



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 26, 2013

*Date:* September 19, 2013  
*Case No.:* **2009.1082 C**  
*Project Address:* **194 SWEENEY STREET**  
*Zoning:* RH-1 (Residential, House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 5858/024  
*Project Sponsor:* Angelina Chuong  
2401 Erin Place  
South San Francisco, CA 94080  
*Staff Contact:* Edgar Oropeza – (415) 558-6381  
[edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to subdivide the existing 3,750 square foot lot measuring 50 by 75 feet into two lots. The existing lot would be reduced in size to approximately 28 by 75 feet. The newly created lot would be approximately 22 by 75 feet and would be approximately 1,650 square feet in size.

The project also proposes the new construction of a three-story single-family dwelling on the newly created lot. The project will not result in net new dwelling units. The project will relocate one of the existing units currently located at basement of 194 Sweeney Street into the proposed residential building with the existing two-unit building being converted into a single-family dwelling.

The project requires Conditional Use Authorization per Section 121(f) of the Planning Code as the project is proposing a lot measuring 22 feet in width and with a lot area of 1,650 square feet. The project scope is also considered a dwelling unit merger per Section 317, as it proposes to transfer one of the existing dwellings currently located on the basement level of the existing building located at 194 Sweeney Street onto the newly created lot. This merger has been reviewed per the merger criteria and can be administratively approved as it meets the super-majority or 4 of the 5 findings.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the northeast corner of Sweeney and Merrill Streets, Block 5858, Lot 024. The property is located within the RH-1 (Residential, House One-Family) District with 40-X height and bulk district. The property is a downward sloping lot; its dimensions are 50 by 75 feet and it is currently improved with a two-story two-family dwelling according to the City Assessor built circa 1909

The property is a legal non-conforming to use (Section 209.1) having two lawful dwelling units located in an RH-1 District and is non-compliant to the rear yard and open space requirements as the existing building extends into the rear of the lot.

The residential building is setback approximately fifteen-feet from the front of the property and positioned primarily on the western portion of the lot. Additionally, an automobile garage spans into the rear of the property abutting the entire rear property line. Only the lot's front eastern portion remains unimproved and landscaped.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The site is located in the northeastern area of the Excelsior District and is in close proximity to the Bernal Heights and the Bayview Districts. The immediate area is predominately a low-density residential district built out after World War II. The prevailing architecture is Mediterranean eclectic, two-stories tall with many residences exhibiting raised elevated entrances.

The project site's commercial needs are primarily served through the San Bruno Commercial Corridor (NC-2) located approximately five blocks to the southeast while its recreational needs are well served by Palega Playground located to the south.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	September 6, 2013	September 6, 2013	20 days
Posted Notice	20 days	September 6, 2013	September 6, 2013	20 days
Mailed Notice	10 days	August 2, 2013	August 22, 2013	56 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

- The department has received one phone call in opposition to the project claiming light and air to their residence would be impacted in a negative manner. The caller requested to view the project plans. The plans were made available.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project is also a dwelling unit merger and is subject to Section 317(e) (1). However the proposal meets 4 of the 5 findings or the super majority and is subject to administrative approval.

- The project will relocate one of the existing dwelling units currently located at basement of 194 Sweeny Street into the proposed residential building.
- The proposed single-family dwelling would be three-stories tall. The third story would be setback 15 feet from the front building wall. A raised elevated residential entrance is proposed. The new building would meet applicable requirements of the Planning Code.
- According to the 1935 and 1946 Assessor Block Maps the subject lot was originally two separate lots each measuring 25 by 75 feet and under the ownership of one family. The 1965 Assessor Block Map indicates that the subject lot's current configuration or a lot merger occurred circa 1948.
- The project sponsor held two pre-application meetings. The first was held prior to submitting the application to the Department and the second was held following the application submittal. According to the applicant and the submittal materials, no neighbors were present at the meetings.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed the Planning Commission must grant conditional use authorization per Planning Code Sections 303 and 121 (f) to allow for (1) the creation of a new lot of less than 25 feet in width and having a lot area of less than 1,750 square feet, and (2) for the new construction of a single-family dwelling on the newly created lot.

## **BASIS FOR RECOMMENDATION**

- The proposed lot subdivision would create a new lot measuring 22 feet by 75 feet that is more appropriately scaled and consistent with the existing lots found in the immediate area than the current size. Additionally, the lot subdivision will allow the existing non-conforming two-family building located at 194 Sweeny Street to revert back to its original use as a single family dwelling, and relocates a less desirable dwelling currently located in the basement to the adjacent lot.
- The proposed single-family dwelling is harmonious with the existing neighborhood. The project demonstrates sensitivity to the architecture of the greater and immediate neighborhood by proposing a residential building that appropriately bridges the gap between the adjacent buildings by incorporating major architectural rhythms that are predominate to the area, introducing appropriate facade materials and placing great emphasis to the overall scale of the building.
- The project results in a more desirable and larger single-family dwelling that has more bedrooms and is thus more suitable for families. In addition the smaller lot will translate into less land cost and this would be generally more affordable.

- The project site was developed at a time when the Excelsior District was sparsely developed and more rural in nature, as were most outlying San Francisco neighborhoods at the turn of the century. This lot had more land available and many single-family dwellings were built on two lots. The project reestablishes the predominate pattern in the RH-1 districts of one dwelling per lot.
- Today the lack of improvements at the front eastern portion of the property has led to documented incidents of crime that have affected the quality of life to the adjacent properties and currently allows unsecured entry to the midblock open space for the entire block. The proposal is desirable in that it introduces an appropriate scaled residential building reinforcing the existing block face, denies entry to the midblock open space, while introducing open space that is contiguous and more appropriate to the existing midblock open space.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence (see also Project Sponsor Submittal)

Project Sponsor Submittal, including:

- Site Photographs
- Reduced Plans

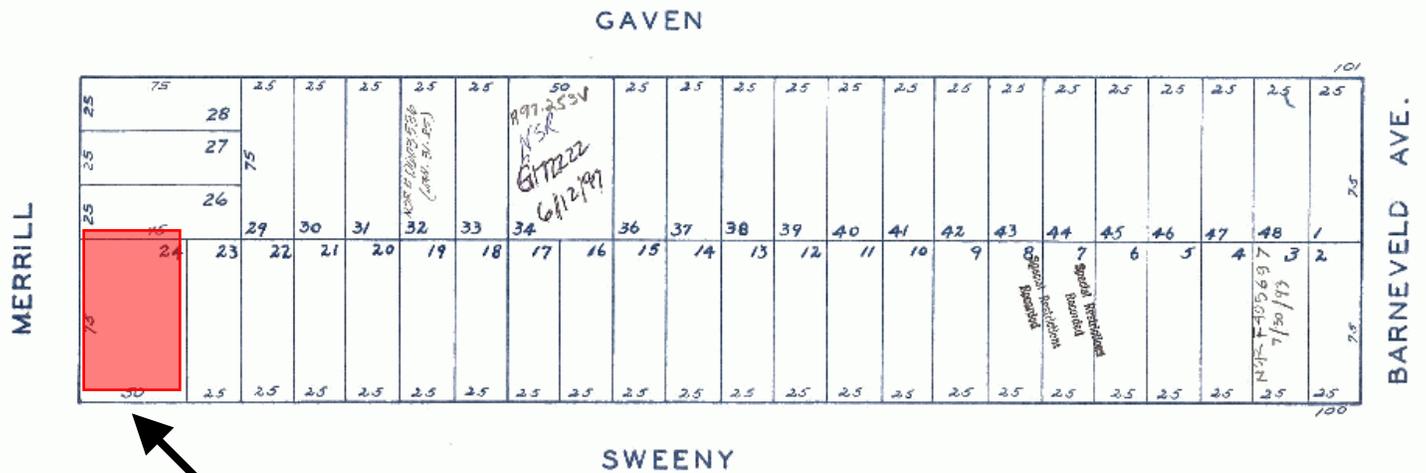
Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>   |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> RF Report   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Community Meeting Notice  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

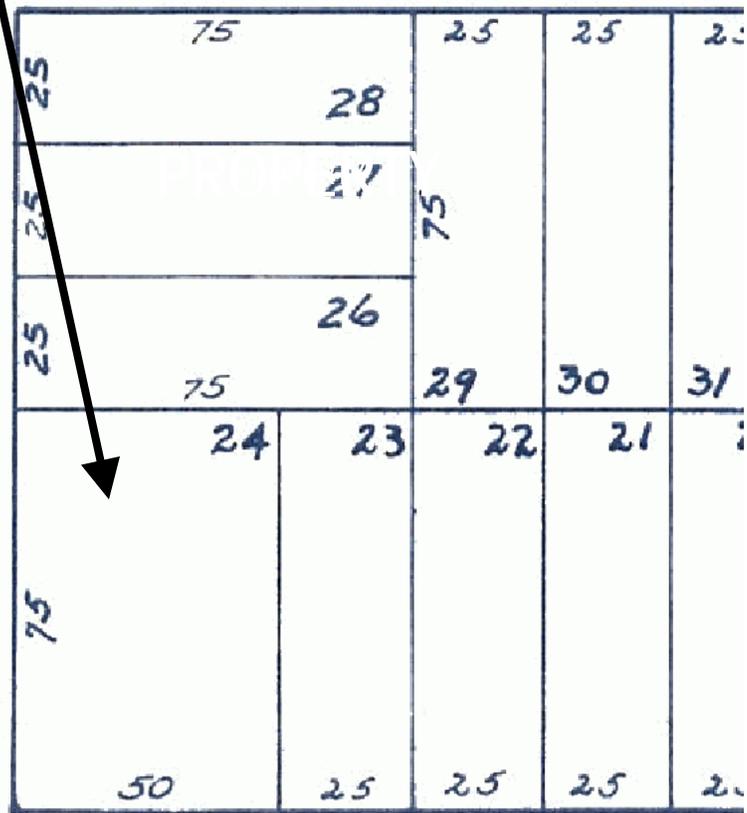
Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

# Parcel Maps



MERRILL

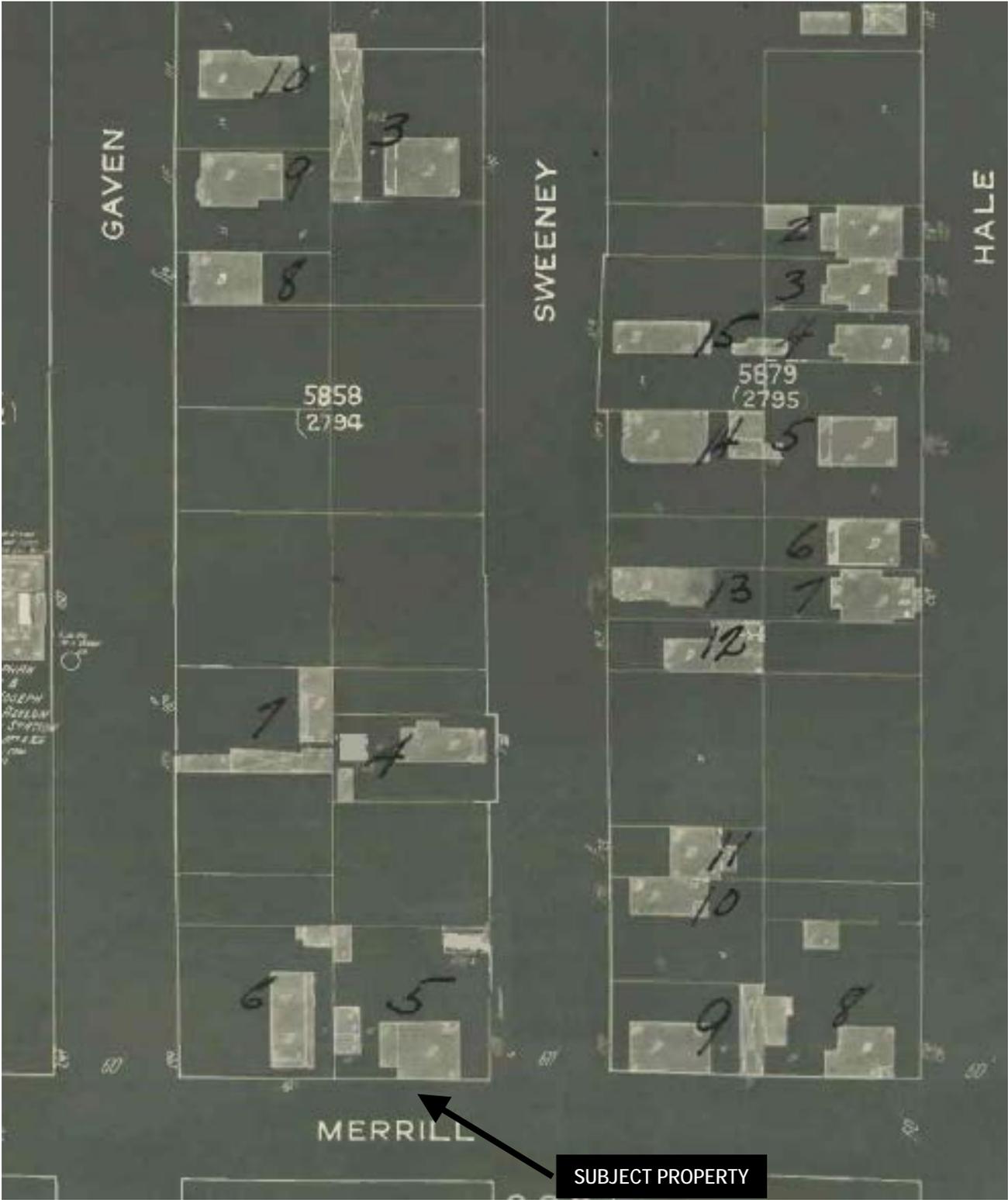


Conditional Use Hearing  
 Case Number 2009.1082C  
 Lot Subdivision – New Construction  
 194 Sweeny Street



