



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Major Alteration/De facto Demolition

HEARING DATE: DECEMBER 15, 2011

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date: December 8, 2011
Case No.: 2010.1013D
Project Address: 7327 GEARY BOULEVARD
Zoning: RM-1 (Residential-Mixed, Low-Density) District
 40-X Height and Bulk District
Block/Lot: 1507/038
Project Sponsor: Jin L. Lee and Yin Kwan Tam
 21 Cook Street
 San Francisco, CA 94118
Project Contact: Ronald Yu
 Tommy Lee Consulting
 229 Broad Street
 San Francisco, CA 94112
Staff Contact: Glenn Cabreros – (415) 588-6169
Glenn.Cabreros@sfgov.org
Recommendation: **Do not take DR and approve major alteration as proposed.**

ALTERATION APPLICATION – DE FACTO DEMOLITION			
Case Number	2010.1013D		
Recommendation	Do Not Take Discretionary Review		
Alteration Application No.	2010.10.07.2476		
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	6
Existing Building Area	±854 Sq. Ft.	New Building Area	±4181 Sq. Ft.
Public DR Also Filed?	No		
311 Expiration Date	11/19/11	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project is a major alteration of a one-story-plus-attic, single-family residence, converting it to a four-story, two-unit building. The project is considered a *de facto* demolition per Planning Code Section 317.

The major alteration of the existing building proposes a second dwelling unit and a two-car garage. The altered building is proposed to be four stories tall and be approximately 37 feet in height. The ground floor will contain a two-car garage; a common entertainment room and a bedroom and full bathroom for the lower unit. The second floor will contain the main living areas and two additional bedrooms for the lower unit. The third and fourth floors are dedicated to the four-bedroom upper unit.

A rear yard depth of approximately 25 feet is proposed, which is based on the average of the two adjacent building depths. The overall scale, design and materials of the proposed altered building are compatible with the blockface and are complementary to the residential neighborhood character, particularly both adjacent buildings. The materials for the front façade are traditional in style: stucco, wood windows and wood trim/cornice.

SITE DESCRIPTION AND PRESENT USE

The property at 7327 Geary Boulevard is located on the south side of Geary Boulevard between 37th and 38th Avenues. The subject lot is 25 feet wide by 100 feet deep with a lot area of 2,500 square feet. The down-sloping lot contains a one-story-plus-attic, single-family residence of approximately 850 square feet. The dwelling is set back approximately 20 feet from the front property line, and the front door has access to the sidewalk via a pedestrian bridge due to the slope of the lot. The property does not contain a garage. The property is within a RM-1 (Residential-Mixed, Low-Density) District and a 40-X Height and Bulk District. City records indicate that the structure was originally constructed circa 1906.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located in the Outer Richmond District. The immediately surrounding neighborhood consists of a mixture of three- and four-story buildings, containing one to six residential dwelling units. Except for the subject property and a gas station at the southeast corner of Geary Boulevard and 38th Avenue, the subject blockface consists of three- and four-story multi-unit buildings. The adjacent property to the east of the project site contains a four-story, three-unit building. The adjacent property to the west contains a three-story, five-unit building. Across Geary Boulevard from the project site, the blockface contains a row of three-story, single-family residences.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 5, 2011	December 5, 2011	10 days
Mailed Notice	10 days	December 5, 2011	December 5, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	1	0
Neighborhood groups	0	0	0

PUBLIC COMMENT

The project has completed the Section 311 and Mandatory DR notification. One neighbor on the blockface (at 7309 Geary Boulevard) has provided a letter to the Department to oppose the project. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT - 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.

POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

While the project does not propose affordable units, it appropriately infills an underdeveloped lot with two units, a net gain of one unit to the City's housing stock. The project also provides family-sized housing for the City by proposing one three-bedroom unit and one four-bedroom unit. As the project is located on Geary Boulevard, the proposed residential units are within close proximity to neighborhood-serving uses and MUNI lines Nos. 18, 31 and 38.

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 project does not remove any neighborhood-serving uses as the project is a residential use within a residential zoned district.

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

The project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.

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

The project does not demolish any affordable housing units.

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

The project proposes only the minimum amount of required parking. The proposed two-car garage and the size of the project should not impede MUNI service or overburden City streets.

4. 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 does not affect industrial and service sectors as the project is located in a residential zoning district.

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

The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.

6. Landmarks and historic buildings be preserved.

The subject property is not a historical resource or a landmark building.

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

The project proposed to be constructed within the 40 foot height limit and does not require a shadow study per Planning Code Section 295. The project is not located adjacent to any parks or open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on February 16, 2011.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team found the scale and massing of the project to be appropriate in the context of the existing development, particularly both adjacent buildings. The depth of the project and the setbacks at various levels along the rear wall address the adjacent building conditions and preserve the mid-block open space. The stair penthouse is also appropriately located towards the taller adjacent building. The proposed exterior materials would not be disruptive to the neighborhood character.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a major alteration/de facto demolition.

BASIS FOR RECOMMENDATION

The Department recommends that the *de facto* demolition of the existing single-family dwelling and its alteration to 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 family-sized dwelling-units with three and four bedrooms.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the 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: Do not take DR and approve the project 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 Meet 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.

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

Project Does Not Meet 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 unit is currently vacant and thus not rental housing.

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

Project Meets Criteria

According to the project sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

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 criterion because the major alteration to the existing dwelling is considered tantamount to a demolition. Nonetheless, the project results in a net gain of housing and preserves the quantity of housing. Two family-sized units will replace one single-family home that contains only one bedroom. The creation of these two family-sized 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 creating a building that is compatible with regard to materials, massing, window pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible building that increases the density by one unit in a neighborhood defined by multi-unit buildings, the neighborhood's cultural and economic diversity will be preserved.

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

Project Meets Criteria

Although the building proposed for major alteration is not above the 80% average price of a single-family home and thus considered “relatively affordable and financially accessible” housing, it is not defined as an “affordable dwelling-unit” by the Mayor’s Office of Housing. By creating two new dwelling-units where one dwelling exists, 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.

10. Whether the Project increases the number of permanently affordable units as governed by 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 one single-family dwelling with two dwelling units within a blockface characterized by multi-unit buildings.

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

Project Meets Criteria

The project will create two family-sized units – one three-bedroom unit and one four-bedroom unit. The floor plans reflect new quality, family housing.

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 constructed of high-quality materials.

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

Project Meets 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 number of bedrooms on the site from one to seven.

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

* All page numbers refer to the Residential Design Guidelines

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

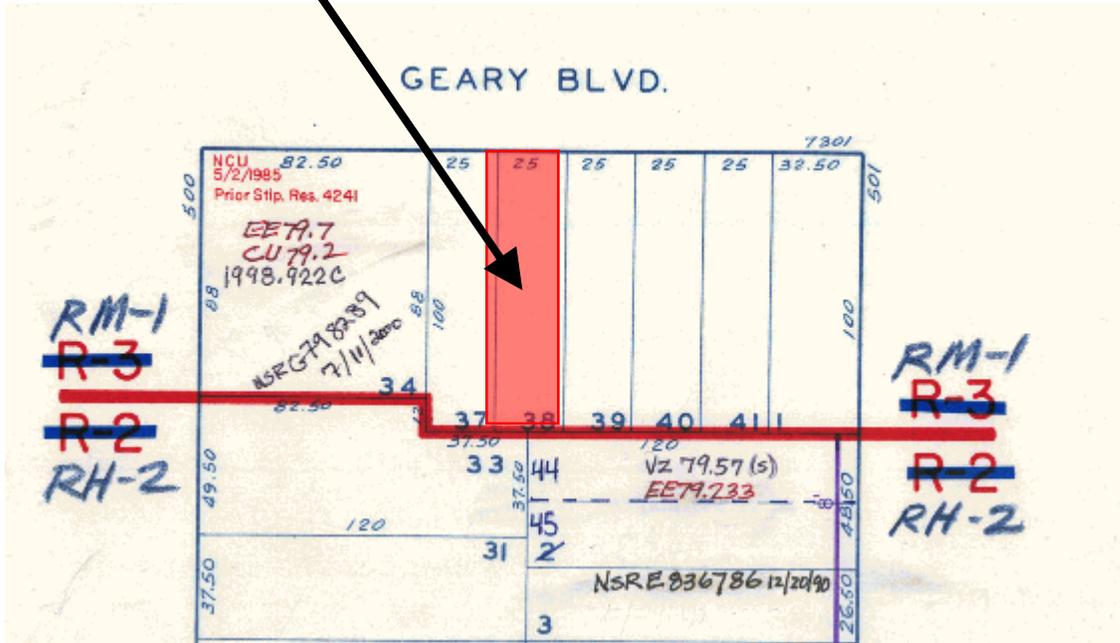
Attachments:

- Design Review Checklist for replacement building
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Section 311 Notice
- Residential Demolition Application

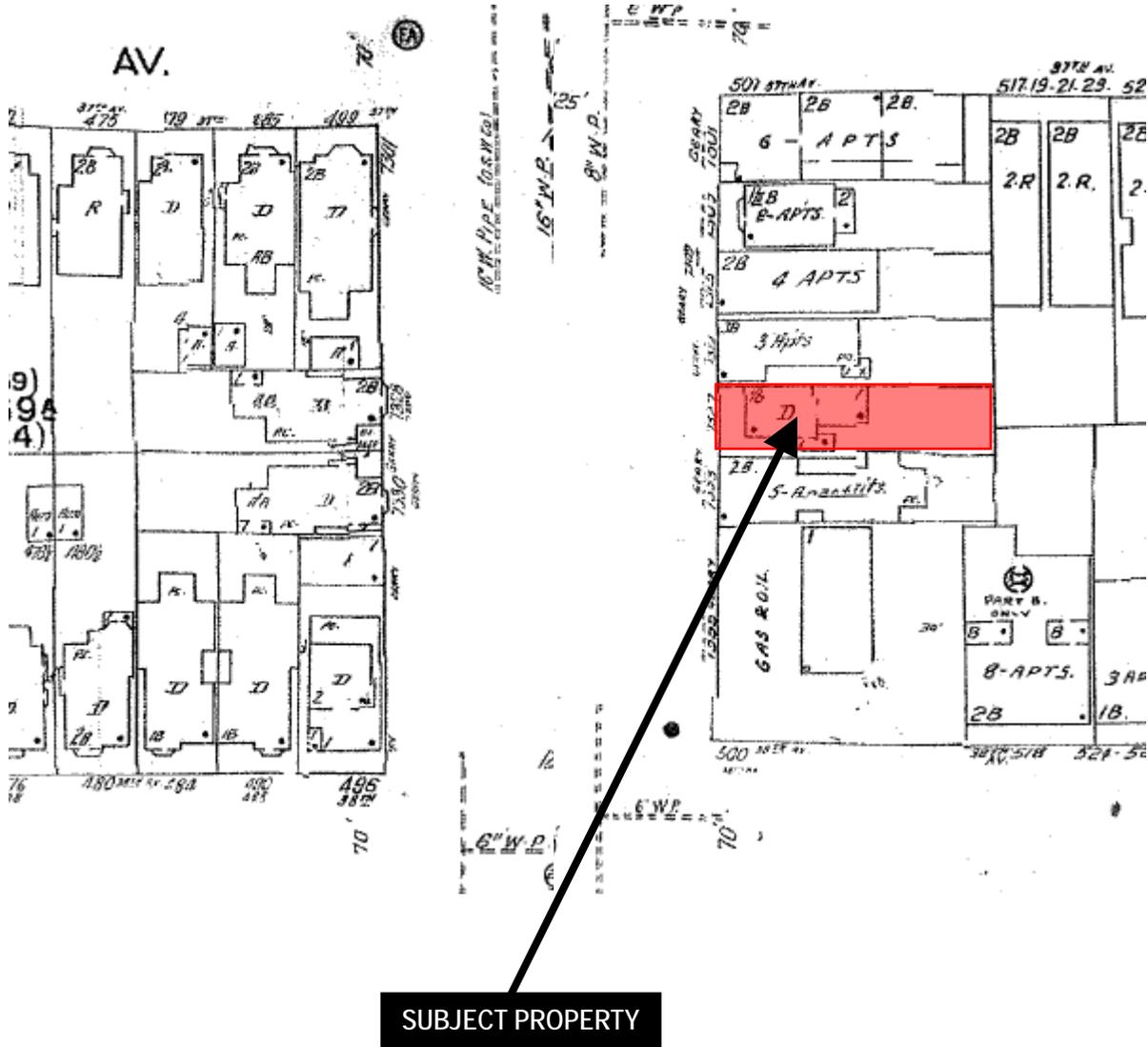
Environmental Evaluation / Historic Resources Information
Color Rendering
Context Photos
Reduced Plans

