



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use / Residential Demolition

HEARING DATE: OCTOBER 27, 2011

*Date:* October 20, 2011  
*Case No.:* **2011.0054CV**  
*Project Address:* **2135-2137 Greenwich Street (136-138 Pixley Street)**  
*Zoning:* RH-3 (Residential, House, Three-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 0516/028A  
*Project Sponsor:* Jitu Somaya  
2844 Greenwich Street  
San Francisco, CA 94123  
*Project Architect:* Gabriel Y. Ng  
Gabriel Y. Ng & Associates  
1360 9<sup>th</sup> Avenue, Suite 210  
San Francisco, CA 94122  
*Staff Contact:* Glenn Cabreros – (415) 558-6169  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* Approval with Conditions

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes the demolition of two existing buildings on a through lot containing a total of six dwelling units. The buildings proposed for demolition are a four-story, five-unit structure fronting Greenwich Street and a one-story structure, containing a three-car garage and an illegal unit fronting Pixley Street. The subject lot is proposed to be split. Two new replacement structures are proposed to be constructed with each new lot containing a four-story, two-unit building at each street frontage.

Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes findings for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2011.0054C	New Building Case Number	2011.0054C
Recommendation	Approve w/ Conditions	Recommendation	Approve w/ Conditions
Demolition Application Numbers	2010.07.23.7344 2010.07.23.7349	New Building Application Numbers	2010.09.08.0449 2010.09.08.0460
Number Of Existing Units	6 (5 + 1 illegal unit)	Number Of New Units	4
Existing Parking	2	New Parking	4
Number Of Existing Bedrooms	9 (@ 5 legal units)	Number Of New Bedrooms	11
Existing Building Area	±4,827 square feet	New Building Area	±5,148 s.f. (Greenwich) ±3,663 s.f. (Pixley)

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Greenwich Street between Fillmore and Webster Streets, Assessor's Block 0516, Lot 028A. The project site within the RH-3 (Residential House, Three-Family) District and the 40-X Height and Bulk District. The project site currently contains two buildings. At the Greenwich Street frontage exists a four-story, five-unit building. At the Pixley Street frontage exists a one-story, garage structure containing one illegal unit. Per Planning Department records, the authorized use of the lot is six dwelling units; however upon review of the Department of Building Inspection's records, the six legal units should be contained within the building fronting Greenwich Street, and the Pixley Street structure should be limited to a garage use. The project site measures 25 feet wide by 120 feet deep with an area of 3,000 square feet.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is a through lot with structures on each end of the lot. The adjacent lots on either side of the project site also contain structures fronting both Greenwich and Pixley Streets. The adjacent through lot to the west contains three units: a tall three-story, two-unit building fronting Greenwich Street and a two-story, single-family residence fronting Pixley Street. The adjacent lots to the east were originally a single through lot that has since been split into two lots: the Greenwich Street lot contains a four-story, three-unit condominium building while the Pixley Street lot contains a four-story, two-unit condominium building. Along the subject blockface on Greenwich Street, all of the buildings are three- to four-stories tall with one, two-story building at the corner of Greenwich and Fillmore Streets. Across Greenwich Street from the project is a City Property containing the Tule Elk Park Children's Center. Along both sides of Pixley Street, the building heights are a mix of one- to four-stories tall; however the predominant building height along this portion of Pixley Street is a three-story building mass/scale on both sides of the street.

**REPLACEMENT STRUCTURES**

New construction of a four-story, two-unit building with a two-car garage is proposed at the Greenwich Street frontage. The two upper floors of the building would contain a four-bedroom unit, and the lower floors would contain a two-bedroom unit.

New construction of a four-story, two-unit building with a two-car garage is also proposed at the Pixley Street frontage; however front and rear setbacks at the fourth floor are proposed to create the appearance of a three-story front facade at the front property line. The two upper floors of the building would contain a three-bedroom unit, while the lower floors would contain a two-bedroom unit.

**ENVIRONMENTAL REVIEW**

On April 20, 2011, the Environmental Planning division of the Planning Department found the project to be categorically exempt from environmental review per Class 1(e) and 3(a) per the California Environmental Quality Act (CEQA).

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	October 7, 2011	October 7, 2011	20 days
Mailed Notice	20 days	October 7, 2011	October 7, 2011	20 days

**PUBLIC COMMENT**

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

**ISSUES AND OTHER CONSIDERATIONS**

The project proposes to split the subject through lot into two substandard sized lots each containing one building. The project sponsor is seeking minimum lot area and rear yard variances pursuant to Planning Code Sections 121 and 134 respectively. The Zoning Administrator will hold a variance hearing (Case No. 2011.0054V) for the project concurrent with the Conditional Use hearing.

## **RESIDENTIAL DESIGN TEAM REVIEW**

The proposals for demolition and new construction were reviewed by the Department's Residential Design Team (RDT). The RDT found both replacement buildings' design, materials, massing and scale to be consistent with the Residential Design Guidelines and in keeping with the immediate neighborhood character. The RDT supports the project as proposed.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization as the project proposes to demolish three or more dwelling units, pursuant to Planning Code Sections 303 and 317.

## **BASIS FOR RECOMMENDATION**

The Department recommends that the demolition of the existing building containing five legal units and the construction of two new four-story, two unit buildings 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 and the criteria set forth in Section 317 of the Planning Code in that:

- The project will result in a net gain of two bedrooms.
- The project will create four family-sized dwelling-units, each with at least two 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 replacement buildings would be more consistent with the size and density of the immediate neighborhood. The project is therefore an appropriate in-fill development.
- Although the existing Greenwich Street structure is more than 50 years old, the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

In addition, The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project is desirable as it replaces existing units that have design and size deficiencies with more functional, family-sized housing.
- The project is desirable as it appropriately infills the site with development that is compatible with the neighborhood character of Greenwich and Pixley Streets.
- The project would bring the unit density into closer conformity with the RH-3 Zoning District.
- The project area is well served by transit and the project proposes the required number of parking spaces; therefore the project should not affect traffic or MUNI.
- The proposed project meets all applicable requirements of the Planning Code.

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

Design Review Checklist for replacement buildings  
Parcel Map  
Sanborn Map  
Aerial Photographs  
Zoning Map  
Conditional Use Application  
Prop M Findings  
Categorical Exemption / Historic Resources Information  
Project Sponsor Submittal: Reduced Plans & Color Rendering

Attachment Checklist

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

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

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

GC: G:\Documents\2011\CU\2135 Greenwich - 136 Pixley\2011.0054C - 2135 Greenwich - Exec Summary.doc

## 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
<b>Topography (page 11)</b>			
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		
<b>Front Setback (pages 12 - 15)</b>			
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		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
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		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
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
<b>Building Scale (pages 23 - 27)</b>			
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	X		

the mid-block open space?			
<b>Building Form (pages 28 - 30)</b>			
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
<b>Building Entrances (pages 31 - 33)</b>			
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		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			
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		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
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
<b>Architectural Details (pages 43 - 44)</b>			

Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
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		
<b>Exterior Materials (pages 47 - 48)</b>			
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		

\* All page numbers refer to the Residential Design Guidelines



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 27, 2011

*Date:* October 20, 2011  
*Case No.:* **2011.0054CV**  
*Project Address:* **2135-2137 Greenwich Street (136-138 Pixley Street)**  
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[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF THREE OR MORE RESIDENTIAL UNITS.**

### PREAMBLE

On January 20, 2011, Jitu Somaya (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish six residential units at **2135-2137 Greenwich Street (136-138 Pixley Street)** within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On October 27, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 201100.

