



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JULY 21, 2011

Date: July 14, 2011
Case Nos: 2010.0501D / 2011.0541D
Project Address: 3020 LAGUNA STREET
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 0519/029
Project Sponsor: Amir Mortazavi
 3045 Clay Street
 San Francisco, CA 94115
Staff Contact: Glenn Cabreros, 415-558-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2010.0501D	New Building Case Number	2011.0541D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2010.09.27.1660	New Building Application Number	2010.09.27.1661
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	3
Number Of Existing Bedrooms	2	Number Of New Bedrooms	5 (4 plus studio)
Existing Building Area	±1800 Sq. Ft.	New Building Area	±4100 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	7/15/11	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project is to demolish an existing two-story, single-family residence and construct a new four-story, two-unit building.

SITE DESCRIPTION AND PRESENT USE

The property at 3020 Laguna Street is located on the east side of Laguna between Greenwich Street and Harris Place. The property has approximately 27 feet of lot frontage along Laguna Street with a lot depth of 62'-6". The flat lot contains a two-story, single-family residence of approximately 1800 square feet. The existing residence is set back 7 feet from the front property line. The property is within the RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1900.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located in the Marina District. The surrounding neighborhood consists of a mix of two-, three- and four-story buildings, containing mostly one or two residential dwelling units. The residential neighborhood contains dwellings of varying heights, depths and architectural styles. The adjacent property to the north contains a three-story, two-unit building. The adjacent property to the south -- corner lot at the intersection of Laguna Street and Harris Place -- contains a two-story, single-family residence.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 11, 2011	July 11, 2011	10 days
Mailed Notice	10 days	July 11, 2011	July 11, 2011	10 days

PUBLIC COMMENT

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

REPLACEMENT STRUCTURE

The four-story replacement structure will provide two dwelling-units with a three-car garage, and would be approximately 40 feet in height. The ground floor will contain the garage and a studio unit with a ground floor entry. The three upper floors would contain a four-bedroom unit with a raised entry at the second floor. The proposed fourth floor is set back 18 feet from the main front façade to create a building mass that has a three-story façade as viewed from the public right-of-way. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and complement the residential neighborhood character. The materials for the front façade include stucco, wood siding and wood trim. Rear yard, front setback and dwelling unit exposure variances have been requested for the project, and they will be considered by the Zoning Administrator under Case No. 2011.0541V.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. The Department has not received any public comment on the project.

GENERAL PLAN COMPLIANCE

The Project is, on balance, consistent with the following Objective and Policies of the General Plan:

HOUSING ELEMENT Objectives and Policies

OBJECTIVE 1:

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4:

Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7:

Encourage and support the construction of quality, new family housing.

The replacement building would create one additional dwelling unit within the RH-2 Zoning District. The building is designed so the main façade reads as a three-story building, which is characteristic of the neighborhood character. The building also proposes exterior building materials that are compatible with the existing buildings in the immediate area.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The proposal would not affect existing neighborhood-serving retail uses as the project is located within a residential neighborhood and zoning district.

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

The new construction project is consistent with the existing development patterns and the neighborhood character. The project proposes two new units at the project site; therefore increasing the number of units on the lot by one.

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

The proposal does not affect affordable housing as the project does not demolish affordable housing as defined by the Mayor's Office of Housing.

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

An increase of one unit and two additional parking spaces at the subject lot would not significantly affect traffic or parking. The number of units, bedrooms and parking proposed at the project would not impede MUNI transit service or overburden neighborhood streets and parking.

5. 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 proposal does not remove industrial or service uses as the project is within a residential zoning district.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal will be reviewed by the Department of Building Inspection prior to issuance of a construction permit to ensure the project meets current seismic codes and standards.

7. Landmarks and historic buildings be preserved.

The proposal does not demolish any landmark buildings.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal is not greater than 40 feet in height, and does not require a shadow study per Planning Code Section 295 which was adopted to analyze potential shadow impacts to Recreation and Parks property for structures proposed over 40 feet in height.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(b)] on July 8, 2010.

RESIDENTIAL DESIGN TEAM REVIEW

The RDT reviewed the new construction project and found the replacement building to be compatible with the surrounding neighborhood character, particularly as the fourth floor is set back significantly from the three-story main façade. The selection of exterior materials and execution of architectural detailing was also found to be appropriate to the surrounding area.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new two-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The project will result in a net gain of one dwelling-unit.
- The project will create two dwelling-units, with a net increase of three bedrooms.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- Although the existing structure is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2010.0501D – Do not take DR and approve the demolition.

Case No. 2011.0541D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317. (The property does not contain "affordable dwelling units" as defined by the Mayor's Office of Housing.)

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is unsound.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

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

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

The existing building is vacant. The new building is proposed to be occupied by the owner and extended family.

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

Criteria Not Applicable to Project

The project does not remove rental units, as the existing and proposed buildings are to be owner-occupied.

Priority Policies

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

Project Does Not Meet Criteria

The project does not meet this criteria because the existing dwelling will be demolished. Nonetheless, the project preserves the residential use on the property and two family-sized units are proposed. The creation of these two replacement units will preserve the cultural and economic diversity within the neighborhood.

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

Project Meets Criteria

The project will conserve the neighborhood character by constructing a replacement building that is compatible with the dwellings in the surrounding neighborhood with regard to exterior materials, massing, glazing pattern, and roofline.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

The existing building proposed for demolition is not above the 80% average price of a single-family home, and is thus considered "relatively affordable and financially accessible" housing; however, the dwelling is not defined as an "affordable dwelling unit" by the Mayor's Office of Housing. By proposing an increase of one unit at the project site, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing. Also the provision of a studio unit will contribute to the variety of housing types within the Marina District.

10. Whether the project increases the number of permanently affordable units as governed by Planning Code Section 415;

Project Does Not Meet Criteria

The project does not include any permanently affordable units, as the construction of two units does not trigger Section 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The project replaces a one-story, single-family dwelling with a four-story, two-unit building within a portion of the blockface that is characterized by two- and three-story buildings containing up to two units.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria

The project will create two units – one studio and one four-bedroom, family-sized unit. The project is to be occupied by the owner and extended family.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The project is in scale with the surrounding neighborhood and will be constructed of high-quality materials.

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

Project Does Not Meet Criteria

The project increases the number of dwelling units on the site from one to two.

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

Project Meets Criteria

The project increases the total bedroom count by four bedrooms.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		

Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		

Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

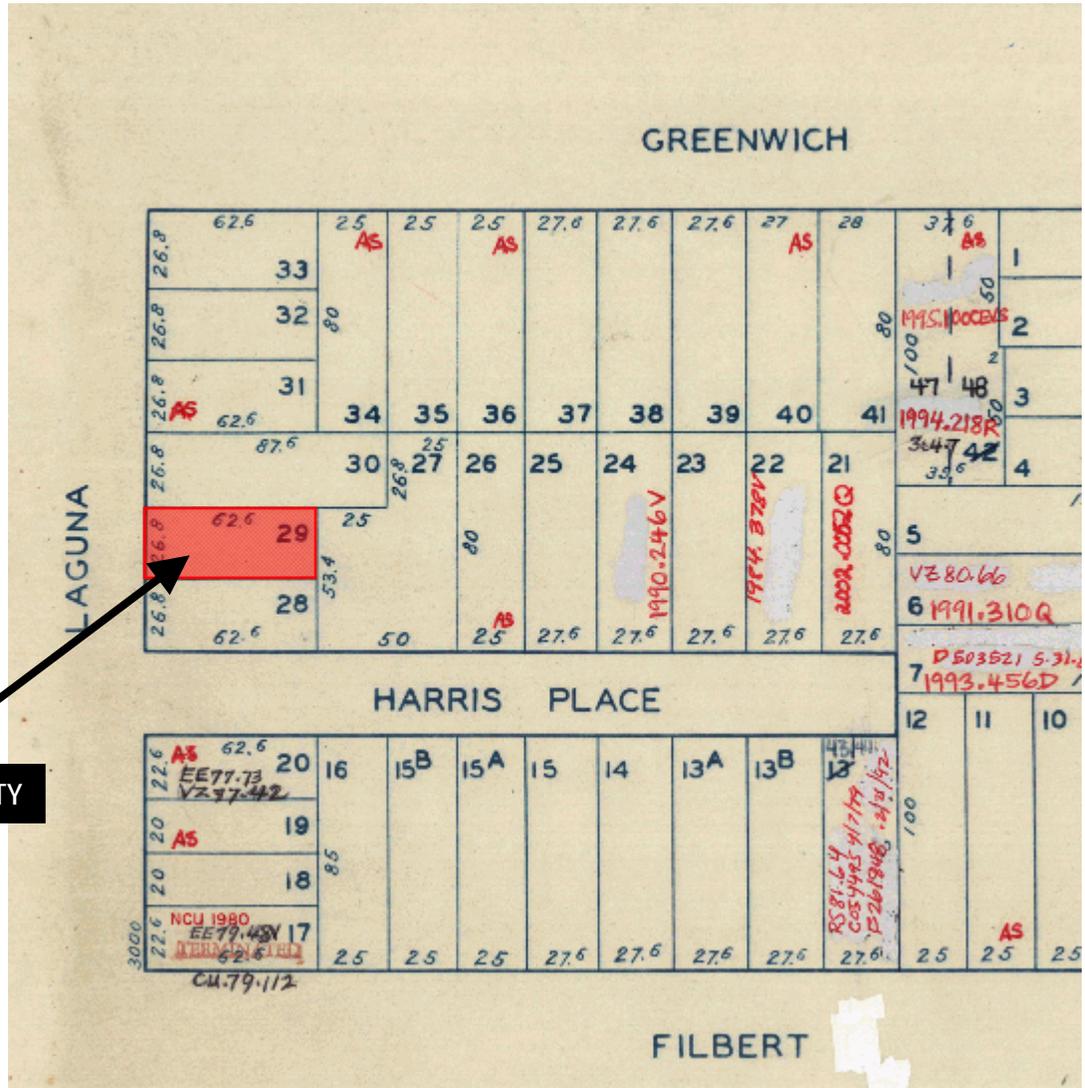
QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Section 311 Notice
- Residential Demolition Application
- Environmental Evaluation
- Project Sponsor submittal:
 - Reduced Plans
 - Context Photos
 - Rendering