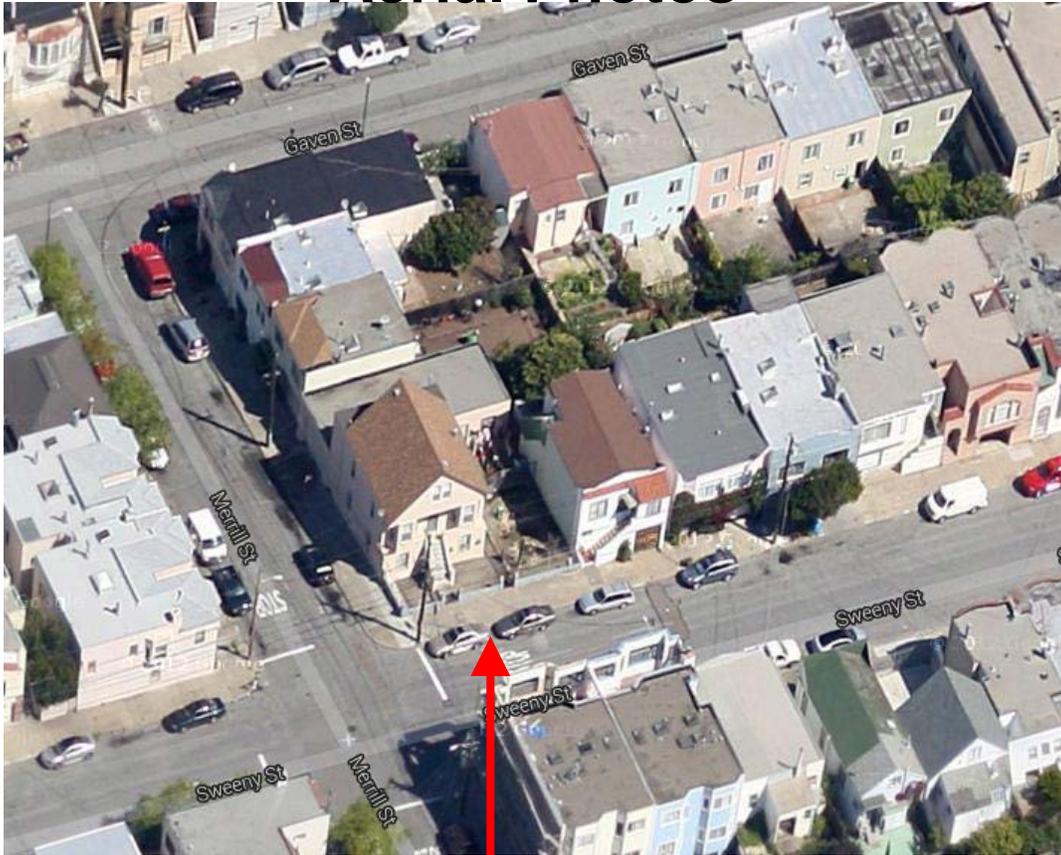


# Historic 1919 Sanborn Map\*

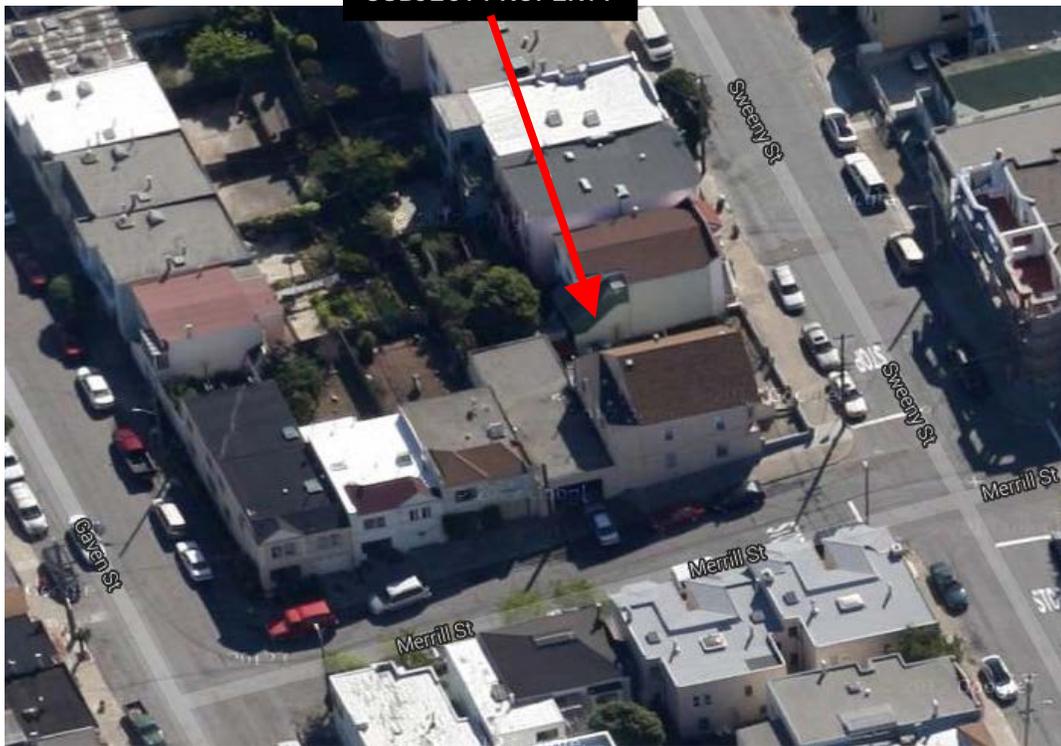


Conditional Use Hearing  
Case Number 2009.1082C  
Lot Subdivision – New Construction  
194 Sweeney Street

# Aerial Photos



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2009.1082C  
Lot Subdivision – New Construction  
194 Sweeny Street

# Aerial Photo



**SUBJECT PROPERTY**





# Site Photos



Conditional Use Hearing  
Case Number 2009.1082C  
Lot Subdivision – New Construction  
194 Sweeny Street

# Site Photo



Conditional Use Hearing  
Case Number 2009.1082C  
Lot Subdivision – New Construction  
194 Sweeny Street



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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

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Fax:  
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## Planning Commission Draft Motion

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 121 (F) OF THE PLANNING CODE TO CREATE A NEW LOT OF LESSER WIDTH AND LOT AREA AND TO ALLOW FOR THE NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING ON THE NEWLY CREATED LOT WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 21, 2010 Angelina Chuong (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 121 to create a new lot of lesser width and lot area and to allow for the new construction of a single family dwelling on the newly created lot within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

On September 26, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.1082C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption;

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2009.1082C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the northeast corner of Sweeny and Merrill Streets, Block 5858, Lot 024. The property is located within the RH-1 (Residential, House One-Family) District with 40-X height and bulk district. The property is a downward sloping lot; its dimensions are 50 by 75 feet and it is currently improved with a two-story two-family dwelling according to the City Assessor built circa 1909.

The property is a legal non-conforming to use (Section 209.1) having two lawful dwelling units located in an RH-1 District and is non-compliant to the rear yard and open space requirements as the existing building extends into the rear of the lot.

The residential building is setback approximately fifteen-feet from the front of the property and positioned primarily on the western portion of the lot. Additionally, an automobile garage spans into the rear of the property abutting the entire rear property line. Only the lot's front eastern portion remains unimproved and landscaped.

3. **Surrounding Properties and Neighborhood.** The site is located in the northeastern area of the Excelsior District and is in close proximity to the Bernal Heights and the Bayview Districts. The immediate area is predominately a low-density residential district built out after World War II. The prevailing architecture is Mediterranean eclectic, two-stories tall with many residences exhibiting raised elevated entrances.

The project site's commercial needs are primarily served through the San Bruno Commercial Corridor (NC-2) located approximately five blocks to the southeast while its recreational needs are well served by Palega Playground located to the south.

4. **Project Description.** The project proposes to subdivide the existing 3,750 square foot lot measuring 50 by 75 feet into into two lots. The existing lot would be reduced in size to

approximately 28 by 75 feet. The newly created lot would be approximately 22 by 75 feet and would be approximately 1,650 square feet in size.

The project also proposes the new construction of a three-story single-family dwelling on the newly created lot. The project will not result in net new dwelling units. The project will relocate one of the existing units currently located at basement of 194 Sweeny Street into the proposed residential building with the existing two-unit building being converted into one.

The project requires Conditional Use Authorization per Section 121(f) of the Planning Code as the project is proposing a lot measuring 22 feet in width and with a lot area of 1,650 square feet. The project scope is also considered a dwelling unit merger per Section 317, as it proposes to transfer one of the existing dwellings currently located on the basement level of the existing building located at 194 Sweeny Street onto the newly created lot. This merger has been reviewed per the merger criteria and can be administratively approved as it meets the super-majority or 4 of the 5 findings.

5. **Historic Records, Original Lot Configurations, Lot Splits.** According to the 1935 and 1946 Assessor Block Maps the subject lot was originally two separate lots each measuring 25 by 75 feet and under the ownership of one family. The 1965 Assessor Block Map indicates that the subject lot's current configuration or a lot merger occurred circa 1948.
6. **Public Comment.** The department has received one phone call in opposition to the project claiming light and air to their residence would be impacted in a negative manner. The caller requested to view the project plans. The plans were made available.
7. **Planning Code / Policy Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Section 121(f) Lot Area, Lot Width.** Planning Code Section 121(f) states that Conditional Use Authorization is required when creating a lot having less than twenty-five feet in width, having a lot area of less than 1,750 square feet and proposing the new construction of a single family dwelling on the newly created lot.

*The project is subject to Conditional Use Authorization. The project proposal is to subdivide the existing lot into two lots and proposes a new single-family dwelling on the newly created lot. The new lot is proposed to be approximately 22 feet in width by 75 feet in depth and approximately 1,650 square feet.*

*The proposed single-family dwelling would be three-stories tall. The third story would be setback 15 feet from the front building wall. A raised elevated residential entrance is proposed. The new building would meet applicable requirements of the Planning Code.*

- B. **Section 132 & 132(g) Front Setback / Landscaping.** Planning Code Section 132 states where one or both of the buildings adjacent to the subject property have front setbacks along a street

or alley, any building or addition constructed shall be set back to the average of the two adjacent front setbacks. The landscaping and permeable surface requirements shall be met by the permittee in the case of construction of a new building. All front setback areas required by this Section shall be appropriately landscaped, in every case not less than 20 percent of the required setback area shall be and remain unpaved and devoted to plant material. The front setback area shall be at least 50% permeable so as to increase storm water infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement.

*The project proposes the new construction of a single-family dwelling. The building will be set at an average of the two adjacent residential buildings, approximately 7 feet from the front property line. The front setback area, measuring approximately 154 square feet will be appropriately landscaped. Approximately 31 square feet is required to be landscaped while a total of 75 square feet is required to be permeable.*

- C. **Section 134 Rear Yard Requirements.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The project proposes a rear yard of approximately 19 feet in depth. The rear yard requirement is 18 feet 9 inches. The project meets the rear yard requirement.*

- D. **Section 135 Required Open Areas.** Planning Code Section 135 states that usable open space shall be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this Section. Such area or areas shall be on the same lot as the dwelling units they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit.

*The project requires approximately three hundred square feet of useable open space located on the newly created lot. In this case the project is exceeding the open space requirement proposing a total of approximately 750 feet located on a roof deck and at the rear yard.*

- E. **Section 138.1 Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 states that one new street tree is required in any District under the following conditions: construction of a new building.

*The project proposes one new street tree immediately adjacent to the new single-family dwelling.*

- F. **Section 140 Exposure Requirements.** Planning Code Section 140 requires that at least one room in each dwelling unit in any use district that meets the 120-square-foot minimum superficial floor area requirement of Section 503 of the Housing Code shall face directly on an

open area of one of the following types: A public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code.