On April 20, 2011, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2011.0054E. The Commission has reviewed and concurs with said determination.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0054C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project proposes the demolition of two existing buildings on a through lot containing a total of six dwelling units. The buildings proposed for demolition are a four-story, five-unit structure fronting Greenwich Street and a one-story structure, containing a three-car garage and an illegal unit fronting Pixley Street. The subject lot is proposed to be split. Two new replacement structures are proposed to be constructed with each new lot containing a four-story, two-unit building at each street frontage.
3. **Site Description and Present Use.** The project site is located on the south side of Greenwich Street between Fillmore and Webster Streets, Assessor's Block 0516, Lot 028A. The project site within the RH-3 (Residential House, Three-Family) District and the 40-X Height and Bulk District. The project site currently contains two buildings. At the Greenwich Street frontage exists a four-story, five-unit building. At the Pixley Street frontage exists a one-story, garage structure containing one illegal unit. Per Planning Department records, the authorized use of the lot is six dwelling units; however upon closer review of the Department of Building Inspection's records, the six legal units should be contained within the building fronting Greenwich Street. The Pixley Street structure should be limited to a garage use. The project site measures 25 feet wide by 120 feet deep with an area of 3,000 square feet.
4. **Surrounding Properties and Neighborhood.** The project site is a through lot with structures on each end of the lot. The adjacent lots on either side of the project site also contain structures fronting both Greenwich and Pixley Streets. The adjacent through lot to the west contains three units: a tall three-story, two-unit building fronting Greenwich Street and a two-story, single-family residence fronting Pixley Street. The adjacent lots to the east were originally a single through lot that has since been split into two lots: the Greenwich Street lot contains a four-story, three-unit condominium building while the Pixley Street lot contains a four-story, two-unit condominium building. Along the subject blockface on Greenwich Street, all of the buildings are three- to four-stories tall with one, two-story building at the corner of Greenwich and Fillmore Streets. Across Greenwich Street from the project is a City Property containing the Tule Elk Park Children's Center. Along both sides of Pixley Street, the building heights are a mix of one- to

four-stories tall; however the predominant building height along this portion of Pixley Street is a three-story building mass/scale on both sides of the street.

5. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove three or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings of this Motion. See Item 7, “Additional Findings pursuant to Section 317” below.*

- B. **Rear Yard Requirement.** Planning Code Section 134 allows, in RH-3 Districts, that the required rear yard may be averaged off the adjacent buildings but shall not be less than 25-percent of the lot depth or 15 feet whichever is greater.

*After the proposed lot split, the Greenwich Street lot would measure 65 feet deep and the Pixley Street lot would measure 55 feet deep. The required rear yard for the Greenwich Street lot is approximately 16 feet. The required rear yard for the Pixley Street lot is 15 feet. As a 13-foot deep rear yard (as measured to the proposed bays along the rear wall of each building) is proposed for each lot, the project sponsor is seeking a rear yard variance for the project.*

- C. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

*The Project proposes four parking spaces, two parking spaces for each two-unit building.*

- D. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*The project proposes two replacement buildings, each 40 feet in height.*

6. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

*The use and size of the proposed project is compatible with the immediate neighborhood. While the project proposes demolition of six units, the proposed density of four units distributed into two, two-unit buildings is more desirable in terms of compatibility with the surrounding housing density and the RH-3 Zoning District. The replacement buildings are also designed to be consistent with the existing development pattern and the neighborhood character. Both new buildings are four-story buildings; however the building that faces Pixley Street proposes a front setback at the fourth floor to respect the predominant pattern of three-story facades along both sides of Pixley Street.*

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

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

*The project is designed to be compatible with the surrounding neighborhood and specifically with the adjacent buildings. The proposed size, shape and arrangement of the project are in keeping with the development pattern of through lots on the block, containing two residential structures at each end of the lot. The rear walls of both new buildings are proposed to roughly align with the rear walls of their adjacent structures.*

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

*The Planning Code requires four parking spaces for the replacement buildings. Four spaces are proposed, where currently there are two spaces provided for the existing buildings.*

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

*As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.*

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

*Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood.*

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-3 District.

*The proposed project is consistent with the stated purpose of the RH-3 District. The RH-3 District allows for up to three dwelling units per lot. If the subject lot was not proposed to be split, the density for the subject lot would be limited to three units. The proposed lot split allows for the development of two, two-unit buildings, each on a separate lot, which is within the unit density allowed by the RH-3 District and also in keeping with the existing density of the nearby buildings.*

7. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

***Project does not meet criterion.***

*The Project Sponsor has not submitted a soundness report, as he does not contend that the buildings are unsound.*

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

***Project meets criterion.***

*A review of the Department of Building Inspection and the Planning Department databases show no enforcement cases or notices of violation for the subject property. The project sponsor has owned the property in its current configuration with a five-unit building along Greenwich Street and a one-unit building along Pixley Street. After the filing of the Conditional Use application and additional research, the Department was able to confirm that the legal use of the lot is six units, all contained within the Greenwich Street building. While the number of units (6) on the lot is legal, the placement of the units within the existing buildings is not.*

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

***Project meets criterion.***

*The structures appear to be in decent condition, although the existing dwelling units' sizes, design and construction deficiencies are evident. Per the Sanborn Map, the property appears to be*

*originally developed with three-flats along Greenwich Street and a garage structure along Pixley Street. A building permit issued in 1975 confirms the existence of a three-unit building, while a building permit issued in 1976 allows for the legalization of six units at the project site.*

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

***Project meets criterion.***

*Although the existing structures are more than 50 years old, a review of the supplemental information resulted in a determination that neither structure is an historic resource.*

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

***Criterion does not apply.***

*The structures are not historic resources.*

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

***Project does not meet criterion.***

*The Project would remove six rental units from the City’s housing stock. There are no restrictions on whether the four new units will be rental or ownership.*

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

***Project does not meet criterion.***

*Five legal rent-controlled units will be removed.*

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

***Project does not meet criterion.***

*The Project proposes demolition of five legal units.*

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

***Project meets criterion.***

*The replacement buildings preserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The project would provide a net gain of two bedrooms to the City’s housing stock.*

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

***Project does not meet criterion.***

*The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing dwelling units.*

- x. Whether the Project increases the number of permanently affordable units as governed by Section 315;

***Criterion does not apply.***

*The Project is not subject to the provisions of Planning Code Section 315, as the project proposes less than five units.*

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

***Project meets criterion.***

*The Project has been designed to be consistent with the scale and development pattern of the established neighborhood character.*

- xiii. Whether the Project creates quality, new family housing;

***Project meets criterion.***

*The Project proposes four opportunities for family-sized housing. Two two-bedroom units, one three-bedroom unit and one four-bedroom unit are proposed.*