* All page numbers refer to the Residential Design Guidelines

Parcel Map

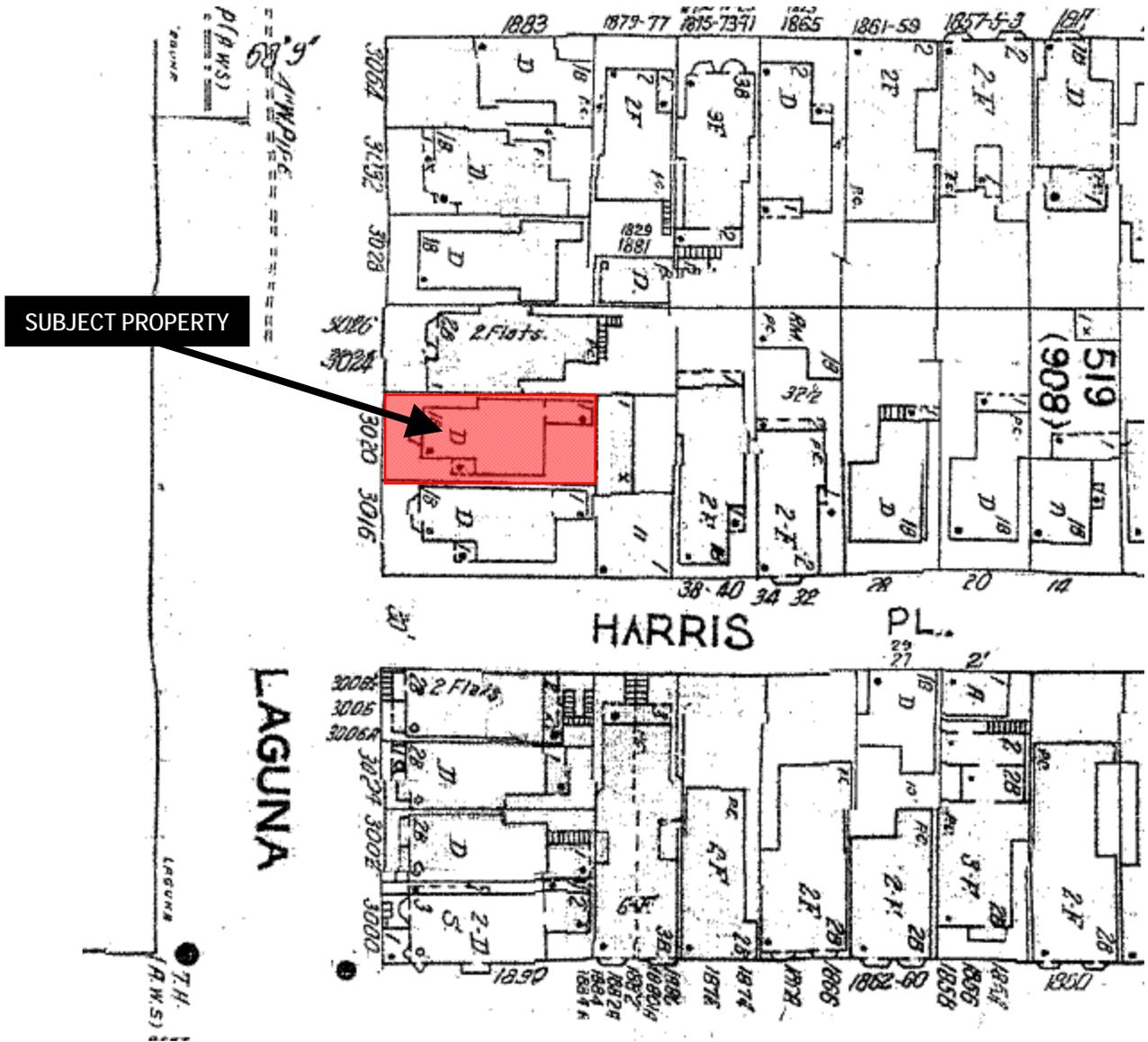


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Nos. 2010.0501D & 2011.0541D
 3020 Laguna Street
 Demolition/New Construction

Sanborn Map*



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



Discretionary Review Hearing
 Case Nos. 2010.0501D & 2011.0541D
 3020 Laguna Street
 Demolition/New Construction

Aerial Photo 1



SUBJECT PROPERTY



Aerial Photo 2



SUBJECT PROPERTY



Aerial Photo 3



SUBJECT PROPERTY



Aerial Photo 4

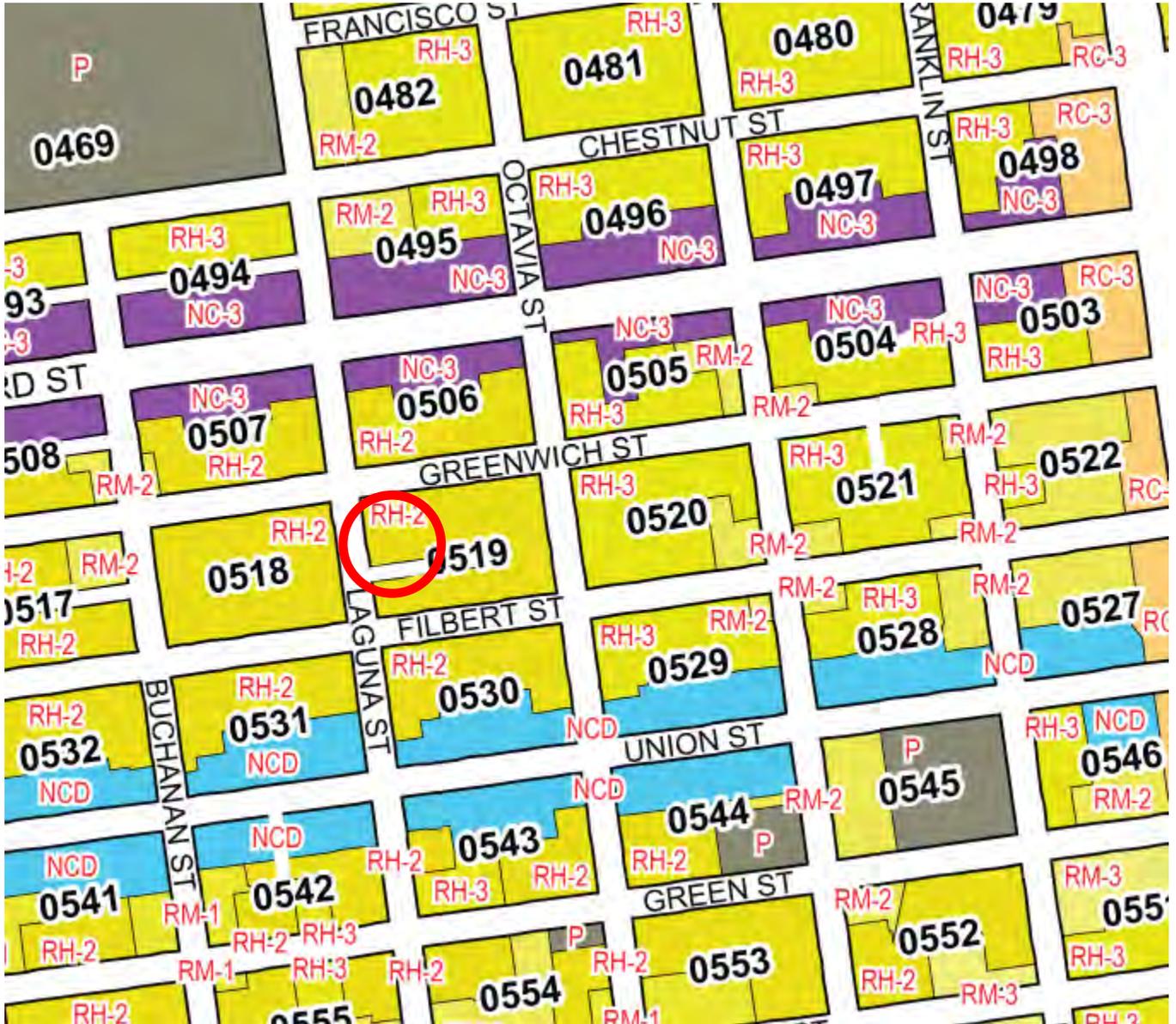


SUBJECT PROPERTY



Discretionary Review Hearing
Case Nos. 2010.0501D & 2011.0541D
3020 Laguna Street
Demolition/New Construction

Zoning Map



Discretionary Review Hearing
Case Nos. 2010.0501D & 2011.0541D
3020 Laguna Street
Demolition/New Construction



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 27, 2010, the Applicant named below filed Demolition Permit Application No. 2010.09.27.1660 (demolition) and Building Permit Application No. 2010.09.27.1661 (new construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Kouros Baradaran, Architect	Project Address:	3020 Laguna Street
Address:	1550 Tiburon Boulevard, Suite H	Cross Streets:	Greenwich St./Harris Place
City, State:	Belvedere, CA 94920	Assessor's Block /Lot No.:	0519/029
Telephone:	(415) 789-9222	Zoning Districts:	RH-2 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE					
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION	or	<input type="checkbox"/> ALTERATION	
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS		<input type="checkbox"/> FACADE ALTERATION(S)	
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)		<input type="checkbox"/> HORIZ. EXTENSION (REAR)	

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	Two-Family Dwelling
FRONT SETBACK	7 feet	2 feet
SIDE SETBACKS	3 feet @ south side	None
BUILDING DEPTH	55 feet	60 feet
REAR YARD DEPTH	None	None
HEIGHT OF BUILDING	26 feet	40 feet
NUMBER OF STORIES	2	4
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	2	3

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story, single-family residence and to construct a new four-story, two-unit building. Per Planning Code Section 317, a Mandatory Discretionary Review of Case Nos. 2010.0501D and 2011.0541D is tentatively scheduled to be heard by the Planning Commission on Thursday, July 21, 2011 at 12:00 noon at City Hall, 1 Carlton B. Goodlett Place, Room 400. Front setback, rear yard and dwelling unit exposure variances are required for the project, and the Zoning Administrator will hold the associated variance hearing for Case No.2011.0541V concurrent with the Planning Commission hearing. See attached plans.

PLANNER'S NAME: Glenn Cabreros
 PHONE NUMBER: (415) 558-6169
 EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE:
 EXPIRATION DATE:

6-16-11
 7-15-11



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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CA 94103-2479

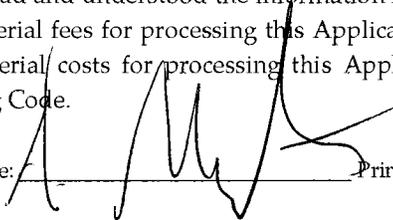
Reception:
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Planning
Information:
415.558.6377

PROJECT ADDRESS: 3020 LAGUNA ST.		NAME: AMIR MORTAZAVI		
BLOCK / LOT: 0519 - 029		ADDRESS: 3045 CLAY ST.		
ZONING: RH-2		CITY, STATE: SAN FRANCISCO, CA		
LOT AREA 1667 sf		PHONE: 650.400.9432		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	+1
2	Total number of parking spaces	1	3	+2
3	Total gross habitable square footage	1,794 sf	3,885 sf	+ 2,091 sf
4	Total number of bedrooms	2	5	+3
5	Date of property purchase	APR. 2010		
6	Number of rental units	1	1	0
7	Number of bedrooms rented	1	1	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	0		
11	Was the building subject to the Ellis Act within the last decade?	NO		
12	Number of owner-occupied units	0	1	+1

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature: 

Printed Name: AMIR MORTAZAVI

Date: 10/9/10

Loss of Dwelling Units through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);
NO
2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).
NO

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;
YES
2. Whether the housing has been maintained in a decent, safe, and sanitary condition;
YES
3. Whether the property is a "historical resource" under CEQA;
NO.
4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;
NO.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;
KEEPS RENTAL UNIT, ADDS ANOTHER UNIT.
6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;
NO.

