



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE JANUARY 19, 2017

Date: January 9, 2017
Case No.: 2016-003327DRP
Project Address: 1126 IRVING STREET
Permit Application: 2016.03.07.1309
Zoning: Inner Sunset NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1738 / 021
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green St, #4
San Francisco, CA 94122
Staff Contact: Christopher May – (415) 575-9087
christopher.may@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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 to raise the existing two-and-a-half-story building containing two dwelling units such that the upper two floors become the new 3rd and 4th floors above two new stories below. The project also proposes to construct 2-, 3- and 4-story front and rear horizontal additions and a 5th floor vertical addition. The proposed ground floor would have approximately 872 square feet of retail space located at the front of the building. A two-bedroom dwelling unit totaling approximately 880 square feet would occupy the rear of the ground floor and the second floor rear mezzanine level. A second two-bedroom unit totaling approximately 1,480 square feet would occupy the rear of the third and fourth floors. A three-bedroom unit totaling approximately 2,193 square feet would occupy the front portion of the third and fourth floors as well as the 5th floor. The project includes six secure, weather-protected spaces Class 1 bicycle parking spaces for residents of the building and two Class 2 bicycle parking spaces for visitors. The project would replace the existing below-grade parking space with approximately 1,050 square feet of storage space, and would remove the existing curb cut to allow for increased on-street parking. The proposed mixed-use building would be five stories and would measure approximately 40 feet in height.

BACKGROUND

On September 3, 2015, the Planning Commission considered at a public hearing a request for Conditional Use Authorization, pursuant to Planning Code Sections 303, 317 and 730.37, to permit the demolition of the existing two-and-a-half-story building containing two dwelling units and to construct a new four-story, three-unit residential building with a commercial space at the ground floor. Similar to the current project, the previously-proposed project would have resulted in a net increase of one additional dwelling unit. However, concerned with the loss of two potentially rent-controlled dwelling units as a result of the

proposed complete demolition of the building, the Planning Commission moved to continue the item indefinitely to allow the project sponsor to modify their proposal such that no rent-controlled dwelling units would be removed from the City's housing stock. The project sponsor subsequently withdrew their request for Conditional Use Authorization and, on March 7, 2016, submitted new building permit plans proposing vertical and horizontal additions to the existing building such that it would not be considered tantamount to a demolition, as defined in Section 317 of the Planning Code. As such, the residential building is still technically subject to the Rent Stabilization and Arbitration Ordinance; however, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of Irving Street between Funston and 12th Avenues in the Inner Sunset Neighborhood Commercial District (NCD), in a 40-X Height and Bulk District, Assessor's Block 1738, Lot 021. The subject property is 2,500 square feet in area and is occupied by a two-story-over-garage, two-unit residential building constructed circa 1908. The subject building was determined not to be a historic resource by Historic Preservation staff on January 16, 2014 (Case No. 2013.1076E).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the Irving Street commercial corridor between Funston and 12th Avenues. To the west, along Irving Street there are four residential houses similar in massing and design to the existing subject building, and larger mixed-use buildings flank the subject block at the street intersections. The property immediately to the east, at 1112 Irving Street, features a one-story building with two commercial storefronts that converge with the corner property, at 1102 Irving Street, which is a three-story, mixed-use building with residential apartments over commercial storefronts. Three other properties, also immediately to the east, front onto 12th Avenue and have rear yards that abut the side yard of the subject property. One property is occupied by a two-unit three-and-a-half-story building, one is occupied by a two-and-a-half-story single-family dwelling and one, owned by the DR Requestor, is occupied by a four-story single-family dwelling. The overall surrounding development pattern is primarily two- to three-story buildings with commercial ground floors. The surrounding zoning is primarily RH-2 (Residential House, Two-Family).

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	October 24, 2016 – November 23, 2016	November 22, 2016	January 19, 2017	59 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 9, 2017	January 9, 2017	10 days
Mailed Notice	10 days	January 9, 2017	January 9, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors on the block or directly across the street	1	3	-
Other neighbors	20	1	
Neighborhood groups	1	-	-

As of January 9, 2017, Planning Department staff has received 22 letters in support and five letters in opposition to the project, including the DR Requestor. The concerns raised by those in opposition relate primarily to the height and massing of the proposed building, the absence of off-street vehicular parking spaces, the potential impact the project would have on the existing neighborhood character, and the alteration of a building with apparent architectural and structural integrity.

DR REQUESTOR

Patrick Morris, 1283 12th Avenue. The rear of the DR Requestor's property abuts the east side lot line of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: Building Height – The DR Requestor is concerned that the plans note that the project is 40 feet in height, but the highest portion of the roof is higher, second only in the neighborhood to St. Anne's Church.

Issue #2: Massing - The DR Requestor is concerned that the proposed massing and keystone nature of the subject property would result in an unreasonable impact on all neighbors' access to light and air.

Issue #3: Privacy - The DR Requestor is concerned that the proposed side windows and decks would face directly into the rear of at least 10 homes.

Refer to attached *Discretionary Review Application* for additional information.

PROJECT SPONSOR'S RESPONSE

Issue #1: Building Height – The Project sponsor has noted that the proposed building height of 40 feet is consistent with the building heights on two properties (1100 Irving Street and 1287 12th Avenue) that immediately abut the subject property. The project sponsor also noted that the eaves of the pitched roof begin at 35 feet above grade and that 50% of the building footprint above this point is occupied by a roof deck.

Issue #2: Massing - The project sponsor has noted that the massing of the roof at both the front and the rear has been reduced by 5 feet in the current proposal in order to reduce light impacts to neighboring properties.

Issue #3: Privacy – The project sponsor has noted that the DR Requestor's rear windows are more than 45 feet from the east side of the subject property and that there is adequate separation between the proposed building and neighboring homes. The project sponsor also noted that three east side property line windows have been eliminated in the current proposal and that the rear portion of the third and fourth floors has been limited to the west half of the property, providing an additional 12 feet of separation to the properties fronting 12th Avenue.

Refer to the attached *Response to Discretionary Review* for additional information.

PROJECT ANALYSIS

Issue #1: Building Height - The peak of the proposed roof would exceed 40 feet in height. This is permitted, as the Planning Code measures building height to the midpoint of a peaked roof. The midpoint of the proposed peaked roof would not exceed 40 feet in height. Two dormer windows, each measuring approximately 8 feet by 8 feet when viewed from above, project above the 40-foot height limit. A stair penthouse accessing the rear roof deck above the 4th floor also projects above the 40-foot height limit. Both the dormer windows and the stair penthouse are permitted projections, per Planning Code Section 260(b)(1), as they occupy less than 20% of the total roof area.

Issue #2: Massing – The proposed massing of the building and its exterior design is appropriate given the subject property's location within a Neighborhood Commercial District. The building has been designed with a strong street wall presence along Irving Street with the uppermost floor set back almost 12 feet from the front wall and approximately 34 feet from the rear wall. In addition, the mansard style roofline of the uppermost floor minimizes the massing of the building along the side lot lines. Given the subject property's orientation as a keystone lot, the massing of the third and fourth floors at the rear of the building has been shifted toward the adjacent property to the west, which currently extends well beyond the rear wall of the existing subject building, in order to reduce shadowing and overlook onto the rear yards of the neighboring properties fronting 12th Avenue.

Issue #3: Privacy – The proposed east façade proposes no property line windows. Two proposed east side windows, on the second and fourth floors, would be located within lightwells approximately 4 feet from the side lot line. Windows in the uppermost floor east-facing dormer would also be located

approximately 4 feet from the side lot line. Two exterior glass doors accessing the two upper dwelling units would be located in a light well on the east side of the building and would be approximately 9 feet from the east side lot line. A window on the fourth floor and a set of sliding glass doors on the third floor, both located in the rear portion of the building, would be set back approximately 12 feet from the east side lot line. One proposed roof deck at the rear above the second floor proposes no setback from the east side lot line. Two roof decks – one at the front and one at the rear above the fourth floor – would be set back at least 4 feet from both the east and west side lot lines. These setbacks, in combination with the existing rear yard setbacks of the neighboring dwellings fronting 12th Avenue, are not anticipated to adversely affect the privacy of residents within those neighboring dwellings.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

RESIDENTIAL DESIGN TEAM REVIEW

The proposed Project is not located within a residential zoning district, and is not subject to the Residential Design Guidelines. Therefore, the proposed project was not reviewed by the Residential Design Team.

URBAN DESIGN ADVISORY TEAM REVIEW

The Planning Department’s Urban Design Advisory Team (UDAT) provides design review for projects not subject to the Residential Design Guidelines. UDAT determined that the project’s height, massing and intended uses are compatible with the neighborhood and consistent with the General Plan’s design policies and guidelines of the Inner Sunset Neighborhood Commercial District. UDAT also determined that the proposed design of the ground floor would preserve, enhance, and promote attractive and clearly defined street frontages that are pedestrian-oriented and fine-grained, which are appropriate and compatible with the buildings and uses in this neighborhood of the Inner Sunset Neighborhood Commercial District. As such, UDAT found that there are no exceptional or extraordinary circumstances as they relate to the proposed mixed-use development at 1126 Irving Street.

BASIS FOR RECOMMENDATION

The Planning Department recommends that the alteration of the existing building containing two dwelling units resulting in a five-story, three-unit building with ground floor retail space and no automobile parking be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The project meets the criteria set forth in Planning Code Section 101.1 in that:

- The revised project would not be considered tantamount to a demolition, as defined by Planning Code Section 317, and therefore the building would still be subject to the Rent Stabilization and Arbitration Ordinance. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

- The altered building would create three family-sized units, two with two bedrooms and one with three bedrooms, for a net gain of one dwelling unit and five bedrooms.
- Per the Rent Board's records, no tenant evictions have taken place at the subject property.
- The project would create approximately 872 square feet of ground floor commercial space, consistent with the objectives of the Inner Sunset Neighborhood Commercial District.
- Given the scale of the project, it would have no significant effect on the existing capacity of the local street system or MUNI.
- The removal of the existing private driveway and curb cut would restore an on-street parking space for public use.
- The proposed building would be consistent with the size and density of the immediate neighborhood and intent of the Inner Sunset NCD.
- Although the existing structure is more than 50 years old, the Historic Resource Evaluation resulted in a determination that the existing building is not a historic resource (Case No. 2013.1076E).

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

Block Book Map

Sanborn Map

Zoning Map

Height & Bulk Map

Aerial Photograph

Site Photo

Section 312 Notice

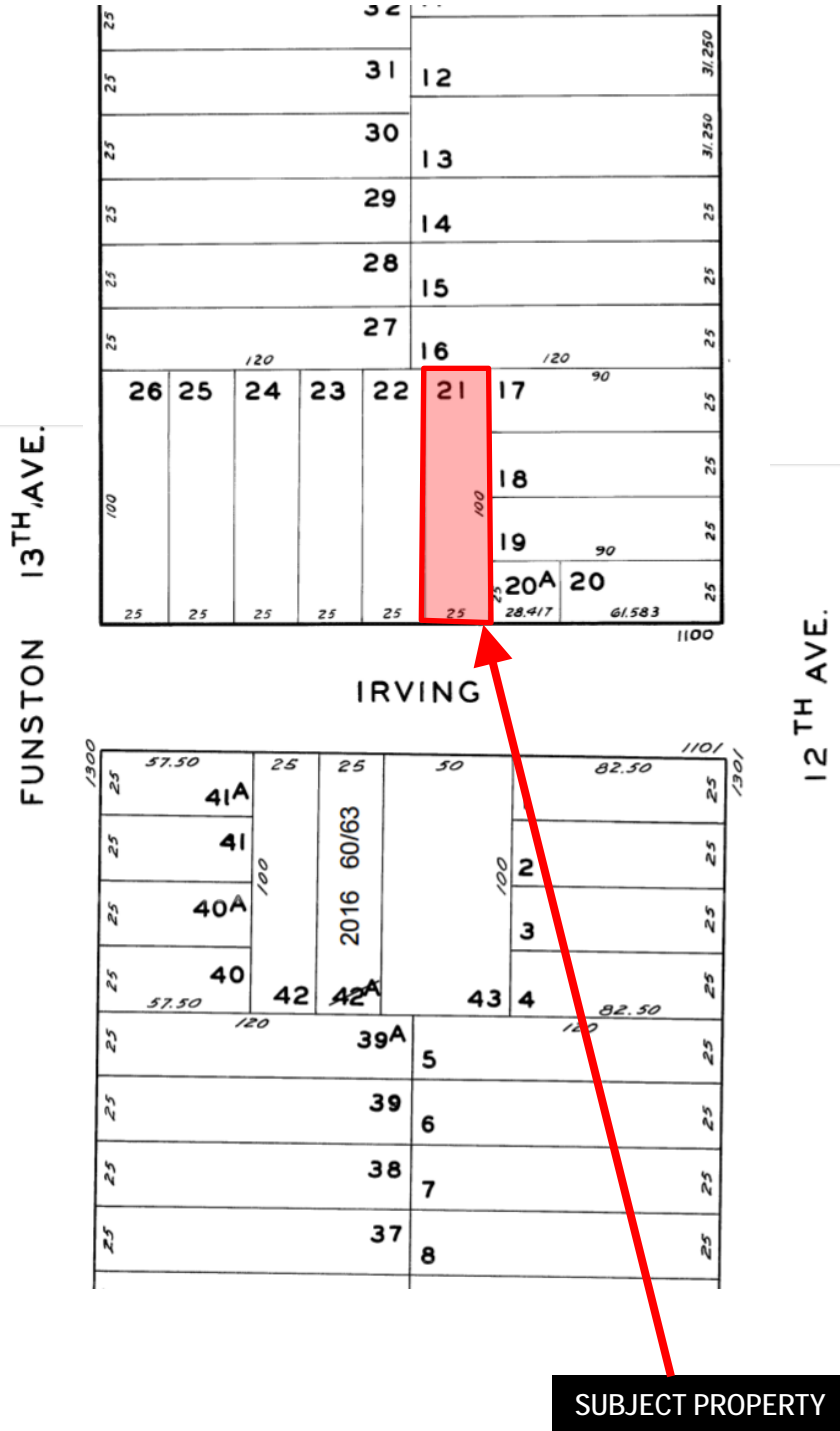
DR Application

Response to DR Application dated January, 3, 2017

Reduced Plans

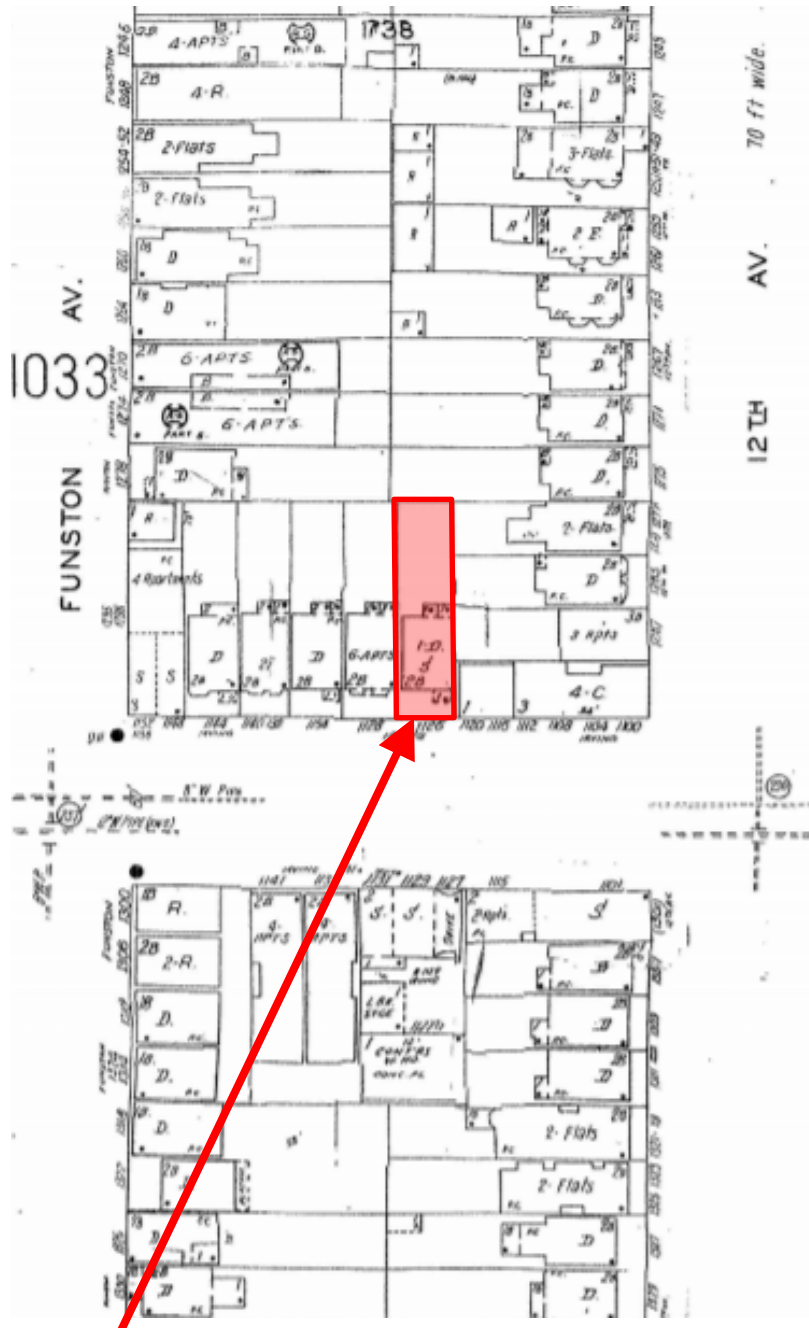
Public Correspondence

Parcel Map



Discretionary Review Hearing
Case Number 2016-003327DRP
1126 Irving Street

Sanborn Map*



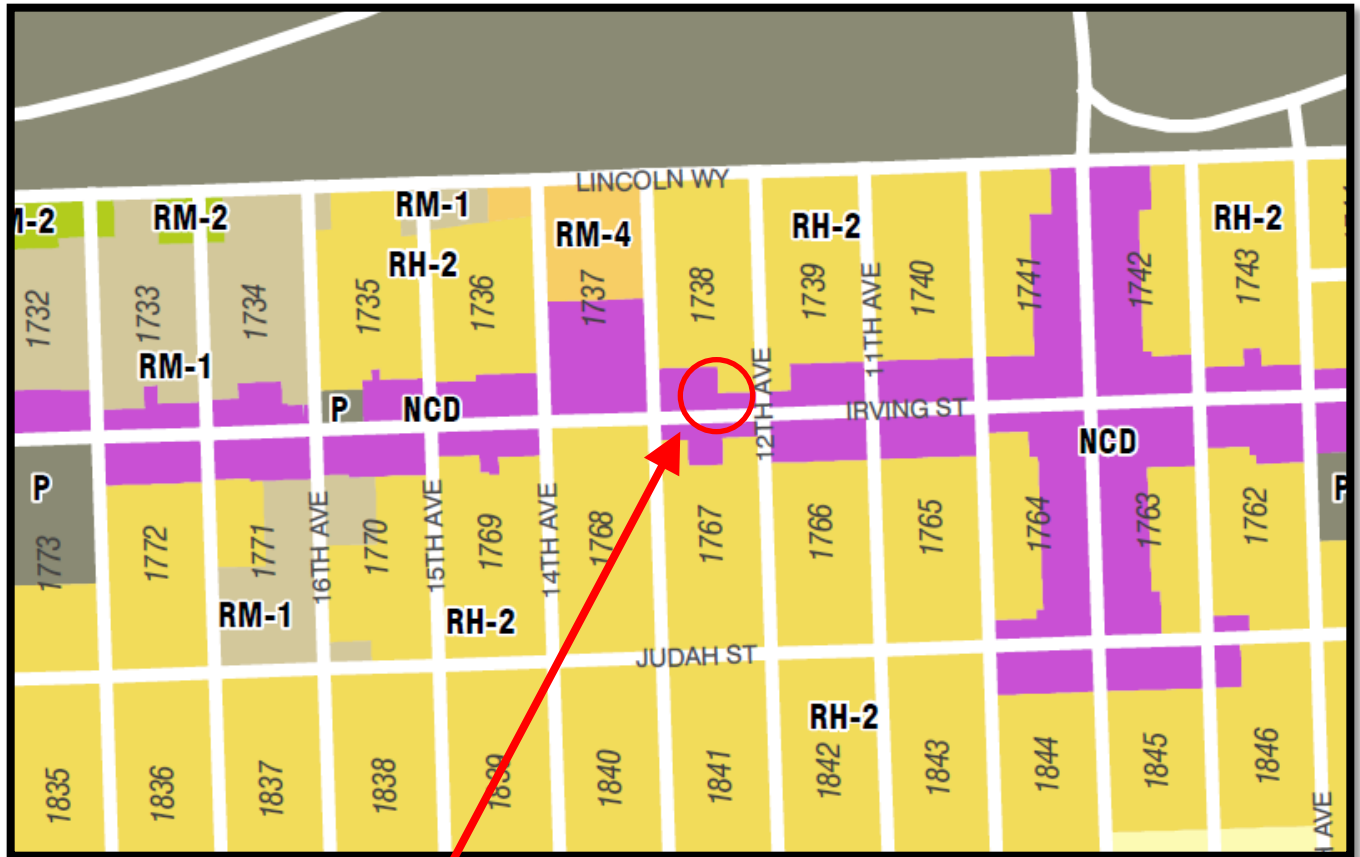
SUBJECT PROPERTY

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



Discretionary Review Hearing
Case Number 2016-003327DRP
 1126 Irving Street

Zoning Map

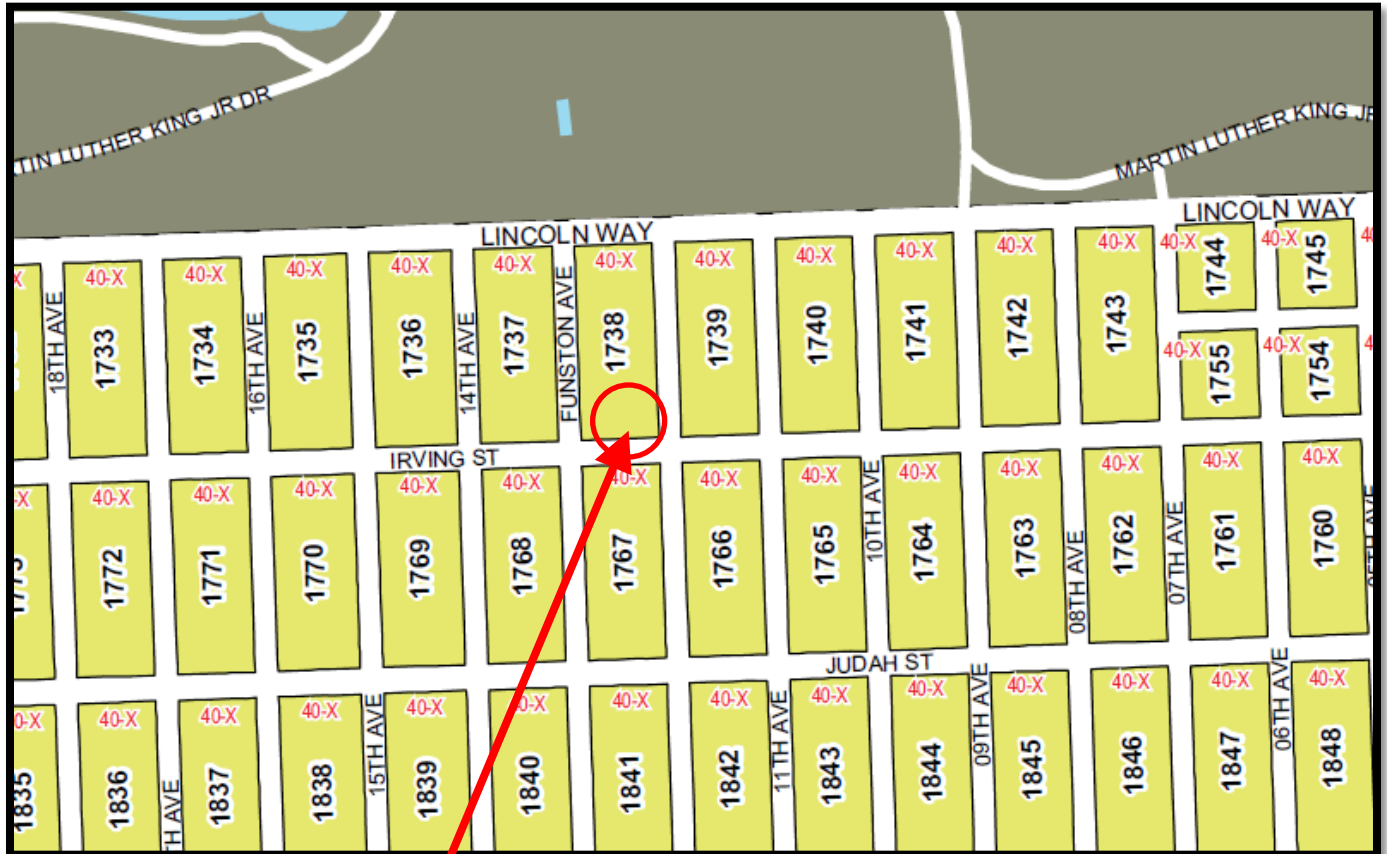


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-003327DRP
1126 Irving Street