- xiv. Whether the Project creates new supportive housing;

***Project does not meet criterion.***

*The Project does not create supportive housing.*

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

***Project meets criterion.***

*The overall scale, design, and materials of the proposed buildings are consistent with the blockfaces and compliment the neighborhood character with a contemporary design.*

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

***Project does not meet criterion.***

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

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

***Project meets criterion.***

*The project proposes eleven (11) bedrooms. The existing buildings contain nine (9) legal bedrooms.*

8. **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 proposes market-rate units, the units are well-designed and provide units to accommodate family-sized households. The project would remove six, smaller, awkwardly designed units; however the project would provide four additional family-sized units to the City's housing stock. Overall, the project proposes well-designed buildings with interior layouts superior to those of the existing structures. The project site is within one block from Fillmore, Lombard and Union Streets, all of which are streets that are well-served by public transit: Golden Gate Transit along Lombard Street and various MUNI lines -- Nos. 22, 28, 41, 43, 45 and 76.*

## URBAN DESIGN ELEMENT

### OBJECTIVE 1:

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

#### Policy 1.3:

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

*The four-story replacement building at the Greenwich Street frontage is consistent with the pattern of three- and four-story buildings found along the blockface. The four-story replacement building at the Pixley Street frontage reinforces existing pattern of three-story buildings found on both sides of the street, as the proposed fourth floor is set back to create the appearance of a three-story structure at the front façade and along the blockface.*

**OBJECTIVE 2:**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

**Policy 2.6:**

Respect the character of older development nearby in the design of new buildings.

*The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.*

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

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

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the buildings proposed to be demolished do not contain commercial uses/spaces. The additional bedrooms in the replacement buildings would house more individuals to patronize the existing neighborhood-serving retail uses.*

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

*While the existing housing is proposed to be demolished, the architectural expression, massing and size of the replacement buildings are compatible with the immediate neighborhood character.*

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

*While the affordability of the existing units is not preserved since they are proposed to be demolished, the units are not considered "affordable housing" per Planning Code Section 415 and/or the Mayor's Office of Housing. The proposal to construct four family-sized units at the project site enhances the "affordability" of the units more than if a fewer number of dwelling units were proposed.*

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

*The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing four off-street parking spaces for four units, where three parking spaces currently exist for five legal units.*

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

*The Project is a residential project in an RH-3 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.*

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

*The replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.*

- G. That landmarks and historic buildings be preserved.

*Landmark or historic buildings do not occupy the Project site.*

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

*The project will have no negative effect on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0054C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 27, 2011.

Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: October 27, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of six residential units located at 2135-2137 Greenwich Street (136-138 Pixley Street) pursuant to Planning Code Sections 303 and 317 within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated \_\_\_\_\_, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0054C and subject to conditions of approval reviewed and approved by the Commission on **October 27, 2011** under Motion No \_\_\_\_\_. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 27, 2011** under Motion No. \_\_\_\_\_

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of

Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

## DESIGN

2. **Garage Doors and Curb Cuts.** At both replacement buildings, the garage door shall be limited to 10 feet in width. Both curb cuts shall be limited to 10 feet in width including curb returns.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6169, [www.sf-planning.org](http://www.sf-planning.org).*

3. **Internal Connections.** At both replacement buildings, there shall be a direct internal connection between the ground floor of Unit #1 and the main floor of the unit above.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6169, [www.sf-planning.org](http://www.sf-planning.org).*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6169, [www.sf-planning.org](http://www.sf-planning.org).*

