



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 18, 2018

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* October 2, 2018  
*Case No.:* **2017-009996DRP-02**  
*Project Address:* **434-436 20<sup>th</sup> Ave.**  
*Permit Application:* 2017.0713.1765  
*Zoning:* RM-1 [Residential Mixed, Low Density]  
 40-X Height and Bulk District  
*Block/Lot:* 1525/036  
*Project Sponsor:* John Lau  
 Design Consultants Group  
 3900 Geary Blvd.  
 San Francisco, CA 94118  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project consists of a 4<sup>th</sup>-story vertical addition and a 2-story horizontal rear addition to an existing 3,285 sf. 3-story, two-family house to add an additional dwelling unit.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 120' lot with an existing 3-story, two-unit building built in 1916.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of 20<sup>th</sup> Avenue consists of 3-story stucco clad apartment buildings with ground floor parking.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 26, 2018 – July 26, 2018	07.11. 2018	10.18. 2018	100 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 8, 2018	October 8, 2018	10 days
Mailed Notice	10 days	October 8, 2018	October 8, 2018	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

**ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

**DR REQUESTOR**

There are two DR requestors. The first Maria Feinstein of 436 20<sup>th</sup> Avenue, a tenant in the subject building, and second Lauri Fried-Lee 435 19<sup>th</sup> Avenue, a resident directly behind the subject property.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

DR requestor 1:

- 1. Impacts to existing tenants.**
  - a. The project will require displacement of tenants beyond 21 days as allowed by the rent board and be an economic hardship for existing tenants.
  - b. The improvement costs that are passed through to existing tenants will be an economic hardship;
  - c. The improvements costs that are passed through to will also diminish the City’s affordable housing stock.
  
- 2. Parking**

The demand due to an influx of new tenants will crowd streets and impede MUNI service.

DR requestor 2:

3. **Loss of privacy / light pollution and noise generated from decks.** The project proposes decks facing the rear yard and extending further toward the DR requestors yard and home, along with a common roof deck.

See attached *Discretionary Review Application*, dated July 11, 2018.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

The sponsor has complied with the Residential Design Guidelines (RDGs), and modified the design to remove the upper roof deck in response to the DR requestor’s issues related to light and privacy at the rear yard.

See attached *Response to Discretionary Review*, dated August 14, 2018.

**RESIDENTIAL DESIGN TEAM REVIEW**

1. a/b/c Issues related to existing tenants is regulated by the SF Rent Board, and not under the Planning Department’s purview. The project will create one new dwelling unit within the allowable density of this Zoning District, helping to supply the City’s demand for housing, while at the same time bringing the building up to current Building Code with respect to seismic and other life-safety.
2. Future off-street parking demand from a three-family home is speculative not regulated by the Planning Code.

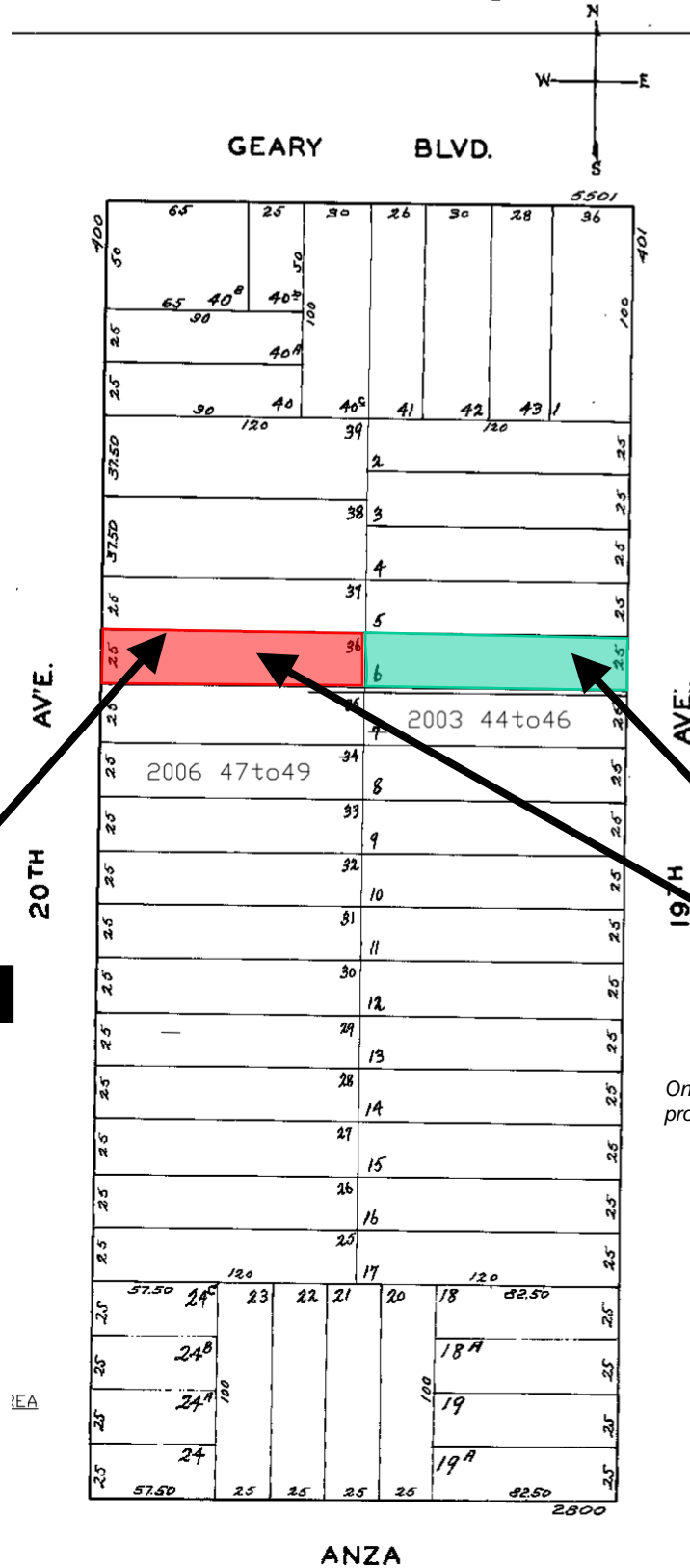
<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application dated June 27, 2018
- Reduced Plans
- 3-D representations

# Exhibits

# Parcel Map



**SUBJECT PROPERTY**

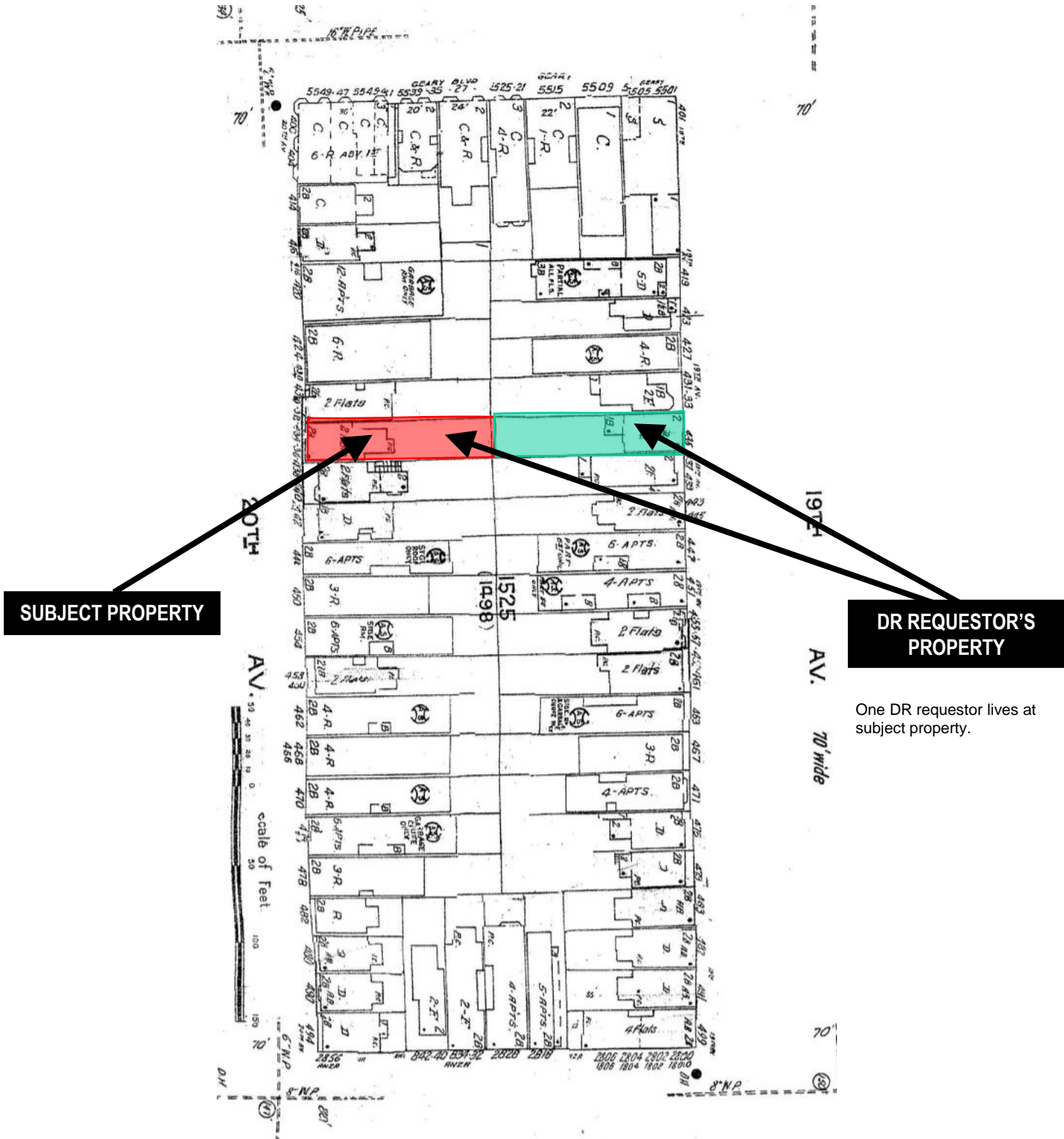
**DR REQUESTOR'S PROPERTY**

One DR requestor lives at subject property.



Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue

# Sanborn Map\*



One DR requestor lives at 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 2017-009996DRP-02  
 434-436 20th Avenue

# Zoning Map



Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

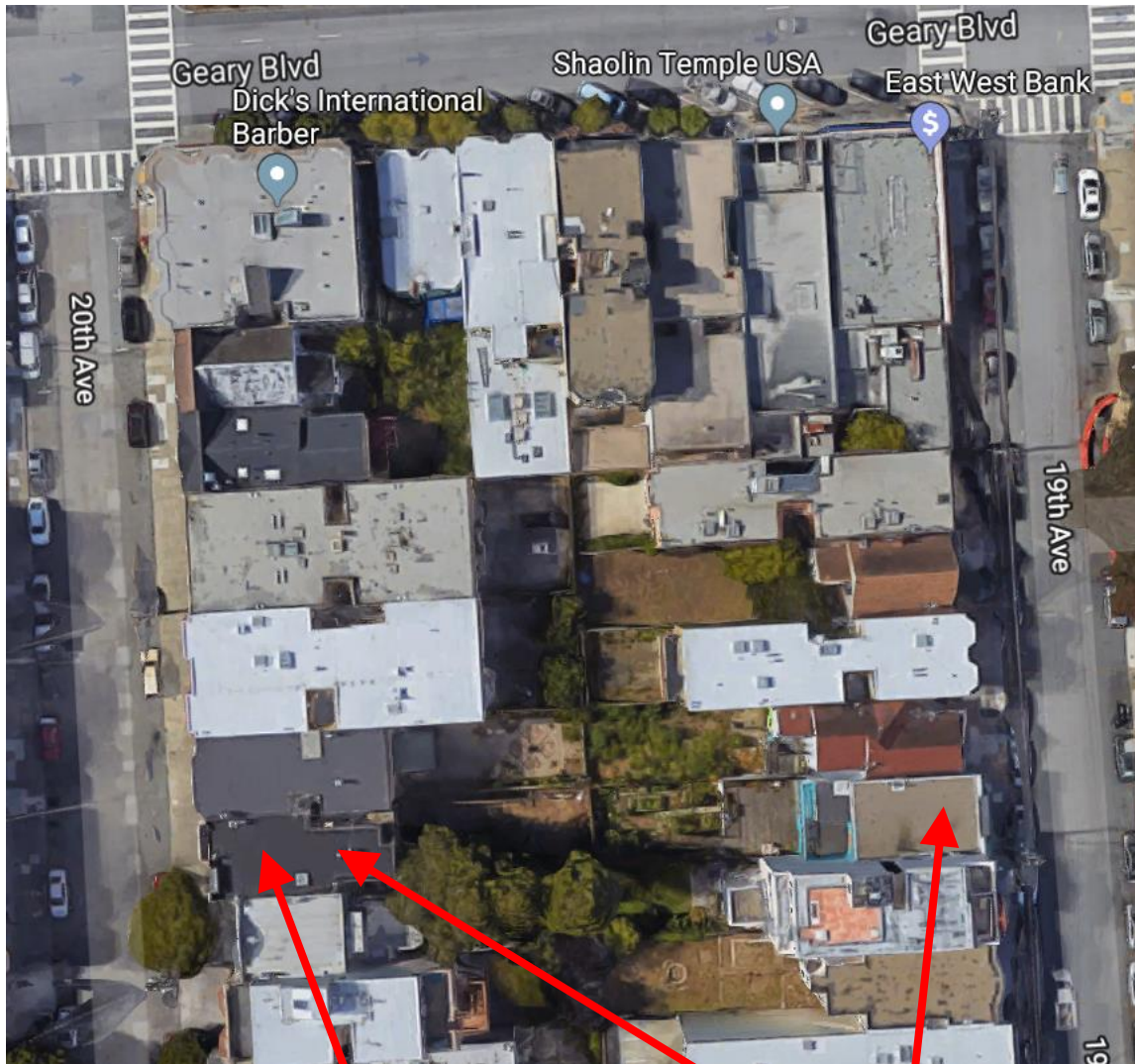
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue



# Aerial Photo



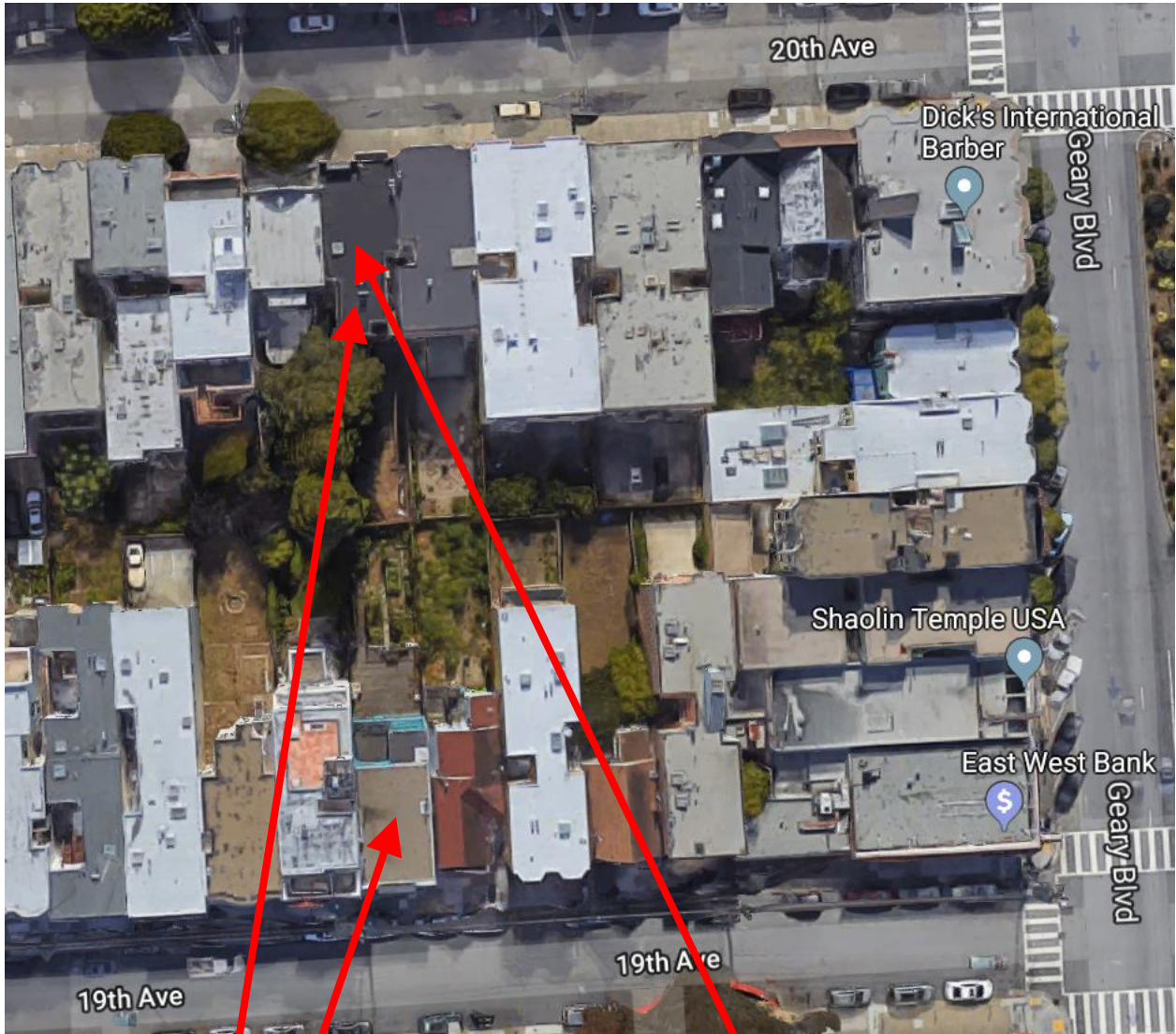
**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue

# Aerial Photo



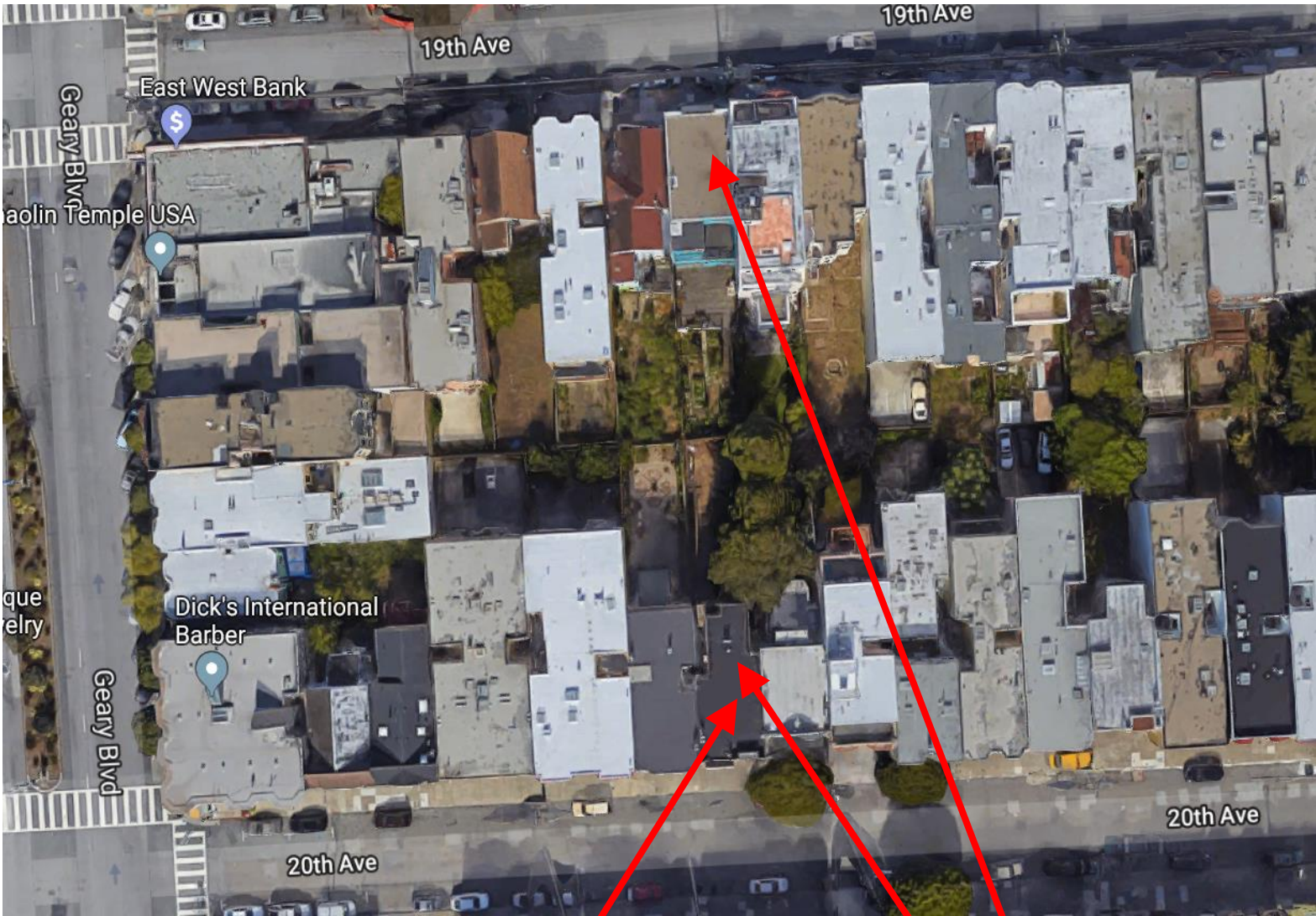
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2017-009996DRP-02  
434-436 20th Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **July 13, 2017**, the Applicant named below filed Building Permit Application No. **2017.07.13.1765** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>434-436 20<sup>th</sup> Avenue</b>	Applicant:	<b>John Lam, Design Consultants Group</b>
Cross Street(s):	<b>Geary Boulevard and Anza Street</b>	Address:	<b>3900 Geary Blvd, #201</b>
Block/Lot No.:	<b>1525/036</b>	City, State:	<b>San Francisco, CA 94118</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>(415) 831-7180</b>
Record No.:	<b>2017-009996PRJ</b>	Email:	<b>Designconsultants18881@gmail.com</b>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	2 feet	No Change
Side Setbacks	None	0-5 feet
Building Depth	57 feet	75 feet
Rear Yard	61 feet	43 feet (1-story), 49 feet (2-story), 61 feet (4-story)
Building Height	28 feet	39 feet
Number of Stories	3	4
Number of Dwelling Units	2	3
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
<p>The project proposes a 4<sup>th</sup> floor vertical addition, as well as 1-, 2- and 4-story horizontal rear additions, in order to add a new dwelling unit containing two bedrooms and two bathrooms to the existing three-story, two-unit building. Interior modifications are also proposed to add one bedroom and one bathroom to one existing unit and to add one bathroom to the other existing unit. Roof decks above the 3<sup>rd</sup> and 4<sup>th</sup> floor are also proposed. 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: 6/26/2018  
**Expiration Date: 7/26/2018**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
434-436 20TH AVE		1525036
<b>Case No.</b>		<b>Permit No.</b>
2017-009996PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          HORIZONTAL &amp; VERTICAL ADDITION TO 3 STORIES, 2 UNITS RESIDENTIAL BUILDING TO BECOME 4 STORIES, 3 UNITS RESIDENTIAL BUILDING. NEW UNIT CONTAINS 2 BEDROOMS &amp; 2 BATH.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Christopher May</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

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



<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  Vertical addition would not be visible from public right of way
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Alexandra Kirby	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Alexandra Kirby
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/04/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
434-436 20TH AVE		1525/036
Case No.	Previous Building Permit No.	New Building Permit No.
2017-009996PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# DISCRETIONARY REVIEW APPLICATION

## Property Owner's Information

Name: John Lam, Design Consultants Group

Address: 3900 Geary Blvd #201  
San Francisco, CA 94118

Email Address: Designconsultants18881@gmail.com

Telephone: (415)831-7180

## Applicant Information (if applicable) (DR Requester)

Name: Lauri Fried-Lee Same as above

Company/Organization: N/A

Address: 435 - 19<sup>th</sup> Avenue  
San Francisco, CA 94121

Email Address: friedlee@pacbell.net

Telephone: (415)254-1962

**Please Select Billing Contact:**  Owner  Applicant  Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Please Select Primary Project Contact:**  Owner  Applicant  Billing

## Property Information

Project Address: 434-436 20th Avenue Block/Lot(s): 1525/036

Plan Area: \_\_\_\_\_

## Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

From the Notice of Building Permit Application: The project proposes a 4th floor vertical addition, as well as 1-, 2- and 4-story horizontal rear additions, in order to add a new dwelling unit containing two bedrooms and two bathrooms to the existing three-story, two-unit building. Interior modifications are also proposed to add one bedroom and one bathroom to one existing unit and to add one bathroom to the other existing unit. Roof decks above the 3rd and 4th floor are also proposed.

**Project Details:**

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- Change of Use     New Construction     Demolition     Facade Alterations     ROW Improvements  
 Additions     Legislative/Zoning Changes     Lot Line Adjustment-Subdivision     Other \_\_\_\_\_

**Estimated Construction Cost:** \_\_\_\_\_

- Residential:**     Special Needs     Senior Housing     100% Affordable     Student Housing     Dwelling Unit Legalization  
 Inclusionary Housing Required     State Density Bonus     Accessory Dwelling Unit

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment  
 Financial Service     Massage Establishment     Other: \_\_\_\_\_

**Related Building Permits Applications**

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Building Permit Applications No(s): 2017.07.13.1765

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## ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		✓
Did you discuss the project with the Planning Department permit review planner?		✓
Did you participate in outside mediation on this case? (including Community Boards)		✓

## 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 attach a summary of the result, including any changes that were made to the proposed project.

Please note I decided rather late to submit a DR, and therefore have not had time to contact everyone. I did, however, send an email to David Winslow, whose name was on the other DR request for this property that I have seen.

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

Please see attachment.

- 
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 unreasonably affected, please state who would be affected, and how.

Please see attachment.

- 
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?

I would like to see the removal of the communal roof deck and the stair penthouse, and a reduction in the size of the other two decks so they are tucked in.

# 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) Other information or applications may be required.

Lauri Fried-Lee  
Signature

Lauri Fried-Lee  
Name (Printed)

Neighbor  
Relationship to Project  
(i.e. Owner, Architect, etc.)

415 254-1962  
Phone

friedlee@pacbell.net  
Email

# APPLICANT'S SITE VISIT CONSENT FORM *(for property at 435 16th Avenue)*

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Lauri Fried-Lee  
Signature

Lauri Fried-Lee  
Name (Printed)

July 23, 2018  
Date

For Department Use Only

Application received by Planning Department:

By: [Signature]

**RECEIVED**

JUL 24 2018

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT

Date: 7/24/18

DR Application for 434-436 20th Avenue, Block/Lot 1525/036 attachment

Response to Questions 1 and 2 of Discretionary Review Request

I'm concerned about the large extension that is being contemplated: an increase of 11 feet to the height of the building, and an increase of 18 feet in building depth, resulting in a decrease of the rear yard from 61 feet to 43 feet for the first story, and 49 feet for the second story. Judging from the plans that were sent to me, there are plans for a roof deck on the second floor, a roof deck on the third floor, and a roof deck on the fourth floor.

Every unit has access to a deck and backyard. The roof deck is common open space for all the occupants, and therefore seems unnecessary to meet the open space requirements. The communal roof deck is also towards the rear of the structure, closer to my house than to 20th Avenue.

I am particularly concerned with possible loss of privacy, loss of peacefulness due to noise from the decks, a high potential for smoke from barbecues, and the certainty of light pollution at night generated from large windows and the decks. The addition of a stair penthouse makes the building go up even higher.



Application for Discretionary Review

CASE NUMBER: 2017-009996 DRP  
 PERMIT CITY

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME MARIA FEINSTEIN		
DR APPLICANT'S ADDRESS: 436 20TH AVENUE, SAN FRANCISCO CA	ZIP CODE 94121	TELEPHONE (415) 902-6416
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME DELLA WONG		
ADDRESS: 578 18TH AVENUE, SAN FRANCISCO CA	ZIP CODE 94121	TELEPHONE (415) 668-6658
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> JOHN LAM, DESIGN CONSULTANTS GROUP		
ADDRESS: 3900 GEARY BLVD. #201 SAN FRANCISCO CA 94121	ZIP CODE 94118	TELEPHONE (415) 831-7180
E-MAIL ADDRESS: Designconsultants18881@gmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 434-436 20TH AVENUE		ZIP CODE 94121
CROSS STREETS: GEARY BOULEVARD AND ANZA STREET		
ASSESSOR'S BLOCK/LOT: 1525 / 036	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: RM-1/40X		HEIGHT/BULK DISTRICT:

## 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

Present or Previous Use:  
 OTHER: REAR AND VERTICAL ADDITION

Proposed Use:  
 2017.07.13.1765

Building Permit Application No. Date Filed: 7/13/2017

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

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

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

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

I called Della Wong, who is our landlord and owner of the property, on July 5, 2018 at 2:24PM at 415-680-0858 to discuss the notice to building permit application. I got the voice mailbox so I sent her an email at 2:50PM asking her about the notice. She responded that she is doing the major work to move in with her family.

