



# EXECUTIVE SUMMARY

## CONDITIONAL USE AUTHORIZATION

**HEARING DATE: March 4, 2021**

**Record No.:** 2017-015988CUA  
**Project Address:** 501 Crescent Avenue  
**Zoning:** RH-1 (Residential House, One Family) Zoning District  
40-X Height and Bulk District  
Bernal Heights Special Use District  
**Block/Lot:** 5742/018  
**Project Sponsor:** Momchil Kyurkchiev and Savina Kyurkchieva  
317 Cortland Avenue Suite B  
San Francisco, CA 94110  
**Property Owner:** Same as Project Sponsor  
**Staff Contact:** Kimberly Durandet – (628) 652-7315  
[Kimberly.Durandet@sfgov.org](mailto:Kimberly.Durandet@sfgov.org)

**Recommendation:** Approval with Conditions

### Project Description

The Project is to legalize the unauthorized demolition of a two-story, 2,432 square feet, single-family dwelling and to construct a new code-complying, three-story, 2,243 square feet, single-family dwelling.

### Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to legalize the demolition of a previously existing structure and new construction of a single family dwelling within the RH-1 Zoning District and Bernal Heights Special Use District.

### Issues and Other Considerations

- **Public Comment & Outreach:**

- **Support/Opposition:** The Department has received five letters in support and no letters in opposition to the Project.
- **Outreach:** The Sponsor hosted a project update meeting within the community on December 11, 2020.
- **Unauthorized Demolition:** The project site no longer possesses an existing structure. The property owner attempted to repair the previously existing fire damaged structure and under a permit to repair, the contractor demolished the structure.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Maps and Context Photos
- Exhibit D - Project Sponsor Letter and Timeline



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: MARCH 4, 2021**

**Record No.:** 2017-015988CUA  
**Project Address:** 501 Crescent Avenue  
**Zoning:** RH-1 (Residential House, One Family) Zoning District  
40-X Height and Bulk District  
Bernal Heights Special Use District  
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ADOPTING FINDINGS RELATED TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO LEGALIZE THE UNAUTHORIZED DEMOLITION OF A TWO-STORY, 2,449 SQUARE FOOT SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW 2,240 SQUARE FOOT THREE-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 501 CRESCENT AVENUE, LOT 018 IN ASSESSOR'S BLOCK 5742, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, SINGLE-FAMILY) ZONING DISTRICT, BERNAL HEIGHTS SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On December 14, 2017, Abraham Zavala (hereinafter "Project Sponsor") originally filed Application No. 2017-015988CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to legalize the unauthorized demolition of a previously existing two-story, single-family residence and new construction of a three-story, single-family residence at 501 Crescent Avenue (hereinafter "Project Site"). Subsequently, Momchil Kyurkchiev and Savina Kyurkchieva purchased the Project Site in February 2018 and took over the Application and Project on file with the Department.

On February 23, 2021 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On March 4, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-015988CUA

The Planning Department Commission Secretary is the custodian of records; the File for Record No.2017-015988CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-015988CUA subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project is to legalize the unauthorized demolition of a two-story, 2,432 gross square feet, single-family dwelling and to construct a new, code-complying, three-story, 2,243 gross square feet (gsf), single-family dwelling with one auto and one bicycle parking space.
- 3. Site Description and Present Use.** The Project is located on a corner lot (1,750 square feet) at the northeast intersection of Crescent Avenue and Moultrie Street with 75 feet of frontage on Moultrie and 23.333 feet of frontage on Crescent Avenue. The project site is vacant (with some debris from the previous structure). Currently, there is no active use of the Project Site.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 Zoning District in the Bernal Heights neighborhood. The immediate context is primarily residential in character and is comprised primarily of single-family structures. The buildings on the same and opposite sides of the subject parcel are generally a mix of two to three-story buildings. Other zoning district near the project site include the RH-2 Zoning District and the Cortland Avenue NCD (Neighborhood Commercial District).
- 5. Public Outreach and Comments.** The Department has received correspondence from five people in support of the project. The Department has not received any correspondence in opposition to the project.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. Use.** Residential use is principally permitted in the RH-1 Zoning District.



- B. Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units.

As the project requires Conditional Use Authorization, the additional criteria specified under Section 317 for residential demolition have been incorporated as findings a part of this Motion. See Item 8, "Additional Findings Pursuant to Planning Code Section 317," below.

- C. Bernal Heights Special Use District.** Planning Code Section 242 establishes the Bernal Heights Special Use District where demolition of residential structures is generally prohibited unless:

- i. The Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention and Public Safety determines, after consultation to the extent feasible with the Department of Planning, that an imminent safety hazard exists and the Superintendent determines that demolition of the structure is the only feasible means to secure the public safety; or
- ii. The structure is under an abatement order and the Superintendent of the Bureau of Building Inspection determines, after consultation with the Department of Planning and the San Francisco Fire Department, that repairs rendering the structure safe and habitable as defined in the San Francisco Housing Code would cost 50 percent or more of the cost to replace the structure pursuant to the standards published periodically by the Superintendent. An owner's deliberate damage, in the opinion of the Superintendent of the Bureau of Building Inspection, to the property or failure to maintain it shall not be included in the calculation of replacement costs; or
- iii. The Department determines, based on facts presented, that the structure proposed to be demolished retains no substantial remaining value or reasonable use.

*The project site no longer contains the existing structure. The previous structure collapsed due to extensive renovation work and a high wind event.*

- D. Residential Density.** Planning Code Section 209.1 states that states that single-family residence is permitted within the RH-1 Zoning District.

*The Project will legalize the unauthorized demolition of a previously existing single-family dwelling and will construct a single-family residential unit within a new three-story building; therefore, the Project complies with this requirement.*

- E. Rear Yard.** Planning Code Section 242 states properties in the RH-1 Zoning District in the Bernal Heights Special Use District with a lot depth greater than 70 feet, can construct buildings that may not be deeper than 45.5 feet as measured from the property line.

*The Project is constructing a building that is no deeper than 45.5 feet from the property line. Therefore, the Project complies with this requirement.*

- F. **Open Space.** Planning Code Section 135 states that 300 square feet of usable open space must be provided per unit if private or 133 square feet of usable open space must be provided if common between multiple units.

*The dwelling unit has a rear yard of 688 square feet that meets the requirements for size and dimensions of the usable open space.*

- G. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

*The subject property is required to provide a front setback of 1 foot 3 inches. Landscaping and permeability requirements do apply to the Project. The Project complies with these requirements.*

- H. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

*The dwelling unit faces onto both Crescent Avenue and Moultrie Street and has a conforming rear yard. Therefore, the Project meets dwelling unit exposure requirements of the Planning Code.*

- I. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

*The Project provides one Class One bicycle parking space. Thus, the project complies with this requirement.*

- J. **Height.** Planning Code Section 242, 260 and 261 requires that all structures be no taller than the height prescribed in the subject height and bulk district with additional restrictions in certain residential districts. The Project is in a 40-X Height and Bulk District and the Bernal Heights Special Use District, which limits heights to 30-ft.

*The Project measures 30 feet from the curb level to the top of the roof and therefore complies with this requirement.*

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

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

*The use and size of the Project is compatible with the immediate neighborhood, which has single-family residential buildings of two to three stories in height. The proposal would legalize the*

*demolition of a previously existing single-family dwelling of approximately 2,449 gsf. The new building will be approximately 2,240 gsf. It is necessary and desirable to allow new construction on the lot where a residential building collapsed and has become a blight for the neighbors.*

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed massing is appropriate given the context of the immediate neighborhood and block face. The new construction is within the buildable area and provides a Code-complying The new building is slightly smaller in size than the former building and more appropriately located by moving the mass of the building to front on Crescent Avenue.*

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

*The Planning Code does not require vehicle parking spaces; however, one parking space is proposed. The required Class 1 bicycle parking space is also provided. The Project would not interfere or unduly burden traffic patterns within the surrounding neighborhood.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

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

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

*The Project provides façade treatment and materials that have been appropriately selected to be compatible with the surrounding neighborhood. The Project will maintain a Code-complying required rear yard and will also provide the appropriate landscaping for a single-family residence.*

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

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

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

*The Project is located in a Residential, House-One Family Zoning District and will be developed to have a single-family dwelling; thus, the Project is consistent with the RH-1 Zoning District and its intent.*

**8. Additional Findings pursuant Planning Code Section 317** establishes additional criteria for the Planning Commission when reviewing applications for the Loss of Residential and Unauthorized Units, Through Demolition, Merger and Conversion. On balance, the Project complies with said Residential Demolition criteria in that:

- i. Whether the property is free of a history of serious, continuing code violations;

*A review of the Department of Building Inspection and the Planning Department databases showed enforcement cases or notices of violation for the subject property related to work beyond the scope of permits and subsequent conditions at the site after the building collapsed. This Project has been filed to rectify these past enforcement cases.*

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

*The existing structure has collapsed due to extensive renovation and a wind event. The structure was not in decent, safe and sanitary condition at the time of the demolition due to exceeding the scope of previously obtained permit.*

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

*Due to illegal demolition, the existing structure has been demolished. No building is present on Project Site.*

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

*The Project qualifies for a categorical exemption and would not result in a substantial adverse impact under CEQA.*

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

*The previously existing structure was a single-family residence that collapsed and had been vacant. The new building will consist of a single-family residence. As such, the Project does entail conversion of rental housing to other forms of tenure or occupancy. The Project Sponsors intend to live in the new residence.*

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

*The Project Site contained and will replace one dwelling unit. Although a single dwelling unit is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, 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.*

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

*The Project does not conserve existing housing as the structure collapsed.*

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

*The replacement building complements the neighborhood character with appropriate mass, scale, design, and materials.*

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

*The Project does not conserve existing housing as the structure has collapsed.*

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

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

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

*The Project has been designed to be a modern interpretation that is in keeping with the scale and development pattern of the neighborhood character.*

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

*The Project proposes a replacement for the unauthorized demolition of a single-family structure.*

- xiii. Whether the Project creates new supportive housing;

*The Project will not create new supportive housing.*

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

*The overall scale, design, and materials of the proposed building complement the neighborhood character.*

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

*The Project will not increase the number of units on-site.*

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

*The Project will not increase the number of bedrooms on-site. The previous structure appears to have seven bedrooms (although it is not clear that all bedrooms would meet requirements under the Building Code). The proposed project has four bedrooms.*

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

*The Project is to legalize the unauthorized demolition of a previously existing single-family structure and to allow the property owner to construct a replacement structure.*

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

*The Planning Department cannot definitively determine whether the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The replacement structure is of a similar size and has four bedrooms.*

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

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

**Policy 1.1**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

**OBJECTIVE 4**

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

**Policy 4.1**

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

**OBJECTIVE 11**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

**Policy 11.1**

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

#### URBAN DESIGN ELEMENT

#### Objectives and Policies

##### OBJECTIVE 1

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

##### Policy 1.3

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

*The Project will replace a single-family home that has collapsed and was subsequently demolished without benefit of a building permit. The proposed replacement building reflects the existing architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are consistent with the block face and complement the neighborhood character. Overall, the Project Sponsors are bringing the Project into conformance with the Planning Code and are obtaining the necessary approvals. The Commission supports the replacement of a new housing unit on the Project Site.*

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

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

*The Project Site does not contain any neighborhood-serving retail uses. The Project provides one new dwelling unit, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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

*The replacement building will conserve neighborhood character and improve cultural and economic diversity by providing a new project with an appropriate scale, design, and materials for the surrounding neighborhood.*

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

*The Project does not currently contain any existing affordable housing.*

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

*The Project is a single-family residence and would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.*

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

*The Project is a residential project in an RH-1 Zoning District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project. The Project does not include commercial office development.*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project will have no negative impact on existing parks and open spaces. The Project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission.*

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



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-015988CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 8, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 4, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: March 4, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to legalize an unauthorized demolition of a two-story, 2,432 square feet, single-family dwelling and to construct a new code-complying, three-story, 2,243 square feet, single-family dwelling located at 501 Crescent Avenue, Block 5742, and Lot 018 pursuant to Planning Code Sections 303 and 317, within the RH-1 Zoning District, Bernal Heights Special Use District and a 40-X Height and Bulk District; in general conformance with plans, dated February 8, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2017-015988CUA, and subject to conditions of approval reviewed and approved by the Commission on March 4, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 4, 2021 under Motion No. XXXXXX.

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315  
[www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315,  
[www.sfplanning.org](http://www.sfplanning.org)*

- 8. Bicycle Parking.** The Project shall provide no fewer than one Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*

- 9. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,  
[www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, [www.sfpublicworks.org](http://www.sfpublicworks.org)*

- 12. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

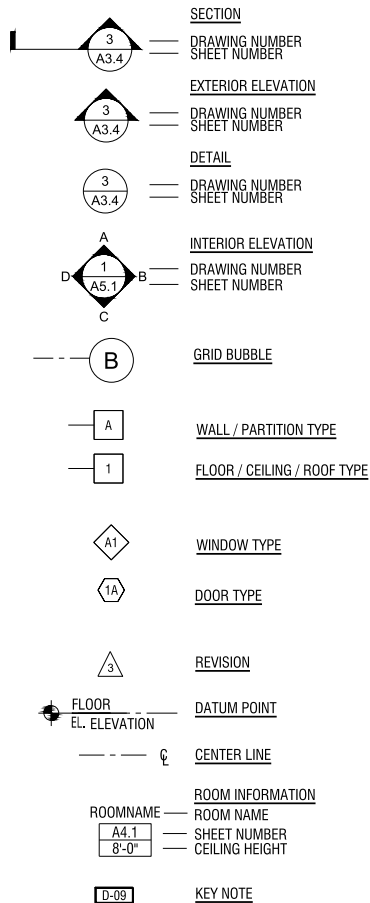
*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE OF 2019 EDITION OF THE CALIFORNIA CODES, AND SHALL INCLUDE ALL THE REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
- THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
- ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY DESIGNER OF ANY INCONSISTENCIES.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- GENERAL CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, AND PLUMBING (TO INCLUDE, BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE DESIGNER OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
- CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL SIDING, EQUIPMENT, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.
- SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SYMBOLS



ABBREVIATIONS

&	AND	MAX.	MAXIMUM
∠	ANGLE	MECH.	MECHANICAL
@	AT	MEMB.	MEMBRANE
#	POUND OR NUMBER	MFR.	MANUFACTURER
(E)	EXISTING	MIN.	MINIMUM
(N)	NEW	NO.	NUMBER
ADH.	ADHESIVE	N.T.S.	NOT TO SCALE
ADJ.	ADJUST, ADJUSTABLE	OBS.	OBSURE
A.F.F.	ABOVE FINISH FLOOR	O.C.	ON CENTER
BD.	BOARD	OPNG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BLK.	BLOCK, BLOCKING	PART.	PARTITION
BOT.	BOTTOM	P.B.	PANIC BAR
CLR.	CLEAR	PERF.	PERFORATED
COL.	COLUMN	PERP.	PERPENDICULAR
CONC.	CONCRETE	P.L.	PROPERTY LINE
CORR.	CORRIDOR	PLY.	PLYWOOD
C.T.	CERAMIC TILE	PREFAB.	PREFABRICATE(D)
CTR.	CENTER	PRELIM.	PRELIMINARY
DEPT.	DEPARTMENT	PROP.	PROPERTY
DET.	DETAIL	P.S.I.	POUNDS PER SQ. INCH
DN.	DOWN	PTD.	PAINTED
DR.	DOOR	R.C.P.	REFLECTED CEILING PLAN
(E)	EXISTING	R.D.	ROOF DRAIN
ELEC.	ELECTRICAL	RGTR.	REGISTER
ELEV.	ELEVATOR	REQ'D.	REQUIRED
EQ.	EQUAL	REV.	REVISED; REVISION
EXT.	EXTERIOR	RM.	ROOM
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.H.	FIRE HYDRANT	SLOPE	SLOPE
F.H.C.	FIRE HOSE CABINET	S.O.G.	SLAB ON GRADE
FLR.	FLOOR	S.P.D.	SEE PLUMBING DWGS.
FLUOR.	FLUORESCENT	SPEC.	SPECIFICATIONS
F.O.C.	FACE OF CONCRETE	SQ.	SQUARE
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.S.	FACE OF STUD	STOR.	STORAGE
FT.	FEET, FOOT	STRUCT.	STRUCTURAL
FURR.	FURRING	SUB.	SUBSTITUTE
GA.	GAUGE	SYM.	SYMMETRICAL
G.B.	GRAB BAR	TEL.	TELEPHONE
G.W.B.	GYPSON WALL BOARD	T.O.	TOP OF
GYP.	GYPSON	T.O.W.	TOP OF WALL
H.	HEIGHT (DIM)	TYP.	TYPICAL
HGT.	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
HOR.	HORIZONTAL	V.C.T.	VINYL COMPOSITION TILE
HR.	HOUR	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W	WIDTH (DIM)
L.	LENGTH (DIM)	W/O	WITH
LAM.	LAMINATE, LAMINATED	W/	WITH
LT.	LIGHT	W.C.	WATER CLOSET
LTG.	LIGHTING		

PROJECT DATA

**LOCATION:** 501 CRESCENT AVE  
SAN FRANCISCO CA 94110

**BLOCK/ LOT:** 5742/ 018

**LOT SIZE / AREA:** 23.33 FT x 75 FT / 1,750 SQ FT

**ZONING:** RH-1, BERNAL HEIGHT SPECIAL USE DISTRICT

**HEIGHT LIMIT:** 30 FT

**OCCUPANCY TYPE:** R-3

**TYPE OF CONSTRUCTION :** TYPE V-B

**EXISTING USE:** SINGLE FAMILY HOUSE

**PROPOSED USE:** SINGLE FAMILY HOUSE

**EXISTING USABLE FLOOR AREA:** 2,449 SF

**PROPOSED USABLE FLOOR AREA:** 2,240 SF

APPLICABLE CODES

**2019 CALIFORNIA CODES:**  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA PLANNING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA ELECTRIC CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA RESIDENTIAL CODE  
 2019 CALIFORNIA GREEN BUILDING CODE

**2019 SAN FRANCISCO CODE AMENDMENTS:**  
 2019 SAN FRANCISCO BUILDING CODE AMENDMENTS  
 2019 SAN FRANCISCO PLANNING CODE AMENDMENTS  
 2019 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS  
 2019 SAN FRANCISCO MECHANICAL CODE AMENDMENTS  
 2019 SAN FRANCISCO PLUMBING CODE AMENDMENTS  
 2019 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS  
 2019 SAN FRANCISCO HOUSING CODE

PROJECT DIRECTORY

**OWNER:**  
 SAVINA KYURKCHIEVA & MOMCHIL KYURKCHIEV  
 317 CORTLAND AVE #B  
 SAN FRANCISCO CA 94110  
 CONTACT: SAVINA KYURKCHIEVA  
 (415) 689-4686  
 SAVINA@CITYDOTSTUDIO.COM

**DESIGNER:**  
 CITYDOT STUDIO, LLC  
 317 CORTLAND AVE SUITE B  
 SAN FRANCISCO CA94110  
 CONTACT: SAVINA KYURKCHIEVA  
 (415) 689-4686  
 SAVINA@CITYDOTSTUDIO.COM

PROJECT SCOPE

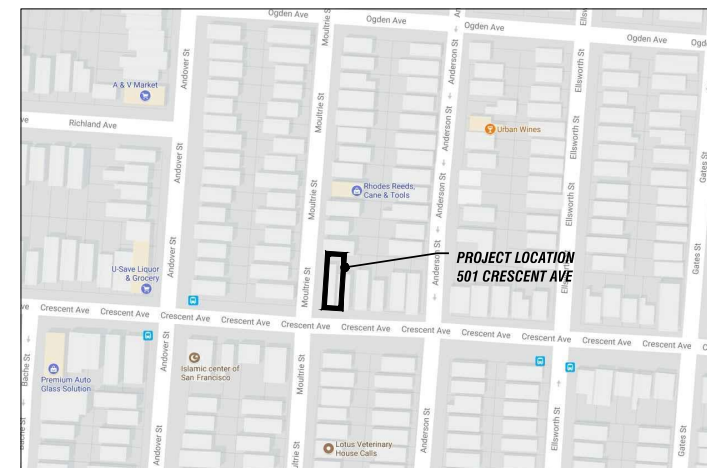
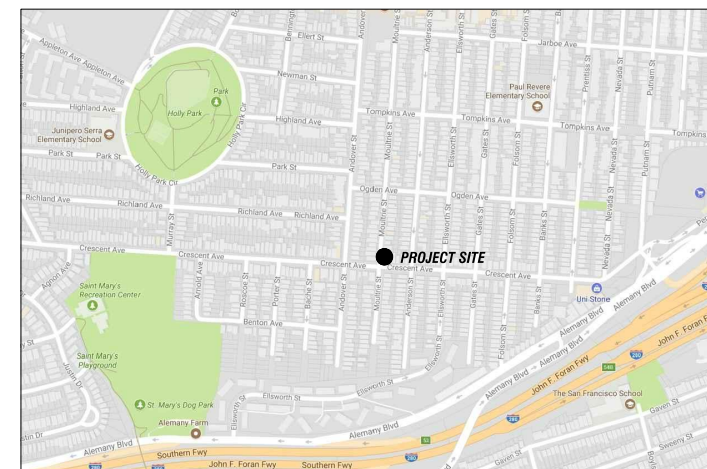
- LEGALIZATION OF A DEMOLISHED SINGLE FAMILY HOUSE.
- NEW SINGLE FAMILY HOUSE.