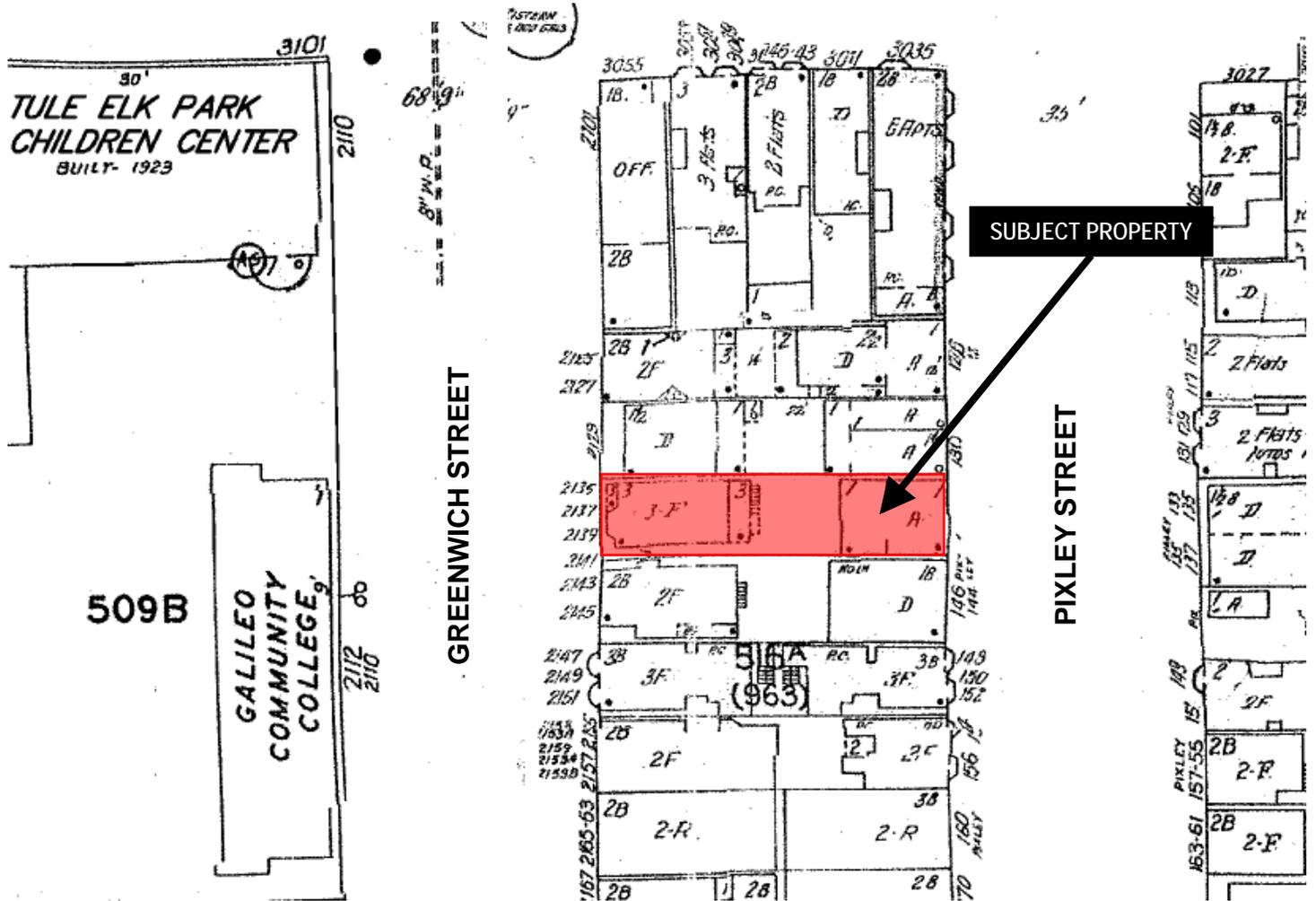
## MONITORING

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# Sanborn Map\*

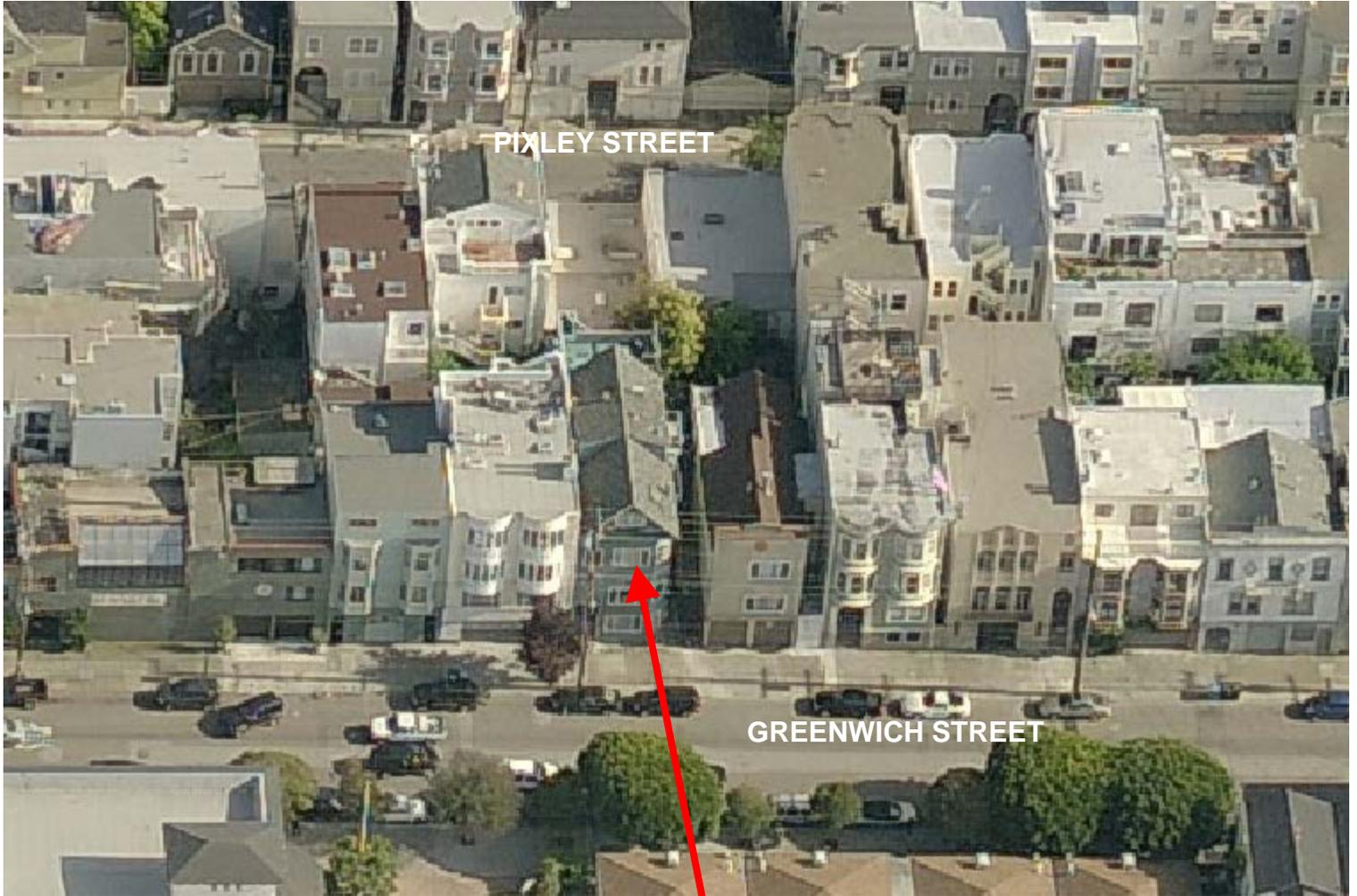


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2011.0054C  
Section 317 – Residential Demolition  
2135-2137 Greenwich St. (136-138 Pixley St.)

# Aerial Photo 1 – Greenwich Street Blockface



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2011.0054C  
Section 317 – Residential Demolition  
2135-2137 Greenwich St. (136-138 Pixley St.)

# Aerial Photo 2 – Pixley Street Blockface



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2011.0054C  
Section 317 – Residential Demolition  
2135-2137 Greenwich St. (136-138 Pixley St.)