Height & Bulk Map

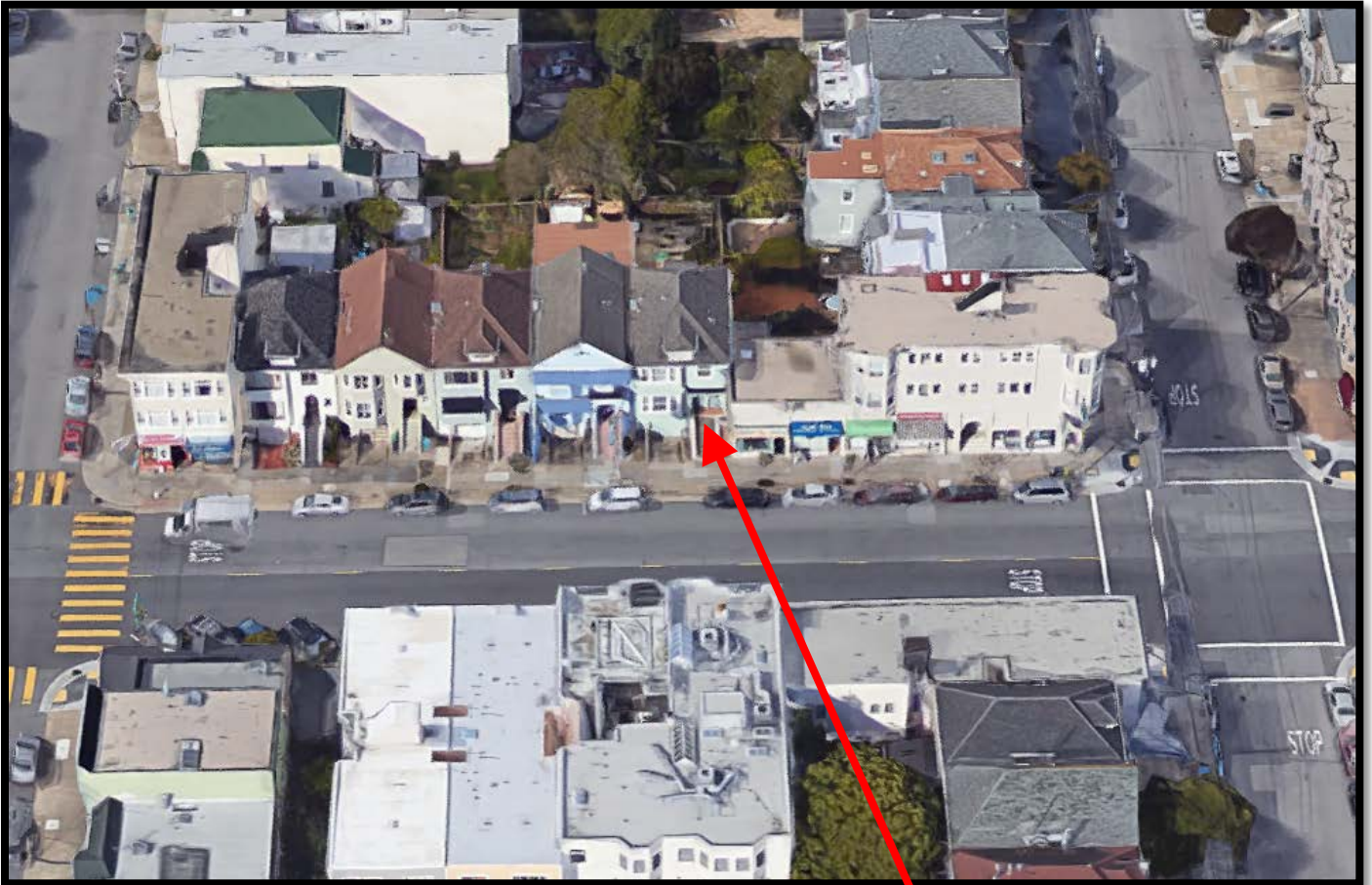


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-003327DRP
1126 Irving Street

Aerial Photo (Facing North)



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-003327DRP
1126 Irving Street

Site Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-003327DRP
1126 Irving Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **March 7, 2016**, the Applicant named below filed Building Permit Application No. **2016.03.07.1309** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1126 Irving Street	Applicant:	Jonathan Pearlman, Elevation Architects
Cross Street(s):	12th Avenue	Address:	1159 Green St, #4
Block/Lot No.:	1738 / 021	City, State:	San Francisco, CA 94122
Zoning District(s):	Inner Sunset NCD / 40-X	Telephone:	(415) 537-1125

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential & Retail
Front Setback	12 feet	0 feet
Side Setbacks	0 feet	No Change
Building Depth	39 feet	75 feet
Rear Yard	50 feet	25 feet
Building Height	29 feet	40 feet
Number of Stories	2 ½	4 ½
Number of Dwelling Units	2	3
Number of Parking Spaces	1	0
PROJECT DESCRIPTION		
<p>The proposal is to raise the existing 2 ½ story building such that the upper two floors become the new 3rd and 4th floors above two new stories below. The proposed ground floor would have approximately 872 square feet of retail space at grade and the proposed second floor would contain a new residential dwelling unit. The project also proposes to construct 2-, 3- and 4-story front and rear horizontal additions and a 5th floor vertical addition. The project would eliminate the existing below-grade parking space and would remove the existing curb cut to allow for increased on-street parking. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: 10/24/2016
Expiration Date: 11/23/2016

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

RECEIVED

NOV 22 2016

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2016-003327DRP

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I CAPPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Patrick Morris		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
1283 12th Avenue, San Francisco	94122	(415)731-4377
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Craig Dawson		
ADDRESS:	ZIP CODE:	TELEPHONE:
1126 Irving Street	94122	()
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:		ZIP CODE:
1126 Irving Street, San Francisco, CA		94122
CROSS STREETS:		
12th Avenue		

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1738 /021		2,500	District 14	

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 ☒
Two unit residential

Present or Previous Use:

Proposed Use: 3-4 unit residential, plus 1 commercial unit

Building Permit Application No. 2016.03.07.1309

Date Filed: March 7, 2016

4. Actions Prior to a Discretionary Review Request

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

During previous filing, we neighbors met at offices of DBI to voice concerns over project massing on surrounding neighborhood this keystone location would have. Afterwards, several neighbors sent a signed letter of concerns and request to limit height. Neighbors then attended a hearing before planning commissioners to repeat concerns. Owner has not communicated nor addressed concerns over the proposed project whatsoever, and in fact in this new project has increased proposed height over the previous one.

Discretionary Review Request

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

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

Plans are erroneous and deceptive: plans note project as 40' height, but maximum height is higher, second only in neighborhood to St. Anne's Church; plans note adjacent structures as "4 stories" while project as only "2 1/2 stories" implying it is not as tall yet 1126 has same builder and identical structure to these homes; project lot is a keystone one, on which height has a greater impact on neighbors. At proposed height, project would have an unreasonable impact on all neighbor's light, space, and privacy on 12th Ave, Irving, and Funston.

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

The current project structure is the same height as row of 24 houses adjacent and along Irving St. and 12th Avenue. However, its location (keystone lot) & height will have a disproportionate and unreasonable impact on these neighbor's home's and apt's sunlight, space and privacy. At prior hearing on 1126, Commissioner Kathrin Moore emphasized keystone lots should be sensitive to neighbors, due to their greater impact. Project would impact sunlight and rear privacy of about 1/3 of our block. There is no building at all like this now on our block.


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?

Reduce project height to neighborhood limit. The top-story structure and roof deck will dominate the block with an immediate loss of light and privacy for 3 apartment buildings at least 12 homes and yards, homes which now have privacy or semi-privacy. The plans also note side windows and decks that would face directly into the rear of at least 10 homes and apartment units at 1287, 1283, and 1275. At minimum, the project should redact the top unit and side facing windows. We have stated these concerns repeatedly to the owner.

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: 11/21/2016

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

Patrick Morris
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 checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/> N/A
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/> N/A
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:

Kansai Uchida Kansai Uchida

Date:

11/22/16

Previous project filing went through a D.R. and Planning Commission hearing. Neighbors adjacent to project property and along 12th Avenue were concerned with project's massing and height, dominating our block from a keystone lot that will look down the entire length of the rear of homes and yards, many which enjoy privacy, semi-privacy and natural light into yards.

Neighbors met with the owner, submitted a request letter for a compromise on project height, gathered over 100 signatures against the project in the immediate vicinity of the project, and appeared before the planning commission to repeat our concerns about the height. During this commission hearing, Commissioner Kathrin Moore emphasized that keystone lots like 1126 Irving Street need to be sensitive to neighbors, due to their greater impact.

In response, the owner has filed new plans for a proposed project will be even higher, the tallest in the neighborhood after St. Anne's Church, higher than other buildings that are within the 40' limit. The owner has taken advantage of averaging to include in plans a height of well over the limit of 40 feet. At this height, southern facing and keystone lot, this building will dominate and have an unreasonable impact on space, light, and privacy for half of the block. The building would be unprecedented in our neighborhood.

Like the previous filing to allow demolition of the existing building, the plans include deceptive descriptions for the project. During the prior hearing before the Planning Commission the owner presented the building as one-unit building of recent commercial use, when in fact the planning commission discovered it was a 2-unit residential, both units being rent protected. For this filing, plans note a "40 foot, 2 ½ story" structure, and neighboring homes as "4 stories" when in fact the same builder erected the project structure and identical homes along 12th Avenue. The plans note a rooftop structure, but do not give a maximum height, which at an estimated 45 feet, would be the highest structure in our neighborhood, in a key lot that governs light, space, and privacy. We have also viewed plans submitted to the planning department by the architect with claimed impact on natural light to surrounding buildings, which is false. The additional height added to this lot will impact lot for over 12 neighboring buildings.

The 17 Edwardians along 12th Avenue are cited as a potential historic district, by the report from the initial project's independent historic review. This project will affect about half of these homes, impacting their privacy and what are now, pleasant and sunlight backyards owners have invested time and resources into. The Planning Department's Master Plan (http://generalplan.sfplanning.org/I5_Urban_Design.htm) states: "...the relationships of building forms to one another and to other elements of the city pattern should be moderated so that the effects will be complementary and harmonious."

Attached diagrams show an estimated impact on light and privacy, current, and at the new project height, in contract to the architect's submitted diagrams.



FIGURE 1: 1126 Irving from East and Rear

Sunlight arcs in front of project property entire day, at a height to just allow sunshine into rear of homes and yards the length of Funston and 12th Avenue. From the image above, it is clear at the proposed height of 45' – about 15 feet higher -- light will no longer reach many properties in the area on Funston in the morning, nor over a dozen homes and apartments along 12th Avenue any longer, anytime of day (see Figure 2). Moreover, views from all sides of the extended and higher project will impact the privacy of all immediate neighbors and those down the block, unlike any other existing property.

Figure 2: Impact on Light and Privacy

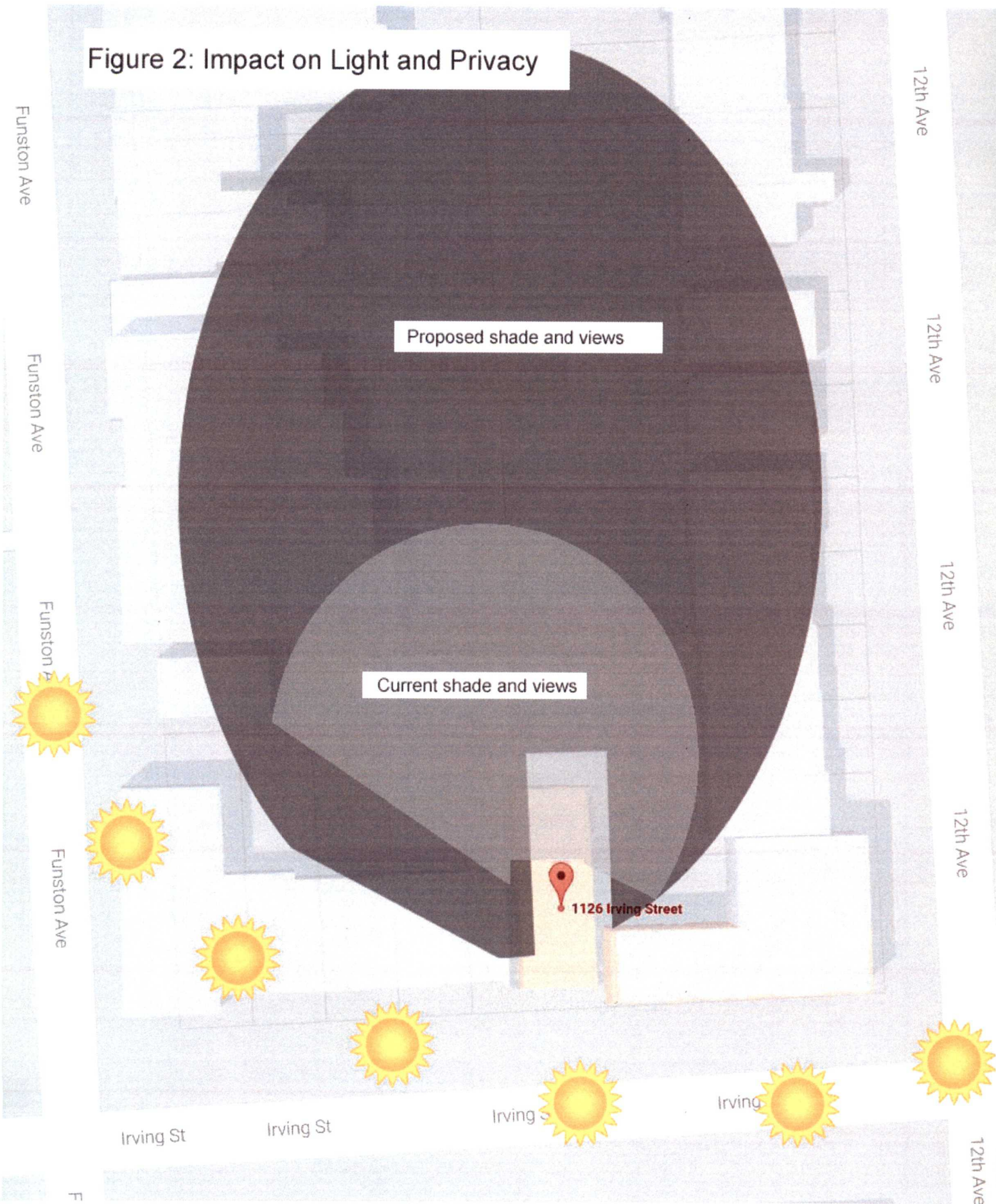




Figure 3: Light and views from rear of project lot.



Figure 4: Keystone project lot with unobstructed views length of block.

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SAN FRANCISCO, CA 94122

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1279 12th Avenue
San Francisco, CA 94122

Craig Dawson
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Project Sponsors Response to DRP for 1126 Irving Street

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved

As described in the specific responses to the DR requester below, the current plans have been significantly modified to be responsive to the DR requestor, the community, and Planning Department feedback. The former proposed project (DBI permit application #2014.0821.4436) which was presented in a Planning Commission hearing on August 6, 2015, would have been 4-stories with a roof at 40'-0", the same height as two adjacent structures to the east, 1100 Irving Street and 1287 12th Avenue. The new project responded to design and height concerns from neighbors and Planning Commissioner Moore by lowering the roof height for more than 50% of the building to 35'-0".

Commissioner Moore also commented on the architectural style of the earlier design saying that it may be too severe, generic and modern for its context. The current design has responded by utilizing a design style that is more traditional and historic in character and more "sculpted" as she suggested. By raising the ground floor height of the commercial space and lowering the parapet height at the street front, this design fits much more comfortably in the Irving Street setting.

The DR requester expressed the following concerns (**IN BOLD**):

A) Plans are erroneous and deceptive: plans note project as 40' height, but maximum height is higher, second only in neighborhood to St. Anne's Church

Project Sponsor response:

- The plans are accurate as based on a survey prepared for this project and reflect the scope and scale of the 1126 Irving Mixed-Use Project. Two properties abut the project site to the East, 1100 Irving Street and 1287 12th Avenue, and are of equal height or higher and 1100 Irving Street has a far larger mass than the proposed 1126 Irving project (Photo A).

All height measurements are based on a field survey, confirmed independently by Frederick T. Seher, PLS, License No. 6216

- A portion of the roof, over the existing structure, contains ridge height higher than 40'-0", based on Planning code section 260(a)(2) which describes the measuring of height for a building with a pitched roof. The pitched roof begins at 35'-0". The remaining 50% of the roof area is a flat roof deck. The project design meets this code definition as was verified by both Zoning Administrator Scott Sanchez and Director of Neighborhood Planning, Jeff Joslin. The adjacent building at 1287 12th Avenue is an example of Planning code section 260(a)(2).

Photo A: 1287 12th Ave. is the 4-story building in the center, DR requestors home, 1283 12th Ave., is on the right



- 1287 12th Avenue is a 40's 6" high, four story residential building, with the pitched roof beginning at 40'. This is the tallest building in the vicinity and sits directly south of, and adjacent to, the DR requestor's home, and also directly to the east of the 1126 Irving project site. This is by far the tallest building in the immediate vicinity (Photos A and F).

- 1100 Irving is a three level, 40' high apartment building with the 2 upper floors occupying 70% of the lot over a single story 20' high ground floor containing 5 retail businesses. The overall building covers 100% of the lot. This building abuts the project site to the east and will remain the largest mass in the immediate vicinity.

Photo B: 1100 Irving is the corner building and 1287 12th Avenue is to the right



B) Plans note adjacent structures as "4 stories" while project as only "2 1/2 stories" implying it is not as tall yet 1126.

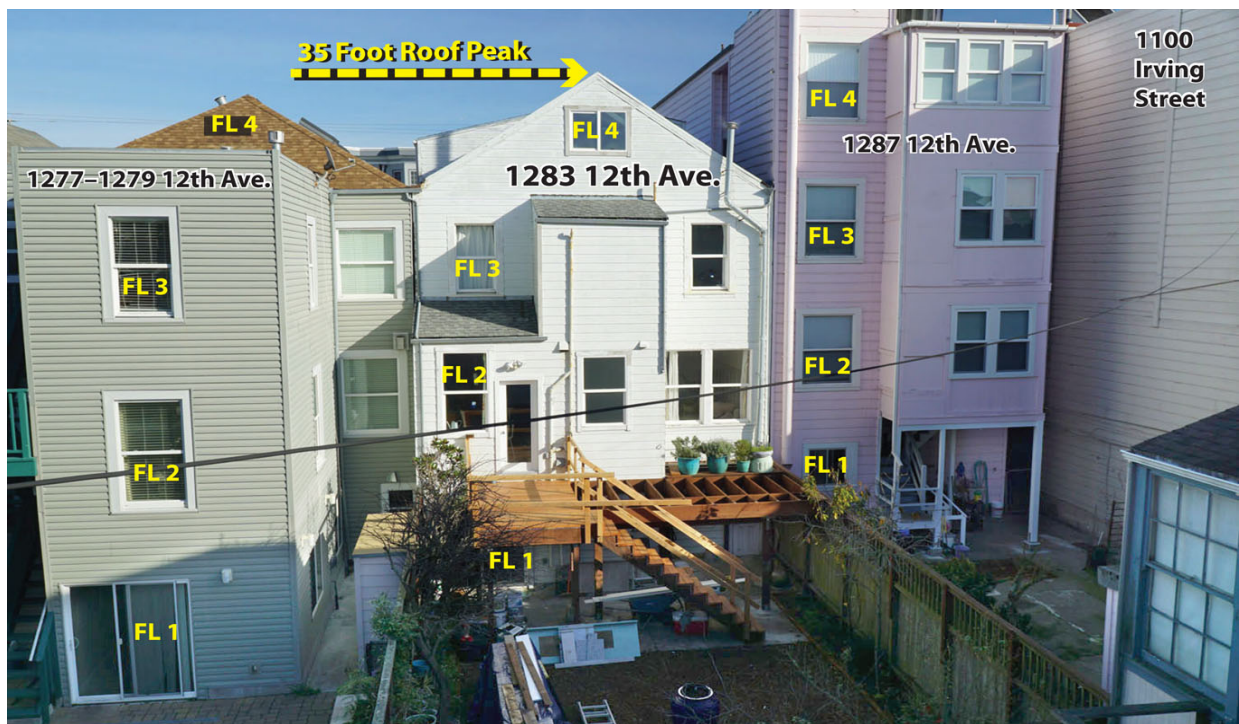
Project Sponsor response:

Site plan notes indicate occupancy of habitable spaces as observed by professional surveyor and are independent of heights reflected separately in the survey. There is no place in the drawing set that indicates that the project is 2 ½ stories.

- 1287 12th Avenue is a 40'-6" high, 4-level residential building, with hip roof that begins rising at the 40' roof line (Photos A, C, and F), observed from the rear.
- 1283 12th Avenue is 34'-9" high, 4-level single-family building, with a basement in-law apartment, and 3 floors of residential occupancy above, observed from the rear.
- 1277-79 12th Avenue is 34'-9" high, 4-level, 2-unit building, with a basement in-law apartment, and 3-floors of residential occupancy above, observed from the rear.
- The existing house at 1126 Irving is 33'-9", 3 level 2-unit building. The 1st and 2nd floors are each occupied by one residential unit. There is no access to the unfinished attic, and there is an unfinished basement located 4 feet below grade, as observed from the front and rear.

All height measurements and observations are based on a field survey, confirmed independently by Frederick T. Seher, PLS, License No. 6216

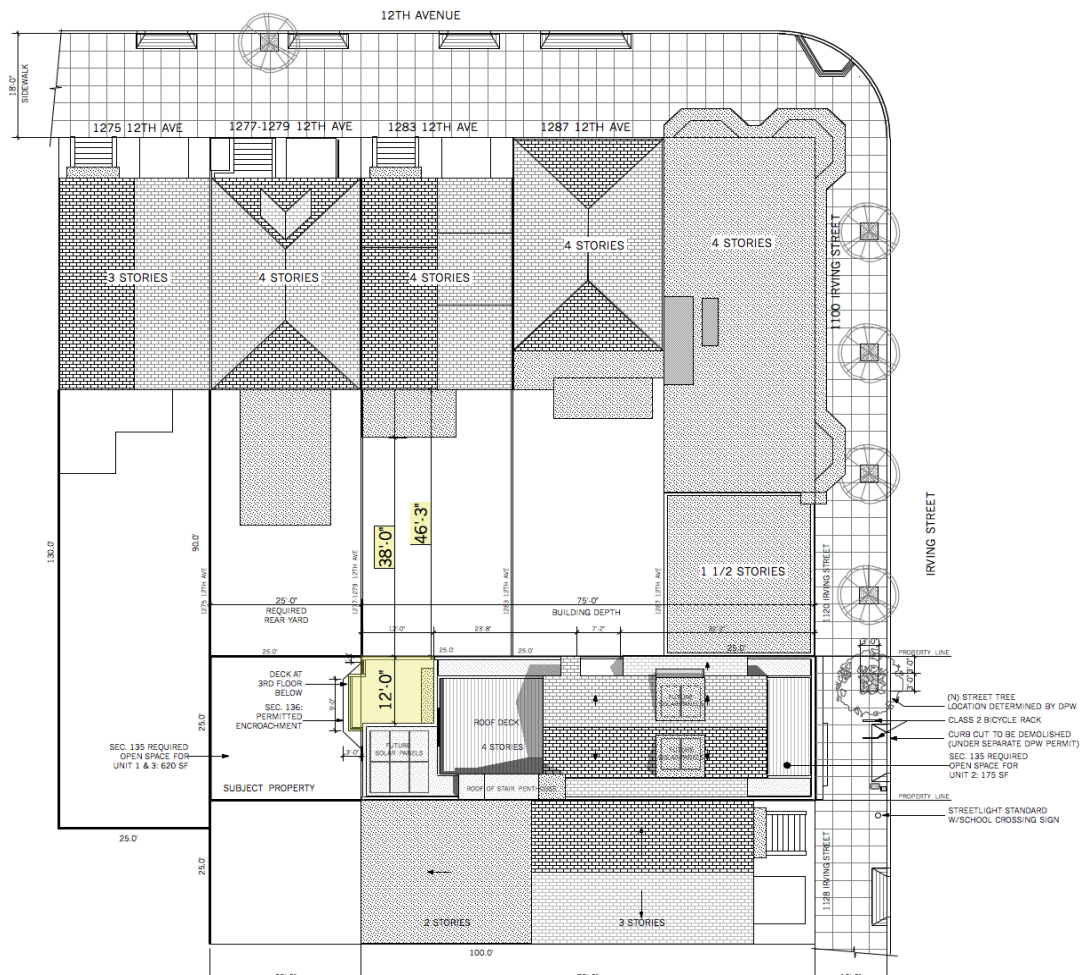
Photo C: Adjacent 12th Avenue property's viewed looking east from project site. DR requester is at 1283 12th Avenue.



C) At proposed height, project would have an unreasonable impact on all neighbors' light, space, and privacy

Project Sponsor response:

- The DR requestor has provided a photograph taken in late November, near the Winter Solstice, when the sun is at its southern most orientation. Even during this winter period surrounding homes and gardens receive hours of sunlight daily. Primary source of light during this period is from the south (not the west) through the single-story 30' gap between the corner building at 1100 Irving and the subject property at 1126 Irving (Photos D and E).
- Modifications reflected in the current plans for 1126 Irving have lowered the roof height in the front and rear by 5'-0" to reduce light impacts to neighboring properties.
- 1283 12th Avenue, the DR requestor's home, and 1287 12th Avenue are situated more than 45' east of the property line, a generous distance from 1126 Irving Street. Where the proposed building abuts the 1283 12th Avenue rear property line, a setback of 12'-0" from the property line at the upper floor levels has been incorporated to provide 50% of the rear portion of the building at 16' high and the remaining at 35'-0" which is the existing peak height of these neighboring buildings.