Priority Policies

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
YES
- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
YES
- 9. Whether the Project protects the relative affordability of existing housing;
YES
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
N.A.

Replacement Structure

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
YES
- 12. Whether the Project creates quality, new family housing;
YES
- 13. Whether the Project creates new supportive housing;
YES
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
YES
- 15. Whether the Project increases the number of on-site dwelling units;
YES
- 16. Whether the Project increases the number of on-site bedrooms.
YES



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 3020 Laguna Street
Block/Lot: 0519/029
Case No.: 2010.0501E
Date of Review: July 8, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

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Planning
Information.
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PROPOSED PROJECT Demolition Alteration Addition

PROJECT DESCRIPTION

The proposed project includes demolition of an existing two-story, single-family dwelling (approximately 1,825 square feet) and construction of a new four-story, two-unit dwelling with three off-street parking spaces (approximately 3,998 square feet). The proposed new building design includes a top story that steps back at the front and rear and that slopes downward from the north side (where the taller neighboring building is located) to the south side (where the shorter neighboring building is located).

PROPERTY DESCRIPTION

The subject building is a two-story, single-family dwelling that lacks a discernible architectural style. The Historic Resource Evaluation (HRE) dated June 2, 2010, and submitted by the Project Sponsor classifies the building as a "Late 19th Century Victorian, Working Man's Cottage" and states that the building retains "no distinctive architectural features" due to major alterations. The building is clad in stucco at the front elevation and asbestos siding at the south side elevation. The front elevation contains a centrally located garage entrance at the street level and a wide three-sided bay window at the upper story. At the south side, terrazzo steps lead from street level to a small porch and the main entrance at the upper story. Decorative detail is limited to simple wood trim around the windows and grooved horizontal banding at the flat roofline.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1900. However, the submitted HRE estimates the construction date as 1875, based upon Public Utility Commission (water department) records. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed circa 1875 and is over 50 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of Laguna Street between Greenwich and Filbert Streets (north of the blind alley Harris Place) in the Marina District. The site is in a RH-2 (Residential, Two-Family) zoning district and is in a 40-X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. The Marina District contains a range of residential building types, including single-family detached dwellings, two-family residences, and multiple-family residences. Buildings in the immediate vicinity of the subject building date primarily to the late 19th century and most were originally designed according to Victorian-era architectural styles, which some retain and others no longer exhibit. Three-quarters of the buildings located on the subject block-face were constructed before approximately 1900. Also, examples of more recent 20th century construction are present within the neighborhood, including Edwardian, First Bay Tradition, Period Revival, and 20th century architectural styles. There are several buildings in the immediate vicinity of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey, including three buildings on the same block-face as the subject building and three buildings on the opposite block-face across Laguna Street from the subject building. The nearest identified historic district in the vicinity of the subject building is the Blackstone Court Historic District (adopted under Planning Code Article 10), a small five-property district that is located approximately three blocks to the northeast of the subject building.

-
1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Persons: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Architecture: or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to determine
Information Potential:	<input type="checkbox"/> Further investigation recommended.		
District or Context:	<input type="checkbox"/> Yes, may contribute to a potential district or significant context		

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the submitted HRE and professional analysis by Planning Department staff.

Events: There is no information provided by the submitted HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building is estimated to have been constructed during the late 19th century, which is a major period of development for the area, this pattern of neighborhood

development (and specifically, construction of the subject building) does not appear to be a singularly important event in the history of the City, the State, or the nation. Furthermore, the subject building does not appear to have the ability to exhibit association to events of the period of development, as it is not a representative example of the period due to major alterations in its past, nor does it contribute to a representative grouping of buildings. The subject building is therefore determined not to be eligible under this criterion.

Persons: There is no information provided by the submitted HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important to local, California or national history. According to the submitted HRE, the first owner and occupant of the subject building was probably Charles J. Fox, who applied for a water tap for a 715 square foot, one-story, single-family dwelling on the property in December 1875. Mr. Fox was a printer for the U.S. Army Headquarters and appears to have lived at the subject property for only two years. By 1898, Ellen J. Callaghan, an adjuster for the U.S. Mint, lived in the subject building, and she owned the building in 1901. A subsequent owner, Michael Straub, sold the subject building in 1921 to John and Oliva Pelandini, baker and seamstress respectively, who installed the automobile garage, the stucco façade, and the terrazzo steps in 1940. Phyllis Ballerini purchased the subject building in 1965 and is the current owner of record along with A. Murillo, who constructed an upper-story addition in 1973. None of these previous or current owners/occupants were found to be individually important to local, California or national history. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the submitted HRE or located in the San Francisco Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. According to information provided by the submitted HRE, the subject building does not represent an architectural style or influence and the architect/builder is unknown. The submitted HRE states that "it is not evident that the subject building was constructed with the notable style features characteristic of the Italianate Victorians before 1900. It is entirely possible that the subject building was not constructed with many of the style elements typically associated with significantly historic buildings." Based on analysis by Department staff of building footprints and details as shown on historic Sanborn Fire Insurance Co. maps, it appears that the subject building was originally constructed as an Italianate-style, working-class cottage that was similar to extant, more intact buildings located on the same block as the subject building, including 1865 and 1877 Greenwich Street, and 32-34 and 38-40 Harris Place (all but the last of which are listed in the 1976 Architectural Survey). These more intact examples of historic properties include original features such as narrow five-sided window bays, bracketed cornices, window hoods, millwork, and wood cladding, all of which the subject building lacks completely due primarily to major alterations in 1940 and 1973. Also, alterations to the subject building that occurred previously do not appear to be architecturally important. The architect (if any) of the 1940 alterations is unknown, while the architect of the 1973 vertical addition, Carroll E. Murrell, is not known to be associated with exceptional significance that is required to evaluate construction that has occurred within the past fifty years. The subject building is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to contribute to any potential historic district or important context. The block-face upon which the subject building is located, as well as the surrounding area, is comprised primarily of late 19th century building stock, as well as some 20th century construction. However, alterations have occurred to buildings in the area in varying degrees, such that many buildings do not convey, or only partially convey, the historic character of the period in which they were constructed. According to the submitted HRE, only slightly more than half of the properties on the block-face surrounding the subject building retain architectural character that is associated with their period of construction, the late 19th century, while almost half were built post-1950 and/or visually read as postwar construction. This indicates that the block-face that contains the subject property does not possess potential as a historic district. Also, many of the more intact historic buildings are individually listed in *Here Today* survey and the 1976 Architectural Survey, including several buildings that appear to belong to the building type to which the subject building originally belonged (but to which it can no longer convey association). The subject building is therefore determined not to be eligible under this criterion as a contributor to any potential historic district or important context.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Notes: As the subject building does not appear to possess significance that would make it eligible for the California Register, Department staff did not conduct a thorough integrity analysis. However, the submitted HRE included an integrity analysis and concluded that the subject property retains only one aspect of integrity (location), while it has partially or entirely lost the other six aspects of integrity (association, design, workmanship, setting, feeling, and materials).

3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

No Resource Present (*Go to 6. below*) Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- Yes No Unable to determine

Notes: The proposed project will not have an adverse effect on any off-site historical resources, including individual historic resources and/or historic districts. As noted previously, the area surrounding the subject property contains a number of buildings that were listed in the *Here Today* survey and the 1976 Architectural Survey, including six buildings that are located on the same block-face or on the opposite block-face as the subject property. However, none of these six buildings is directly adjacent to the subject property; the nearest is located two properties to the north, while others are located further to the south and across the street. Also, as discussed previously, the block-face that contains the subject property does not possess potential as a historic district. Therefore, the proposed demolition and new construction on the subject property would have no adverse impact to any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

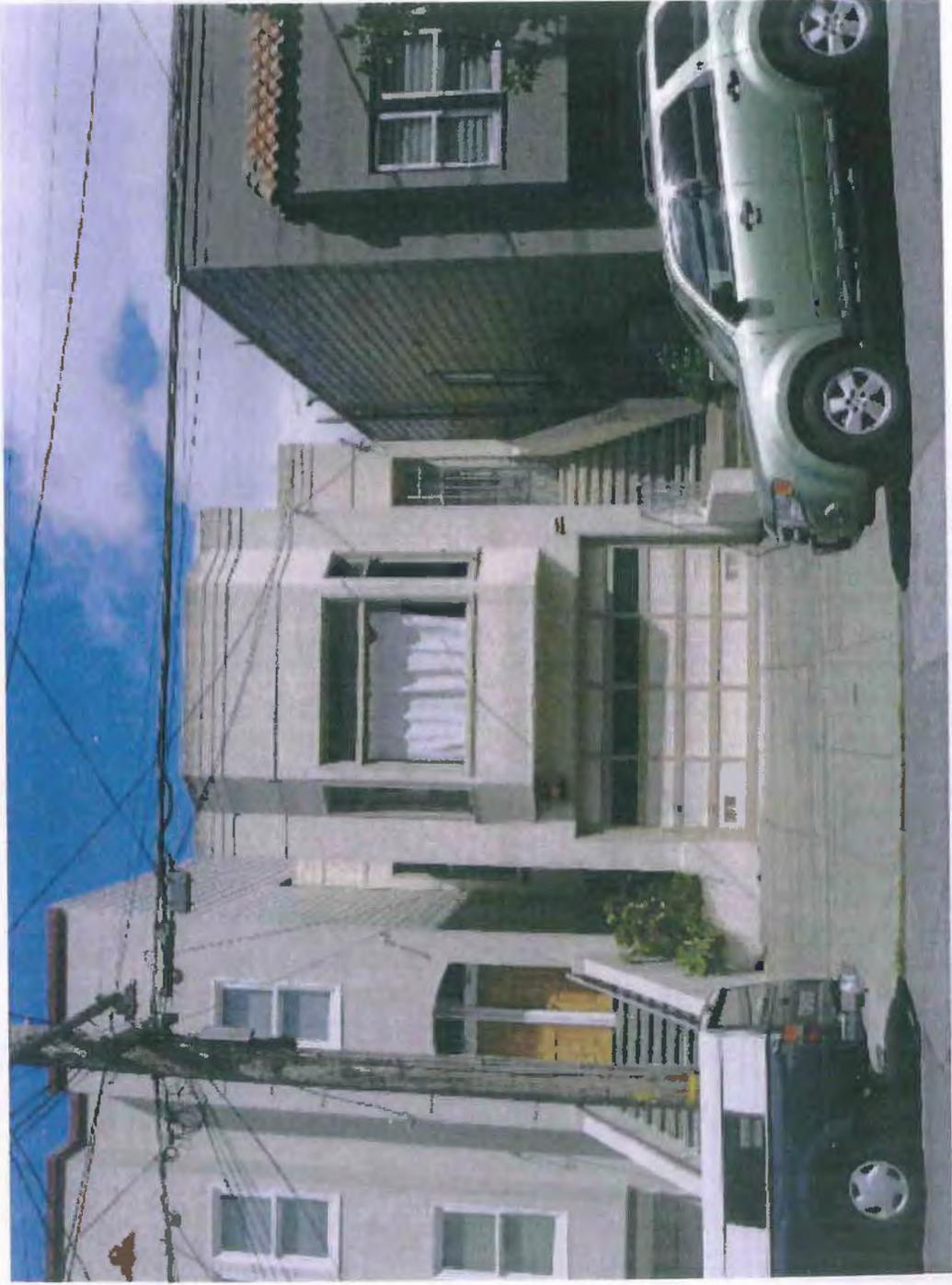
Signature: _____

Sophie Hayward for Tina Tam, *Preservation Coordinator*

Date: _____

July 8, 2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vinaliza Byrd / Historic Resource Impact Review File



View of subject building





S K H I R I R E S I D E N C E

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AP# 0519-029
ISSUE: R-2 6/28/2011



ACROSS LAGUNA FROM EXISTING LIVING RM.