Parcel Map

SUBJECT PROPERTY



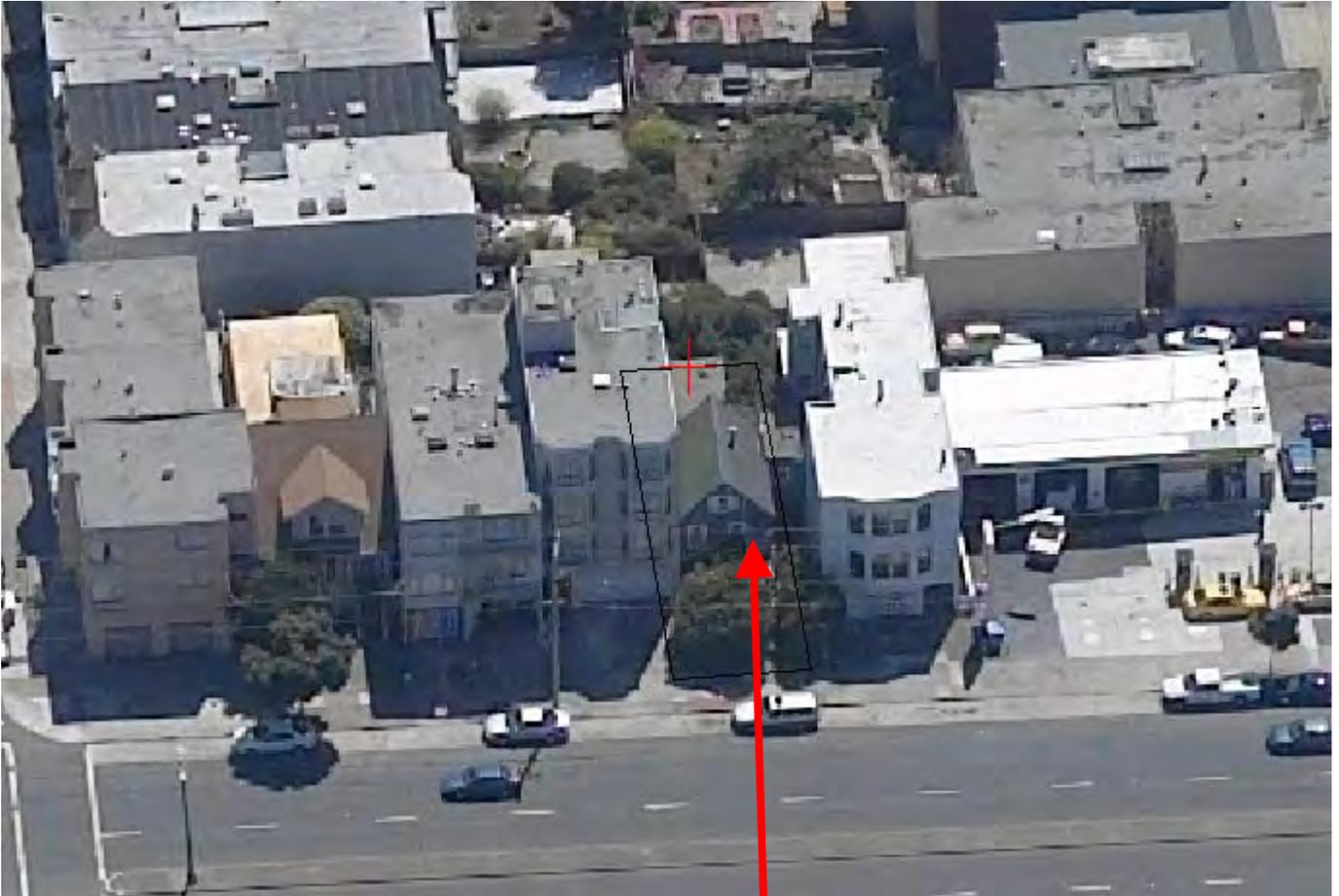
Sanborn Map*



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



Aerial Photo 1

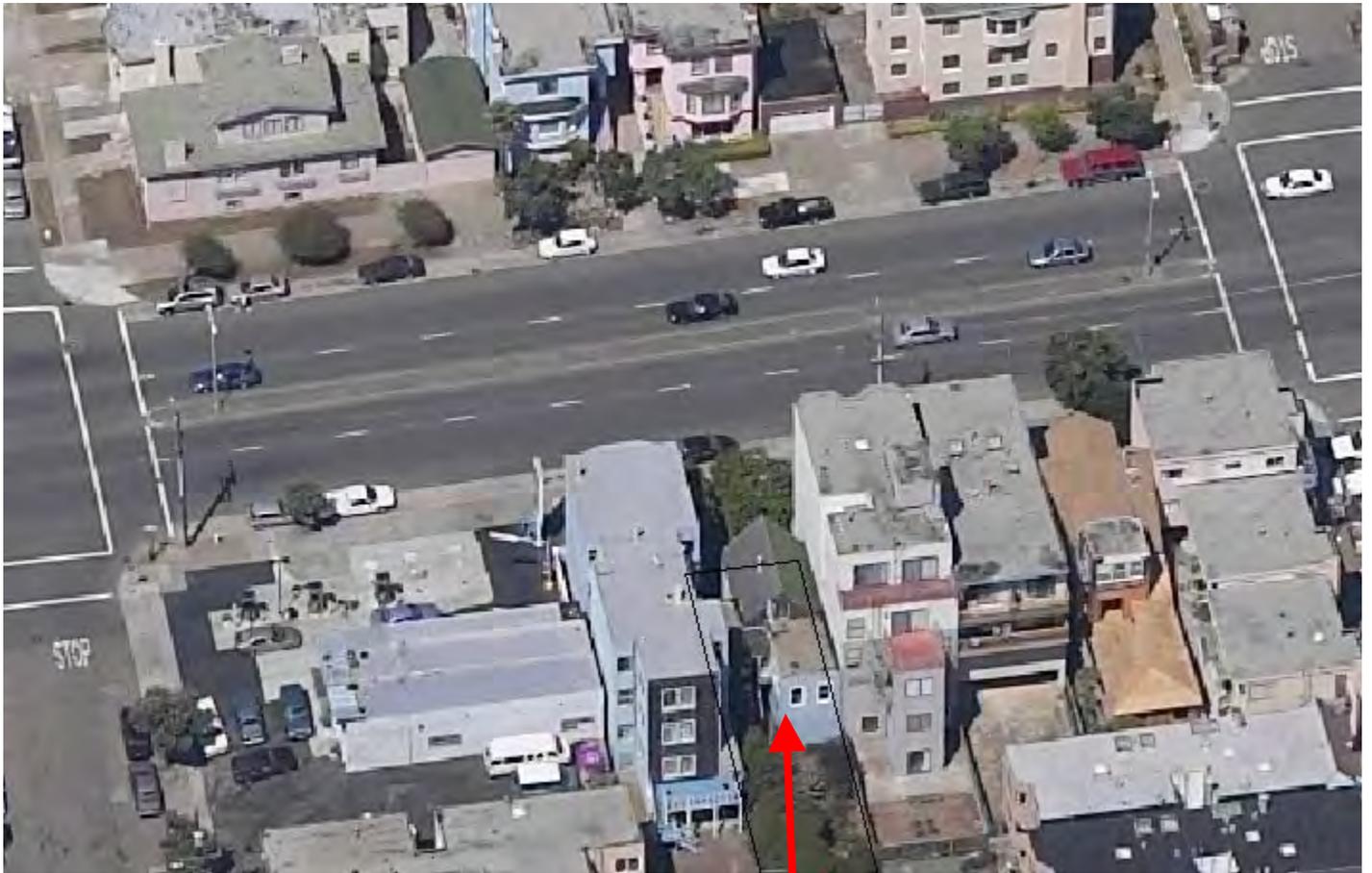


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.1013D
De Facto Residential Demolition
7327 Geary Boulevard

Aerial Photo 2



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.1013D
De Facto Residential Demolition
7327 Geary Boulevard

Aerial Photo 3

SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
Case Number 2010.1013D
De Facto Residential Demolition
7327 Geary Boulevard



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On October 7, 2010, the Applicant named below filed Building Permit Application No. 2010.10.07.2476 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ronald Yu, Tommy Lee Consulting	Project Address:	7327 Geary Boulevard
Address:	259 Broad Street	Cross Streets:	37 th / 38 th Avenues
City, State:	San Francisco, CA 94112	Assessor's Block /Lot No.:	1507/038
Telephone:	(415) 793-2722	Zoning Districts:	RM-1/40-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 type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single Family Dwelling	Two Family Dwelling
FRONT SETBACK	20 feet	5 feet
SIDE SETBACKS	None	No Change
BUILDING DEPTH	44 feet	70 feet
REAR YARD	37 feet	25 feet
HEIGHT OF BUILDING	17 feet	37 feet
NUMBER OF STORIES	1 plus attic over basement	4 over basement
NUMBER OF DWELLING UNITS	1	2
NUMBER OF OFF-STREET PARKING SPACES	0	2

PROJECT DESCRIPTION

The proposal is to alter the existing one-story plus attic, single-family residence into a four-story, two-unit building. The project is a major alteration and is considered tantamount to residential demolition per Planning Code Section 317. A mandatory Discretionary Review hearing, as required by Planning Code Section 317, is tentatively scheduled to be heard by the Planning Commission at 12:00 noon on November 17, 2011 at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400. See attached plans.

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

DATE OF THIS NOTICE:
 EXPIRATION DATE:

10-21-11
 11-19-11



SAN FRANCISCO PLANNING DEPARTMENT

City and County of San Francisco

Applicants proposing demolition of a residential structure subject to the Planning Commission Policy requiring mandatory Discretionary Review (a public hearing before the Commission) shall complete and sign the front of this application and shall submit all materials as described on the reverse side. Any existing structure determined to be a public hazard or any residential structure damaged by fire, earthquake, or other act of God to be demolished and replaced in kind and recommended for demolition by the Director of the Department of Building Inspection is exempt from this policy.

RESIDENTIAL DEMOLITION APPLICATION				
Project Address <u>7327 Geary Blvd</u>		Name <u>Tommy Lee Consulting</u>		
Block / Lot <u>1507 / 038</u>		Address <u>259 Broad Street</u>		
Zoning <u>RM-1</u>		City, State <u>San Francisco Ca</u>		
Lot Area <u>2,500</u>		Phone <u>415-793-2722</u>		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	1
2	Total number of parking spaces	0	2	2
3	Total gross habitable square footage	840	4300	3460
4	Total number of bedrooms	1	7	6
5	When was property purchased?	2010		
6	How many units are / will be rentals?	1	1	0
7	How many bedrooms are / will be rentals?	1	3	2
8	How many units are subject to rent control?	0		
9	How many bedrooms are subject to rent control?	0		
10	How many units are currently vacant?	1		
11	Was the building subject to the Ellis Act within the last decade?	no		
12	How many units are / will be Owner-occupied?	0	1	1

I HAVE READ AND UNDERSTOOD THE INFORMATION ON THE REVERSE OF THIS FORM, INCLUDING THE REQUIRED PAYMENT OF TIME AND MATERIAL FEES FOR THE PROCESSING OF THIS APPLICATION, AND I CERTIFY THAT I WILL PAY ALL PLANNING DEPARTMENT TIME AND MATERIAL COSTS FOR THE DISCRETIONARY REVIEW, AS REQUIRED BY SECTIONS 350(C) AND 352(B) OF THE PLANNING CODE.

[Signature]
PROPERTY OWNER'S SIGNATURE

Kwan Tam Yin
PRINT NAME

5.11.11
DATE



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:
RECEIVED

OCT 21 2010

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

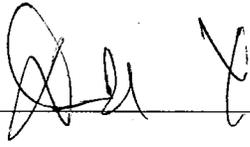
Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

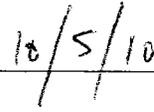
(For Staff Use Only) Case No. 2010.1013E

Address: 7327 Gary Blvd.
Block/Lot: 1507/038

Signed (owner or agent):

A handwritten signature in black ink, appearing to be 'A. Y.', written over a horizontal line.