**NOTES:**  
 THE EXISTING HOUSE AT 501 CRESCENT AVE COLLAPSED DURING THE PROCESS OF RENOVATION BY THE PREVIOUS OWNER.

DRAWINGS INDEX

- |        |  |
|--------|--|
| A-0.0  | TITLE SHEET                                  |
| SURVEY | SITE SURVEY - TOPOGRAPHIC & BOUNDARY SURVEY  |
| A-0.1  | EXISTING SITE PLAN (CURRENT CONDITIONS)      |
| A-0.2  | EXISTING SITE PLAN/ ROOF PLAN (PRE COLLAPSE) |
| A-0.3  | PROPOSED SITE PLAN/ ROOF PLAN                |
| A-1.0  | EXISTING FLOOR PLANS (PRE COLLAPSE)          |
| A-2.1  | PROPOSED FIRST FLOOR PLAN                    |
| A-2.2  | PROPOSED SECOND FLOOR PLAN                   |
| A-2.3  | PROPOSED THIRD FLOOR PLAN                    |
| A-3.1  | EXISTING & PROPOSED SOUTH ELEVATIONS         |
| A-3.2  | EXISTING & PROPOSED WEST ELEVATIONS          |
| A-3.3  | PROPOSED NORTH & EAST ELEVATIONS             |
| A-3.4  | PROPOSED SECTIONS & MASS REDUCTION           |
| A-3.5  | ELEVATIONS & MASS REDUCTION                  |
| A-4.1  | WOOD SLATS DETAILS                           |
| A-6.1  | DOOR SCHEDULE                                |
| A-6.2  | WINDOW SCHEDULE                              |
| A-7.1  | ROOF SECTION DETAILS                         |

LOCATION & VICINITY MAPS



CITYDOT STUDIO, LLC  
 317 CORTLAND AVE SUITE B  
 SAN FRANCISCO, CA94110  
 415.689.4686  
 SAVINA@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

*Savina*

PROJECT

MS HOUSE

501 CRESCENT AVE  
 SAN FRANCISCO  
 CALIFORNIA 94110

REVISIONS

- 07.29.2019 PRE- APPLICATION
- 11.20.2019 REVIEW
- 03.03.2020 RDAT REV.
- 05.25.2020 RDAT REV.
- 11.30.2020 PLAN REV.
- 02.08.2021 PLANS - HEARING

SHEET DATA

DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

TITLE SHEET

SHEET NUMBER

A 0.0



**NOTES**

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: AUGUST 7, 14 AND 16, 2018 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:  
 STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO  
 SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO  
 WATER: CITY AND COUNTY OF SAN FRANCISCO  
 ELECTRICITY: PACIFIC GAS & ELECTRIC CO.  
 NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

**BENCHMARK**

TBM, BEING SET CROSS ON SIDEWALK LOCATED AT THE NORTHWESTERLY CORNER OF MOULTRIE STREET AND CRESCENT AVENUE. ELEVATION = 144.82, ASSUMED DATUM.

**RECORD REFERENCES**

- CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. L-2-53 DATED JANUARY 1943, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. L-15-11A DATED JUNE 1923, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- PARCEL MAP 9397, RECORDED MAY 24, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGE 65-67, OFFICIAL RECORDS OF THE CITY & COUNTY OF SAN FRANCISCO.
- CORNER RECORD, ENTITLED AB 5717 LOT 028, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

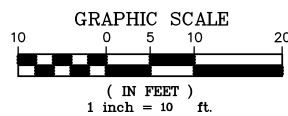
**SURVEYOR'S STATEMENT**

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN SEPTEMBER 2018.

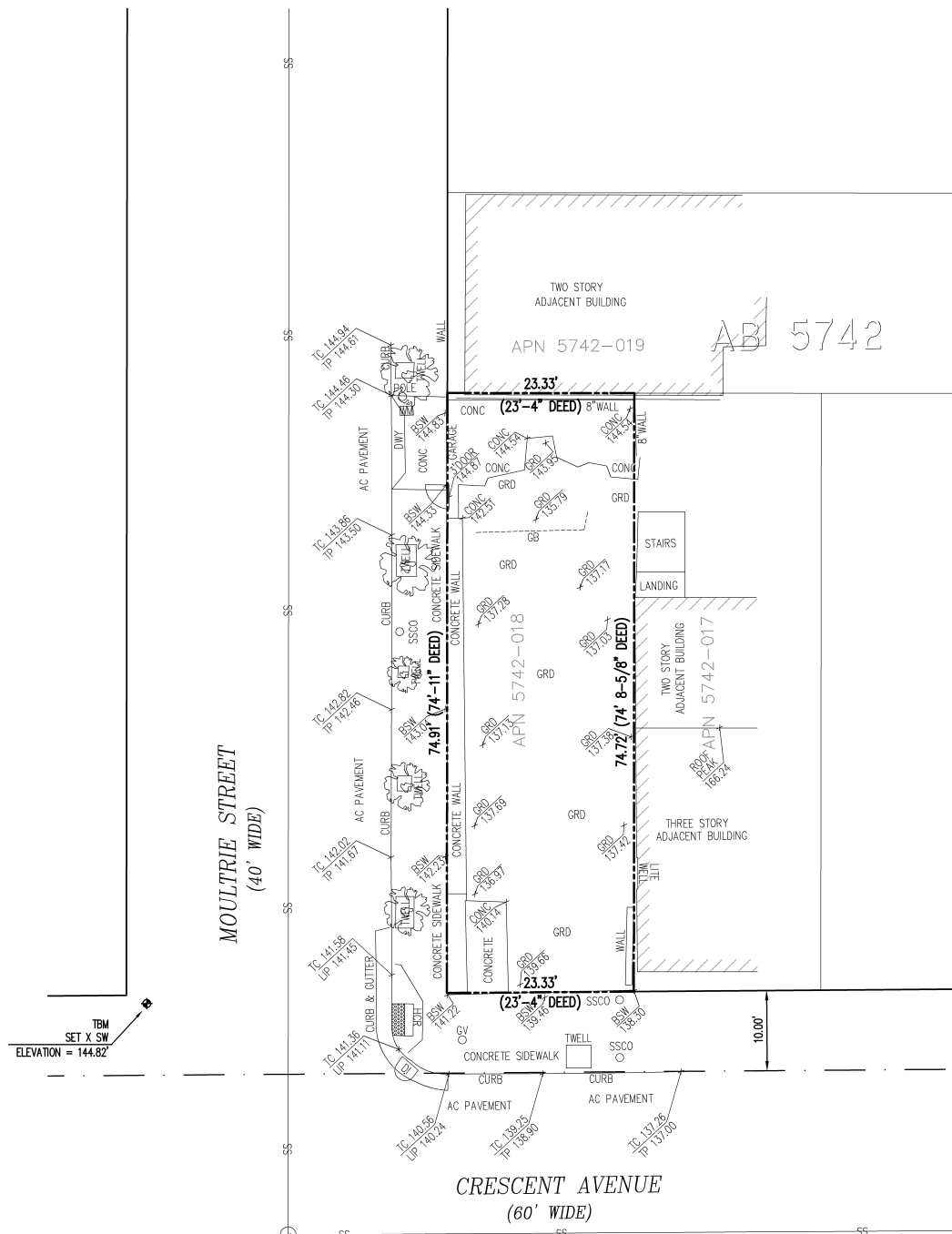
*Jacqueline Luk*

DATE SEPTEMBER 13, 2018

JACQUELINE LUK, P.L.S. 8934  
FOR LUK & ASSOCIATES, INC.



**VICINITY MAP**  
NO SCALE

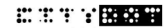


SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY	—	SIGN
---	RIGHT-OF-WAY LINE	AC	ASPHALT CONCRETE
---	ADJOINERS PROPERTY LINE	CONC	CONCRETE
---	MONUMENT LINE	GRD	GROUND
---	SANITARY SEWER LINE	HCR	HANDICAP RAMP
☆ SL	STREET LIGHT	TP	TOP OF PAVEMENT
SSCO	SANITARY SEWER CLEAN OUT	CL	CENTERLINE
WV	WATER VALVE	X TFC	TOP OF CURB ELEVATION
WM	WATER METER	X FL	FLOW LINE ELEVATION
PGE	PACIFIC GAS & ELECTRIC BOX	X TP	TOP OF PAVEMENT ELEVATION
TWELL	TREE WELL	X BSW	BACK OF SIDEWALK ELEVATION
CV	GAS VALVE	X LIP	LIP OF GUTTER ELEVATION
DWY	DRIVEWAY		
DI	DRAIN INLET		
GB	GRADE BREAK		
SSMH	SANITARY SEWER MANHOLE		

**TOPOGRAPHIC AND BOUNDARY SURVEY**

OF  
**501 CRESCENT AVENUE**  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 SEPTEMBER 2018  
 PREPARED BY  
**LUK AND ASSOCIATES**  
 CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS  
 738 ALFRED NOBEL DRIVE  
 HERCULES, CALIFORNIA 94547  
 (510) 724-3388





CITYDOT STUDIO, LLC  
317 CORKLAND AVE SUITE 8  
SAN FRANCISCO, CA 94110  
415.689.4686  
SAVIN@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

*Conf.*

PROJECT

# MS HOUSE

501 CRESCENT AVE  
SAN FRANCISCO  
CALIFORNIA 94110

REVISIONS

- 07.29.2019 PRE- APPLICATION
- 11.20.2019 REVIEW
- 03.03.2020 RDAT REV.
- 05.25.2020 RDAT REV.
- 11.30.2020 PLAN REV.
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SHEET DATA

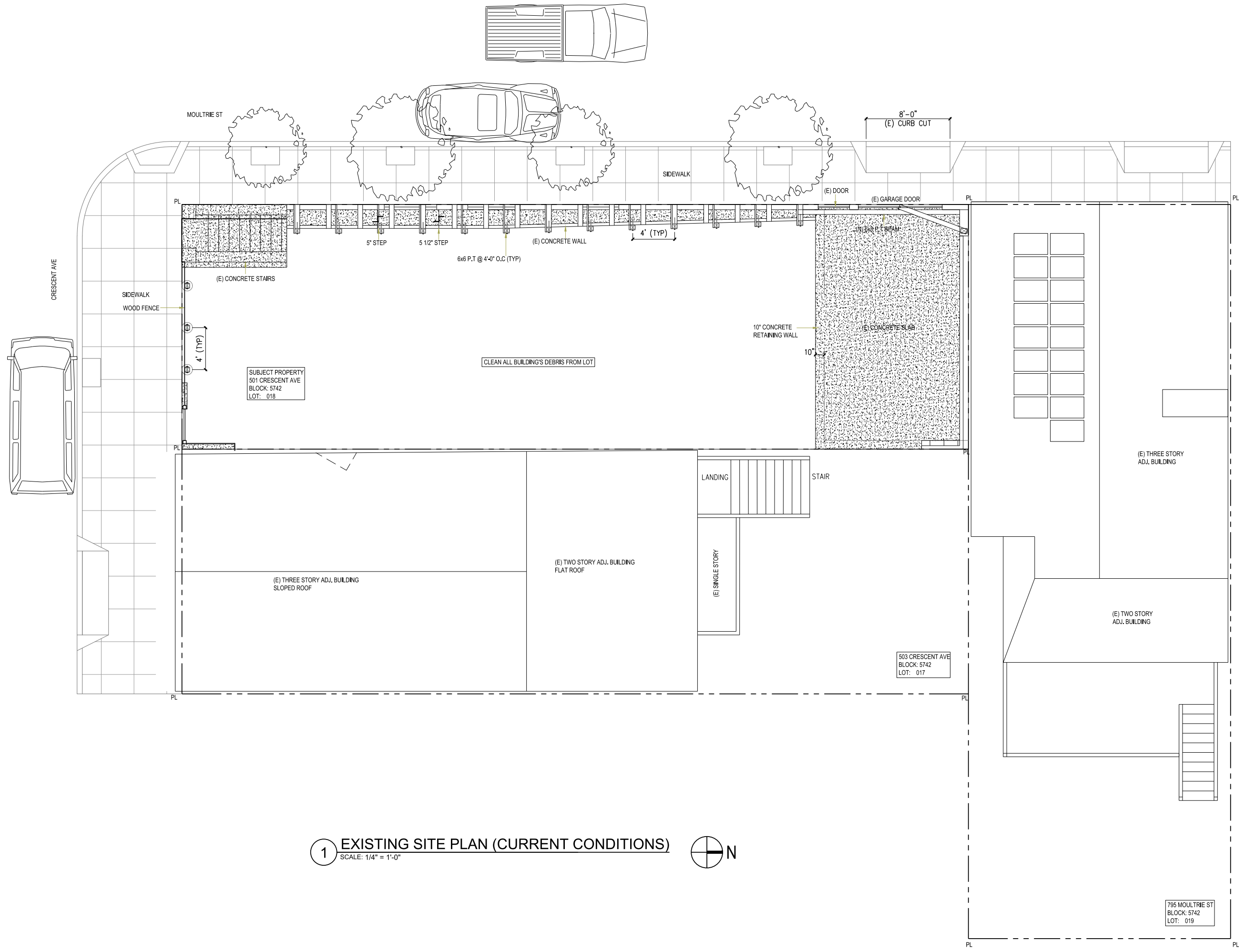
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

## EXISTING SITE PLAN (CURRENT CONDITIONS)

SHEET NUMBER

# A 0.1



1 EXISTING SITE PLAN (CURRENT CONDITIONS)  
SCALE: 1/4" = 1'-0"





*Conf.*

# MS HOUSE

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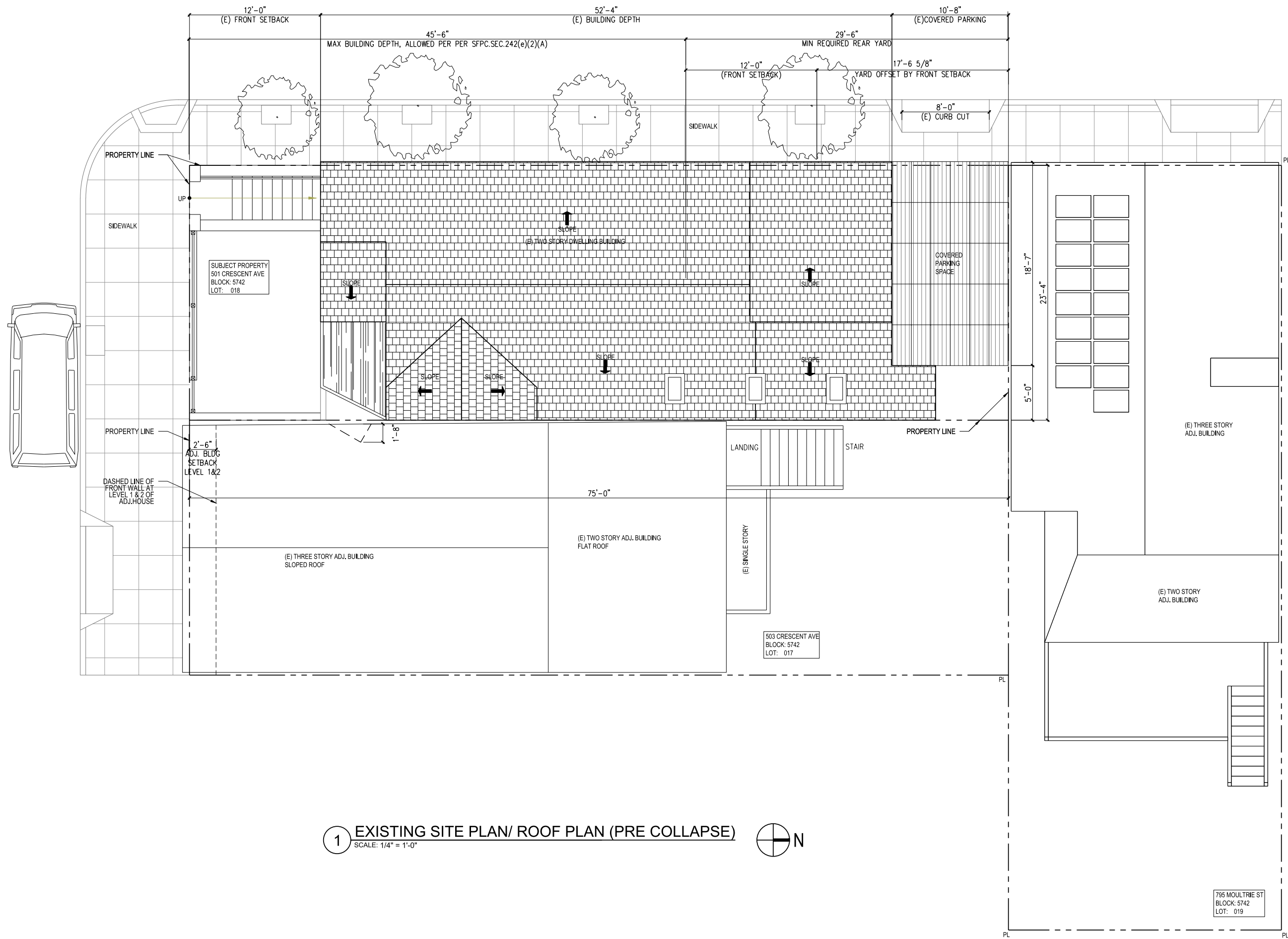
DATE: 02.08.2021  
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 SCALE: AS SHOWN

