tenant displacement.

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

Keep the sink and doors.

## 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:       *Joel Bryan*      

Date:       10/12/2016      

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

      TENANT        
Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

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

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

## NOTES:

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

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

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

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

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

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





4761 -007  
ATOA MATANGI  
1342 REVERE AVE  
SAN FRANCISCO, CA 94124-3341

4761 -008, 009  
MOXLEY JAMES CLAY  
PO BOX 911  
BRISBANE, CA 94005-0911

4761 -008  
RESIDENT  
1350 REVERE AVE  
SAN FRANCISCO, CA 94124-3341

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UMANZOR BESSY LOPEZ  
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4788 -007A  
WILLIAMS LORA J  
1008 59TH ST  
EMERYVILLE, CA 94608-2302

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APPLICANT  
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SAN FRANCISCO, CA 94124

# Affidavit for Notification Material Preparation

Notification Map, Mailing List, and Mailing Labels

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, Frederick Bryant, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, October 11, 2016 in San Francisco.  
Date

  
Signature

Frederick Bryant  
Name (Print), Title

tenant, neighbor  
Relationship to Project, e.g. Owner, Agent, or Agent, give business name and profession

1351 Revere Ave.  
Project Address

4788/020A  
Block / Lot

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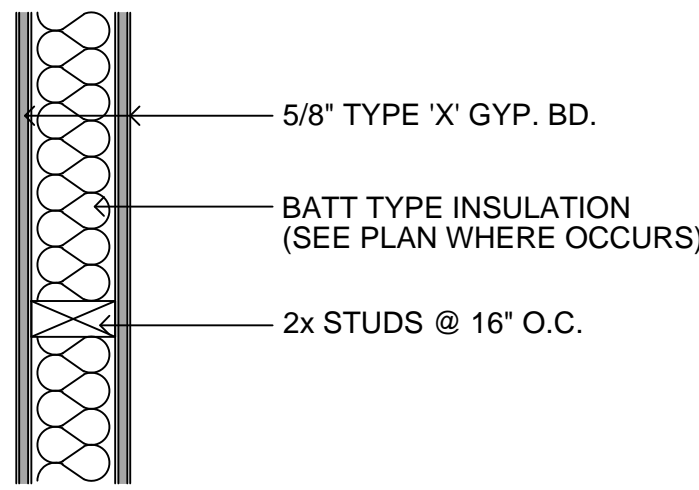
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Project Address