# Aerial Photo 3

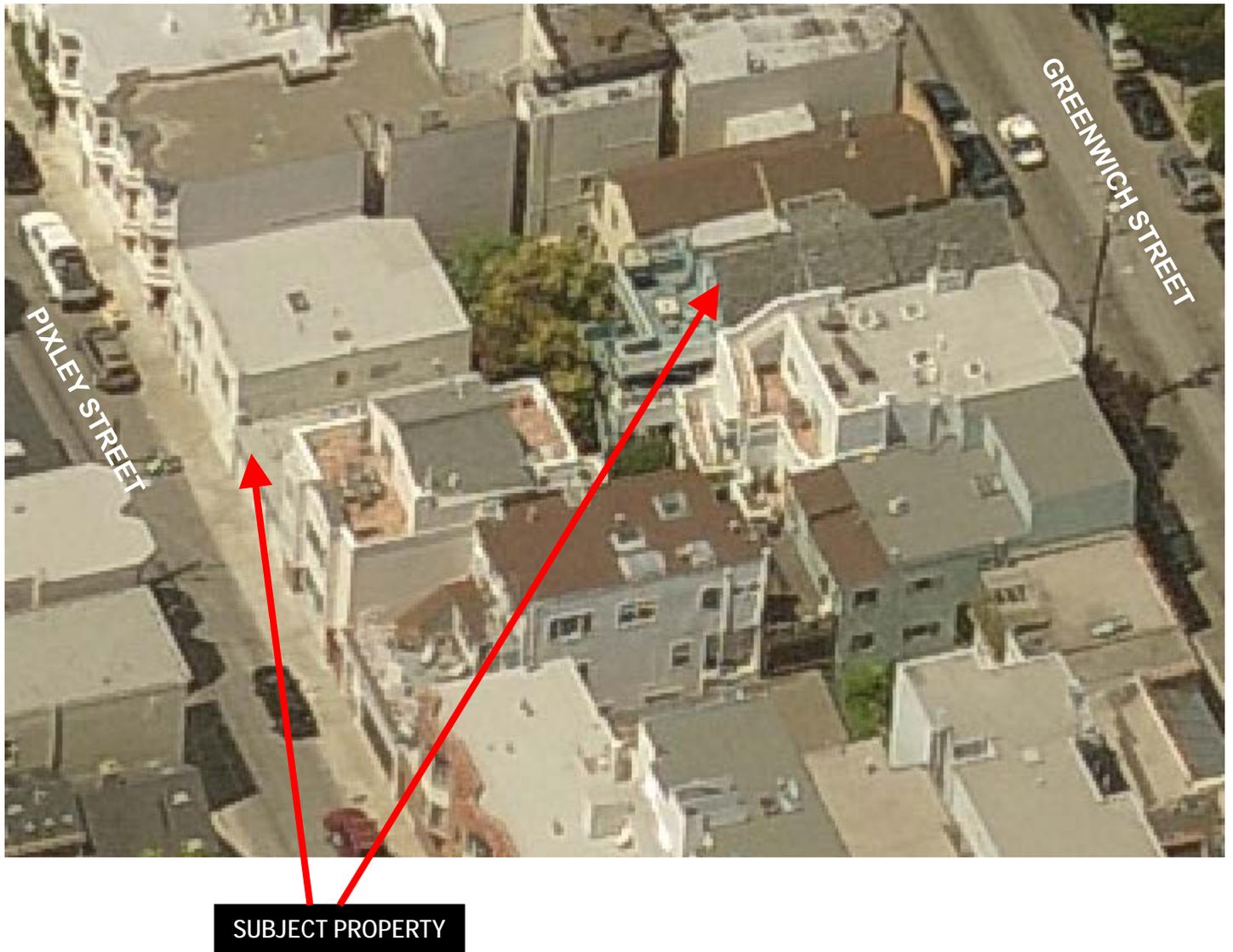


SUBJECT PROPERTY

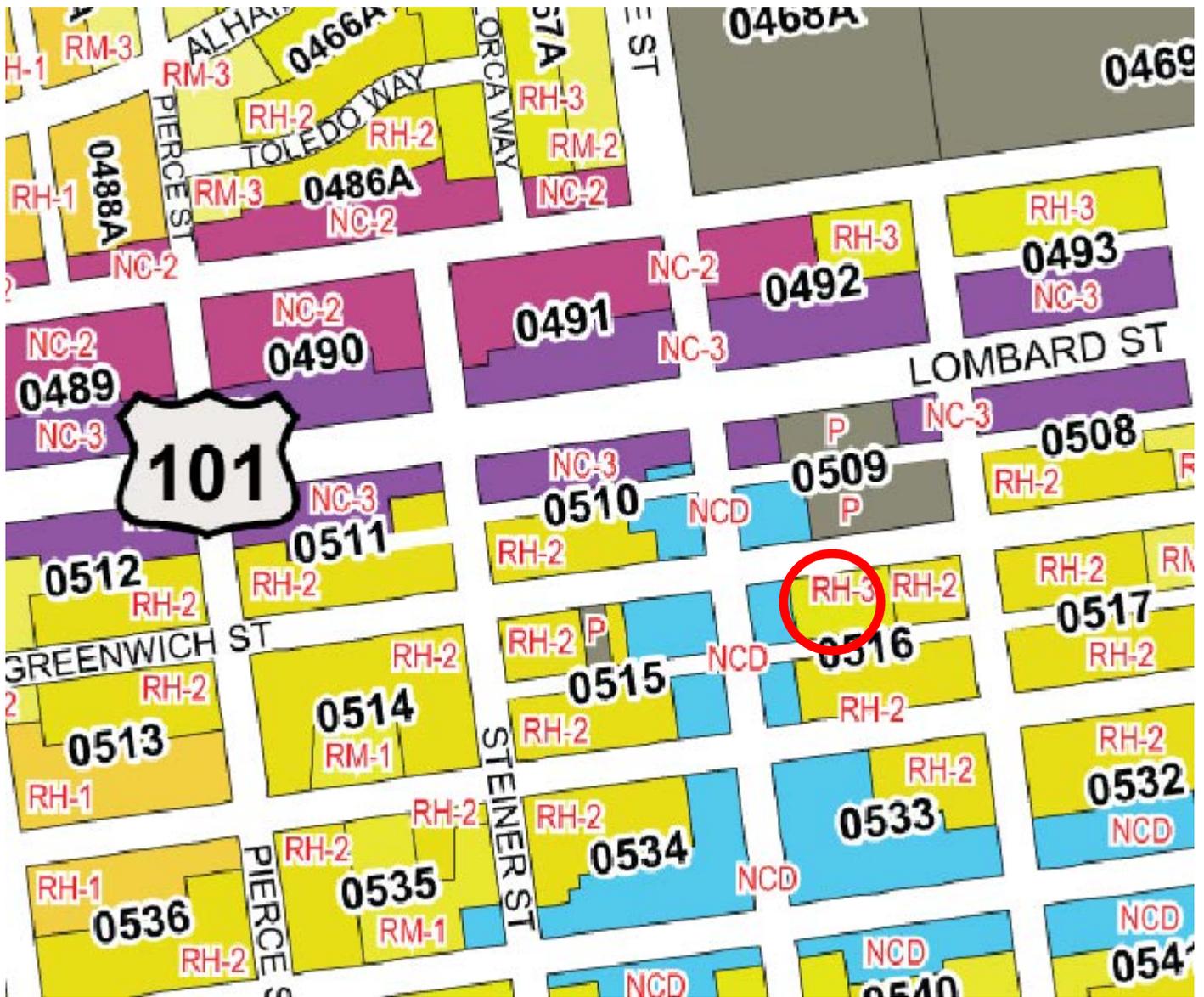


Conditional Use Hearing  
Case Number 2011.0054C  
Section 317 – Residential Demolition  
2135-2137 Greenwich St. (136-138 Pixley St.)

# Aerial Photo 4



# Zoning Map



Conditional Use Hearing  
Case Number 2011.0054C  
Section 317 – Residential Demolition  
2135-2137 Greenwich St. (136-138 Pixley St.)

Case Number	2011.0054C
For Staff Use only	

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Jitu & Susan Somaya (JITU@SOMAYA.NET)		
PROPERTY OWNER'S ADDRESS: 7844 Greenwich Street San Francisco, CA	ZIP CODE: 94115 94123	TELEPHONE: (415) 922-5299
APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2125 Greenwich Street / 140 Pixley Street		ZIP CODE: 94123
CROSS STREETS: Fillmore / Webster		
ASSESSORS BLOCK/LOT: 516 129A	LOT DIMENSIONS: 25x120	LOT AREA (SQ FT): 3000
ZONING DISTRICT:	HEIGHT/BULK DISTRICT:	

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard

Present or Previous Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Building Permit Application No. \_\_\_\_\_ Date Filed: \_\_\_\_\_

Case Number	
	For Staff Use only

Narrative project description:

We are demolishing 1 building and garage - currently housing 5 rental units and building 2 buildings. Each new building will have 2 condominiums and 2 garage spaces.