Date:

A handwritten date '10/5/10' in black ink, written over a horizontal line.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE				
If you are not sure of the eventual size of the project, provide the maximum estimates.				
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1010	1010	4093	5103
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	433	433
Other (specify use)	0	0	0	0
Total GSF	1010	1010	4526	5536
Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	17.1	17.1	19.9	37
Number of stories	1	1	3	4
Please describe any additional project features that are not included in this table:				
<p>Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.</p>				

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1(l) and 3(b) pertaining to de facto demolition of one single-family residence and construction of a duplex.

Molly Carter 2/16/11
 Approved Shelley Cokrigone



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: 7327 Geary Boulevard
Block/Lot: 1507/038
Case No.: 2010.1013E
Date of Review: January 7, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The project is a de facto demolition per Planning Code Section 1005 and for the purposes of this review. The project includes construction of a four-story addition at the front and rear of the building and a two-story addition at the roof of the existing building. The project will add approximately 4,526 square feet to the existing 1,010-square foot building for a total new area of 5,536 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed circa 1906, is not listed on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA) due to its age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,500-square-foot parcel is located on the south side of Geary Boulevard between 37th and 38th Avenues in the Outer Richmond neighborhood and in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on this block of Geary Boulevard were constructed between 1906 and 1920 in the Edwardian and Period Revival styles; however, there are multiple buildings on the block dating from the mid-century.

Development in the Richmond neighborhood began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database there are no identified historic resources located on the subject or opposite block face. Blocks in the surrounding area each contain several scattered buildings that were identified in the 1976 Architectural Survey and that may be considered potential historic resources. There are no identified historic districts in the area.

1. **California Register Criteria of Significance:** Note, 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 Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Supplemental Information Form prepared by Donald Yu.

Criterion 1: It is 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;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Also, the development of the property is not significant to the overall development pattern in the Richmond neighborhood. The building represents one of the several cottages that were constructed in the Richmond prior to the first wave of large-scale residential development. The property is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Construction, ownership, and occupancy of the subject building appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The property is therefore determined not to be eligible under this criterion.

Criterion 3: It 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;

The subject building was constructed in a vernacular form with no formal style. According to a review of the building permit record for the property, the building appears to have been moved on the lot in 1926 and possibly raised to accommodate a basement and new foundation. An addition was also constructed at the side of the building in the same year. The building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction. The building does not represent a master architect or possess high artistic value. Furthermore, the

surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. Although many of the buildings on the subject block and opposite block-face date were constructed in the same period, the majority of the properties lack historic integrity or are contemporary infill buildings. The subject building is therefore determined not to be eligible under this criterion either as an individual resource or as part of a potential district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
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: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

Since no period of significance is identified for this building, its historic integrity cannot be assessed. However, it may be noted that in 1926 the building was moved on the lot and a room was added to the side of the building.

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

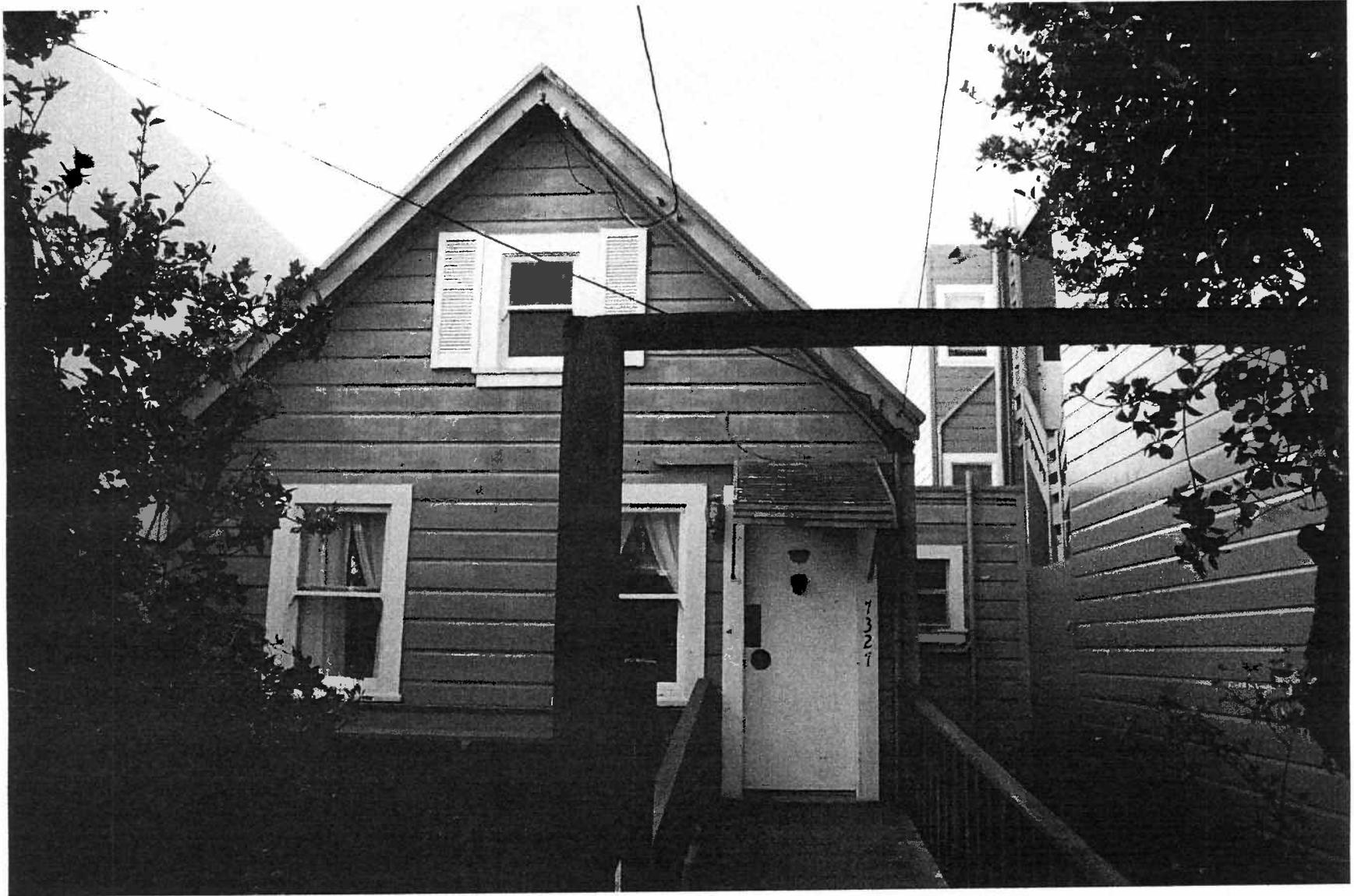
No Resource Present (*Go to 6 below.*)

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.*)