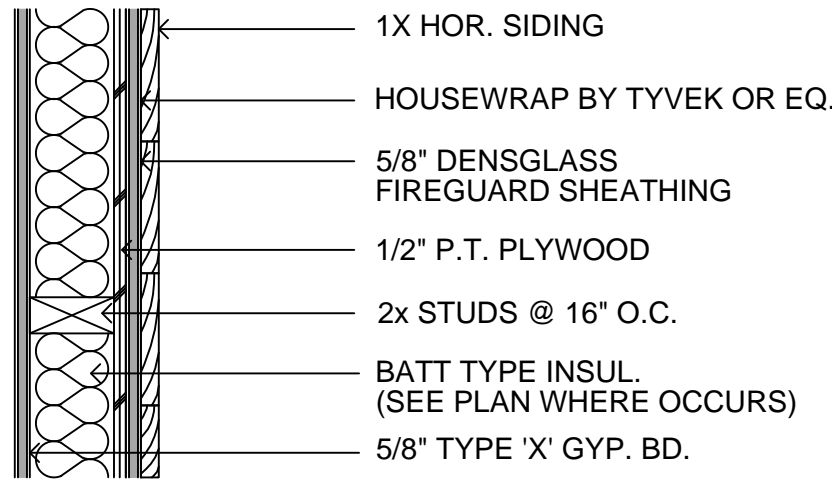
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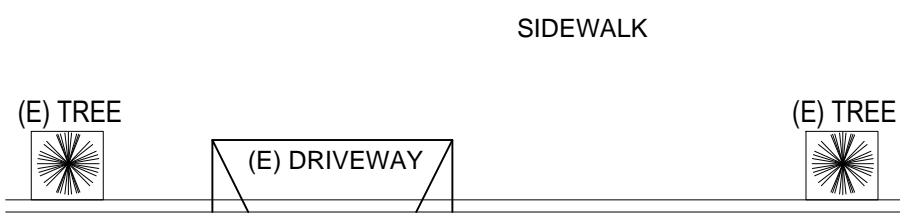
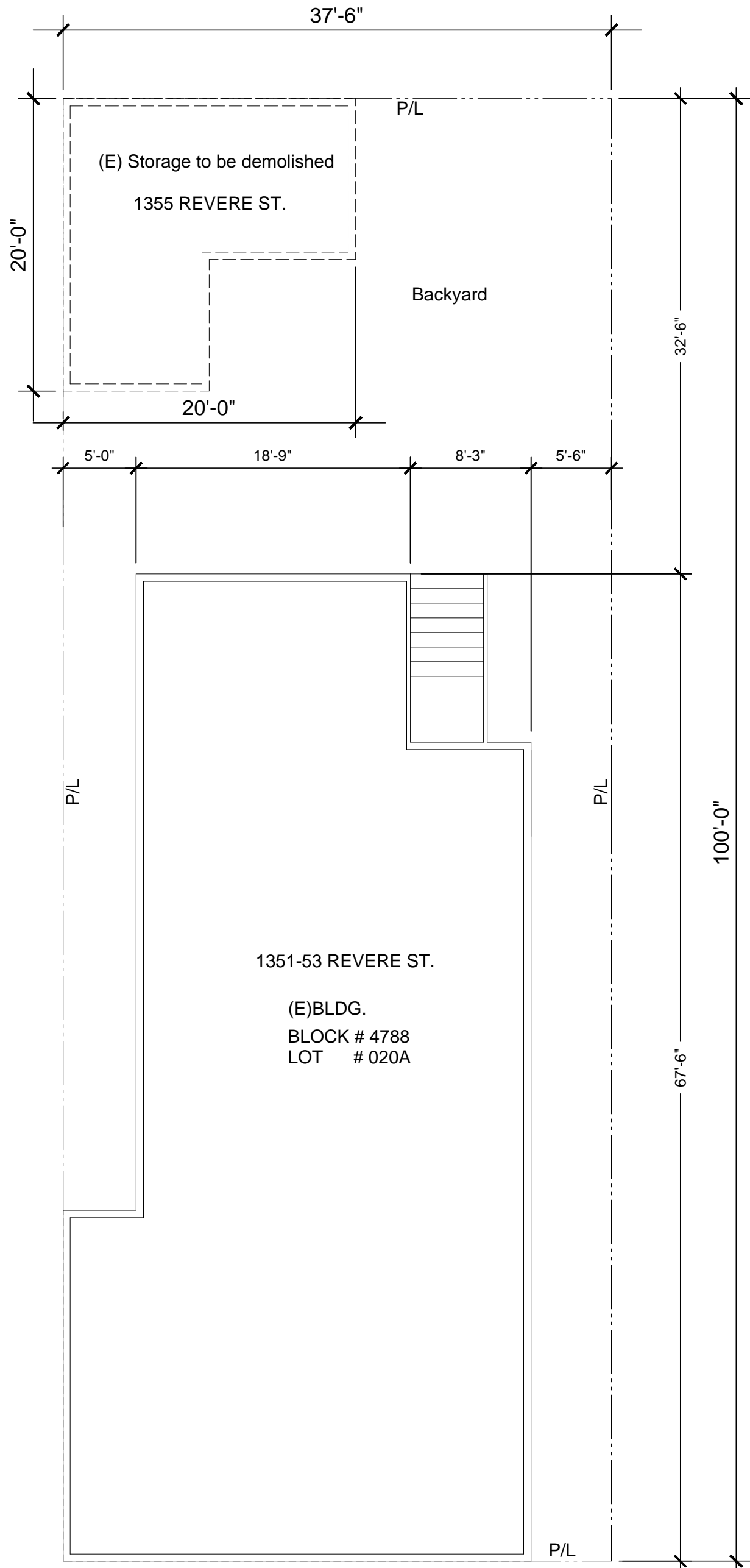
GA FILE #WP3514