I also tried contacting the project planner via phone and email, but he is out of the office and the person I talked to at planning was not able to answer questions about the project.

## 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.

Please refer to the separate attachment related to the Planning code section 101 on page 13 of this document.

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:

Please refer to the separate attachment related to the Planning Code Section 303(c) on page 13 and 14 of this document.

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?

Instead of building the projected big storage unit with windows on what is now the backyard, I propose such area to be used to build the new apartment so tenants are not affected nor displaced. Also I propose that renovations to improve the apartments result to be affordable rental places. Also, revised planning for parking to accommodate such addition.

# 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: \_\_\_\_\_

*Flake*

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

7/10/2018

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

Maria Feinstein (owner of this DR application)

Owner / Authorized Agent (circle one)

**RECEIVED**

JUL 11 2018

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

Application for Discretionary Review

CASE NUMBER  
For Staff Use Only

# Discretionary Review Application Submittal Checklist

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

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

**NOTES:**

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

For Department Use Only  
Application received by Planning Department

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

**RECEIVED**

JUL 11 2018

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT

(11)

11

**Attachment related to the Planning Code Section 101**

Pursuant to Priority General plan policies for findings / Planning code section 101 as follows:

Related to #2 - "...The existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods..."

The approval of this type of project would contribute to the disappearance of the almost extinct cultural and economic diversity in our San Francisco. As a City we have witnessed the exodus forced into tenants, like us, that may not afford to relocate while renovations/constructions take place and may lead to eventually leave the City for good. The plans for 434-436 20th Avenue project shows a complete renovation of the building meaning the current tenants will be displaced for well beyond the 21 days covered by the rent board and could even be many months more which is a hardship. The project being so big and with costly improvements to transform it in a fancier place, may make it impossible for the current tenants to afford to come back. The population of this building currently includes a mix of different cultural ethnicities, languages, with low and medium income means.

Related to #3 - "...That the city's supply of affordable housing be preserve and enhanced ..."

The approval of this large project would shorten the supply of affordable housing and rentals will become much more expensive and unaffordable for low and medium income. The latest practice of landlords seems to be "working around" the law by enhancing their properties with large and long projects beyond what is necessary, allowing them to displace the existing tenants. Once the tenants are out, the improvements the owners make to the property will make it almost impossible for them (tenants) to be able to come back and afford the raises in rent (related to the capital expenses pass-through). This landors' practice plainly defeats the purpose of the Rent Control principle. The plans for 434-436 20th Avenue shows to be large and very costly and probably will take long time leaving families outside the scope of the housing affordability.

The owner of the property also mentioned she may move in with her family and that's why she's doing this major renovation. Since this is also another way landlords try to displace tenants for good, I am asking the commission to require a written statement signed by the owner that she's indeed going to live in the units.

Related to #4 - "...That commuter traffic not impede Muni Transit service or overboard than our streets on neighborhood parking..."

More apartments will mean more parking space needed in the already overcrowded neighborhood. The 434-436 20th Avenue project currently has two parking spaces for the two units. The plans for the new project shows only two parking spaces for the two existing flats plus the projected fourth floor to be built. Moreover, the flats being

renovated show more rooms that would lead to more people if tenants cannot afford to come back. This shows a poor planification of parking space granted all people that could potentially inhabit these flats and that may have to park in the streets.

**Attachment related to the Planning Code Section 303(c).**

**"...Conditional Use Findings**

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

"...2. That's so the use of Fisher as proposed will not be detrimental to the health safety convenience or general welfare of persons residing or working in the vicinity or injury to property improvements or potential development development in the vicinity with respect to aspects including but not limited to the following

- (a) "...The nature of the proposed site including its size and shape and the proposed size shape and arrangement of structures:..."

The big size of the of the proposed project may create displacement for many months or permanently, of families now inhabiting the units creating hardship.

- (b) "...The accessibility and Traffic patterns for persons and vehicles, the type of volume of such traffic, and the adequacy of proposed off-street parking and loading..."

This big project will generate more parking demand as they are adding an entire apartment, and rooms to the existing ones, so more parking will needed for more people. The plan includes the addition of a unit on top and addition of bedrooms to other apartments. This neighborhood lacks of parking space and now will have to accommodate more vehicles to park in the street.

**RESPONSE TO**  
**DISCRETIONARY**  
**REVIEW (DRP)**



**San Francisco**  
**Planning**

SAN FRANCISCO PLANNING DEPARTMENT  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

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**Project Information**

Property Address: 434-436 20th Ave

Zip Code: 94121

Building Permit Application(s): 2017.07.13.1765

Record Number: 2017-009996 DRP

Assigned Planner: David Winslow

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**Project Sponsor**

Name: Della Wong

Phone: (415) 668-6658

Email: wongdella@hotmail.com

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**Required Questions**

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Our proposed project should be approved because it is designed according to the City of San Francisco's current planning codes and all applicable city policies. The DR requester is concerned about privacy and possible blocking of view. The penthouse is a building code requirement of getting access to the roof for fire rescue purpose.

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 alternative suggested by DR requester is not feasible as it would not meet the needs of the project sponsor and her family. The current proposed project has already been scaled back from initial proposal with increased setbacks of the front and rear additions after filing with the City. The reduction in mass of the building created spaces for the decks.

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.

Since the remodeled building will be owner occupied the owner & her family will be good neighbors & do their best not to affect privacy of neighbors



**Project Features**

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	3
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	4	7
Height	28'5"	39'1"
Building Depth	56'11"	75'1"
Rental Value (monthly)	\$3,325	N/A Owner occupied
Property Value	\$1,200,000	N/A not for sale

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

<b>Signature:</b>  <b>Printed Name:</b> John W. Lau	<b>Date:</b> <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent
--	---

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

**GENERAL NOTES**

VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, AND SOIL CONDITIONS INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT THIS PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. ALL CONSTRUCTION WORK SHALL CONFORM TO LOCAL BUILDING CODE.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN EVERY DETAIL, ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO PROVIDE ALL THE MATERIALS AND LABOR NECESSARY FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED AND SHALL NOT AVOID HIMSELF MANIFESTLY OF ANY UNINTENTIONAL ERROR OR OMISSION SHOULD SUCH EXIST. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMP. SHORING TO (E) FRAMING DURING CONSTRUCTION SHOULD ANY ERROR OR INCONSISTENCY APPEARS OR OCCURS IN THE DRAWING, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT/ENGINEER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK, AND IN NO CASE, SHALL PROCEED WITH THE WORK IN UNCERTAINTY.

WORK INCLUDED:  
EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PROVIDE AND PAY ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, AND BUILDING PERMITS INCLUDING ENCROACHMENT AND HAULING PERMITS.

ALTERATIONS:  
IF ALTERATIONS OF DESIGN OR PLAN ARE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER, THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR SUCH ALTERATIONS MADE BY OR AGREED UPON BETWEEN OWNER AND CONTRACTOR.

INFORMATION CONFIDENTIAL  
ALL PLANS, DRAWINGS, SPECIFICATIONS AND/OR INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT/ENGINEER & BE HELD CONFIDENTIAL AND NOT BE USED FOR ANY PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THESE DRAWINGS ARE NOT TO BE COPIED OR DUPLICATED WITHOUT THE ARCHITECT/ENGINEER'S WRITTEN PERMISSION.

**APPLICABLE CODES:**

- CALIFORNIA BUILDING CODE, 2016 EDITION
- CALIFORNIA RESIDENTIAL CODE, 2016 EDITION
- CALIFORNIA MECHANICAL CODE, 2016 EDITION
- CALIFORNIA PLUMBING CODE, 2016 EDITION
- CALIFORNIA ELECTRICAL CODE, 2016 EDITION
- CALIFORNIA ENERGY CODE, 2016 EDITION
- CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

**PROJECT DATA:**

JOB ADDRESS: \_\_\_\_\_ 434-436 20TH AVE.  
SAN FRANCISCO, CA 94121  
BLOCK / LOT: \_\_\_\_\_ 1525 / 036  
ZONING: \_\_\_\_\_ RM-1  
TYPE OF CONSTRUCTION: \_\_\_\_\_ VB- FULLY SPRINKLER  
BUILDING CLASS: \_\_\_\_\_ (E) R-3: 2 UNITS RESIDENTIAL  
(N) R-2: 3 UNITS RESIDENTIAL

**DRAWING INDEX:**

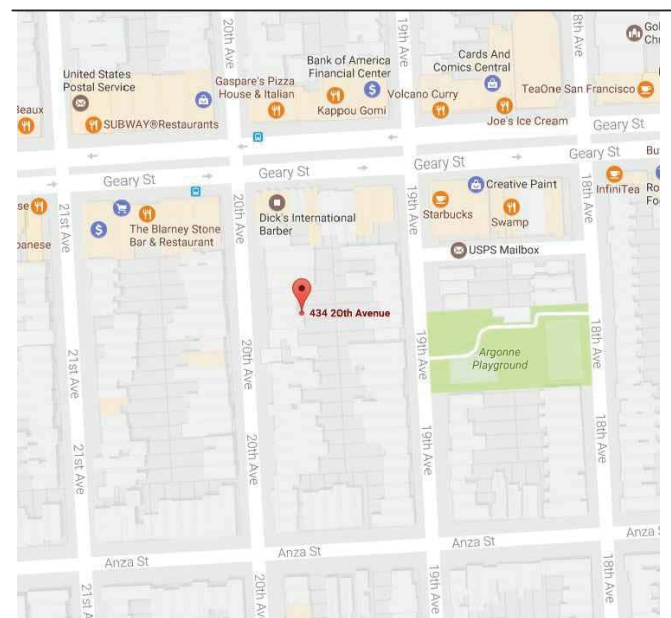
- A-0.0. GENERAL NOTE, VICINITY MAP,
- A-0.1. GREEN BUILDING SITE PERMIT SUBMITTAL
- A-1.0. EXISTING & PROPOSED SITE PLAN.
- A-2.0. EXISTING & PROPOSED 1ST FLOOR PLAN.
- A-2.1. EXISTING & PROPOSED 2ND FLOOR PLAN.
- A-2.2. EXISTING & PROPOSED 3RD FLOOR PLAN.
- A-2.3. PROPOSED 4TH & ROOF FLOOR PLAN
- A-3.0. EXISTING & PROPOSED FRONT (WEST) ELEVATIONS.
- A-3.1. EXISTING & PROPOSED RIGHT (SOUTH) ELEVATIONS.
- A-3.2. EXISTING & PROPOSED LEFT (NORTH) ELEVATIONS.
- A-3.3. EXISTING & PROPOSED REAR (EAST) ELEVATIONS.
- A-3.4. EXISTING & PROPOSED SECTIONS
- A-3.5. STREET VIEW DIAGRAM
- A-4.0. ARCHITECTURAL DETAILS

**SCOPE OF WORK:**

HORIZONTAL & VERTICAL ADDITION TO A 3 STORIES, 2 UNITS RESIDENTIAL BUILDING TO BECOME 4 STORIES, 3 UNITS RESIDENTIAL BUILDING.

FLOOR AREA CALCULATION (GROSS):			
FLOOR	EXISTING	PROPOSED	TOTAL
<b>1ST FL:</b>			
COMMON AREA	801 SF	+860 SF	1661SF
UNIT# 434	40 SF	-40SF	0 SF
UNIT# 436	61 SF	-61 SF	0 SF
<b>2ND FL:</b>			
COMMON AREA	0 SF	+270 SF	270 SF
UNIT# 434	1171 SF	+113 SF	1284 SF
<b>3RD FL:</b>			
COMMON AREA	0 SF	+270 SF	270 SF
UNIT# 436	1212 SF	-140 SF	1072 SF
<b>4TH FL:</b>			
COMMON AREA	0 SF	+187 SF	187 SF
UNIT# 436A	0 SF	+871 SF	871 SF
<b>TOTAL LIVING</b>			
	2,383 SF	+844 SF	3,227SF
<b>TOTAL COMMON</b>			
	902 SF	+1,486 SF	2,388SF
<b>TOTAL:</b>			
	3,285 SF	+2,330 SF	5,615SF

BEDROOM AND BATHROOM COUNT:			
UNIT #	BEDROOM	BATHROOM	KITCHEN
UNIT# 434	3	2	1
UNIT# 436	2	2	1
(N) UNIT# 436A	2	2	1
<b>TOTAL</b>			
	7	6	3



1 VICINITY MAP

**LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	DEMOLITION
[Symbol]	REMAIN WALL
[Symbol]	NEW WALL
[Symbol]	LEVEL CHANGE
[Symbol]	SECTION NO.
[Symbol]	SHEET NO.
[Symbol]	DETAIL
[Symbol]	REVISION
[Symbol]	AREA OF WORK

**NOTE 1:**  
BUILT-UP ROOFING (TYPICAL)

- MODIFIED BITUMEN W/GRANULE APP 180 BY FIRESTONE COMPANY OR EQUIVALENT OVER FIBERGLASS BASE OVER 3/4" CDX PLYWOOD SHEATING.
- INSTALL R-30 INSULATION WITH VAPOR BARRIER BETWEEN ROOF JOISTS.
- SLOPE ROOF 1/4" PER FOOT TO DRAIN (DRAINING TO SEWER LINE).
- ALL ROOF PENETRATIONS, SUCH AS ROOF DRAINS, SKYLINE, CHIMNEYS, EXHAUST FANS, VENT STACKS, ETC., SHALL BE PROPERLY FLASHED TO ASSURE WATER TIGHTNESS.
- PROVIDE ROOF OVERFLOW DRAINAGE AS PER SECT. 3207C OF UBC. ROOFING MATERIAL TO BE CLASS "B" FIRE RATED ROOF ASSEMBLY OR BETTER

**NOTE 2:**  
CONCRETE SIDEWALK (TYPICAL)

- SLOPE FINISH SURFACE BETWEEN 1.67% AND 2% FROM TOP OF CURB TO PROPERTY LINE. PROVIDE DUMMY JOINTS OR SCORED LINES AS SHOWN. (MUST COMPLY WITH CITY REQUIREMENTS) HEIGHT OF CURB MEASURED FROM GUTTER TO TOP OF CURB SHALL BE 6"

**NOTE 3:**

- STREET TREE:
  - MINIMUM 2 INCH CALIPER, MEASURED AT BREAST HEIGHT
  - BRANCH A MINIMUM OF 80 INCHES ABOVE SIDEWALK GRADE
  - BE PLANTED IN A SIDEWALK OPENING AT LEAST 16 SQUARE FEET
  - HAVE A MINIMUM SOIL DEPTH OF 3 FEET 6 INCHES
- INCLUDE A BASIN EDGED WITH DECORATIVE TREATMENT, SUCH AS PAVERS OR COBBLES (EDGING WILL NOT COUNT AGAINST THE MINIMUM OF 16 SQUARE FOOT OPENING IF THE EDGING MATERIAL IS PERMEABLE. A PERMEABLE MATERIAL IS ONE THAT ALLOWS STORMWATER TO INFILTRATE THE UNDERLYING SOILS. PERMEABLE SURFACES SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATIVE PLANTING BEDS, POROUS ASPHALT, POROUS CONCRETE, SINGLE-SIZED AGGREGATE, OPEN-JOINTED BLOCKS, STONE, PAVERS OR BRICK THAT ARE LOOSE-SET AND WITHOUT MORTAR. PERMEABLE SURFACES ARE REQUIRED TO BE CONTAINED SO NEITHER SEDIMENT NOR THE PERMEABLE SURFACE DISCHARGES OFF THE SITE.