Front Façade facing North



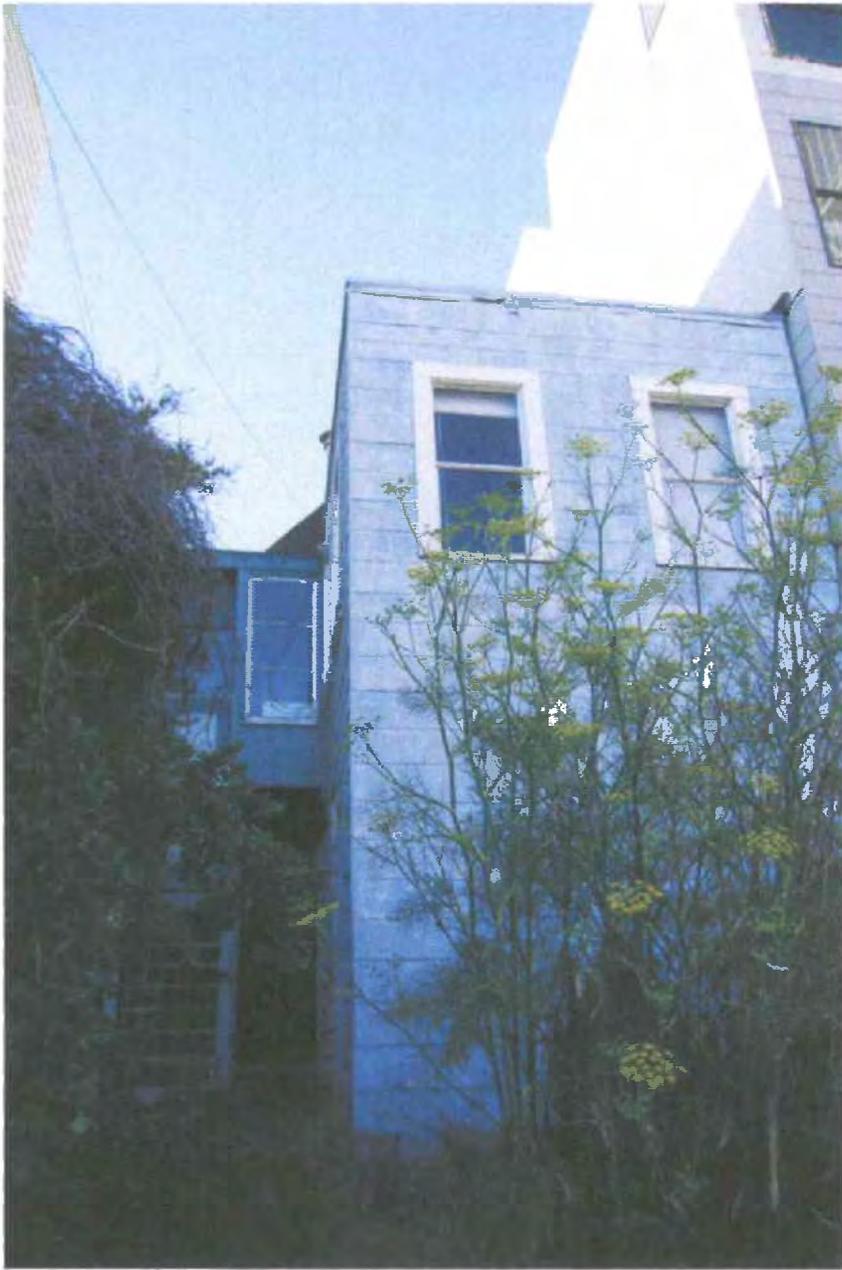




North facing front view



Front Façade facing North



Rear View facing South



Adjacent building to the East



Adjacent building to the West

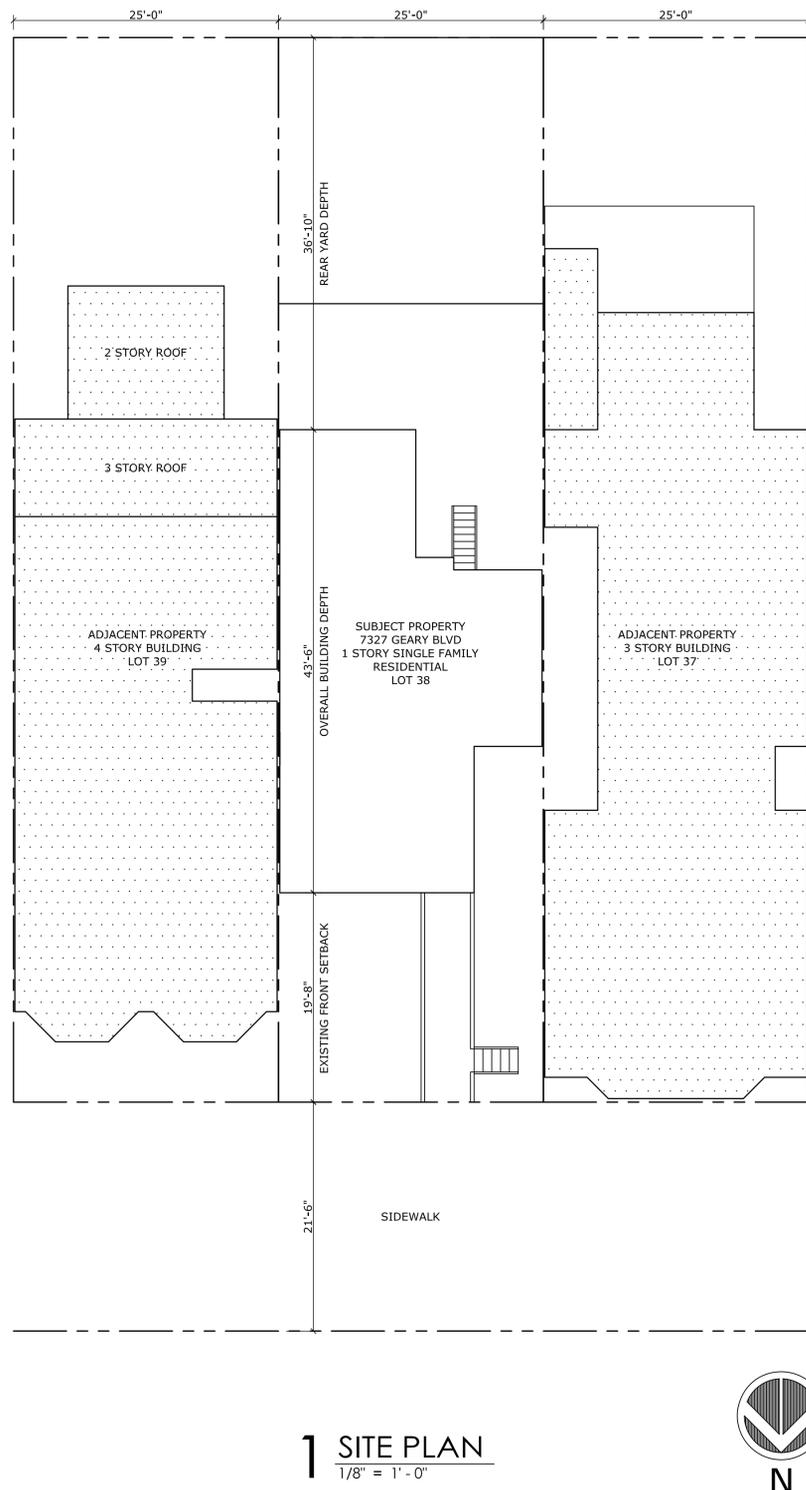


Northern side of Geary Blvd



Southern side of Geary Blvd

SITE PLAN



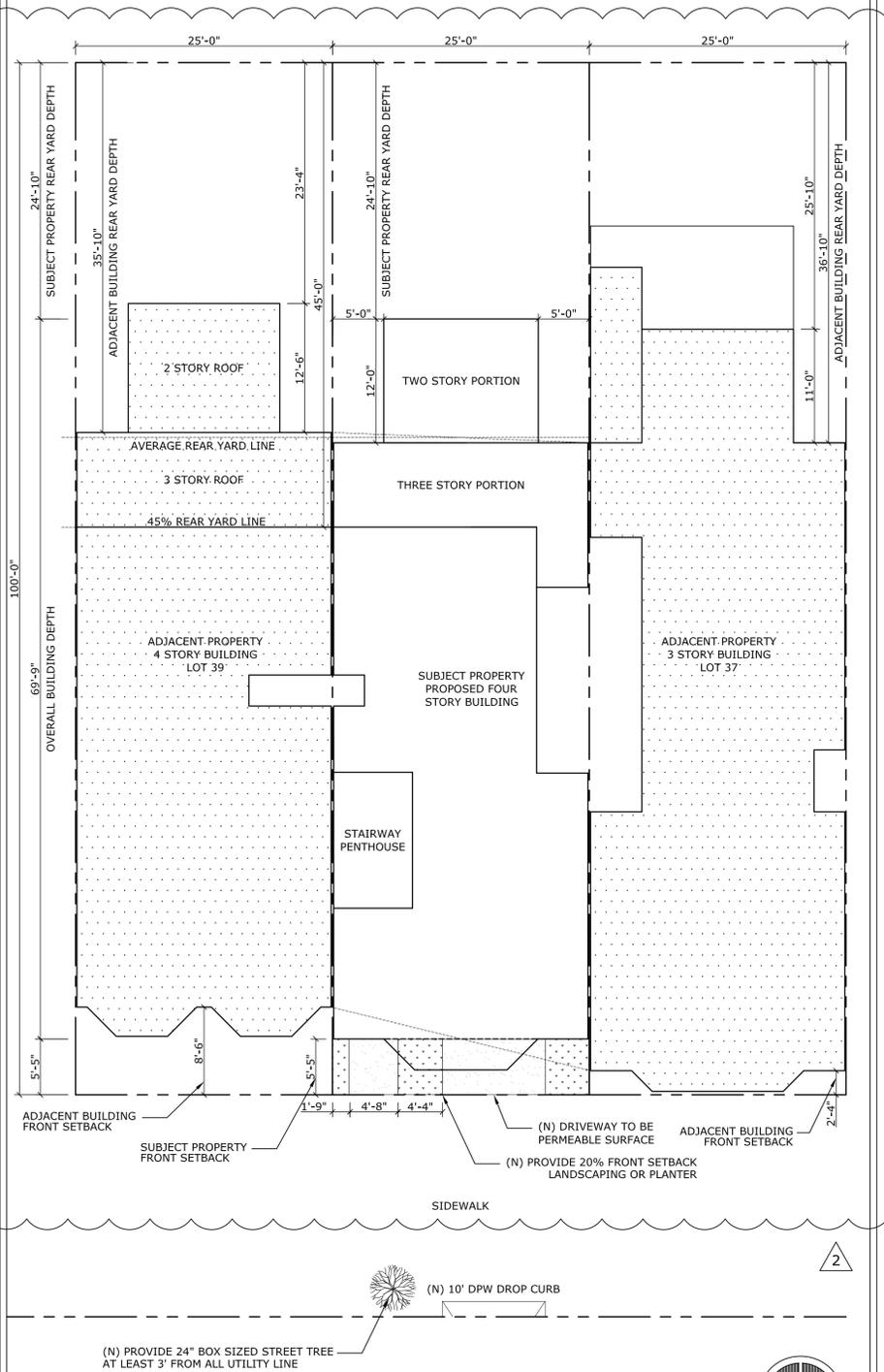
1 SITE PLAN
1/8" = 1' - 0"



GENERAL NOTE:

THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION.

SITE PLAN



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



SHEET INDEX

- A-0.1 NOTES, LEGENDS, SCOPE OF WORK
- A-0.2 SCHEDULES
- A-1.1 EXISTING/PROPOSED SUB FLOOR PLAN
- A-1.2 EXISTING/PROPOSED GROUND FLOOR PLAN
- A-1.3 EXISTING/PROPOSED SECOND FLOOR PLAN
- A-1.4 PROPOSED THIRD/FOURTH FLOOR PLAN
- A-1.5 EXISTING/PROPOSED ROOF PLAN
- A-3.1 EXISTING/PROPOSED FRONT/REAR ELEVATION VIEWS
- A-3.2 EXISTING/PROPOSED LEFT/RIGHT ELEVATION VIEWS
- A-3.3 EXISTING/PROPOSED SIDE/REAR SECTION VIEWS
- A-5.0 DETAILS

SCOPE OF WORK

1. HORIZONTAL AND VERTICAL ADDITION TO EXISTING ONE STORY SINGLE FAMILY HOME.

GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE ADOPTED CODES, STANDARDS AND ANY APPLICABLE STATE OR LOCAL AMENDMENTS, INCLUDING BUT NOT LIMITED TO:
 - 1.1. OCCUPATIONAL SAFETY AND HEALTH STANDARDS, (CAL OSHA).
 - 1.2. LISTS OF INSPECTED APPLIANCES, EQUIPMENT AND MATERIALS (UNDERWRITERS LABORATORIES).
 - 1.3. APPROVED EQUIPMENT LISTING (FACTORY MUTUAL).
 - 1.4. HANDBOOK OF RIGGING (ROSSNAGEL).
 - 1.5. SAFETY CODE FOR BUILDING CONSTRUCTION, ANSI.
 - 1.6. CALIFORNIA BUILDING CODE, 2007 EDITION.
 - 1.7. CALIFORNIA ELECTRICAL CODE, 2007 EDITION.
 - 1.8. CALIFORNIA ENERGY CODE, 2007 EDITION.
 - 1.9. CALIFORNIA FIRE CODE, 2007 EDITION.
 - 1.10. CALIFORNIA MECHANICAL CODE, 2007 EDITION.
 - 1.11. CALIFORNIA PLUMBING CODE, 2007 EDITION.
 - 1.12. CALIFORNIA REFERENCED STANDARDS CODE, 2007 EDITION.
2. WHERE DIFFERENCES EXIST BETWEEN CODES AFFECTING THIS WORK, THE MORE RESTRICTIVE CODE SHALL GOVERN.
3. IF THE CONTRACTORS OBSERVE THAT THESE DRAWINGS AND SPECIFICATIONS ARE IN VARIANCE WITH THE CODES, HE SHALL NOTIFY THE ARCHITECTS AND ENGINEERS IN WRITING AT ONCE.
4. DUCTWORK, PIPING AND EQUIPMENT SHALL BE INSTALLED PER SMACNA "SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS" ADDENDUM No. 1 OR EQUAL IN ACCORDANCE WITH ASCE CHAPTER 13 "SEISMIC DESIGN REQUIREMENTS FOR NON-STRUCTURAL COMPONENTS".
5. ALL FIRE-RATED WALL AND FLOOR PENETRATIONS SHALL BE FIRESAFED UTILIZING A UL APPROVED FIRE SAFING SYSTEMS.
6. ALL PLUMBING AND PIPING SYSTEMS SHALL BE PRESSURE TESTED AND VERIFIED LEAK TIGHT PRIOR TO CALLING FOR CITY PROGRESS OR FINAL INSPECTIONS.

LEGEND

- NEW WALL
- EXISTING WALL
- DEMO WALL

PROJECT DATA

ADDRESS: 7327 GEARY BLVD
SAN FRANCISCO, CA
STORIES: 2 STORIES
OCCUPANCY: RESIDENTIAL
TYPE: 5-B
ZONING: RM-1
BLOCK: 1507
LOT: 038