SHEET TITLE

## EXISTING SITE PLAN/ ROOF PLAN (PRE COLLAPSE)

SHEET NUMBER

# A 02



**1** EXISTING SITE PLAN/ ROOF PLAN (PRE COLLAPSE)  
 SCALE: 1/4" = 1'-0"



795 MOULTRIE ST  
 BLOCK: 5742  
 LOT: 019

CITYDOT STUDIO, LLC  
317 CORRLAND AVE SUITE 8  
SAN FRANCISCO, CA 94119  
415.689.4686  
SAVIN@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

*Handwritten signature*

PROJECT

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SHEET DATA

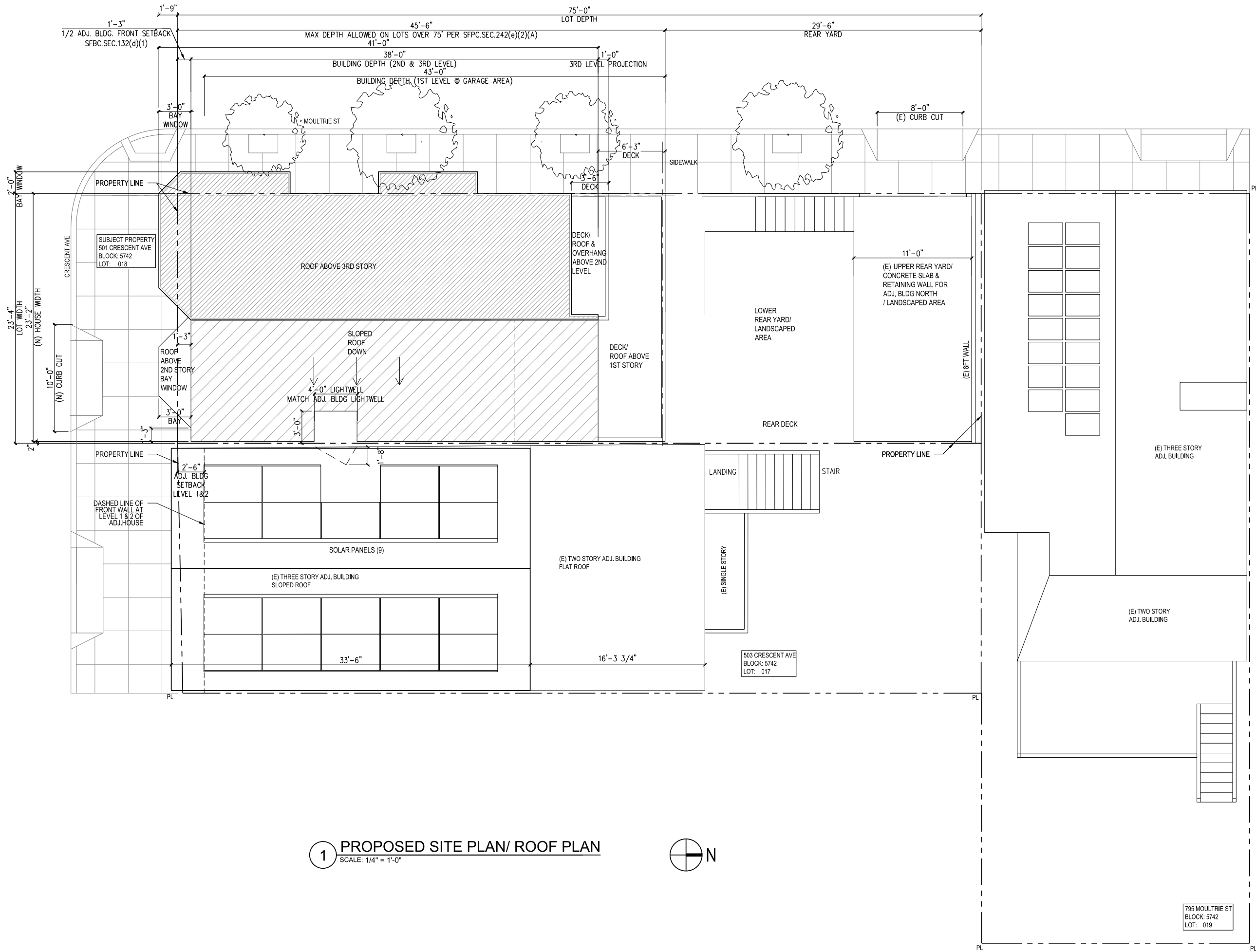
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

## PROPOSED SITE PLAN/ ROOF PLAN

SHEET NUMBER

# A 03



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



795 MOULTRIE ST  
 BLOCK: 5742  
 LOT: 019

CITYDOT STUDIO, LLC  
317 CORLAND AVE SUITE B  
SAN FRANCISCO, CA94110  
415.689.4686  
SAVIN@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

*Curf.*

PROJECT

# MS HOUSE

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### SHEET DATA

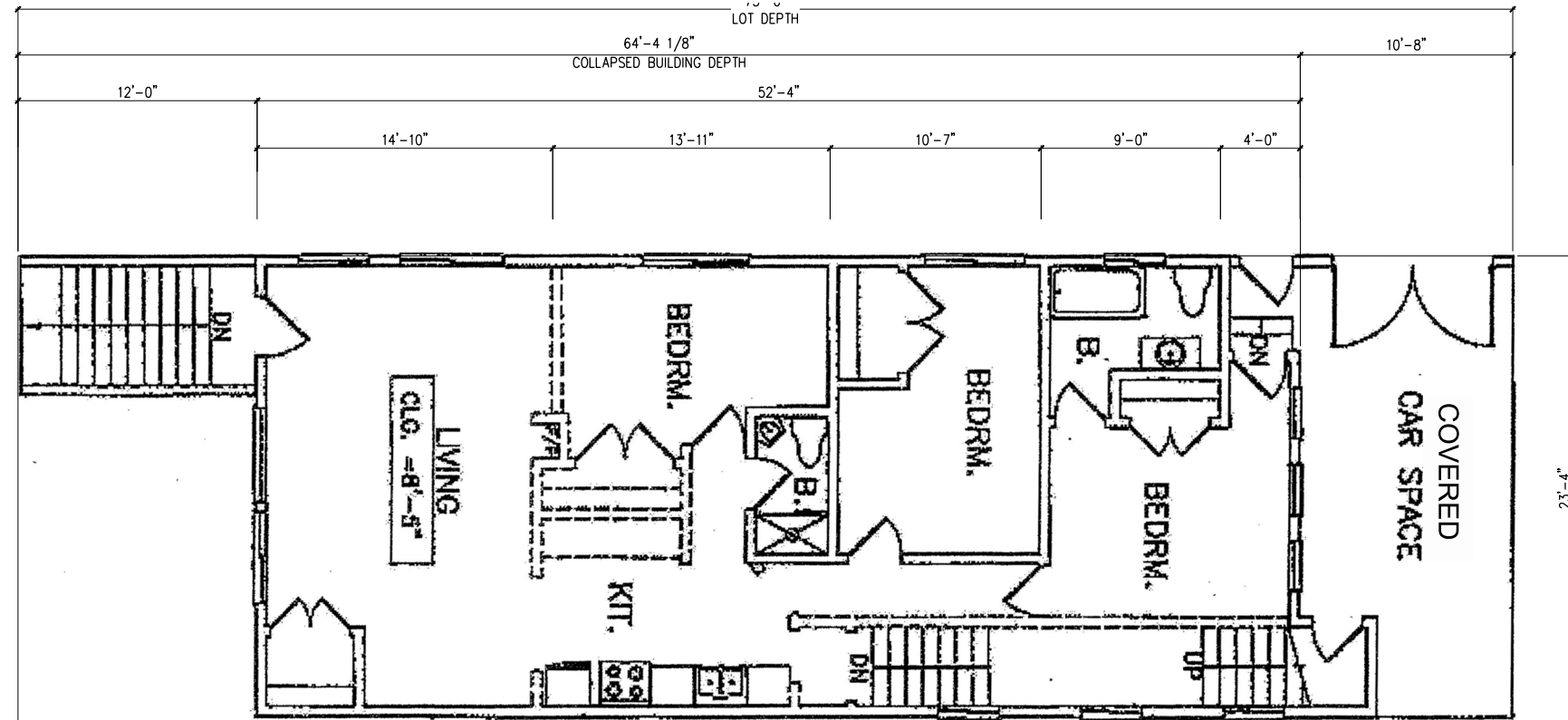
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 SCALE: AS SHOWN

### SHEET TITLE

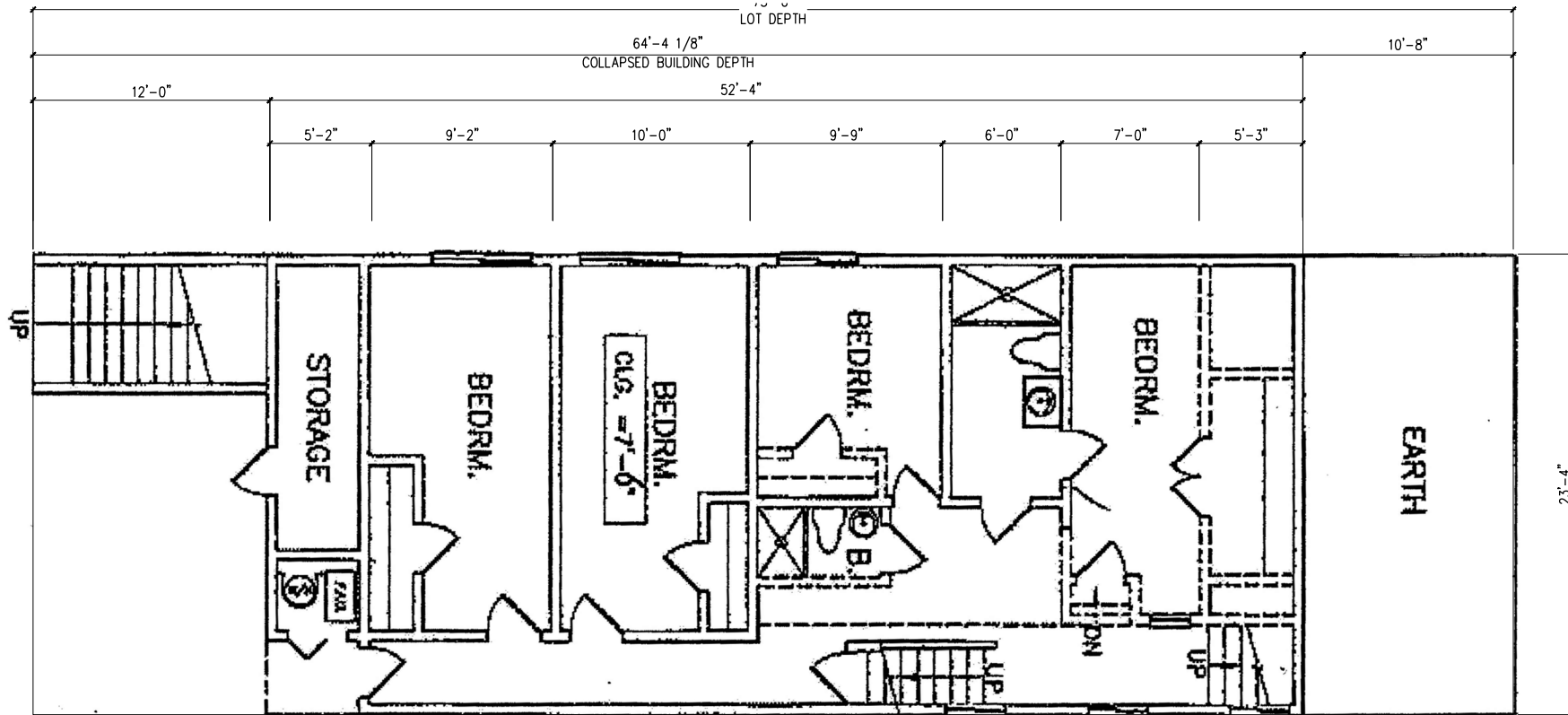
## EXISTING FLOOR PLANS (PRE COLLAPSE)

SHEET NUMBER

# A 1.0



**2** EXISTING SECOND FLOOR PLAN (PRE COLLAPSE)  
 SCALE: 1/4" = 1'-0"



**1** EXISTING FIRST FLOOR PLAN (PRE COLLAPSE)  
 SCALE: 1/4" = 1'-0"



COLLAPSED HOUSE:		TOTAL MASS REDUCTION:	
TOTAL USABLE FLOOR AREA:		TOTAL MASS REDUCTION:	
FIRST FLOOR:	1,206 (ALLOWED: 1,062)	FIRST FLOOR :	- (164 > ALLOWED)
SECOND FLOOR:	1,243 (ALLOWED: 1,062)	SECOND FLOOR:	- (144 > ALLOWED)
THIRD FLOOR :	- (ALLOWED: 1,062)	THIRD FLOOR:	1,062
<b>TOTAL:</b>	<b>2,449 SQ FT</b>	<b>TOTAL: (774) SQ FT</b>	(REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SQ FT)

**CITYDOT STUDIO, LLC**  
 317 CORRLAND AVE SUITE 8  
 SAN FRANCISCO, CA94119  
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 SAVIN@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

*Conf.*

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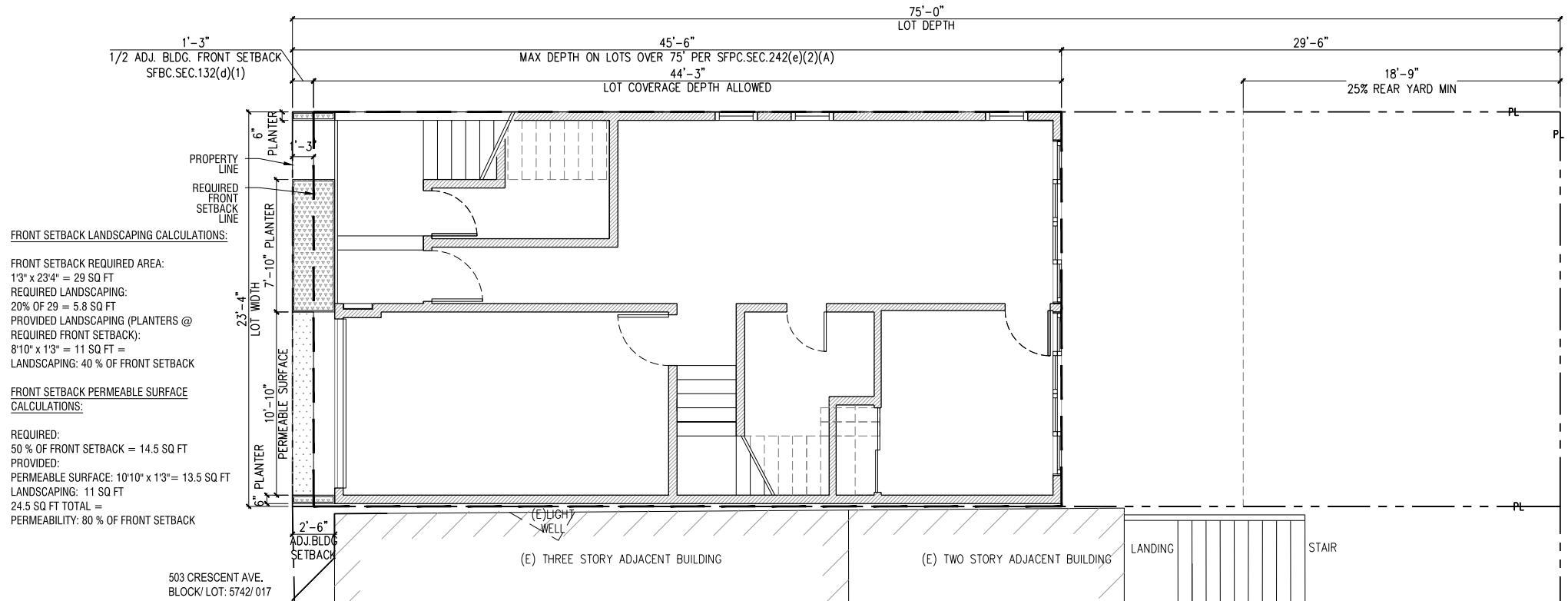
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SHEET TITLE

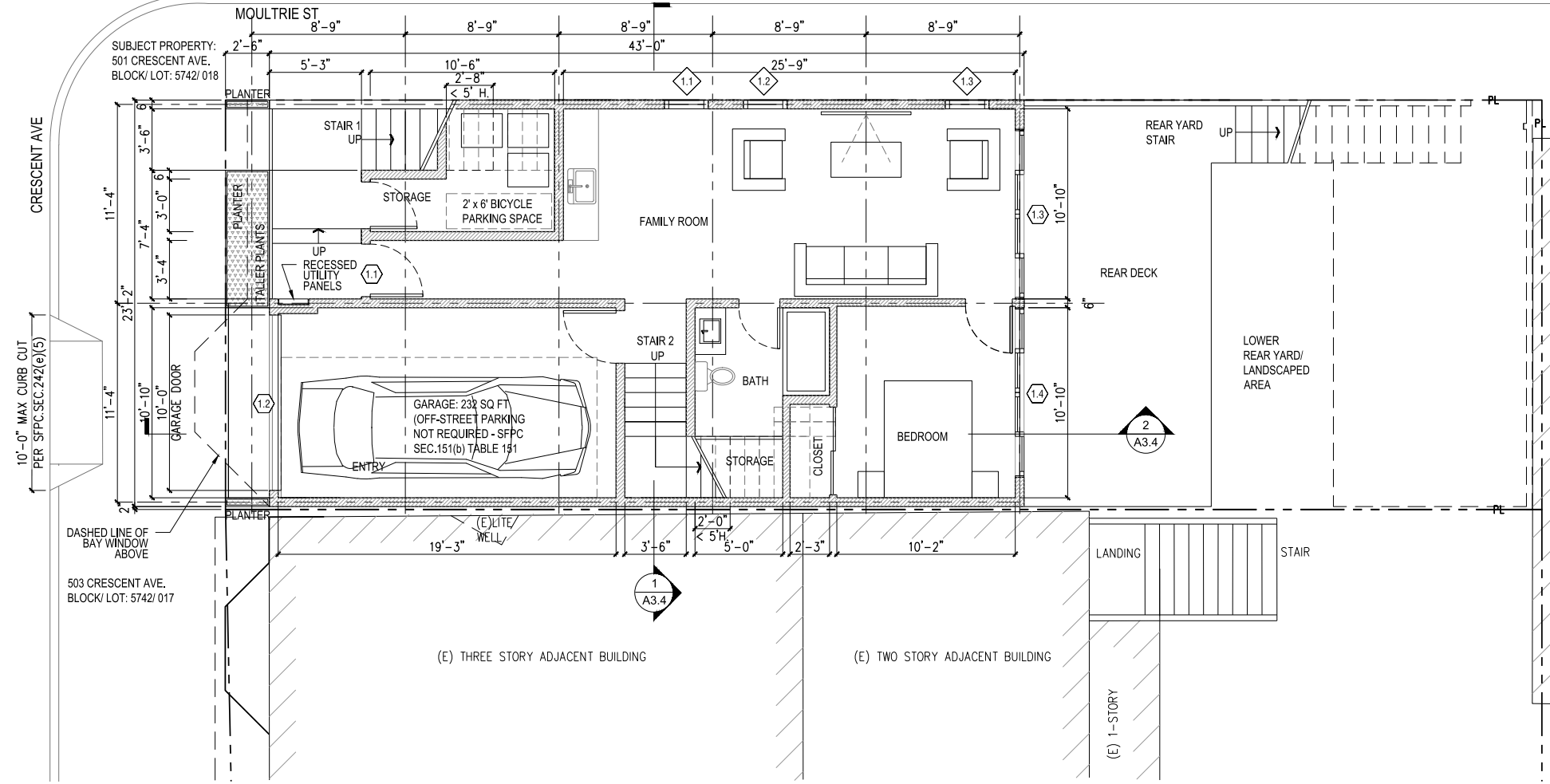
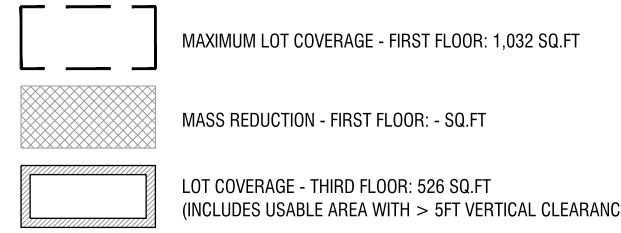
## PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