2 INTERIOR WALL DETAIL  
SCALE 1 1/2" = 1' - 0" ONE HOUR



GA FILE # WP8109

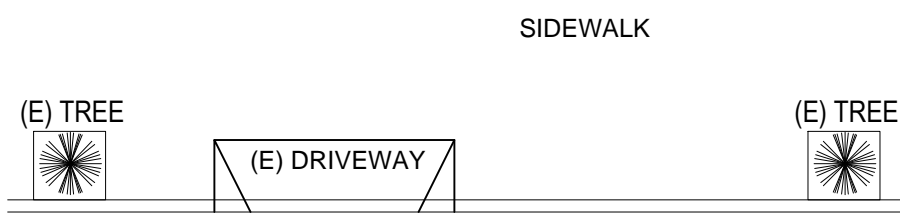
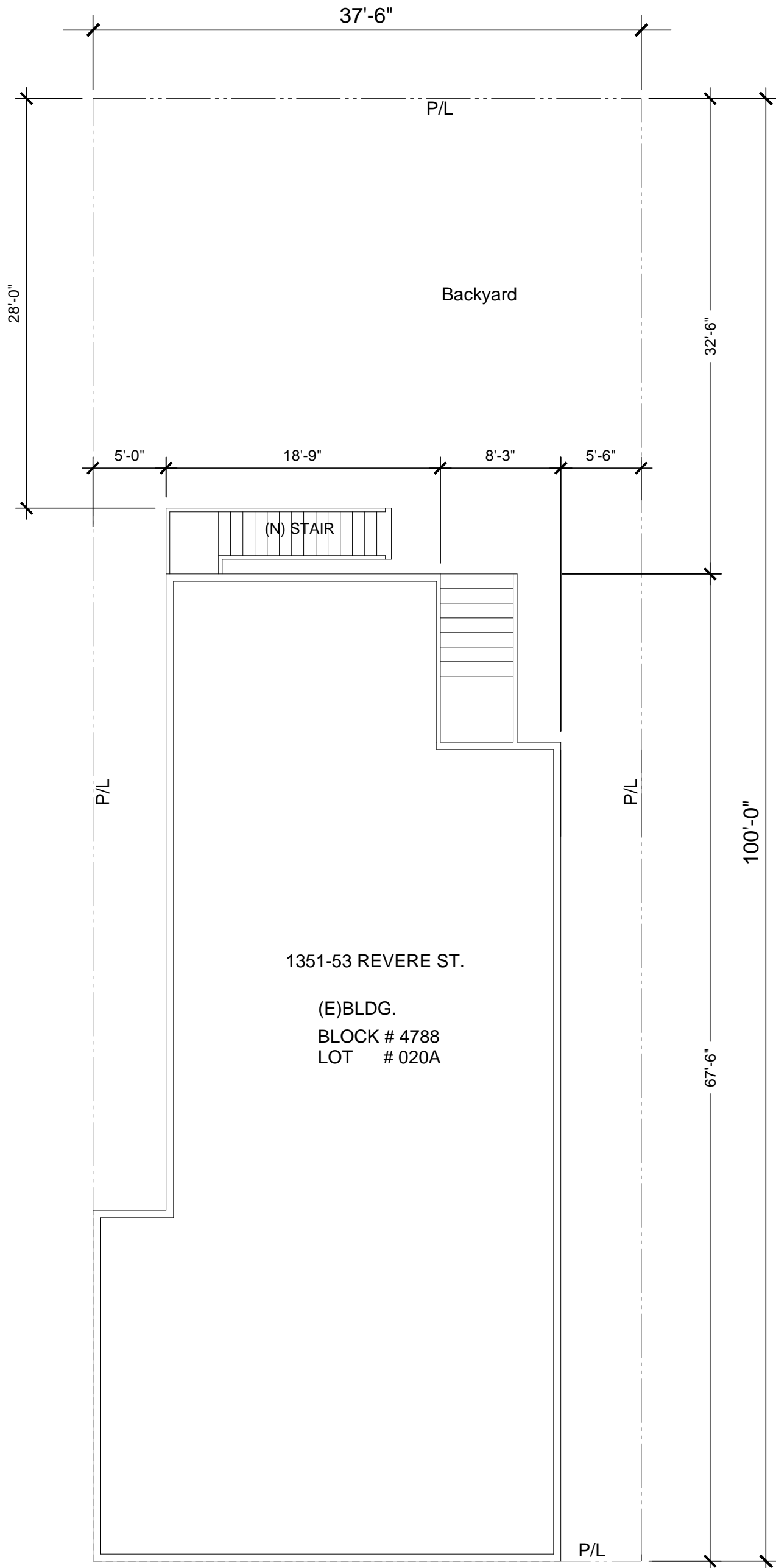
1 EXTERIOR WALL DETAIL  
SCALE 1 1/2" = 1' - 0" ONE HOUR



REVERE AVE.

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



REVERE AVE.

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

SCOPE OF WORK

1. 1ST FLOOR: ADD ADU (1351 #3), LEGELIZE ONE UNIT (1351 #2) AND EXISTING UNIT (1351 #1) TO REMAIN.
2. 2ND FLOOR: REVERT AND COMBINE UNIT 1351 A, B & C TO ONE UNIT AS 1351 B.