*The project meets Section 140 of the Planning Code, as it proposes windows that open onto Sweeny Street.*

- G. **Section 142 Parking Screening.** Planning Code Section 142 states that off-street parking and "vehicle use areas" adjacent to the public right-of-way shall be screened as provided in this Section. Every off-street parking space within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage doors or by some other means.

*The project proposes a garage door screening the off-street parking space from public view.*

- H. **Section 144 Street Frontages in RH Districts.** Planning Code Section 144 states that this section is enacted to assure that in RH, RM, RTO and RTO-M Districts the ground story of dwellings as viewed from the street are compatible with the scale and character of the existing street frontage, visually interesting and attractive in relation to the pattern of the neighborhood, and so designed that adequate areas are provided for front landscaping, street trees and on-street parking between driveways. In the case of every dwelling in such districts no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width.

*The project proposes a garage door width of no more than ten feet.*

- I. **Section 151 Required Off-Street Parking.** Planning Code Section 151 states off-street parking spaces shall be provided in the minimum quantities specified in Table 151, except as otherwise provided in Section 161 of this Code.

*In this case one off-street parking space is required and up to three are permitted. The project will provide one off-street parking space.*

- J. **Section 209.1 Uses, Dwellings.** Section 209.1 (b) & (f) allows one dwelling per lot in an RH-1 District one dwelling per three thousand square feet of lot area.

*The zoning for subject site is RH-1 (Residential, House One- Family), which allows for a maximum of one dwelling per lot. The subject lot has two legal dwelling units (One legal and one legal non-conforming) on site. Thus the subject site is considered "legal non-conforming" per Section 180.*

*The proposal would result in two new lots, each having a single-family dwelling. This is consistent with the permitted density.*

- K. **Sections 102.12, 260 and 261 Height Requirement.** Planning Code Sections 260 and 261 provide that the limits upon the height of buildings and structures shall be as specified on the Zoning Map. No portion of a dwelling in any RH-1 District shall exceed a height of 35 feet.

*The project proposes a single family dwelling of approximately 29 feet above grade. The project complies with applicable height limits.*

- L. **Sections 303 & 311, Noticing Requirements.** Planning Code Sections 303 & 311 requires that public notice is made to all owners within a three hundred-foot radius and occupants within a one hundred and fifty-foot radius.

*Public notices were mailed to all required owners and occupants prior to the public hearing.*

- M. **Section 317, Dwelling Unit Merger.** Planning Code Section 317 (e) (1) states that the merger of Residential Units not otherwise subject to Conditional Use authorization by this Code, shall be prohibited, unless the Planning Commission approves the building permit application at a Mandatory Discretionary Review hearing, applying criteria in subsection (2) below, or the project qualifies for administrative approval and the Planning Department approves the project administratively in accordance with subsections (3) or (4).

*The project is a dwelling unit merger and is subject to Section 317(e) (1). However the proposal meets 4 of the 5 findings or the super majority and is subject to administrative approval.*

8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 proposed single-family dwelling is harmonious with the existing neighborhood. The project demonstrates sensitivity to the architecture of the greater and immediate neighborhood by proposing a residential building that appropriately bridges the gap between the adjacent buildings by incorporating major architectural rhythms that are predominate to the area, introducing appropriate facade materials and placing great emphasis to the overall scale of the building.*

*The project does not propose a net gain of dwelling units. In this case however, the proposal is desirable in that an existing dwelling is currently located in a basement and is of small size. The new dwelling will be increased in size and total number of bedrooms and baths, and its privacy will be improved. The quality of life will significantly improve for both dwelling units by reverting the original building located at 194 Sweeny Street back to its original use, a single-family dwelling. The 194 Sweeny Street*

*building will be significantly augmented in size without having to introduce a major physical expansion.*

*The project site was developed at a time when the Excelsior District was sparsely developed and more rural in nature, as were most outlying San Francisco neighborhoods at the turn of the century. This lot had more land available and many single-family dwellings were built on two lots. The project reestablishes the predominate pattern in the RH-1 districts of one dwelling per lot.*

*Today the lack of improvements at the front eastern portion of the property has led to documented incidents of crime that have affected the quality of life to the adjacent properties and currently allows unsecured entry to the midblock open space for the entire block. The proposal is desirable in that it introduces an appropriate scaled residential building reinforcing the existing block face, denies entry to the midblock open space, while introducing open space that is contiguous and more appropriate to the existing midblock open space.*

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposed lot subdivision would create a new lot measuring 22 feet by 75 feet that is more appropriately scaled and consistent with the existing lots found in the immediate area than the current size. Additionally, the lot subdivision will allow the existing non-conforming two-family building located at 194 Sweeny Street to revert back to its original use as a single family dwelling, and relocates a less desirable dwelling currently located in the basement to the adjacent lot.*

*The proposed dwelling is appropriate with respect to the adjacent residential buildings in that its front setback is appropriately scaled and is an average of the adjacent front building walls; the setback area will be appropriately landscaped and made permeable thus aiding in storm water management; the height of the building matches the general heights of the adjacent buildings at the front and provides a large setback at the third story; the project provides a raised elevated entrance reinforcing the strong architectural rhythms of the subject block face and it introduces appropriate façade material found throughout the immediate area.*

*The project also introduces a rear yard where one does not exist and provides open space that is contiguous and harmonious with the existing midblock open space.*

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

*The proposed project will not result in any non-compliance regarding off-street parking. Both lots will have off-street parking and only one new curb cut is proposed. The project site is located away from transit and pedestrian first streets and thus is not served as well by transit as other areas. Noticing that public transit is not as rich in this area, planning staff requested the proposed curb cut to be placed as far west on the newly created lot as possible, thereby preserving as much on-street parking as possible. The proposal is intended to have minimal impact on accessibility and traffic patterns for the immediate area.*

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

*The Project is residential in character; it would not be expected to generate noxious or offensive emissions.*

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

*The project requires appropriate landscaped areas at the front of the property per Planning Code Section 132(g) and requires one new street tree per Code Section 138.1. The project proposes to introduce a rear yard / open space where open space has not existed and would be contiguous to the existing midblock open space. All off-street parking shall be screened from public view, while external architectural lighting is not proposed.*

- 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 relevant requirements and standards of the Planning Code except for Planning Code Section 121 and thus is seeking Conditional Use Authorization. The project 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 RH-1 District.

*The Project is consistent with the stated purpose of the RH-1 Districts, which are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one unit.*

- 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 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family 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.

Policy 4.5:

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

*The project results in a more desirable and larger single-family dwelling that has more bedrooms and is thus more suitable for families. In addition the smaller lot will translate into less land cost and this would be generally more affordable.*

**DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

Policy 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

*The proposed use is harmonious with the existing neighborhood, a single-family dwelling. The project demonstrates sensitivity to the architecture of the greater and immediate neighborhood by proposing a residential building that appropriately bridges the gap between the adjacent buildings by incorporating major architectural rhythms that are predominate to the area, introducing appropriate facade materials and placing great emphasis to the overall scale of the building.*

*Today the lack of improvements at the front eastern portion of the property has led to documented incidents of crime that have affected the quality of life to the adjacent properties and currently allows unsecured entry to the midblock open space for the entire block. The proposal is desirable in that it introduces an appropriate scaled residential building reinforcing the existing block face, denies entry to the midblock open space, while introducing open space that is contiguous and more appropriate to the existing midblock open space.*

*The proposed lot subdivision would create a new lot measuring 22 feet by 75 feet that is more appropriately scaled and consistent with the existing lots found in the immediate area than in its current size. Additionally, the lot subdivision will allow the existing non-conforming two-family building located at 194 Sweeny Street to revert back to its original use as a single family dwelling, and relocates a less desirable dwelling currently located in its basement to the adjacent lot.*

*The proposed dwelling is appropriate with respect to the adjacent residential buildings in that its front setback is appropriately scaled and is an average of the adjacent front building walls; the setback area will be appropriately landscaped and made permeable thus aiding in storm water management; the height of the building matches the general heights of the adjacent buildings at the front and provides a large setback at the third story; the project provides a raised elevated entrance reinforcing the strong architectural rhythms of the subject block face and it introduces appropriate facade material found through out the immediate area.*

*The Project is consistent with the stated purpose of the RH-1 Districts, which are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one unit.*

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 does comply 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 is residential in character and generally would not affect commercial uses.*

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

*The project does not propose a net gain of dwelling units. In this case however, the proposal is desirable in that an existing dwelling is currently located in a basement and is of small size. The new dwelling will be increased in size and total number of bedrooms and baths, and its privacy will be improved. The quality of life will significantly improve for both dwelling units by reverting the original building located at 194 Sweeny Street back to its original use, a single-family dwelling. The 194 Sweeny Street building will be significantly augmented in size without having to introduce a major physical expansion.*

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

*No housing is removed for this Project.*

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

*Both lots will have off-street parking and only one new curb cut is proposed. The project site is located away from transit and pedestrian first streets and thus is not served as well by transit as other areas. Noticing that public transit is not as rich in this area, planning staff requested the proposed curb cut to be placed as far west on the newly created lot as possible thereby preserving as much on-street parking as possible. The proposal is intended to have minimal impact on accessibility and traffic patterns for the immediate area.*

- 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 will not displace any service or industry establishment.*

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

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

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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 have an impact on open spaces.*

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 Application No. 2009.1082C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 19, 2013, 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 No. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 26, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 26, 2013

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to subdivide the existing Assessor's Block 5858, Lot 024 currently measuring 50 by 75 feet into two and for the new construction of a three-story single-family dwelling on the newly created lot. The existing lot would be reduced in its size to approximately 28 by 75 feet. The newly created lot would be approximately 22 by 75 feet and would be approximately 1,650 square feet. The site is located at 194 Sweeny Street, Block 5858, and 024 and is approved pursuant to Planning Code Section(s) 303 and 121(f) all within the RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated September 19, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2009.1082C and subject to conditions of approval reviewed and approved by the Commission on September 26, 2013 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.

Only one single-family dwelling shall be permitted to occupy each of the two new lots under this Conditional Use authorization.

### 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 **September 26, 2013** 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

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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.

## DESIGN – COMPLIANCE AT PLAN STAGE

**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 415-558-6381, [www.sf-planning.org](http://www.sf-planning.org)*

**Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6381, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6381, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

**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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

NEW SINGLE RESIDENTIAL HOUSE

194-A SWEENEY ST. SAN FRANCISCO, CA 94134



SAN FRANCISCO PLANNING COMMISSION REVIEW

November 20, 2011

**Contents:**

- A. Project Introduction and Summary
- B. Conditional Use and Proposition M Findings
- C. Entitlement Processing and Projected Project Development Timeline
- D. Site Photographs, Before and After
- E. Neighboring View, Before and After
- F. Building Design Drawing

## PROJECT INTRODUCTION AND SUMMARY

The site at 194-A Sweeny St. has been a vacant lot that has been put to waste for a very long time. The proposed plan to build a new single house will enrich the neighborhood and provide housing for the ever increasing population of San Francisco.

The new building will improve the area and fill in the empty space on the block. As can be seen from the front and top view photos, a new building at the empty lot will fill in the void in the mid-block open space.

The project has been submitted for conditional use with plans for a three-story house with front and rear setbacks for the third floor.

## CONDITIONAL USE AND PROPOSITION M FINDING

This new single family dwelling is proposing to infill an existing gap between 194 and 196 Sweeny Street. The new building will result in a better block mass opening at the neighborhood. This project will provide a better view from the front as well as from the top to close up the gap at the existing building at the corner of Sweeny and Merit. The lonely existing building at 194 Sweeny St. will finally be able to join the rest of the block.

The existing 1650 square foot 194A Sweeny site, second space from Merit St., is currently vacant. The owner of the existing building always felt of left behind and lonely at this neighborhood; this new construction will connect the existing building and infill the open space of the block.

As noted, 194A Sweeny St. will withdraw a unit from the existing building at 194 Sweeny St. and this will bring back to the RH-1 single family zoning district. The new single family building will complement the existing adjacent building, set back and overlooking the existing opening space. The new building, as proposed will be set back 7 feet from the lot line and the top floor will be recessed another 15 feet respective with the adjacent building. The back yard of both adjacent buildings gives the residential area lighting and open space which is consistent with recently regulated city zoning requirements.

The following conditional uses are requested:

According to the map labeled Exhibit C, the proposal will create a substandard lot. Planning code section 121 requires lots to be a minimum of 25 feet and have a minimum area of 1750 square feet. The proposal does not meet this threshold and requires conditional use authorization.

The project proposes to subdivide an existing 50 feet by 75 feet deep lot with an existing two-family dwelling. However, the project proposes the new construction of a 3-story single-family dwelling. As proposed the project requires a conditional use for lot width and area along with a couple variances.

In all other zoning use districts 2,500 square feet; except that the minimum lot area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet.

Conditional uses. Notwithstanding the foregoing requirements of this section 121 as to lot width, lot area and width of lot frontage, in any zoning use district other than an RH-1(D) district the city planning commission may permit one or more lots of lesser width to be created, with each lot containing only a one-family dwelling and having a lot are of not less than 1,500 square feet, according to the procedures and criteria for conditional use approval in section 303 of this code.