- 1126 Irving currently has 3 east-facing property line windows and an exterior rear stairway that faces east. The new building has removed the 3 property line windows and replaced them with 2 significantly smaller windows set into light wells roughly 4' from property line and one of those will be a semi-transparent bathroom window.



New windows in the rear portion of the building are set back 12 feet from the east property line (see diagram above). The new interior stairway now aligns north/south for increased privacy. Remaining windows at roof deck level have no direct views to the east or west and are recessed under a roof overhang. Decks are all setback 4'-0" from building edge and have solid parapet walls that obscure and restrict views into surrounding homes, apartments, and yards. There is little impact to privacy between the neighbors with the proposed project.

2) 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:

A) The current project structure is the same height as row of 24 houses adjacent.. However, it's height will have a disproportionate and unreasonable impact on these neighbor's home's and apt's sunlight, space and privacy.

Project Sponsor Response:

- The project has been modified to reduce the roof height from 40' to 35' in the front and rear, which matches that of the 24 houses referenced. The center portion contains the original building and attic roof structure that will be of similar height to the building directly to the east at 1287 12th Avenue. This attic space provides a

January 3, 2017

family room and access to the front and rear decks for unit 2 since the overall interior floor space has been substantially reduced in this new plan. The attic dormer windows are at clearstory height and respect privacy of nearby buildings. The east dormer is over a stairwell and provides no view, just natural illumination to the building interior.

- The Residential Design Guidelines acknowledge that there are some unavoidable impacts with new construction such as some increase in shadow into neighboring yards. The design of 1126 Irving Street has been done in a way to reduce and minimize impacts, in particular, to light and privacy.

B) Keystone lots should be sensitive to neighbors, due to their greater impact. Project would impact sunlight and rear privacy of about 1/3 of our block.

Project Sponsor response:

- This concern mainly refers to the portion of the proposed project that extends further into the rear yard than the current building. The 12'-0" two-story rear setback as illustrated in the site plan above, provides significant additional relief to the DR requestor's home and 1277-79 12th Avenue. As discussed above, rear yard privacy remains similar to existing conditions from windows and yards.

The 1200 block of 12th Avenue contains over 21 homes; 7 homes would be 1/3 of the block. This project primarily affects 2 homes situated to the east that have cast morning shadows onto the 1126 Irving property since construction in 1908. The properties at 1287, 1283, and 1277-79 12th Avenue effectively block sunlight from their own yards for many hours every morning. Further, the 8' tall fences the 12th Avenue property owners have constructed effectively block as much as 50% of winter sunlight from their own yards at mid day (Photo D). The primary light they receive into their rear yards during winter is from the south, in the gap between the mass of 1100 Irving and the existing house at 1126 Irving (Photo E). That will remain unchanged. For the rest of the year during, Spring, Summer and Fall, the daily sunlight pattern moves to directly overhead and then further North where during the Summer sunlight will illuminate all the rear North facing building walls for several months.

Photo D: Sunlight shining through 1100 Irving building gap on December 24, 11AM. Backs of 1283 and 1287 12th Avenue are still in shadows from the 1100 Irving building. Also note that 8' high fences cast shadows across 50% of yards during winter. DR requestor is presently constructing rear deck that will eliminate all natural sunlight to his 1st floor in-law apartment.

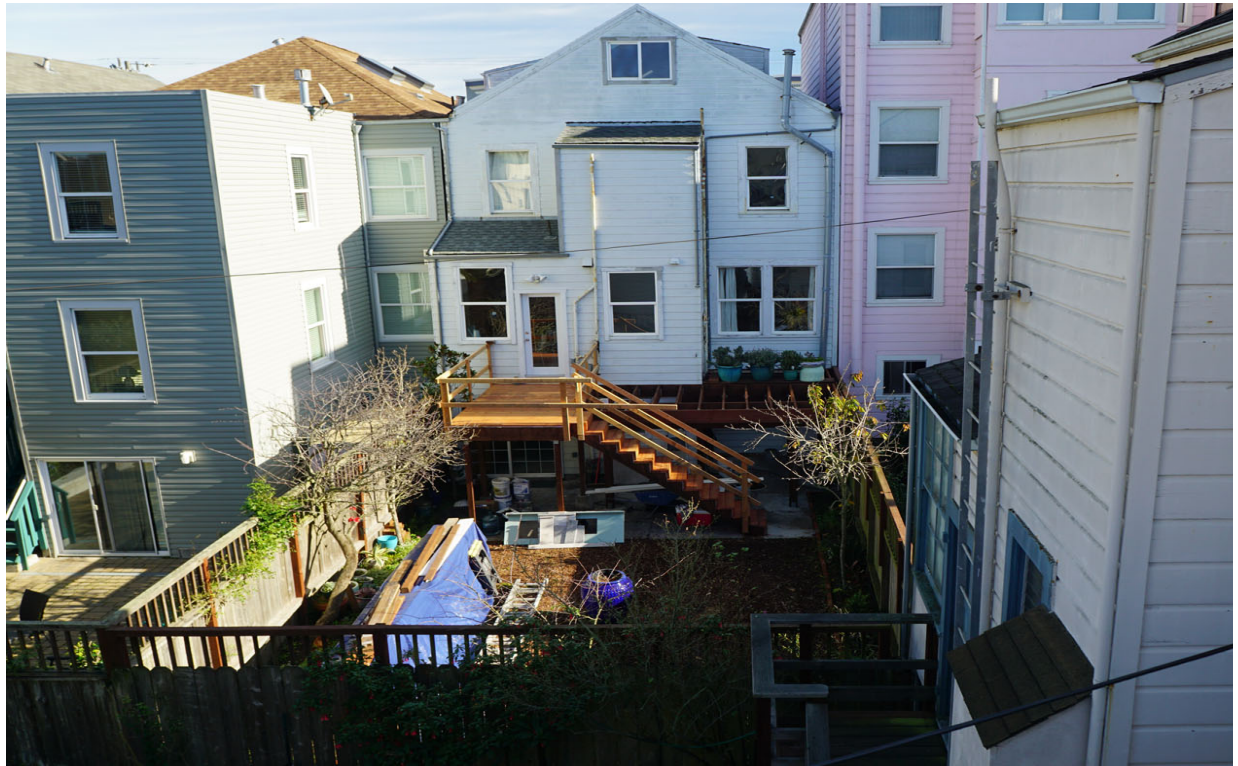


Photo E: Gap between 1100 and 1126 Irving Street provides majority of sunlight to yards and back of buildings at 1283 and 1287 12th Avenue during winter months when sunlight comes from the south. This condition will remain unchanged.



C) There is no building at all like this now on our block.

Project Sponsor response:

- This is an erroneous and unqualified statement. Two properties abut the project site to the east and are of greater height and larger mass than the proposed 1126 Irving project (Photo A).
- 1100 Irving is a three level 40' mixed-use building with 2 upper floors occupying 70% of the lot, and a single-story 20' ground floor containing 5 retail businesses that covers 100% of the lot. This building, which abuts the project site to the east, will remain the largest building mass in the immediate vicinity (Photos A, B, E).
- 1287 12th Avenue is a 40'-6" high, 4-level residential building, with hip roof that begins rising at the 40' roofline (Photo F). This is the tallest building in the vicinity and sits directly south of, and adjacent to, the DR requestor's home, and also directly to the east of the 1126 Irving project site. This building, which abuts the project site to the east, will remain the tallest building in the immediate vicinity.

All height measurements are based on a field survey, confirmed independently by Frederick T. Seher, PLS, License No. 6216

Photo F: 1287 12th Ave. is the 4-story building on the left will remain the tallest building in the immediate vicinity, The DR requestors home, 1283 12th Ave., is in the center with 4th floor skylight visible.



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?

A) Reduce project height to neighborhood limit.

Project Sponsor response:

- The new project height already conforms to the 40'-0" limit as noted in Planning Code section 260 (a)(2). Over 50% of the roof has been reduced to 35'-0" and lower.

B) The top-story structure (ROOF) and roof deck will dominate the block with an immediate loss of light and privacy

Project Sponsor response:

- As can be seen in the photo-simulation below, the new upper floor will hardly be noticeable at all, let alone be a dominant structure. The height and mass of 1100 Irving Street is far more impactful than the proposed design for 1126 Irving Street.



- The existing house at 1126 Irving has a roof peak at 33'-9" and the adjacent building at 1128 Irving has a matching roof ridge of 33'-9". The proposed design has rooftop open space decks at 35'-0", lower than the roof at 1100 Irving which is 40', and 1287 12th Avenue at 40'-6". The center peaked roof of the proposed 1126 Irving

building remains lower than 1287 12th Avenue. This roof structure has an overhang with windows setback 3'-0" from the overhang at the north and south ends. These windows have views directly north and south, with wing walls to the east and west sides that provide increased privacy to the buildings to the east and west.

C) The plans also note side windows and decks that would face directly into the rear of at least 10 homes and apartment units at 1287, 1283, and 1275.

Project Sponsor response:

- The project sponsors have lived at 1126 Irving and co-existed with neighbors for nearly two decades with windows and a stairway facing east and north, and neighbor's windows and stairways facing us from the east and south. The yards abut each other and everyone clearly has had the same opportunities in the past, and currently, as they will in the future with respect to assumptions of privacy.
- As noted above, there are no property line windows on the proposed design and new windows and openings are setback between 4'-0" and 12'-0" from the east property line. The new building would, in fact, improve the privacy conditions between the adjacent properties.

D) At minimum, the project should redact the top unit and side facing windows.

Project Sponsor response:

- The design of the proposed project has worked to create a circumstance that respects privacy of the neighboring homes to the east as well as trying to avoid having a large, blank property line wall facing the rear yards of the adjacent neighbors on 12th Avenue.

The DR requestor's household and other homes surrounding the project site have never been asked to obscure or remove any windows due to privacy issues. Virtually all neighbors, use curtains, blinds and shutters for privacy as needed. This is an extremely common circumstance in San Francisco, occurring on nearly every block.

E) We have stated these concerns repeatedly to the owner.

Project Sponsor response:

- The DR requestor has chosen to not participate in the design and planning process despite receiving notices. The DR requestor has had multiple and continuous opportunities over many years to work with us on the planning process and has not made any attempts to meet with us. Through 3 pre-app meetings, before and after the August 2015 CU Planning Commission hearing, during the recent 312 notification period, or at any time of his choosing by setting up a meeting with us. We initiated one meeting with the project planner during the previous project

January 3, 2017

design in the summer of 2015 at the Planning Department. We have been respectful, as neighbors, of concerns provided in writing, at public meetings and hearings, and through communication with the project planner.

The DR requester was invited to the most recent neighborhood pre-app meeting, January 8, 2016, prior to the submittal of the current plans. The DR requestor appeared prior to the start of the meeting, signed in, and then left before the meeting began. Since the time of the August 2015 CU hearing, the DR requestor has provided no additional feedback or input on the current plans. He has made no contact, including during the most-recent 312-notification period when he received the new plan sent by mail.

We, in good faith, are presenting a complete, newly designed project that has addressed all concerns from the community and our valued neighbors. It is our hope that the sacrifices contained within these new project documents meet and exceed all expectations.

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

The new plans for 1126 Irving differ greatly from the previous plans that were presented to the Planning Commission in August 2015 (Case# 2014-000040CUA). There is no demolition of the existing building, both the mass and height issues have been addressed and significant design changes and accommodations are now reflected in the current plans.

The changes listed below were made after filing our application with the City. The revisions to the current plans are based on comments and feedback from the community (pre-app meeting & neighbor interviews) and Planning Department input:

- No demolition; the plans have been modified to retain the existing structure.
- Substantial reduction in overall height by 5'-0" for much of the building and reduction of mass in the front (12 feet), and rear (24 feet)
- One entire residential floor has been eliminated from the front portion of the building which is now 3 floors along the Irving Street property frontage
- One 1,530 GSF 3-bedroom unit was reduced to an 880 GSF 2-bedroom unit
- 880 GSF unit at rear is achieved through excavation, fitting 2-stories behind retail space
- 1,225 GSF retail space reduced to 870 GSF to provide room for 3rd residential unit
- Two-story rear setback, adjacent to 1283 -12th Ave, lowers unit 3 roof deck from 21'-0" high to 16'

- Unit 3 rear roof deck has been lowered by 5'-0" to 35'-0"
- Unit 2 front roof deck has been lowered by 5'-0" to 35'-0"

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

The original goals of having three, 3-bedroom family sized units, two of which will be occupied by the owners' family, and a new 1,225 GSF retail space incorporated in the previously proposed design had received volumes of broad support from our Inner Sunset community, with over 224 letters of support submitted in favor of the original larger project, including from the Inner Sunset Merchants Association, and our neighborhood association, S.H.A.R.P. The project has undergone major revisions, reflected in current plans, to diligently respond to neighbors' concerns. The project height and mass have been significantly reduced, as have the concerns over privacy and building design.

The site is situated on the heavily trafficked Irving Street NCD corridor where a project within the original scope and goals, as outlined above, is entirely permitted and would be beneficial to the community. Despite this reality, the original project has been scaled back to accommodate the DR requester's concerns. There is now one 2-bedroom unit sized at just 880 GSF, a second 2-bedroom unit that lost one bedroom and significant interior living space through removal of 300 GSF on two levels as a rear setback for the DR requestor at 1283 12th Avenue to the East. The planned commercial space has been reduced by more than one-third. All of these modifications effectively reduced the height and mass of the building to address concerns presented, but not required by code.

The former project would have been 4-stories with a roof at 40'-0", the same height as two adjacent structures to the East, 1100 Irving Street and 1287 12th Avenue. The existing house at 1126 Irving has a roof ridge at 33'-9" matching the adjacent property at 1128. The DR requestor's home at 1283 12th Avenue has a roof ridge at 34'-9" (all dimensions from survey and relative to centerline of sidewalk at 1126 Irving). The new plans have lowered the roof top decks by 5'-0" to 35'-0". The unit 3 setback at the rear of the building has lowered the roof deck to 16' along the East property line, just 8'-0" above the fence height.

The property owner and design team for this project have been diligent in responding to comments and issues brought forward throughout the process. The neighbors and residents within the notification radius have been continuously notified of pre-application meetings and the 312 process notifications. There have been many dozens of inquiries from the community, over the last 11 months, on the progress of this project. No one from the 312 mailing, which included a set of the current plans, has provided any additional feedback to our team based on this new design, excluding the DR requester.

January 3, 2017

The concerns expressed by the DR requester do not rise to a level of being either exceptional or extraordinary circumstances for a project in this location. The design team and project sponsor have provided a design that is respectful to the Inner Sunset NCD, to its immediate context on Irving Street and to the neighbors. The scale, massing, height and architectural style are completely consistent with the surrounding neighborhood and will be a sympathetic and fine addition to this Inner Sunset community.



1608A 11th Avenue
San Francisco, CA 94122

January 5, 2017

I am writing in regard to Mr. Craig Dawson's DR, Case # 2016003327DRP. S.H.A.R.P. is a neighborhood organization whose boundaries include Mr. Dawson's property. The S.H.A.R.P. Board of Directors has reviewed the current design for the remodel of 1126 Irving St. and feel that it is a well-done design and adds to the neighborhood, in addition to adding to the city's housing stock .

Mr. Dawson is well known in the area and a member of S.H.A.R.P. and other local groups. We feel that he will complete this project with concern for the area.

Dennis Minnick
President

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

NEIGHBORHOOD BENEFIT: Small businesses are the backbone of our community. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. Adding a retail space would promote "healthy, wealthy, and vibrant communities" by encouraging neighborhood residents to shop local. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. As a small business owner in the Inner Sunset, Craig Dawson and his family truly exemplifies this with their proven commitment to their neighborhood. This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located

**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Maya
NAME

1/6/2017
DATE

1101 Irving

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Susan Mallet
NAME

1/5/17
DATE

1101 Irving ST.

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME


1028 IRVING ST

DATE

1-5-17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

1101 Irving St

1/5/17

DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Date: January 3, 2017

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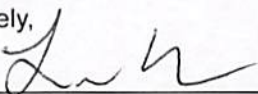
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,



NAME

1385-9th Ave
S.F. CA 94122

1/5/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

DATE

1/5/2017

1385-9th Ave S.F.

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,



NAME

1385-9th Ave
S.F. CA 94122

DATE

1/5/2017

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1/5/2017
DATE

1385-9th Ave
S.F. CA 94122

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,



NAME

George D Paxinos

DATE

Jan/5/16

GEORGE PAXINOS
947 Irving Street
San Francisco, CA 94122

F & H VACUUM REPAIR
947 Irving Street
San Francisco, CA 94122
Ph: (415) 664-7636

F & H VACUUM REPAIR
947 Irving Street
San Francisco, CA 94122
Ph: (415) 884-7855

24 HOUR SERVICE
947 Irving Street
San Francisco, CA

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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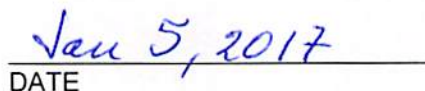
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME


DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Pamela B. Jones
NAME

January 5, 2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

DATE

1/5/17

1000 Irving Street
SF CA 94122

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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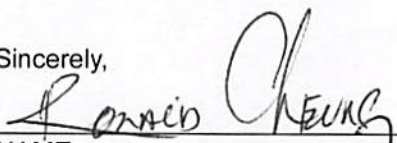
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME 1026 IRVING ST.
3F CA 94122

DATE 1/5/17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

*1020 Irving St.
SF CA 94122*

DATE

1/5/17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Date: January 3, 2017

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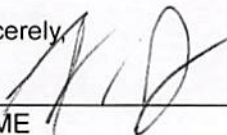
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1144 Irving St
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Cristina Lee
NAME *1298 12th Ave. / Irving St.*
SF CA 94122

1/5/12
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Ka Kei Tsang
NAME

2146 22nd Ave
ADDRESS

Jan 5, 2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

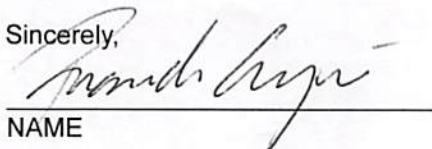
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1/5/17
DATE

1395 9th Ave Unit C

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FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Date: January 3, 2017

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Sincerely,

Stan Chin

NAME

1385 9th Ave
SF CA 94122

DATE

1/5/17

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FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Date: January 3, 2017

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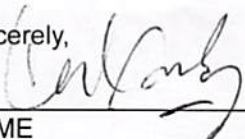
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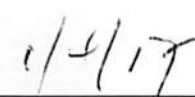
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME


DATE

1385-9th
SF CA 94112

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

[Signature]
JOHN E. BARRY
1627 16th Ave
SF CA 94122

DATE

1-5-17

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FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Deane Hartley
NAME

1435 14th Avenue
ADDRESS

5-Jan-2016
DATE

Deane Hartley

**LETTER OF SUPPORT
FOR
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Charles N. Heil
NAME Chuk N. Heil

1606 Ninth Ave, #4122
ADDRESS

Jan 5, 2017
DATE

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FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

DENNIS MINNICK
NAME

1608A 11th AVE
ADDRESS

1-5-17
DATE

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FOR
1126 IRVING STREET
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

I totally support this project!

Sincerely,

Carol Almet
NAME

1670 8th Ave, SF 94122
ADDRESS

January 5, 2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Andrew McChesley
NAME

121 Noriega St.
ADDRESS

1-5-14
DATE

**LETTER OF SUPPORT
FOR
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MIXED-USE PROJECT**



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Frank Noto

NAME

Frank Noto

15 QUINCY AVE SJ.

1/5/17

DATE

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FOR
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MIXED-USE PROJECT**



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for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Choi Eng Grosso
NAME
CHOOI ENG GROSSO
1661 Swarth Avenue
SF 94122

January 5, 2017
DATE

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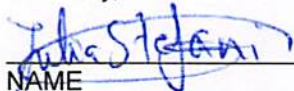
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**I urge the Planning Commission to VOTE YES!
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Sincerely,


NAME

01/05/2017
DATE

1388 8TH Ave
San Francisco, CA 94122

**LETTER OF SUPPORT
FOR
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

Craig Dawson
1126 Irving

DATE

1/5/17

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FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Sincerely,

RICHARD L. NELSON 
NAME FRANK & EYE OPTICAL
319 JUDAN ST.

1-5-17
DATE

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FOR
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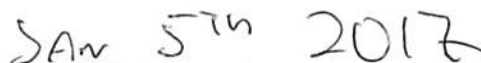
**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,



NAME

FRED LAZARUS
1048 IRVING ST #2
SF CA 94122



DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**

RE: Case No. 2016-003327DRP

Date: January 3, 2017



To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1298-B 12th Ave
ADDRESS

1/5/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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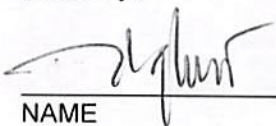
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

902 A Irving St, SF
ADDRESS

1/5/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

1395 9TH AVE UNIT C

DATE

1-5-17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Gronne Kawasaka
NAME
1131 Irving St. 1/5/17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

4/5/17

Flower Girl
1126 Irving

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME _____ DATE 1/5/17
1125 Irving

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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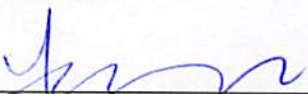
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1298 Irving St.
ADDRESS

1/5/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Park Gyros
NAME Ani Yaldiz

01/05/2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Husejin 02701
NAME
1201 9th Ave

01/05/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Saadiah Halil 1/5/16
NAME DATE
HOMETOWN CREAMERY
1290 9th Ave

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Kevin Lindner

NAME

1259 9th Ave

DATE

1/5/17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



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Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Stephen M. Kane
NAME 1361 16th Ave
SF, CA 94122

01-05-17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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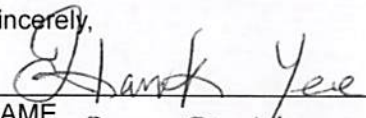
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME 309 Dellbrook Ave.

1-6-2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Virginia Lee
NAME 1138-1140 Irving

1-5-2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

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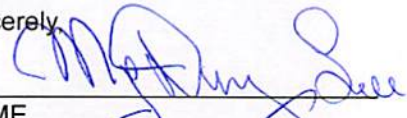
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME 1138 Irving

1-5-2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Palmuk Lee
NAME 1138 Irving

1-5-2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Bob Kinkham
NAME

JAN 5, 2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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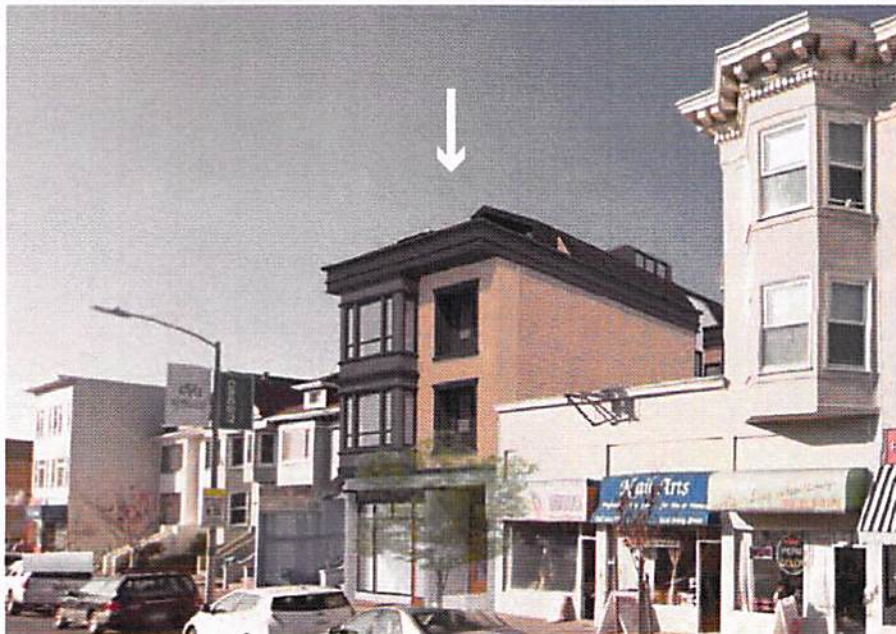
**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Janice Rumbaugh
NAME
647 Irving St.
S.F., CA 94122

01-04-2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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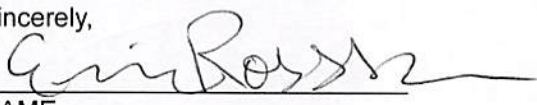
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME
5415 Irving Street

DATE

1-4-16

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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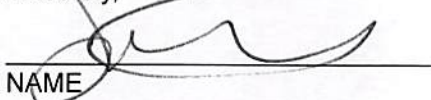
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545 Irving St

**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1-4-17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Stephanie Franco

NAME

S. Franco

1308 6th Ave, 94122

1/4/2017

DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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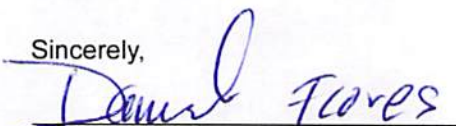
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME
900 IRVING


DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Osama Dabit
NAME

1/4/17
DATE

828 IRVING MKT

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Karoub Dabiri
NAME

828 Market

1/4/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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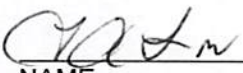
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME
THERESA LOW

1134 Irving St, SF CA
ADDRESS 94010

1/6/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Steve Fujita
NAME

1283 9TH AVE

DATE

1/4/17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

ERIC/EBISU

DATE

1/4/17

1283 9th Ave
SF CA 94112

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Shadie Dabit
NAME
951 Irving

1/4/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME Proje 98 Hardware

DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

GABY DABIT
NAME
951 Irving

1/4/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Emre J. Dawson
NAME

04/05/17
DATE

1201 9th Ave

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

1/5/17

NAME

Danny Nguyen
1284 - 21st Ave

DATE

From: Marcie Keever <marcekeever@hotmail.com>

Sent: Friday, January 6, 2017 11:44 AM

To: planning@rodneyfong.com; dennis.richards@sfgov.org; richhillissf@yahoo.com; christine.d.johnson@sfgov.org; joel.koppel@sfgov.org; myrna.melgar@sfgov.org; kathrin.moore@sfgov.org

Cc: christopher.may@sfgov.org; craig@mediasolutions-sf.com

Subject: Support Letter for Craig & Lila, Case #2016003327DRP

To The San Francisco Planning Commission:

I am writing in strong support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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I urge the Planning Commission to VOTE YES! for the 1126 Irving Street Mixed-Use Project. Thank you.