# A 21



**2 MASS REDUCTION - FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"



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

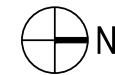
**COLLAPSED HOUSE:**

TOTAL USABLE FLOOR AREA:	TOTAL MASS REDUCTION:
FIRST FLOOR: 1,206 (ALLOWED: 1,062)	FIRST FLOOR: - (164 > ALLOWED)
SECOND FLOOR: 1,243 (ALLOWED: 1,062)	SECOND FLOOR: - (144 > ALLOWED)
THIRD FLOOR: - (ALLOWED: 1,062)	THIRD FLOOR: 1,062
<b>TOTAL: 2,449 SQ FT</b>	<b>TOTAL: (774) SQ FT (REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SQ FT)</b>

**PROPOSED HOUSE:**

TOTAL USABLE FLOOR AREA:	TOTAL MASS REDUCTION:
FIRST FLOOR: 642 (ALLOWED: 1,032)	FIRST FLOOR: -
SECOND FLOOR: 833 (ALLOWED: 1,032)	SECOND FLOOR: 145
THIRD FLOOR: 765 (ALLOWED: 1,032)	THIRD FLOOR: 506
<b>TOTAL: 2,240 SF</b>	<b>TOTAL: 651 SF (REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SQ FT)</b>

NOTE: USABLE AREA DOESN'T INCLUDE GARAGE & AREA WITH CEILING HEIGHT < 5 FT. STAIRS ARE INCLUDED ON 1 OF 2 FLOORS.





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*Curf.*

PROJECT

# MS HOUSE

501 CRESCENT AVE  
 SAN FRANCISCO  
 CALIFORNIA 94110

REVISIONS

- 07.29.2019 PRE- APPLICATION
- 11.20.2019 REVIEW
- 03.03.2020 RDAT REV. ⚠
- 05.25.2020 RDAT REV. ⚠
- 11.30.2020 PLAN REV. ⚠
- 02.08.2021 PLANS - HEARING

SHEET DATA

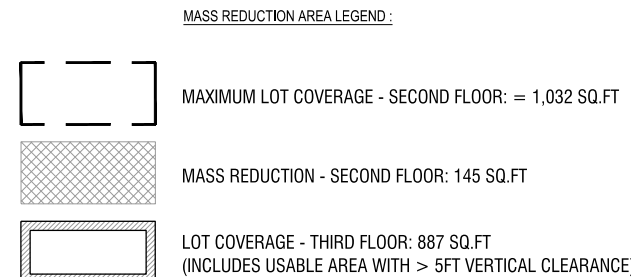
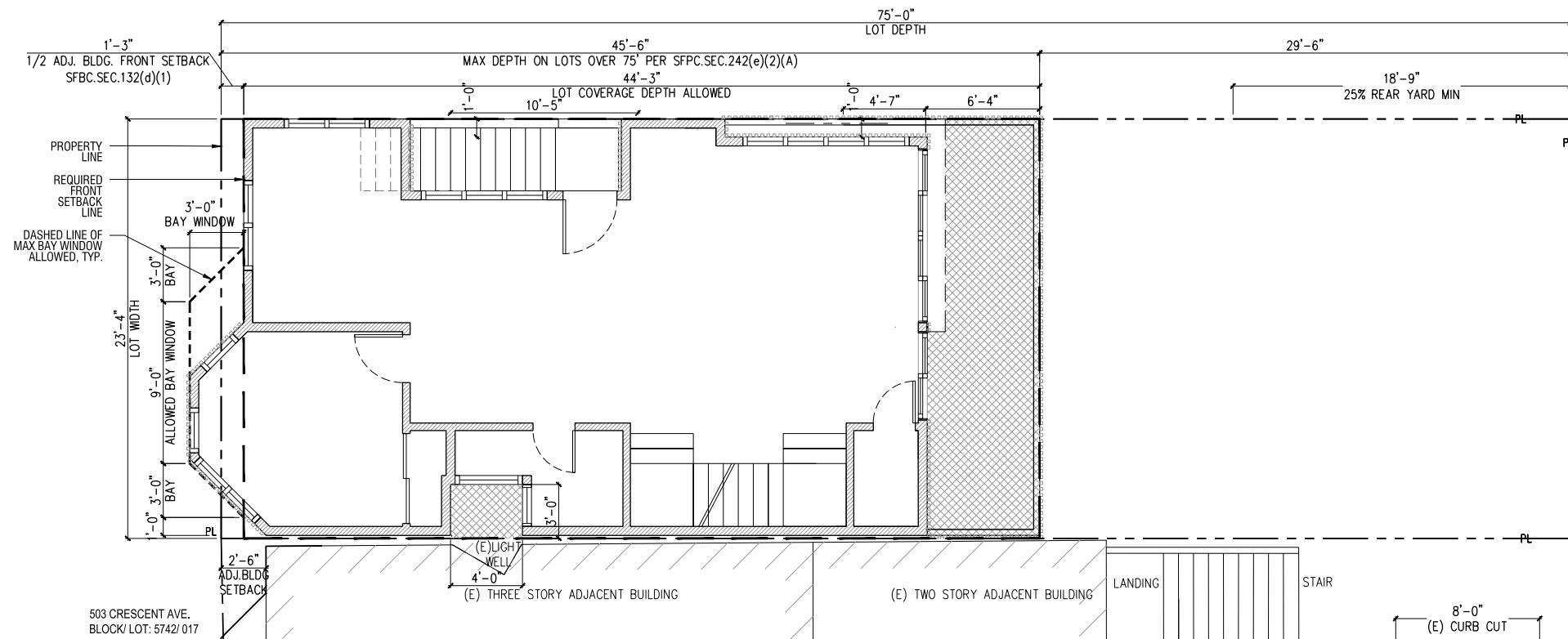
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

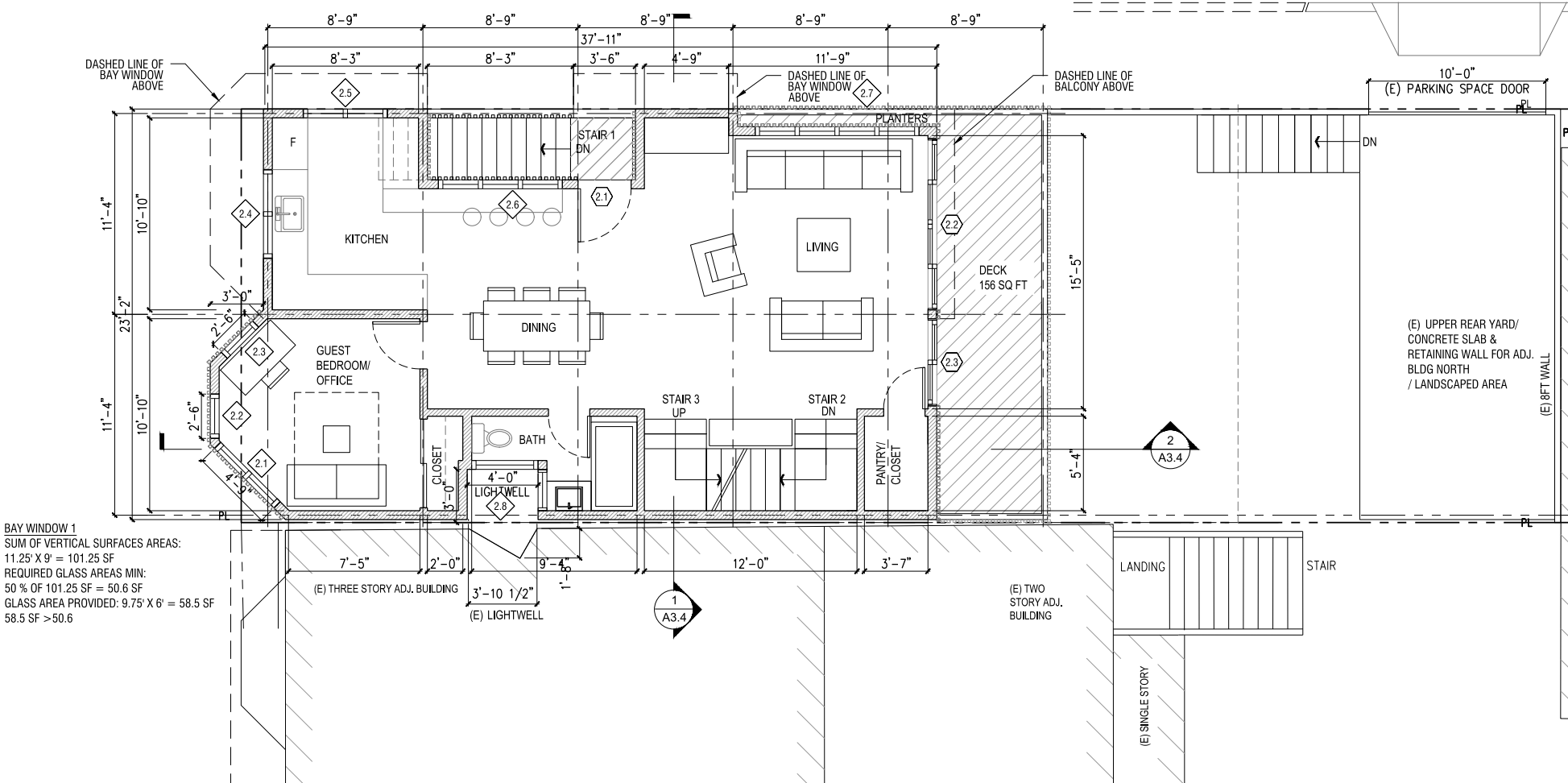
## PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

A 2.2



**2 MASS REDUCTION - SECOND FLOOR**  
 SCALE: 1/4" = 1'-0"



**BAY WINDOW 1**  
 SUM OF VERTICAL SURFACES AREAS:  
 11.25' X 9' = 101.25 SF  
 REQUIRED GLASS AREAS MIN:  
 50 % OF 101.25 SF = 50.6 SF  
 GLASS AREA PROVIDED: 9.75' X 6' = 58.5 SF  
 58.5 SF > 50.6

**COLLAPSED HOUSE:**

TOTAL USABLE FLOOR AREA:	TOTAL MASS REDUCTION:
FIRST FLOOR: 1,206 (ALLOWED: 1,062)	FIRST FLOOR: - (164 > ALLOWED)
SECOND FLOOR: 1,243 (ALLOWED: 1,062)	SECOND FLOOR: - (144 > ALLOWED)
THIRD FLOOR: - (ALLOWED: 1,062)	THIRD FLOOR: 1,062
<b>TOTAL: 2,449 SQ FT</b>	<b>TOTAL: (774) SQ FT</b> (REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SQ FT)

**PROPOSED HOUSE:**

TOTAL USABLE FLOOR AREA:	TOTAL MASS REDUCTION:
FIRST FLOOR: 642 (ALLOWED: 1,032)	FIRST FLOOR: -
SECOND FLOOR: 833 (ALLOWED: 1,032)	SECOND FLOOR: 145
THIRD FLOOR: 765 (ALLOWED: 1,032)	THIRD FLOOR: 506
<b>TOTAL: 2,240 SF</b>	<b>TOTAL: 651 SF</b> (REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SF)

NOTE: USABLE AREA DOESN'T INCLUDE GARAGE & AREA WITH CEILING HEIGHT < 5 FT. STAIRS ARE INCLUDED ON 1 OF 2 FLOORS.

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



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- 11.30.2020 PLAN REV.
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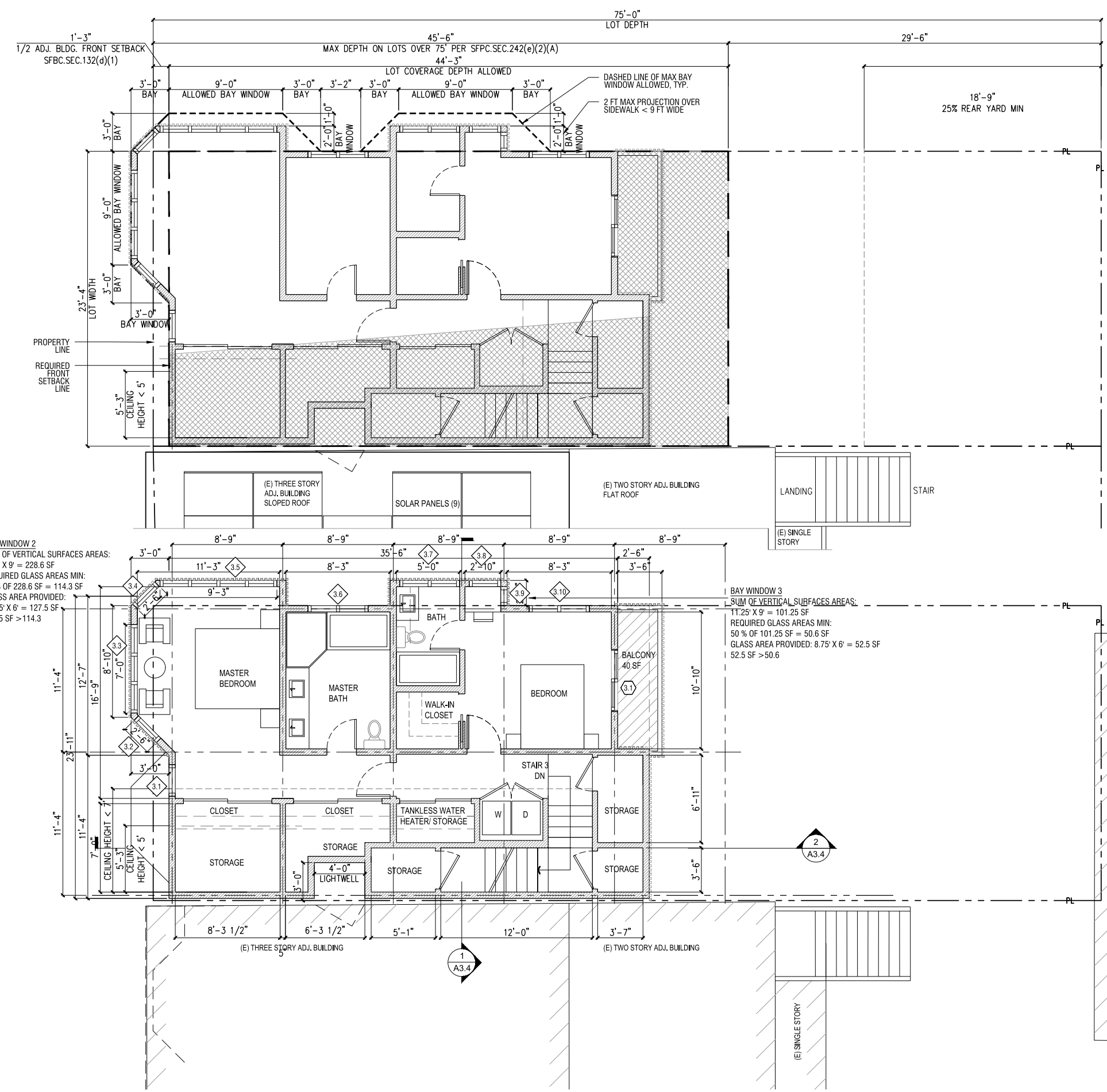
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

## PROPOSED THIRD FLOOR PLAN

SHEET NUMBER

# A 23



MASS REDUCTION AREA LEGEND:

- MAXIMUM LOT COVERAGE - THIRD FLOOR: = 1,032 SQ.FT
- MASS REDUCTION - THIRD FLOOR: 506 SQ.FT
- LOT COVERAGE - THIRD FLOOR: 526 SQ.FT (INCLUDES USABLE AREA WITH > 5FT VERTICAL CLEARANCE)

**2 MASS REDUCTION - THIRD FLOOR**  
 SCALE: 1/4" = 1'-0"

**COLLAPSED HOUSE:**

TOTAL USABLE FLOOR AREA:		TOTAL MASS REDUCTION:	
FIRST FLOOR:	1,206 (ALLOWED: 1,062)	FIRST FLOOR:	-(164 > ALLOWED)
SECOND FLOOR:	1,243 (ALLOWED: 1,062)	SECOND FLOOR:	-(144 > ALLOWED)
THIRD FLOOR:	- (ALLOWED: 1,062)	THIRD FLOOR:	1,062
<b>TOTAL:</b>	<b>2,449 SQ FT</b>	<b>TOTAL:</b>	<b>(774) SQ FT</b> (REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SQ FT)

**PROPOSED HOUSE:**

TOTAL USABLE FLOOR AREA:		TOTAL MASS REDUCTION:	
FIRST FLOOR:	642 (ALLOWED: 1,032)	FIRST FLOOR:	-
SECOND FLOOR:	833 (ALLOWED: 1,032)	SECOND FLOOR:	145
THIRD FLOOR:	765 (ALLOWED: 1,032)	THIRD FLOOR:	506
<b>TOTAL:</b>	<b>2,240 SF</b>	<b>TOTAL:</b>	<b>651 SF</b> (REQUIRED MASS REDUCTION PER SFPC.SEC.242(e)(3): 650 SQ FT)

NOTE: USABLE AREA DOESN'T INCLUDE GARAGE & AREA WITH CEILING HEIGHT < 5 FT. STAIRS ARE INCLUDED ON 1 OF 2 FLOORS.