1 EXISTING BUILDING (OBLIQUE ANGLE VIEW FORM NORTH)



2 PROPOSED BUILDING (OBLIQUE ANGLE VIEW FORM NORTH)



3 EXISTING BUILDING (CLOSE UP VIEW FORM NORTH)



4 PROPOSED BUILDING (CLOSE UP VIEW FORM NORTH)



5 EXISTING BUILDING (OBLIQUE ANGLE VIEW FORM SOUTH)



6 PROPOSED BUILDING (OBLIQUE ANGLE VIEW FORM SOUTH)

REVISIONS	BY
△ NOPDR#1 02/06/18	JH
△ PLANNING 02/06/18	JH
△ NOPDR#3 06/05/18	JH

**DESIGN CONSULTANTS GROUP**

3800 Geary Blvd, Suite 201  
San Francisco, CA 94118  
Phone: (415) 831-7180  
Fax: (415) 831-7181

REGISTERED PROFESSIONAL ENGINEER  
No. 18881  
Exp. 6/30/2019  
STATE OF CALIFORNIA

GENERAL NOTE, VICINITY MAP

3 UNITS RESIDENTIAL  
434-436 20TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	
<b>A-0.0</b>	
OF	SHEETS

# Green Building: Site Permit Submittal

## BASIC INFORMATION:

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

Project Name 3 UNITS RESIDENTIAL	Block/Lot 1525 / 036	Address 434-436 20TH AVE
Gross Project Area 5,615 SF	Primary Occupancy R-2, 3 UNITS RESIDENTIAL	Number of occupied floors 4
Design Professional/Applicant: Sign & Date		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment GS2, GS3, GS4, or GS5 w be due with the applicable addendum. To use the form:

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

## AND

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

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

## ALL PROJECTS, AS APPLICABLE

<b>Construction activity stormwater pollution prevention and site runoff controls:</b> Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	●
<b>NonPotable Water:</b> New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 sq ft must use available alternate water sources for toilet and urinal flushing and irrigation (SF Health Code 12C).	●
<b>Water Efficient Irrigation:</b> Projects with ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management –</b> Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## GREENPOINT RATED PROJECTS

<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Better Roofs:</b> Buildings of 10 occupied floors or less must install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready per Title 24 Part 6 (2016). With Planning Department Approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●
<b>Energy Efficiency:</b> Meet one GreenPoint Rated v7 energy compliance path. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with San Francisco Better Roofs (above) may meet the All Electric path.	●
<b>Meet all California Green Building Standards Code requirements</b> CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.	●

## LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
<b>Overall Requirements:</b>						X
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				60		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEEDv4 MRC1, 2 points	●	●	●	●	Meet C&D ordinance	●
<b>Energy Design</b> Comply with California Title-24 Part 6 (2016) and meet LEED minimum energy performance (LEEDv4 EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Better Roofs: Buildings of 10 occupied floors or less must:</b> Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	●	●	n/r	n/r	n/r
<b>Renewable Energy or Enhanced Energy Efficiency Buildings of 11 or more occupied floors must:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEEDv4 EAc5, 1 point), OR Demonstrate at least 10% energy use reduction compared to Title 24 Part 6 (2016), OR Purchase Green-E certified renewable energy credits for 50% of total electricity use (LEEDv4 EAc7).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning</b> LEEDv4 EAc1	●	Meet LEED prerequisite				
<b>Water Use - 30% Reduction</b> LEEDv4 WEc2, 2 points	●	Meet LEED prerequisite				
<b>Enhanced Refrigerant Management</b> CalGreen 5.508.1.2, may contribute to LEEDv4 EA c6	CalGreen 5.508.1.2	n/r	n/r	CalGreen 5.508.1.2	CalGreen 5.508.1.2	
<b>Indoor Air Quality Management Plan</b> LEEDv4 IEQc3	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEEDv4 IEQc2, 3 points	●	●	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEEDv4 LTc6.	●	See San Francisco Planning Code Section 155			See San Francisco Planning Code Section 155	
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●					
<b>Wiring for Electric Vehicle Charging:</b> Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.	6% of spaces CalGreen 5.106.5.3	3% of spaces CalGreen 4.106.4	3% of spaces CalGreen 4.106.4	6% of spaces CalGreen 5.106.5.3	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	Addition only	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in occupied spaces of mechanically ventilated buildings. LEEDv4 IEQc3	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air quality hot-spots. SF Health Code Article 38 and SF Building Code 1203.5.	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	Envelope alteration & addition only	n/r

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7.	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000
<b>Energy:</b> Comply with California Energy Code (Title 24 Part 6 2016)	●	●
<b>Better Roofs: Buildings of 10 occupied floors or less must:</b> Install photovoltaics or solar hot water systems in the 15% of roof area designated as Solar Ready Area per Title 24 Part 6 (2016). With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for all or a portion of solar energy systems. (See Planning Code Sec 149)	●	
<b>Bicycle parking:</b> Provide short- and long-term bicycle parking for 5% of motorized parking capacity, or San Francisco Planning Code Sec 155, whichever is greater.	●	●
<b>Wiring for Electric Vehicle Charging:</b> Prepare electrical systems for future installation of EV chargers at 6% of parking spaces. See CalGreen 5.106.5.3	●	
<b>Fuel efficient vehicle and carpool parking:</b> Designate and mark 8% of parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
<b>Indoor Water Conservation:</b> All water leaks must be repaired, and all plumbing fixtures not compliant with SFBC 13A must meet current California Plumbing Code.	●	●
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	(envelope alteration & addition only)
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.	●	●

## Notes

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

REVISIONS	BY
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△ PLANNING 02/06/18	JH
△ NOPDR#3 06/05/18	JH

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**REGISTERED PROFESSIONAL ENGINEER**  
 No. 18881  
 Exp. 6/30/2019  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

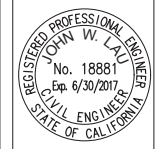
**GREEN BUILDING SITE PERMIT SUBMITTAL**

3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94112  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	
	A-0.1
OF	SHEETS

REVISIONS	BY
△ NOPDR#1 02/06/18	JH
△ PLANNING 02/06/18	JH
△ NOPDR#3 06/05/18	JH

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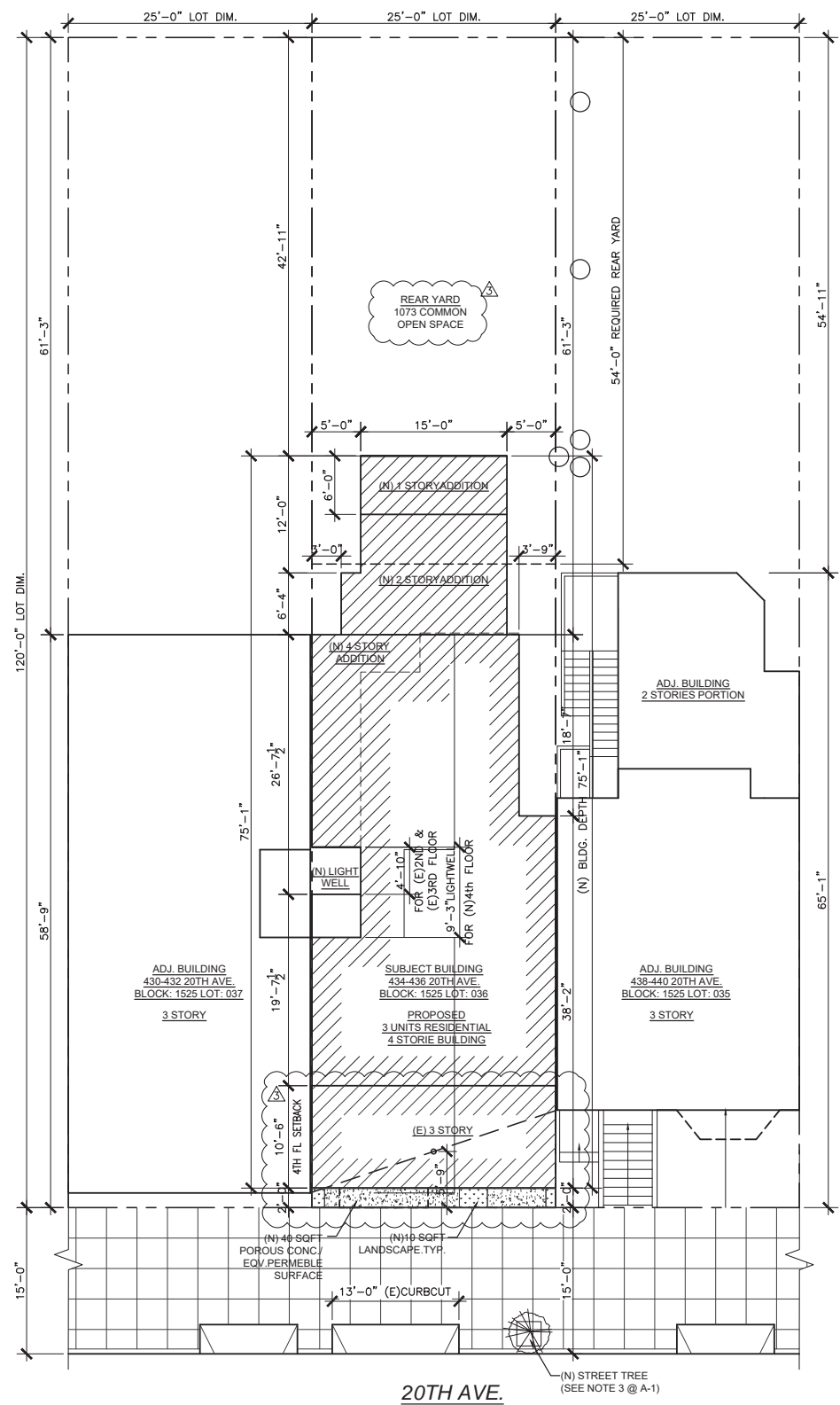


**EXISTING & PROPOSED SITE PLANS**

**3 UNITS RESIDENTIAL**  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94121  
 BLOCK: 1525 LOT: 036

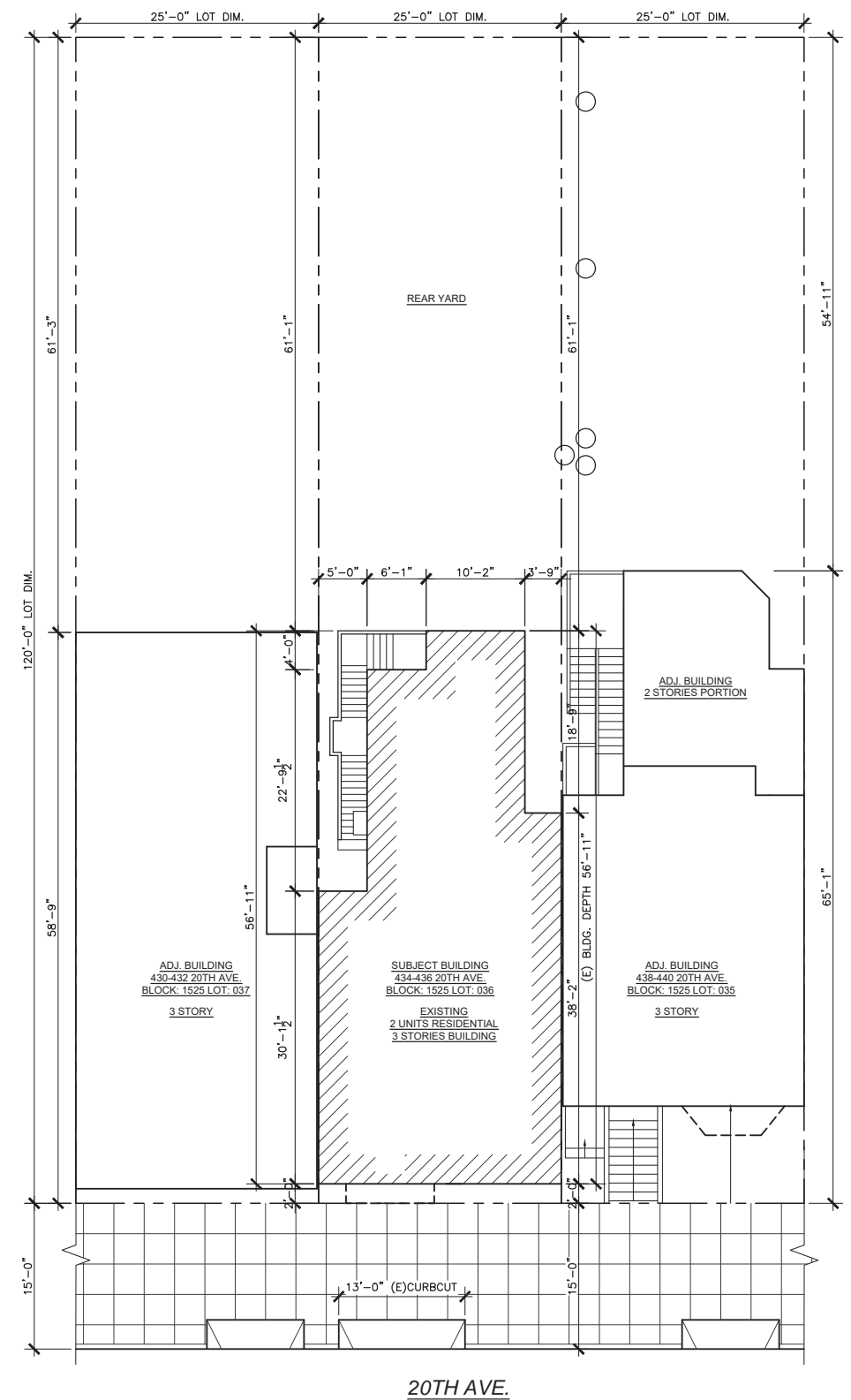
DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