TOMMY LEE
CONSULTING

259 BROAD STREET
SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING REVISION	4/30/11
2	PLANNING REVISION	5/26/11

PROJECT TITLE
REMODEL

SHEET TITLE
NOTES, LEGENDS, SCOPE OF WORK

LOCATION
**7327 GEARY BLVD
SAN FRANCISCO, CA**
BLOCK 1507 LOT. 038
ZONING

OWNER -



DRAWN **R.YU**

CHECKED

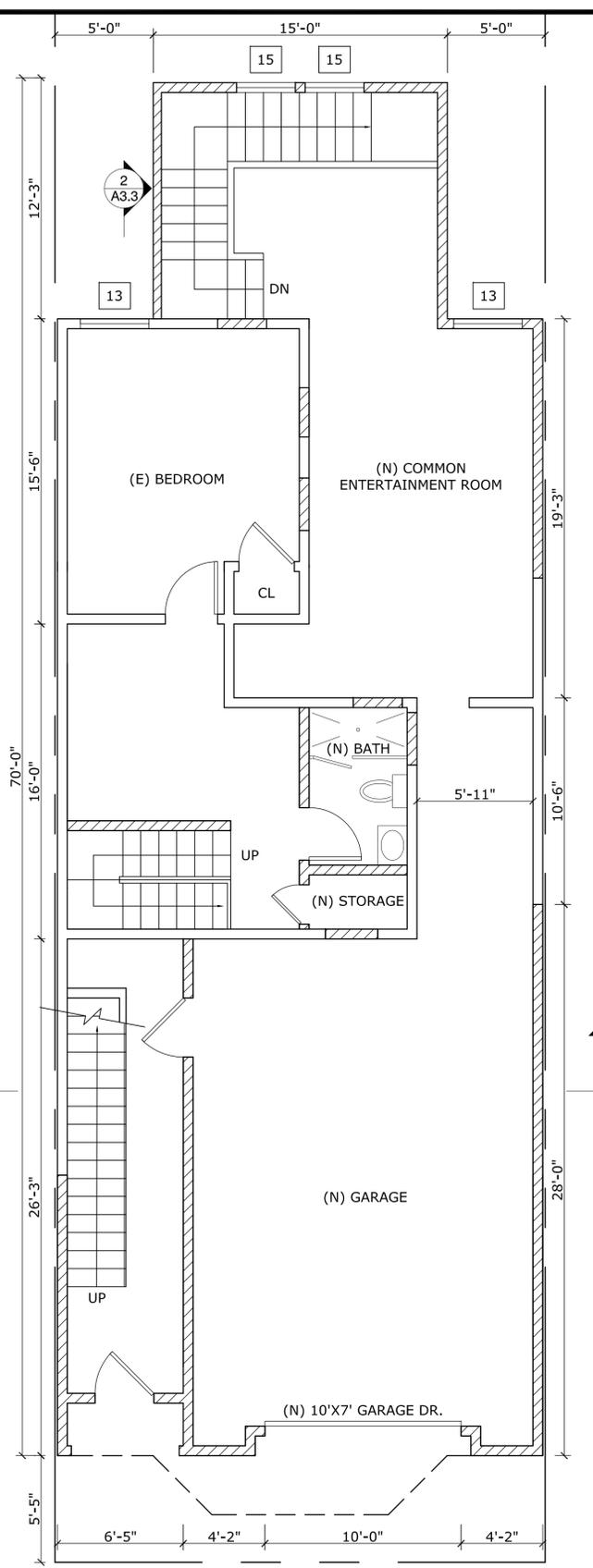
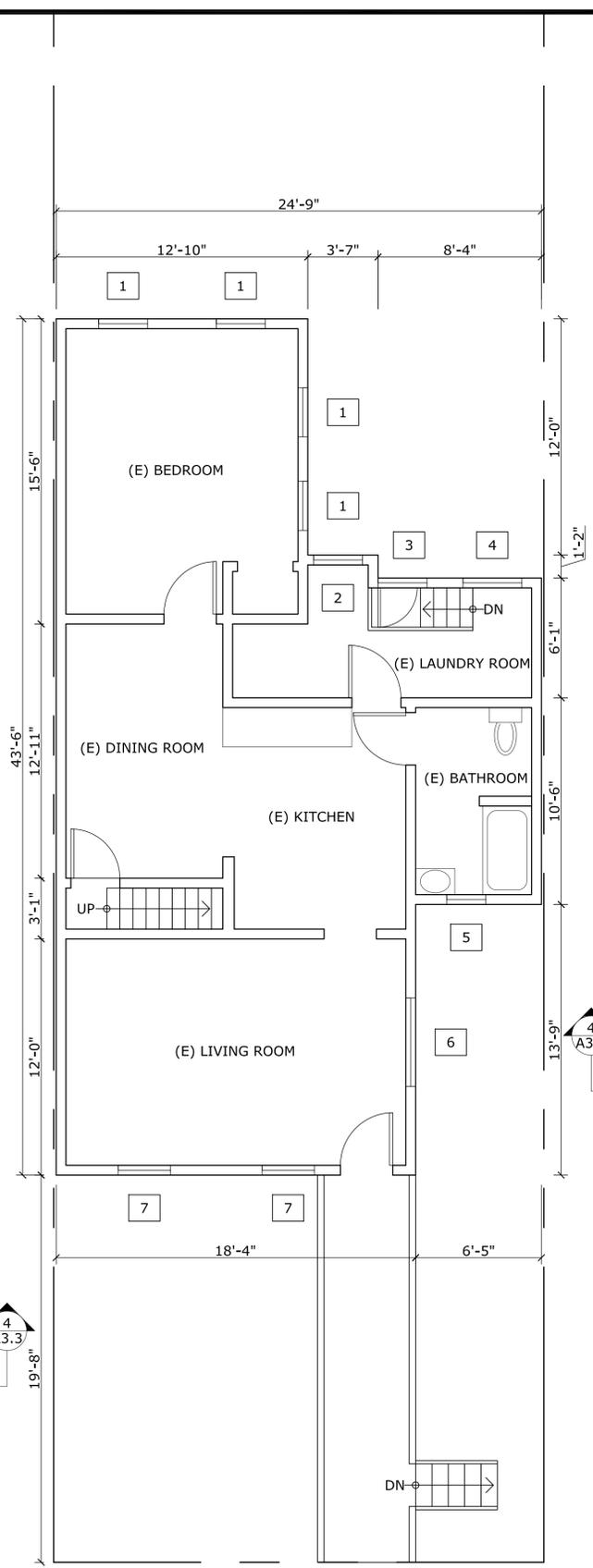
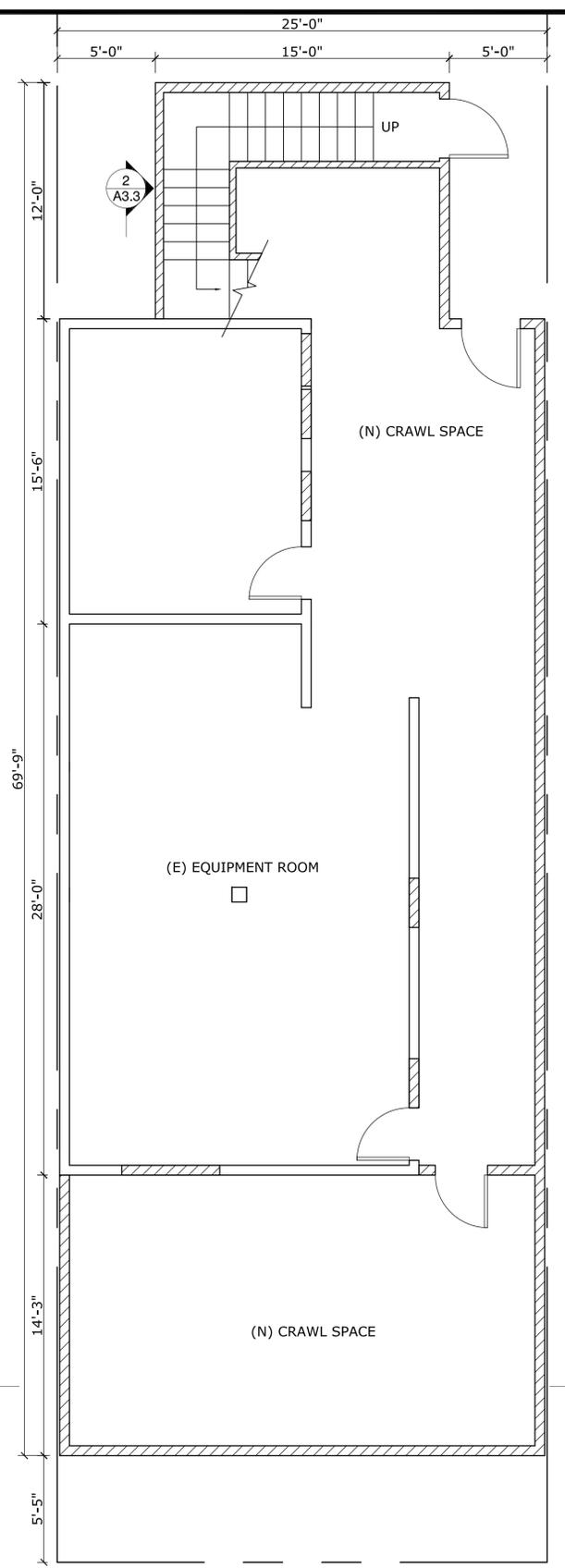
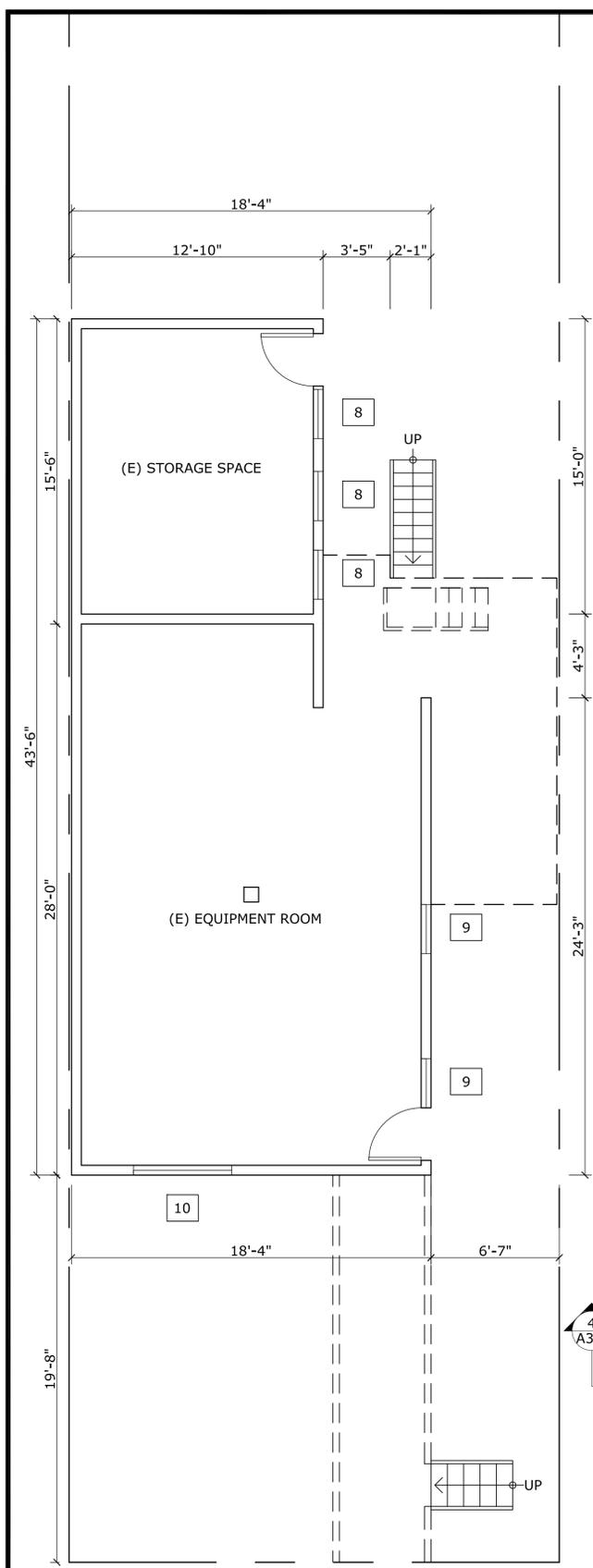
SCALE **AS NOTED**

DATE **7/2/2010**

PROJECT NO.