City Planning Case No. 200908033985  
Address. 194A Sweeny St.  
Block And Lot No. 5858/0245

### **PRIORITY MASTER PLAN POLICIES FINDINGS**

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

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

The proposed will not affect existing neighborhood serving retail – no retail serving in neighborhood.

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

The existing open space was recently used for side yard for 194 Sweeny St. It has been used by the residence for hanging clothes and some dying plants. The new building is designed to infill this open space which is better to complement the neighborhood use and to conform to the existing character of the block.

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

This house will be built as a residence for the owner; affordable housing will be preserved and enhanced with the new house.

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

This single family dwelling will only add one car garage required by the planning department requirement, however, the neighborhood is very convenient for utilizing public transportation; therefore, the commuter traffic will not impede muni transit service nor overburden our streets.

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

This is not applicable.

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

The new building will be improved and will comply with all the life-safety requirement and built to the current seismic San Francisco building code and construction techniques.

7. That landmarks and historic buildings be preserved; and

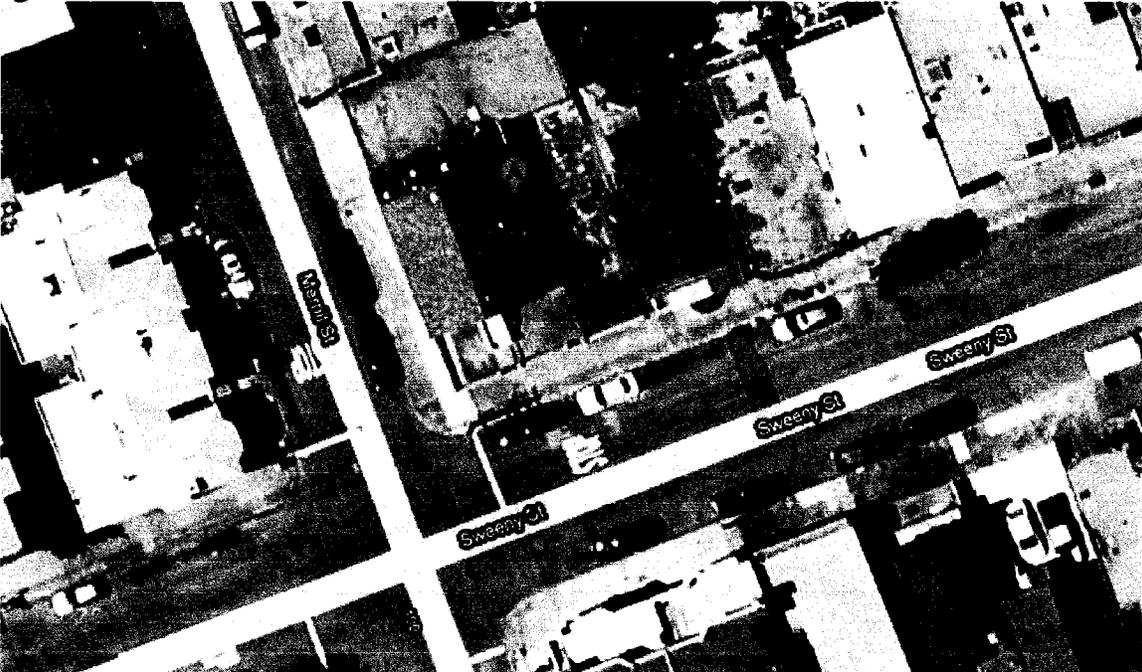
The existing vacant open space is not applicable of landmarks and historic buildings.

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

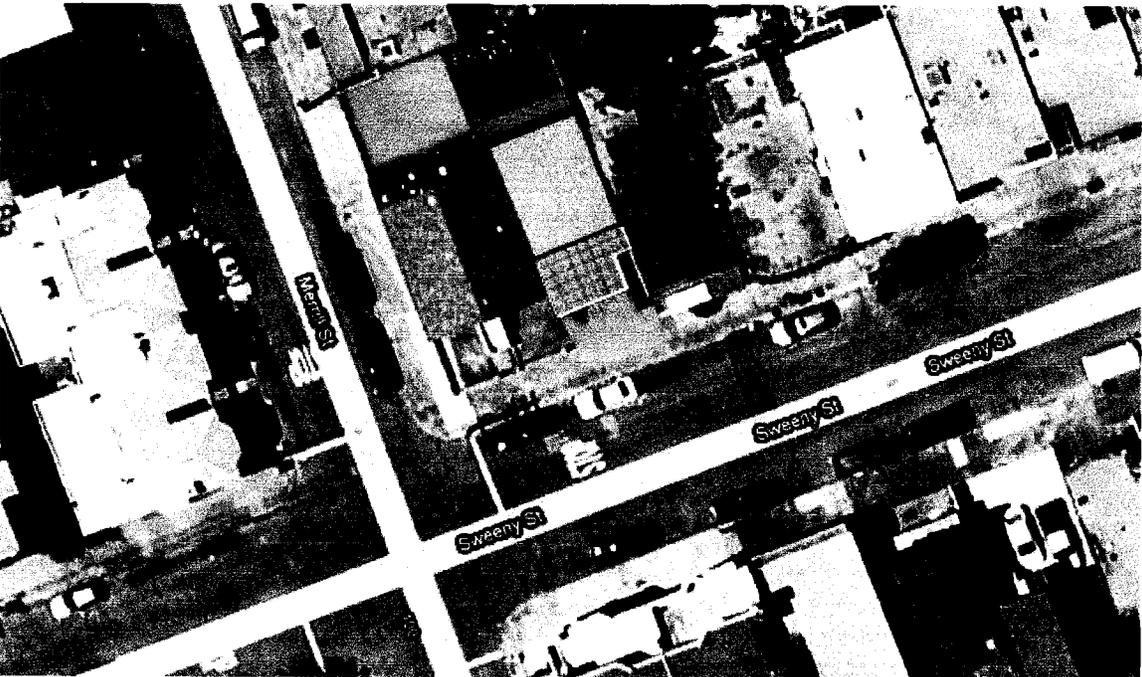
This building will not exceed the maximum height allowed in this district and every effort has been made to preserve access to sunlight for our neighbors. The design of the new building will be set back from the front lot line and third floor will be set back 15 feet from the front of the building, also back setback at the third floor reduces the amount of the shadow to adjacent building.

SITE PHOTOGRAPHS, BEFORE AND AFTER:

194-A SWEENEY STREET



EXISTING ROOF FOOTPRINT



PROPOSED FOOTPRINT



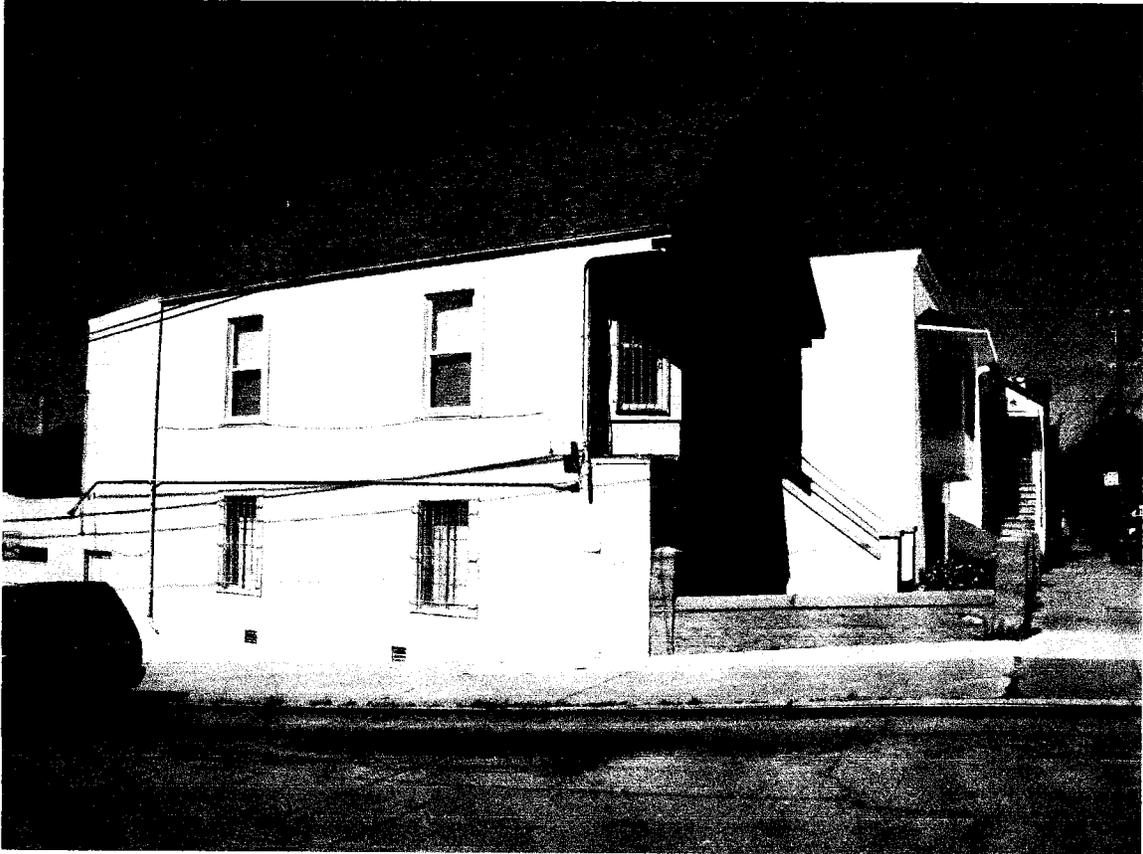
FRONT CURRENT VIEW



PROPOSED FRONT VIEW



CURRENT SIDE VIEW



PROPOSED SIDE VIEW

**BUILDING DESIGN DRAWINGS:**

**APPLICABLE CODES:**

JURISDICTION: CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE.

2007 CALIFORNIA BUILDING CODE ADAMENDMENTS  
 2007 CALIFORNIA MECHANICAL CODE  
 2007 CALIFORNIA ELECTRICAL CODE  
 2007 CALIFORNIA PLUMBING CODE  
 2005 CALIFORNIA ENERGY CODE  
 2007 CALIFORNIA FIRE CODE & ALL RELATED  
 2007 SAN FRANCISCO BUILDING CODE ORDINANCES OF THE CITY & COUNTY OF SAN FRANCISCO

**NEW ADDITION  
 194A SWEENEY ST  
 SAN FRANCISCO, CA.**

**AM ASSOCIATE  
 ANGELINA CHUONG**

2401 ERIN PLACE  
 S. SAN FRANCISCO, CALIFORNIA  
 T: 415-722-9611  
 F: 650-588-7616

**LOCATION MAP**



**VICINITY MAP**



**PROJECT DATA**

ADDRESS: 194A SWEENEY ST  
 SAN FRANCISCO, CA. 94134

BLOCK: 5858  
 LOT: 024

ZONING: RH-1

LOT AREA: 1,850 SQ.FT.  
 BUILDING SQ. FT.: 2,386 (LIVING AREA)

OCCUPANCY: R3 (1 UNIT)  
 CONSTR. TYPE: 5-1HR.  
 RES.UNITS: 1  
 No OF STORIES: 3

**GENERAL NOTES**

ALL WORK SHALL CONFORM TO THE 2007 CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRIC CODE AND CALIFORNIA PLUMBING CODE INCLUDING ALL THE REVISIONS AND AS ADOPTED BY THE LOCAL BUILDING CODES AND ORDINANCES.

ALL DIMENSIONS RELATING TO THE EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.

ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. WORK SHALL NOT BE COMMENCED UNLESS THE DISCREPANCIES ARE CLARIFIED AND THE REVISED DRAWINGS ARE ISSUED BY THE CONTRACTOR/OWNER.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER. ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED DOUGLAS FIR.

ALL STEEL HANGERS AND CONNECTORS TO BE BY SIMPSON OR EQUIVALENT.

ALL NAILS SHALL BE STEEL COMMON WIRE NAILS UNLESS OTHERWISE NOTED.

INSULATION - USE R30 BENEATH ROOF AND IN GARAGE CEILING; R13 IN ALL EXTERIOR WALLS AND PARTITION WALLS BETWEEN GARAGE AND HABITABLE ROOMS.

**FINISHES:**

INTERIOR WALLS AND CEILINGS - 1/2" SMOOTH WALL FINISH.

OWNER WILL FURNISH CONTRACTOR WITH A LIST OF SELECTED COLORS AND LOCATION OF WHERE SAME IS TO BE APPLIED.

**T-24 RESIDENTIAL REQUIREMENTS**

**LIGHTING COMPLIANCE**  
**KITCHEN:**  
 AT LEAST 50% OF INSTALLED LIGHTING LUMINAIRE WATTAGE WILL BE OF HIGH EFFICACY AND WILL BE SWITCHED SEPARATELY FROM NON HIGH EFFICACY LIGHTING.

**BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOM:**  
 ALL LIGHTING WILL BE HIGH EFFICACY AND CONTROLLED BY A CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN "ALWAYS-ON" OPTION.

**OTHER ROOMS - BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS AND CLOSETS LARGER THAN 70 SQUARE FEET:**  
 ALL LIGHTING WILL BE HIGH EFFICACY OR CONTROLLED BY A DIMMER SWITCH OR A CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN "ALWAYS-ON" OPTION.

**RECESSED LUMINAIRES IN INSULATED CEILINGS:**  
 ALL LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND BE CERTIFIED AS AIR TIGHT.

**OUTDOOR LIGHTING:**  
 ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY CONTROLLED BY CERTIFIED MOTION SENSORS UNLESS IT IS LANDSCAPE LIGHTING AND NOT ATTACHED TO BUILDINGS, OR IS IN OR AROUND SWIMMING POOLS OR WATER FEATURES.

**MECHANICAL COMPLIANCE**  
**MECHANICAL ROOM:**  
 COMBUSTION AIR SHALL BE PROVIDED FROM OUTSIDE. AS LISTED IN 2007 CMC CODE SECTIONS; 702, 703, 704 AND TABLE 7-1.

**LAUNDRY ROOM:**  
 MAKE-UP AIR SHALL BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE INCHES ALSO MOISTURE DUCTING TO THE OUTSIDE IN COMPLIANCE WITH 2001 CMC CODE SECTIONS 504.3.1, 504.3.2, 504.3.2.1 AND 504.3.2.2. EXHAUST DUCTING SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND AND BUILDING OPENING, 2001 CMC CODE SECTION 504.4.

**FLUE TERMINATIONS:**  
 ALL FLUES SHALL TERMINATE NO LESS THAN 4' FROM A PROPERTY LINE AND 2' ABOVE THE HIGHEST POINT OF THE ROOF OR AS OTHERWISE REQUIRED BY 2007 CBC CODE SECTIONS 806.5 AND 806.6.

**GARAGE:**  
 A MINIMUM OPENING OF 200 SQUARE INCHES TO THE OUTSIDE SHALL BE PROVIDED.

**SCOPE OF WORK**

THE PURPOSE OF THESE PLANS AND THE BUILDING PERMIT APPLIED FOR UNDER SAME IS TO:

- AT FIRST FLOOR LEVEL: PROVIDE PARKING; ADD AN EXERCISE ROOM & 2 BEDROOM & BATHROOM.
- AT SECOND FLOOR LEVEL: NEW KITCHEN WITH DINING ROOM; LIVING ROOM; 2 BEDROOM & 1 & 1/2 BATHROOM.
- AT THIRD FLOOR LEVEL: FAMILY, 2 BEDROOM & 1 BATHROOM.

**ABBREVIATIONS**

@	AT	FND	FOUNDATION
C	CENTERLINE	FIN	FINISH
D	DIAMETER	FLR	FLOOR
(E)	EXISTING	FOS	FACE OF STUD
ℙ	PROPERTY LINE	FOF	FACE OF FINISH
		FLUOR	FLUORESCENT
AD	AREA DRAIN	GA	GAUGE
ASB	ASBESTOS	G.C.	GEN. CONTRACTOR
A.F.F.	ABOVE FIN. FLR.	GND	GROUND
BD	BOARD	GYP. BD.	GYP. BOARD
BLDG	BUILDING	H.C.	HANDICAP
BLK	BLOCK	HDWR	HARDWARE
BOT	BOTTOM	HP	HIGH POINT
BUR	BUILT-UP ROOFING	H.W.	HOT WATER
CAB	CABINET	INSUL	INSULATION
C.B.	CATCH BASIN	INT	INTERIOR
CEM	CEMENT	MECH	MECHANICAL
CER	CERAMIC	MET	METAL
CLG	CEILING	(N)	NEW
CLR	CLEAR	NIC	NOT IN CONTRACT
CLO	CLOSET	NO.#	NUMBER
COL	COLUMN	O.C.	ON CENTER
CONSTR	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS	PLAS	PLASTER
CTR	CENTER	PLYWD	PLYWOOD
		RD	ROOF DRAIN
DBL	DOUBLE	RO	ROUGH OPENING
D.F.	DRINKING FOUNTAIN	SHT	SHEET
DET	DETAIL	STOR	STORAGE
DIM	DIMENSION	T.B.A.	TO BE ASSIGNED
DIA	DIAMETER	T/G	TONGUE & GROOVE
DISP	DISPENSER	TYP.	TYPICAL
DN	DOWN	UNF.	UNFINISHED
DR	DOOR	UON	UNLESS OTHERWISE NOTED
DWR	DRAWER	WD	WOOD
DS	DOWNSPOUT	WP	WATERPROOF
DWG	DRAWING		
E	EAST		
EA	EACH		
EL	ELEVATION		
ELEC	ELECTRICAL		
EQ	EQUAL		
EQUIP	EQUIPMENT		
EXIST	EXISTING		
EXP	EXPANSION		
EXT	EXTERIOR		

**DRAWINGS**

- ARCHITECTURAL
- A1.0 COVER SHEET, GENERAL NOTES & LOCATION
  - A2.0 EXISTING & PROPOSED SITE PLANS FRONT & SIDE/REAR PICTURES
  - A3.0 PROPOSED 1ST, 2ND, AND 3RD FLOOR PLANS
  - A4.0 TRANSVERSE AND LONGITUDINAL SECTIONS & ROOF PLAN
  - A5.0 PROPOSED ELEVATIONS
  - A6.0 PROPOSED ELEVATIONS

**LEGEND**

- [Solid Line] EXISTING STRUCTURE TO REMAIN
- [Dashed Line] EXISTING TO BE REMOVED
- [Thick Solid Line] NEW CONSTRUCTION
- (3) DEMOLITION KEY NOTES
- (3) CONSTRUCTION KEY NOTES
- ◇ (3) WINDOW NUMBER SYMBOL
- (3) DETAIL # ON WHICH DET. OCCURS SHEET
- ◇ (3) SECTION # ON WHICH DET. OCCURS SHEET
- (3) DETAIL PLAN NUMBER
- (3) SHEET NUMBER
- ◇ (3) INTERIOR ELEVATION # WITH INDICATOR SHOWING DIRECTION TAKEN
- ◇ (3) DOOR NUMBER SYMBOL
- TREE/PLANT
- SWITCH
- SWITCH (THREE WAY)
- ELECTRICAL OUTLET
- GROUND FAULT INTERRUPT
- LIGHTING FIXTURE (WALL/SURFACE-MOUNT)
- LIGHTING FIXTURE (RECESSED) INSTALLED IN FIRE-RATED ENCLOSURE
- FLUORESCENT LAMP
- SMOKE DETECTOR 110V W/ BATTERY BACKUP
- FLUOR. LIGHT/FAN COMBO

**REVISIONS**

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2	05-15-10	REVISED FOR PLANNING REVIEW	AC
3	11-05-10	REVISED FOR PLANNING REVIEW	AC
4	07-05-11	REVISED FOR PLANNING REVIEW	AC

**OWNER**

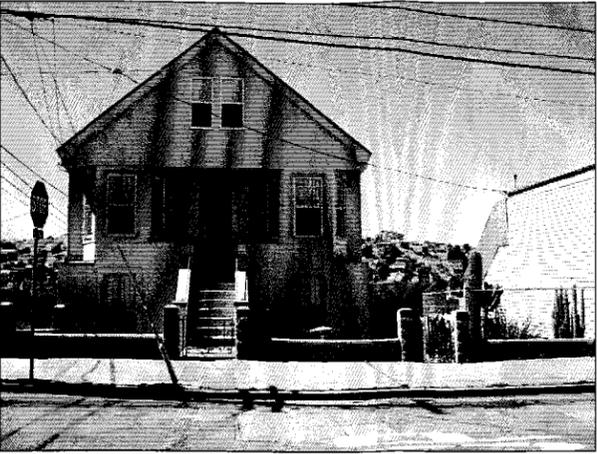
**MR & MRS CHAN  
 RESIDENCE**

194 SWEENEY ST  
 SAN FRANCISCO, CALIFORNIA

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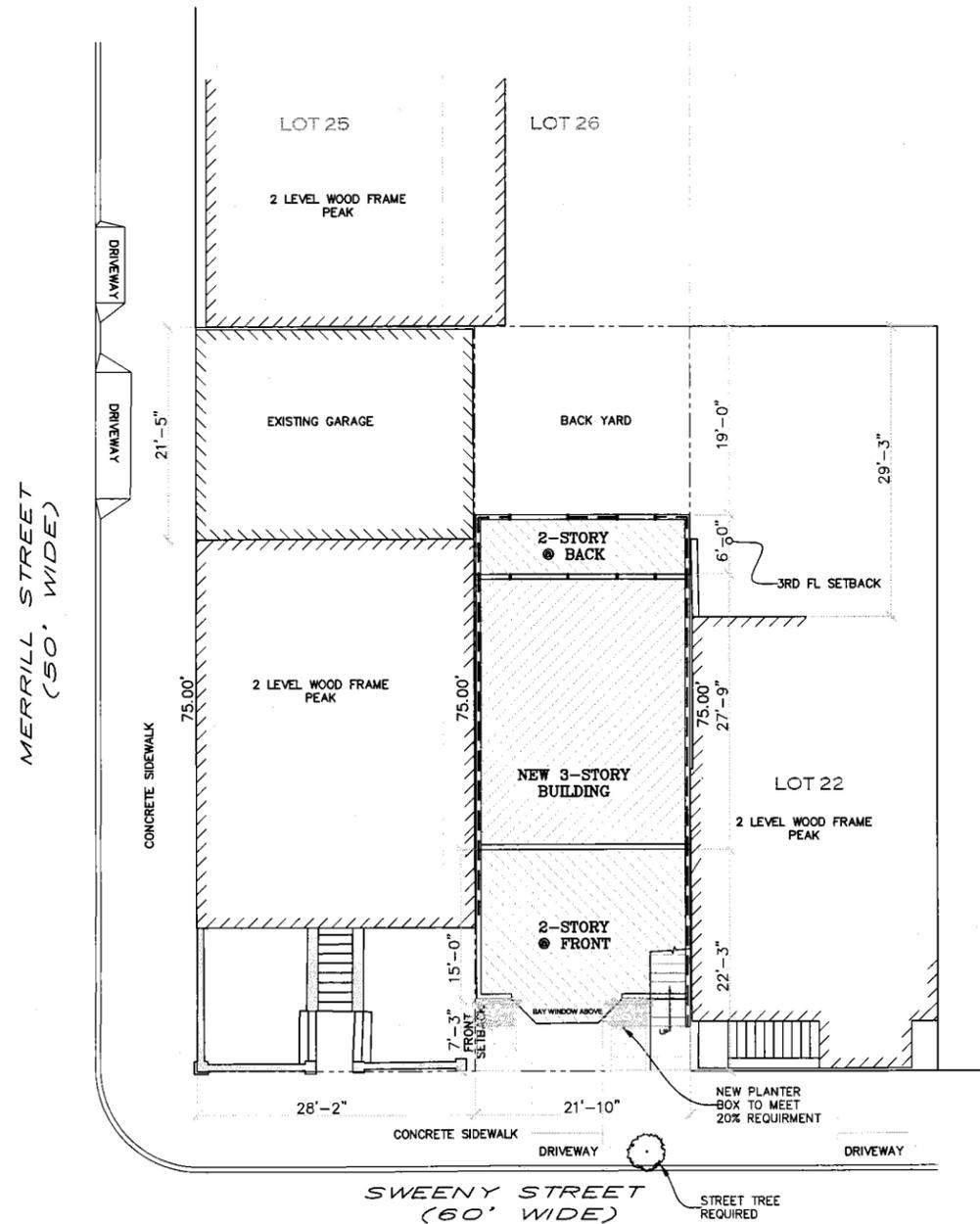
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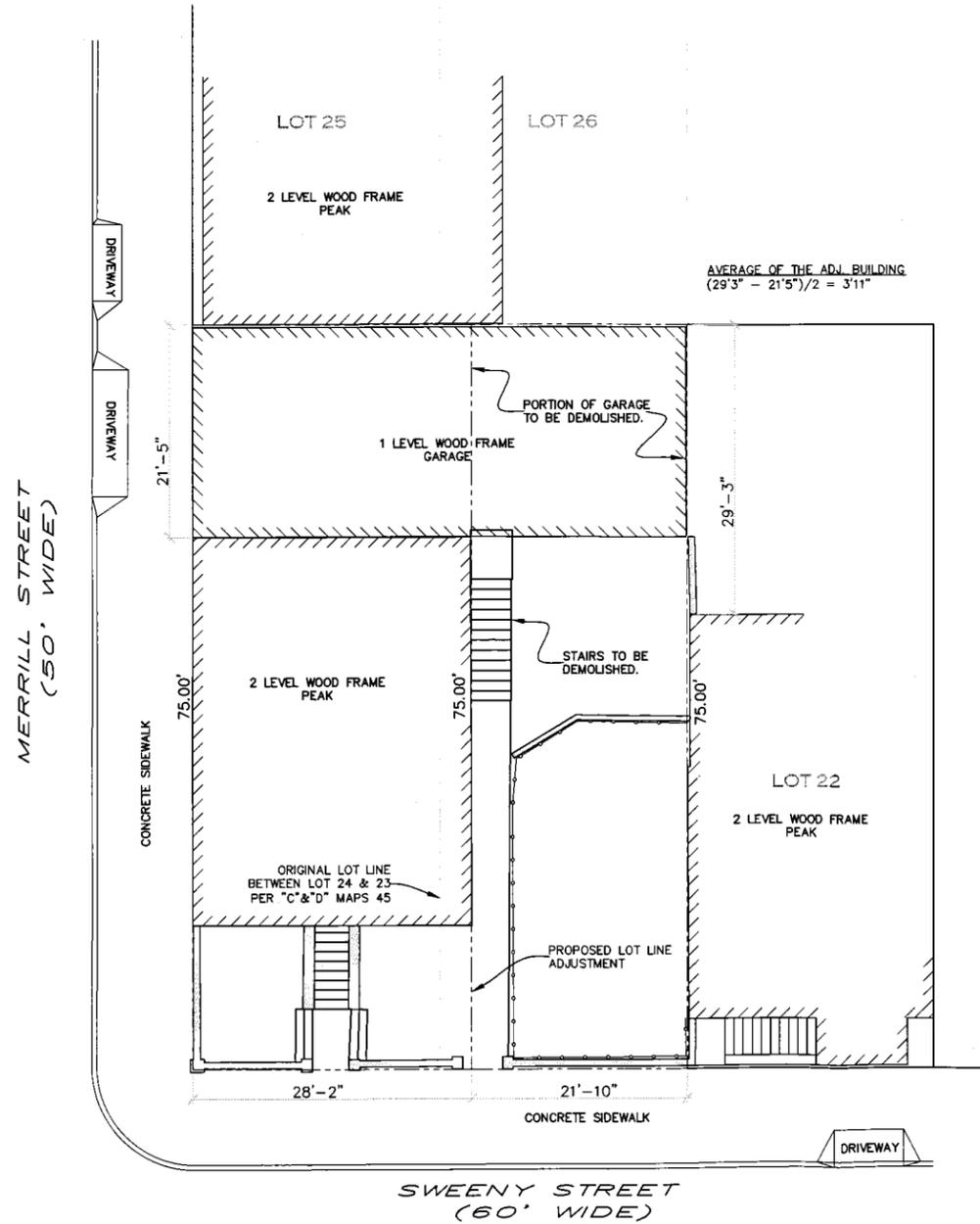