PROJECT DATA

BUILDING PERMIT APP #: 2015-1215-5196

CONSTRUCTION TYPE: 5B

ZONING: RH-2

# OF STORIES: 2

OCCUPANCY TYPE: R-3

# OF UNITS: 3

CODE COMPLIANCE

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE CITY & COUNTY OF CAN FRANCISCO CODES AND
- a) 2013 EDITION CALIFORNIA BUILDING CODE.
- b) 2013 EDITION CALIFORNIA PLUMBING CODE
- c) 2013 EDITION CALIFORNIA MECHANICAL CODE
- d) 2013 EDITION CALIFORNIA ELECTRICAL CODE
- e) 2013 CALIFORNIA ENERGY CODE

DRAWING INDEX

- A-1: GENERAL NOTES & SITE PLANS
- A-2: EXISTING & PROPOSED 1ST FLOOR PLANS
- A-3: EXISTING & PROPOSED 2ND FLOOR & REAR BUILDING PLANS

LEGEND

---	EXISTING TO BE REMOVED	CONC.	CONCRETE
---	EXISTING TO REMAIN	DN	DOWN
---	NEW WALL SEE DETAIL 1/A-1	(E)	EXISTING
---	SMOKE ALARM/HARDWIRED W/BATTERY BACKUP	(N)	NEW
---	SMOKE DETECTOR AND CARBON MONOXIDE COMBINATION	PW	PLYWOOD
---		TYP.	TYPICAL
---		VIF	VERIFY IN FIELD
---		W/	WITH
---	BLDG	AFF	ABOVE FINISH FLOOR
---	CLG		CEILING

GENERAL NOTES

1. CONTRACTOR/BUILDER SHALL VERIFY EXISTING BUILDING CONDITION PRIOR TO ANY CONSTRUCTION WORK & INSTALLATION OF FIXTURES.
2. ALL WORK SHALL COMPLY TO LATEST CBC, CMC, CPC, NEC, LOCAL CITY CODES AND ALL APPLICABLE CODES.
3. PROVIDE NEW 6x10 HEADER FOR NEW OPENINGS. (MAX 6'-0" WIDE)
4. COORDINATE ALL TV/TELEPHONE JACK LOCATION & LIGHTING FIXTURES TYPE & LOCATION.
5. VERIFY EXISTING & PROVIDE SMOKE DETECTOR IN (E)BEDROOMS AND HALLWAYS NEXT TO BEDROOMS.
6. BEDROOM WINDOW FOR PURPOSES OF EMERGENCY ESCAPE AND RESCUE SHALL HAVE A MIN. CLEAR OPENABLE WIDTH DIMENSION = 20INCHES, AND MIN.CLEAR OPENABLE HEIGHT = 24INCHES. W/MIN 5.75,F (5 SF AT GRADE). MIN. OPENING. SILL HEIGHT NOT MORE THAN 44INCHES AFF.
7. KITCHEN & BATHROOM OUTLETS SHALL BE CONNECTED INTO AN ARC FAULT CIRCUIT INTERRUPTER.
8. REPLACE (E)WINDOW WITH NEW WINDOW / GLASS DOOR. (VINYL, DUAL PANE, U = 0.32) CONTRACTOR TO VERIFY EXACT SIZE IN FIELD.
9. REMOVE (E) CONCRETE & REPLACE WITH PERMEABLE CONCRETE PER TABLE.
10. REMOVE (E) CONCRETE & REPLACE WITH LANDSCAPING PER TABLE, USE DPW'S RECOMMENDED PLANT LIST FOR CLIMATE ZONE 3 IN BAYVIEW DISTRICT

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REVISIONS	BY
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4-18-16	JW
5-24-16	JW
7-7-16 Ext. stair	JW
10-3-17	BL