**A-1.0**  
OF SHEETS



(N) AREA OF PERMEABLE SURFACE (40 sqft PROVIDED / MIN 50% OF 50 SOFT FRONT SETBACK AREA)  
 (N) LANDSCAPE SURFACE (10 sqft PROVIDED / MIN 20% OF 50 SOFT FRONT SETBACK AREA)

**2 PROPOSED SITE PLAN**  
 Scale: 1/8" = 1'-0"

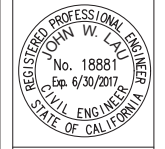


**1 EXISTING SITE PLAN**  
 Scale: 1/8" = 1'-0"



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△ PLANNING 02/06/18	JH
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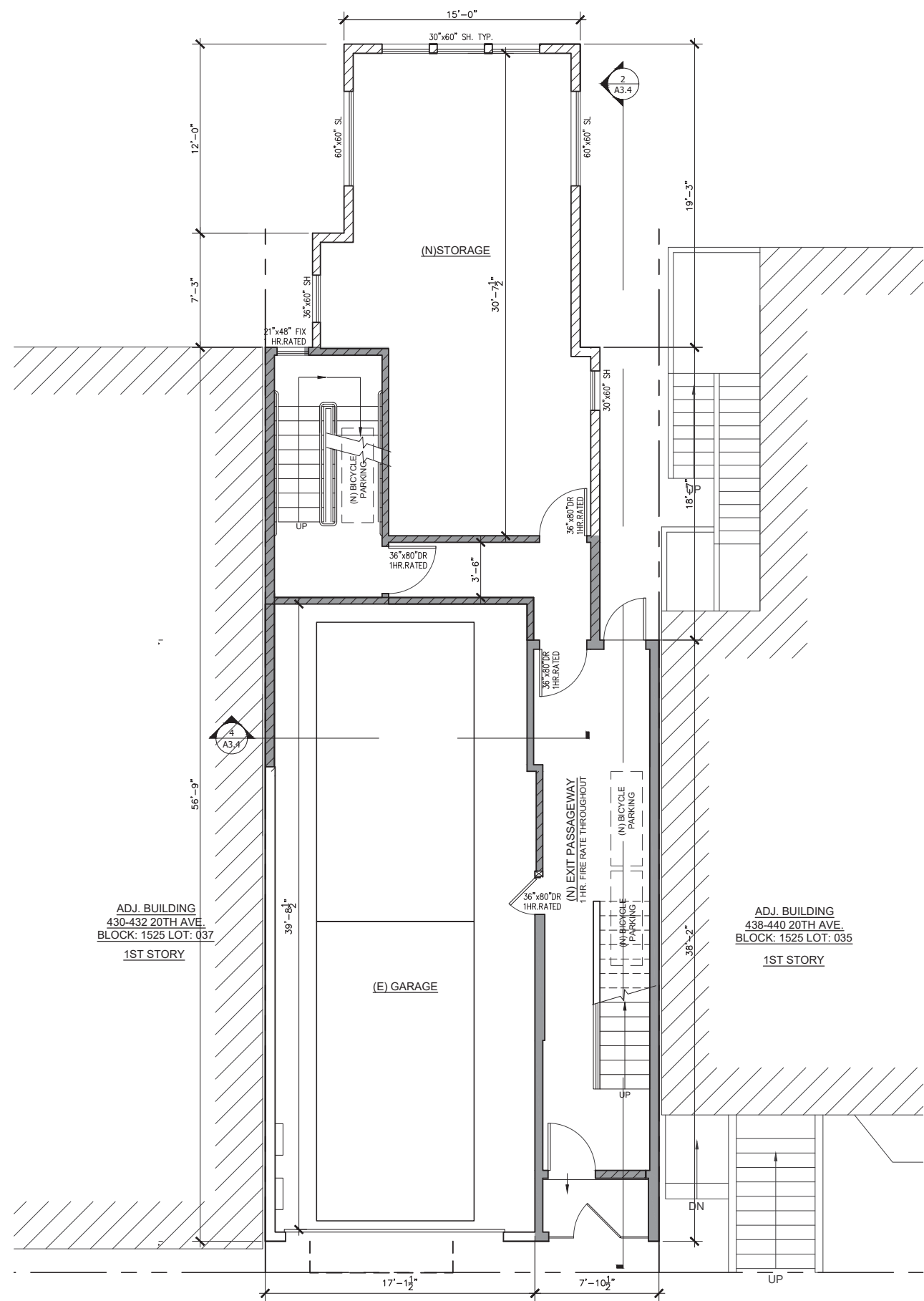
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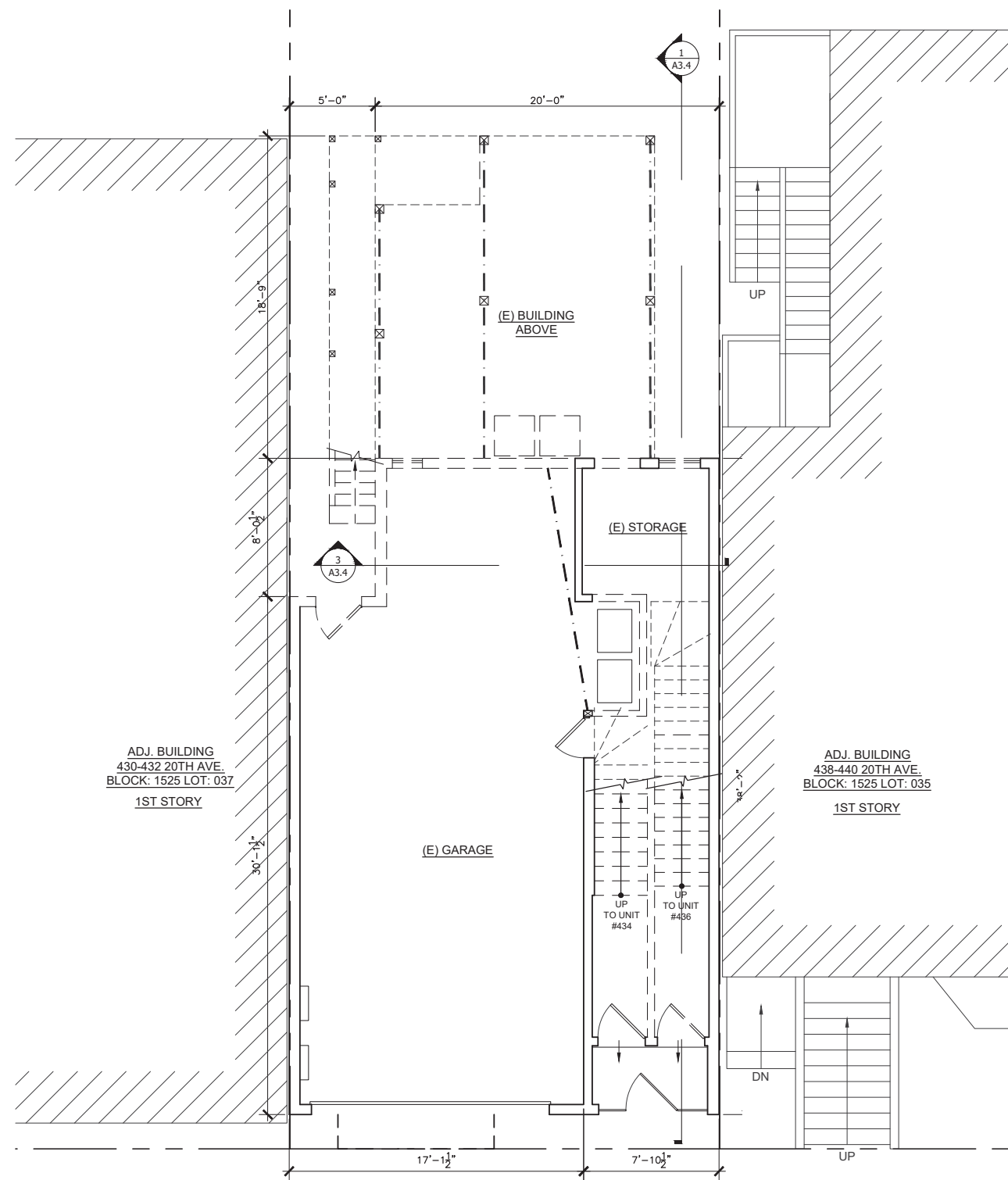
**EXISTING & PROPOSED  
1ST FLOOR PLAN**

3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94121  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	



**2 PROPOSED FIRST FLOOR PLAN**  
 1661 GSF  
 Scale: 1/4" = 1'-0"  
 ■ NEW WALL  
 ■ 1 HR. FIRE RATED WALL  
 □ (E) WALL



**1 EXISTING FIRST FLOOR PLAN**  
 COMMON - 801 GSF  
 UNIT#434 - 40 GSF  
 UNIT# 436 - 61 GSF  
 Scale: 1/4" = 1'-0"

REVISIONS	BY
△ NOPDR#1 02/06/18	JH
△ PLANNING 02/06/18	JH
△ NOPDR#3 06/05/18	JH

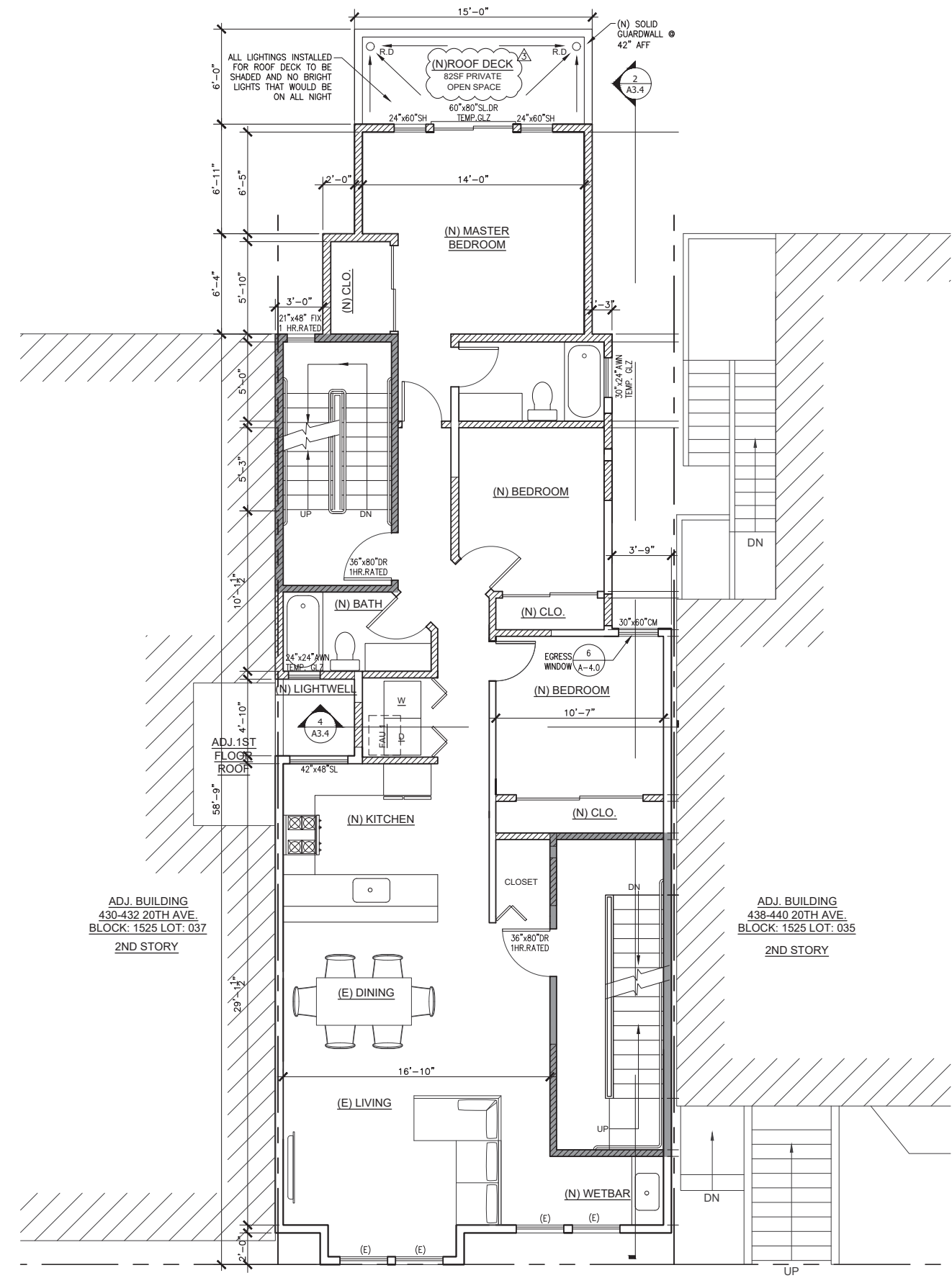
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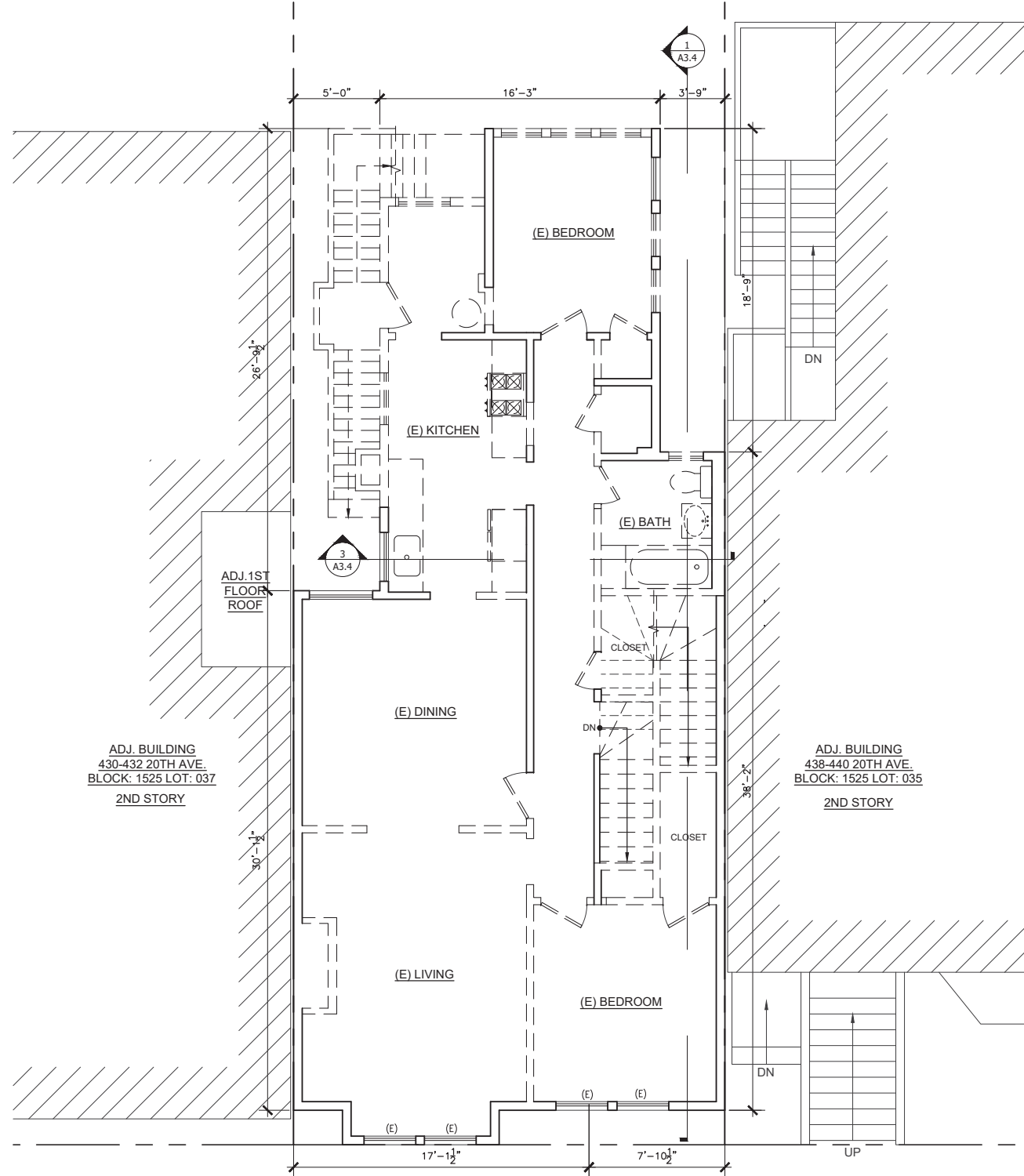
**EXISTING & PROPOSED  
2ND FLOOR PLAN**