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	5		4	<1>
RETAIL	—		—	—
OFFICE	—		—	—
INDUSTRIAL	—		—	—
PRODUCTION, DISTRIBUTION, AND REPAIR (PDR)	—		—	—
PARKING	2		4	4
OTHER (SPECIFY USE)				
TOTAL GSF			7,730	
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
DWELLING UNITS	5	—	4	<1>
HOTEL ROOMS	—		—	—
PARKING SPACES	2		4	4
LOADING SPACES	—		—	—
NUMBER OF BUILDINGS	2		2	—
HEIGHT OF BUILDING(S)	45		40	40
NUMBER OF STORIES	4		4	4
PLEASE DESCRIBE ANY ADDITIONAL PROJECT FEATURES THAT ARE NOT INCLUDED IN THIS TABLE:				

Application for **Conditional Use**

Case Number	
	For Staff Use only

5. Action(s) Requested (Include Planning Code Section which authorizes action)

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Case Number

For Staff Use only

## Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

All new construction will fall within the footprint of the existing property (2135 Greenwich/140 Pixley) and will follow all building codes, including earthquake and green factors. All new construction will upgrade and enhance the existing neighborhood.

Case Number

For Staff Use only

## Priority General Plan Policies Findings

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

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

We are replacing current buildings with new, ~~upgraded~~ upgraded homes large enough for families. Parking will be included. Additional square footage and parking will maintain the family feel of the neighborhood.

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

Design and aesthetics in this ~~neighborhood~~ neighborhood will be upgraded by the addition of these 2 new buildings. We are following height limitations and will be using new, durable finishes for these 4 condos.

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

NA

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

2 - 2 unit residences.  
Parking (4 spaces) will be included in total.  
We will not cause any additional traffic or parking problems by constructing these 2 buildings.

Case Number

For Staff Use only

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

New construction will provide larger units for families; upgraded design and materials that will enhance the existing neighborhood; additional parking will be provided and we are creating a courtyard between the 2 buildings

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

New construction will not interfere with any city properties - or endanger people at all. All earthquake codes will be followed on new buildings

7. That landmarks and historic buildings be preserved; and

Existing building is not landmark or historically relevant - NA

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

This construction impedes no parks or open spaces - we are within property lines and not moving outside

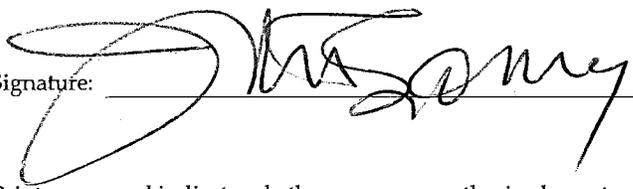
## Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
7,000 / Army	
ESTIMATED CONSTRUCTION COST:	\$ 1.2 MILLION (PER NEW CONST. APPLICATIONS)
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 9/1/10

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

Jitu Somaya  
Owner / Authorized Agent (circle one)



# SAN FRANCISCO PLANNING DEPARTMENT

Date received:

## Environmental Evaluation Application

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](http://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](mailto:brett.bollinger@sfgov.org)

Chelsea Fordham or Jeanie Poling  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9072, [jeanie.poling@sfgov.org](mailto:jeanie.poling@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"/>
<i>Geotechnical Report</i> , as indicated in Part 3 Questions 3a and 3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Class 1 (d) & B(a)  
4/20/11 (TS)

LEGALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Signed (owner or agent): *John Song*  
(For Staff Use Only) Case No. 2011.0054E

Date: Jun 18 11  
Address: 2135 Geary Blvd  
Block/Lot: 0516/028A

415-271-5266

**PART 2 – PROJECT INFORMATION**

**Owner/Agent Information**

Property Owner JITU SOMAYA Telephone No. 415 271 5266 /415 922 5299  
Address 2844 GREENWICH STREET Fax. No. 415 434 5805  
SAN FRANCISCO CA 94123 Email JITU@SOMAYA.NET  
Project Contact SAME Telephone No. SAME  
Company \_\_\_\_\_ Fax No. \_\_\_\_\_  
Address \_\_\_\_\_ Email SAME

**Site Information**

Site Address(es): 2135 -37-39 GREENWICH STREET / 136-138PIXLEY ST  
SAN FRANCISCO CA 94123  
Nearest Cross Street(s) WEBSTER AND FILLMORE  
Block(s)/Lot(s) 0516/028A Zoning District(s) \_\_\_\_\_  
Site Square Footage 3500 SQ FEET ( APPROX) Height/Bulk District 40 FEET  
Present or previous site use RESEDENCE  
Community Plan Area (if any) \_\_\_\_\_

**Project Description - please check all that apply**

Addition     Change of use     Zoning change     New construction  
 Alteration     Demolition     Lot split/subdivision or lot line adjustment  
 Other (describe) \_\_\_\_\_ Estimated Cost \$650,000.00  
Describe proposed use DEMOLISH AND REBUID TWO RESENCES ON EACH SIDE ( TOTAL FOUR )

Narrative project description. Please summarize and describe the purpose of the project.

APPLICATION IS MADE TO DEMOLISH FIVE UNIT RESIDENTIAL APARTMENT BUILDING WHICH IS TIRED AND RUN DOWN. AND BUILD FOUR UNIT RESENCE WITH A LOT SPLIT AND ADDITIONAL PARKING. THERE ARE NO PROTECTED TENANTS HERE AND ALL TENANTS ARE ON MONTH TO MONTH LEASE. MOST OF THEM ARE NEW AND ON SHORT TERM LEASE.

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 (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	5 UNITS	0	4 UNITS	-1
Retail	0	0	0	N/A
Office	0	0	0	N/A
Industrial	0	0	0	N/A
Parking	2	2	2	4
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	3500	3500	3000	6500
Dwelling units	5	0	4	-1
Hotel rooms	0	0	0	N/A
Parking spaces	2	2	2	4
Loading spaces	0	0	0	N/A
Number of buildings	2	0	2	2
Height of building(s)	40 FEET	40 FEET	40 FEET	40 FEET
Number of stories	4	0	4	4
Please describe any additional project features that are not included in this table:				
<p><b>Additional Information:</b> 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 <b>transportation study</b> 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. <b>Neighborhood notification</b> may also be required as part of the environmental review processes.</p>				



# 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:* 2135 Greenwich Street, aka 136 Pixley Street  
*Block/Lot:* 0516/028A  
*Case No.:* 2011.0054E  
*Date of Review:* April 1, 2011  
*Planning Dept. Reviewer:* Tara Sullivan  
(415) 558-6257 | tara.sullivan@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**PROPOSED PROJECT**       Demolition       Alteration

### PROJECT DESCRIPTION

The proposal is demolish two structures on the lot: 1) a three-story-plus-attic multi-family residential building that faces Greenwich Street; and 2) a one-story wood garage structure that faces Pixley Street. The proposed project will subdivide the through-lot and construct two new single-family residences.

### PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of both buildings - constructed circa 1906.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is one of the last through-lots with two street frontages and addresses in the neighborhood: the main residence is located on 2135 Greenwich Street and the ancillary garage structure is located on 136 Pixley Street. Both are between Webster and Fillmore Streets in the Cow Hollow neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District.

2135 Greenwich Street was constructed circa 1906 by an unknown builder. It is a four-story multiple-family residence, with a recessed entrance at the eastern side of the ground floor extending to the first floor; a plain façade with a chamfered corner on the western side that runs the height of the building; and a front-facing gable. The entire façade is clad in stucco and features aluminum windows in a variety of styles. 136 Pixley was constructed at the same time as the main residence and is a wood-frame structure with two garage openings, horizontal lap siding, and a simple projecting cornice.