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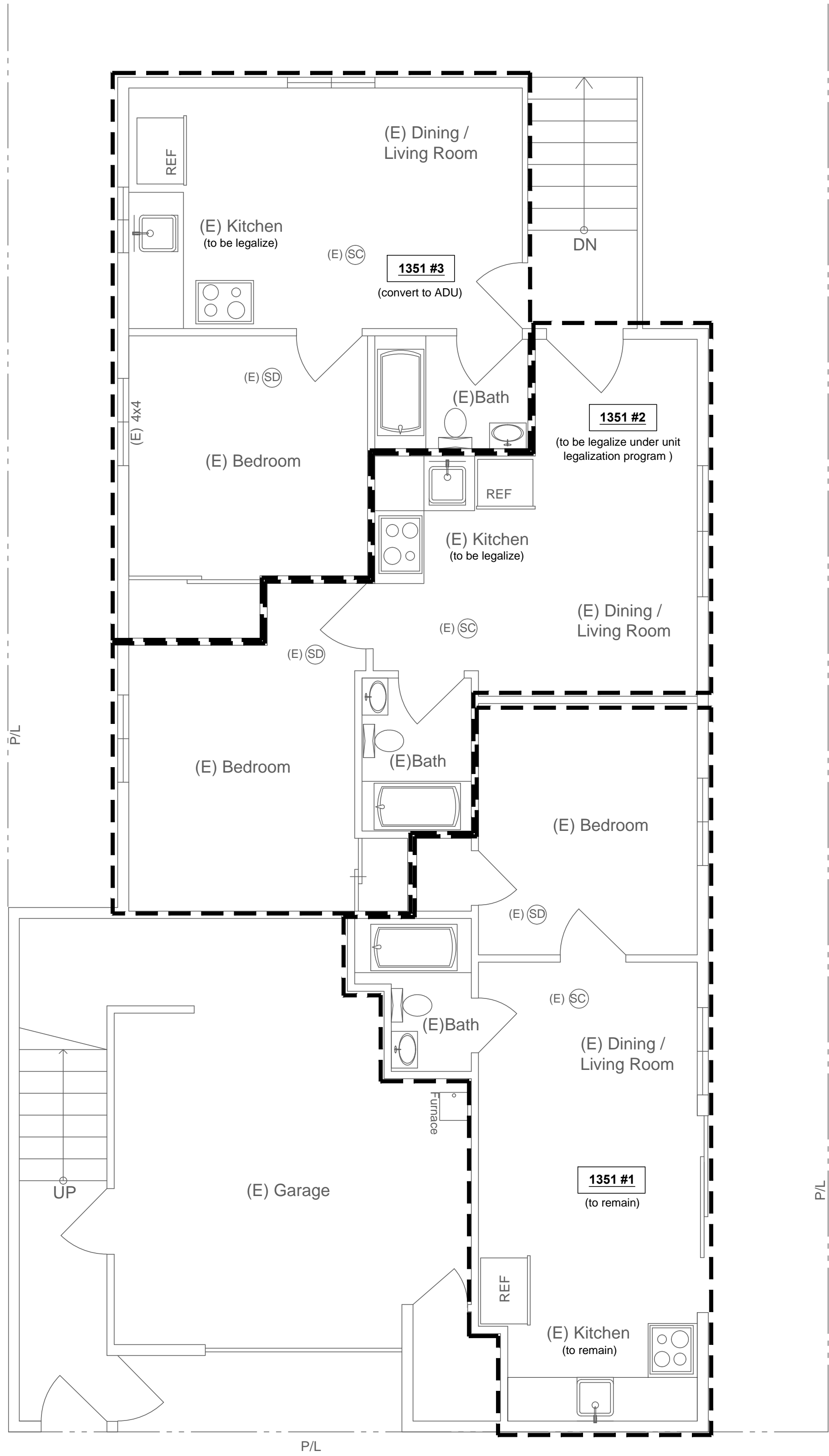
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A-1