SHEET

A0.1



1 EXISTING SUB FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED SUB FLOOR PLAN
1/4" = 1'-0"

3 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

4 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

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SAN FRANCISCO, CALIFORNIA
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REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING REVISION	4/30/11
2	PLANNING REVISION	5/26/11

PROJECT TITLE
REMODEL

SHEET TITLE
**EXISTING/PROPOSED
SUB/GROUND
FLOOR PLANS**

LOCATION
**7327 GEARY BLVD
SAN FRANCISCO, CA**
BLOCK 1507 LOT. 038
ZONING

OWNER -



DRAWN **R.YU**

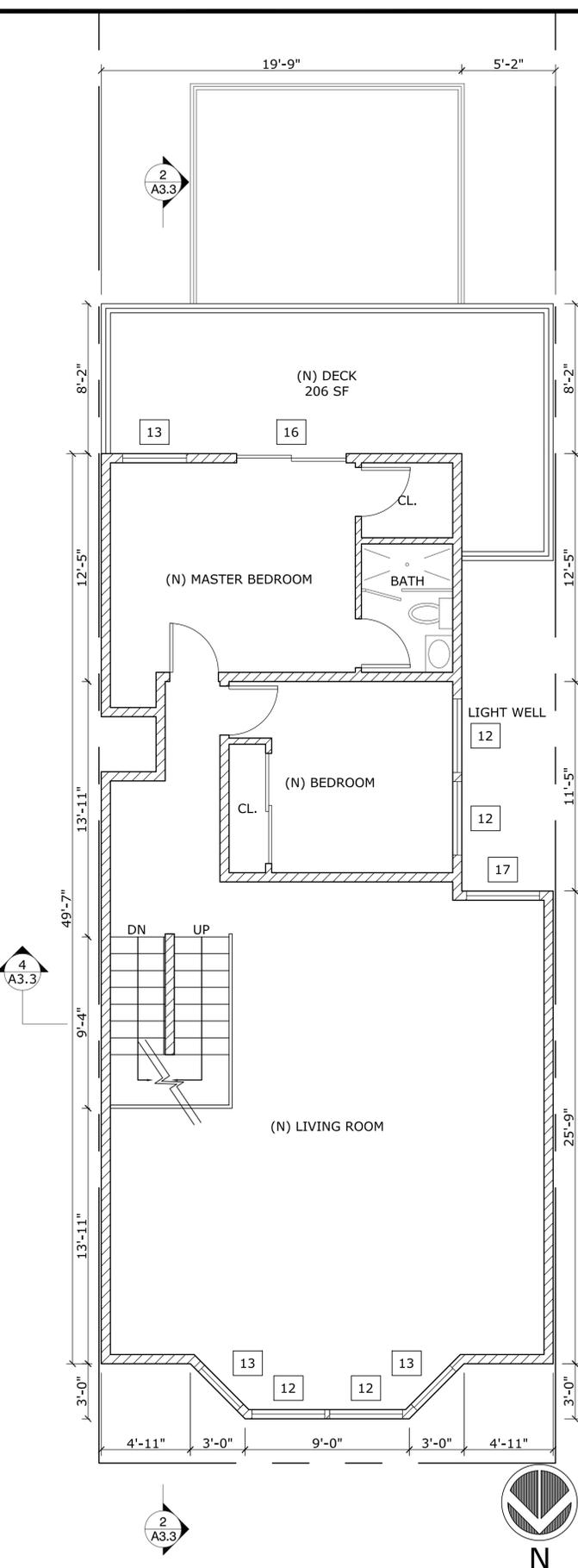
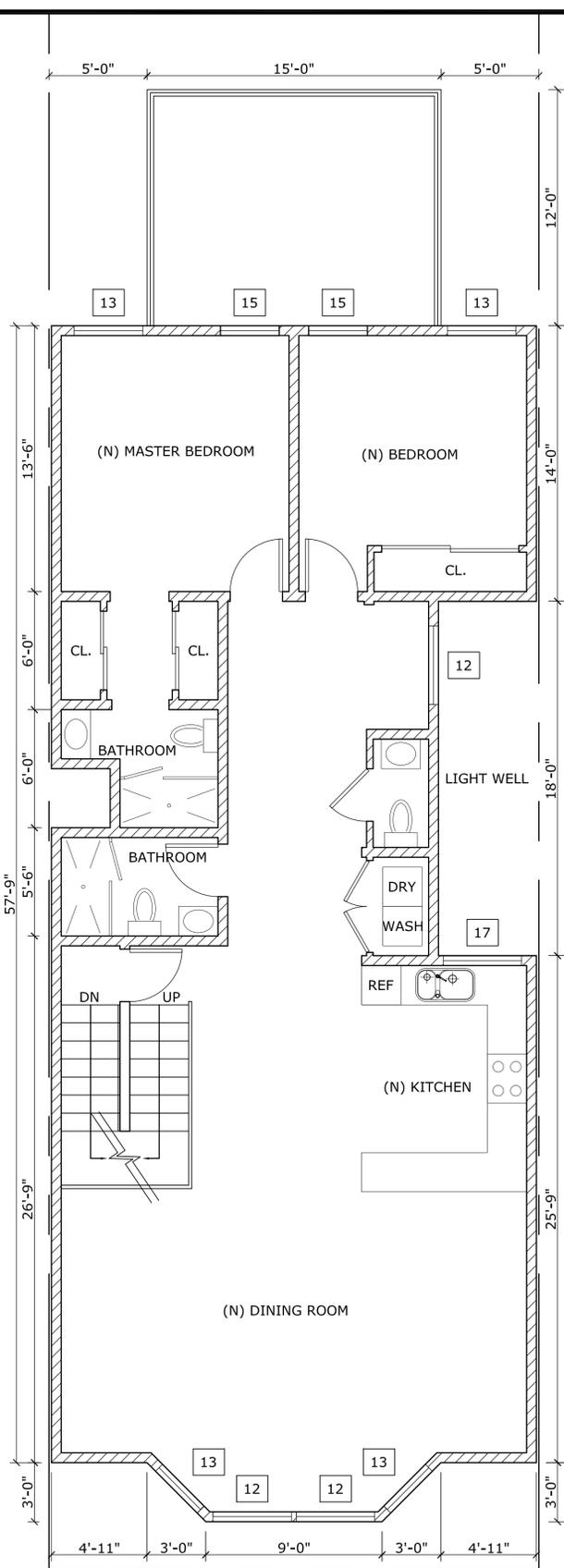
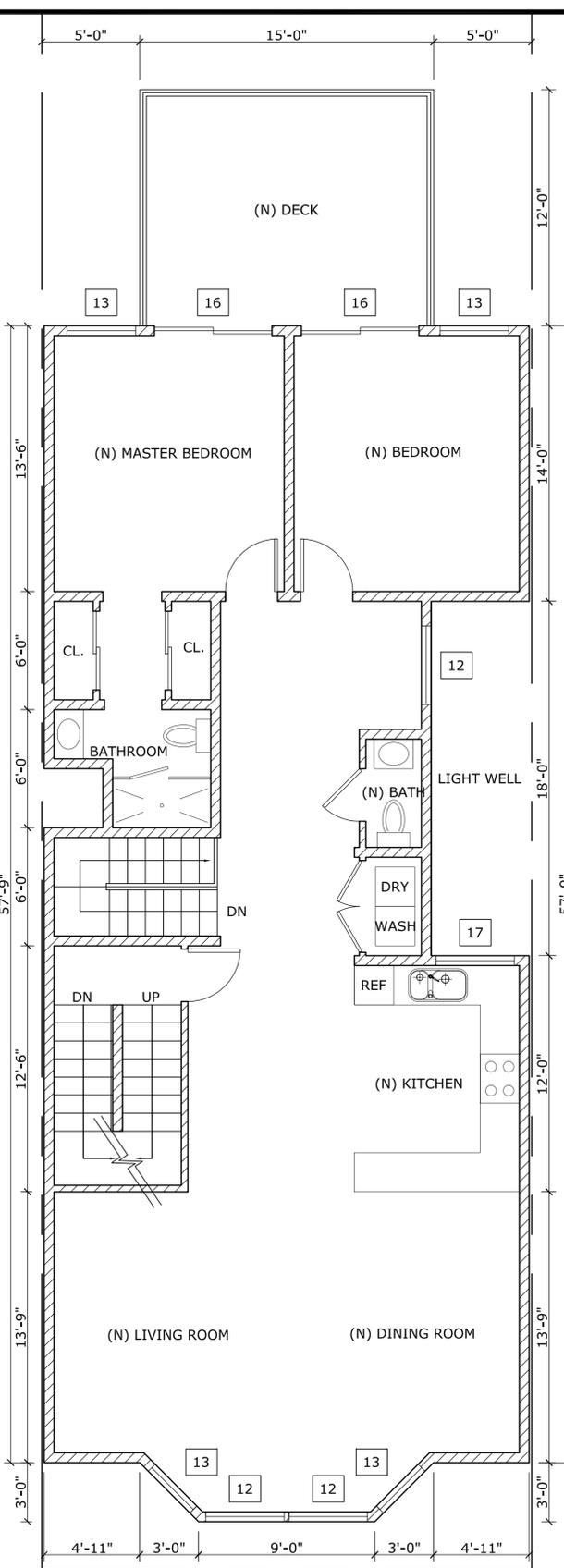
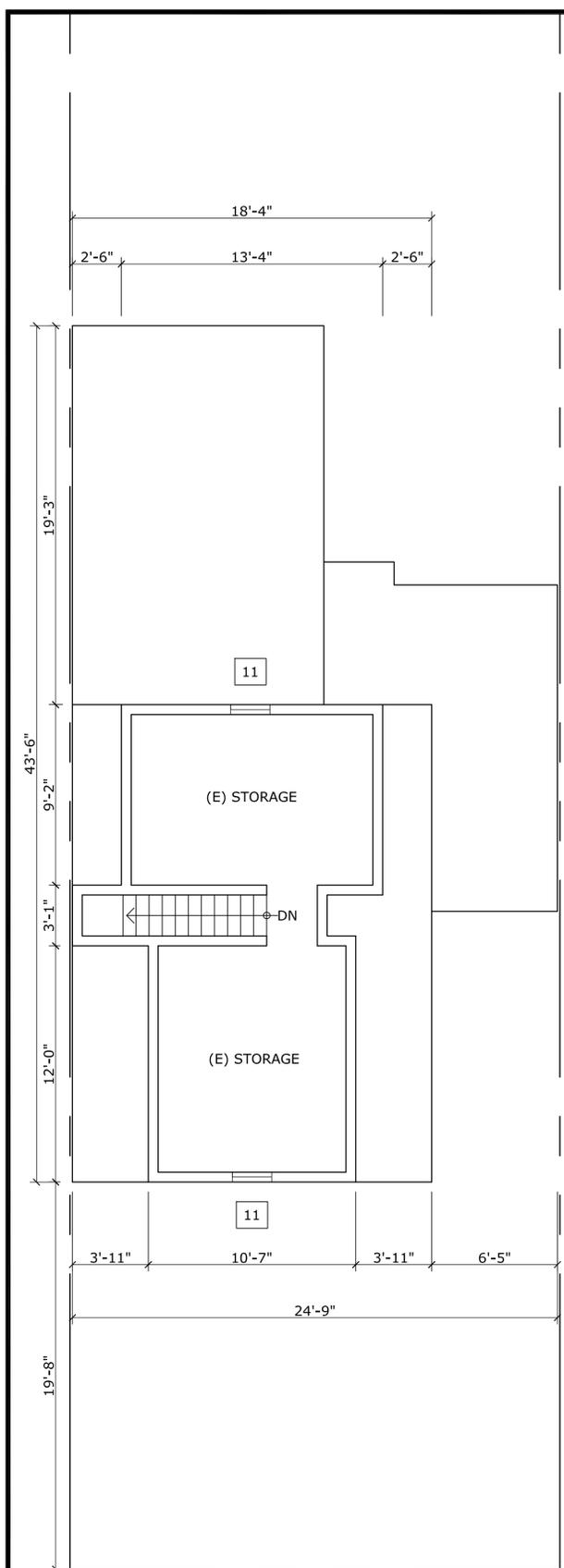
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SCALE **AS NOTED**

DATE **7/2/2010**

PROJECT NO.

SHEET
A1.1



1 EXISTING ATTIC FLOOR PLAN
1/4" = 1'-0"

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

3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

3 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

TOMMY LEE
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259 BROAD STREET
SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING REVISION	4/30/11
2	PLANNING REVISION	5/26/11

PROJECT TITLE
REMODEL

SHEET TITLE
**EXISTING ATTIC FLOOR PLAN/
PROPOSED
SECOND/THIRD/FOURTH FLOOR PLANS**

LOCATION
**7327 GEARY BLVD
SAN FRANCISCO, CA**
BLOCK 1507 LOT. 038
ZONING

OWNER -



DRAWN **R.YU**

CHECKED

SCALE **AS NOTED**

DATE **7/2/2010**

PROJECT NO.