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



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*Conf.*

PROJECT

# MS HOUSE

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SHEET DATA

DATE: 02.08.2021  
 JOB NO.: MS  
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 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

## EXISTING & PROPOSED SOUTH ELEVATIONS

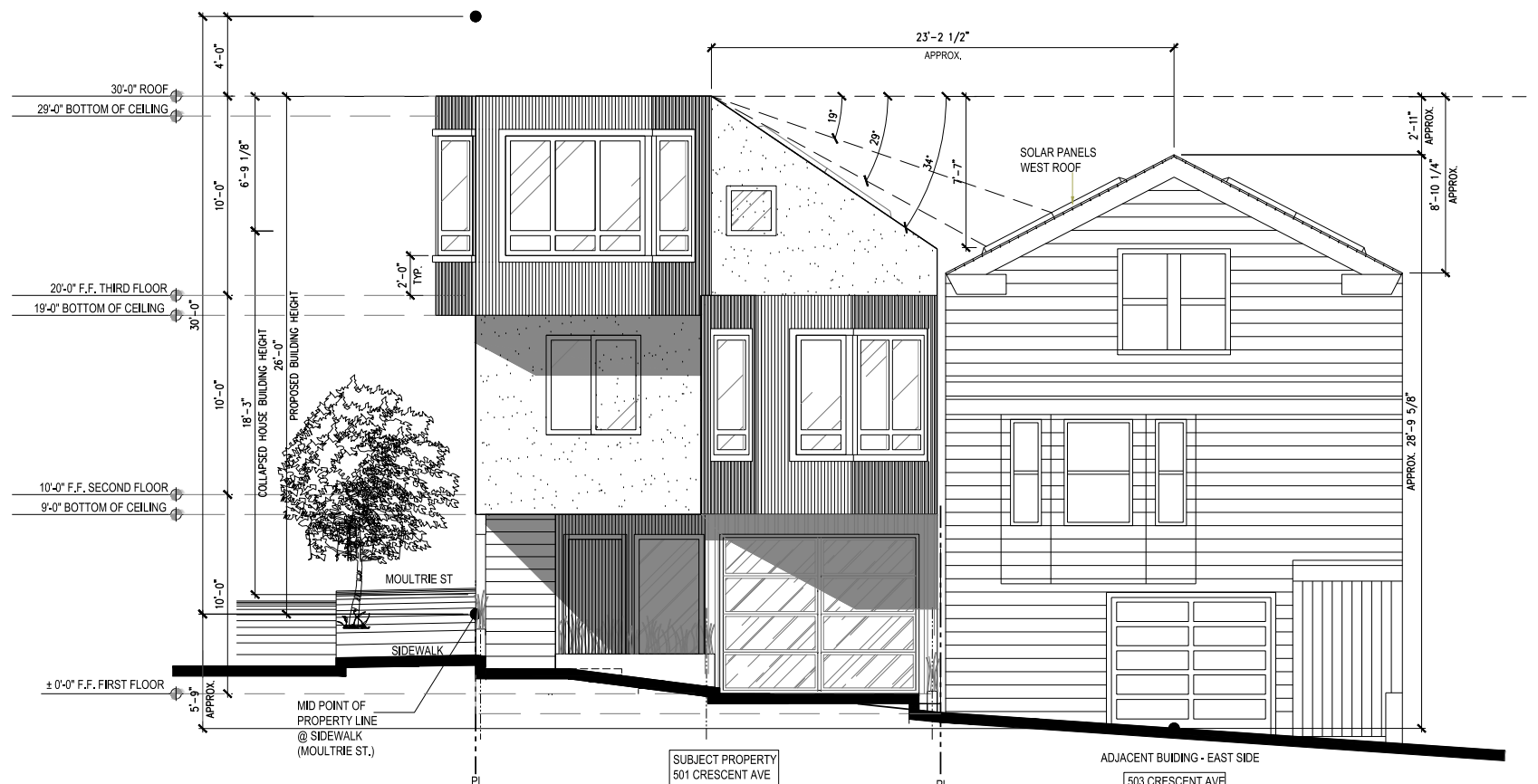
SHEET NUMBER

# A 3.1



**1 EXISTING SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
	STUCCO, FINE SANDED SMOOTH FINISH COLOR: WHITE OR SIM.
	WOOD SIDING COLOR: CEDAR OR SIM.
	WOOD SIDING - DOUBLE SPACING, GROUND FLOOR COLOR: CEDAR OR SIM.
	GLASS - CLEAR
	GLASS - OBSCURED, GROUND FLOOR - STREET SIDE & BATH WINDOWS
	WOOD SLATS WALL/ RAILING, CEDAR OR SIM.



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

SUBJECT PROPERTY  
 501 CRESCENT AVE  
 BLOCK: 5742  
 LOT: 018

503 CRESCENT AVE  
 BLOCK: 5742  
 LOT: 017



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PROJECT

# MS HOUSE

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### REVISIONS

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02.08.2021	PLANS - HEARING

### SHEET DATA

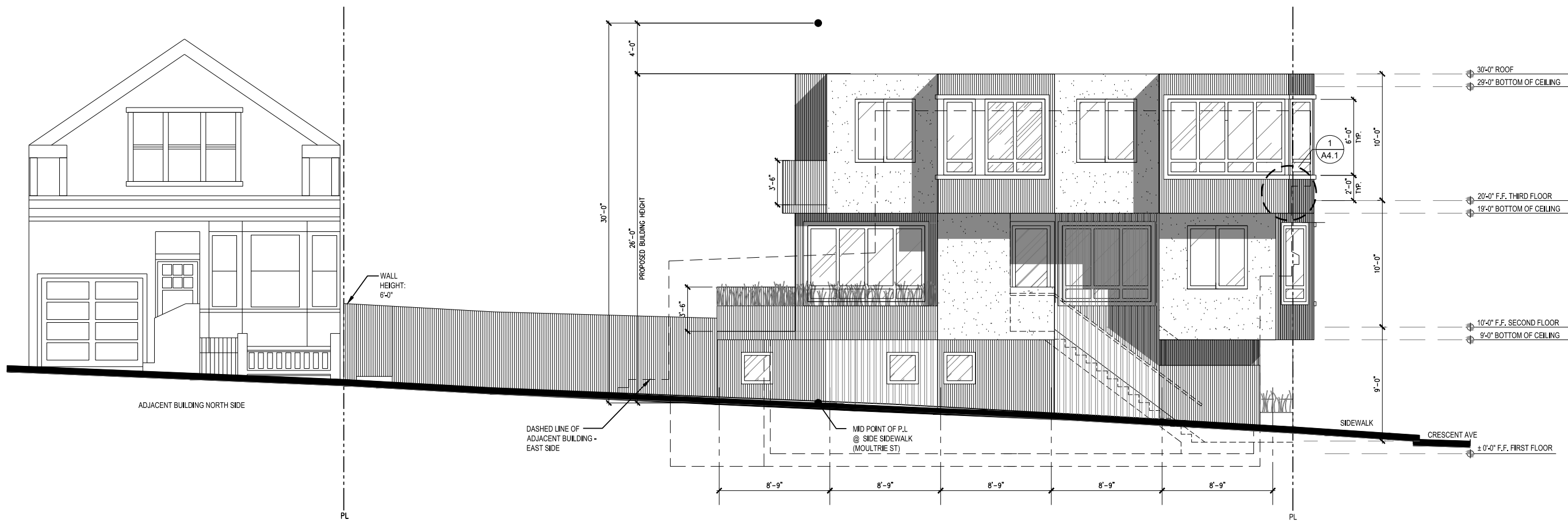
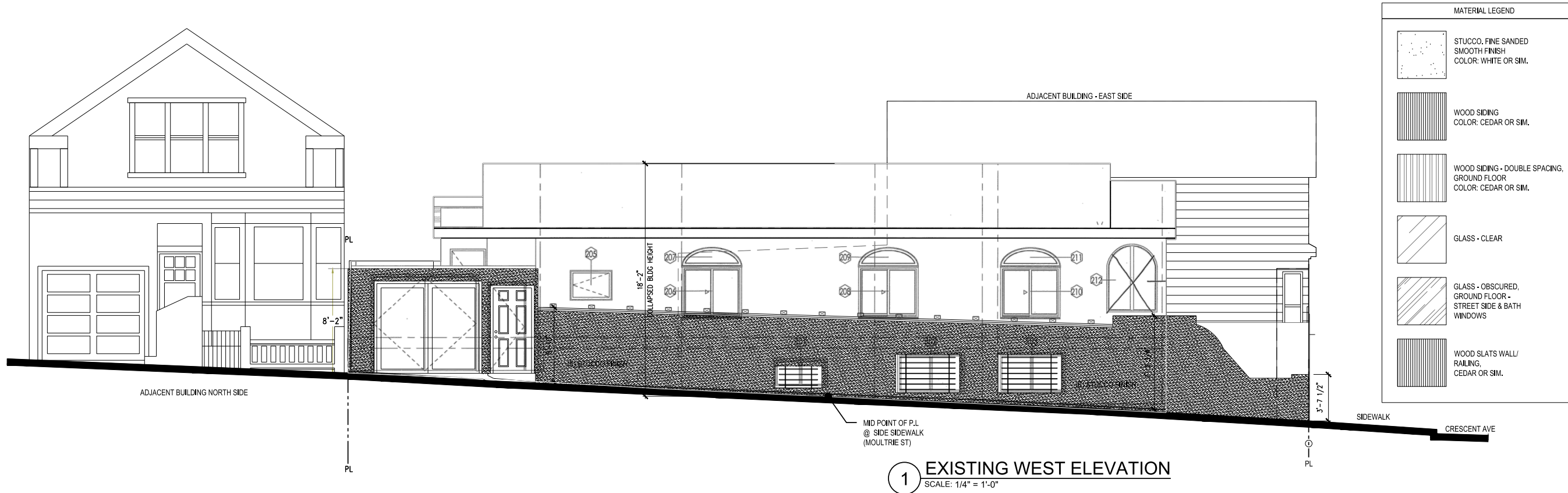
DATE:	02.08.2021
JOB NO.:	MS
PHASE:	HEARING
FOR:	PLANNING COMMISSION
SCALE:	AS SHOWN

### SHEET TITLE

## EXISTING & PROPOSED WEST ELEVATIONS

SHEET NUMBER

# A 3.2



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



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*Curf.*

PROJECT

# MS HOUSE

501 CRESCENT AVE  
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 CALIFORNIA 94110

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- 11.30.2020 PLAN REV. 
- 02.08.2021 PLANS - HEARING

SHEET DATA







DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

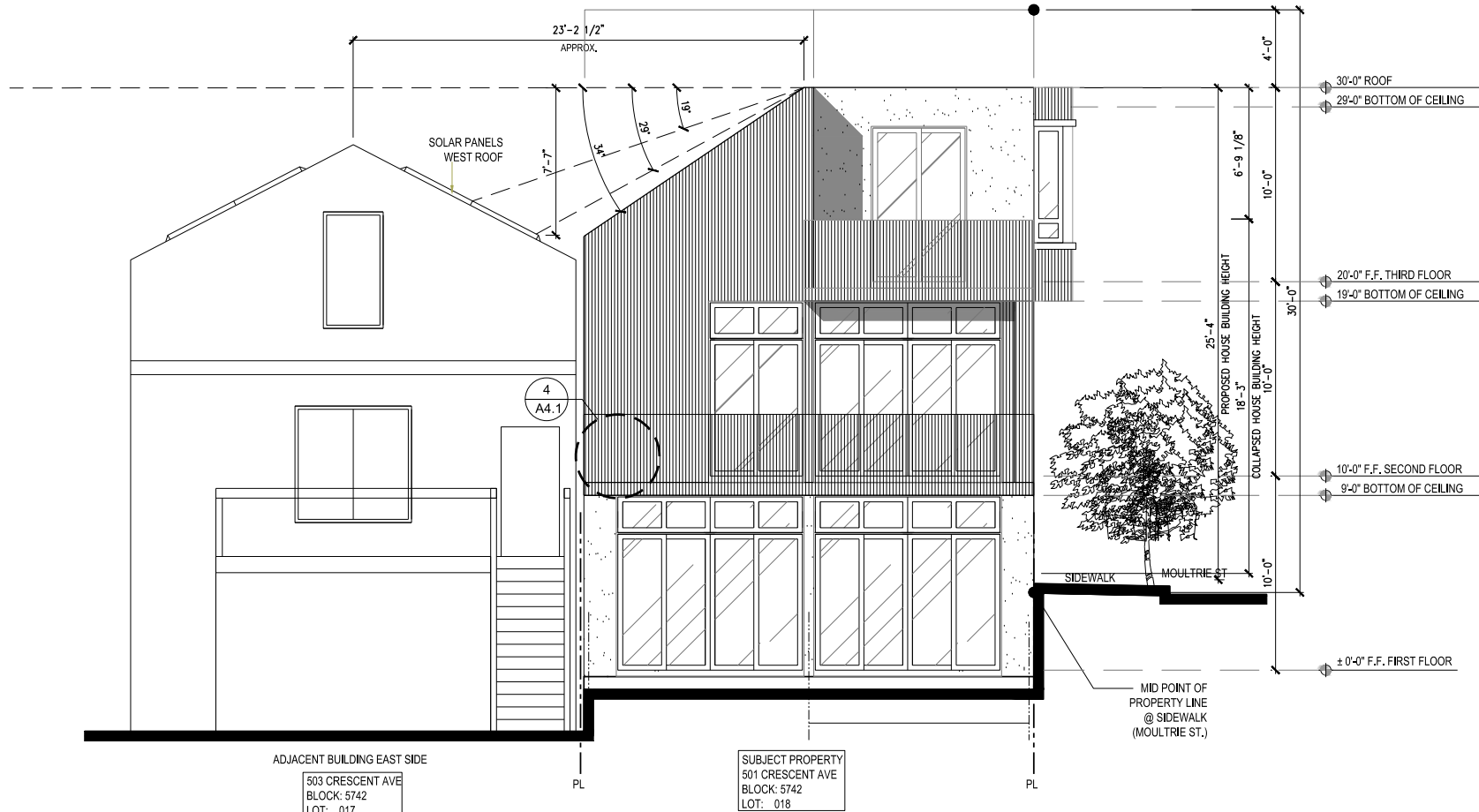
SHEET TITLE

## PROPOSED NORTH ELEVATION

SHEET NUMBER

**A 33**

MATERIAL LEGEND	
	STUCCO, FINE SANDED SMOOTH FINISH COLOR: WHITE OR SIM.
	WOOD SIDING COLOR: CEDAR OR SIM.
	WOOD SIDING - DOUBLE SPACING, GROUND FLOOR COLOR: CEDAR OR SIM.
	GLASS - CLEAR
	GLASS - OBSCURED, GROUND FLOOR - STREET SIDE & BATH WINDOWS
	WOOD SLATS WALL/ RAILING, CEDAR OR SIM.



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

*Conf.*

# MS HOUSE

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SAN FRANCISCO  
CALIFORNIA 94110

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- 05.25.2020 RDAT REV
- 11.30.2020 PLAN REV.
- 02.08.2021 PLANS - HEARING

### SHEET DATA

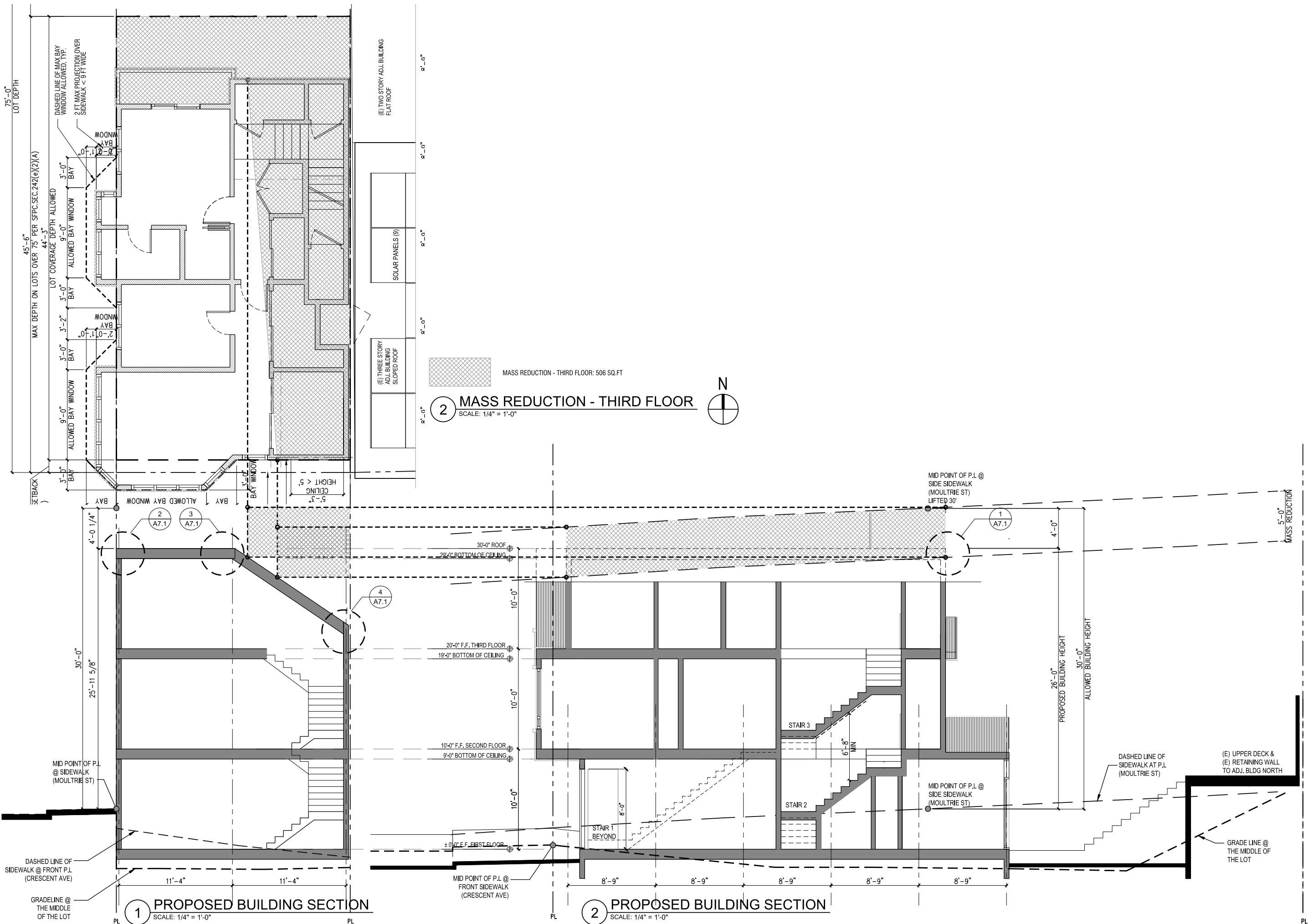
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