AM ASSOCIATE  
ANGELINA CHUONG

2401 ERIN PLACE  
S. SAN FRANCISCO, CALIFORNIA  
T: 415-722-9611  
F: 650-588-7616



2 (N) SITE PLAN  
A2 SCALE: 1/8"=1'-0"



1 (E) SITE PLAN  
A2 SCALE: 1/8"=1'-0"

REVISIONS

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1	05-25-10	REVISED FOR PLANNING REVIEW	AC
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SHEET CONTENTS

(E) / PROPOSED  
SITE PLAN

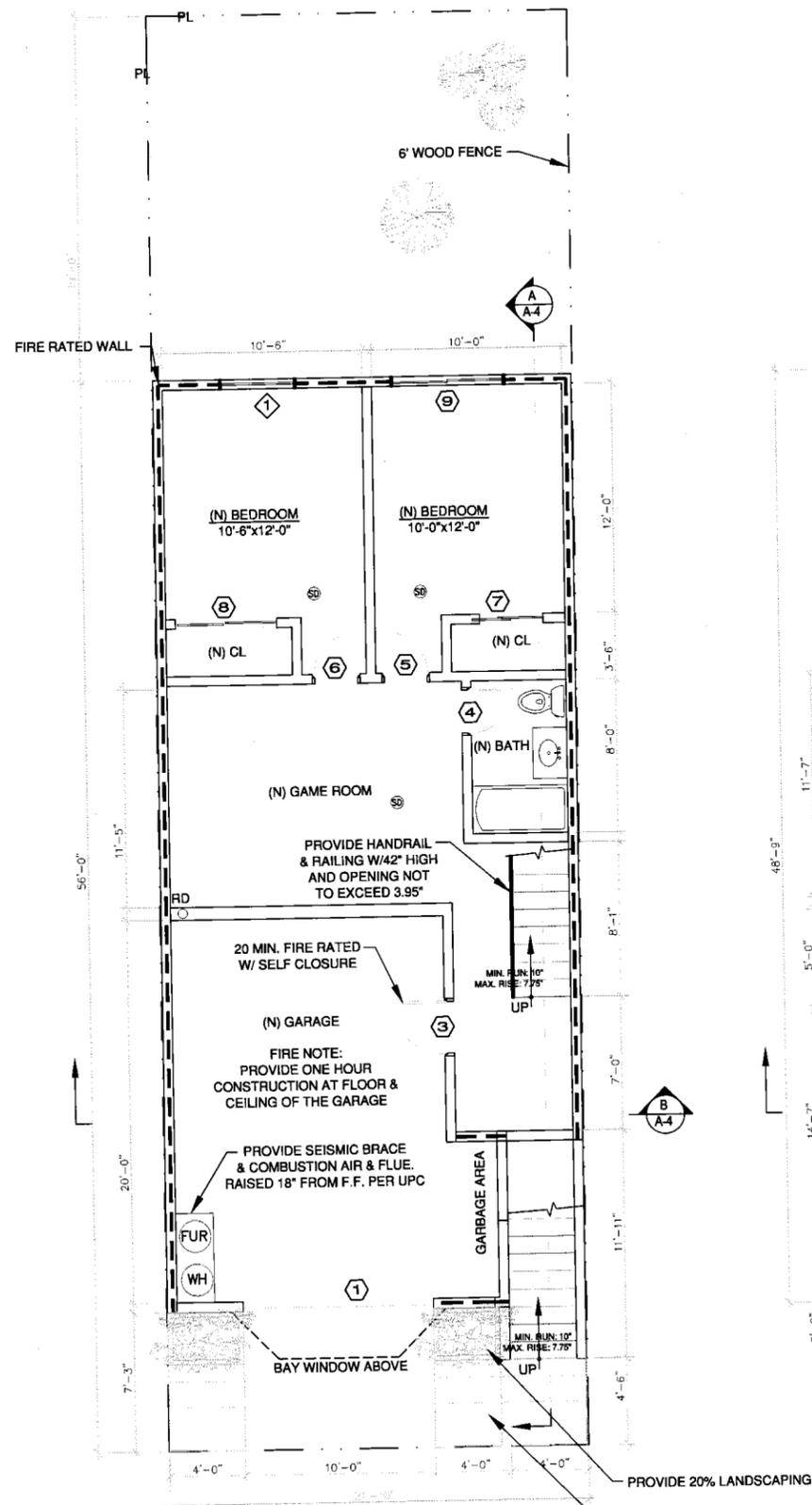
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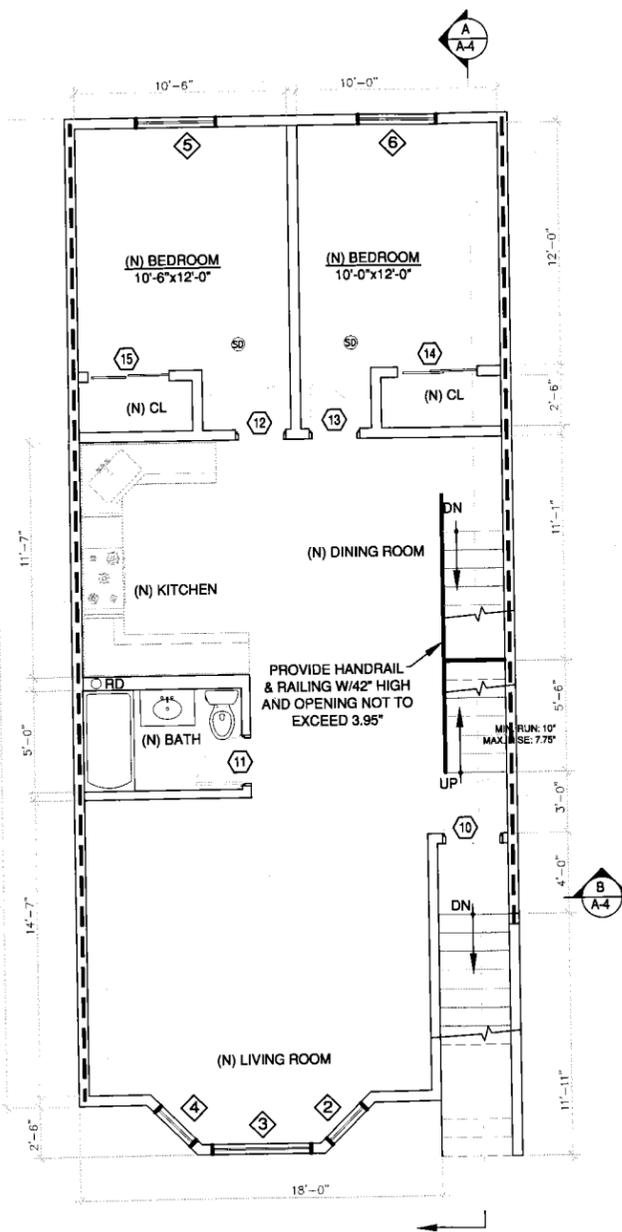
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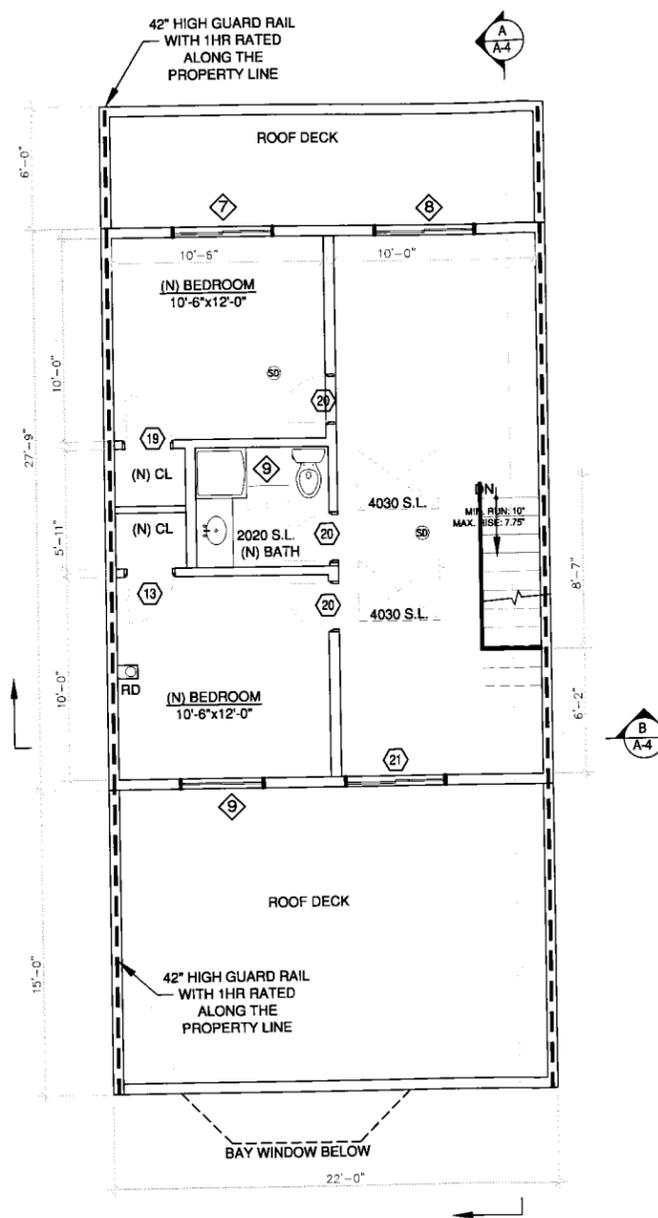


1 (N)FIRST FLOOR PLAN  
A3 SCALE: 1/4"=1'-0"

PROVIDE 20% LANDSCAPING  
PROVIDE LOOSE BRICK TYP



2 (N)SECOND FLOOR PLAN  
A3 SCALE: 1/4"=1'-0"



3 (N)THIRD FLOOR PLAN  
A3 SCALE: 1/4"=1'-0"