Sincerely,

Marcie Keever
1906 35th Avenue
San Francisco, CA 94116
marcekeever@hotmail.com

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

R. Ba
NAME

1.6.2016
DATE

1350 46th Ave.

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 3, 2017



To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Dennis Minnick
NAME

January 5 2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Caitlin Feeney
NAME

1/4/17
DATE

Craig Dawson
925 IRVING ST
SAN FRANCISCO, CA
94122

From: **Andrea Jadwin** drejadwin@gmail.com
Subject: **Letter of Support for Case #2016003327DRP**

Date: January 5, 2017 at 12:03 PM

To: craig@mediasolutions-sf.com, christopher.may@sfgov.org

Cc: planning@rodneyfong.com, dennis.richards@sfgov.org, richhillissf@yahoo.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

AJ

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 3, 2017



To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

From: Lawrence Rosenfeld lbrmouse@gmail.com 

Subject: Please Approve Case # 2016-003327DRP

Date: January 5, 2017 at 2:05 PM

To: planning@rodneymfong.com, dennis.richards@sfgov.org, richhillissf@yahoo.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

Cc: craig@mediasolutions-sf.com, christopher.may@sfgov.org

LR

Re: Case No. 2016-003327DRP

To: San Francisco Planning Commission

Dear Commissioners (President) Fong, (Vice-President) Richards, Hillis, Johnson, Koppel, Melgar and Moore:

I am writing in support of the proposed project at 1126 Irving Street which would construct a mixed-use building with a new retail storefront and 3 residential units within the Inner Sunset Neighborhood Commercial District (NCD).

As I understand it, mixed-use is encouraged in districts such as ours via statements in the City's General Plan, Housing Element and Transportation Element as well as the Sunset District Blueprint.

The project will not only provide a new retail space, but will add a new family-appropriate (2-bedroom) living space as well as increasing the size of the two existing residences. Again, increased housing is also in concord with San Francisco policy concerning housing along commercial corridors, while preserving neighborhood character.

I know the owners of the property personally and can attest to their commitment to the neighborhood over the past two decades (at least). This is not a project dreamed up by opportunists who are not rooted in, invested in and committed to the community; quite the opposite. Owners of a small business on the same block as the proposed project, their history includes leadership roles in both the Inner Sunset Merchants Association and Inner Sunset Park Neighbors over the past two decades or more.

I particularly urge you to approve this project in light of the amount of flexibility and commitment to a positive outcome of the project for all stakeholders – The City of San Francisco represented by the Planning and Building Departments, the neighboring residents and businesses, as well as the property owners themselves – shown by Craig and Lila and those assisting them with the design. This abundance of goodwill is exemplified by their patience and cooperation with every detail of input, no matter how small, from an unfortunately disruptive but unavoidable series of members of planning staff as well as those neighbors who voiced detailed concerns about aspects the project.

Please vote YES for the 1126 Irving Street Mixed-use project!

Yours very truly,

Lawrence Rosenfeld

1236 6th Ave #3

San Francisco, CA

Signed Letterhead Copy attached for ease of printing

Lawrence B. Rosenfeld
1236 Sixth Ave. #3
San Francisco, CA 94122
January 5, 2017

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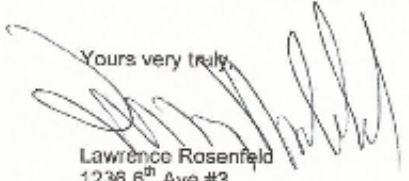
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Lawrence Rosenfeld
1236 6th Ave #3

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Kathleen A. Murphy
1-7-17
NAME

1-7-17
DATE

Kathleen A. Murphy

2201 Moraga St
San Francisco, CA 94122

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 3, 2017



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME Kenneth Nicholson

1/5/2017

DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Linda Bao

NAME

1284 -21st Ave., SF

1/5/17

DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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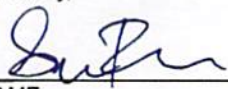
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**


Sincerely,



NAME

GABRI BLACKBURN

1350-4th St. SF



DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

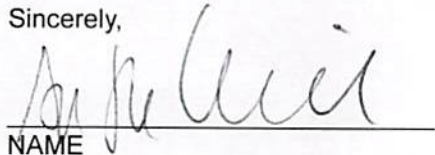
PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

NEIGHBORHOOD BENEFIT: Small businesses are the backbone of our community. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. Adding a retail space would promote "healthy, wealthy, and vibrant communities" by encouraging neighborhood residents to shop local. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. As a small business owner in the Inner Sunset, Craig Dawson and his family truly exemplifies this with their proven commitment to their neighborhood. This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located.

**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME

1244 9th Avenue
ADDRESS

1/6/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Joe Blair

NAME

724 IRVING ST

ADDRESS

01/06/17

DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME
DOC SCHROEDER

545 IRVING STREET
ADDRESS
SF, CA 94122

1/6/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

David W. B. Brich
NAME

555 IRVING ST.
ADDRESS

1/6/17
DATE

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. **Despite the fact that the proposed project is well within the size and character of its neighbors on both sides of Irving Street, the Dawson family project has suffered innumerable delays because of the misrepresentations of one deliberately untruthful neighbor. This needs to stop!**

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

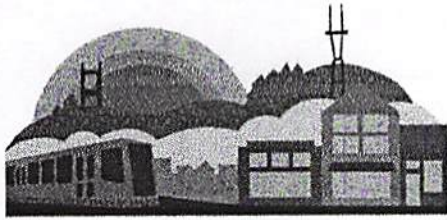
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Sincerely,

Geraldine Donato
1243 28th Ave., San Francisco
gerridonat@aol.com

January 5, 2017



INNER SUNSET MERCHANTS ASSOCIATION

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 6, 2017

To The San Francisco Planning Commission:

The Inner Sunset Merchants Association supports the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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**The Inner Sunset Merchants Association urges the Planning Commission to
VOTE YES! for the 1126 Irving Street Mixed-Use Project**

Sincerely,

David Zimmerman,

President, Inner Sunset Merchants Association

**Inner Sunset Merchants Association
1032 Irving Street #711
San Francisco, CA 94122**

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,

Ariana Patil
NAME
Everybody Bikes

1346 17th ave SF, Ca 94122
ADDRESS

1/6/2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,

Shu Wen Lu
NAME

1112 IRVING
ADDRESS

1-6-2017
DATE

Shu Wen Lu Mei Ling Hair Design

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,

ROGER HENRY
NAME
SUNSET ACADEMY
OF MUSIC

1415 IRVING ST
ADDRESS
1120 IRVING ST

1/6/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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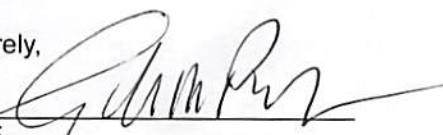
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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME
1032 IRVING ST
SF, CA 94122

DATE 1/6/17

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME

DATE

1/6/17

1032 IRVING ST
SF, CA 94122

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,


EDWARD KEHLER
NAME

1135 Irving St. #4
ADDRESS

1/6/2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,

Marthe Norwick
NAME
Marthe Norwick

1135 Irving St #2
ADDRESS

1/6/2017
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,

Sara Norwick
NAME

1135 Irving St #4
ADDRESS

01/06/17
DATE

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project.**

Sincerely,

Noreen Vera Purcell

Noreen Vera Purcell

NAME

PP Piano Studio

ADDRESS

909 IRVING ST.

1-6-17

DATE

RETAIL/RESIDENTIAL MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94122

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV. A.D. ADJ ACT AFF ALUM	ABOVE AREA DRAIN ADJACENT ACOUSTIC CEILING TILE ABOVE FINISH FLOOR ALUMINUM	MAX. MED MECH MIN. MTL MV	MAXIMUM MEDICINE CABINET MECHANICAL MINIMUM METAL MICROWAVE
BLKG BLDG BD	BLOCKING BUILDING BOARD	(N) N.I.C. NTS	NEW NOT IN CONTRACT NOT TO SCALE
CL CLR CONC CONT CPT CT	CENTERLINE CLEAR CONCRETE CONTINUOUS CARPET CERAMIC TILE	O.C. O/ OD O.H.	ON CENTER OVER OVERFLOW DRAIN OPPOSITE HAND
DIA DIM. DIMS. DN DWG	DIAMETER DIMENSION DIMENSIONS DOWN DRAWING	PLAM PLY. PTD	PLASTIC LAMINATE PLYWOOD PAINTED
(E), EX. EA. EJ ELEC EL., ELEV. EMB. EQ EXT	EXISTING EACH EXPANSION JOINT ELECTRIC ELEVATION EMBEDDED EQUAL EXTERIOR	RAD REF REQ. RB RM RO RDWD	RADICAL REFRIGERATOR REQUIRED RUBBER BASE ROOM ROUGH OPENING REDWOOD
FA FD FF FLR F.O.S. F.O.M.	FIRE ALARM FLOOR DRAIN FINISH FLOOR FLOOR FACE OF STUD FACE OF MASONRY	SC SHTG SHT SIM SQ S.S.D. STL ST. STL STOR STR	SOLID CORE SHEETING SHEET SIMILAR SQUARE SEE STRUCTURAL DWGS STEEL STAINLESS STEEL STORAGE STRUCTURAL SHEET VINYL
GA GALV GL GND GSM GYP. BD. GWB	GAUGE GALVANIZED GLASS GROUND GALVANIZED SHEET METAL GYPSUM BOARD GYPSUM WALLBOARD	T&G T.C. TEL T.O.S. T.O.W. TYP.	TONGUE AND GROOVE TOP OF CURB TELEPHONE TOP OF STEEL TOP OF WALL TYPICAL
HB HC HM H.P. HT	HOSE BIB HANDICAPPED HOLLOW METAL HOUSE PANEL HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
INS. INSUL. INT	INSULATION INSULATION INTERIOR	WD W/D W/ WC WH WP	WOOD WASHER AND DRYER WITH WATER CLOSET WATER HEATER WATERPROOF
JAN	JANITOR CLOSET		
KIT	KITCHEN		
LAV LT	LAVATORY LIGHT		

DRAWING SYMBOLS

WALL TYPES	EXISTING	NEW
NON-RATED WALL		
1 HOUR RATED WALL		
	ELEVATION KEY	
	DETAIL KEY	
	SECTION KEY	
	WALL TYPE KEY	
	DOOR NUMBER KEY	
	WINDOW TYPE KEY	
	REVISION CLOUD & KEY	

DEMOLITION CALCULATION

(SEE A-2.01/A-2.02/A-3.01/A-3.02)

CHART FROM PG. 9 OF SF PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	25'-0"	25'-0"	100%
REAR FAÇADE	25'-0"	25'-0"	100%
TOTALS	50'-0"	50'-0"	100%
EAST SIDE	38'-6"	5'-3"	14%
WEST SIDE	38'-6"	5'-3"	14%
TOTALS	127'-0"	60'-6"	48%

VERTICAL ELEMENTS			
FRONT FAÇADE	621 SF	621 SF	100%
REAR FAÇADE	668 SF	668 SF	100%
EAST SIDE	1,020 SF	268 SF	26%
WEST SIDE	1,048 SF	348 SF	33%
VERTICAL TOTAL	3,357 SF	1,905 SF	57%

HORIZONTAL ELEMENTS			
2ND FLOOR	885 SF	31 SF	4%
3RD FLOOR	845 SF	124 SF	15%
ROOF	853 SF	853 SF	100%
HORIZONTAL TOTALS	2,583 SF	1008 SF	39%

NOTE:

(E) GROUND FLOOR AREA: 811 SF
REMOVING FLOOR AREA: 811 SF
REMOVING PERCENTAGE: 0%

NOTE: NOT INCLUDED IN CALCULATION UNDER SEC. 317 (b)(5): "Horizontal Elements" shall mean all roof areas and all floor plates, **except floor plates at or below grade.**

SEC. 317(b)(2) "Residential Demolition" shall mean any of the following:
(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

==> DBI DOES NOT CONSIDER THIS A DEMOLITION THEREFORE, THIS DOES NOT APPLY

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade **and also** proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

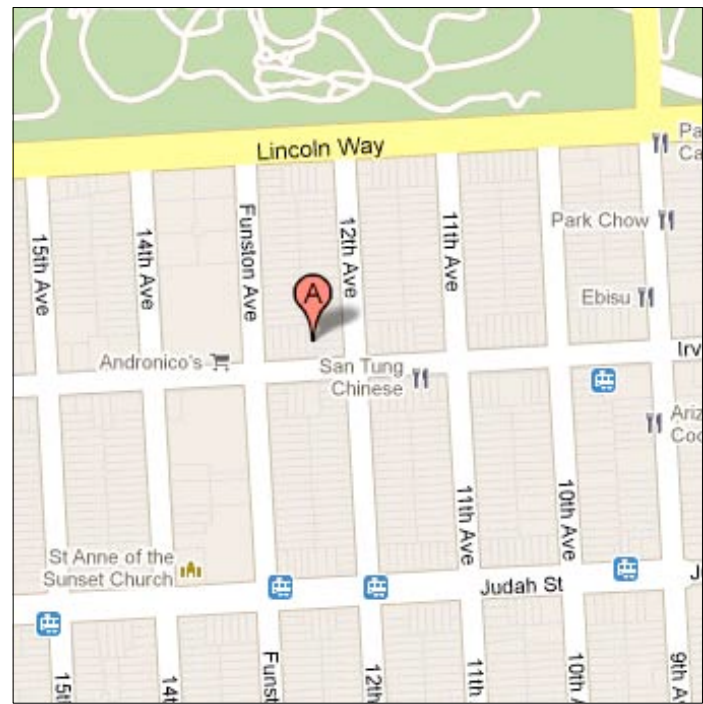
==> 100% OF THE SUM OF FRONT AND REAR FAÇADES REMOVED AND ALSO THE REMOVAL OF 48% OF THE SUM OF ALL EXTERIOR WALLS. THEREFORE, THIS DOES NOT APPLY

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements **and** more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

==> REMOVAL OF 57% OF VERTICAL ELEMENTS AND 39% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY

DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)

VICINITY MAP



PROJECT TEAM

Building Owner:
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San Francisco, CA 94122
Contact: Craig Dawson
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Architect:
Elevation Architects
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PERMITS

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER WORK TO BE DESIGN/BUILD.
APPLICATION FOR PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

BUILDING:	2013 CBC
MECHANICAL:	2010 CMC
PLUMBING:	2013 CPC
ELECTRICAL:	2013 CEC
FIRE:	2013 CFC
ENERGY:	2013 CEC (TITLE 24, PART 6)
	WITH SAN FRANCISCO BUILDING CODE AMENDMENTS
FIRE SPRINKLER:	NFPA 13 (CURRENT)

SCOPE OF WORK:

RENOVATION AND ADDITIONS TO EXISTING 3-STORY BUILDING.
• RAISE (E) 2ND & 3RD FLOORS +/-16'-6" AS 3RD AND 4TH FLOOR
• ADD 1ST FLOOR COMMERCIAL AND 2ND FLOOR RESIDENTIAL
• ADD TO REAR OF BUILDING

PLANNING DEPARTMENT NOTES

PROJECT LOCATION:	1126 IRVING STREET
BLOCK/LOT:	1738/21
ZONING:	INNER SUNSET NCD
BUILDING USE:	3 RESIDENTIAL UNITS & COMMERCIAL
REQUIRED SETBACKS:	
FRONT:	NONE
SIDE:	NONE
REAR:	25%
BUILDING HEIGHT LIMIT:	40'-0"
PROPOSED BUILDING HEIGHT:	40'-0"
PARKING:	NONE

USEABLE OPEN SPACE: SEC. 135 & TABLE 135A:	
PRIVATE:	100 SF
COMMON:	133 SF
PROVIDED USEABLE OPEN SPACE:	
UNIT 1:	620 SF AT REAR YARD
UNIT 2:	175 SF AT ROOF DECK
UNIT 3:	340 SF AT ROOF DECK

BUILDING USES:	
1ST FLOOR: COMMERCIAL/RETAIL	872 SF
1ST & 2ND FLOORS: UNIT 1	880 SF
3RD, 4TH & 5TH FLOORS: UNIT 2	2,193 SF
3RD & 4TH FLOORS: UNIT 3	1,480 SF

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASSIFICATION: M ON 1ST, R-2
OCCUPANCY SEPARATION: 1-HOUR BETWEEN UNITS
CONSTRUCTION TYPE : VA
MAXIMUM HEIGHT/STORIES: 5

EXITING REQUIREMENTS: 1 EXIT FROM 1ST, 2 EXITS FROM UNITS ABOVE.

EXISTING CONSTRUCTION:

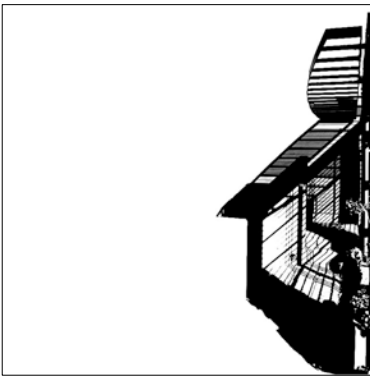
1ST FLOOR: 812 SF
2ND FLOOR: 894 SF
3RD FLOOR: 878 SF

TOTAL: 2,584 SF

NEW CONSTRUCTION:

BASEMENT: 1,050 SF
1ST FLOOR: 1,738 SF
2ND FLOOR: 758 SF
3RD FLOOR: 1,730 SF
4TH FLOOR: 1,730 SF
5TH FLOOR: 555 SF

TOTAL: 7,561 SF



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Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
9.13.16	NOPDR	#4

Cover Sheet

project: 11.02

drawn by: jp

checked by:

date: 08.04.16

scale:

A-0.1



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Jonathan Pearlman

Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

date issue

9.13.16 NOPDR #4

Green Building
Checklist

project: 11.02

drawn by: jp

checked by:

date: 08.04.16

scale:

A-0.2

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name	Mixed Use: Retail/Residential	Block/Lot	1738/0211	Address	1126 Irving Street
Gross Building Area	7,020 SF	Primary Occupancy	3 Unit Residential	Design Professional Application Sign/Date	June 6, 2016
# of Dwelling Units	3	Height to highest occupied floor	34'-0"	Number of occupied floors	5

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

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

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used. Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

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

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

Notes

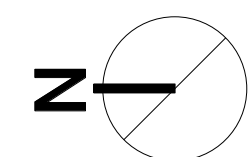
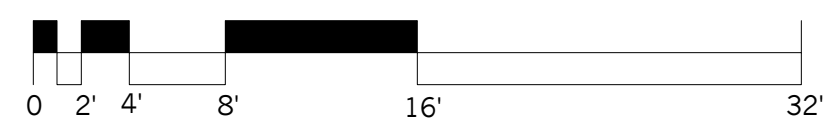
- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "new Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3				Meet LEED prerequisites		
Water Use - 30% Reduction LEED WE 3, 2 points		n/r		Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4		n/r			n/r	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS04.2, (13C.5.106.4)		n/r See San Francisco Planning Code 155			n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)		n/r	n/r	n/r	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq ft. (13C.5.504.3)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5,3)		n/r	n/r		n/r	n/r
Air Filtration: Provide at least MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)		n/r		n/r	n/r	n/r
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)			See CBC 1207		n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after ²	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1-1)		n/r
Bicycle Parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS04.2), (13C.5.106.4)		
Low-emitting, fuel efficient, and carpool/van pool vehicles, approximately 8% of total spaces. (13C.5.106.5)		
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq ft		
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.504.3)		
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.		(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)		
Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)		
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)		
Carpets: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet ORI Green Label. AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)		
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)		
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)		
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)		
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)		Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C.5.507.4)		(See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)		
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management: Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)		Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r



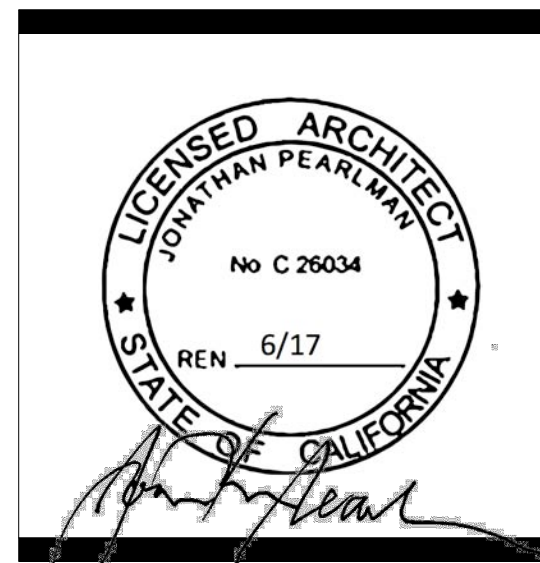
1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



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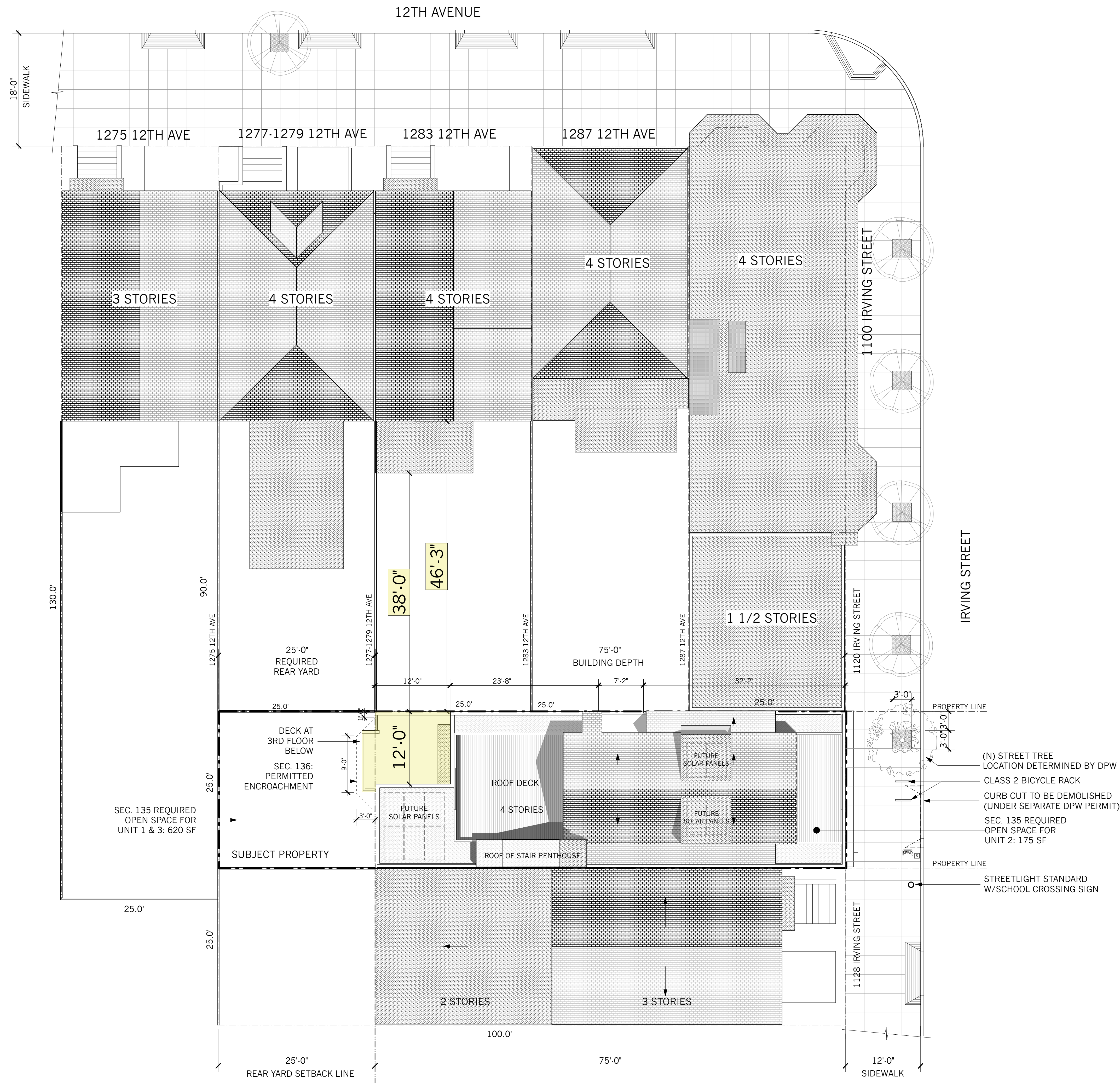
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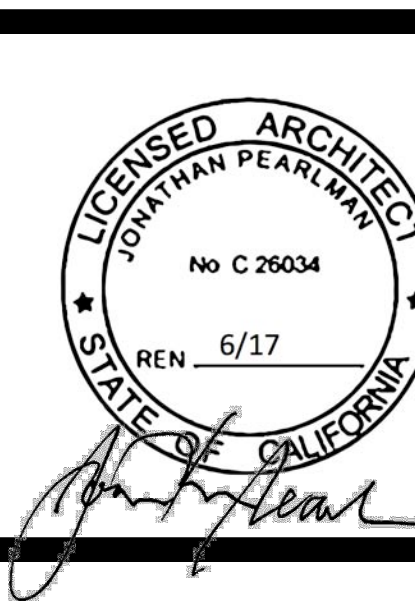
Existing
Site / Roof Plan

project:	11.02
drawn by:	jp
checked by:	
date:	09.01.16
scale:	