SHEET
A1.2

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SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING REVISION	4/30/11
2	PLANNING REVISION	5/26/11

PROJECT TITLE

REMODEL

SHEET TITLE

EXISTING/PROPOSED
FRONT/REAR ELEVATION
VIEWS

LOCATION

7327 GEARY BLVD
SAN FRANCISCO, CA

BLOCK 1507 LOT. 038

ZONING

OWNER -



DRAWN **R.YU**

CHECKED

SCALE **AS NOTED**

DATE **7/2/2010**

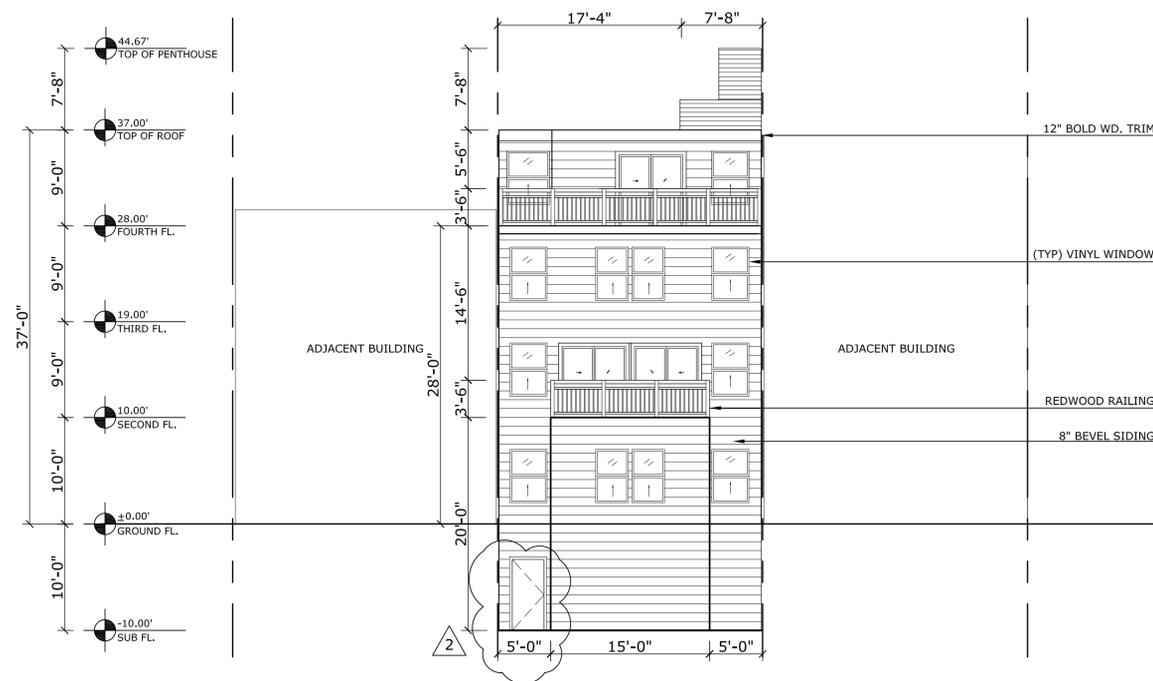
PROJECT NO.

SHEET

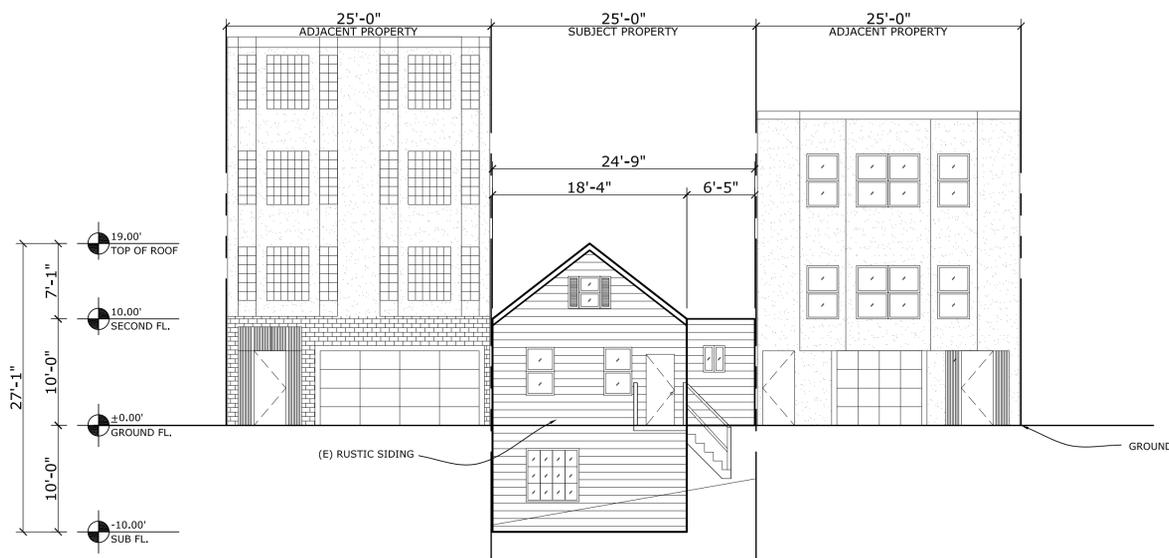
A3.1



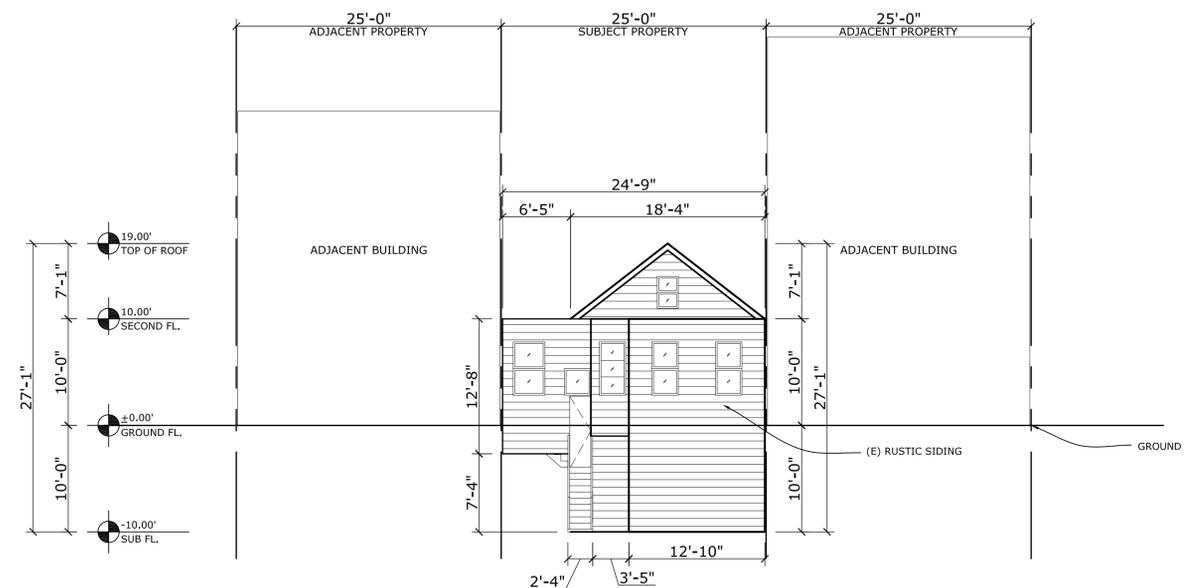
2 PROPOSED FRONT ELEVATION VIEW
1/4" = 1' - 0"



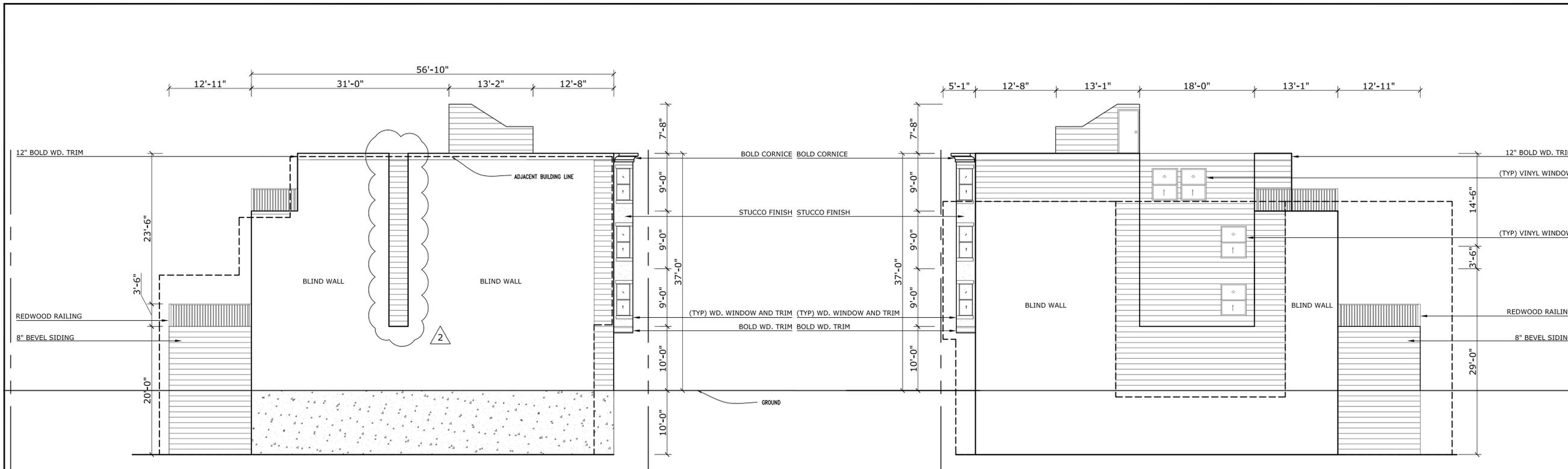
4 PROPOSED REAR ELEVATION VIEW
1/4" = 1' - 0"



1 EXISTING FRONT ELEVATION VIEW
1/4" = 1' - 0"

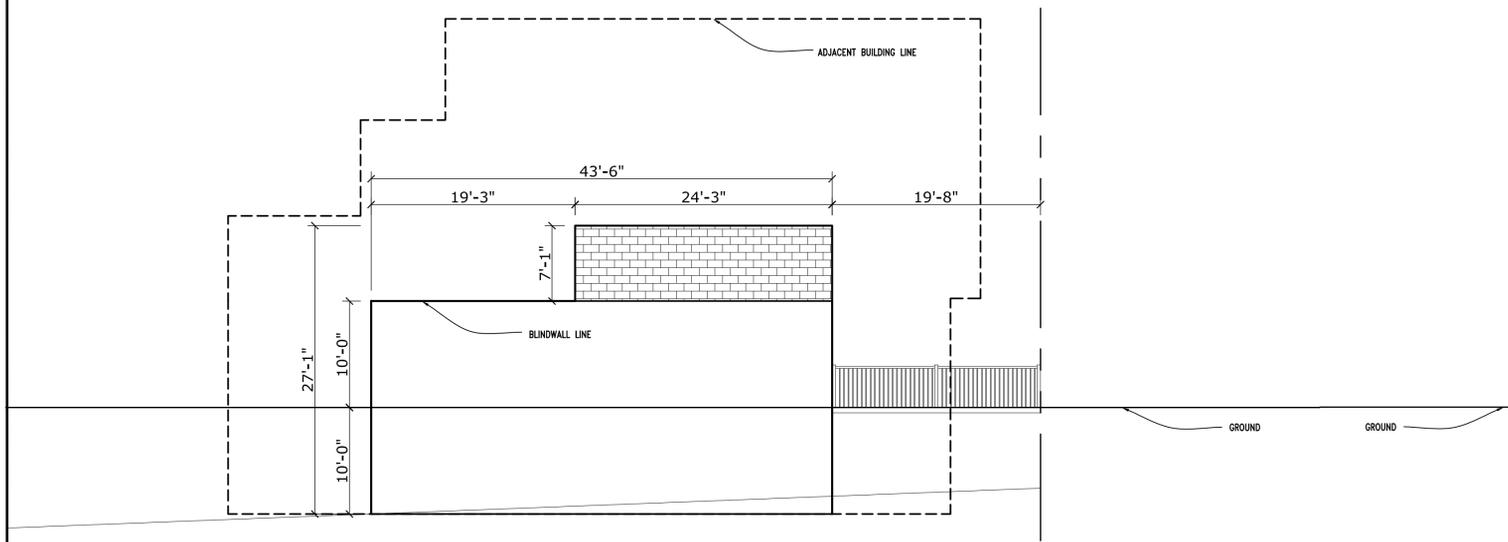


3 EXISTING REAR ELEVATION VIEW
1/4" = 1' - 0"

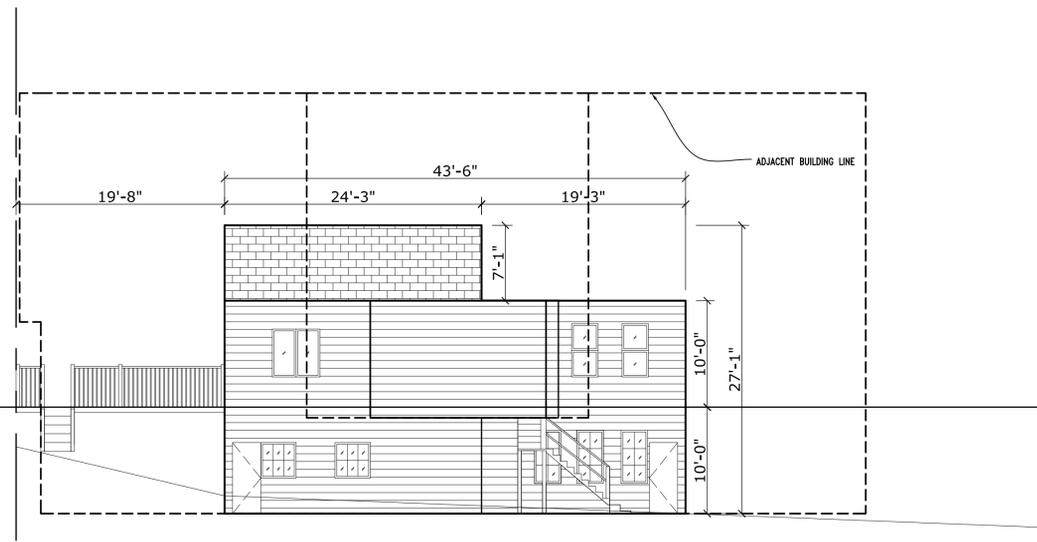


2 PROPOSED LEFT ELEVATION VIEW
1/4" = 1' - 0"

4 PROPOSED RIGHT ELEVATION VIEW
1/4" = 1' - 0"



1 EXISTING LEFT ELEVATION VIEW
1/4" = 1' - 0"



3 EXISTING RIGHT ELEVATION VIEW
1/4" = 1' - 0"

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SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS		
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1	PLANNING REVISION	4/30/11
2	PLANNING REVISION	5/26/11