3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94112  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	



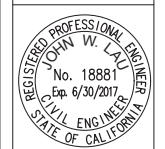
**2 PROPOSED SECOND FLOOR PLAN**  
 UNIT#434 - 1284 GSF  
 COMMON - 270 GSF  
 Scale: 1/4" = 1'-0"  
 NEW WALL  
 1 HR. FIRE RATED WALL  
 (E) WALL



**1 EXISTING SECOND FLOOR PLAN**  
 UNIT #434 - 1171 GSF  
 Scale: 1/4" = 1'-0"

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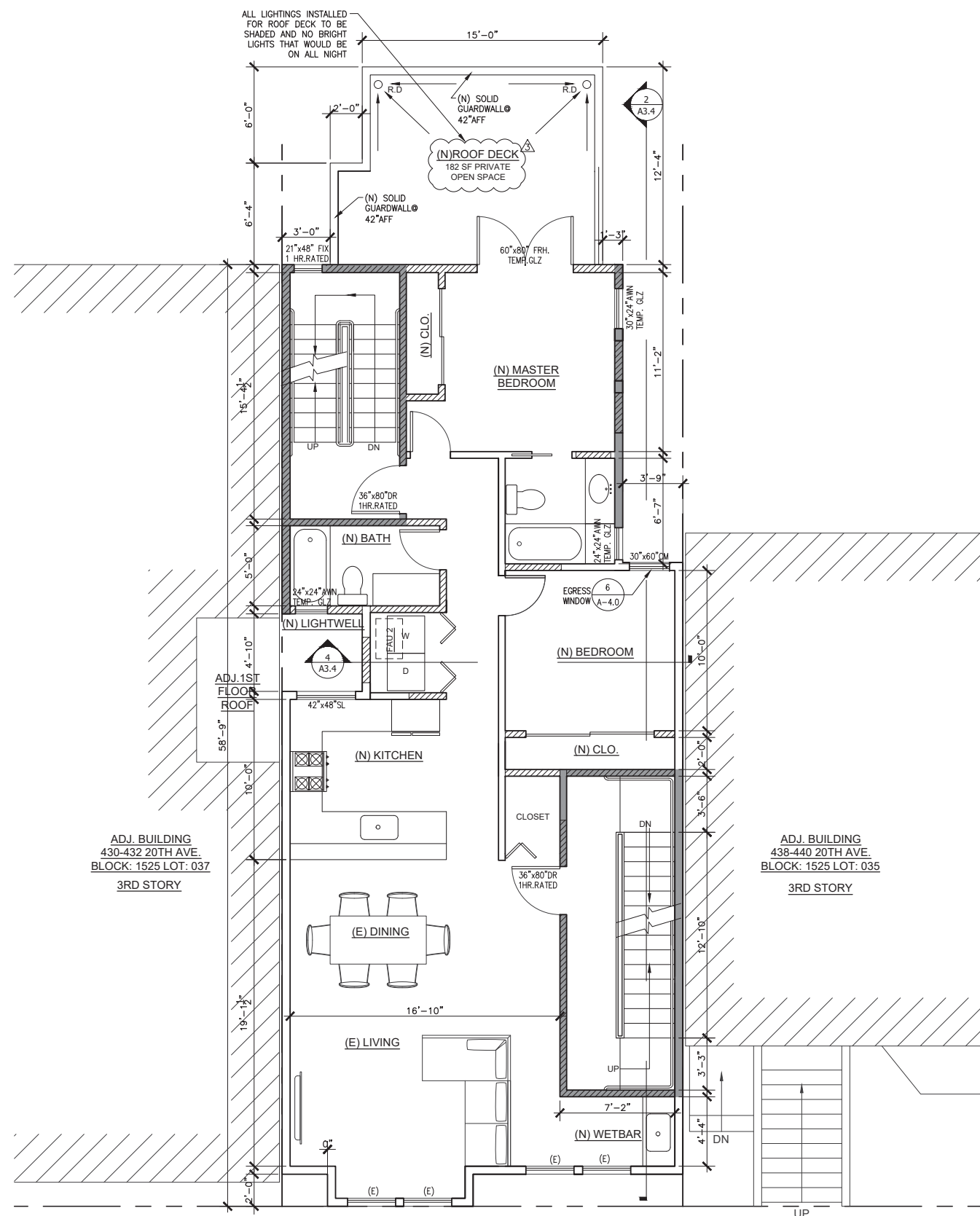


**EXISTING & PROPOSED 3RD FLOOR PLAN**

3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94121  
 BLOCK: 1525 LOT: 036

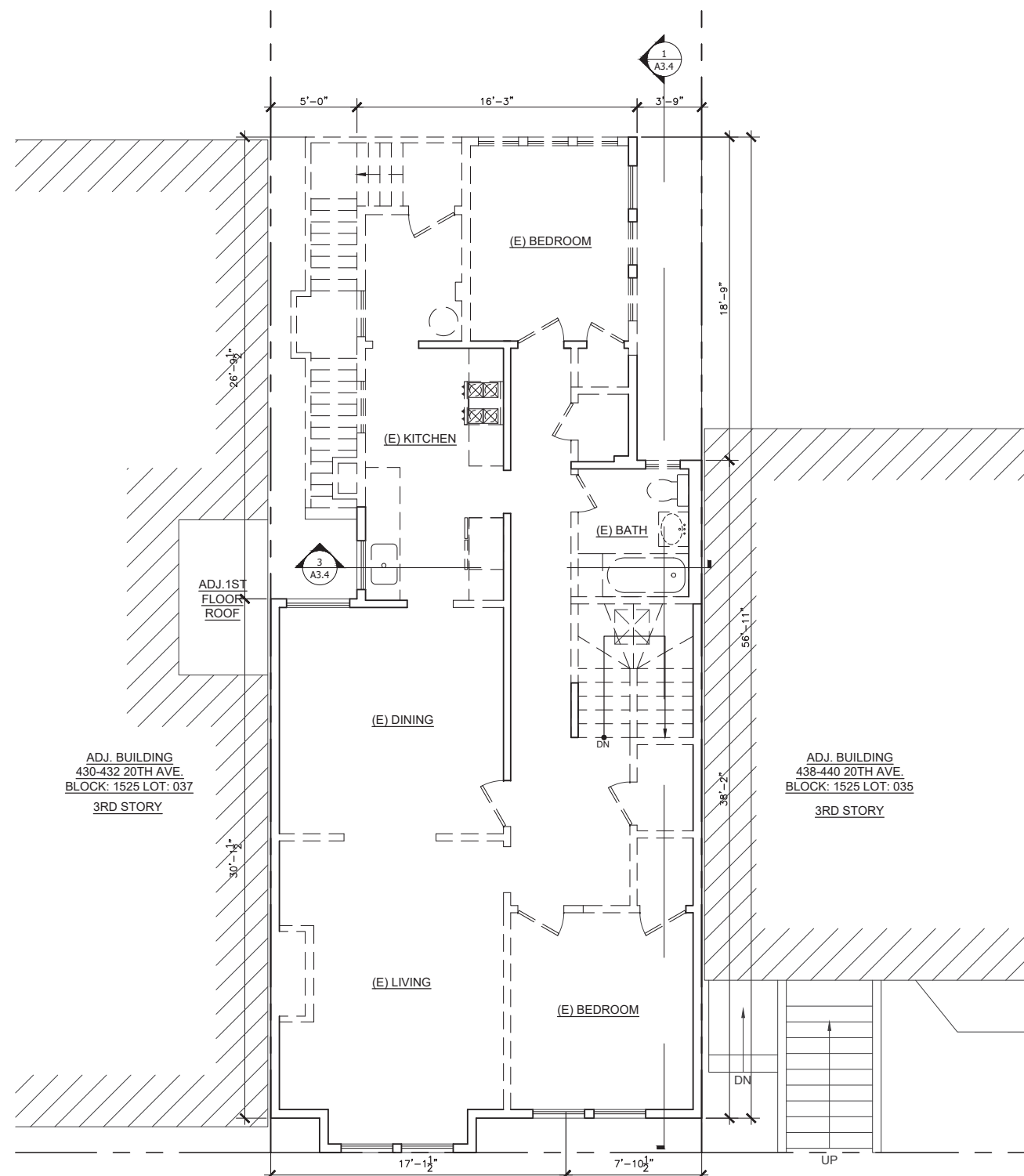
DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

**A-2.2**  
OF SHEETS



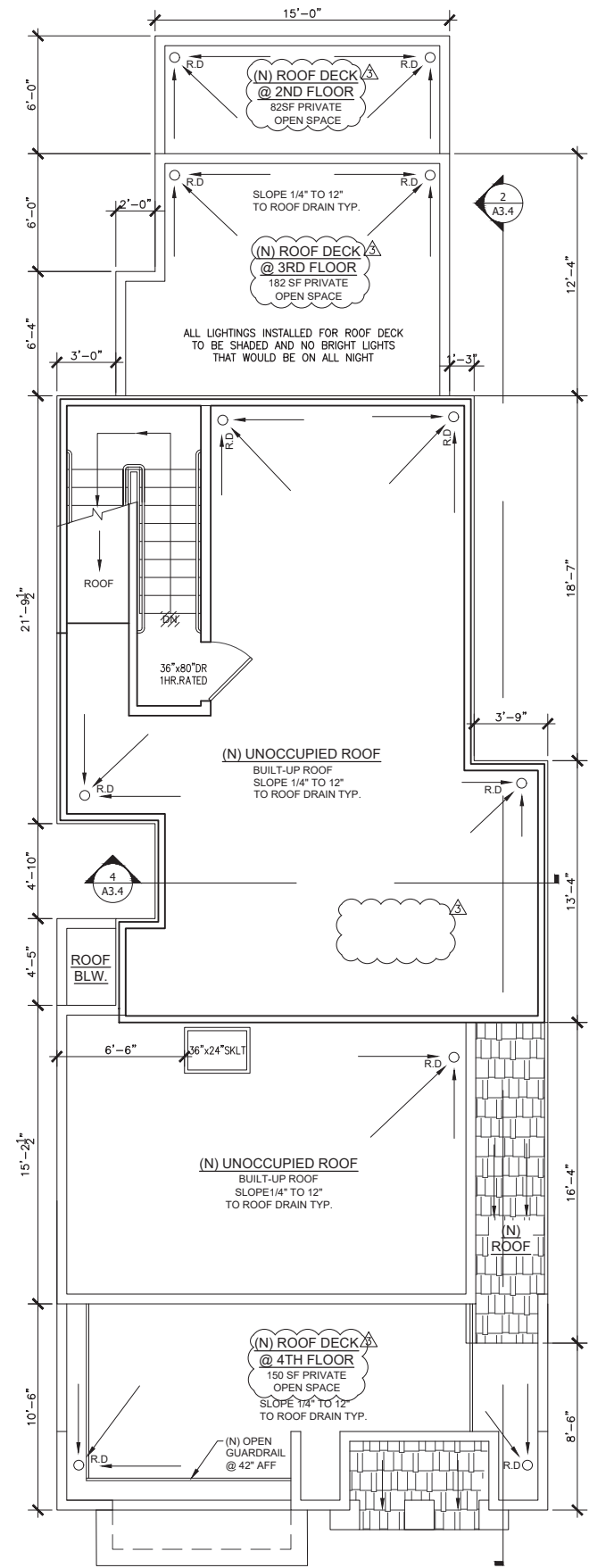
**2 PROPOSED THIRD FLOOR PLAN**  
 UNIT#436 - 1072 GSF  
 COMMON - 270 GSF