A-1.1



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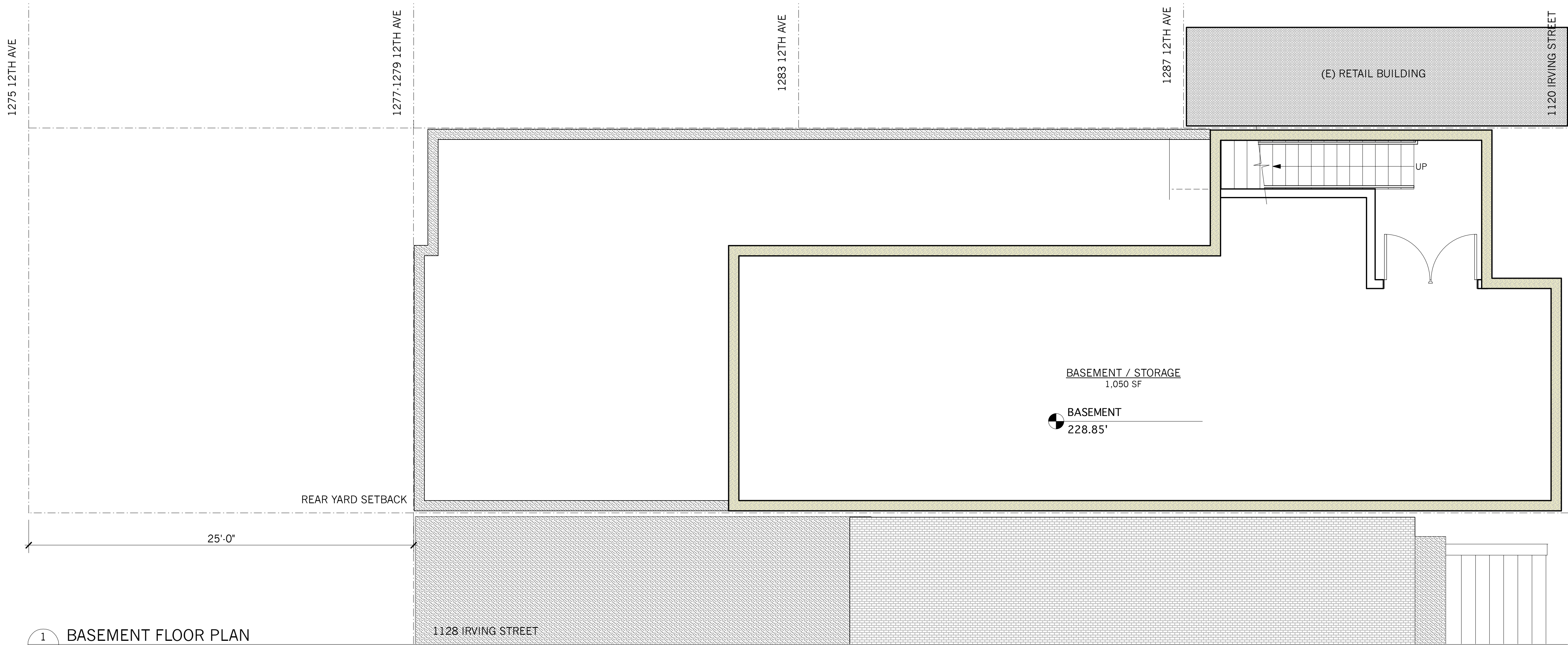
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
1	9.13.16	NOPDR #4

Proposed
Site / Roof Plan

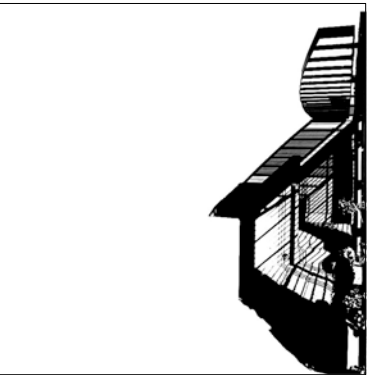
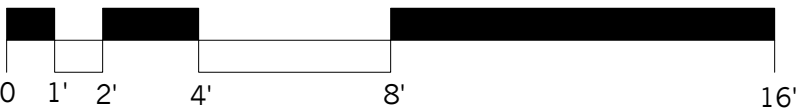
project:	11.02
drawn by:	jp
checked by:	
date:	09.01.16
scale:	

A-1.2



1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

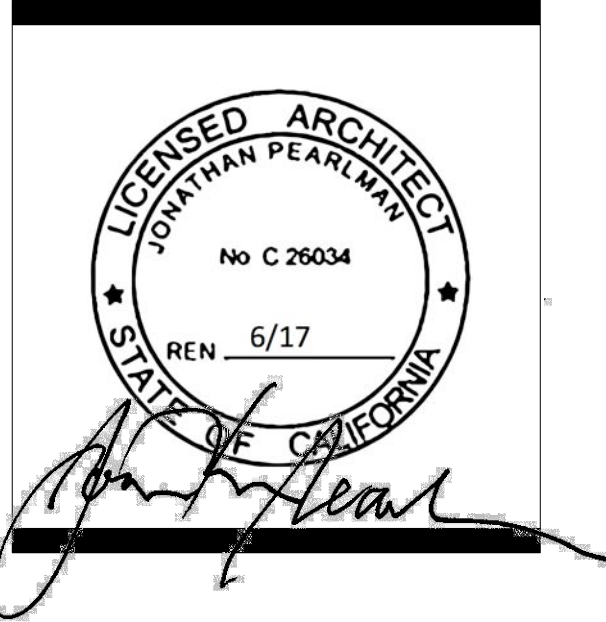
KEY	
	(N) WALL
	FOUNDATION
	(N) CONCRETE FOUNDATION WALL



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#	date	issue
	9.13.16	NOPDR #4

Proposed Floor Plan

project:	11.02
drawn by:	jp
checked by:	
date:	08.01.16
scale:	

A-2.0

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	25'-0"	25'-0"	100%
REAR FAÇADE	25'-0"	25'-0"	100%
TOTALS	50'-0"	50'-0"	100%
EAST SIDE	38'-6"	5'-3"	14%
WEST SIDE	38'-6"	5'-3"	14%
TOTALS	127'-0"	60'-6"	48%

VERTICAL ELEMENTS

FRONT FAÇADE	621 SF	621 SF	100%
REAR FAÇADE	668 SF	668 SF	100%
EAST SIDE	1,020 SF	268 SF	26%
WEST SIDE	1,048 SF	348 SF	33%
VERTICAL TOTAL	3,357 SF	1,905 SF	57%

HORIZONTAL ELEMENTS

2ND FLOOR	885 SF	31 SF	4%
3RD FLOOR	845 SF	124 SF	15%
ROOF	853 SF	853 SF	100%
HORIZONTAL TOTALS	2,583 SF	1008 SF	39%

NOTE:

(E) GROUND FLOOR AREA: 811 SF
REMOVING FLOOR AREA: 811 SF
REMOVING PERCENTAGE: 0%

NOTE: NOT INCLUDED IN CALCULATION UNDER SEC. 317 (b)(5): "Horizontal Elements" shall mean all roof areas and all floor plates, **except floor plates at or below grade.**

SEC. 317(b)(2) "Residential Demolition" shall mean any of the following:
(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

==> DBI DOES NOT CONSIDER THIS A DEMOLITION
THEREFORE, THIS DOES NOT APPLY

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade **and also** proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

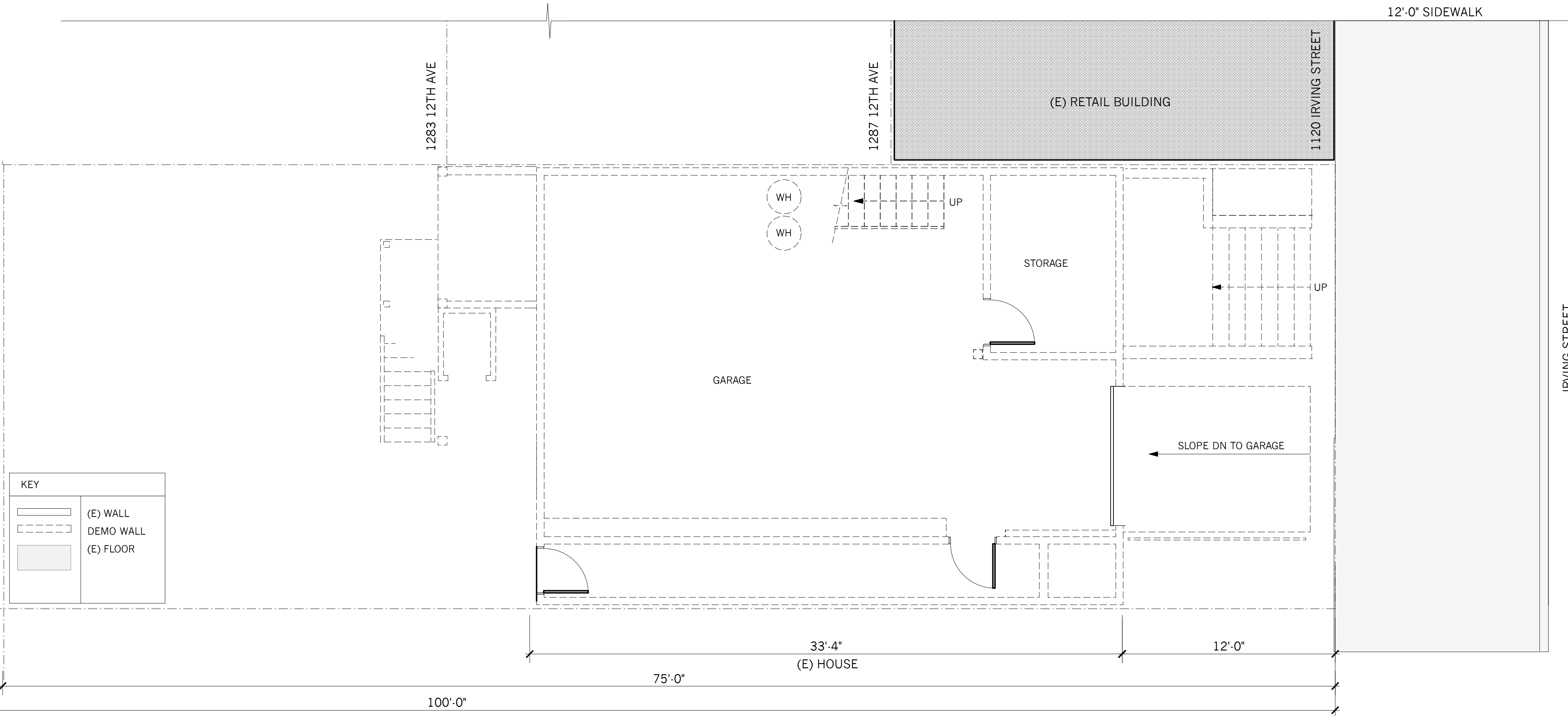
==> 100% OF THE SUM OF FRONT AND REAR FAÇADES REMOVED **AND** **ALSO** THE REMOVAL OF 48% OF THE SUM OF ALL EXTERIOR WALLS.
THEREFORE, THIS DOES NOT APPLY

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements **and** more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

==> REMOVAL OF 57% OF VERTICAL ELEMENTS **AND** 39% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY

DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)

2 (E) 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"



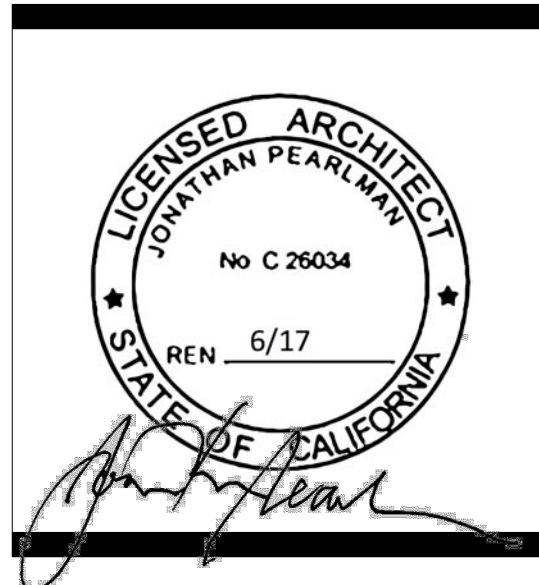
1 (E) 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



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#	date	issue
9.13.16	NOPDR #4	

Existing Floor Plans

project:	11.02
drawn by:	jp
checked by:	
date:	05.16.16
scale:	

A-2.01

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SF PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	25'-0"	25'-0"	100%
REAR FAÇADE	25'-0"	25'-0"	100%
TOTALS	50'-0"	50'-0"	100%
EAST SIDE	38'-6"	5'-3"	14%
WEST SIDE	38'-6"	5'-3"	14%
TOTALS	127'-0"	60'-6"	48%

VERTICAL ELEMENTS

FRONT FAÇADE	621 SF	621 SF	100%
REAR FAÇADE	668 SF	668 SF	100%
EAST SIDE	1,020 SF	268 SF	26%
WEST SIDE	1,048 SF	348 SF	33%
VERTICAL TOTAL	3,357 SF	1,905 SF	57%

HORIZONTAL ELEMENTS

2ND FLOOR	985 SF	31 SF	4%
3RD FLOOR	845 SF	124 SF	15%
ROOF	853 SF	853 SF	100%
HORIZONTAL TOTALS	2,583 SF	1008 SF	39%

NOTE:

(E) GROUND FLOOR AREA: 811 SF
REMOVING FLOOR AREA: 811 SF
REMOVING PERCENTAGE: 0%

NOTE: NOT INCLUDED IN CALCULATION UNDER
SEC. 317 (b)(5): "Horizontal Elements" shall
mean all roof areas and all floor plates, **except**
floor plates at or below grade.

SEC. 317(b)(2): "Residential Demolition" shall mean any of the following:
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(B) A major alteration of a Residential Building that proposes the
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and also proposes the removal of more than 65% of the sum of all exterior
walls, measured in lineal feet at the foundation level, or

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ALSO THE REMOVAL OF 48% OF THE SUM OF ALL EXTERIOR WALLS.
THEREFORE, THIS DOES NOT APPLY

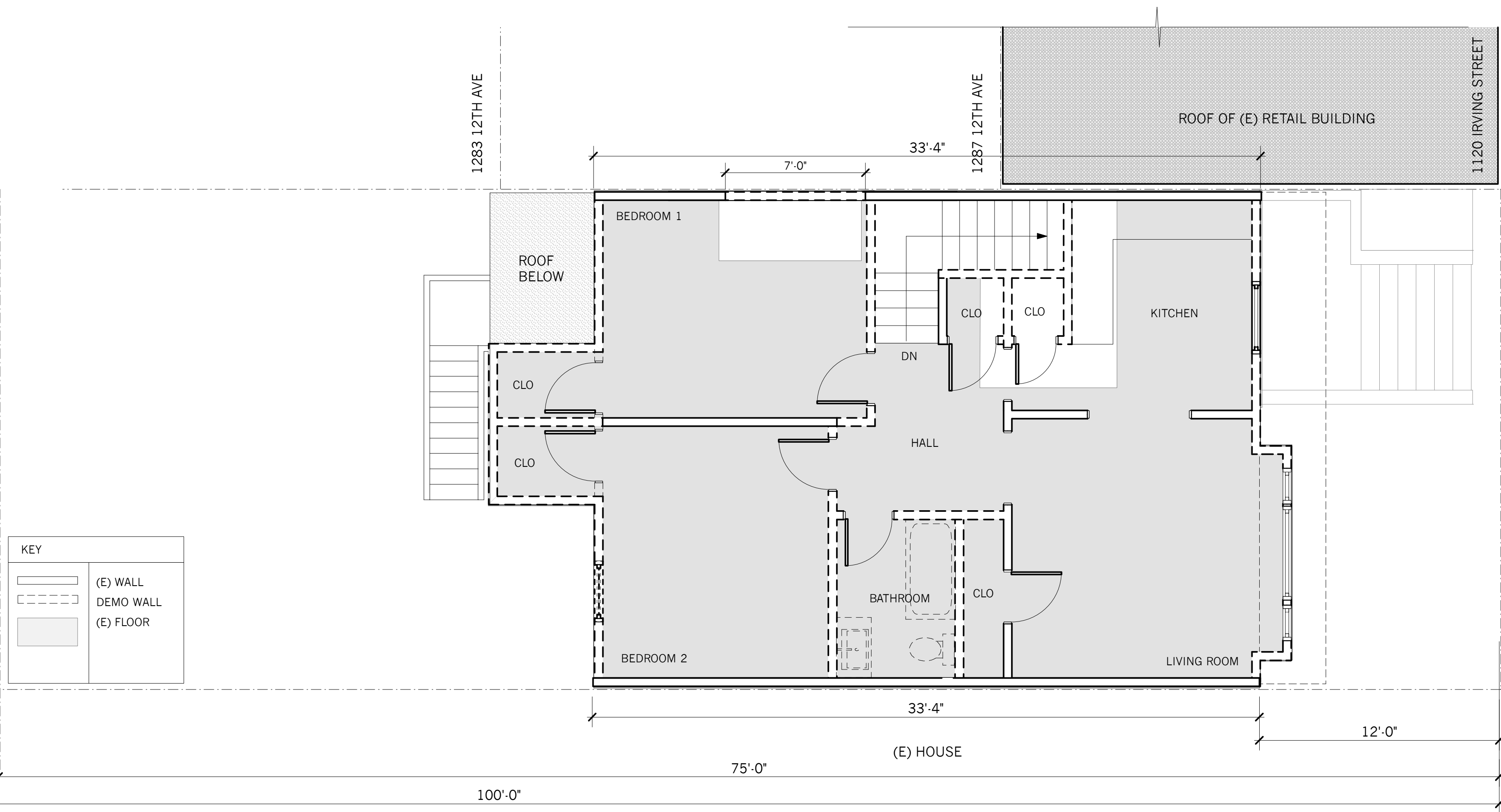
(C) A major alteration of a Residential Building that proposes the
Removal of more than 50% of the Vertical Envelope Elements **and** more than
50% of the Horizontal Elements of the existing building, as measured in square
feet of actual surface area.

==> REMOVAL OF 57% OF VERTICAL ELEMENTS **AND** 39% OF HORIZONTAL
ELEMENTS. THEREFORE, THIS DOES NOT APPLY

DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)

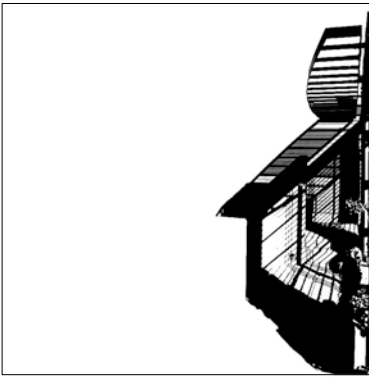
1 (E) ROOF PLAN

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



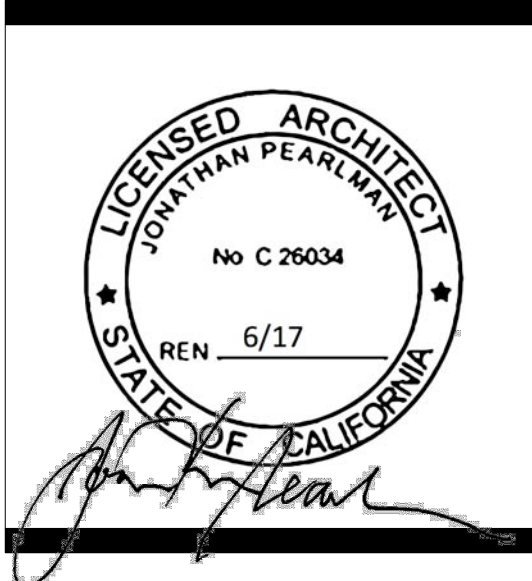
1 (E) 3RD FLOOR PLAN

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



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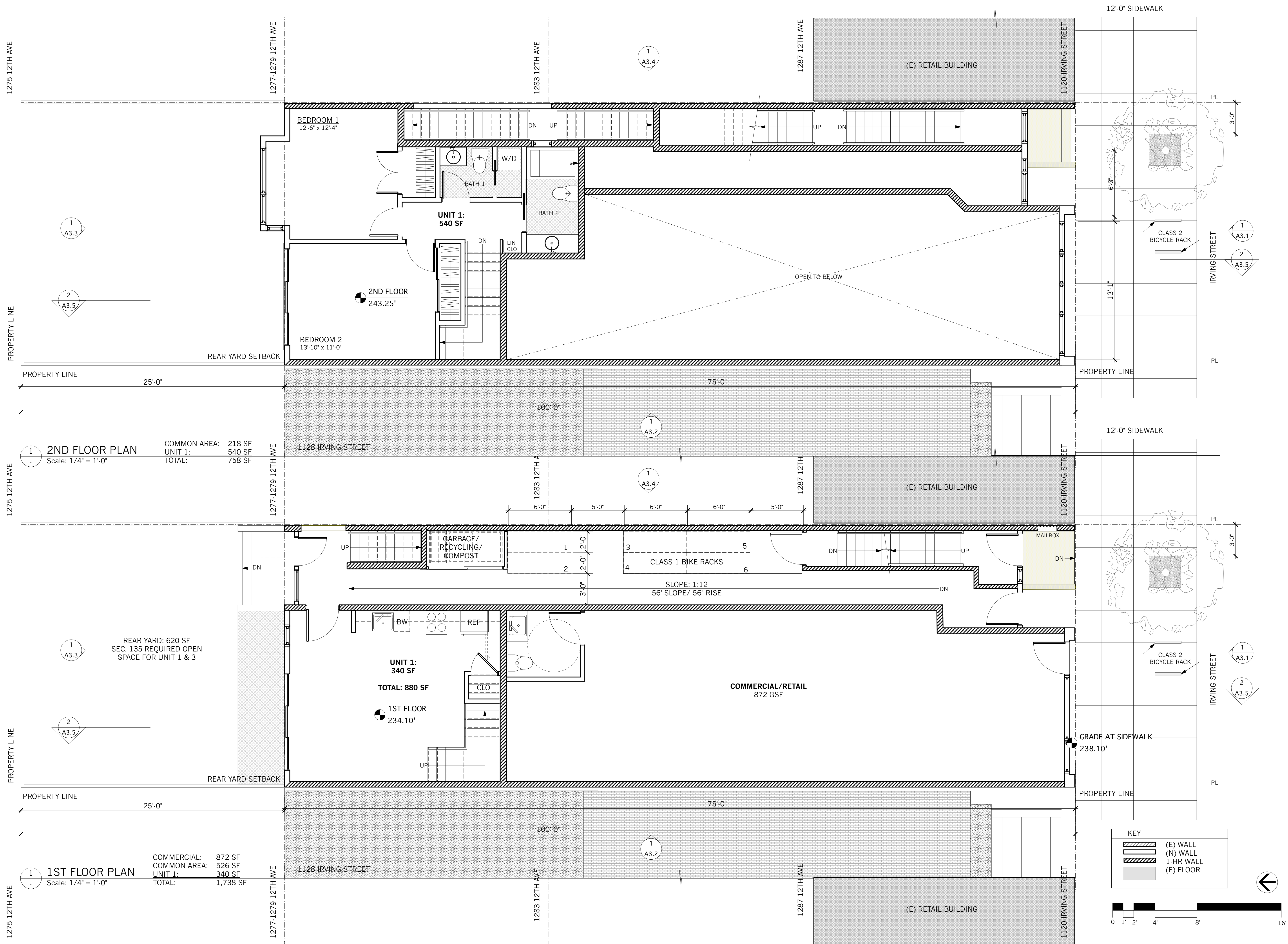
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
9.13.16	NOPDR #4	

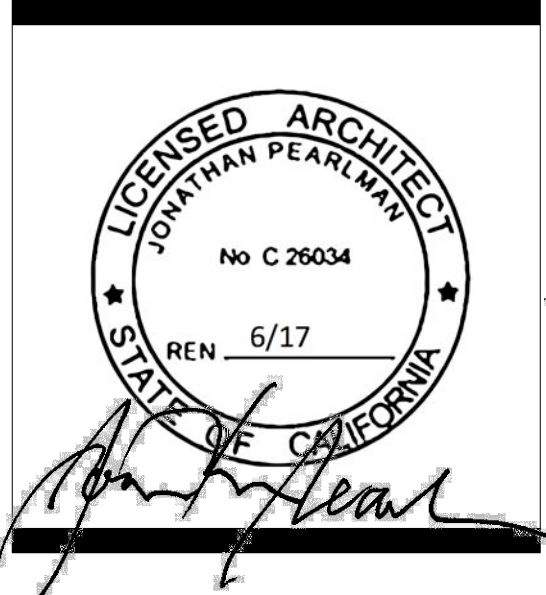
Existing Floor Plans

project:	11.02
drawn by:	jp
checked by:	
date:	08.04.16
scale:	