VIEW FROM LAGUNA SIDEWALK



EXISTING HOUSE FROM LAGUNA



EXISTING HOUSE FROM LAGUNA



VIEW FROM REAR DECK



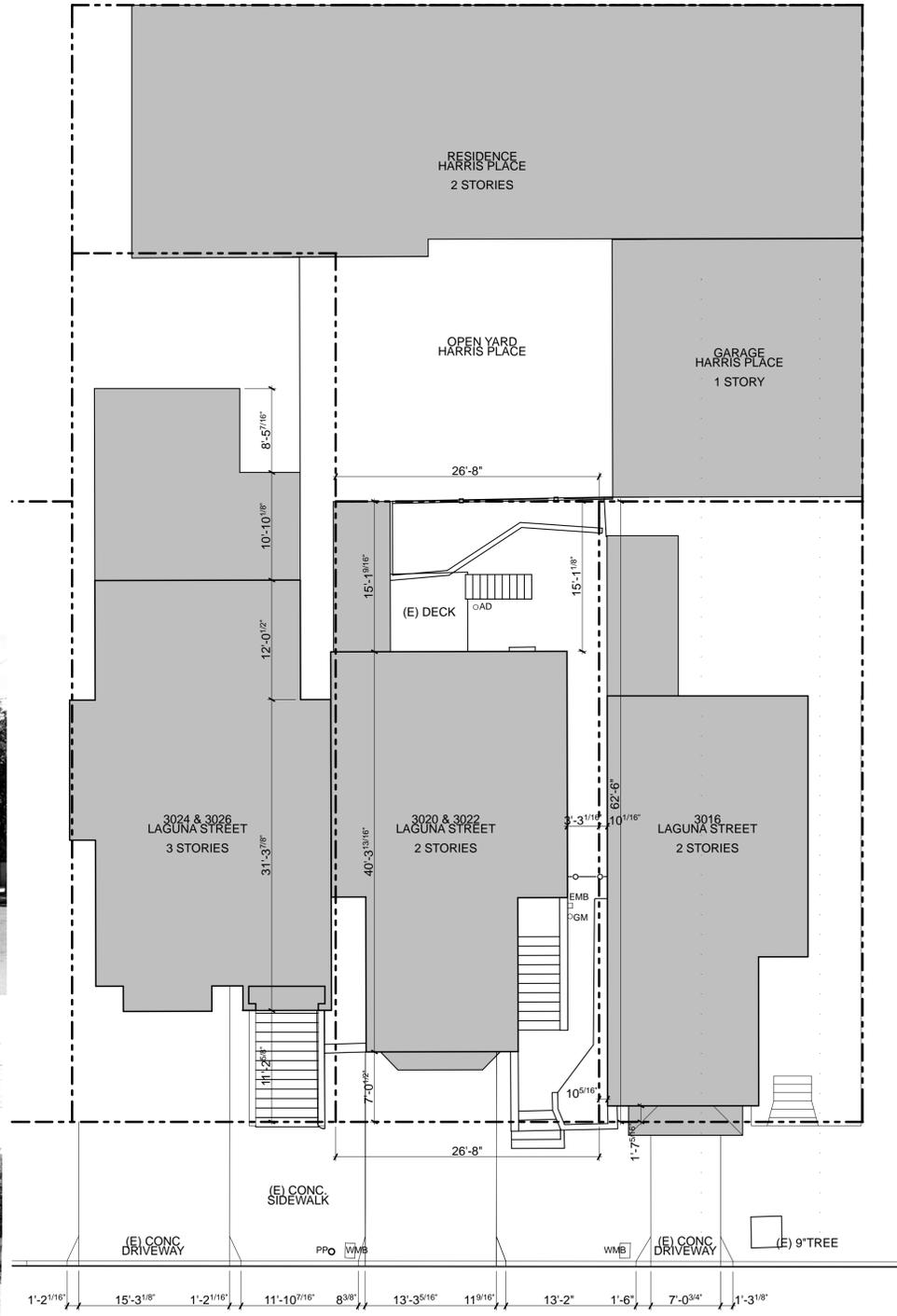
VIEW FROM REAR DECK



VIEW FROM REAR YARD

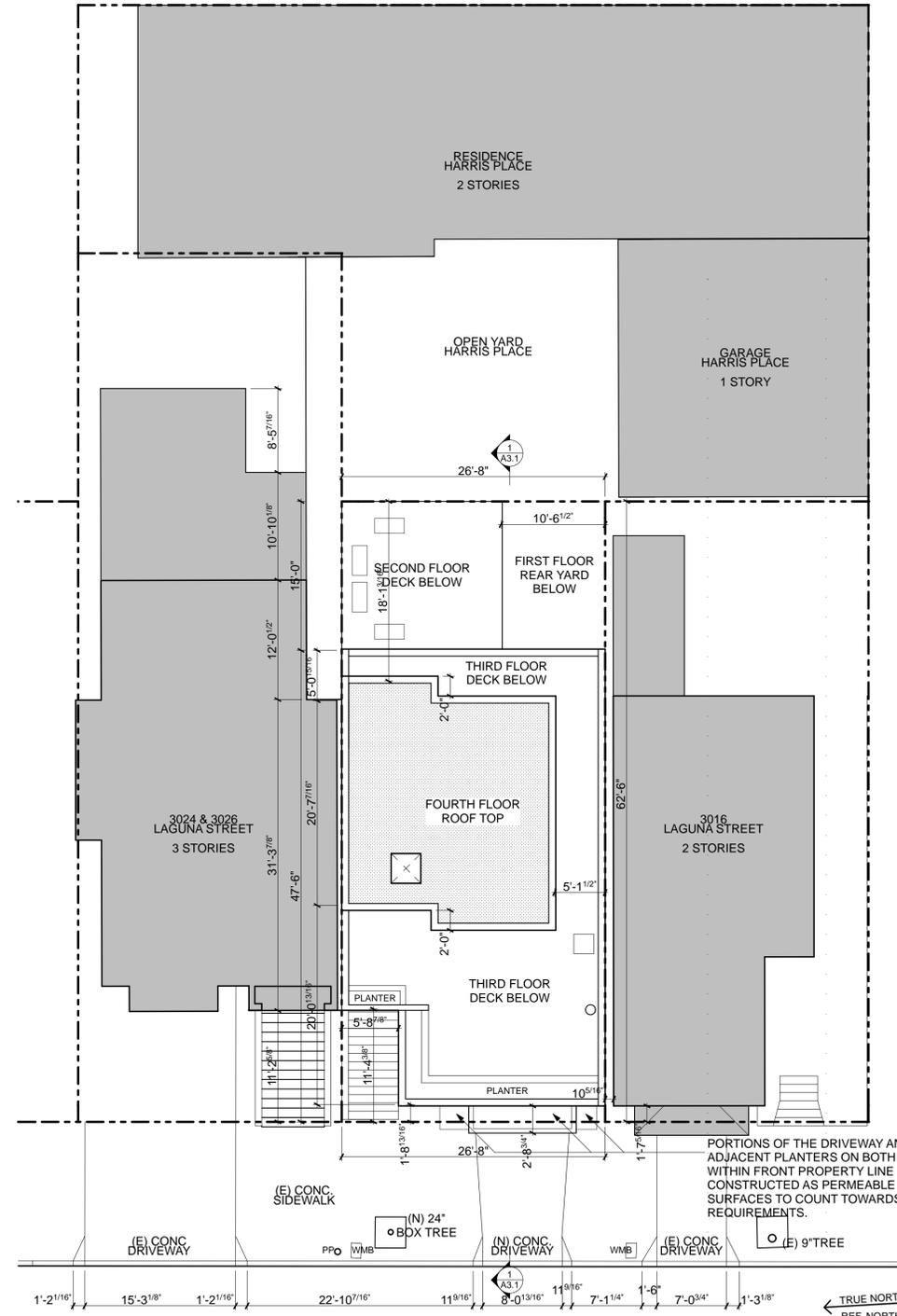


VIEW FROM REAR DECK



LAGUNA STREET

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



LAGUNA STREET

1 PROPOSED SITE/ ROOF PLAN
SCALE: 1/8" = 1'-0"

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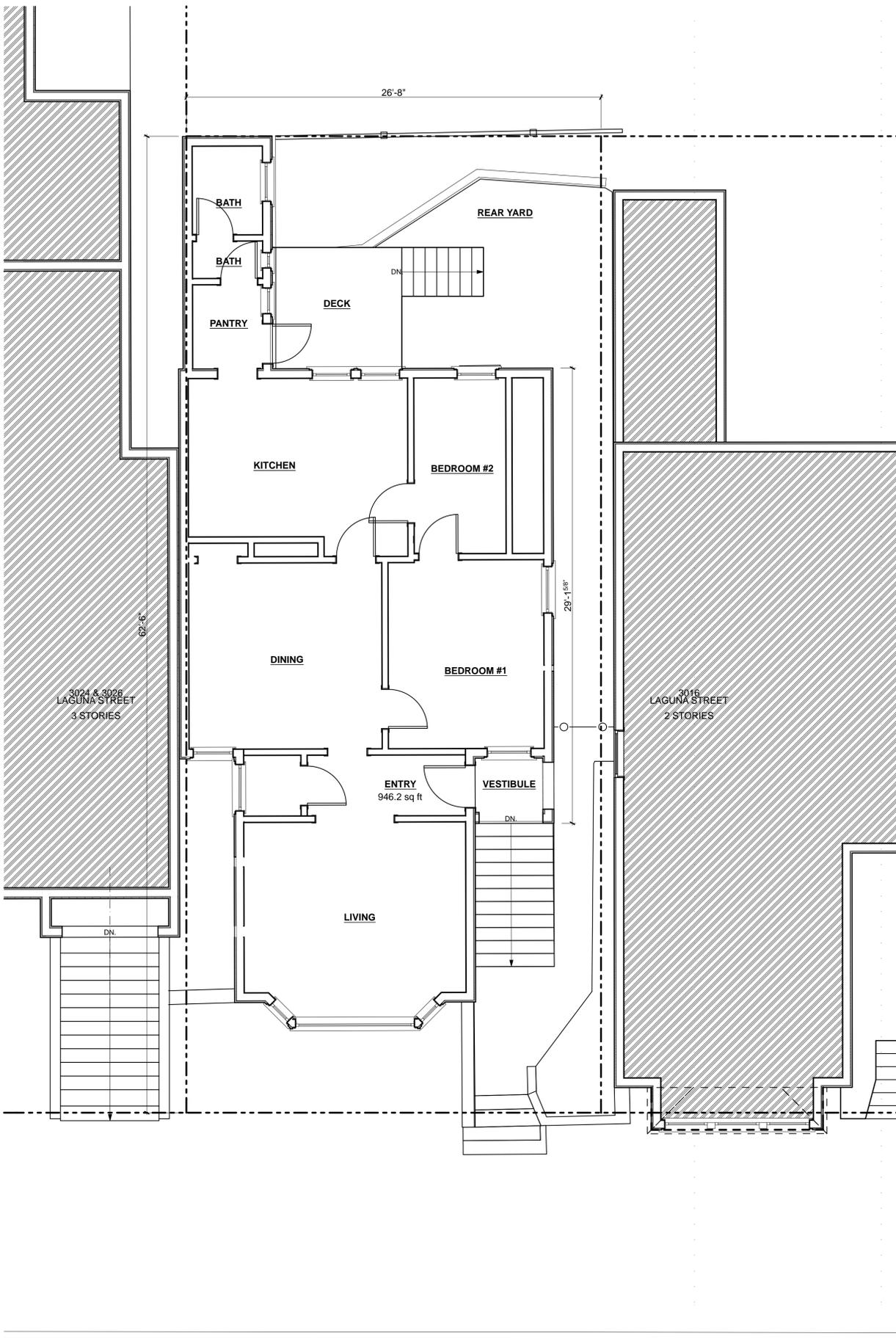
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6/8/10	ENV. REVIEW APPLN	KB
9/9/10	SITE APPLICATION	KB
4/5/11	R-1 PLANG REV.	KB
5/17/11	R-2 PLANG REV.	KB