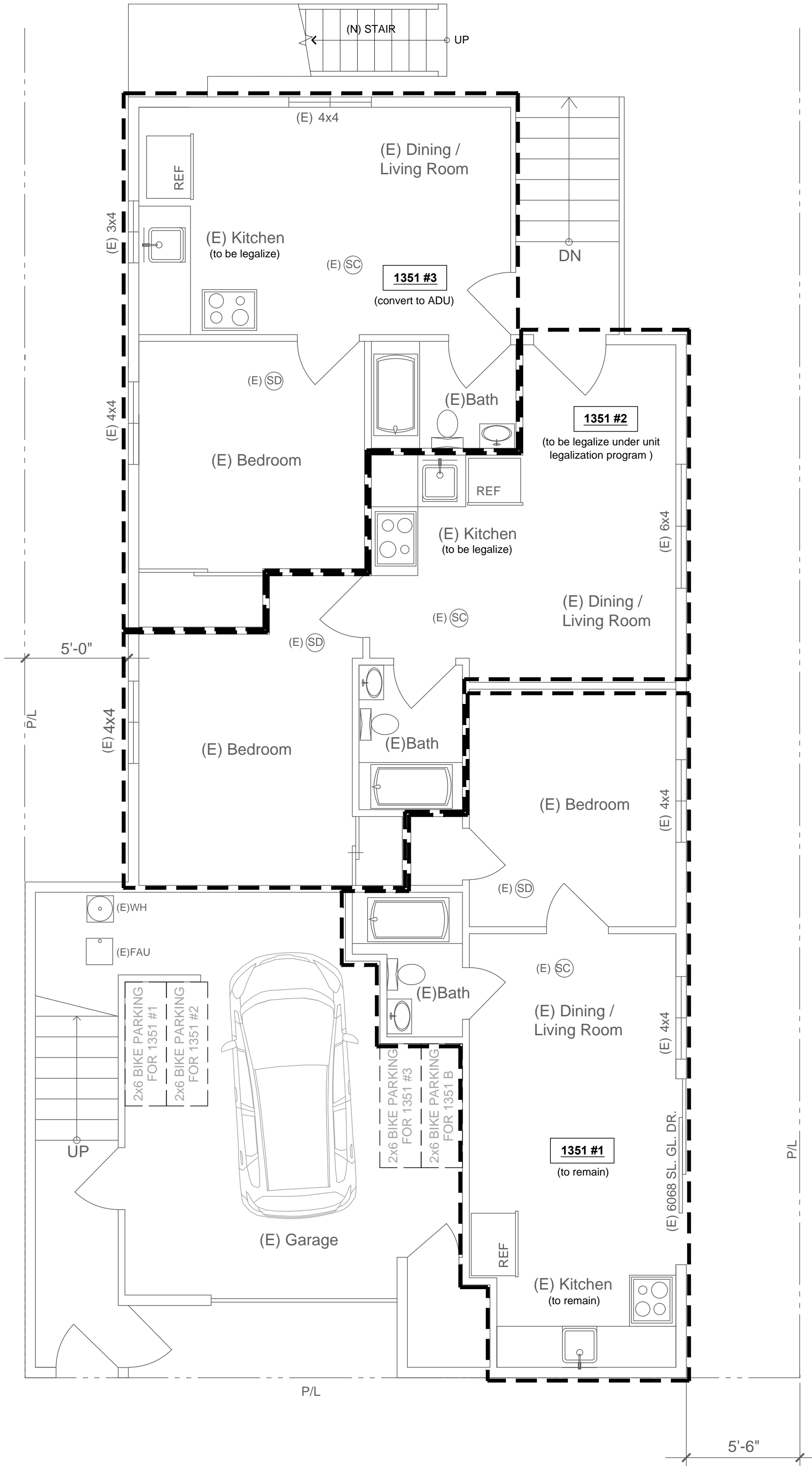
OF 3 SHEETS



EXISTING FIRST FLOOR PLAN

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

NOTE: (E) FIRST FLOOR BEDROOMS, BATHROOMS & FAMILY ROOM WERE DONE UNDER APPROVED BUILDING PERMIT APP #2012-0420-8762



PROPOSED 1ST FLOOR PLAN