A-2.02



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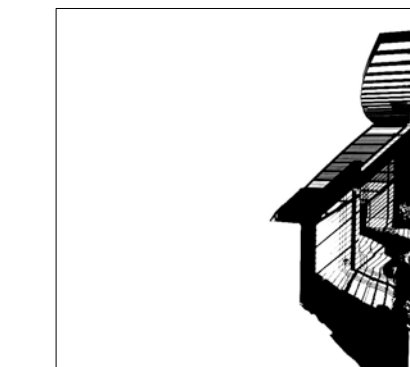
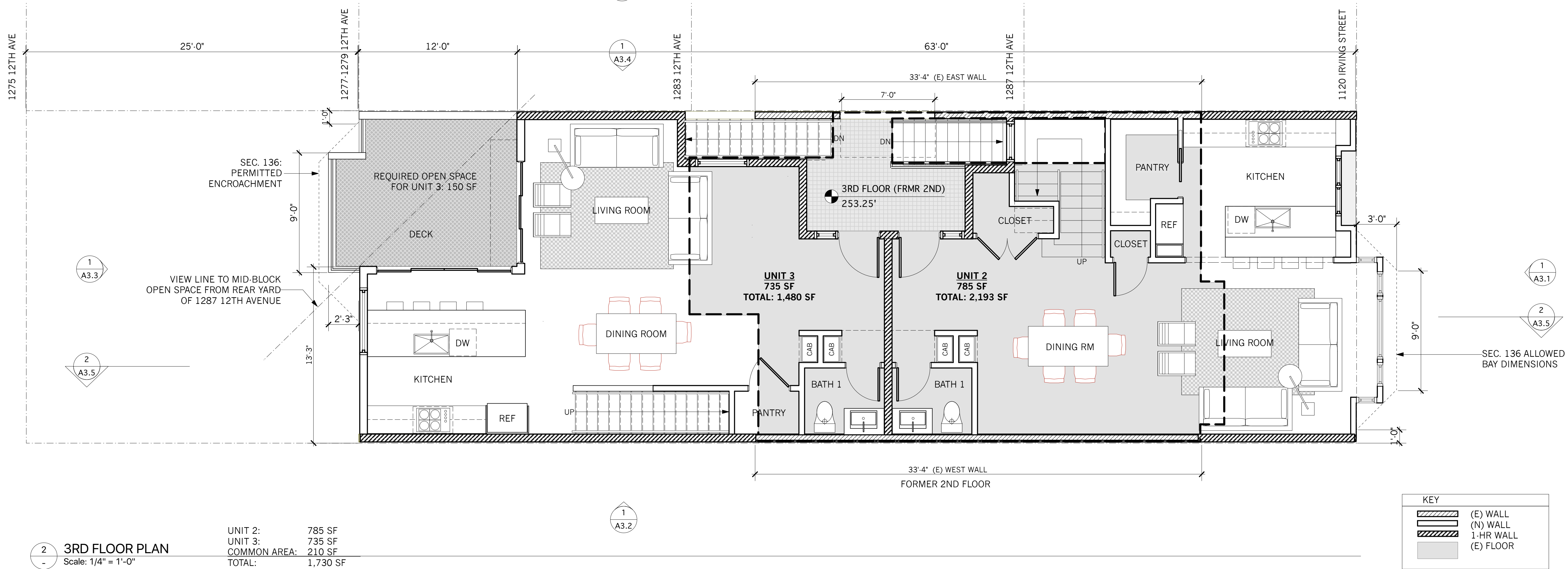
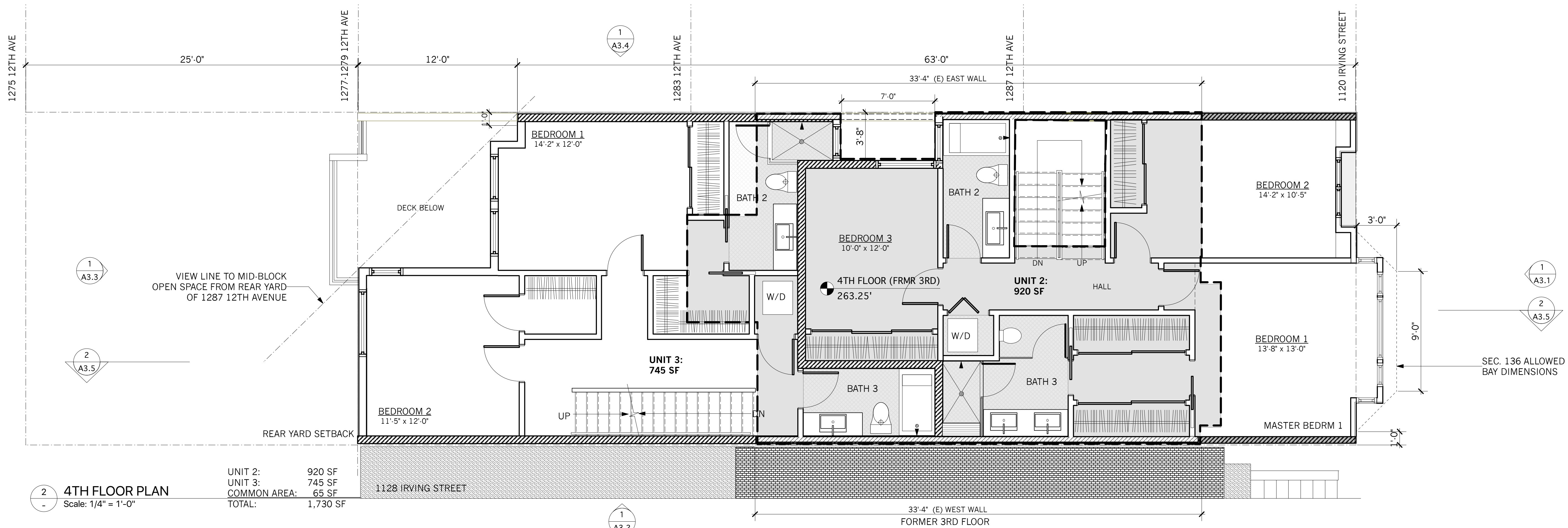
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
9.13.16	NOPDR #4	

Proposed Floor Plans

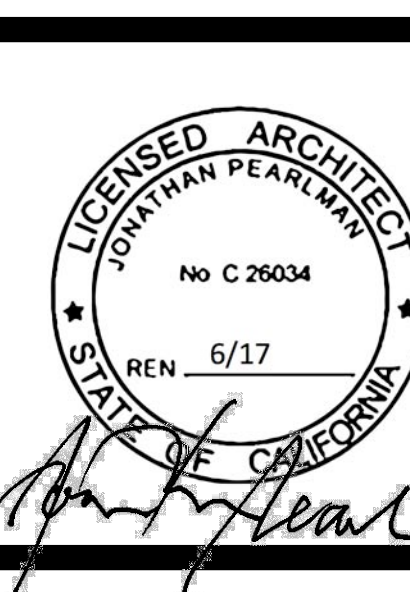
project:	11.02
drawn by:	jp
checked by:	
date:	08.01.16
scale:	

A-2.1



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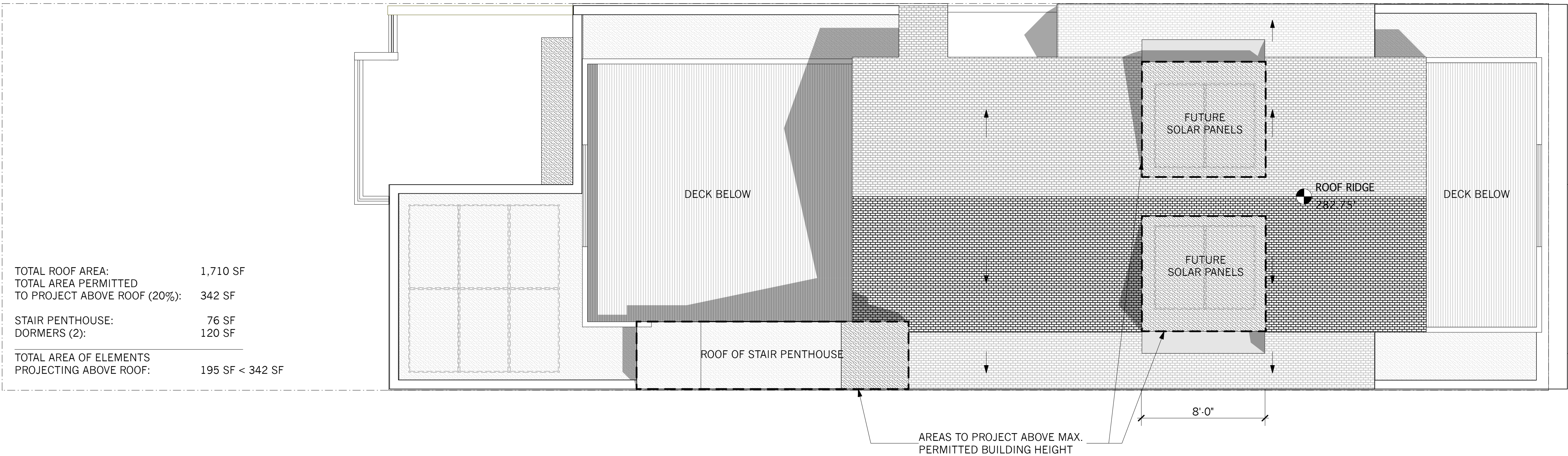
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
1	9.13.16	NOPDR #4
2		
3		
4		
5		
6		
7		
8		
9		
10		

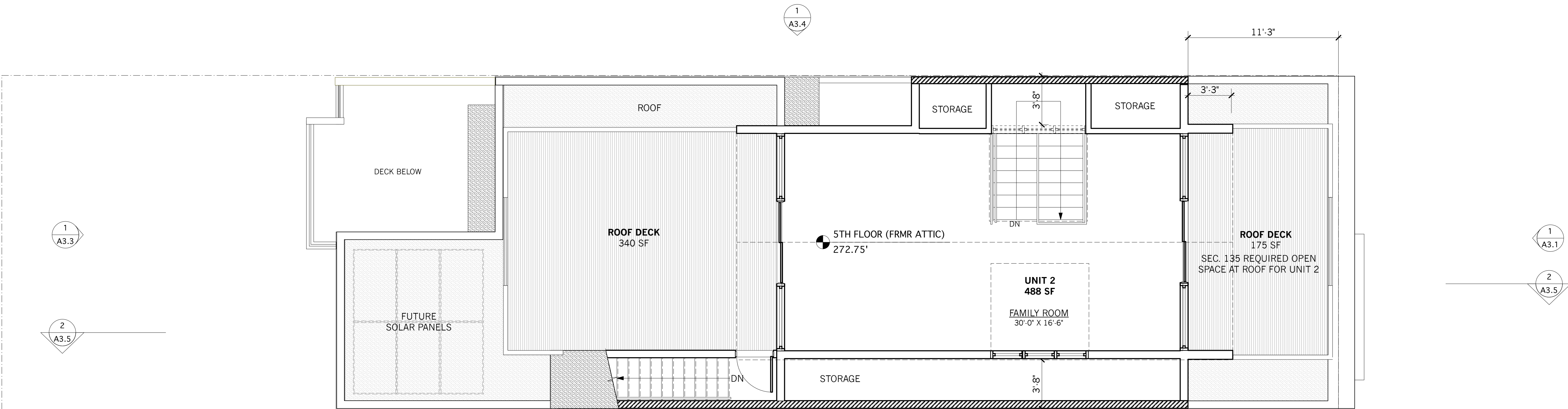
Proposed Floor Plans

project: 11.02
 drawn by: jp
 checked by:
 date: 08.01.16
 scale:

A-2.2



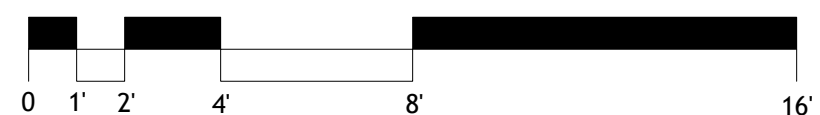
1 ROOF PLAN
Scale: 1/4" = 1'-0"



1 5TH FLOOR PLAN
Scale: 1/4" = 1'-0"

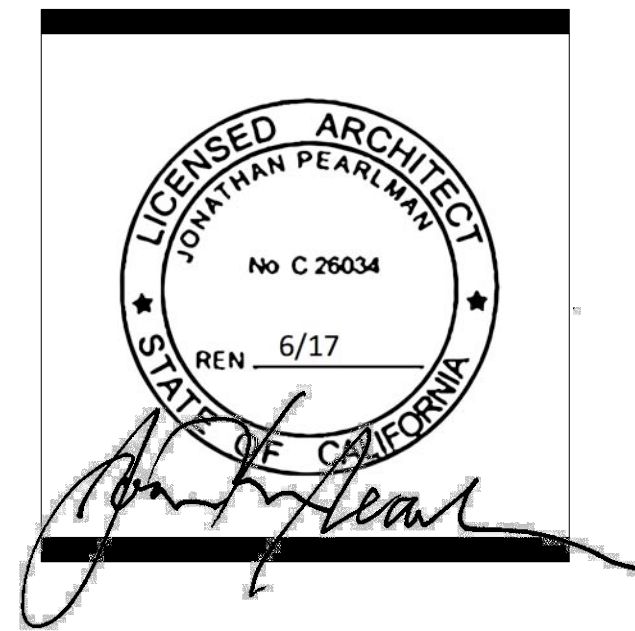
UNIT 2: 488 SF
UNIT 3: 67 SF
TOTAL: 555 SF

KEY	
	(E) WALL
	(N) WALL
	1-HR WALL
	(E) FLOOR



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San Francisco, CA 94122

#	date	issue
9.13.16		NOPDR #4

Proposed Plans

project:	11.02
drawn by:	jp
checked by:	
date:	08.01.16
scale:	

A-2.3

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SF PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	25'-0"	25'-0"	100%
REAR FAÇADE	25'-0"	25'-0"	100%
TOTALS	50'-0"	50'-0"	100%
EAST SIDE	38'-6"	5'-3"	14%
WEST SIDE	38'-6"	5'-3"	14%
TOTALS	127'-0"	60'-6"	48%

VERTICAL ELEMENTS

FRONT FAÇADE	621 SF	621 SF	100%
REAR FAÇADE	668 SF	668 SF	100%
EAST SIDE	1,020 SF	268 SF	26%
WEST SIDE	1,048 SF	348 SF	33%
VERTICAL TOTAL	3,357 SF	1,905 SF	57%

HORIZONTAL ELEMENTS

2ND FLOOR	885 SF	31 SF	4%
3RD FLOOR	845 SF	124 SF	15%
ROOF	853 SF	853 SF	100%
HORIZONTAL TOTALS	2,583 SF	1008 SF	39%

NOTE:

(E) GROUND FLOOR AREA: 811 SF
REMOVING FLOOR AREA: 811 SF
REMOVING PERCENTAGE: 0%

NOTE: NOT INCLUDED IN CALCULATION UNDER
SEC. 317 (b)(5): "Horizontal Elements" shall
mean all roof areas and all floor plates, **except**
floor plates at or below grade.

SEC. 317(b)(2) "Residential Demolition" shall mean any of the following:
(A) Any work on a Residential Building for which the Department of
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==> DBI DOES NOT CONSIDER THIS A DEMOLITION
THEREFORE, THIS DOES NOT APPLY

(B) A major alteration of a Residential Building that proposes the
Removal of more than 50% of the sum of the Front Façade and Rear Façade
and also proposes the removal of more than 65% of the sum of all exterior
walls, measured in lineal feet at the foundation level, or

==> 100% OF THE SUM OF FRONT AND REAR FAÇADES REMOVED **AND**
ALSO THE REMOVAL OF 48% OF THE SUM OF ALL EXTERIOR WALLS.
THEREFORE, THIS DOES NOT APPLY

(C) A major alteration of a Residential Building that proposes the
Removal of more than 50% of the Vertical Envelope Elements **and** more than
50% of the Horizontal Elements of the existing building, as measured in square
feet of actual surface area.

==> REMOVAL OF 57% OF VERTICAL ELEMENTS **AND** 39% OF HORIZONTAL
ELEMENTS. THEREFORE, THIS DOES NOT APPLY

DOS NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)

KEY	
<div></div>	AREA TO BE DEMOLISHED



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#	date	issue
	9.13.16	NOPDR#4

Existing North &
South Elevations

project:	11.02
drawn by:	jp
checked by:	
date:	08.04.16
scale:	

A-3.01

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SF PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	25'-0"	25'-0"	100%
REAR FAÇADE	25'-0"	25'-0"	100%
TOTALS	50'-0"	50'-0"	100%

EAST SIDE	38'-6"	5'-3"	14%
WEST SIDE	38'-6"	5'-3"	14%
TOTALS	127'-0"	60'-6"	48%

VERTICAL ELEMENTS

FRONT FAÇADE	621 SF	621 SF	100%
REAR FAÇADE	668 SF	668 SF	100%
EAST SIDE	1,020 SF	268 SF	26%
WEST SIDE	1,048 SF	348 SF	33%
VERTICAL TOTAL	3,357 SF	1,905 SF	57%

HORIZONTAL ELEMENTS

2ND FLOOR	885 SF	31 SF	4%
3RD FLOOR	845 SF	124 SF	15%
ROOF	853 SF	853 SF	100%
HORIZONTAL TOTALS	2,583 SF	1008 SF	39%

NOTE:

(E) GROUND FLOOR AREA: 811 SF
REMOVING FLOOR AREA: 811 SF
REMOVING PERCENTAGE: 0%

NOTE: NOT INCLUDED IN CALCULATION UNDER
SEC. 317 (b)(5): "Horizontal Elements" shall
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floor plates at or below grade.

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THEREFORE, THIS DOES NOT APPLY

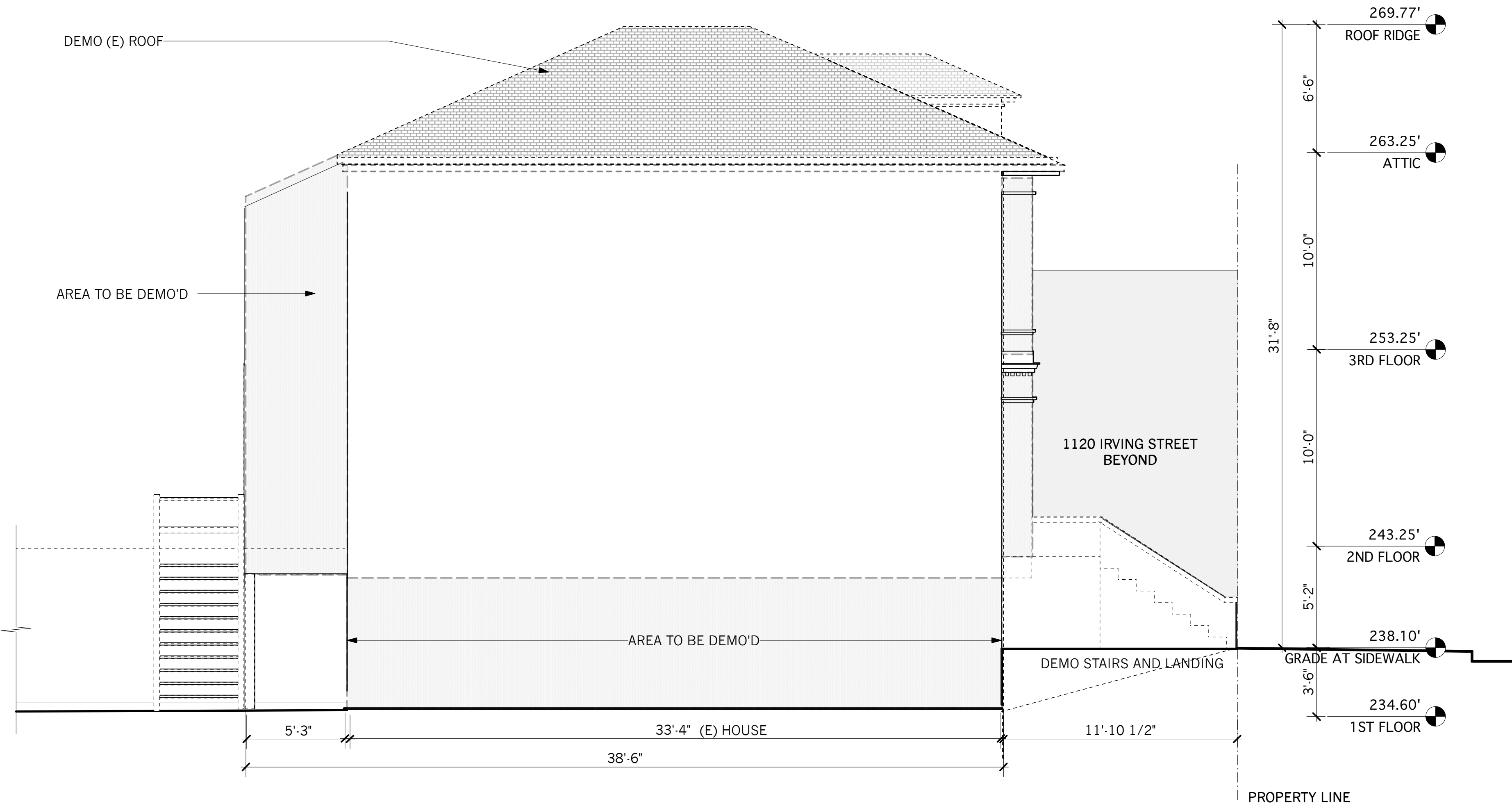
(B) A major alteration of a Residential Building that proposes the
Removal of more than 50% of the sum of the Front Façade and Rear Façade
and also proposes the removal of more than 65% of the sum of all exterior
walls, measured in lineal feet at the foundation level, or

==> 100% OF THE SUM OF FRONT AND REAR FAÇADES REMOVED **AND**
ALSO THE REMOVAL OF 48% OF THE SUM OF ALL EXTERIOR WALLS.
THEREFORE, THIS DOES NOT APPLY

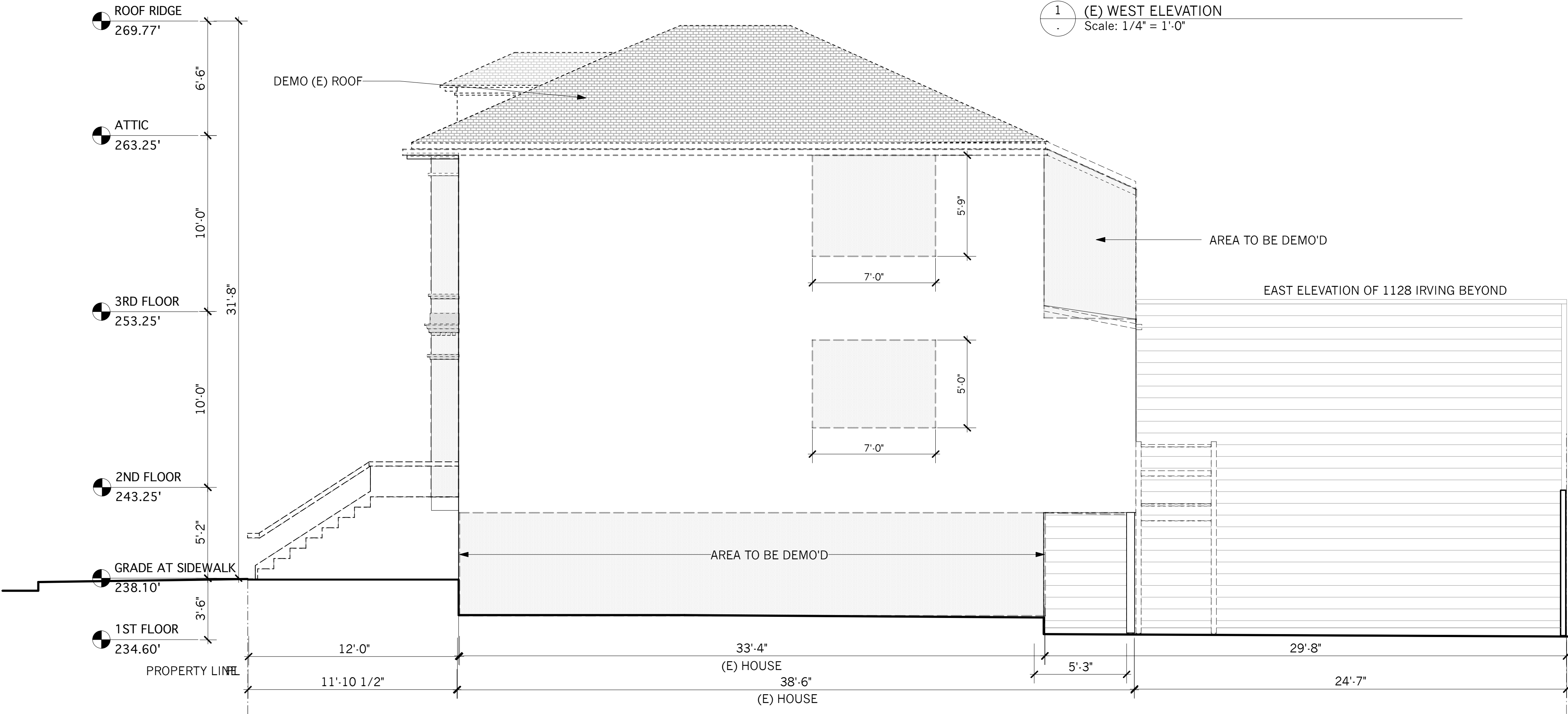
(C) A major alteration of a Residential Building that proposes the
Removal of more than 50% of the Vertical Envelope Elements **and** more than
50% of the Horizontal Elements of the existing building, as measured in square
feet of actual surface area.