### SHEET TITLE

## PROPOSED BUILDING SECTIONS & MASS REDUCTION

SHEET NUMBER

# A 3.4



A 3.4

CITYDOT STUDIO, LLC  
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SAN FRANCISCO, CA94119  
415.689.4686  
SAVIN@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

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PROJECT

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SHEET DATA

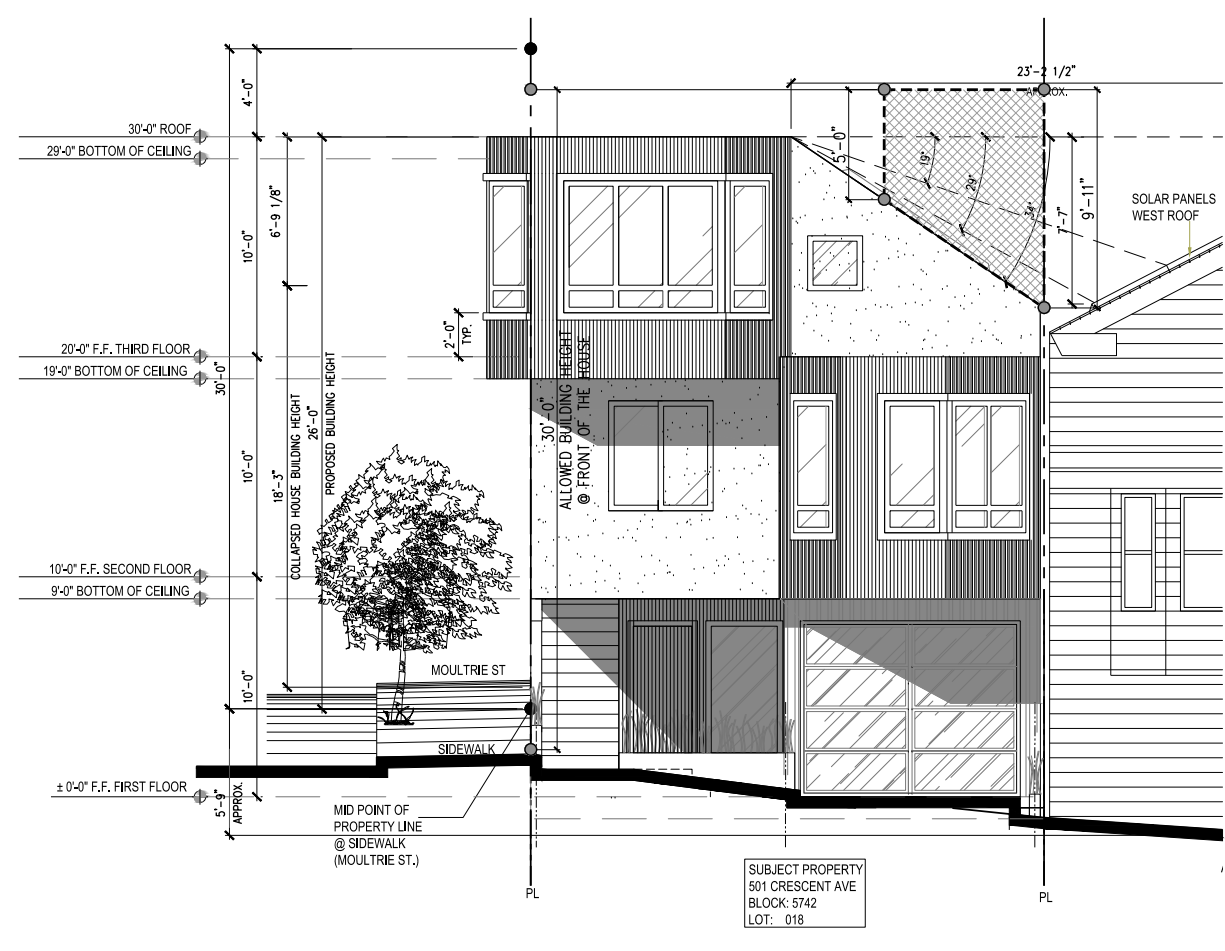
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 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

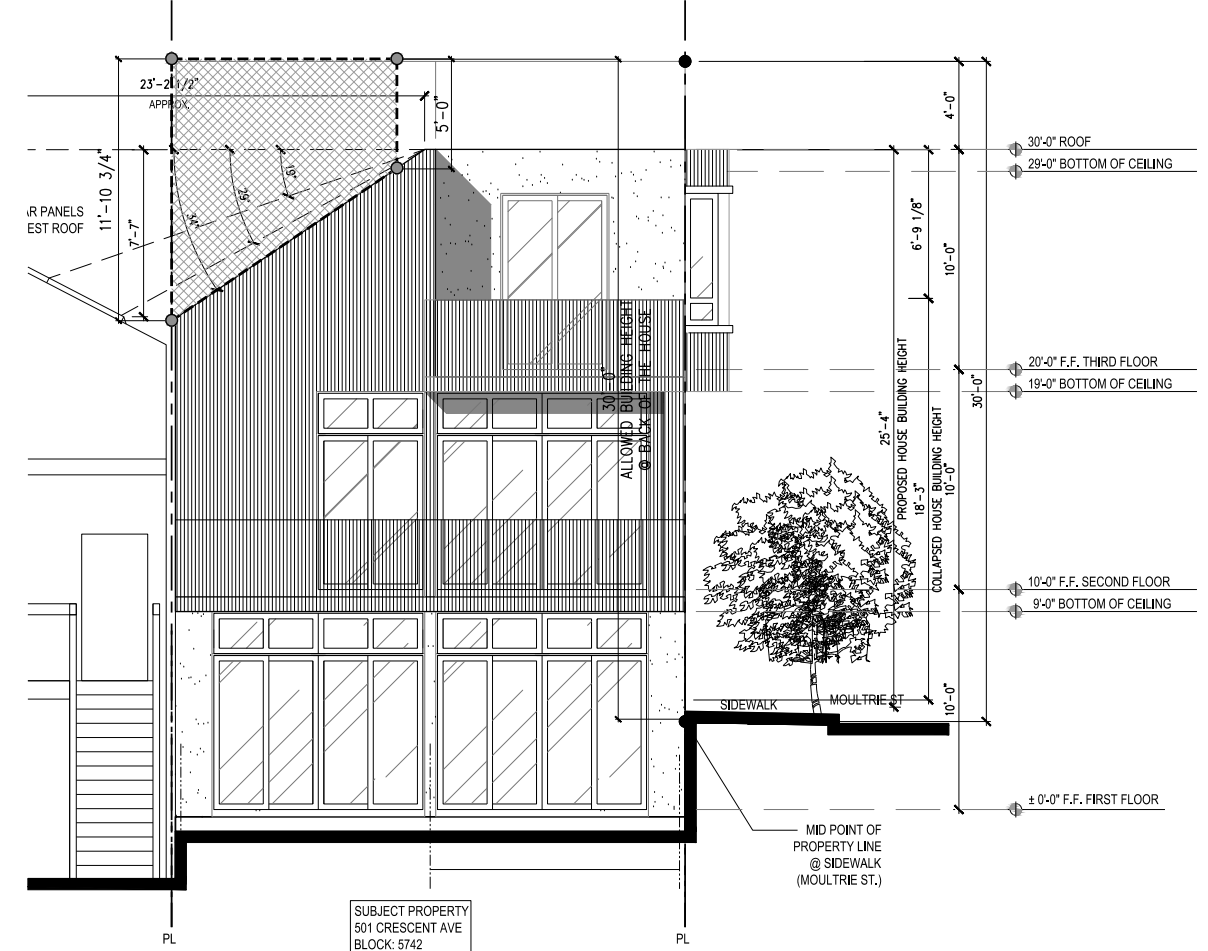
## ELEVATIONS & MASS REDUCTION

SHEET NUMBER

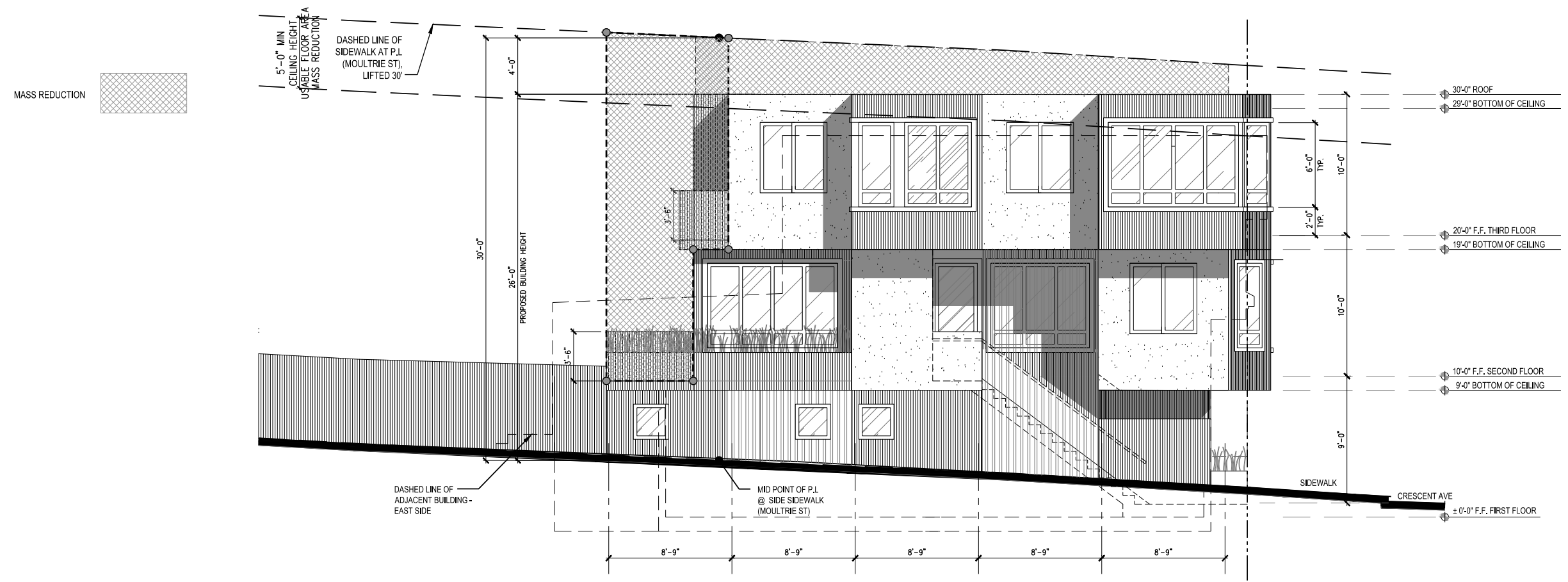
# A 35



1 MASS REDUCTION - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 MASS REDUCTION - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 MASS REDUCTION - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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PROJECT

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SHEET DATA

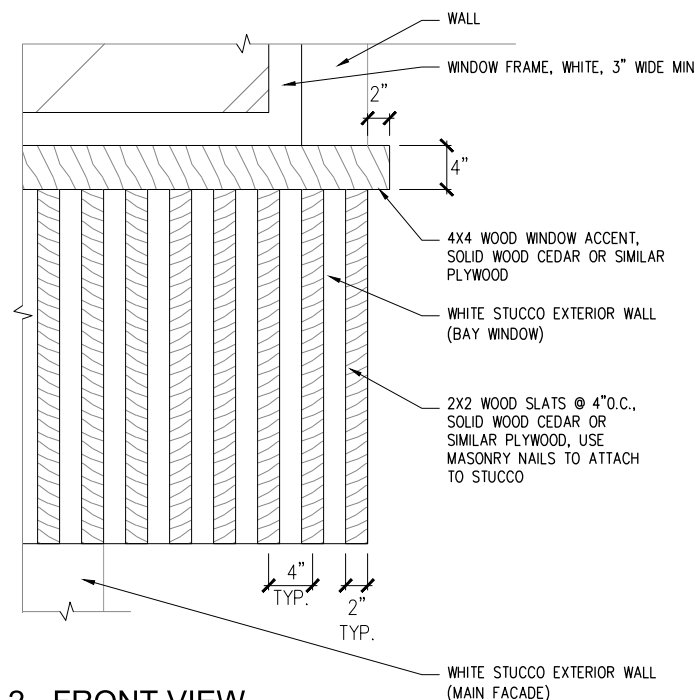
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 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

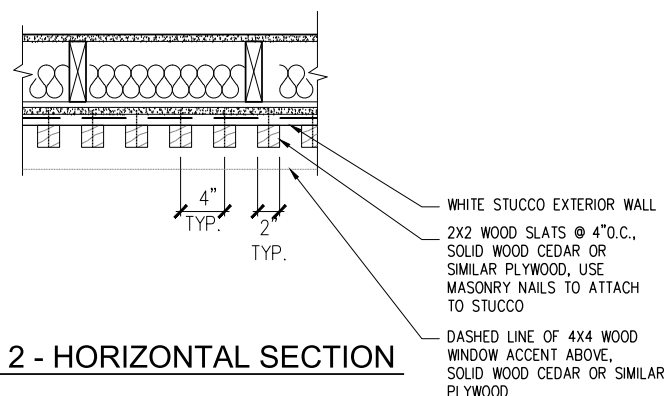
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SHEET NUMBER

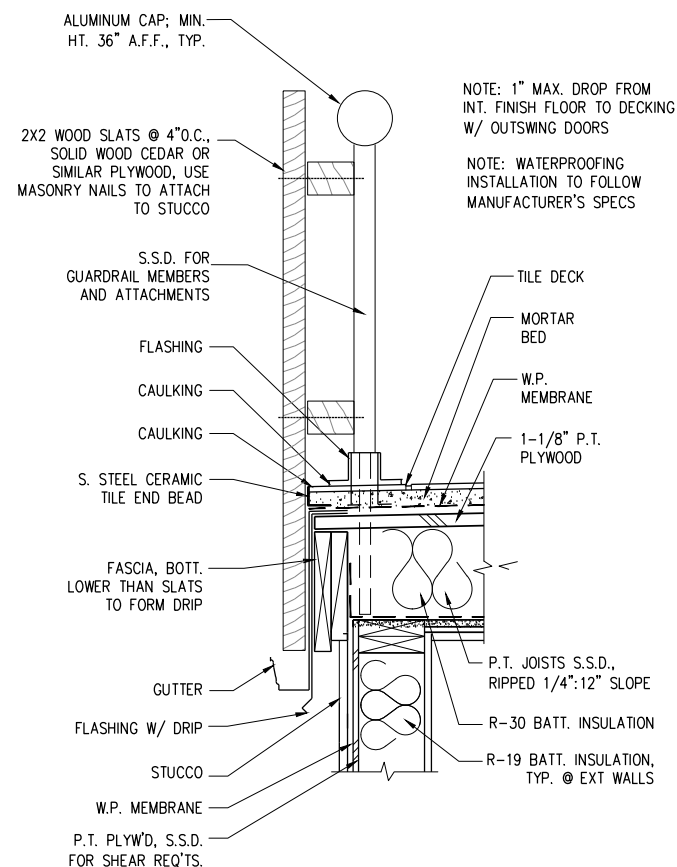
# A 4.1



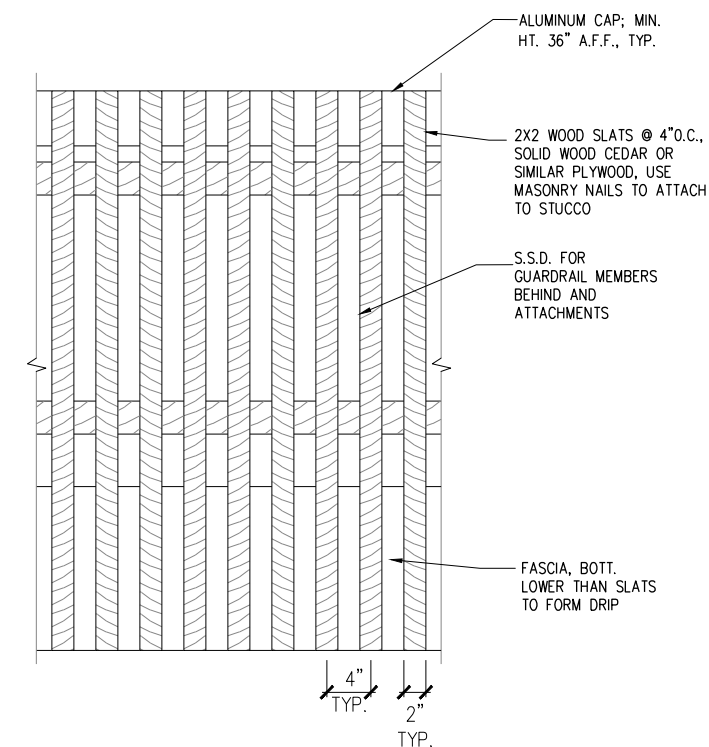
**1 BAY WINDOW 2 - FRONT VIEW**  
 SCALE: 1 1/2" = 1'-0"



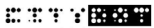
**2 BAY WINDOW 2 - HORIZONTAL SECTION**  
 SCALE: 1 1/2" = 1'-0"



**3 RAILING AT DECK - VERTICAL SECTION**  
 SCALE: 1 1/2" = 1'-0"



**4 RAILING AT DECK - FRONT VIEW (REAR YARD)**  
 SCALE: 1 1/2" = 1'-0"



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*Handwritten signature*

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SHEET DATA

DATE: 02.08.2021  
 JOB NO.: MS  
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 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