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

5 6 7

REVISIONS	BY
3-15-16	JW
4-18-16	JW
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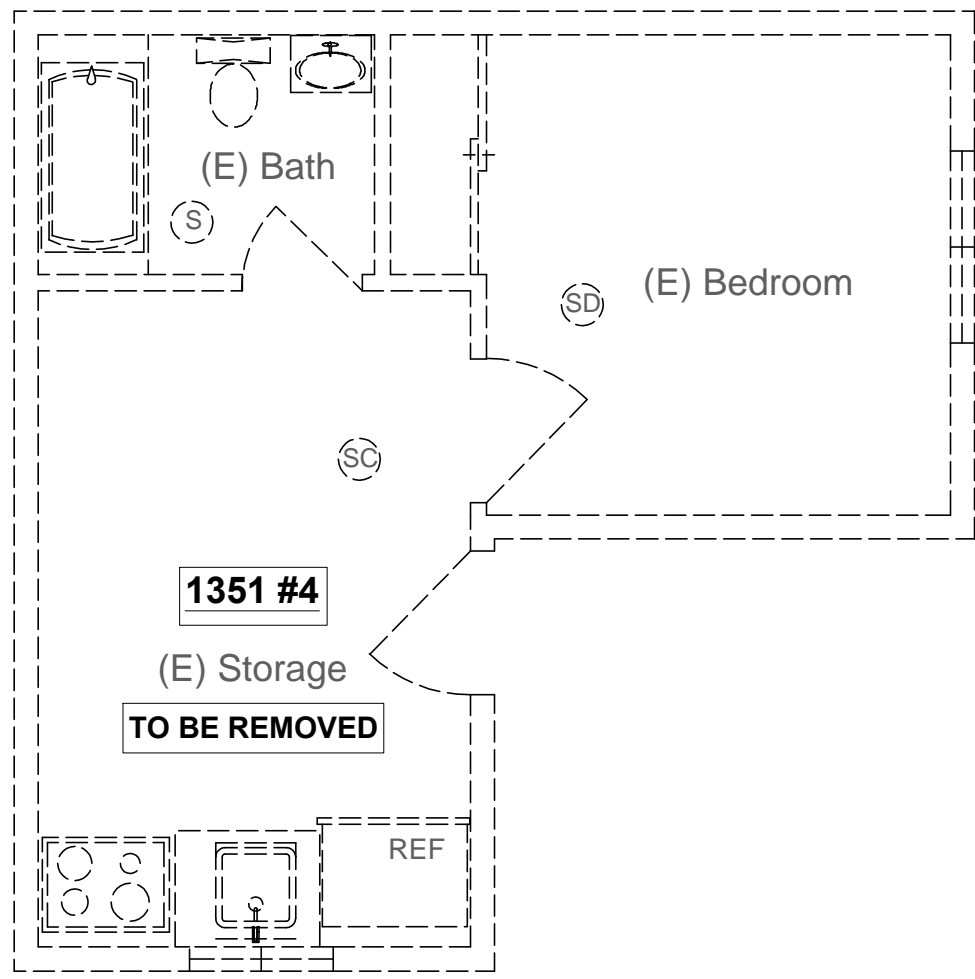
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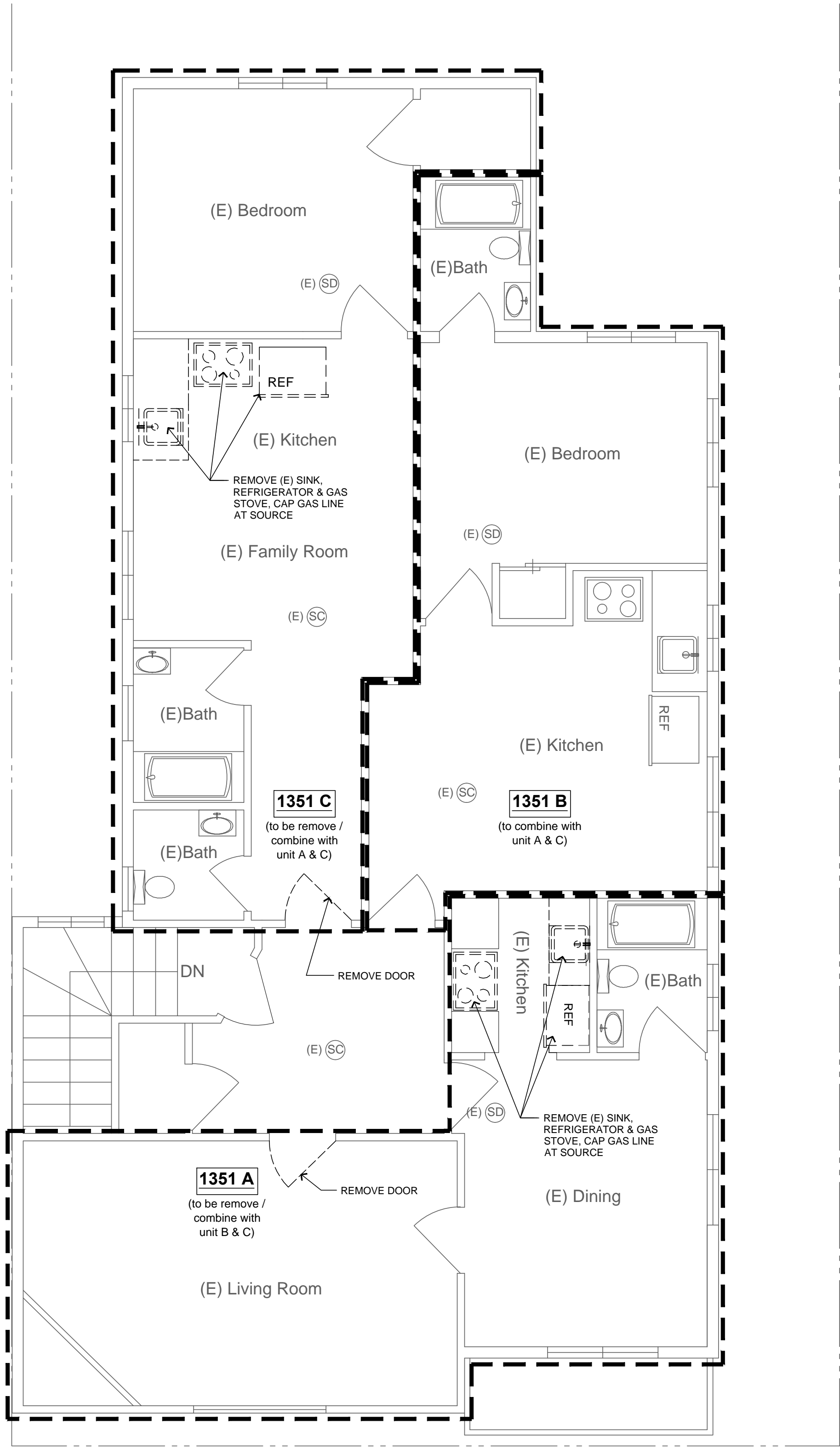
A-2  
OF 3 SHEETS