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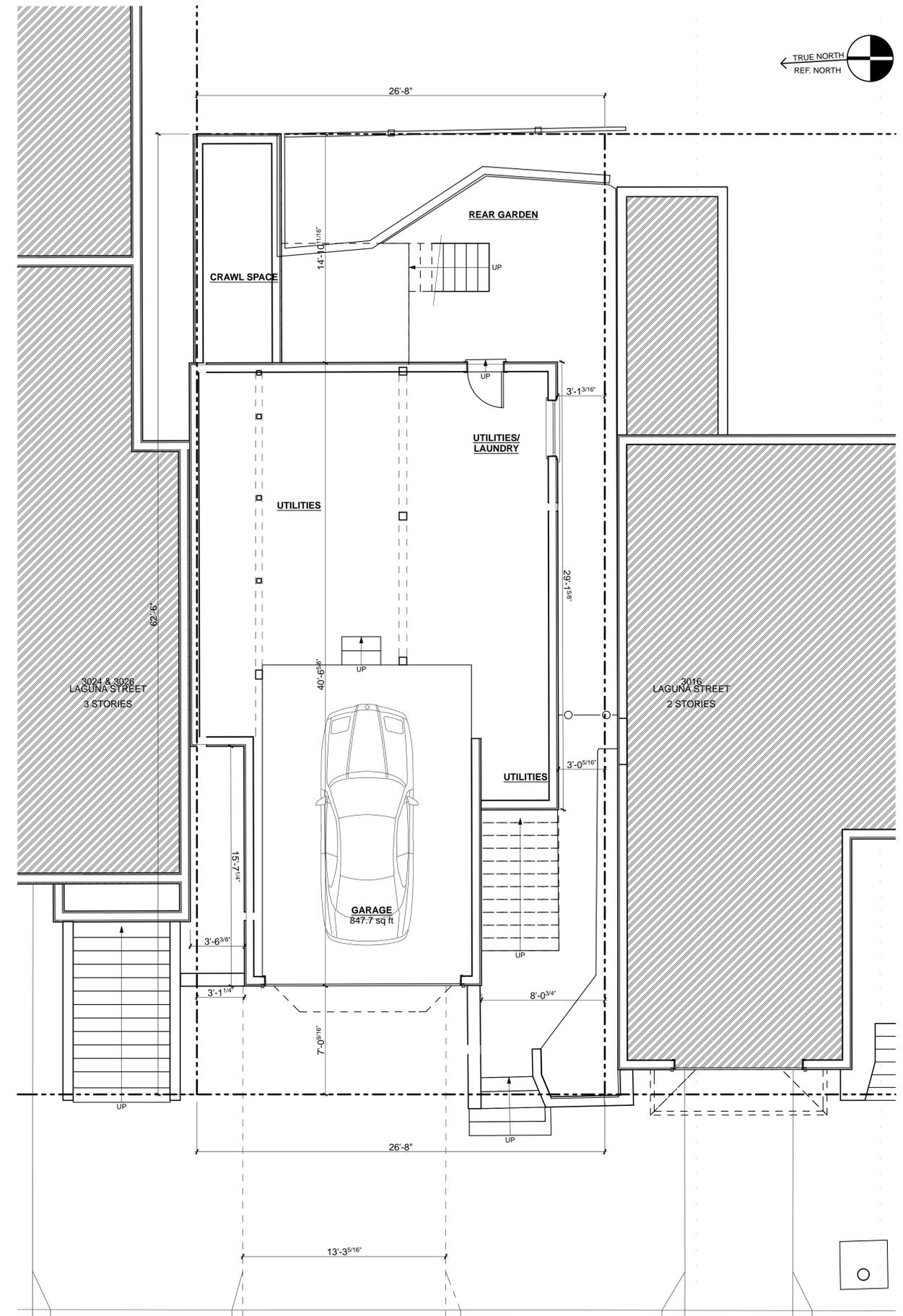
PLDT DATE	6/28/11
DRAWN	KB
JOB #	1004
SCALE	AS NOTED

SITE/ ROOF PLAN & SITE PHOTOGRAPHS

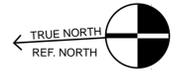
SHEET
AS1.1



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



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



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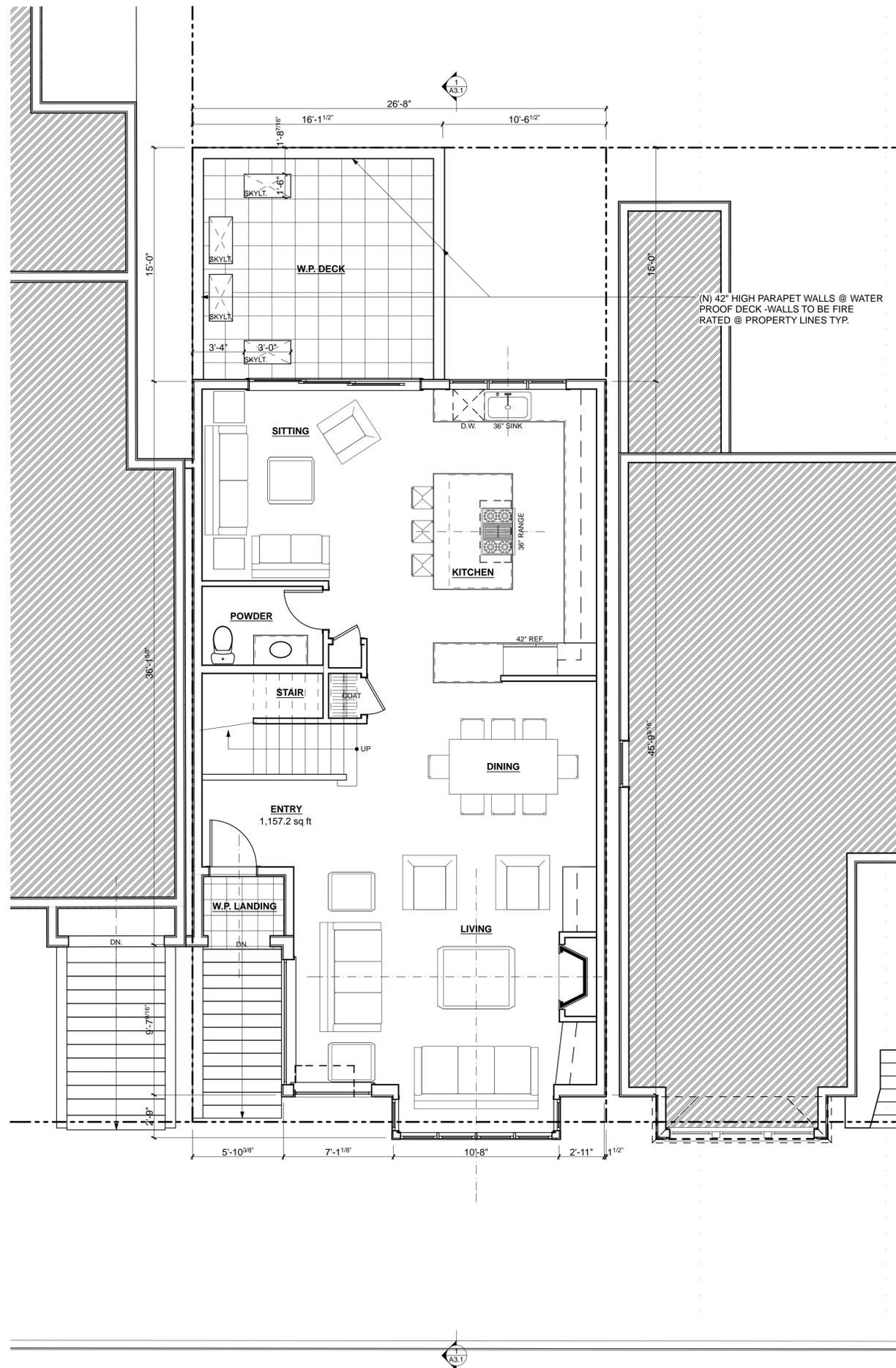


DATE	DESCRIPTION	BY
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9/9/10	SITE APPLICATION	KB
4/5/11	R-1 PLANG REV.	KB
5/17/11	R-2 PLANG REV.	KB