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



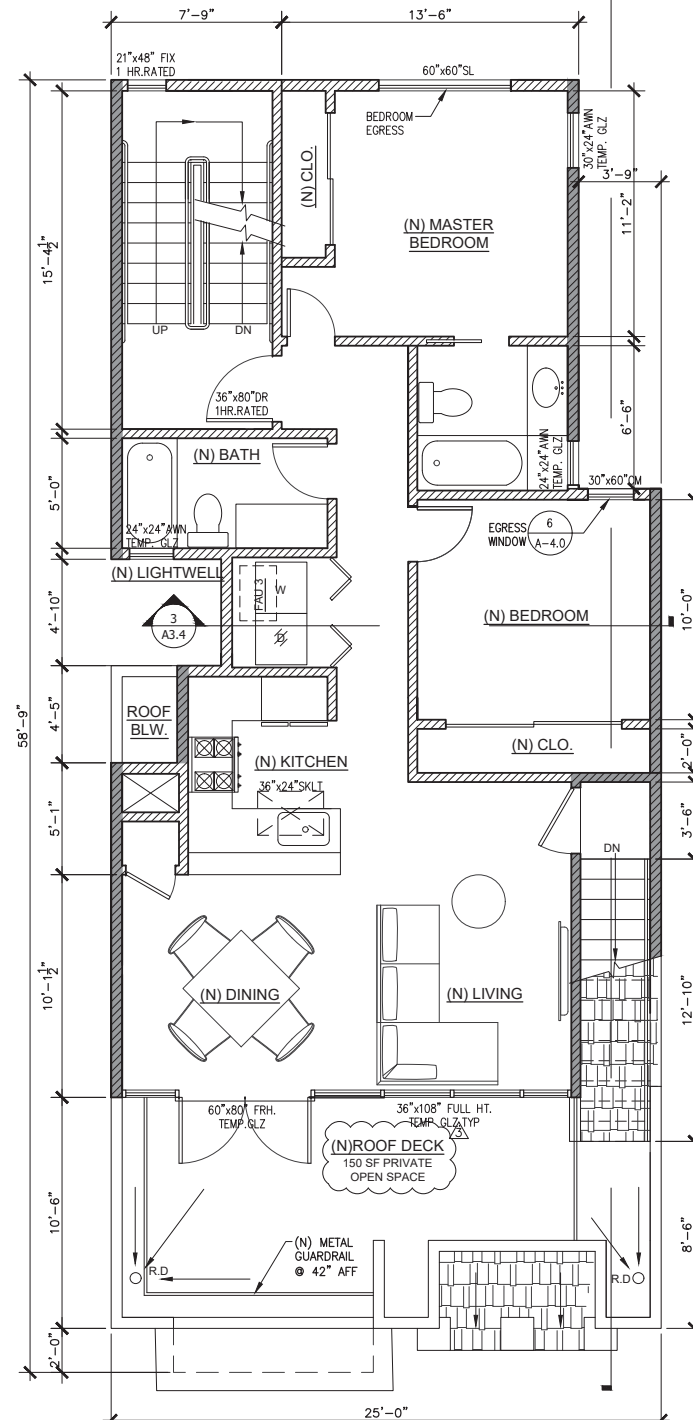
**1 EXISTING THIRD FLOOR PLAN**  
 UNIT # 436 - 1212GSF

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



2 PROPOSED ROOF FLOOR PLAN

Scale: 1:1



1 PROPOSED FORTH FLOOR PLAN

UNIT#436A - 871 GSF  
COMMON - 187 GSF

NEW WALL  
1 HR. FIRE RATED WALL  
(E) WALL

Scale: 1:1

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PROPOSED 4TH AND ROOF FLOOR PLAN

3 UNITS RESIDENTIAL  
434-436 20TH AVENUE  
SAN FRANCISCO, CA 94112  
BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

A-2.3  
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**EXISTING & PROPOSED FRONT ELEVATIONS**

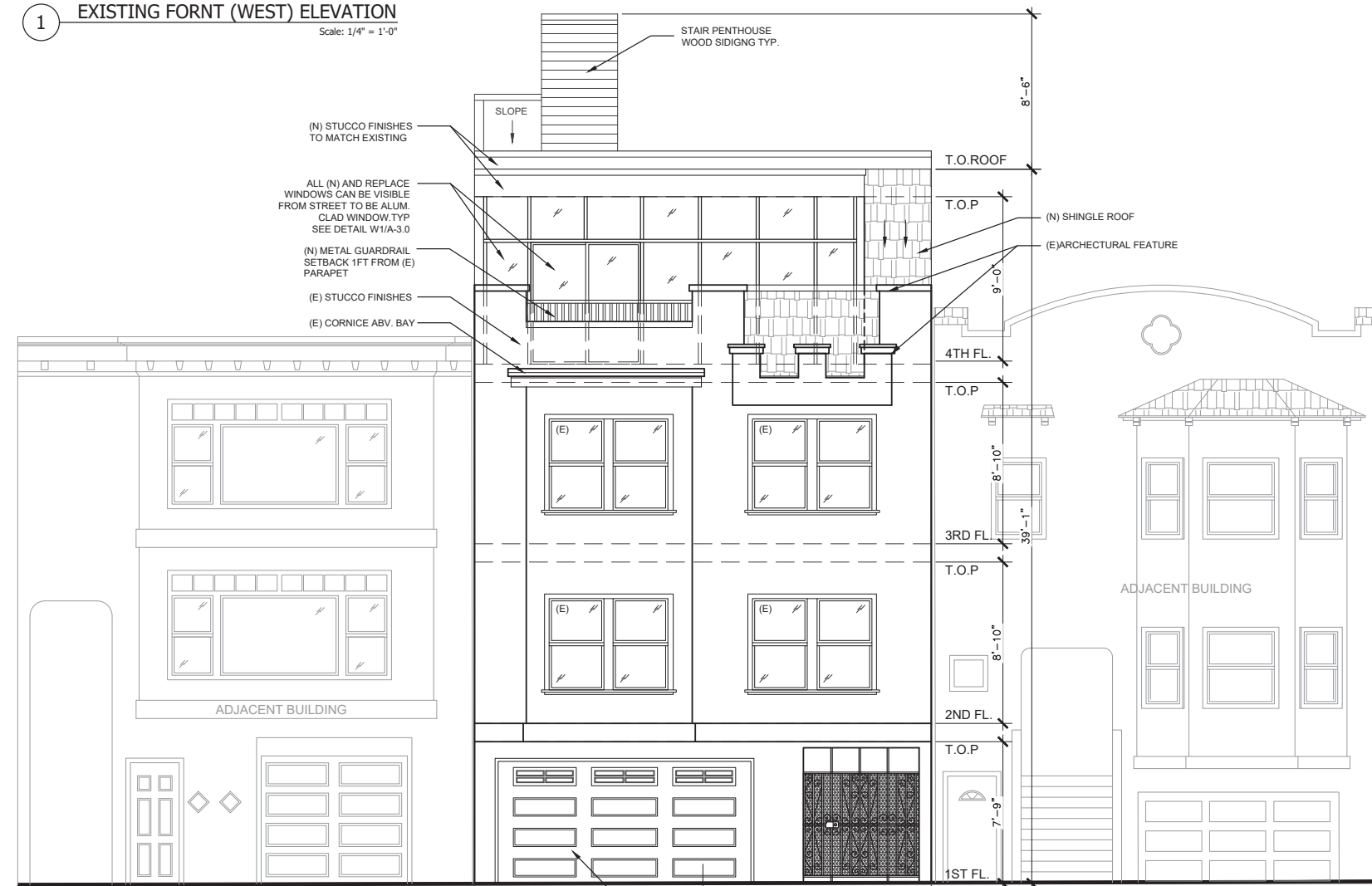
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 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94112  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

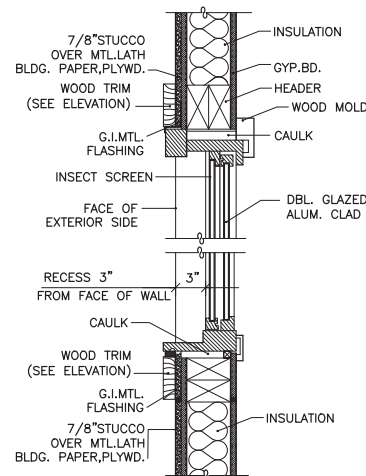
**A-3.0**  
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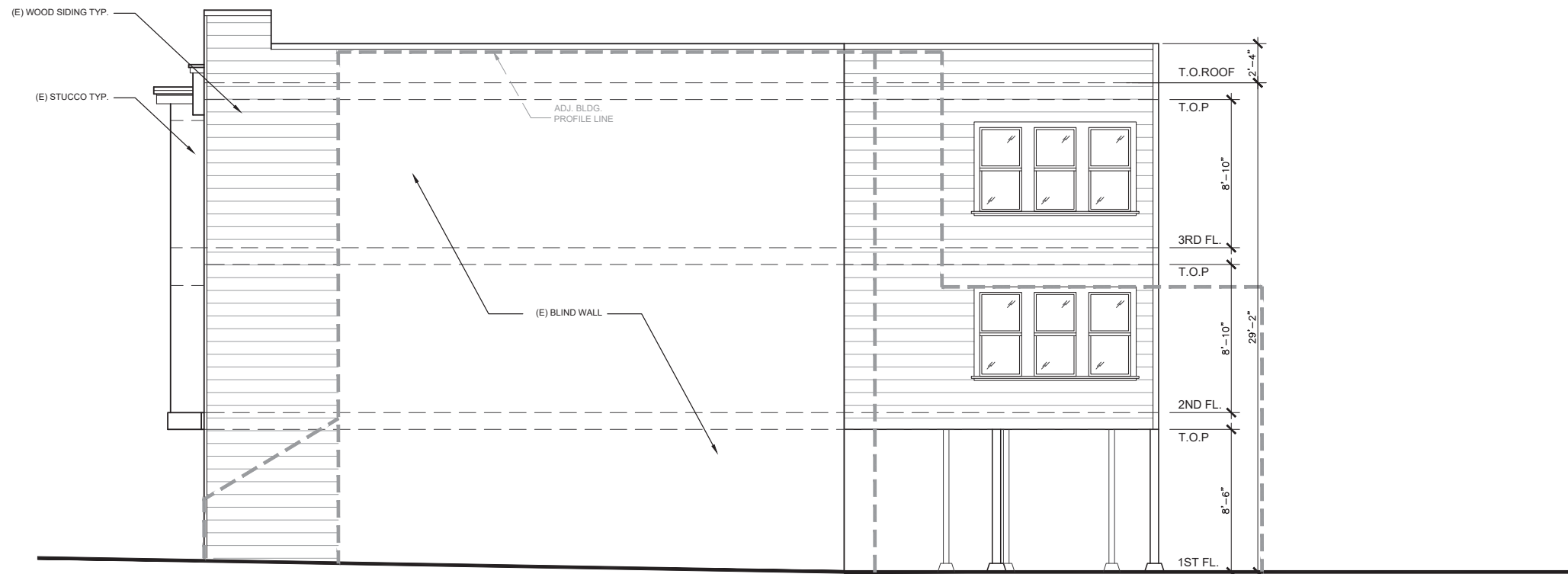
**1 EXISTING FORNT (WEST) ELEVATION**  
 Scale: 1/4" = 1'-0"



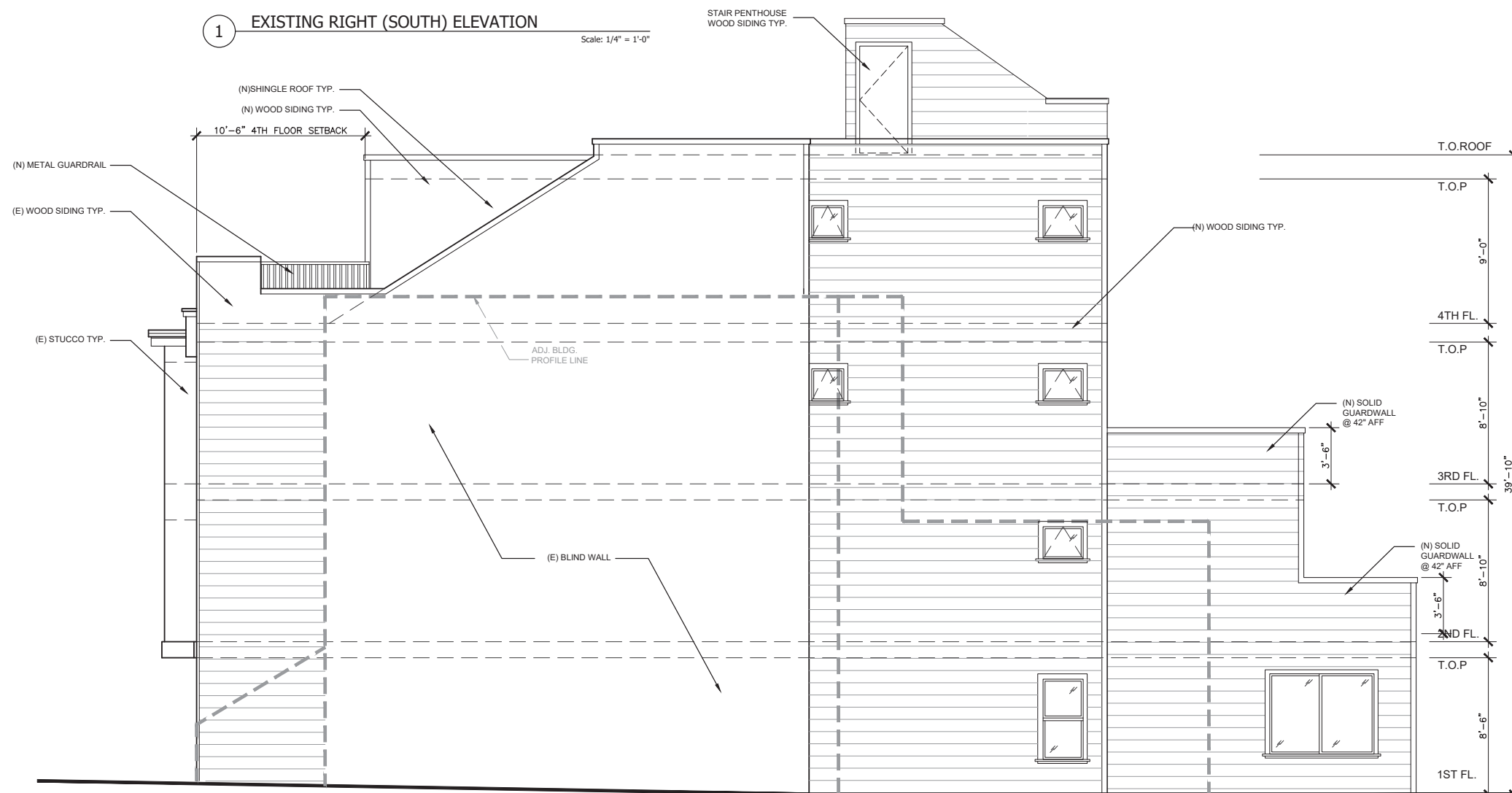
**2 PROPOSED FRONT (WEST) ELEVATION**  
 Scale: 1/4" = 1'-0"