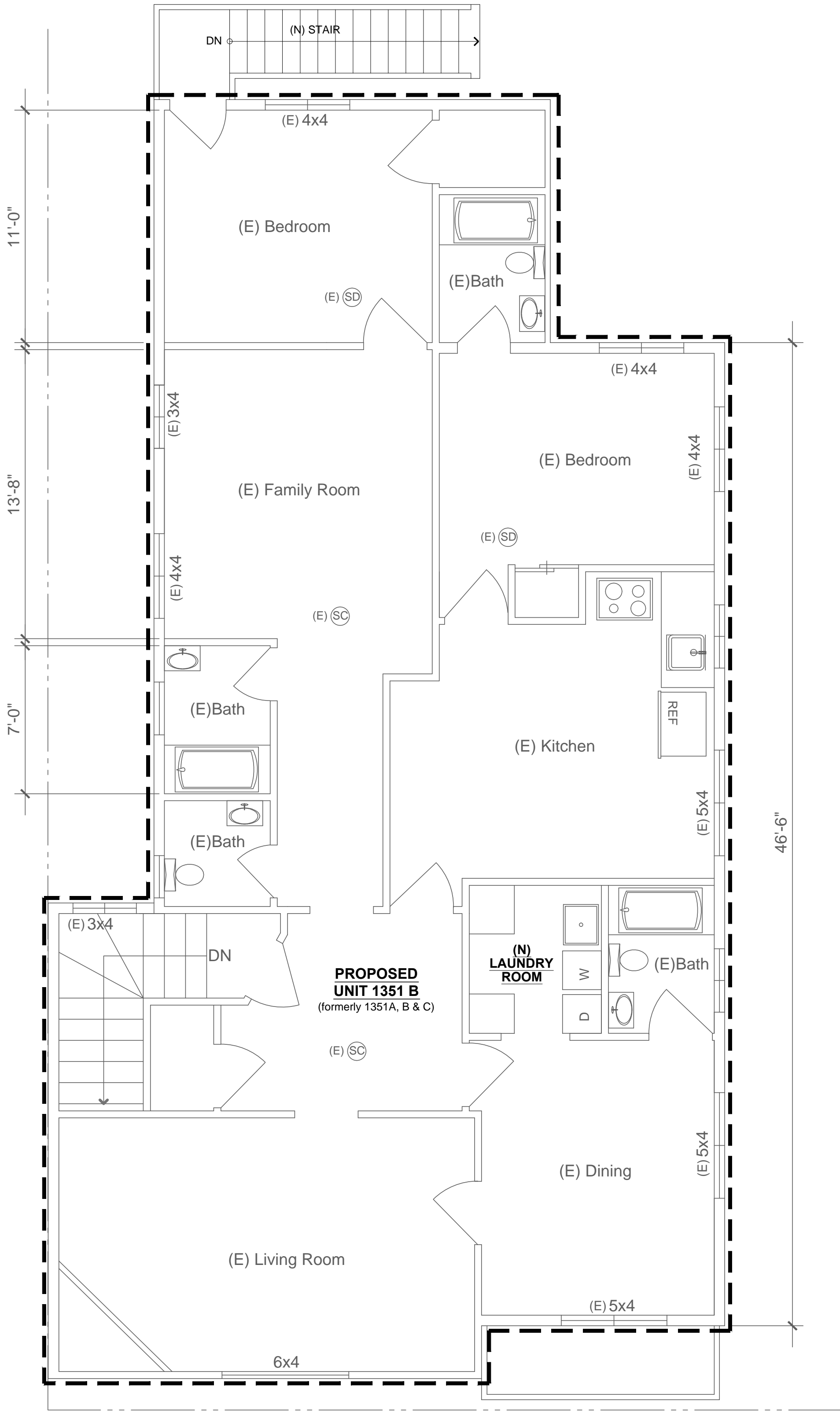
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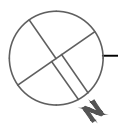
EXISTING 2ND FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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



5 6 7

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3-15-16	JW
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SHEET:

**A-3**  
OF 3 SHEETS