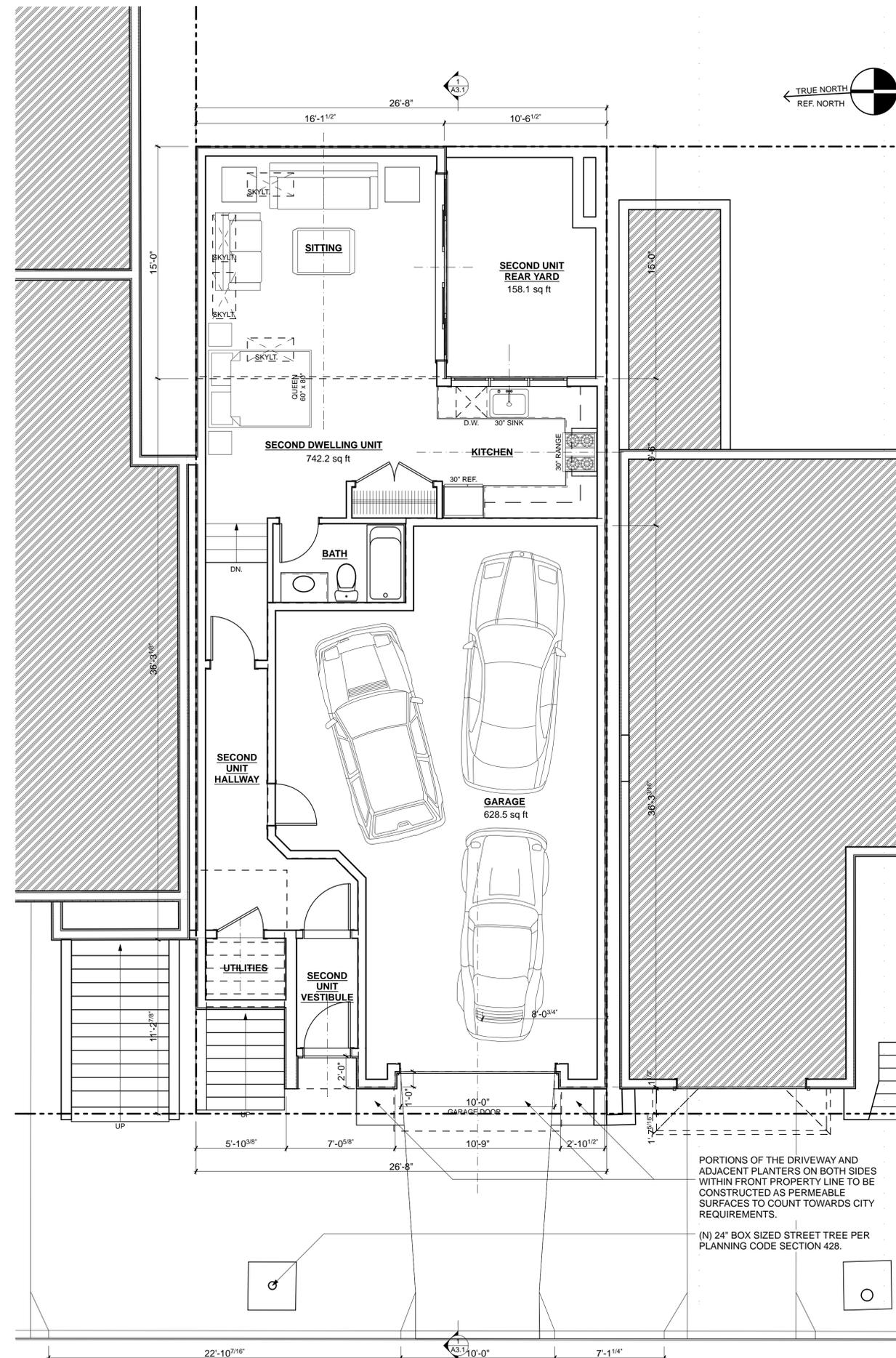
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SCALE	AS NOTED

EXISTING FIRST & SECOND FLOOR PLANS



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



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

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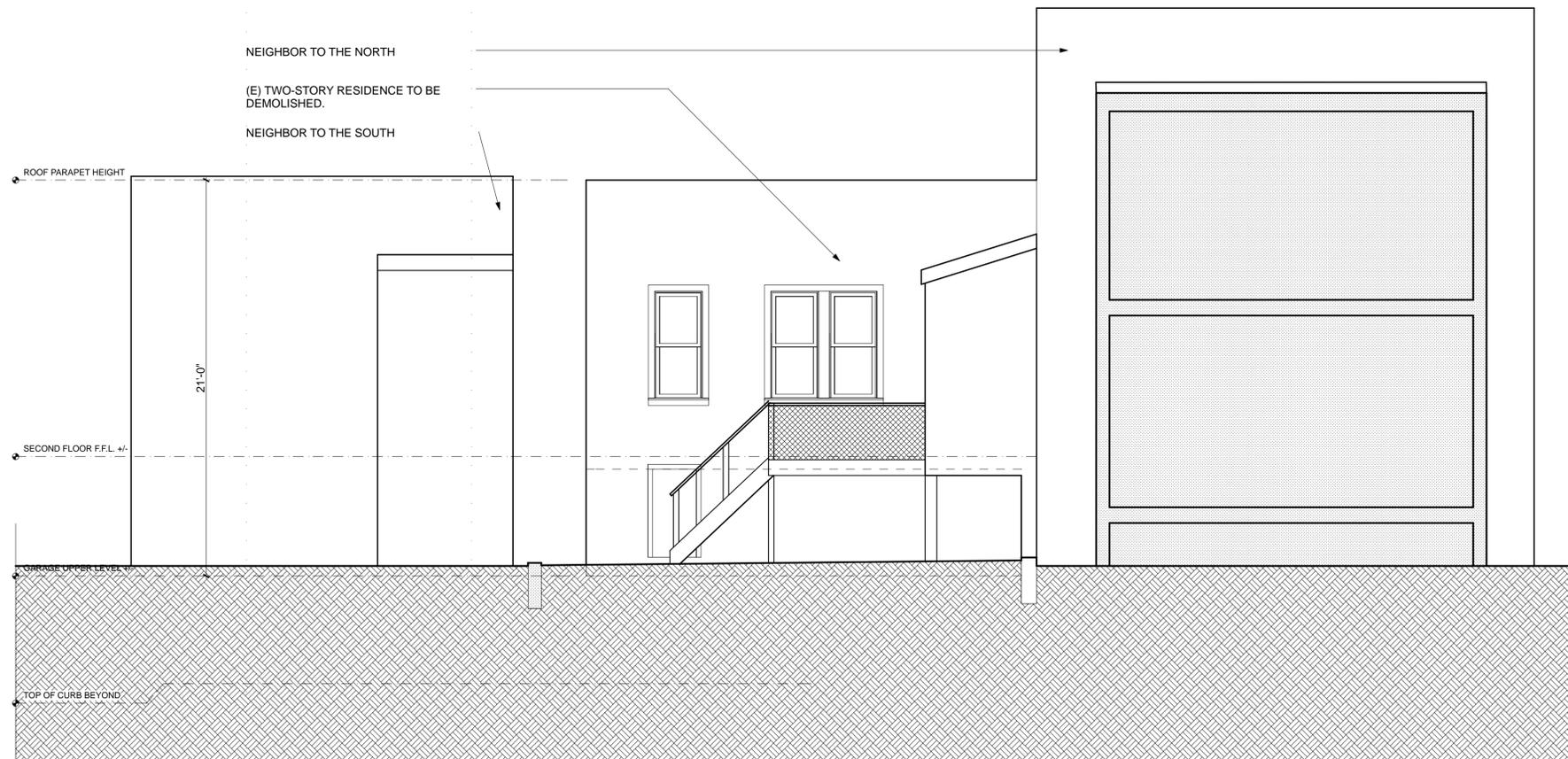


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SCALE	AS NOTED

PROPOSED FIRST & SECOND FLOOR PLANS



2
A1.7 EXISTING EAST/ REAR ELEVATION
SCALE: 1/4" = 1'-0"



1
A1.7 EXISTING WEST/ FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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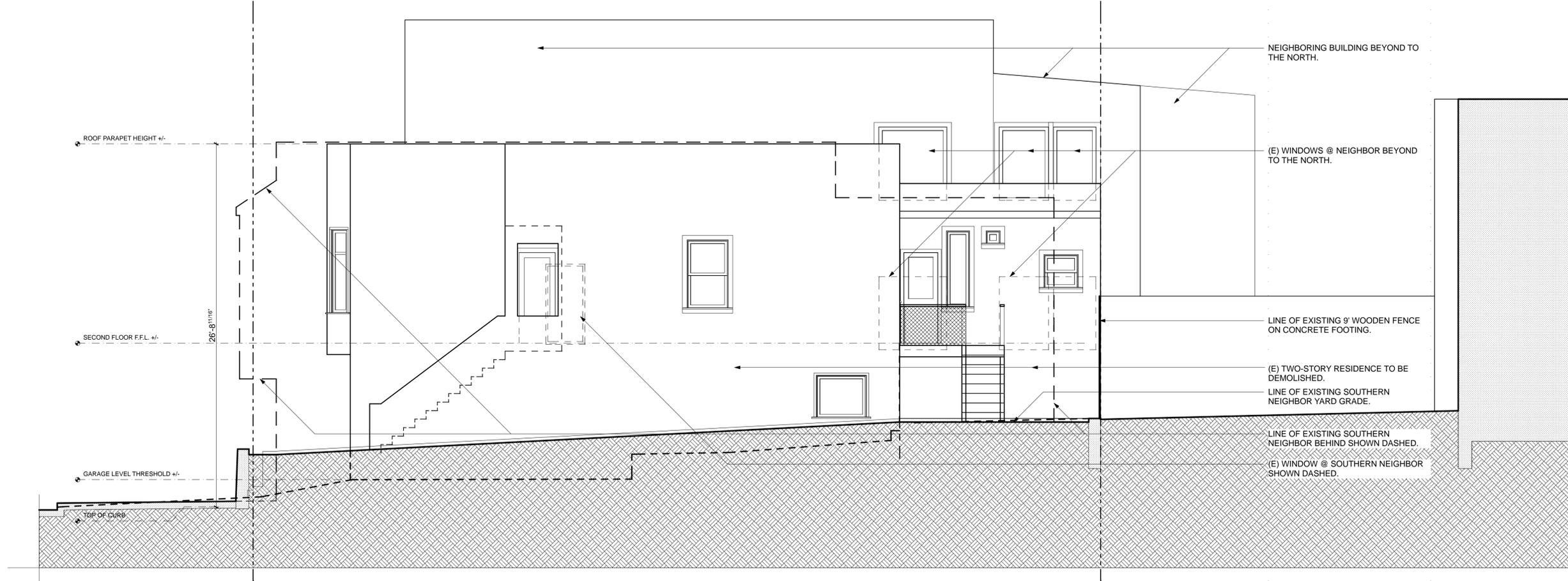
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9/9/10	SITE APPLICATION	KB
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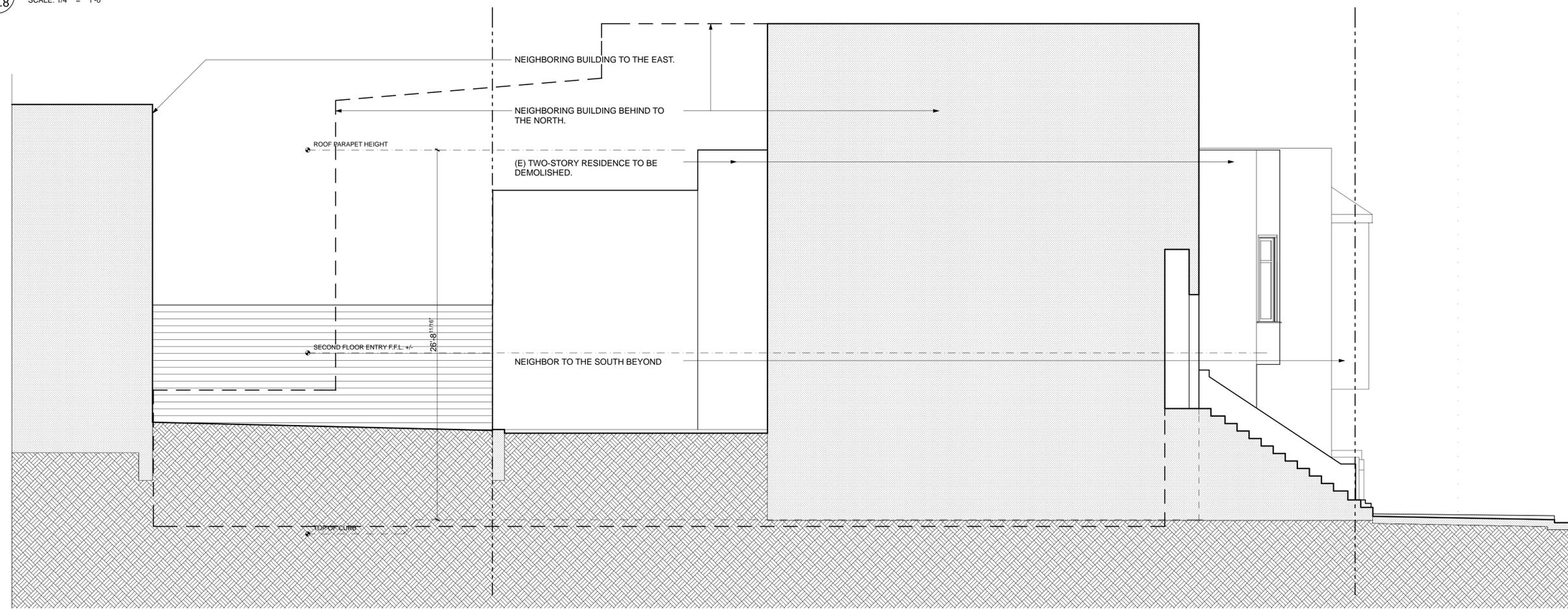
DATE	6/28/11
DRAWN	KB
JOB #	1004
SCALE	AS NOTED