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SHEET CONTENTS

PROPOSED  
FLOOR PLANS

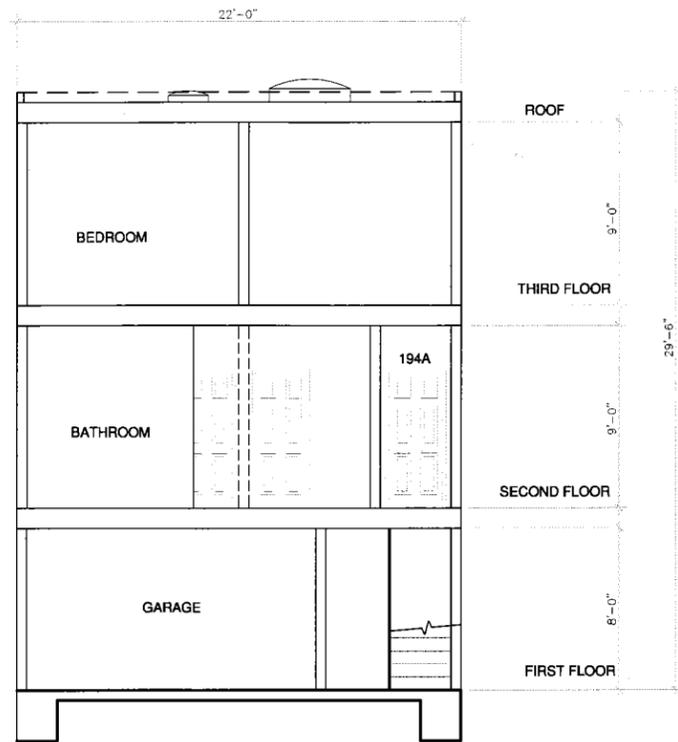
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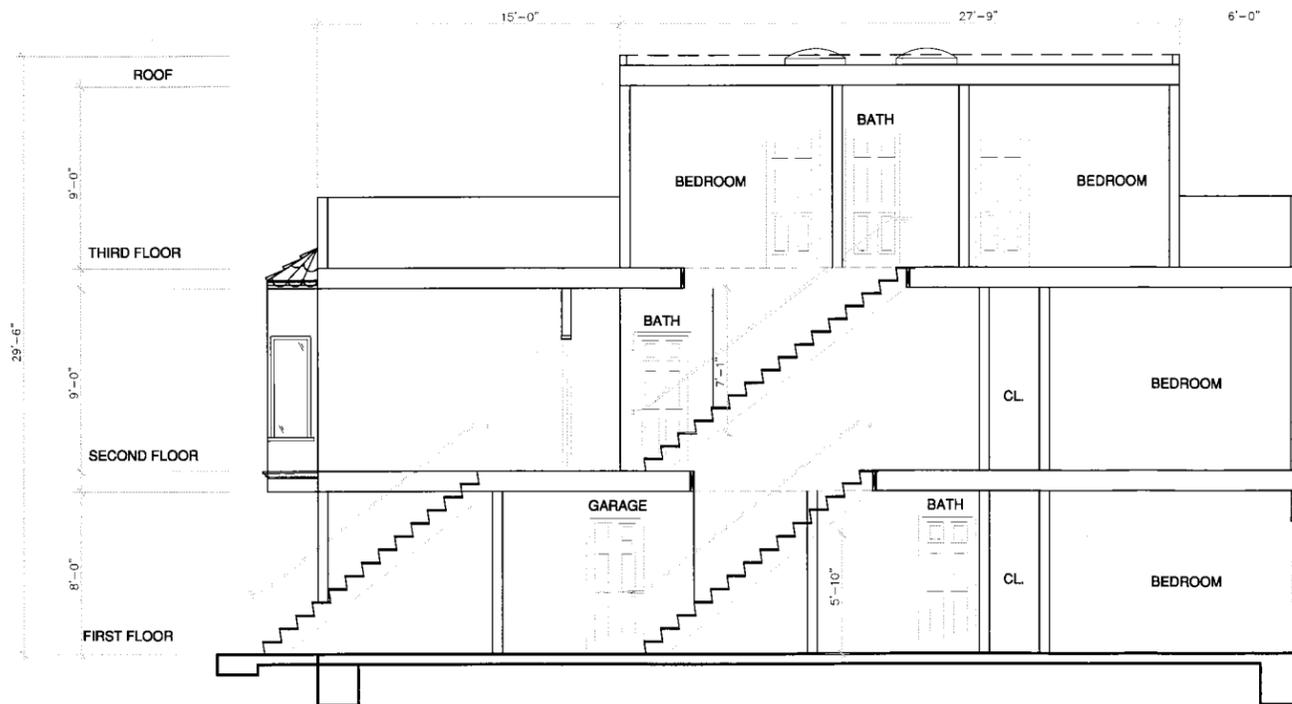
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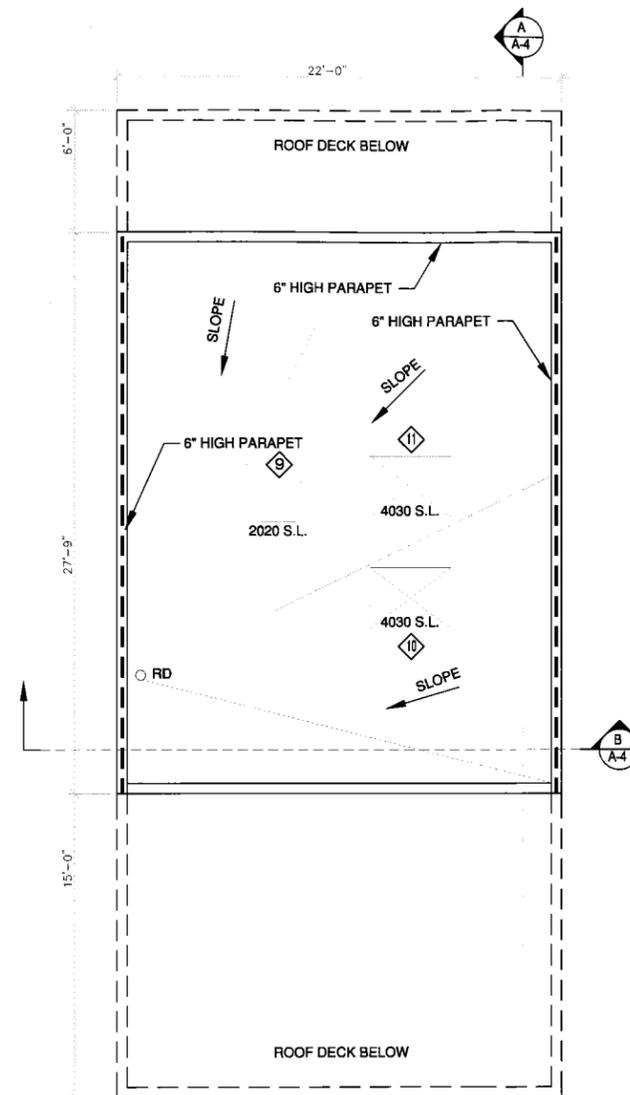
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3 TRANSVERSE BUILDING SECTION B-B  
A4 SCALE: 1/4"=1'-0"



2 LONGITUDINAL BUILDING SECTION A-A  
A4 SCALE: 1/4"=1'-0"



1 (N) ROOF PLAN  
A4 SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATED	REVISION	BY
1	08-25-10	REVISED FOR PLANNING REVIEW	AC
2	08-19-10	REVISED FOR PLANNING REVIEW	AC
3	11-05-10	REVISED FOR PLANNING REVIEW	AC
4	07-05-11	REVISED FOR PLANNING REVIEW	AC

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SHEET CONTENTS

PROPOSED  
SECTIONS/ROOF

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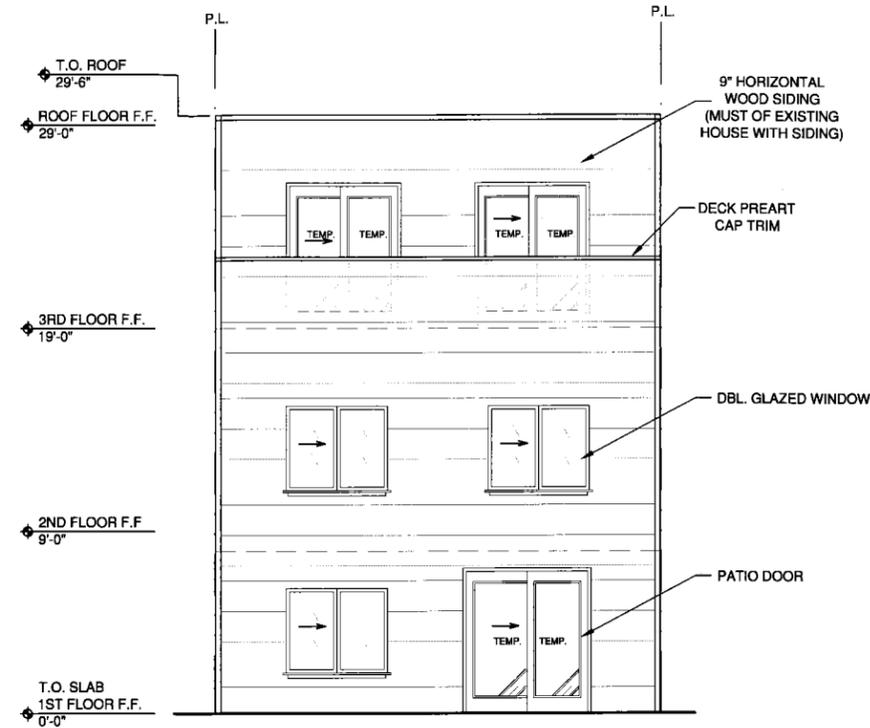
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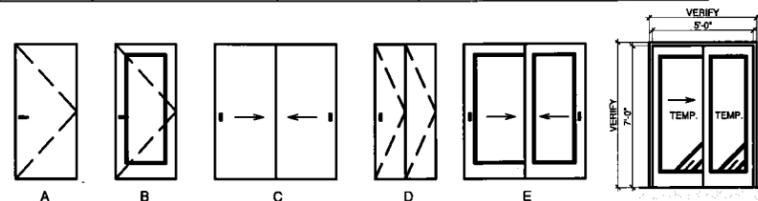
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DOOR SCHEDULE			
DOOR NO.	LOCATION	SIZE (WxH)	DESCRIPTION
1	GARAGE DOOR	10'-0"x6'-8" V.I.F.	SECTIONAL
2	GARAGE	2'-6"x6'-8"	GARBAGE ACCESS
3	GARAGE	3'-0"x6'-8"	HOLLOW CORE DOOR
4	BATHROOM 1ST FL	2'-6"x6'-8"	SOLID CORE DOOR
5	BEDROOM 1ST FL	2'-6"x6'-8"	SOLID CORE DOOR
6	BEDROOM 1ST FL	2'-6"x6'-8"	SOLID CORE DOOR
7	CLOSETS	3'-4"x6'-8"	CLOSET SLIDER
8	CLOSETS	5'-4"x6'-8"	CLOSET SLIDER
9	BEDROOM 1ST FL	6'-0"x6'-8"	DBL. GLAZED HORIZONTAL SLIDING PATIO DOOR
10	ENTRY	3'-0"x6'-8"	FRONT DOOR
11	BATHROOM 2ND FL	2'-6"x6'-8"	SOLID CORE DOOR
12	BEDROOM 2ND FL	2'-6"x6'-8"	SOLID CORE DOOR
13	BEDROOM 2ND FL	2'-6"x6'-8"	SOLID CORE DOOR
14	CLOSETS	4'-0"x6'-8"	CLOSET SLIDER
15	CLOSETS	4'-0"x6'-8"	CLOSET SLIDER
16	BEDROOM 3RD FL	2'-6"x6'-8"	SOLID CORE DOOR
17	BEDROOM 3RD FL	2'-6"x6'-8"	SOLID CORE DOOR
18	CLOSETS	4'-0"x6'-8"	CLOSET SLIDER
19	CLOSETS	4'-0"x6'-8"	CLOSET SLIDER
20	BATHROOM 3RD FL	2'-6"x6'-8"	SOLID CORE DOOR
21	BEDROOM 3RD FL	5'-0"x6'-8"	DBL. GLAZED HORIZONTAL SLIDING PATIO DOOR