==> REMOVAL OF 57% OF VERTICAL ELEMENTS **AND** 39% OF HORIZONTAL
ELEMENTS. THEREFORE, THIS DOES NOT APPLY

DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)

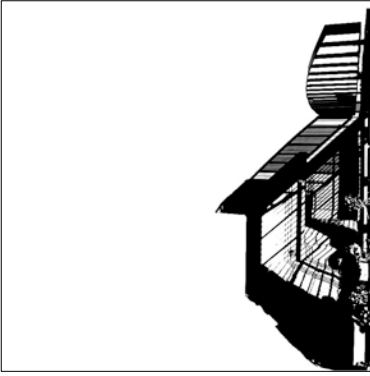


1 (E) WEST ELEVATION
Scale: 1/4" = 1'-0"



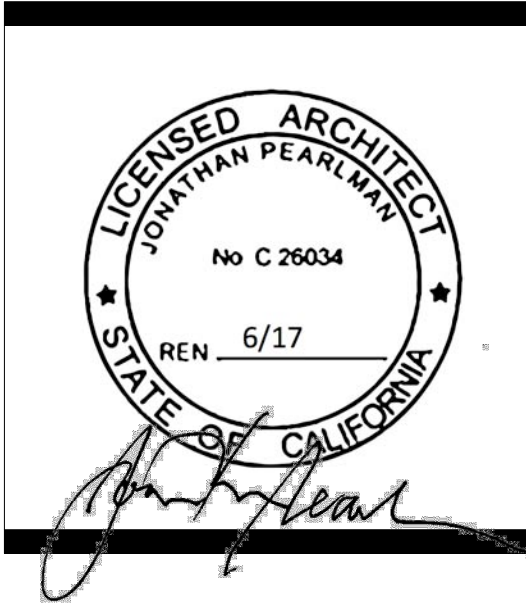
2 (E) EAST ELEVATION
Scale: 1/4" = 1'-0"

KEY	
	AREA TO BE DEMOLISHED



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San Francisco, CA 94122

#	date	issue
9.13.16	NOPDR#4	

(E) East &
West Elevations

project: 11.02

drawn by: jp

checked by:

date: 08.04.16

scale:

A-3.02

This technical drawing shows a cross-section of a window frame. It includes a frame with a diagonal brace, a glass pane, and a thick layer of insulation. The drawing is labeled with 'a' and 'b' at the bottom, indicating different parts of the assembly.

Diagram illustrating the cross-section of a window assembly, showing the following components and layers from top to bottom:

- HEADER, S.S.D.
- 7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH OVER 1 LAYER OF TYVEK HOME WRAP AND 1 LAYER OF TYVEK STUCCO WRAP OVER 1/2" STRUCTURAL SHEATHING
- LAP WRAP OVER DRIP CAP
- ALUMINUM DRIP CAP
- DOUBLE GLAZED LOW-E ALUMINUM FRAME WINDOW CAULK PER MFR'S REQS
- BITUTHANE WRAP AT WINDOW OPENING

Smooth Lap Siding		Thickness: 5/16" Weight: 2.3 lbs./sq. ft. Length: 12' planks					
WIDTHS	5.250"	6.250"	7.250"	8.250"	9.250"	12.000"	
EXPOSURE	4.0"	5.0"	6.0"	7.0"	8.0"	10.75"	
COLORPLUS®		✓	✓	✓			
PRIMER	✓	✓	✓	✓	✓	✓	

1 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"

Color Elevation Details:

- Future Solar Panel:** Indicated on the roof.
- Integral Color Hardie Panel:** At side of dormer and at bay window.
- Alum Clad Wood Frame Windows and Doors:** Typical.
- Smooth Finish Stucco:** On solid guardrail wall.
- PTD Wood Trim:** Typical.

Height Markers (Color Elevation):

- 282.50' ROOF RIDGE
- 278.10' 40' HEIGHT LIMIT
- 277.75' MID-POINT OF ROOF
- 273.0' ROOF/5TH FLOOR
- 271.75' 4TH FLOOR CLG
- 263.25' 4TH FLOOR
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 233.60' 1ST FLOOR
- 269.77' ROOF RIDGE
- 263.25' ATTIC
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 234.60' 1ST FLOOR

Color Elevation Labels:

- 1128 IRVING STREET
- 1120 IRVING STREET
- RETAILLOGY
- ALUM STOREFRONT W/ CLEAR GLAZING
- CONCRETE BASE
- PAINTED MDO, TYP.
- RESIDENTIAL ENTRANCE W/CLEAR GLAZING
- SERVICE ENTRANCE W/CLEAR GLAZING
- DEMO LOWER FLOOR

Color Elevation Dimensions:

- 4'-9"
- 3'-6" GUARD RAIL
- 4'-9"
- 1'-3"
- 8'-6"
- 40'-0"
- 35'-0"
- 10'-0"
- 5'-2"
- 4'-6"
- 6'-6"
- 10'-0"
- 31'-8"
- 10'-0"
- 5'-2"
- 3'-6"

Color Elevation Notes:

- HEIGHT FROM SIDEWALK TO UNDERSIDE OF BAY
- 14'-0"
- PL

Color Elevation Scale:

- 0' 1' 2' 4' 8'

Color Elevation Title:

1128 IRVING STREET

Color Elevation Description:

Color elevation of the proposed building at 1128 Irving Street. The building is a three-story structure with a retail ground floor and two residential floors above. The ground floor features a large storefront window and a service entrance. The upper floors have multiple windows and a balcony. The building is situated on a lot between 1128 Irving Street and 1120 Irving Street. The color elevation shows the proposed building in brown and black, with the existing building in white. The drawing includes height markers and a scale bar.

Color Elevation Legend:

- Future Solar Panel
- Integral Color Hardie Panel at Side of Dormer
- Alum Clad Wood Frame Windows and Doors, TYP
- Smooth Finish Stucco on Solid Guardrail Wall
- PTD Wood Trim, TYP
- Integral Color Hardie Panel at Bay Window

Color Elevation Notes:

- HEIGHT FROM SIDEWALK TO UNDERSIDE OF BAY
- 14'-0"
- PL

Color Elevation Dimensions:

- 4'-9"
- 3'-6" GUARD RAIL
- 4'-9"
- 1'-3"
- 8'-6"
- 40'-0"
- 35'-0"
- 10'-0"
- 5'-2"
- 4'-6"
- 6'-6"
- 10'-0"
- 31'-8"
- 10'-0"
- 5'-2"
- 3'-6"

Color Elevation Labels:

- 1128 IRVING STREET
- 1120 IRVING STREET
- RETAILLOGY
- ALUM STOREFRONT W/ CLEAR GLAZING
- CONCRETE BASE
- PAINTED MDO, TYP.
- RESIDENTIAL ENTRANCE W/CLEAR GLAZING
- SERVICE ENTRANCE W/CLEAR GLAZING
- DEMO LOWER FLOOR

Color Elevation Height Markers:

- 282.50' ROOF RIDGE
- 278.10' 40' HEIGHT LIMIT
- 277.75' MID-POINT OF ROOF
- 273.0' ROOF/5TH FLOOR
- 271.75' 4TH FLOOR CLG
- 263.25' 4TH FLOOR
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 233.60' 1ST FLOOR
- 269.77' ROOF RIDGE
- 263.25' ATTIC
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 234.60' 1ST FLOOR

Color Elevation Scale:

- 0' 1' 2' 4' 8'

Color Elevation Title:

1128 IRVING STREET

Color Elevation Description:

Color elevation of the proposed building at 1128 Irving Street. The building is a three-story structure with a retail ground floor and two residential floors above. The ground floor features a large storefront window and a service entrance. The upper floors have multiple windows and a balcony. The building is situated on a lot between 1128 Irving Street and 1120 Irving Street. The color elevation shows the proposed building in brown and black, with the existing building in white. The drawing includes height markers and a scale bar.

Color Elevation Legend:

- Future Solar Panel
- Integral Color Hardie Panel at Side of Dormer
- Alum Clad Wood Frame Windows and Doors, TYP
- Smooth Finish Stucco on Solid Guardrail Wall
- PTD Wood Trim, TYP
- Integral Color Hardie Panel at Bay Window

Color Elevation Notes:

- HEIGHT FROM SIDEWALK TO UNDERSIDE OF BAY
- 14'-0"
- PL

Color Elevation Dimensions:

- 4'-9"
- 3'-6" GUARD RAIL
- 4'-9"
- 1'-3"
- 8'-6"
- 40'-0"
- 35'-0"
- 10'-0"
- 5'-2"
- 4'-6"
- 6'-6"
- 10'-0"
- 31'-8"
- 10'-0"
- 5'-2"
- 3'-6"

Color Elevation Labels:

- 1128 IRVING STREET
- 1120 IRVING STREET
- RETAILLOGY
- ALUM STOREFRONT W/ CLEAR GLAZING
- CONCRETE BASE
- PAINTED MDO, TYP.
- RESIDENTIAL ENTRANCE W/CLEAR GLAZING
- SERVICE ENTRANCE W/CLEAR GLAZING
- DEMO LOWER FLOOR

Color Elevation Height Markers:

- 282.50' ROOF RIDGE
- 278.10' 40' HEIGHT LIMIT
- 277.75' MID-POINT OF ROOF
- 273.0' ROOF/5TH FLOOR
- 271.75' 4TH FLOOR CLG
- 263.25' 4TH FLOOR
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 233.60' 1ST FLOOR
- 269.77' ROOF RIDGE
- 263.25' ATTIC
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 234.60' 1ST FLOOR

Color Elevation Scale:

- 0' 1' 2' 4' 8'

Color Elevation Title:

1128 IRVING STREET

Color Elevation Description:

Color elevation of the proposed building at 1128 Irving Street. The building is a three-story structure with a retail ground floor and two residential floors above. The ground floor features a large storefront window and a service entrance. The upper floors have multiple windows and a balcony. The building is situated on a lot between 1128 Irving Street and 1120 Irving Street. The color elevation shows the proposed building in brown and black, with the existing building in white. The drawing includes height markers and a scale bar.

Color Elevation Legend:

- Future Solar Panel
- Integral Color Hardie Panel at Side of Dormer
- Alum Clad Wood Frame Windows and Doors, TYP
- Smooth Finish Stucco on Solid Guardrail Wall
- PTD Wood Trim, TYP
- Integral Color Hardie Panel at Bay Window

Color Elevation Notes:

- HEIGHT FROM SIDEWALK TO UNDERSIDE OF BAY
- 14'-0"
- PL

Color Elevation Dimensions:

- 4'-9"
- 3'-6" GUARD RAIL
- 4'-9"
- 1'-3"
- 8'-6"
- 40'-0"
- 35'-0"
- 10'-0"
- 5'-2"
- 4'-6"
- 6'-6"
- 10'-0"
- 31'-8"
- 10'-0"
- 5'-2"
- 3'-6"

Color Elevation Labels:

- 1128 IRVING STREET
- 1120 IRVING STREET
- RETAILLOGY
- ALUM STOREFRONT W/ CLEAR GLAZING
- CONCRETE BASE
- PAINTED MDO, TYP.
- RESIDENTIAL ENTRANCE W/CLEAR GLAZING
- SERVICE ENTRANCE W/CLEAR GLAZING
- DEMO LOWER FLOOR

Color Elevation Height Markers:

- 282.50' ROOF RIDGE
- 278.10' 40' HEIGHT LIMIT
- 277.75' MID-POINT OF ROOF
- 273.0' ROOF/5TH FLOOR
- 271.75' 4TH FLOOR CLG
- 263.25' 4TH FLOOR
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 233.60' 1ST FLOOR
- 269.77' ROOF RIDGE
- 263.25' ATTIC
- 253.25' 3RD FLOOR
- 243.25' 2ND FLOOR
- 238.10' GRADE AT SIDEWALK
- 234.60' 1ST FLOOR

Color Elevation Scale:

- 0' 1' 2' 4' 8'

Color Elevation Title:

1128 IRVING STREET

Color Elevation Description:

Color elevation of the proposed building at 1128 Irving Street. The building is a three-story structure with a retail ground floor and two residential floors above. The ground floor features a large storefront window and a service entrance. The upper floors have multiple windows and a balcony. The building is situated on a lot between 1128 Irving Street and 1120 Irving Street. The color elevation shows the proposed building in brown and black, with the existing building in white. The drawing includes height markers and a scale bar.

Color Elevation Legend:

- Future Solar Panel

Professional Engineer Seal for Jonathan Pearlman, No. C 26034, State of California, License Expires 6/17.

Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
	9.13.16	NOPDR#4

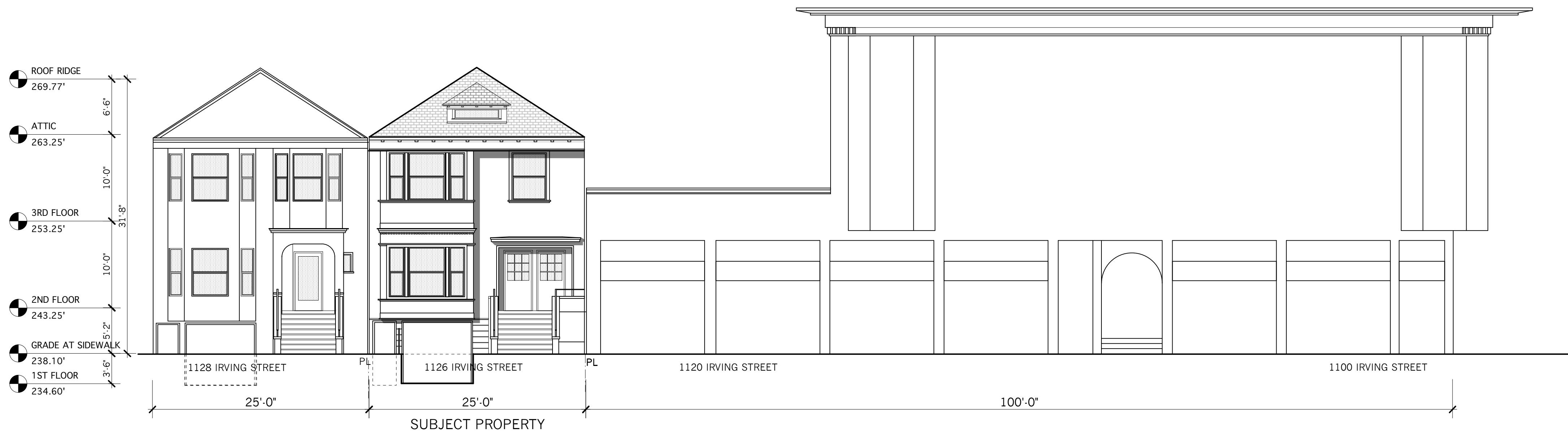
scale:

A-3.1



2 (N) SOUTH ELEVATION
Scale: 1/8" = 1'-0"

FOR MORE DETAIL INFORMATION, SEE A-3.1



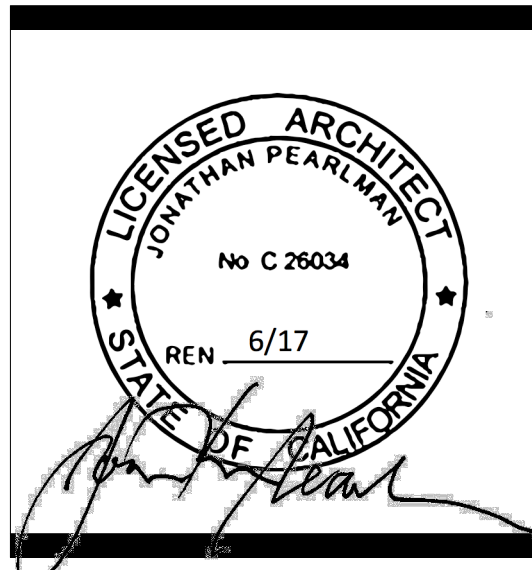
1 (E) SOUTH ELEVATION
Scale: 1/8" = 1'-0"



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w



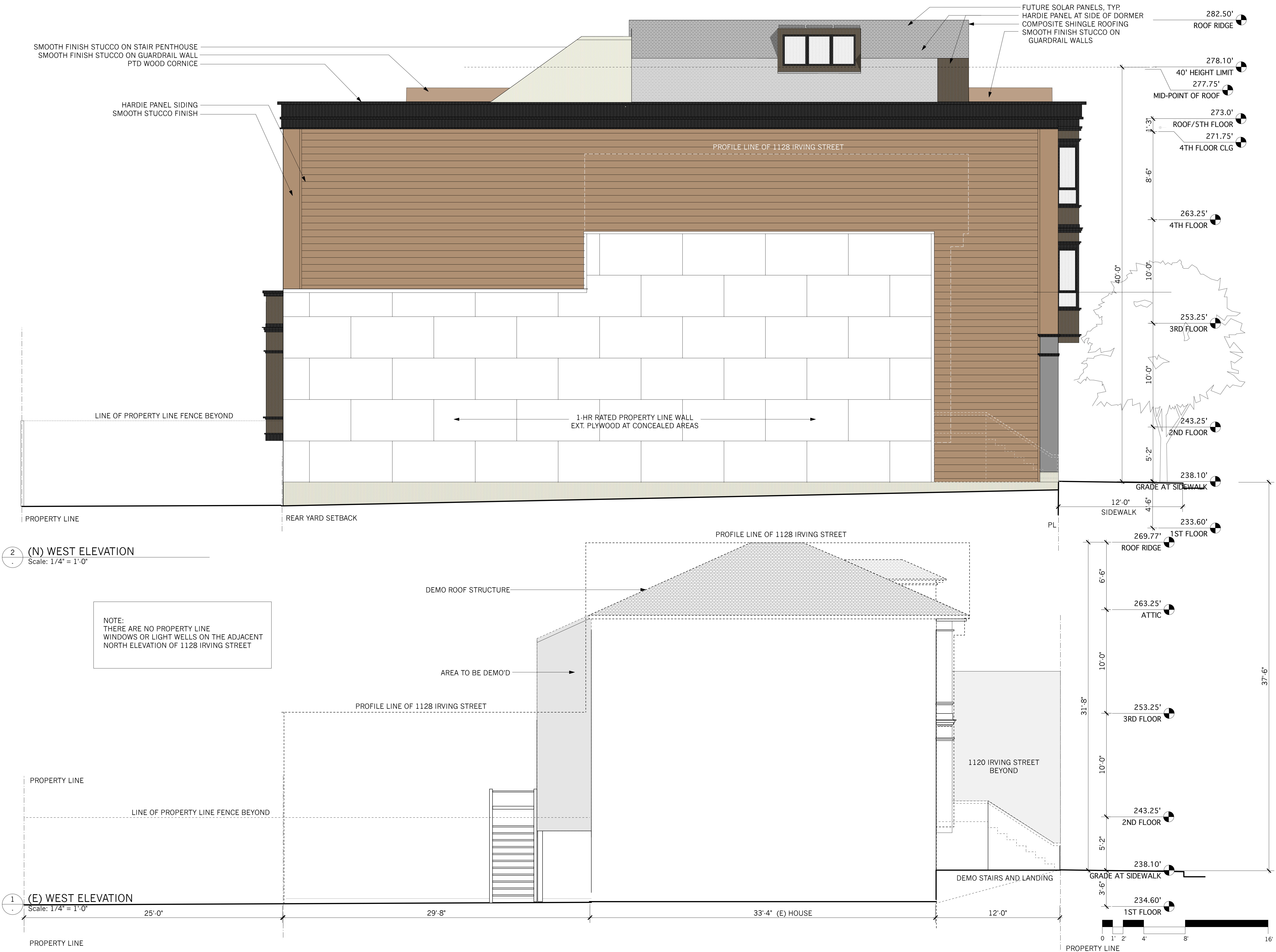
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
9.13.16	NOPDR#4	

(E) & (N)
South Elevation

project:	11.02
drawn by:	jp
checked by:	
date:	08.04.16
scale:	

A-3.1A





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San Francisco, CA 94109

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Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
	9.13.16	NOPDR#4

(E) & (N)
West Elevations

project: 11.02

drawn by: jp

checked by:

date: 08.04.16

scale:

A-3.2

ROOF RIDGE
282.50'

40' HEIGHT LIMIT
278.10'

MID-POINT OF ROOF
277.75'

ROOF/5TH FLOOR
273.0'

4TH FLOOR CLG
271.75'

4TH FLOOR
263.25'

3RD FLOOR
253.25'

2ND FLOOR
243.25'

GRADE AT SIDEWALK
238.10'

1ST FLOOR
233.60'

ROOF RIDGE
269.77'

ATTIC
263.25'

3RD FLOOR
253.25'

2ND FLOOR
243.25'

GRADE AT SIDEWALK
238.10'

1ST FLOOR
234.60'

FUTURE SOLAR PANEL
INTEGRAL COLOR HARDIE PANEL AT SIDE OF DORMER
ROOF OF STAIR PENTHOUSE
ALUM CLAD WOOD FRAME WINDOWS AND DOORS, TYP.
SMOOTH FINISH STUCCO ON GUARDRAIL WALL
PTD WOOD TRIM, TYP.
SMOOTH FINISH STUCCO

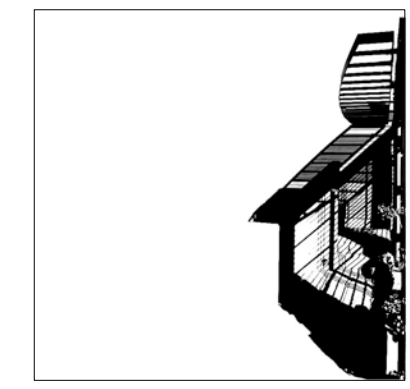
3'-6" GUARD RAIL

9'-1" HEIGHT FROM YARD TO UNDERSIDE OF BAY

DEMO REAR FACADE

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

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



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w



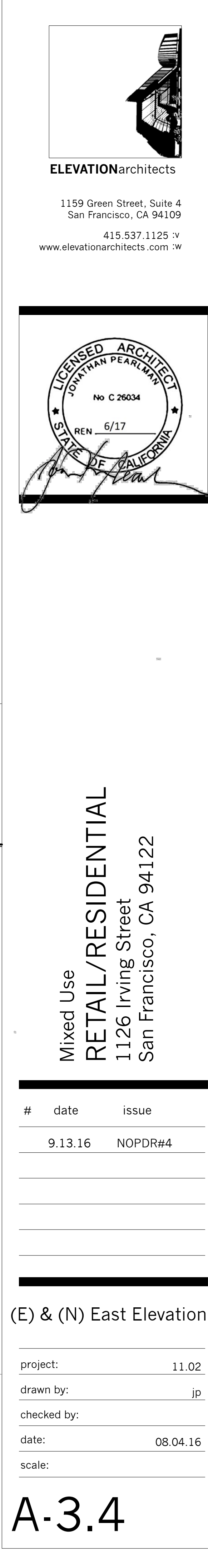
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

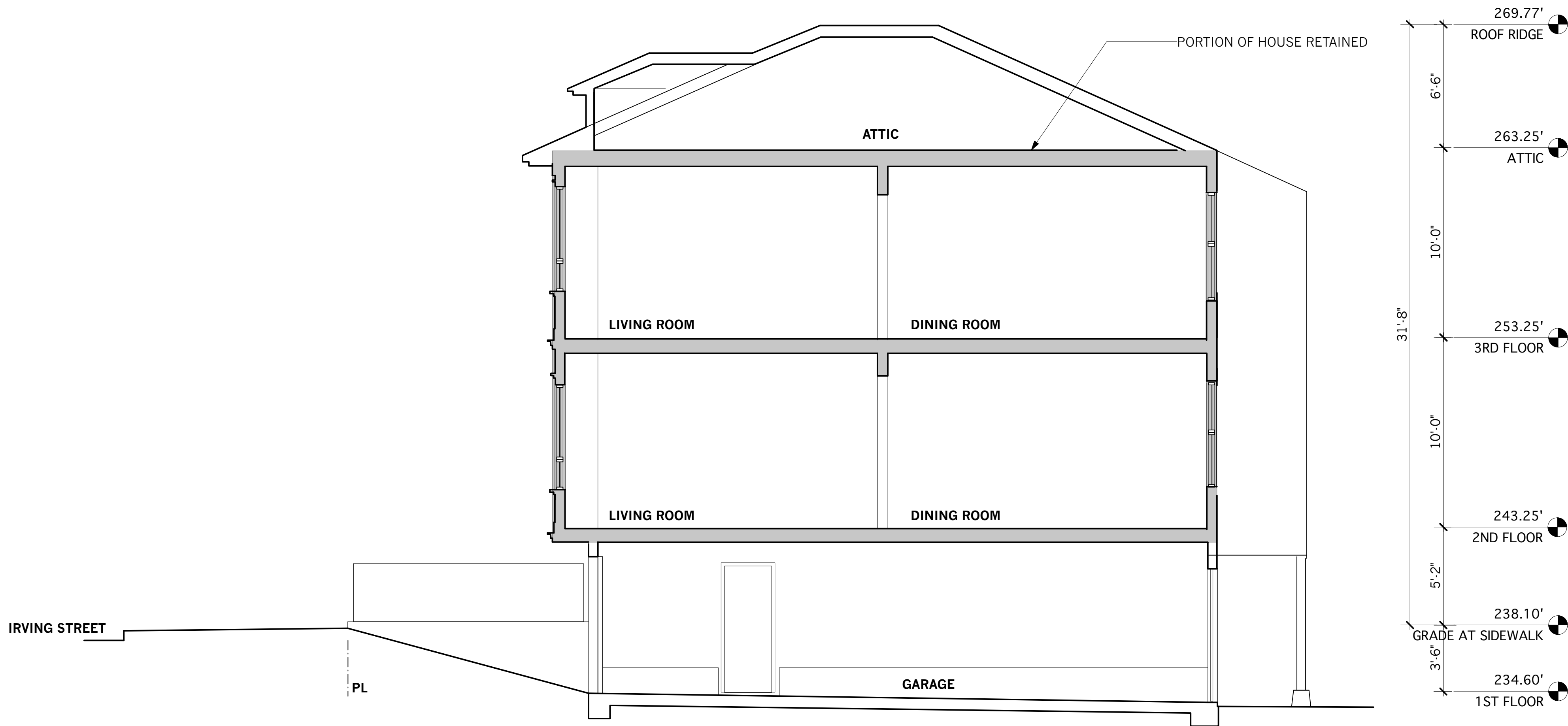
#	date	issue
9.13.16	NOPDR#4	

(E) & (N) North
Elevation

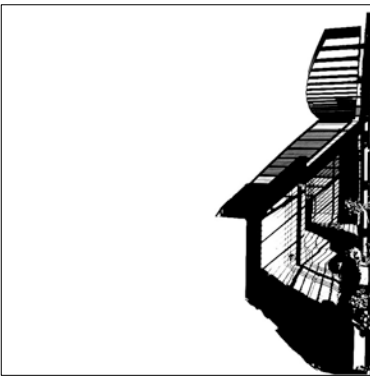
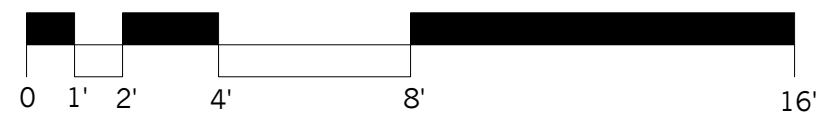
project:	11.02
drawn by:	jp
checked by:	
date:	08.04.16
scale:	