2135 Greenwich Street, aka 136 Pixley Street, is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. There is a contemporary community college campus directly across the street from the 2135 Greenwich Street façade, with a community center at the corner of Greenwich and Webster that was constructed in 1923.

The neighborhood features two small secondary/'alley' streets – Pixley Street and Moulton Street. These two streets run east-to-west from Buchanan to Steiner Streets.

The Cow Hollow neighborhood contains a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences and multi-family structures on corner lots and at lower elevations. The residences are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the area of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area.

By the late 1880's the area was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' built homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be a residential enclave surrounded by commercial streets such as Union, Fillmore, and Lombard Streets.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

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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:

Based upon the submitted information, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

*Criterion 1 (Events): 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;* Based on the information provided by the consultant, Tim Kelley, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

2135 Greenwich Street, aka 136 Pixley Street, was constructed circa 1906. Sanborn maps from 1893 and 1899 show that the property was originally part of the adjacent lot to the west and was open land. The current residence and outbuilding first appear on the 1913 Sandborn Map as a three-storey commercial and residential building with outbuildings, a covered breezeway, and a stable facing Pixley Street. While the original construction records do not exist to provide the exact date of construction, records show that the property was sold in 1905. It is likely that the current house and outbuildings were constructed shortly thereafter. It was not until 1917 that the property was subdivided (that is, the subject property lot was split from the adjacent western lot). Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

The development period of the Cow Hollow neighborhood spans approximately 60 years (1850 – 1910) and is represented by a large variety of architectural styles. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events.

The development of 2135 Greenwich Street, aka 136 Pixley Street, falls towards the end of the period where Cow Hollow was transitioning from a rural area to an urban neighborhood. While the early use of the area as farmland and its slow transition to an urban neighborhood contributes to the city's development history, there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 2135 Greenwich Street, aka 136 Pixley Street is not eligible under this Criteria.

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

Records indicate that Rebecca E. Hooper sold the property to Giovanni Vaccari in 1905. There appeared to be two separate residential buildings facing Greenwich Street with the outbuildings located on Pixley Street. Mr. Vaccari ran a liquor store at the ground floor of the subject property until 1920. The double-wide through lot was subdivided in 1917, and the subject lot (2135 Greenwich) was sold in 1920. During the 1920's, there were a variety of commercial tenants at the ground floor, and this commercial store was converted into an apartment in 1931, likely due to the Depression. From the mid-1930's until 1947 the property changed hands several times. Since 1947, four families have owned the property, with the current owner, Jitu Somaya, purchasing the lot in

1994. Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, 2135 Greenwich Street, aka 136 Pixley Street, is not eligible under Criterion 2.

*Criterion 3 (Architecture): 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;*

2135 Greenwich Street, aka 136 Pixley Street, consists of two separate buildings as described above. The property was constructed circa 1906, and while the existing garage structure on Pixley Street does retain the majority of its features, this structure and the main residence at Greenwich Street do not appear to be eligible for listing on the California Register as an individual resource under Criterion 3. These buildings represent few of the distinctive characteristics of its style and period and do not possess high artistic value.

2135 Greenwich Street, aka 136 Pixley Street, does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, including late 19<sup>th</sup>-century and early to mid-20<sup>th</sup>-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this criterion in relation to any potential historic district or important context.

*Criterion 4 (Information Potential): It yields, or may be likely to yield, information important in prehistory or history;*

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

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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:

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

As the subject property does not appear to be a historical resource, the historic integrity of the property was not evaluated.

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October 11, 2011

Christina Olague, President  
Ron Miguel, Vice President  
Michael J. Antonini, Commissioner  
Gwyneth Borden, Commissioner  
Rodney Fong, Commissioner  
Kathrin Moore, Commissioner  
Hisashi Sugaya, Commissioner

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**RE : 2135-37 Greenwich Street and 136-38 Pixley Street  
(Block 0516, Lot 028A)  
Case No. 2011.0054CV**

Dear Commissioners:

My name is Jitu Somaya and I am the sponsor of this project. My proposal is to demolish the existing building and subdivide the lot for two new family-size duplexes. I bought my first home in Cow Hollow in 1981 and still live there. Loving the neighborhood, I purchased the above referenced property in 1994 in hopes that my young daughter would grow up one day, marry, and raise a family here close to my wife and me.

#### **EXISTING PROPERTY TO BE DEMOLISHED**

The property has continuously deteriorated since purchasing. I replaced the roof, windows, and doors; painted the exterior and interior; repaired the back stairs; and basically cleaned the entire property inside and out. Even with these improvements, the building has suffered irreversible deterioration. There are major water leaks and air gaps that no roofer or contractor can guarantee to fix. Last year we had a roofer out at least six times and still the problems are unresolved (see letter from Maciel Roof Co. attached). The building is energy inefficient, except for the energy-saving appliances I installed. Due to the air gaps throughout, there is a huge waste of electricity and gas during the winter months.

According to the Historic Resource Evaluation Response, the existing building has no significant historic value.

#### **VOLUNTARILY VACATING**

No one is being evicted. We have short-term tenants who are voluntarily vacating the property. Our longest tenant of just over a year will be moving closer to her job in Marin County. She has given us notice to vacate her apartment by January 15, 2012.

### **SUBDIVIDED LOTS ARE APPROPRIATE FOR THE NEIGHBORHOOD**

Subdividing my property results in two lots of 1,625 and 1,375 square feet. These lot sizes are totally appropriate for the neighborhood. As demonstrated in Exhibit 1, over 70% of the surrounding through lots have been subdivided. Highlighted in Exhibit 2 is the huge number of lots less than 2,500 square feet in the vicinity. On the same block as my property (Block 0516), the majority of lots are under 2,500 square feet. Several lots are smaller than both my proposed lot sizes. The smallest property, just three doors down, is less than 1,200 square feet. A total of 13 lots just on my block are smaller than my proposed 1,625 square foot lot. Taking this into consideration, the proposed subdivision is perfectly fitting for the neighborhood.

### **UNIT DENSITY IMPROVED**

RH-2 Zoning only allows for two units per lot. Currently there are six units on my property and recent research by my architect has revealed that one of those is an illegal unit. Among the five legal units, three of them are one bedroom units. They have poor layouts and are too small for families to live in. The biggest unit is excessively built up into the attic and accesses the floor below only via a spiral staircase. The overall aesthetic of the building is out-of-date and unattractive.

### **MID-BLOCK OPEN SPACE INCREASED**

In addition to improving unit density, the proposed design adds mid-block open space. Exhibit 3 demonstrates how open space is increased from what is currently existing. The proposed mid-block open space is similar to that of adjacent neighbors. Upon reviewing the larger neighborhood context in Exhibit 4, our proposed rear yard sizes prove to be consistent with the rear yard pattern in the vicinity.