2 REAR (NORTH) ELEVATION  
A5 SCALE: 1/4"=1'-0"

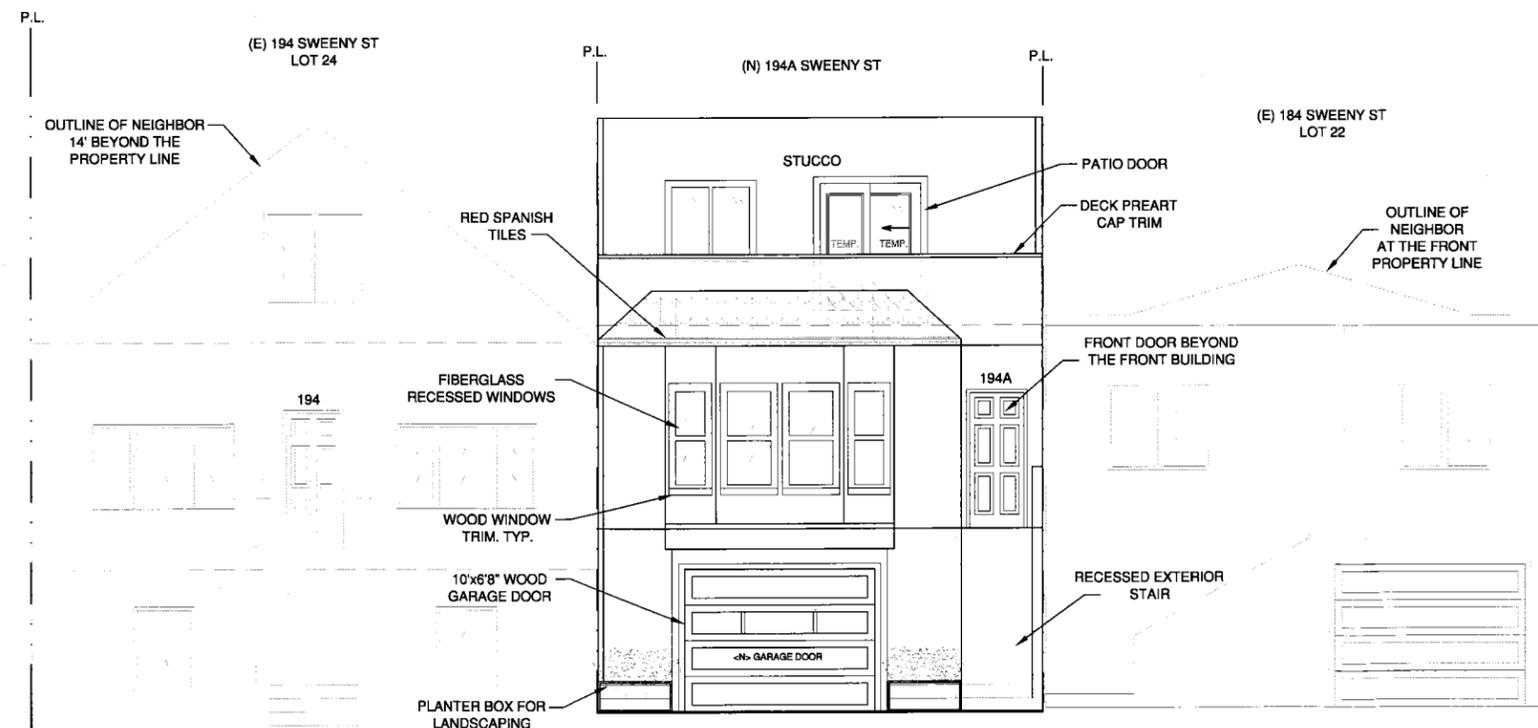


DOOR SCHEDULE ABBREVIATIONS:

ALUM - ALUMINUM  
WD - WOOD  
S.C. - SOLID CORE  
H.C. - HOLLOW CORE  
H.M. - HOLLOW METAL

NOTES:

- ALL GLAZING BELOW 18" TO BE TEMPERED GLASS.
- ALL RELITE SYSTEMS TO BE DOUBLE GLAZED.
- PROVIDE SELF ADHESIVE MEMBRANE FLASHING AROUND ALL EXTERIOR DOORS.



1 FRONT (SOUTH) ELEVATION  
A5 SCALE: 1/4"=1'-0"

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SHEET CONTENTS

PROPOSED  
ELEVATIONS

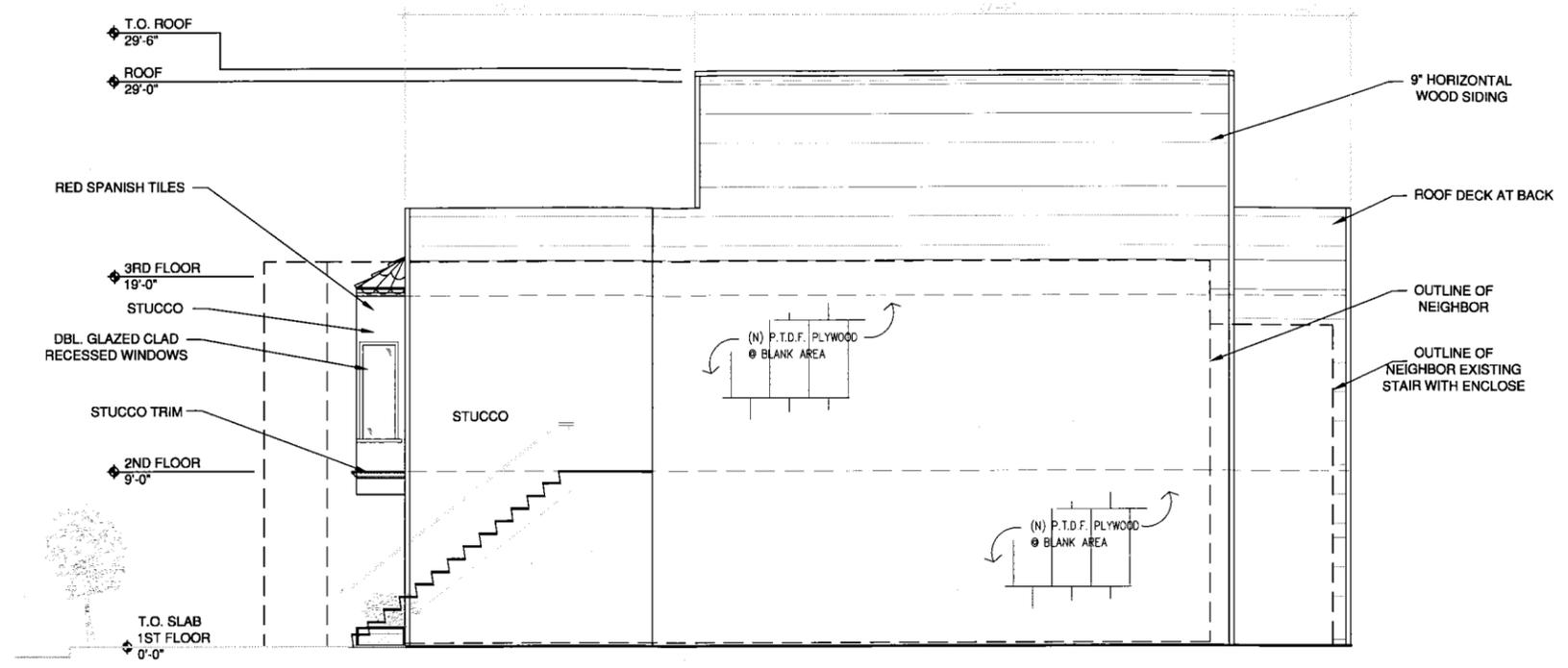
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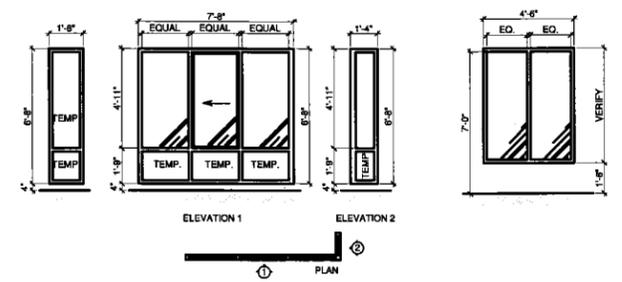
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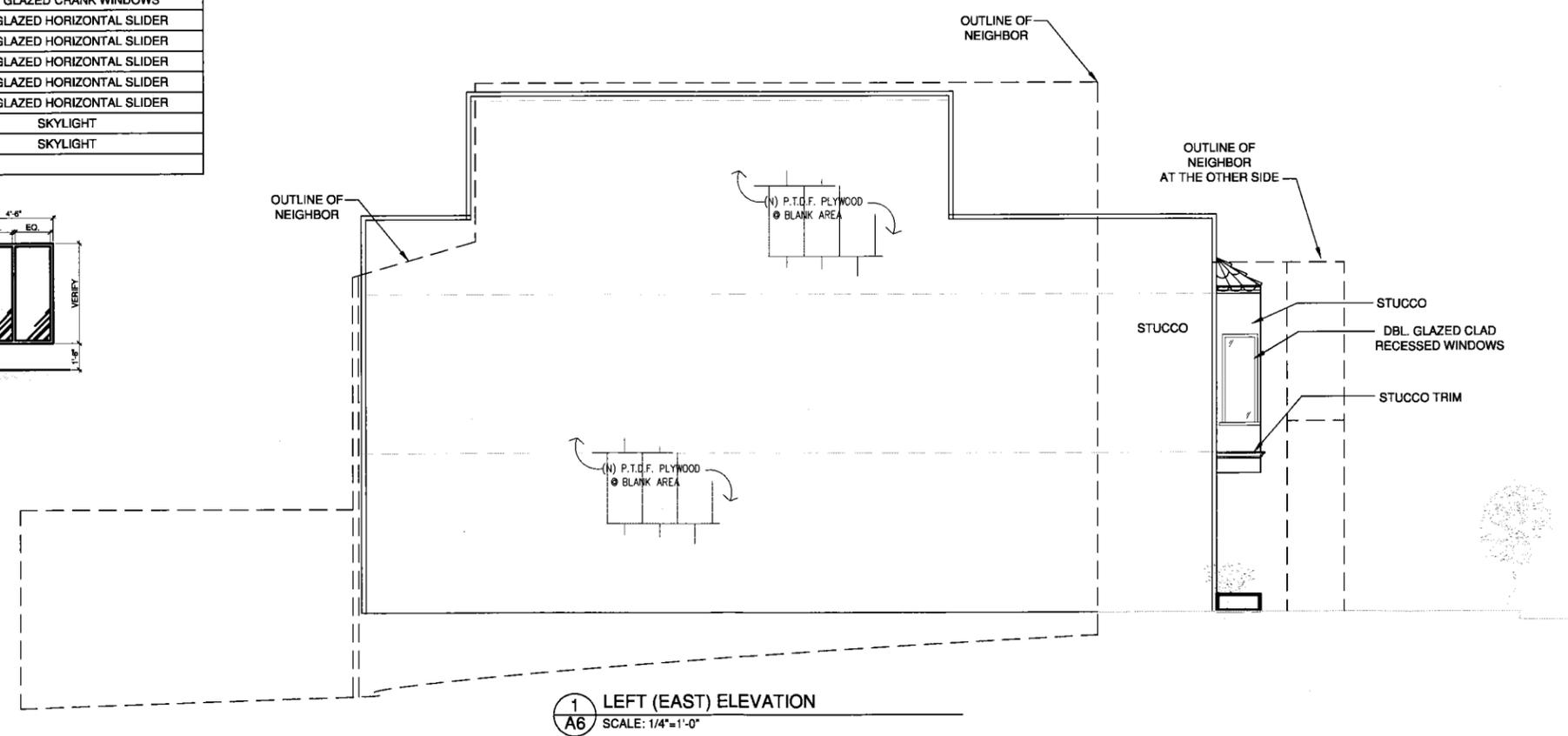


2 RIGHT (WEST) ELEVATION  
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE			
WINDOW NO.	LOCATION	SIZE (WxH)	DESCRIPTION
1	BEDROOM	4'-0"x5'-0"	DBL. GLAZED HORIZONTAL SLIDER
2	FRONT	2'-6"x5'-0"	DBL. GLAZED CRANK WINDOWS
3	FRONT	5'-0"x5'-0"	DBL. GLAZED CRANK WINDOWS
4	FRONT	2'-6"x5'-0"	DBL. GLAZED CRANK WINDOWS
5	BEDROOM	4'-0"x5'-0"	DBL. GLAZED HORIZONTAL SLIDER
6	BEDROOM	4'-0"x5'-0"	DBL. GLAZED HORIZONTAL SLIDER
7	BEDROOM	4'-0"x5'-0"	DBL. GLAZED HORIZONTAL SLIDER
8	BEDROOM	4'-0"x5'-0"	DBL. GLAZED HORIZONTAL SLIDER
9	BATHROOM	4'-2"x2'-0"	DBL. GLAZED HORIZONTAL SLIDER
10	OPEN AREA	4'-0"x3'-0"	SKYLIGHT
11	OPEN AREA	4'-0"x3'-0"	SKYLIGHT



- NOTES:
1. ALL GLAZING BELOW 18" TO BE TEMPERED GLASS.
  2. ALL RELITE SYSTEMS TO BE DOUBLE GLAZED.
  3. PROVIDE SELF ADHESIVE MEMBRANE FLASHING AROUND ALL EXTERIOR DOORS.



1 LEFT (EAST) ELEVATION  
SCALE: 1/4"=1'-0"

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SHEET CONTENTS

PROPOSED  
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