**EXISTING WEST/
FRONT & EAST/
REAR
ELEVATIONS**

SHEET
A1.7



2
A1.8 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
A1.8 EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PLOT DATE	6/28/11
DRAWN	KB
JOB #	1004
SCALE	AS NOTED

EXISTING NORTH SIDE & SOUTH SIDE ELEVATIONS

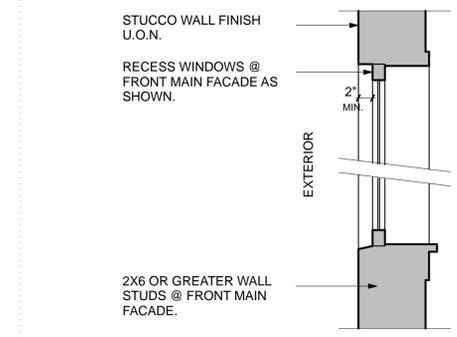


DATE	DESCRIPTION	BY
5/28/10	NEIGHBOR MEETING	KB
6/8/10	ENV. REVIEW APPN	KB
9/9/10	SITE APPLICATION	KB
4/5/11	R-1 PLANG REV.	KB
5/17/11	R-2 PLANG REV.	KB

DATE	DESCRIPTION	BY
6/28/11		

PLOT DATE	6/28/11
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JOB #	1004
SCALE	AS NOTED

PROPOSED WEST/ FRONT ELEVATION



2 FRONT FACADE WINDOW SECTION
SCALE: 1" = 1'-0"



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

EXTERIOR WALL-MTD. LIGHT SCANCES TO BE SHIELDED & DOWNWARD POINTING TYP.

PROPOSED FOURTH FLOOR STRUCTURE TO BE SET BACK FROM FRONT AND SOUTH SIDE -SEE FOURTH FLOOR PLAN.

DARK STAINED/ PAINTED WOOD WALL FINISH & DARK DOOR AND WINDOW FINISH TO MATCH ON ALL UPPER FLOOR WALLS TYP. U.O.N.

CANTILEVERED GLASS W. NO VISIBLE SUPPORT @ UPPER 18" OF GUARDRAILS TYP. FRONT OF HOUSE. TEMPERED GLASS GUARDRAILS MIN. 42" A.F.F. OPEN GUARDRAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4 INCHES IN DIAM. CANNOT PASS THROUGH TYP.

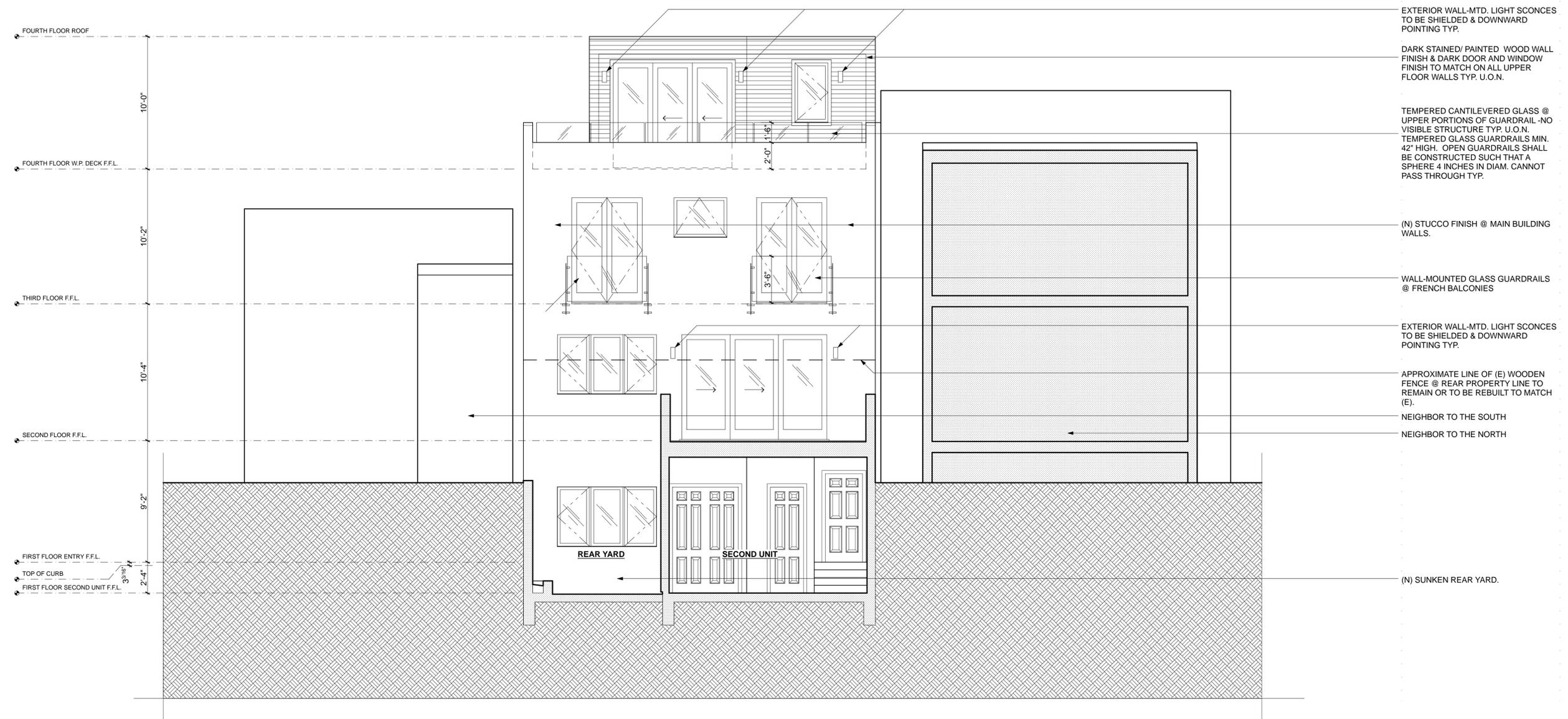
(N) STUCCO FINISH @ MAIN BUILDING WALLS U.O.N.

3" CAST STONE SILLS TYP. @ FRONT FACADE STUCCO WALL WINDOWS.

(N) DARK PAINTED WOOD FINISH @ ALL BAY WINDOW WALLS TYP. U.O.N. WINDOW COLOR TO MATCH. WOOD PANELING TO PROVIDE LAYERING AND SLIGHTLY RECESSED ARTICULATIONS.

NEIGHBOR TO THE SOUTH
NEIGHBOR TO THE NORTH

(N) ALUMINUM FRAME W. FROSTED GLASS ROLL UP GARAGE DOOR.



- EXTERIOR WALL-MTD. LIGHT SCONCES TO BE SHIELDED & DOWNWARD POINTING TYP.
- DARK STAINED/ PAINTED WOOD WALL FINISH & DARK DOOR AND WINDOW FINISH TO MATCH ON ALL UPPER FLOOR WALLS TYP. U.O.N.
- TEMPERED CANTILEVERED GLASS @ UPPER PORTIONS OF GUARDRAIL -NO VISIBLE STRUCTURE TYP. U.O.N. TEMPERED GLASS GUARDRAILS MIN. 42" HIGH. OPEN GUARDRAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4 INCHES IN DIAM. CANNOT PASS THROUGH TYP.
- (N) STUCCO FINISH @ MAIN BUILDING WALLS.
- WALL-MOUNTED GLASS GUARDRAILS @ FRENCH BALCONIES
- EXTERIOR WALL-MTD. LIGHT SCONCES TO BE SHIELDED & DOWNWARD POINTING TYP.
- APPROXIMATE LINE OF (E) WOODEN FENCE @ REAR PROPERTY LINE TO REMAIN OR TO BE REBUILT TO MATCH (E).
- NEIGHBOR TO THE SOUTH
- NEIGHBOR TO THE NORTH
- (N) SUNKEN REAR YARD.