A-3.3





1 - EXISTING N-S SECTION
Scale: 1/4" = 1'-0"



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San Francisco, CA 94109

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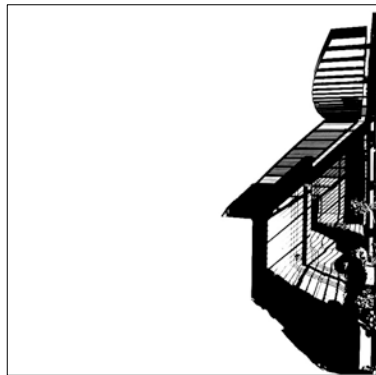
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
9.13.16	NOPDR#4	

Building Sections

project:	11.02
drawn by:	jp
checked by:	
date:	08.04.16
scale:	

A-3.5



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San Francisco, CA 94109

415.537.1125 :v
www.elevationarchitects.com :w



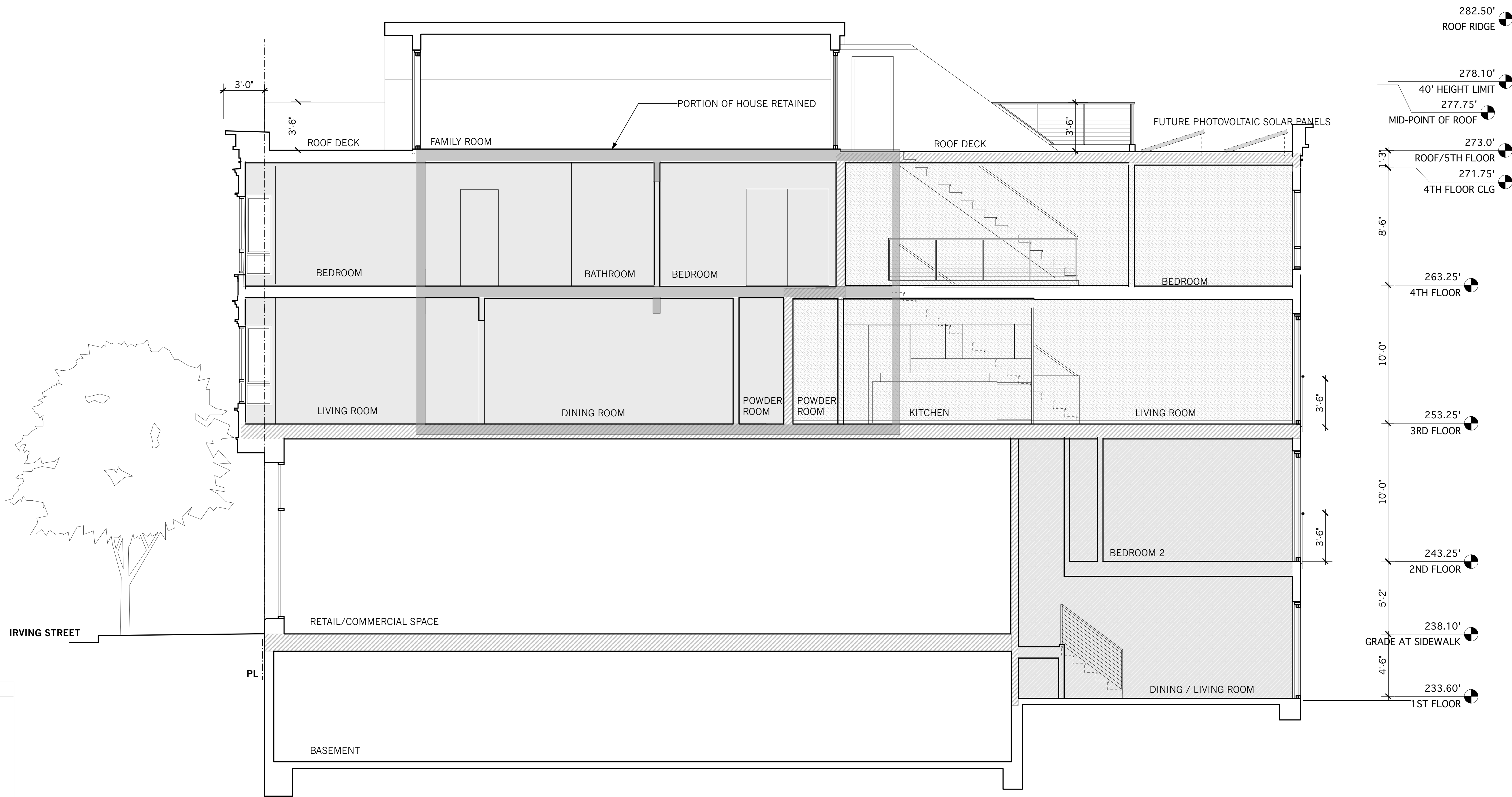
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
	9.13.16	NOPDR#4

Building Sections

project:	11.02
drawn by:	jp
checked by:	
date:	08.04.16
scale:	

A-3.6



1 PROPOSED N-S SECTION
Scale: 1/4" = 1'-0"

From: [Al Minvielle](#)
To: [May, Christopher \(CPC\)](#); lawrencekornfield@sfgov.com
Cc: planning@rodnevfong.com; [Richards, Dennis \(CPC\)](#); richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: 1126 Irving
Date: Wednesday, January 04, 2017 10:28:33 AM
Attachments: [SupportFor_Case2016003327DRP.pdf](#)

Please find my support for the Dawson Project at 1126 Irving. I have watched the Dawsons struggle with getting approval for this project for a number of years. They are great neighbors and have demonstrated active involvement in bettering our community. I know they have made good faith efforts to modify their project to meet the concerns of the city and neighbors. These long delays in approval are devastating to the local homeowner/business person that has limited resources to apply to renovation projects. Please provide the necessary guidance for the Dawsons to complete their project. It would be a shame to lose their valued involvement as a small business and neighborhood leaders because they can't survive the cost of the planning and approval process in the City.

Al Minvielle
alminvielle@gmail.com

Al Minvielle
alminvielle@gmail.com

From: [Dennis Minnick](#)
To: planning@rodneymong.com; [Richards, Dennis \(CPC\)](#); richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [May, Christopher \(CPC\)](#); craig@mediasolutions-sf.com
Subject: Case #2016003327DRP
Date: Friday, January 06, 2017 12:05:33 AM
Attachments: [Support For Case2016003327DRP.pdf](#)

RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

NEIGHBORHOOD BENEFIT: Small businesses are the backbone of our community. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. Adding a retail space would promote "healthy, wealthy, and vibrant communities" by encouraging neighborhood residents to shop local. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. As a small business owner in the Inner Sunset, Craig Dawson and his family truly exemplifies this with their proven commitment to their neighborhood. This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located

I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project

Sincerely,

Dennis Minnick _____ January 5, 2017 _____
NAME DATE

From: [Sullivan, Mike](#)
To: planning@rodneymong.com; [Richards, Dennis \(CPC\)](#); richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [May, Christopher \(CPC\)](#); craig@mediasolutions-sf.com
Subject: Case No. 2016-003327DRP - please vote YES on the 1126 Irving Street mixed-use project
Date: Wednesday, January 04, 2017 9:55:58 AM

Dear Commissioners:

I am writing in **support** of the proposed plans to construct a new retail storefront and three residential units at 1126 Irving Street. I am a resident of the Inner Sunset/Parnassus Heights neighborhood, not far from this project. This project will add much-needed housing to San Francisco (near transit and along a commercial corridor), and will help revitalize the Inner Sunset commercial area.

Please vote YES on the 1126 Irving Street mixed-use project.

Sincerely,

Mike Sullivan
59 Woodland Avenue

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For more information about Orrick, please visit <http://www.orrick.com>.

RE: Case No. 2014-000040CUA, 1126 Irving Street Project
Date: January 6, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

I have know the sponsors, Craig Dawson and Lila Lee, for many years and their commitment to the Inner Sunset is exemplary. Craig was past President of the Inner Sunset Merchants Association, a board I served on, on the board of the Inner Sunset Park Neighbors, and is creator of the Sutro Heights Stewards Craig represents what is right in the Inner Sunset.

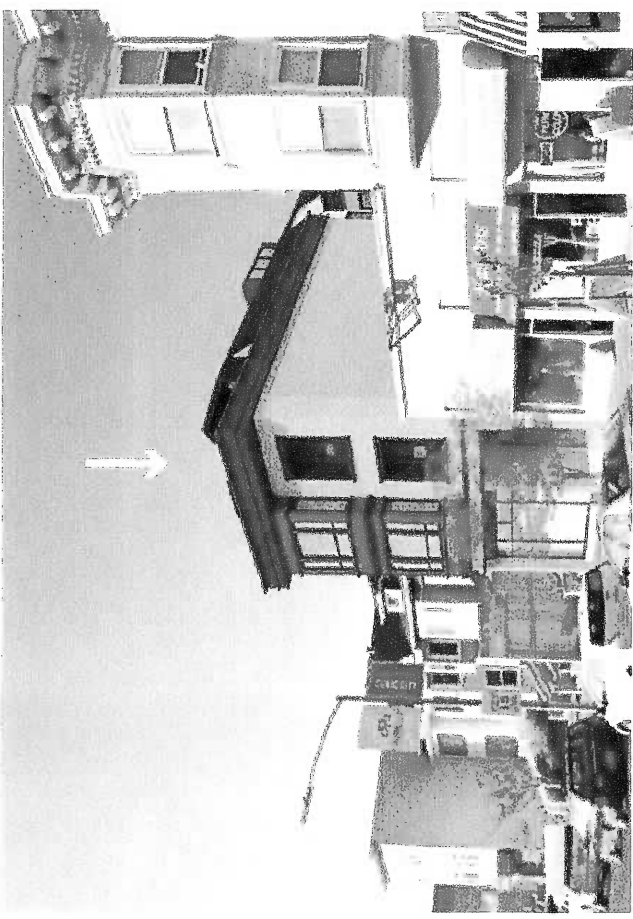
This project will provide additional family housing with retail space below, both needed in our community.

As a home and business owner in the Inner Sunset for 39 years, I wholly support this project.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,
Chris Duderstadt
1327 10th Ave.
SF, CA. 94122

**LETTER OF SUPPORT
FOR
1126 IRVING STREET
MIXED-USE PROJECT**



RE: Case No. 2016-003327DRP

Date: January 3, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

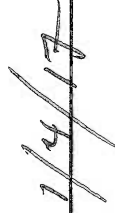
NEIGHBORHOOD BENEFIT: Small businesses are the backbone of our community. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. Adding a retail space would promote "healthy, wealthy, and vibrant communities" by encouraging neighborhood residents to shop local. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. As a small business owner in the Inner Sunset, Craig Dawson and his family truly exemplifies this with their proven commitment to their neighborhood. This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located

**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,


NAME


DATE

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 3, 2017



To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

NAME Kenneth Nicholson

1/5/2017

DATE

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 3, 2017



To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

NEIGHBORHOOD BENEFIT: Small businesses are the backbone of our community. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. Adding a retail space would promote "healthy, wealthy, and vibrant communities" by encouraging neighborhood residents to shop local. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Tim & Agnes Heiman
NAME

January 3, 2017
DATE

From: gerridonat@aol.com
To: craig@mediasolutions-sf.com; mswebsite@mindspring.com
Cc: [May, Christopher \(CPC\)](#); planning@rodneyfong.com; [Richards, Dennis \(CPC\)](#); richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Subject: Fwd: Support Letter for Craig & Lila, Case #2016003327DRP
Date: Thursday, January 05, 2017 11:13:45 PM
Attachments: [SupportFor_Case2016003327DRP.pdf](#)
[smime.p7s](#)

Please find attached my letter in support of Case No., 2016003327DR

Respectfully,

Geraldine Donato
1243 28th Avenue
San Francisco, CA
415 564-7483

From: marmac@aol.com
To: [May, Christopher \(CPC\)](#)
Cc: craig@mediasolutions-sf.com; planning@rodneymong.com; [Richards, Dennis \(CPC\)](#); richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: Letter of Support Case #2016003327DRP 1126 Irving Street
Date: Friday, January 06, 2017 8:53:46 AM

Case No. 2016-003327DRP

January 6, 2017

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

Craig Dawson and Lila Lee are long time residents of this community. They have raised their family here and spent hours and hours of volunteering for the neighborhood. They truly care about the Inner Sunset and would not want any harm done to the community which they have called home for so many years. I believe that their thoughtful plans will improved our neighborhood which like all of SF needs more housing.

Please approve their project.

Respectfully,

Martha Ehrenfeld
1379 6th Ave

LETTER OF SUPPORT FOR 1126 IRVING STREET MIXED-USE PROJECT

RE: Case No. 2016-003327DRP

Date: January 3, 2017



To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

PROJECT DESCRIPTION: The project includes one new family-sized two-bedroom housing unit and adds bedrooms and living space to the existing two units. A new street-level retail space is added below the residential units. The Sunset District continues to represent less than 1% of the development of new housing in our entire City. This project supports the City's policy for increased housing along commercial corridors while preserving the neighborhood character. The close proximity to transit makes this location particularly suitable for this project.

NEIGHBORHOOD BENEFIT: Small businesses are the backbone of our community. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. Adding a retail space would promote "healthy, wealthy, and vibrant communities" by encouraging neighborhood residents to shop local. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. As a small business owner in the Inner Sunset, Craig Dawson and his family truly exemplifies this with their proven commitment to their neighborhood. This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located

**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

From: [Nicholas Loukianoff](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Lee, Mayor \(MYR\)](#); Supervisordistrict5@sfgov.org
Subject: Plan No. 2016.03.07.1309
Date: Tuesday, November 22, 2016 3:21:54 PM

Mr May and the Planning Commission,

I am writing on behalf of my mother-in-law who is the owner of the property at 1271-12 Ave, just around the corner from the subject site. The proposed project increase the number of residential units from 2 to 3, and decreases the parking from 1 to 0. We have been told that parking requirement is mitigated by the bicycle ordinance and provision on one on street parking space. Parking in San Francisco is the number one residential and business concern. To say to seniors that they can get around by riding their bicycles instead of driving their cars is an affront and a display of bureaucratic arrogance. We, who don't live in the City, have to drive for 20-30 minutes looking for a parking spot when we visit our elderly relatives. The City must, as a minimum, require one parking space for every residential unit, plus visitor parking on the street or City constructed parking structures in areas of high density residential and commercial zones. We urge you to deny this application until the project is modified to provide 1 to 1 parking.

Nicholas A. Loukianoff

From: [Lesley Fisher](#)
To: [May, Christopher \(CPC\)](#)
Subject: Plan No: 2016.03.07.1309
Date: Saturday, November 26, 2016 9:35:33 AM

Dear Mr. May,

I object to the plan to build a 5-story building on Irving Street. I live at 1263 12th Avenue, and the large building plan would cast shadow across my yard for much of the day. My children and I enjoy our backyard and grow vegetables back there. The shadow cast would destroy our garden and our enjoyment of a sunny back yard.

The proposed building is above the 40-foot height limit for the neighborhood.

Please do not approve this building plan.

Thank you,

Sincerely,
Lesley Fisher, owner
1263 12th Avenue

From: [Allan Chalmers](#)
To: [May, Christopher \(CPC\)](#)
Subject: Plan No: 2016.03.07.1309
Date: Tuesday, November 29, 2016 10:53:45 AM

I am an owner and resident of a home on 12th Avenue affected by the subject plan. My wife and I have been here since 1970.

The plan presented by Craig Dawson for his property at 1126 Irving Street is flawed for many reasons:

It is much too large for the area. It will cast shadows over a number of neighbors; it is a misuse of a set of affordable flats - which haven't been rented out by him for many years. The plan will exclude the current garage, creating yet more parking problems for neighbors and shoppers. Everyone living there will be parking on the streets, where now, with the current flats, parking is under the living units.

This is also a well constructed building, 110 years old, which matches the 17 houses on the 1200 block of 12th Avenue that have been kept up by proud owners. The five buildings in the group on Irving Street were built by the same builder in that time, along with another around the corner on Funston. Dawson owns two of them, and we expect, if this plan goes forward, he will create another out of place eyesore at the other site.

Please reject this latest and most egregious plan for this site.

Allan Chalmers
1231 12th Avenue

From: [Peter MacInnis](#)
To: [May, Christopher \(CPC\)](#)
Subject: Plan number 2016.03.07.1309
Date: Sunday, December 11, 2016 5:29:55 PM

I want to strenuously object to the proposed construction on 1126 Irving St. I do not understand the motivation to build a building, the design of which is, so against the character of the neighborhood. It is meant to replace one of a series of four adjacent buildings, the design of which is repeated on the western side of 12th Avenue and give a unified look to the neighborhood. I respect the rights of a property owner, but in my many dealings with the City of San Francisco I have had to adhere to decisions that I would have otherwise chosen. To allow a building which violates the forty foot height is but one questionable action especially, in light of an adjacent building being only one floor high. This design not only denigrates the architectural character of the surrounding neighborhood, but is disrespectful to those neighbors affected by it. It is my understanding that the present structure is listed by the City as a two family, rent controlled premises. If this so then how can this plan go forward? Please, do not allow acceptance of a design, so opposed by the neighboring residents, to proceed contrary to their overwhelming public opinion.

Thank you, Peter MacInnis
1272 12th Ave
San Francisco, CA 94122
macinnispeter@yahoo.com

From: [Lawrence Rosenfeld](#)
To: [planning@rodneymong.com](#); [Richards, Dennis \(CPC\)](#); [richhillissf@yahoo.com](#); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [craig@mediasolutions-sf.com](#); [May, Christopher \(CPC\)](#)
Subject: Please Approve Case # 2016-003327DRP
Date: Thursday, January 05, 2017 2:05:14 PM
Attachments: [Letter of Support Case #2016-003327DRP - Dawson-Lee.pdf](#)

Re: Case No. 2016-003327DRP

To: San Francisco Planning Commission

Dear Commissioners (President) Fong, (Vice-President) Richards, Hillis, Johnson, Koppel, Melgar and Moore:

I am writing in support of the proposed project at 1126 Irving Street which would construct a mixed-use building with a new retail storefront and 3 residential units within the Inner Sunset Neighborhood Commercial District (NCD).

As I understand it, mixed-use is encouraged in districts such as ours via statements in the City's General Plan, Housing Element and Transportation Element as well as the Sunset District Blueprint.

The project will not only provide a new retail space, but will add a new family-appropriate (2-bedroom) living space as well as increasing the size of the two existing residences. Again, increased housing is also in concord with San Francisco policy concerning housing along commercial corridors, while preserving neighborhood character.

I know the owners of the property personally and can attest to their commitment to the neighborhood over the past two decades (at least). This is not a project dreamed up by opportunists who are not rooted in, invested in and committed to the community; quite the opposite. Owners of a small business on the same block as the proposed project, their history includes leadership roles in both the Inner Sunset Merchants Association and Inner Sunset Park Neighbors over the past two decades or more.

I particularly urge you to approve this project in light of the amount of flexibility and commitment to a positive outcome of the project for all stakeholders – The City of San Francisco represented by the Planning and Building Departments, the neighboring residents and businesses, as well as the property owners themselves – shown by Craig and Lila and those assisting them with the design. This abundance of goodwill is exemplified by their patience and cooperation with every detail of input, no matter how small, from an unfortunately disruptive but unavoidable series of members of planning staff as well as those neighbors who voiced detailed concerns about aspects the project.

Please vote YES for the 1126 Irving Street Mixed-use project!

Yours very truly,

Lawrence Rosenfeld

1236 6th Ave #3

San Francisco, CA

Signed Letterhead Copy attached for ease of printing

From: [Bob Siegel](#)
To: [May, Christopher \(CPC\)](#); craig@mediasolutions-sf.com
Subject: RE: Case No. 2016-003327DRP - 1126 Irving
Date: Tuesday, January 03, 2017 5:05:41 PM

I've been following this project for the length of its costly and frustrating odyssey, and I've written several letters and spoken at public hearings to support each step that Craig Dawson and Lila Lee have taken to alter their project to painstakingly address the issues confronting them.

For over a decade I have worked closely with Craig Dawson as he has led the Mt. Sutro Stewards. As a result of this close relationship with Craig I have learned of the amazing amount of work he has done, not just for the Mt. Sutro Stewards, but also for the Inner Sunset community to which he and Lila are totally dedicated.

I am very familiar with the 9th and Irving neighborhood, and what Craig and Lila are proposing to do seems to fit in perfectly with the needs of this vibrant residential and commercial area.

Craig and Lila are not outsiders trying to make a bundle. They are pillars of the community who wish to continue to live in, to work in, and to contribute to the Inner Sunset neighborhood which they cherish.

I urge the Planning Commission to finally give its approval to this extremely worthy and well designed project.

From: [Evette Davis](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Craig Dawson](#)
Subject: RE: Case No. 2016-003327DRP
Date: Tuesday, January 03, 2017 11:25:05 AM

Hello Christopher,

As a nearby neighbor on 12th Avenue @ Irving, I would like to express my support for the project at 1126 Irving Street. We have known the Dawsons since we moved into this neighborhood almost 20 years ago and they are wonderful, thoughtful neighbors. We're aware that Craig and Lila have done their best to be responsive to concerns when possible and hope that the Commission will approve their project so they can get on with their plans without further delay.

Happy New Year and Kind Regards,

Evette & Alexander Davis

1364 12th Avenue

San Francisco, CA 94122

evette.davis@gmail.com

From: [Craig Dawson](#)
To: [May, Christopher \(CPC\)](#)
Cc: [planning@rodneymong.com](#); [Richards, Dennis \(CPC\)](#); [Rich Hillis](#); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: Re: Letter of support for Case #2016003327DRP
Date: Wednesday, January 04, 2017 4:22:59 PM

Letter of support for **Case #2016003327DRP**

On Jan 4, 2017, at 4:12 PM, PGHewitt@aol.com wrote:

To City Planners,

I was fortunate in 1982 that Craig Dawson made videos of my Physics 10 class at CCSF, that are now popular world wide. I introduced him to photographer Lila Lee, which led later to me being best man at their wedding at SF City Hall. They have been ideal SF residents, forming their own business and raising two wonderful and successful daughters. Craig was born in SF, and he and his family are model SF citizens, very much loved and a credit to the city. In expanding his home of many years, I see only good coming out of it. So count me as one of many that support their remodeling effort.

Good Energy,

Paul G Hewitt (retired CCSF physics instructor and author of Conceptual Physics, 12th edition)

From: [Marcie Kever](#)
To: [planning@rodnevfong.com](#); [Richards, Dennis \(CPC\)](#); [richhillissf@yahoo.com](#); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [May, Christopher \(CPC\)](#); [craig@mediasolutions-sf.com](#)
Subject: Support Letter for Craig & Lila, Case #2016003327DRP
Date: Friday, January 06, 2017 11:44:35 AM
Importance: High

To The San Francisco Planning Commission:

I am writing in strong support of the proposed plans to construct a New Retail Storefront and 3 Residential Units at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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I urge the Planning Commission to VOTE YES! for the 1126 Irving Street Mixed-Use Project.
Thank you.

Sincerely,

Marcie Kever
1906 35th Avenue
San Francisco, CA 94116
marcekeever@hotmail.com

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Date: January 3, 2017



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**I urge the Planning Commission to VOTE YES!
for the 1126 Irving Street Mixed-Use Project**

Sincerely,

Norman Degelman 1-4-17

NAME

DATE

From: [Matthew O'Grady](#)
To: [May, Christopher \(CPC\)](#)
Cc: craig@mediasolutions-sf.com
Subject: Support For 1126 Irving
Date: Monday, January 09, 2017 2:58:33 PM
Attachments: [1126 Irving Support O'Grady.pdf](#)

Mr. May –

I'm writing in support of the proposed development at 1126 Irving Street. A support letter is attached. I'm a 30-year resident of San Francisco, in the nearby neighborhood of Cole Valley. This is a reasonable, well thought-out proposal that will enhance the neighborhood. I encourage its prompt approval..

Matt

--

Matthew O'Grady
O'Grady Consulting
1327 Cole Street
San Francisco, CA 94117
(415) 652-9606 Cell
matt@ogradyc consulting.org

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