DOOR SCHEDULE

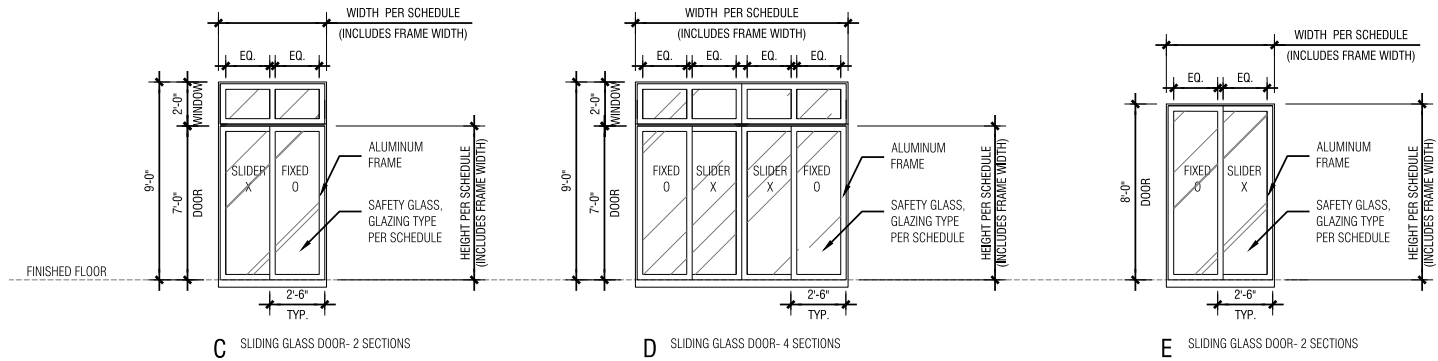
SHEET NUMBER

A 6.1

DOOR SCHEDULE

TAG	LOCATION	TYPE	FIRE RATING	SIZE			LEAF			JAMB/ FRAME		DETAILS			HARDWARE GROUP	REMARKS:
				WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	GLAZING	MATERIAL	FINISH	HEAD	THRESHOLD	JAMB		
1.1	L1: ENTRY	A	NR.	3'-0"	8'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED, FROSTED GLASS.
1.2	L1: GARAGE	B	NR.	10'-0"	8'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED, FROSTED GLASS.
1.3	L1: FAMILY ROOM	D	NR.	9'-8"	7'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED GLASS. 7'-0" SLIDING DOOR & 2'-0" WINDOW ABOVE
1.4	L1: BEDROOM	D	NR.	9'-8"	7'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED GLASS. 7'-0" SLIDING DOOR & 2'-0" WINDOW ABOVE
2.1	L2: LIVING ROOM	A	NR.	3'-0"	8'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED, FROSTED GLASS.
2.2	L2: LIVING ROOM	D	NR.	9'-8"	7'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED GLASS. 7'-0" SLIDING DOOR & 2'-0" WINDOW ABOVE
2.3	L2: LIVING ROOM	C	NR.	4'-11"	7'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED GLASS. 7'-0" SLIDING DOOR & 2'-0" WINDOW ABOVE
3.1	L3: BEDROOM	E	NR.	4'-11"	8'-0"	PER MFG.	ALUMINUM	WHITE	INSUL/ LOW-E	ALUMINUM	WHITE	-	-	-	-	TEMPERED GLASS. 7'-0" SLIDING DOOR & 2'-0" WINDOW ABOVE
-	INTERIOR DOOR, TYP.			2'-8"	8'-0"											
-	INTERIOR DOOR, TYP.			2'-4"	8'-0"											

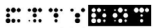
DOOR TYPES



C SLIDING GLASS DOOR- 2 SECTIONS

D SLIDING GLASS DOOR- 4 SECTIONS

E SLIDING GLASS DOOR- 2 SECTIONS



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- 02.08.2021 PLANS - HEARING

SHEET DATA

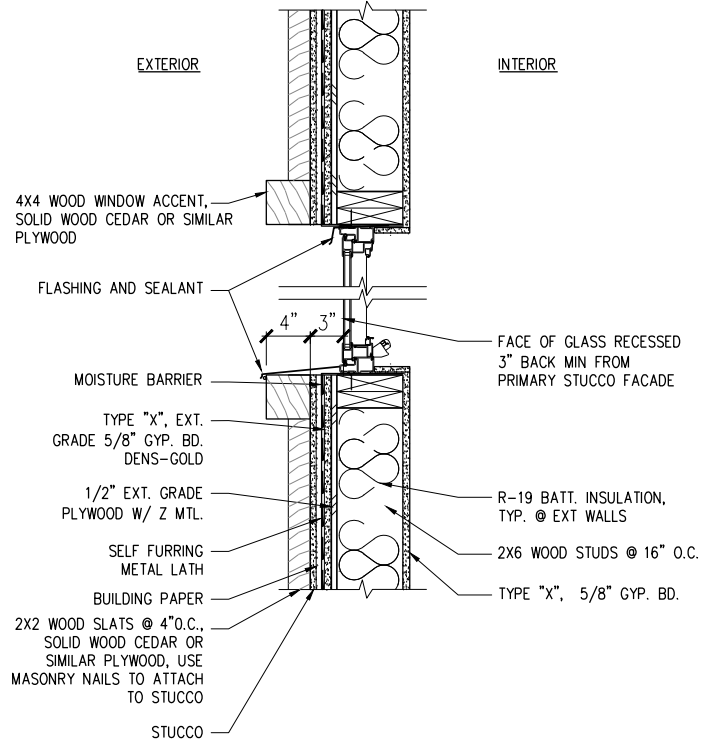
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

## WINDOW SCHEDULE & DETAILS

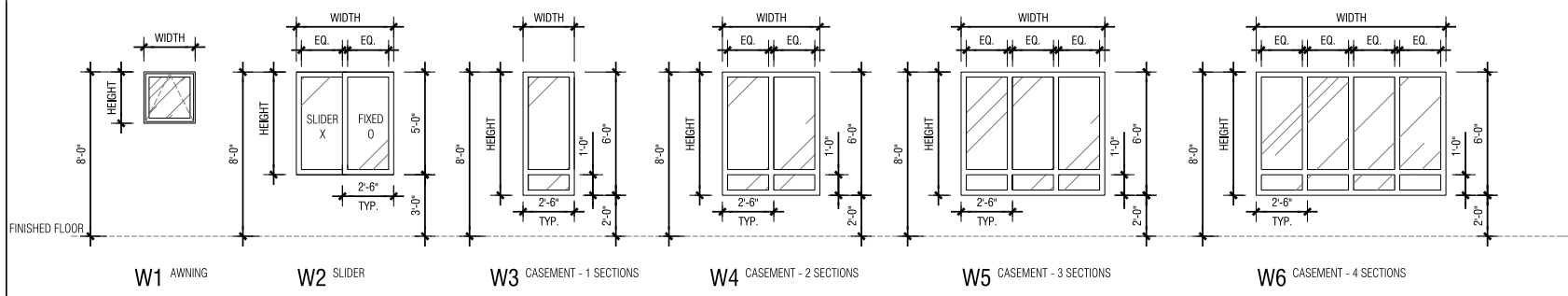
SHEET NUMBER

TAG	LOCATION	TYPE	FIRE RATING	OPERATION	WINDOW FRAME			GLAZING	DETAILS			REMARKS:
					SIZE (W X H)	MATERIAL	FINISH		HEAD	SILL	JAMB	
1.1	L1: FAMILY ROOM	W1	NR.	AWNING	2'-6" X 2'-6"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	TEMPERED, FROSTED GLASS.
1.2	L1: FAMILY ROOM	W1	NR.	AWNING	2'-6" X 2'-6"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	TEMPERED, FROSTED GLASS.
1.3	L1: FAMILY ROOM	W1	NR.	AWNING	2'-6" X 2'-6"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	TEMPERED, FROSTED GLASS.
2.1	L2: OFFICE	W4	NR.	CASEMENT	4'-9" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.2	L2: OFFICE	W3	NR.	CASEMENT	2'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.3	L2: OFFICE	W3	NR.	CASEMENT	2'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.4	L2: KITCHEN	W2	NR.	SLIDER	4'-9" X 5'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.5	L2: KITCHEN	W2	NR.	SLIDER	4'-9" X 5'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.6	L2: DINING	W5	NR.	CASEMENT	7'-0" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.7	L2: LIVING	W6	NR.	CASEMENT	9'-3" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
2.8	L2: BATH	-	NR.	AWNING/ FIXED	TBD	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	FROSTED GLASS.
3.1	L3: MASTER BEDROOM	W1	NR.	FIXED	2'-6" X 2'-6"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.2	L3: MASTER BEDROOM	W3	NR.	CASEMENT	2'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.3	L3: MASTER BEDROOM	W5	NR.	CASEMENT	7'-0" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.4	L3: MASTER BEDROOM	W3	NR.	CASEMENT	2'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.5	L3: MASTER BEDROOM	W6	NR.	CASEMENT	9'-3" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.6	L3: MASTER BATH	W2	NR.	SLIDER	4'-9" X 5'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	FROSTED GLASS.
3.7	L3: BATH	W4	NR.	CASEMENT	4'-9" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	FROSTED GLASS.
3.8	L3: BEDROOM	W3	NR.	CASEMENT	2'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.9	L3: BEDROOM	-	NR.	CASEMENT	1'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	
3.10	L3: BEDROOM	W2	NR.	SLIDER	4'-9" X 5'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	-	-	-	



**1 BAY WINDOW HEAD & SILL DETAILS**  
 SCALE: 1-1/2" = 1'-0"

### WINDOW TYPES



TYPE	OPERATION	SIZE (W X H)	MATERIAL	FINISH	GLAZING	REMARKS
W1	AWNING	2'-6" X 2'-6"	ALUMINUM	WHITE	INSUL/ LOW-E	
W2	SLIDER	4'-9" X 5'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	
W3	CASEMENT - 1 SECTIONS	2'-6" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	
W4	CASEMENT - 2 SECTIONS	4'-9" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	
W5	CASEMENT - 3 SECTIONS	7'-0" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	
W6	CASEMENT - 4 SECTIONS	9'-3" X 6'-0"	ALUMINUM	WHITE	INSUL/ LOW-E	

CITYDOT STUDIO, LLC  
317 CORRLAND AVE SUITE 8  
SAN FRANCISCO, CA 94119  
415.689.4686  
SAVIN@CITYDOTSTUDIO.COM

SIGNATURE - DESIGNER

*Baruf.*

PROJECT

# MS HOUSE

501 CRESCENT AVE  
SAN FRANCISCO  
CALIFORNIA 94110

REVISIONS

- 07.29.2019 PRE- APPLICATION
- 11.20.2019 REVIEW
- 03.03.2020 RDAT REV.
- 05.25.2020 RDAT REV.
- 11.30.2020 PLAN REV.
- 02.08.2021 PLANS - HEARING

SHEET DATA

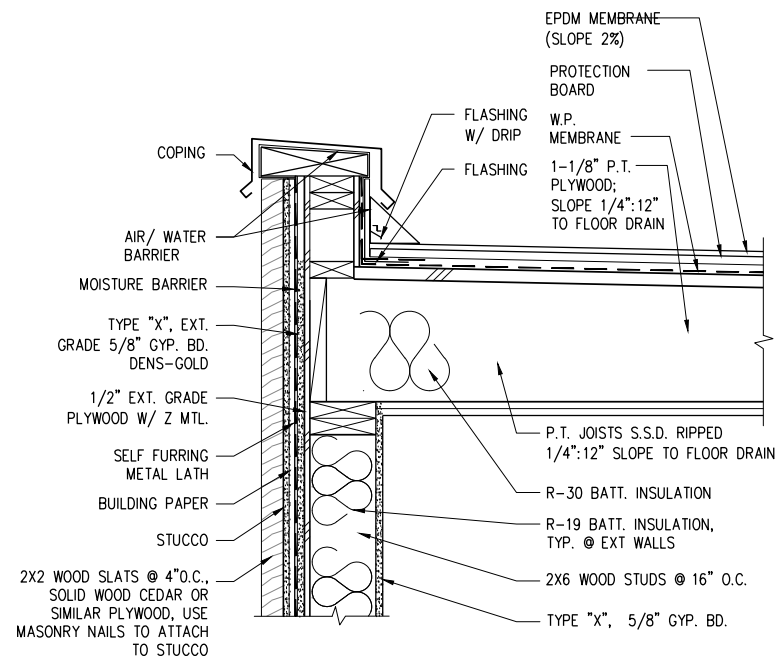
DATE: 02.08.2021  
 JOB NO.: MS  
 PHASE: HEARING  
 FOR: PLANNING COMMISSION  
 SCALE: AS SHOWN

SHEET TITLE

## ROOF SECTION DETAILS

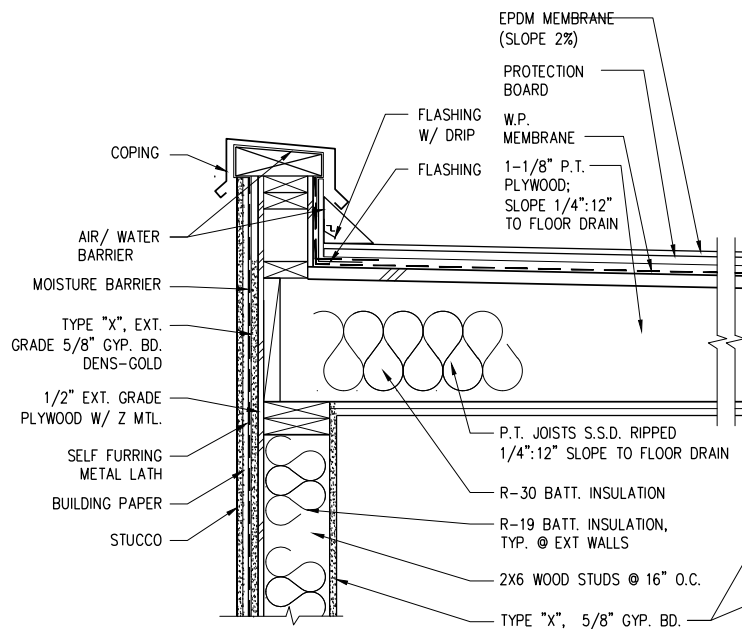
SHEET NUMBER

# A 7.1



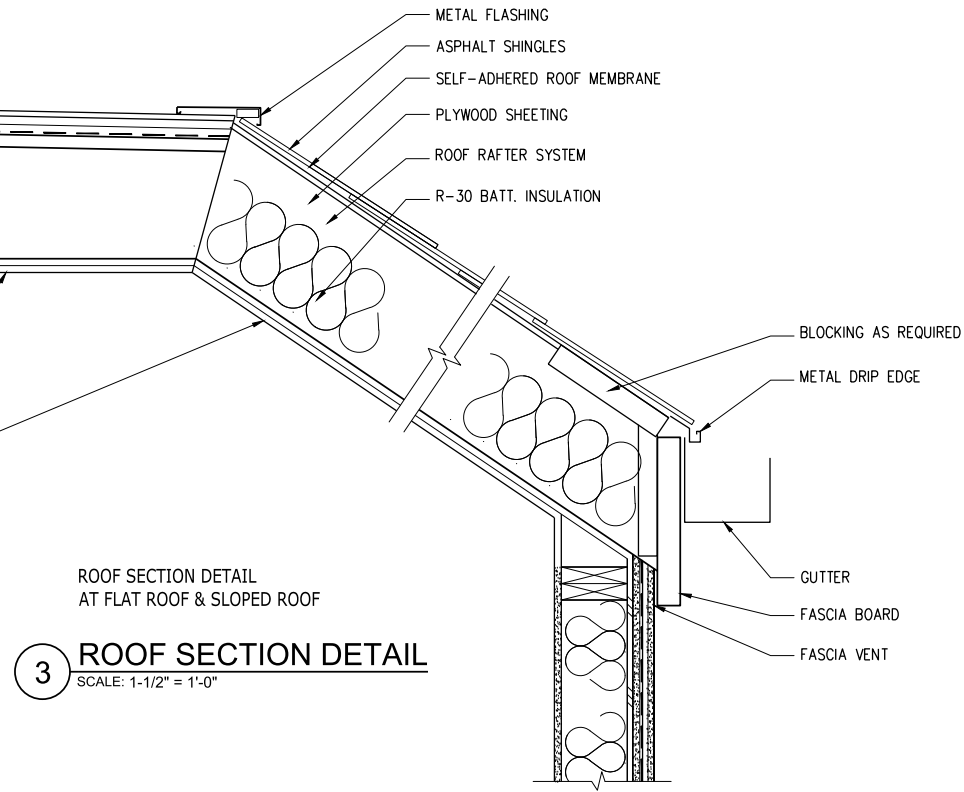
ROOF SECTION DETAIL  
AT FLAT ROOF & WOOD SLAT WALL

**1** ROOF SECTION DETAIL  
SCALE: 1-1/2" = 1'-0"



ROOF SECTION DETAIL  
AT FLAT ROOF & STUCCO WALL

**2** ROOF SECTION DETAIL  
SCALE: 1-1/2" = 1'-0"



ROOF SECTION DETAIL  
AT FLAT ROOF & SLOPED ROOF

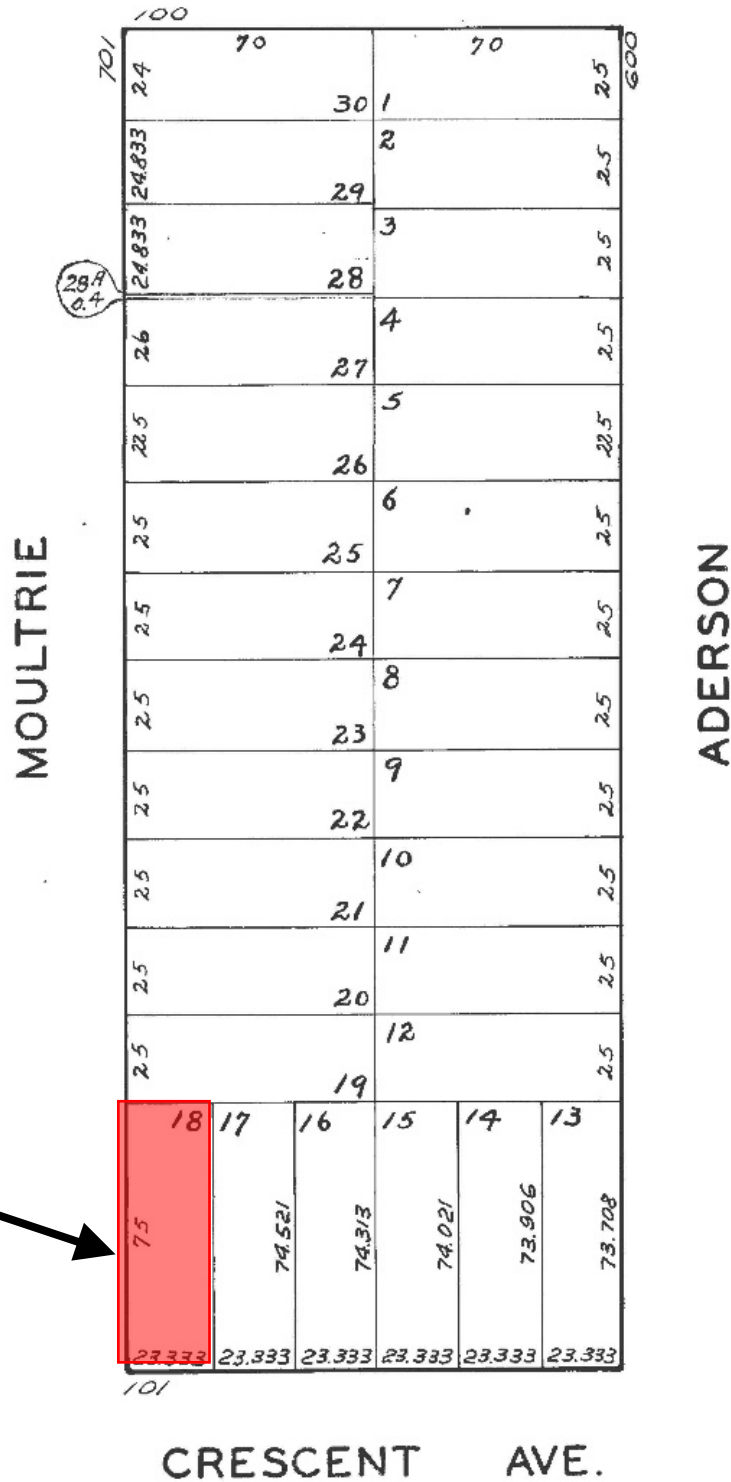
**3** ROOF SECTION DETAIL  
SCALE: 1-1/2" = 1'-0"

ROOF SECTION DETAIL  
AT FLAT SLOPED ROOF & STUCCO WALL

**4** ROOF SECTION DETAIL  
SCALE: 1-1/2" = 1'-0"

# Parcel Map

OGDEN AVE.