DATE	Δ	DESCRIPTION	BY
5/28/10		NEIGHBOR MEETING	KB
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9/9/10		SITE APPLICATION	KB
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5/17/11	R-2	PLANG REV.	KB

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JOB #	1004
SCALE	AS NOTED

**PROPOSED
EAST/ REAR
SECTION
ELEVATION**

1 PROPOSED EAST/ REAR SECTION ELEVATION
SCALE: 1/4" = 1'-0"

SKHIRI RESIDENCE

3020 LAGUNA STREET
SAN FRANCISCO, CA
AP# 0519-029

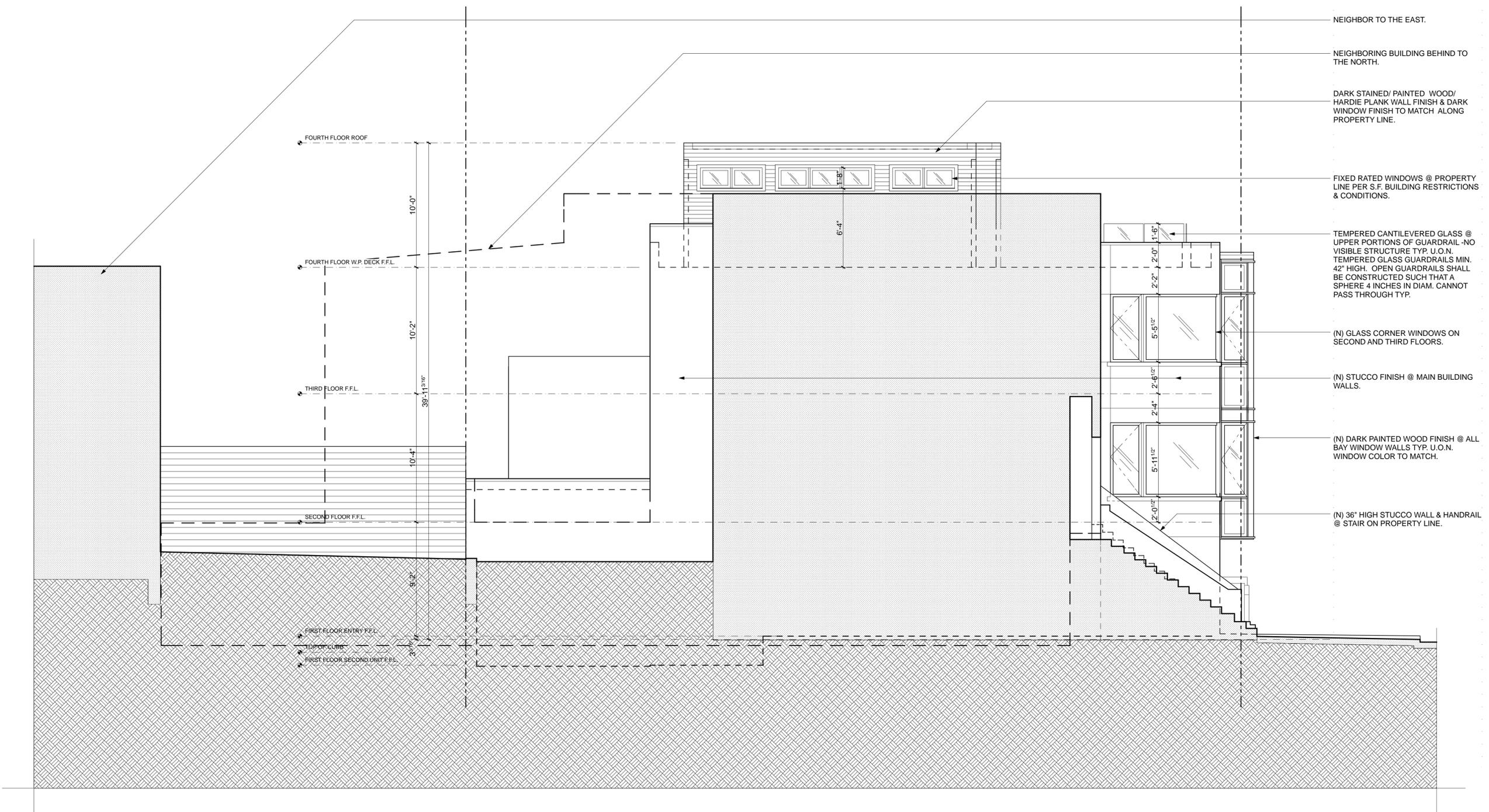


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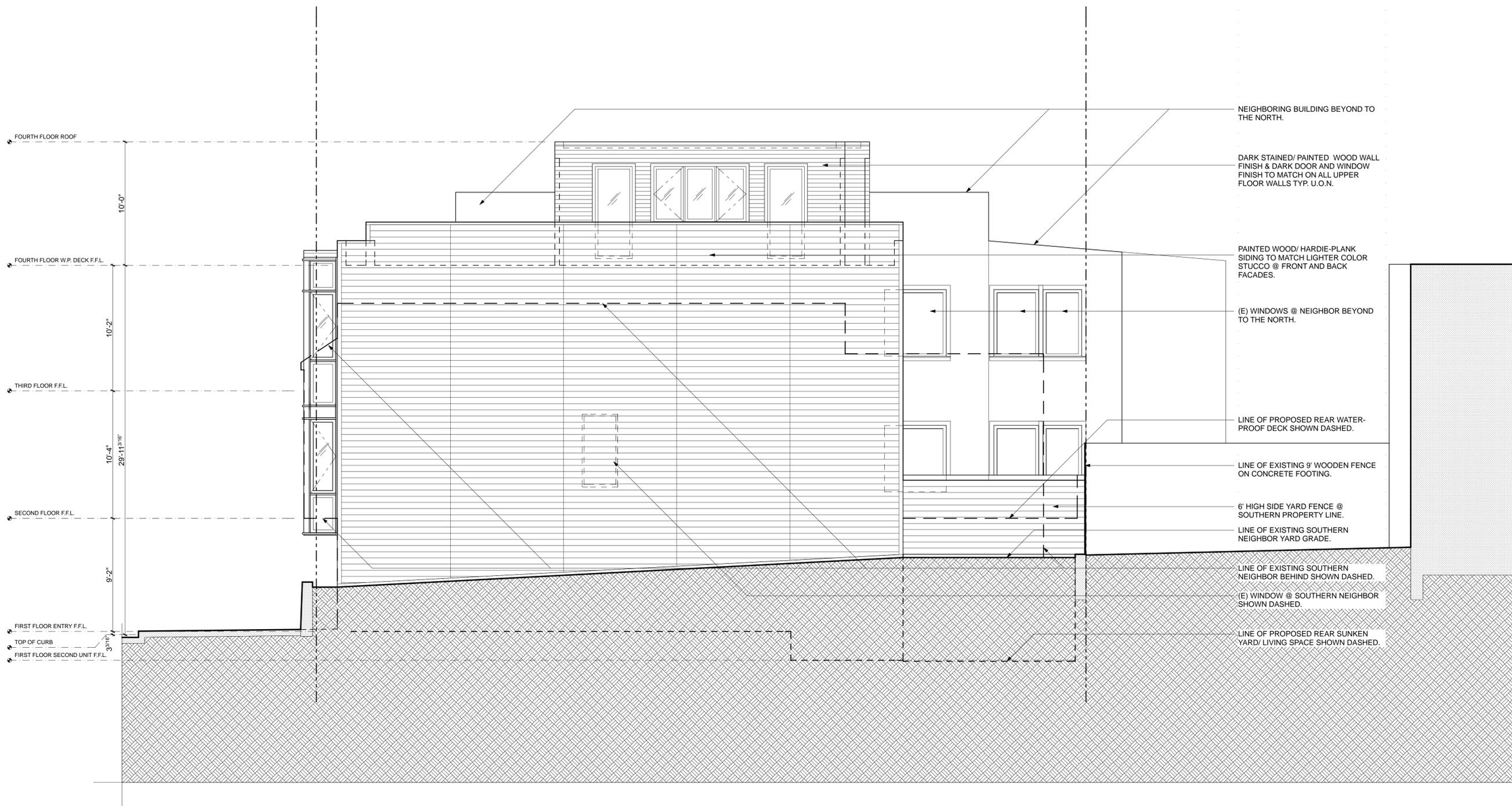
DATE	6/28/11
DRAWN	KB
JOB #	1004
SCALE	AS NOTED

**PROPOSED
NORTH SIDE
SECTION
ELEVATION**



- NEIGHBOR TO THE EAST.
- NEIGHBORING BUILDING BEHIND TO THE NORTH.
- DARK STAINED/ PAINTED WOOD/ HARDIE PLANK WALL FINISH & DARK WINDOW FINISH TO MATCH ALONG PROPERTY LINE.
- FIXED RATED WINDOWS @ PROPERTY LINE PER S.F. BUILDING RESTRICTIONS & CONDITIONS.
- TEMPERED CANTILEVERED GLASS @ UPPER PORTIONS OF GUARDRAIL -NO VISIBLE STRUCTURE TYP. U.O.N. TEMPERED GLASS GUARDRAILS MIN. 42" HIGH. OPEN GUARDRAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4 INCHES IN DIAM. CANNOT PASS THROUGH TYP.
- (N) GLASS CORNER WINDOWS ON SECOND AND THIRD FLOORS.
- (N) STUCCO FINISH @ MAIN BUILDING WALLS.
- (N) DARK PAINTED WOOD FINISH @ ALL BAY WINDOW WALLS TYP. U.O.N. WINDOW COLOR TO MATCH.
- (N) 36" HIGH STUCCO WALL & HANDRAIL @ STAIR ON PROPERTY LINE.

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



FOURTH FLOOR ROOF
10'-0"

FOURTH FLOOR W.P. DECK F.F.L.
10'-2"

THIRD FLOOR F.F.L.
10'-4"
29'-11 3/16"

SECOND FLOOR F.F.L.
9'-2"

FIRST FLOOR ENTRY F.F.L.
TOP OF CURB
FIRST FLOOR SECOND UNIT F.F.L.
3'-11 1/2"

NEIGHBORING BUILDING BEYOND TO THE NORTH.

DARK STAINED/ PAINTED WOOD WALL FINISH & DARK DOOR AND WINDOW FINISH TO MATCH ON ALL UPPER FLOOR WALLS TYP. U.O.N.

PAINTED WOOD/ HARDIE-PLANK SIDING TO MATCH LIGHTER COLOR STUCCO @ FRONT AND BACK FACADES.

(E) WINDOWS @ NEIGHBOR BEYOND TO THE NORTH.

LINE OF PROPOSED REAR WATER-PROOF DECK SHOWN DASHED.

LINE OF EXISTING 9' WOODEN FENCE ON CONCRETE FOOTING.

6' HIGH SIDE YARD FENCE @ SOUTHERN PROPERTY LINE.

LINE OF EXISTING SOUTHERN NEIGHBOR YARD GRADE.

LINE OF EXISTING SOUTHERN NEIGHBOR BEHIND SHOWN DASHED.

(E) WINDOW @ SOUTHERN NEIGHBOR SHOWN DASHED.

LINE OF PROPOSED REAR SUNKEN YARD/ LIVING SPACE SHOWN DASHED.

1 PROPOSED SOUTH SIDE ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

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SKHIRI RESIDENCE
3020 LAGUNA STREET
SAN FRANCISCO, CA
AP# 0519-029



DATE	DESCRIPTION	BY
5/28/10	NEIGHBOR MEETING	KB
6/8/10	ENV. REVIEW APPN	KB
9/9/10	SITE APPLICATION	KB
4/5/11	R-1 PLANG REV.	KB
5/17/11	R-2 PLANG REV.	KB

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DATE	6/28/11
DRAWN	KB
JOB #	1004
SCALE	AS NOTED

PROPOSED SOUTH SIDE ELEVATION

SHEET
A2.4

SKHIRI RESIDENCE

3020 LAGUNA STREET
SAN FRANCISCO, CA
AP# 0519-029



DATE	DESCRIPTION	BY
5/28/10	NEIGHBOR MEETING	KB
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SCALE	AS NOTED

PROPOSED BUILDING SECTION

SHEET

A3.1



1 PROPOSED BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