PROJECT TITLE
REMODEL

SHEET TITLE
EXISTING/PROPOSED
LEFT/RIGHT ELEVATION
VIEWS

LOCATION
7327 GEARY BLVD
SAN FRANCISCO, CA
BLOCK 1507 LOT. 038
ZONING

OWNER -



DRAWN **R.YU**

CHECKED

SCALE **AS NOTED**

DATE **7/2/2010**

PROJECT NO.

SHEET
A3.2

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SAN FRANCISCO, CALIFORNIA
415-793-2722

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING REVISION	4/30/11
2	PLANNING REVISION	5/26/11

PROJECT TITLE
REMODEL

SHEET TITLE
**EXISTING/PROPOSED
SIDE/REAR SECTION
VIEWS**

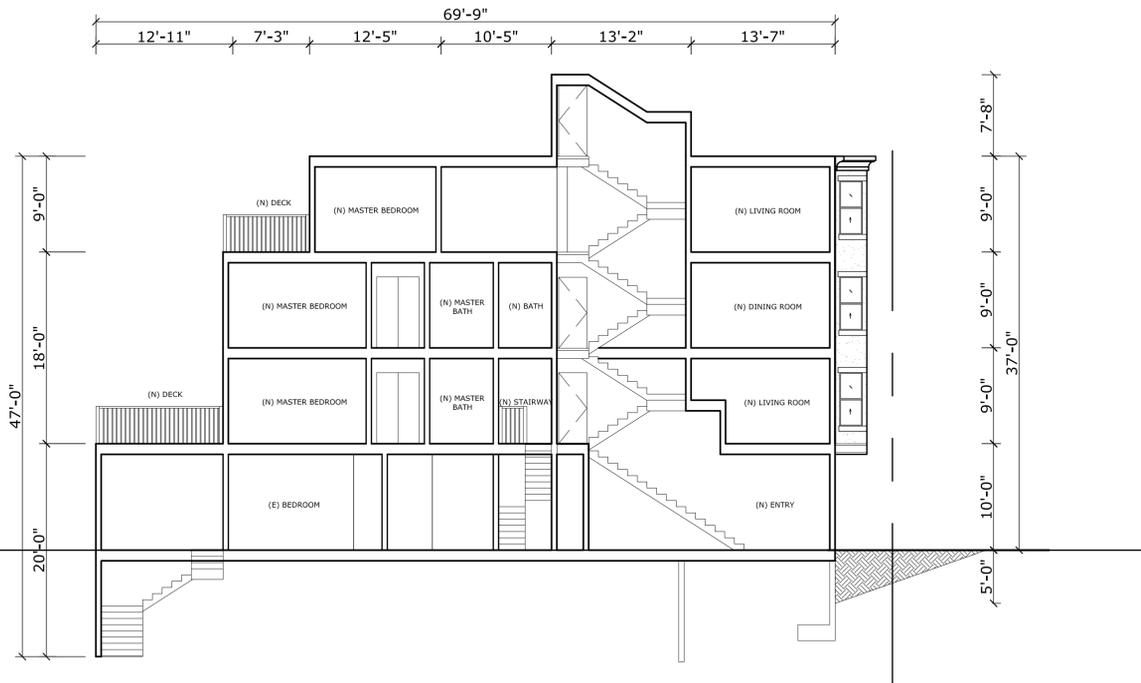
LOCATION
**7327 GEARY BLVD
SAN FRANCISCO, CA**
BLOCK 1507 LOT. 038
ZONING

OWNER -

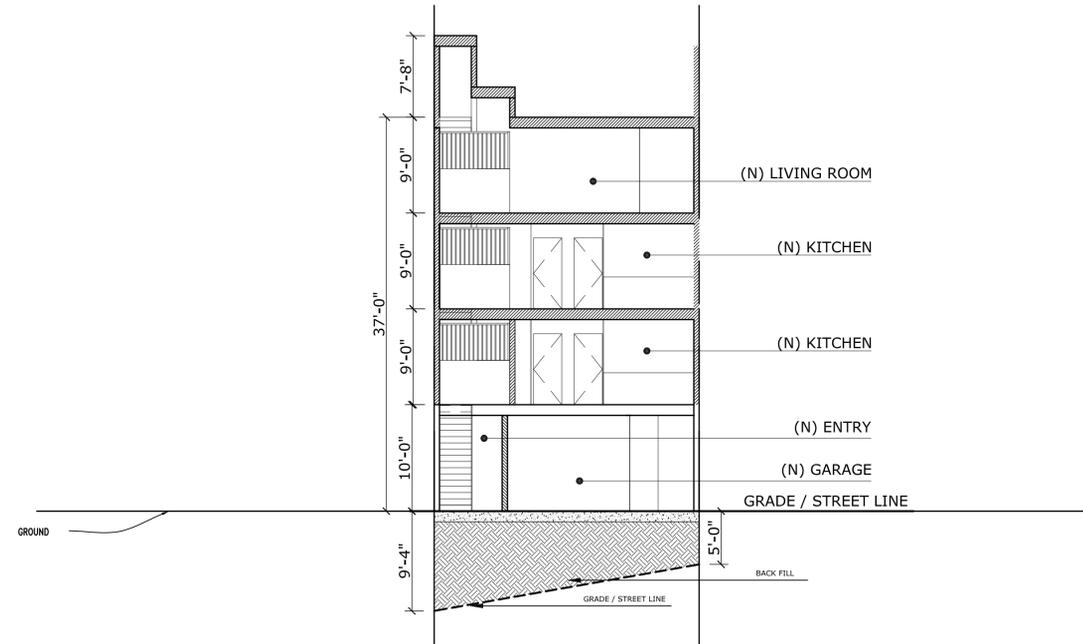


DRAWN **R.YU**
CHECKED
SCALE **AS NOTED**
DATE **7/2/2010**
PROJECT NO.

SHEET
A3.3

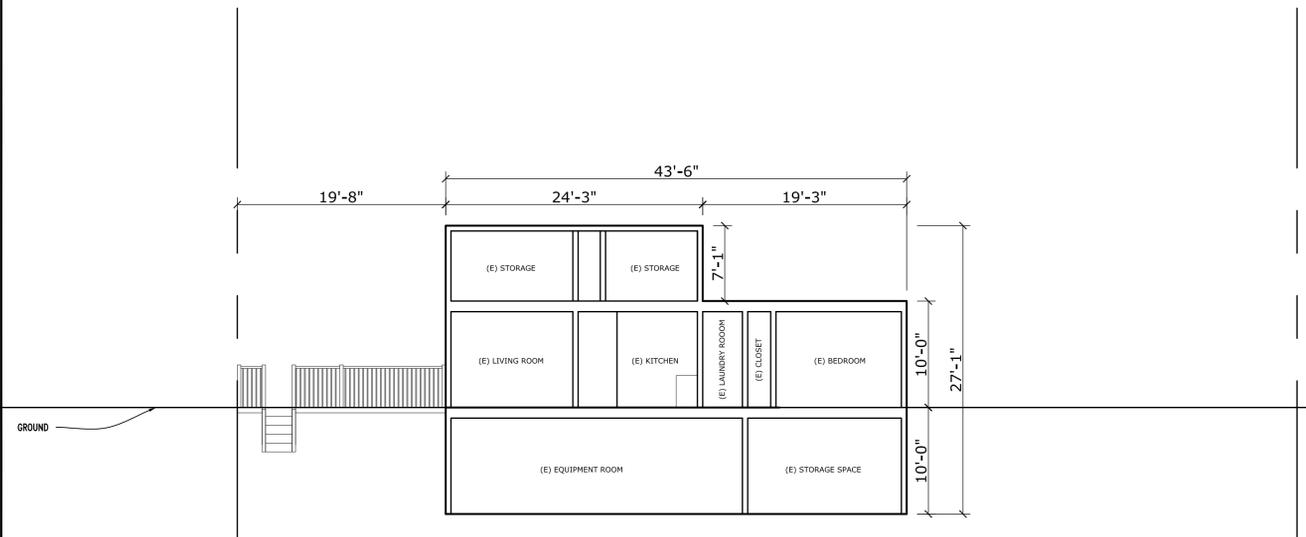


2 PROPOSED SIDE SECTION VIEW
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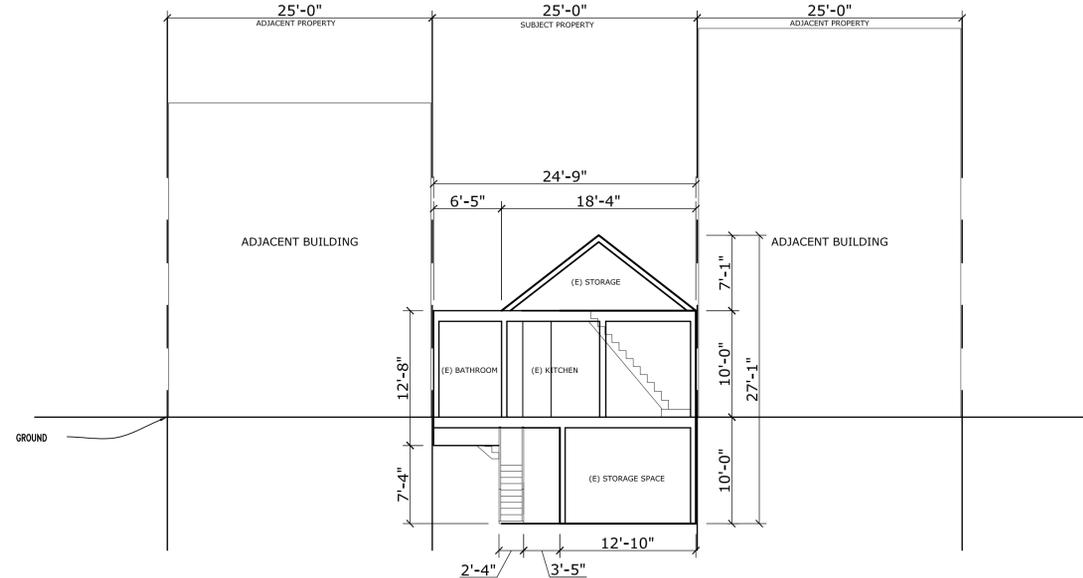


4 PROPOSED REAR SECTION VIEW
1/4" = 1' - 0"

1



1 EXISTING SIDE SECTION VIEW
1/4" = 1' - 0"



3 EXISTING REAR SECTION VIEW
1/4" = 1' - 0"