**3 WINDOW DETAIL (TYP.)**  
 Scale: NTS



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



2 PROPOSED RIGHT (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"

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EXISTING & PROPOSED LEFT ELEVATIONS

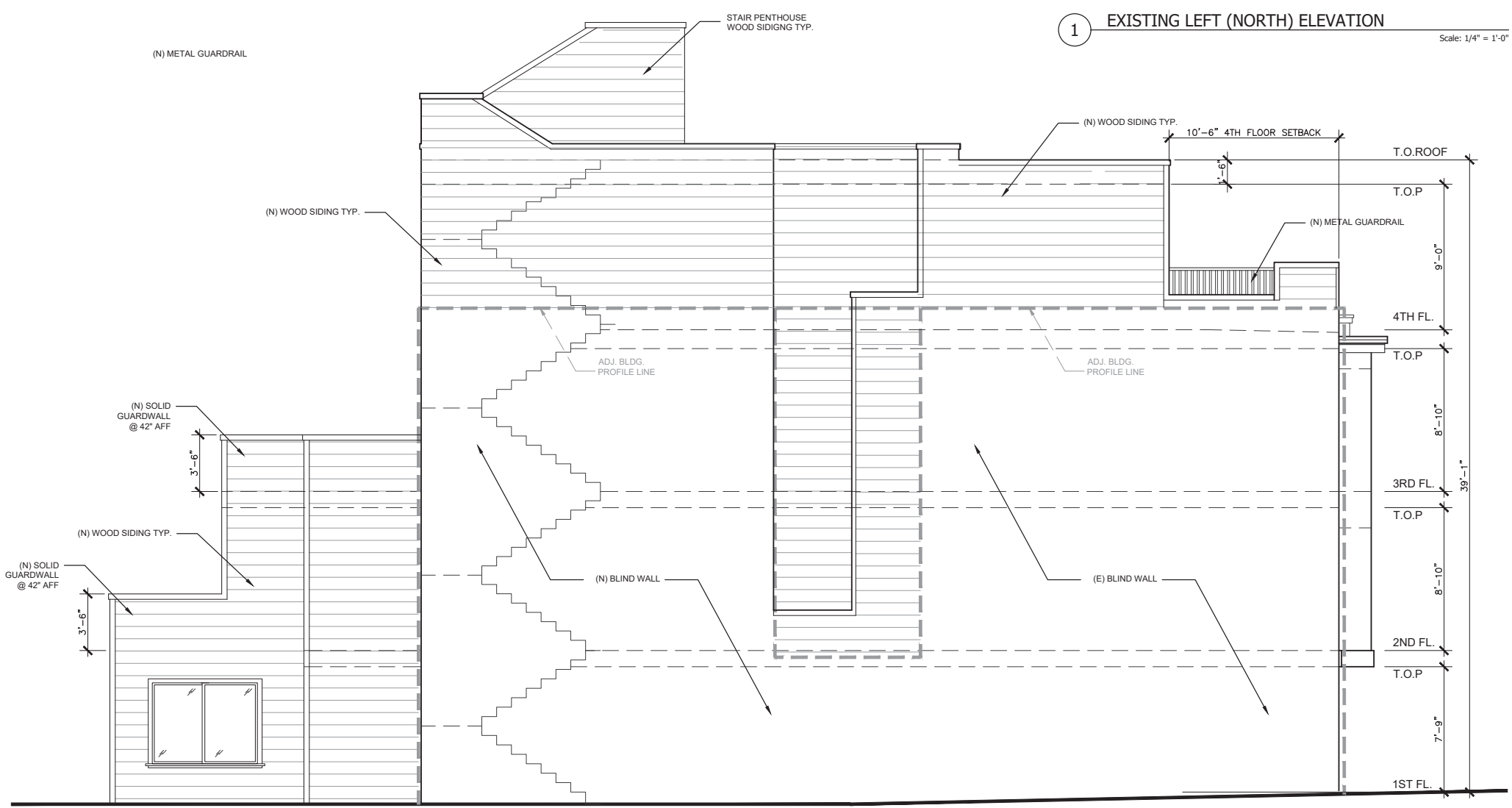
3 UNITS RESIDENTIAL  
434-436 20TH AVENUE  
SAN FRANCISCO, CA 94112  
BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

A-3.1  
OF SHEETS



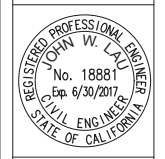
1 EXISTING LEFT (NORTH) ELEVATION Scale: 1/4" = 1'-0"



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

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EXISTING & PROPOSED LEFT ELEVATIONS

3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94112  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
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JOB	

A-3.2  
 OF SHEETS



1 EXISTING REAR (EAST) ELEVATION

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

STAIR PENTHOUSE



2 PROPOSED REAR (EAST) ELEVATION

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

REVISIONS	BY
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EXISTING & PROPOSED REAR ELEVATIONS

3 UNITS RESIDENTIAL  
434-436 20TH AVENUE  
SAN FRANCISCO, CA 94121  
BLOCK: 1525 LOT: 036

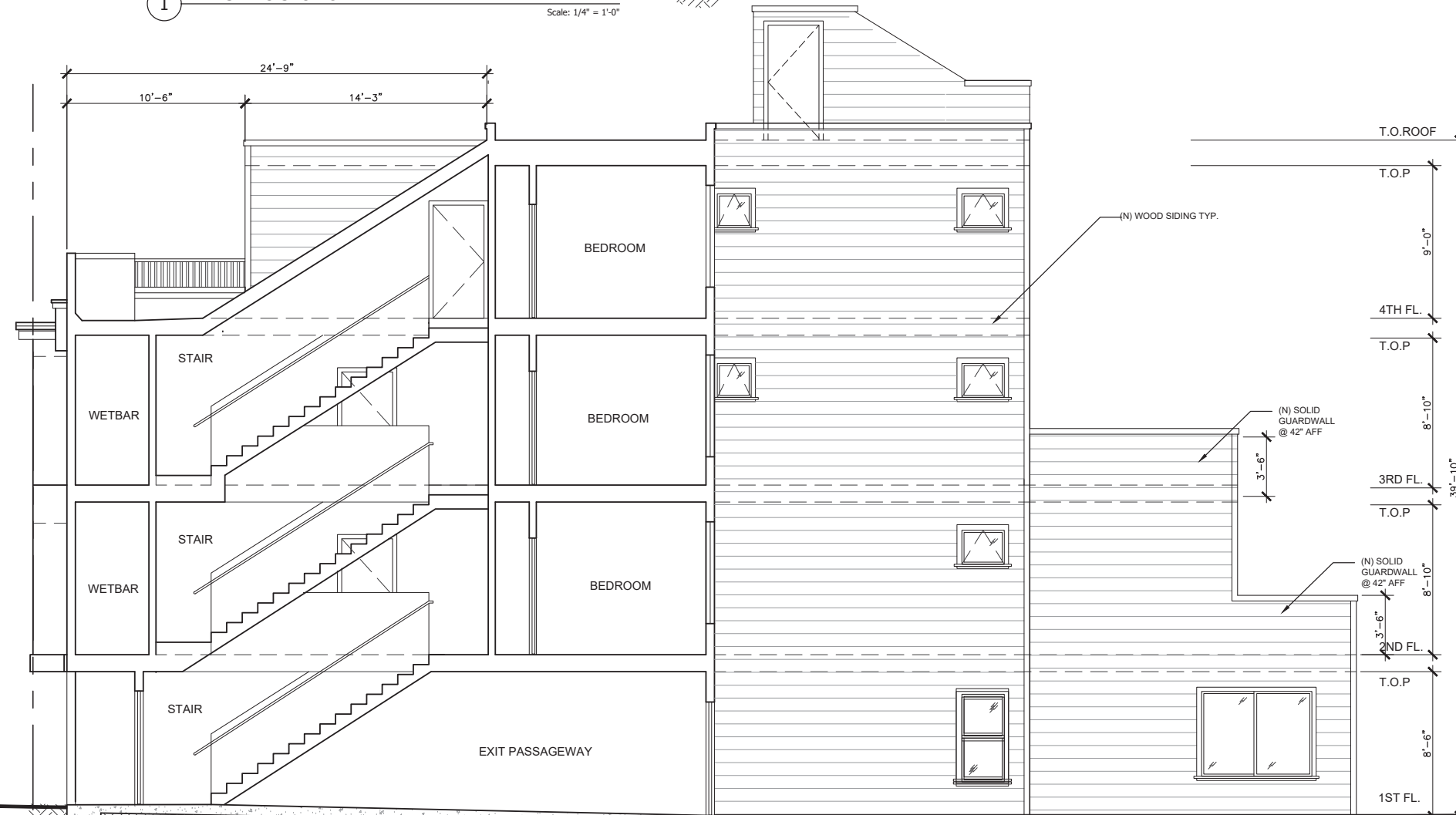
DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

A-3.3  
OF SHEETS



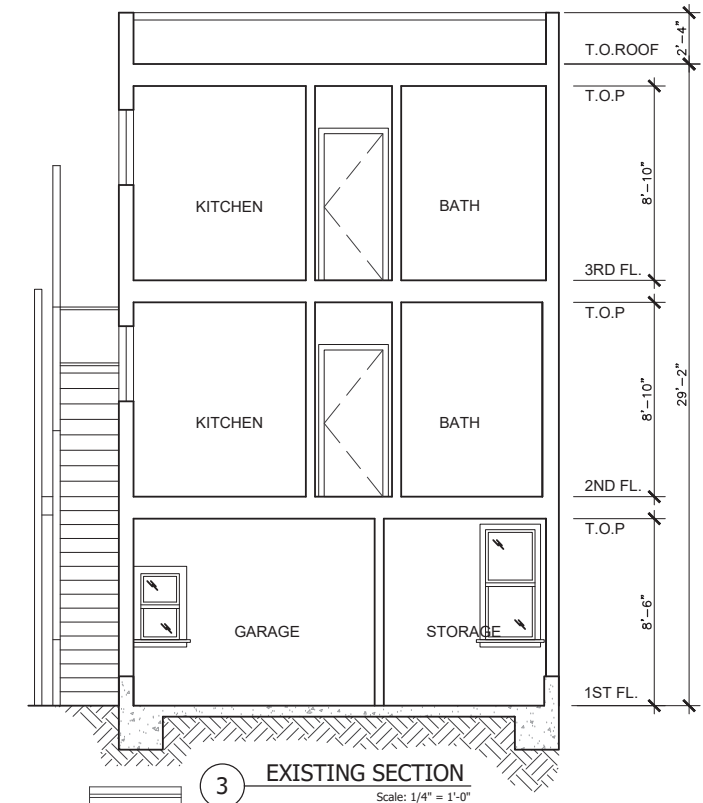
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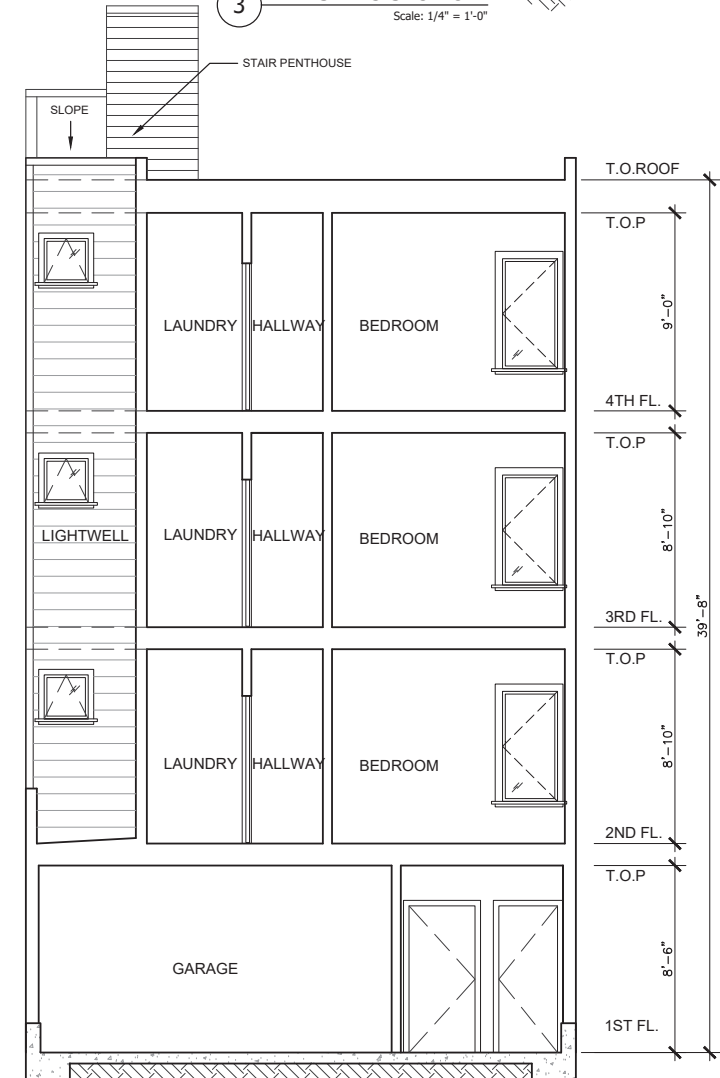
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3 EXISTING SECTION

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

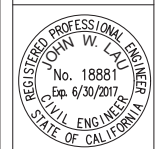


4 PROPOSED SECTION

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

REVISIONS	BY
△ NOPDR#1 02/06/18	JH
△ PLANNING 02/06/18	JH
△ NOPDR#3 06/05/18	JH

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EXISTING & PROPOSED SECTIONS

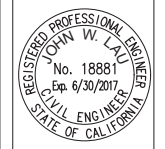
3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94112  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

A-3.4  
 OF SHEETS

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△ NOPDR#3 06/05/18	JH

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**STREET VIEW DIAGRAM**

3 UNITS RESIDENTIAL  
 434-436 20TH AVENUE  
 SAN FRANCISCO, CA 94112  
 BLOCK: 1525 LOT: 036

DATE	05.20.2017
SCALE	AS SHOWN
DRAWN	JH
JOB	

**A-3.5**  
 OF SHEETS