**SUBJECT PROPERTY**



Conditional Use Authorization  
 Case Number 2017-015988CUA  
 501 Crescent Avenue



# Sanborn Map\*



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

Conditional Use Authorization  
 Case Number 2017-015988CUA  
 501 Crescent Avenue



# Aerial Photo



**SUBJECT PROPERTY**





# Site Photo 1



**SUBJECT PROPERTY**

**Conditional Use Authorization**  
**Case Number 2017-015988CUA**  
501 Crescent Avenue



# Site Photo 2



**SUBJECT PROPERTY**



**Conditional Use Authorization**  
**Case Number 2017-015988CUA**  
501 Crescent Avenue



# Street View – 1

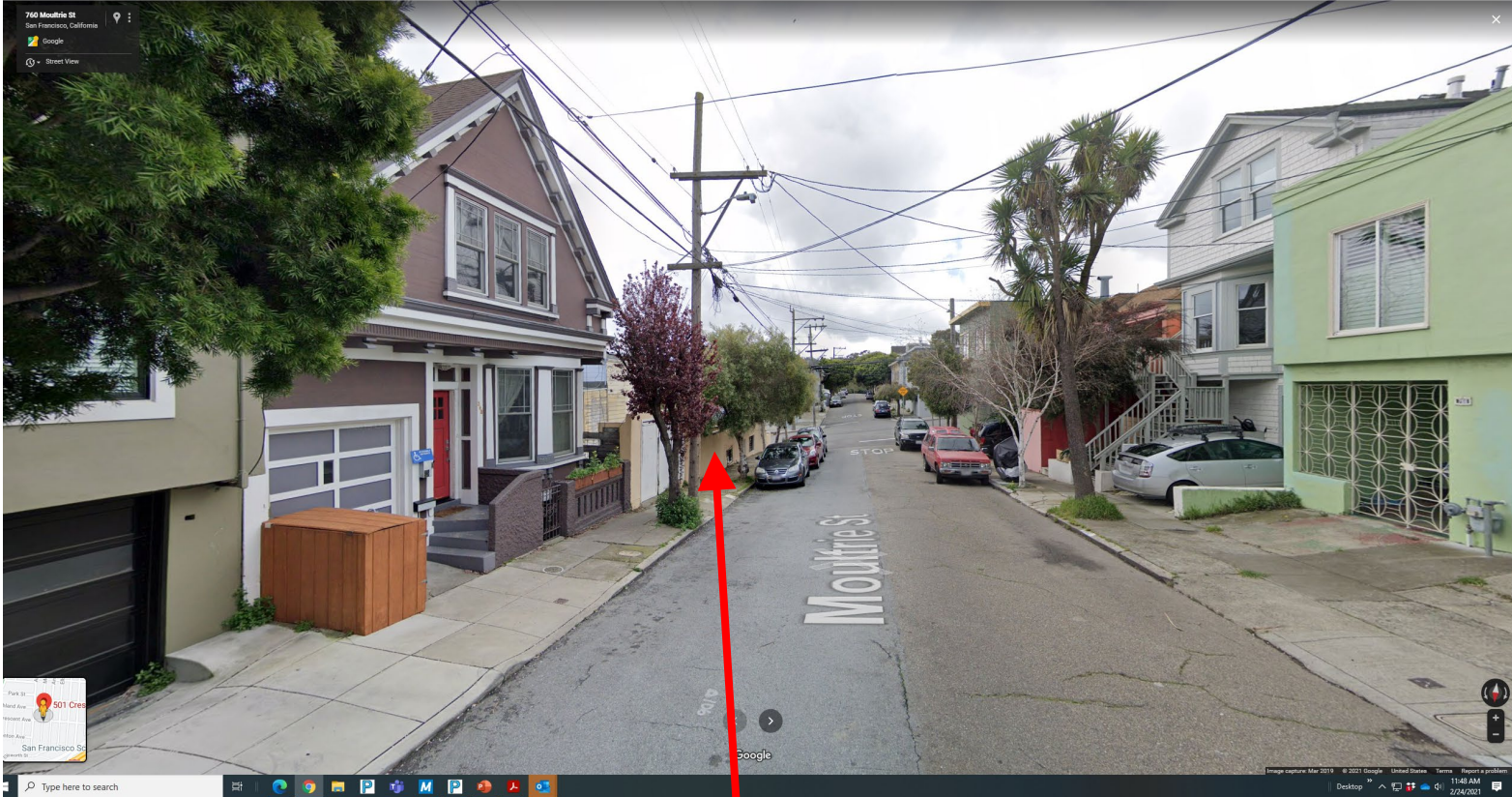


**SUBJECT PROPERTY**



**Conditional Use Authorization**  
**Case Number 2017-015988CUA**  
501 Crescent Avenue

# Street View – 2



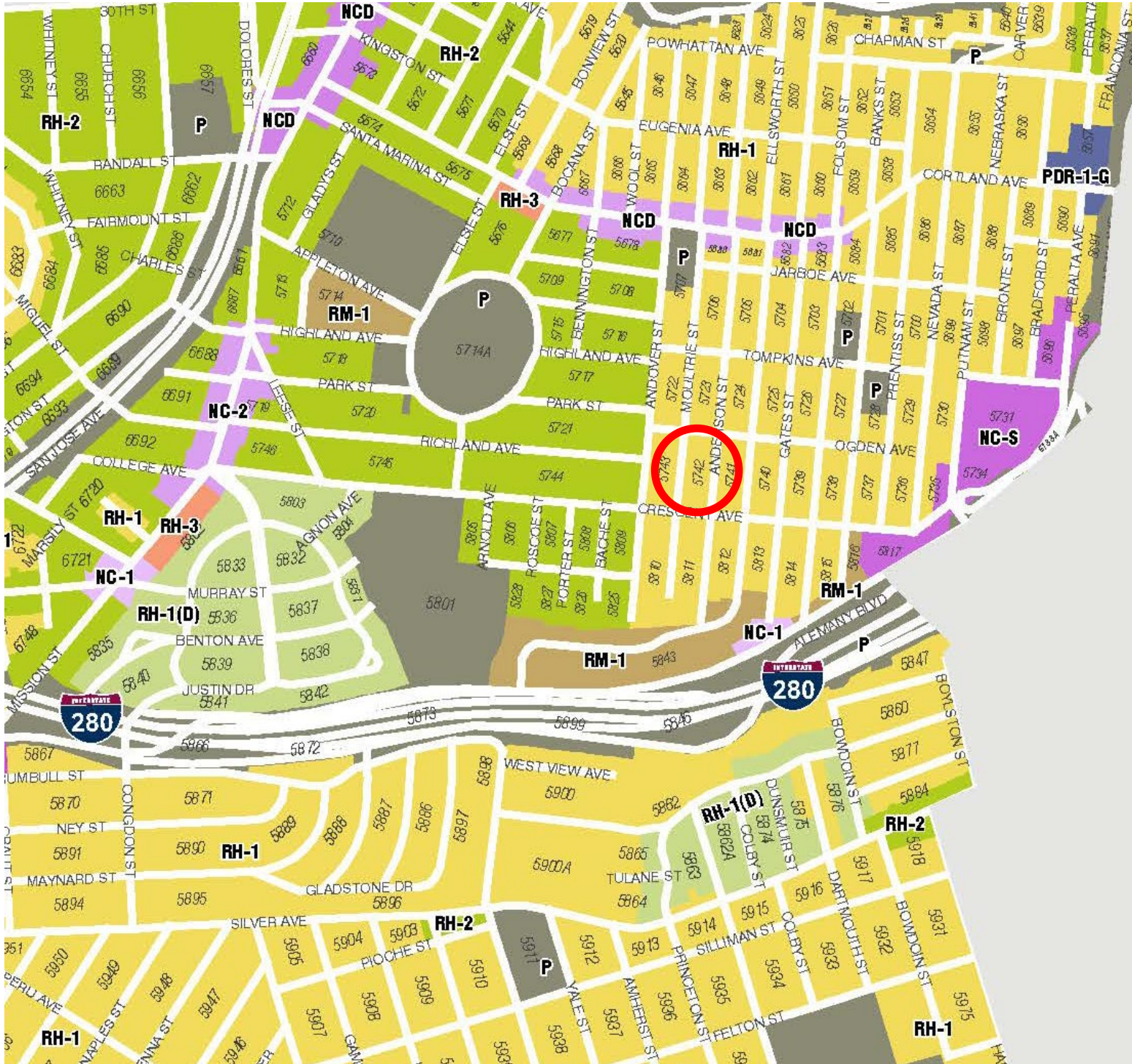
**SUBJECT PROPERTY**



**Conditional Use Authorization**  
**Case Number 2017-015988CUA**  
501 Crescent Avenue



# Zoning Map



Conditional Use Authorization  
Case Number 2017-015988CUA  
501 Crescent Avenue



2Savina Kyurkchieva & Momchil Kyurkchiev  
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[mkyurkchiev@gmail.com](mailto:mkyurkchiev@gmail.com) / 415-830-5162

## LETTER BY THE OWNERS

February 23, 2021  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Project Address: 501 Crescent Avenue  
Assessor's Block/Lot: 5742/018  
Planning Record Number: 2017-015988PRJ/CUA  
Project Manager: Kimberly Durandet, Senior Planner, [Kimberly.durandet@sfgov.org](mailto:Kimberly.durandet@sfgov.org)

Dear Planning Commission,

We would like to introduce ourselves and the project. We are a 4-person Bulgarian family living in San Francisco: mom Savina, dad Momchil, older son Damien (6), and younger son Evan (4). Momchil is an entrepreneur and Savina is an architectural designer. We have been renting in the same neighborhood of Bernal Heights for almost 6 years now. Being internationals rooted in San Francisco, we love this vibrant neighborhood with its diverse and friendly community, which is why we'd like to build our family home here.

We purchased the property in February 2018 after the residential demolition had occurred with the hope to rectify the violation and bring the site into compliance through building a house for us.

Based on our research, the existing house at 501 Crescent Ave was vacant since 2014. A few owners were changed with each owner starting and abandoning renovation work. During one of these renovations the house collapsed in 2016. In 2017 the previous owner submitted a Conditional Use Application to legalize the demolition, which we are continuing now.

Since purchasing the property 3 years ago, we have been working closely with two senior planners - first with Esmeralda Jardines and then with Kimberly Durandet. Under their guidance, we thoroughly completed a number of required steps and we responded and secured all required documents in a timely manner.

We also had two pre-application meetings with the neighbors. After the 1st meeting, we decided to change the initial proposal significantly to minimize the effect of our house on the solar panels of our adjacent neighbor on Crescent Ave. As a result we reconfigured the roof to add a slope facing the adjacent house, thus removing the roof deck and some habitable space on the 3rd floor. Despite significantly minimizing the potential impact to his solar panels, this



neighbor is still concerned about any residual impact. At this point, we feel that we've done more than a good faith effort to address his concerns.

We also had 3 rounds of plan reviews and design comments by RDATE Architect and SF Planning. We modified the proposed design thoughtfully to address every Planning comment. The previously collapsed house was covering almost the whole lot without respecting the zoning requirement such as required rear setback. Our current proposal complies with the Planning code, the mass reduction requirements for Bernal Heights and the SF Residential Design Guidelines. Below are a few notes on the proposed plans design and how it complies with the Residential Design Guidelines, specifically addressing proportions, corner buildings, building entrances, and garages:

- Both street facades are designed to be fenestrated, articulated and finished as "front" facades.
- The proposed fenestration follows the proportions of the fenestrations on the surrounding houses.
- Emphasis is added with more architectural detailing than found on other buildings on the block face.
- Greater building height is used to add emphasis as appropriate at the corner.
- A more complex building form is designed with projecting facade elements and special building features such as bay windows, balconies, and wood slat accents.
- The upper stories of the rear facade are visible from the street and are also finished with appropriate building materials, and have more visual interest than normally seen on a rear facade.
- A prominent building entrance is created by pushing in the walls at the entry, creating a recessed entryway area, adding planters, stairs, and wood slat detailing.
- The proposed building entrance enhances the connection between the public realm of the street and sidewalk and the private realm of the building.
- The building entrance appears welcoming and inviting to the pedestrian.
- The entry way consists of stairways, landings, doors, planters, and wood slat accent walls.
- The exterior entry stairs leading to the open porch contribute to the visual richness of the streetscape on Moultrie St. Front porches are also found on other houses in the surrounding neighborhood on Moultrie St.
- The garage door is compatible with the building and the surrounding area.
- The garage door is located under a bay window and is visually recessed.

We've received overwhelming support from our neighbors regarding the project and the design. They can't wait to replace the boarded-up site with a nice house that improves the appeal of the neighborhood. They even called it a "Modern Victorian", which is a nice compliment for our efforts to respect the surrounding neighborhood, yet design a 21st century house. We are looking forward to the hearing so we can bring the site to compliance, legalize the demolition, obtain permits for new house construction, and build our future home.

Sincerely,

  
Savina Kyurkchieva

  
Momchil Kyurkchiev

## SUMMARY

This timeline describes the recent history concerning the property located at 501 Crescent Ave. Based on our research, the existing house at 501 Crescent Ave was vacant beginning at the latest in early 2014, when the house was sold to “Owner 1”. Owner 1 started a renovation with permits. At the end of 2015, he abandoned the work and sold the house to “Owner 2”. In 2016, Owner 2 continued the remodel with revisions to permit applications, including Building PA #201507101232, which described the work in part as “install (N) roof framing (trusses), revise foundation...”. On 11/28/2016, an inspector visited the site to respond to a complaint. The inspector determined that the work was being done in accordance with issued permits, and closed the complaint. About a week later, the house collapsed. Owner 2 and the neighbors claimed the collapse was caused by a storm. The project was inactive for approximately one year. In late 2017, Owner 2 submitted a Conditional Use Application to legalize the dwelling unit demolition and construct a new home. The current owners purchased the property on 2/28/2018 and now seek to process the conditional use application.

## TIMELINE



## DETAILS

### **2/28/2014 - The house is sold to “Owner 1”.**

Based on: Redfin

### **6/2/2014 - Building PA# 201404163428 is issued.**

*Alterations Without Plans.*

*Filed: 4/16/2014.*

*Status: Issued.*

*Description: 1st floor: total remodel, add 2 baths, 1 bedrooms, 1 media room, den, office and one media room. 2nd floor: remodel kitchen and 1.5 baths. Resheetrock entire dwelling, voluntary seismic whole dwelling CEQA.*

*Planning Department Signature: Yes, Approved by Planning 4/17/2014*

*Based on: SF Property Information Map / Building Permits*

**9/30/2014 - Building PA# 201409307662 is filed.**

*Alterations Without Plans*

*Status:* Triage

*Description:* Revision to PA# 201404163428. Revise existing footings. New footings concrete & forms.

*Planning Department Signature:* Not known for PA# 201409307662. But it is a revision to to PA# 201404163428, approved by Planning - see above.

*Based on:* SF Property Information Map / Building Permits

**7/10/2015 - Building PA# 201507101232 is issued.**

*Alterations Without Plans*

*Status:* Issued.

*Description:* Revision to PA# 201404163428, install (N) roof framing (trusses), revise foundation, shearwalls & details.

*Planning Department Signature:* See "Planning Appl #2016-008232PRL" below.

*Based on:* SF Property Information Map / Building Permits

**12/31/2015 - The house is sold to "Owner 2".**

Sold to husband and wife Stephen Homs and Rebecca Chang Homs

**6/23/2016 - Planning Appl #2016-008232PRL is opened**

*Planner:* Chris Townes

*Description:* OTC approval for revision to permit #: 2015.0710.1232 for interior remodel and landing to existing SFR.

*Status:* Closed 6/23/2016

*Related to:* Building PA# 201606210509

*Based on:* SF Property Information Map / Planning Applications

**6/29/2016 - Planning Appl #2016-008542PRL is opened**

*Planner:* Heidi Kline

*Description:* Revision to permit plans to replace the upper floor windows with wood frame (side - arch transom over 2 casements and front windows rectangular transoms over casements) lower level windows with aluminum-clad wood sliders.

*Status:* Closed 6/29/2016

*Related to:* Building PA# 201606210509

*Based on:* SF Property Information Map / Planning Applications

**11/14/2016 - Building PA# 201606210509 is issued.**

*Alterations With Plans.*

*Filed:* 6/21/2016

*Description:* Revision to PA# 201507101232. Revised floor layout. No change to height, mass or elevations. New flr plans each floor reorganizing rooms, no change of use. CEQA.

*Planning Department Signature:* Yes. Approved by Heidi Kline / Planning Dept / 06.29.2016  
(See Planning Appl #2016-008232PRL & #2016-008542PRL above)

*Based on:* SF Property Information Map / Building Permits

**11/23/2016 - Complaint # 201648216 is issued.**

*Division:* BID

*Description:* Date last observed: 11-19-2016. Time last observed: 11:00am. Identity of person performing the work: Unknown. Exact location: Main Bldg. Building type: Residence/Dwelling. Abandoned/derelict structure; damaged walls; structural problems; other building. Additional information: Building is literally falling down; debris left for months and no work is being done. A dangerous condition and blight on the neighborhood. The property has been in a state of partial construction for literally years and is further from completion than it was 8 months ago.;

*Case opened:* 11/23/2016 / Division: BID / Inspector: Simas / Status: Case received.

*Based on:* SF Property Information Map / Complaints / [Link](#)

**11/28/2016 - Complaint # 201648216 is closed.**

*Division:* BID

*Inspector:* Simas

*Status:* Case closed.

*Comment:* Site inspection revealed work being done with permits m705767, **20160621(0509)**, **201507101232**. Advised new contractor to maintain jobsite. District inspector will inspect site through all phases of job. Ok to close.cww

*Based on:* SF Property Information Map / Complaints / [Link](#)

**12/06/2016 - Building collapses after a storm.**

*Owner's agent email:* "Seller told me tonight that they didn't tear down the house. The front wall collapse after a storm and she thought that everybody knows about it. The city got there right after the wall collapse, it's not like sellers trying to cover it up with the city. The construction eventually caused them a divorce... They believed that if there wasn't a storm, the wall would not have fell. They believe it was caused by the storms."

*Based on:* see attached email from "Owner 2" ' agent.

**12/14/2017 Conditional Use Authorization (CUA) 2017-015988CUA is submitted**

*Planner:* Esmeralda Jardines

*Description:* Conditional Use Authorization to permit the legalization of a demolished unit and construction of a new single family home.

*Status:* On hold 2/27/2018

*Related Records:* 2017-015988PRJ / 2017-015988CUA / 2017-004021ENF

*Based on:* SF Property Information Map / Planning Applications

**2/28/2018 The property is sold to us.**

Sold to Savina Kyurkchieva and Momchil Kyurkchiev