### **INCREASING FAMILY HOUSING & ADDING POSITIVELY TO THE NEIGHBORHOOD**

In conclusion, the proposed project will only add positively to the neighborhood. Replacing the run-down, energy wasting, unattractive building with two well-designed duplexes will complement the cultural and economic diversity of San Francisco. The proposed duplexes have three bedrooms, two baths, and garage space for each unit. In contrast to the tiny units currently existing, the new units will be more attractive to families. Thoughtful design provides a pleasing aesthetic and, more importantly, provides space and livable conditions for growing families. The up-to-date design will enhance the Cow Hollow neighborhood character and add to the wonderful personality we all know and love.

I respectfully request that you allow me to properly demolish the existing building and move forward with the proposed design. It will enhance the community and make the neighbors proud.

Thank you for your consideration.



Jitu Somaya

# Maciel Roofing Co.

C-39 LIC# 768271

PO BOX 189 Martinez, CA. 94553

\*Tel (510) 912-5454 \*Fax (510)

787-6900

To: Susan Somaya

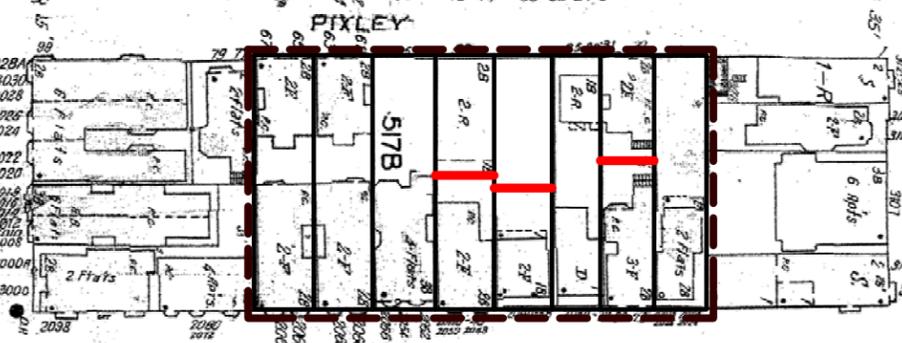
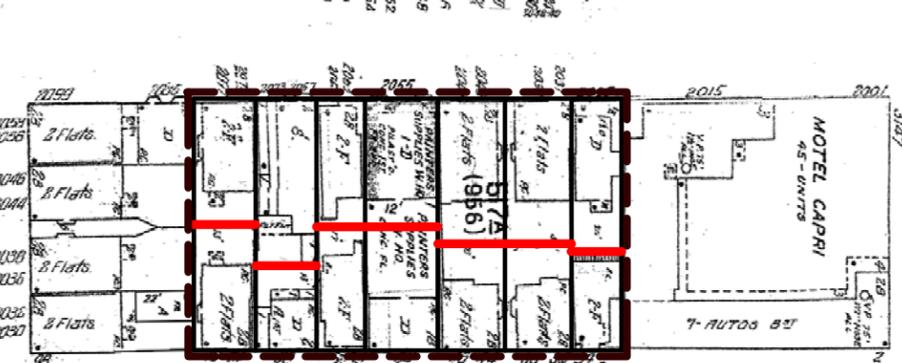
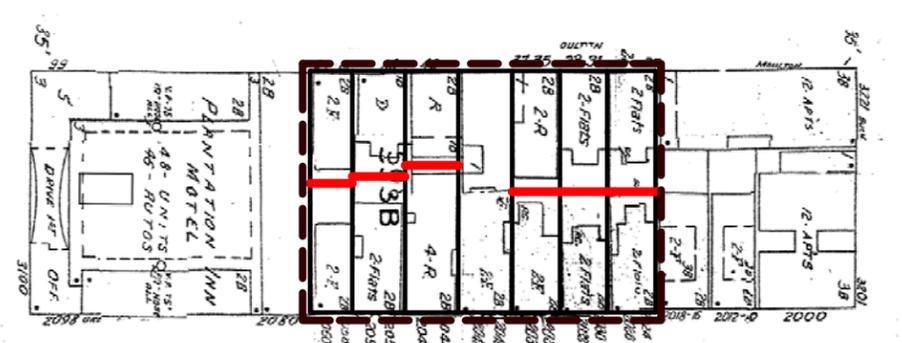
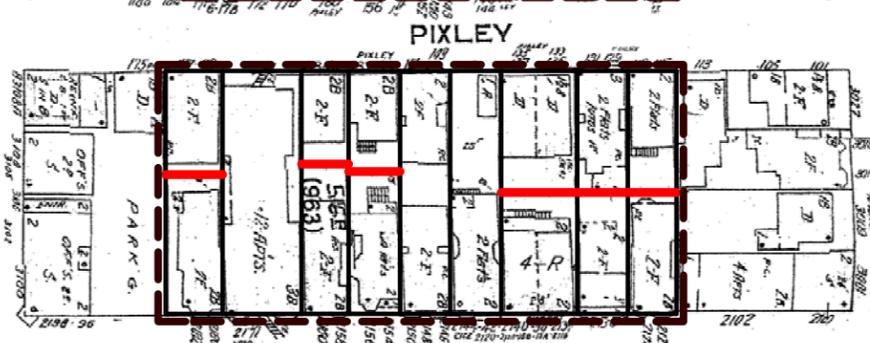
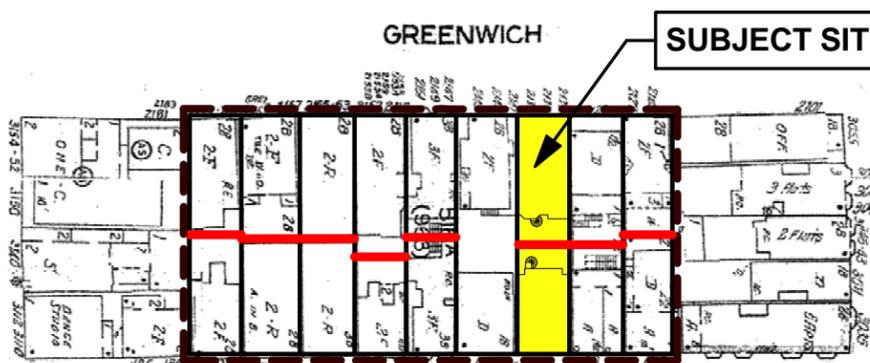
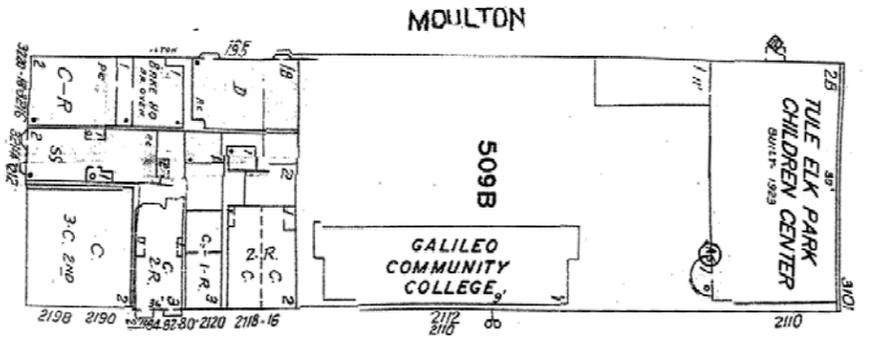
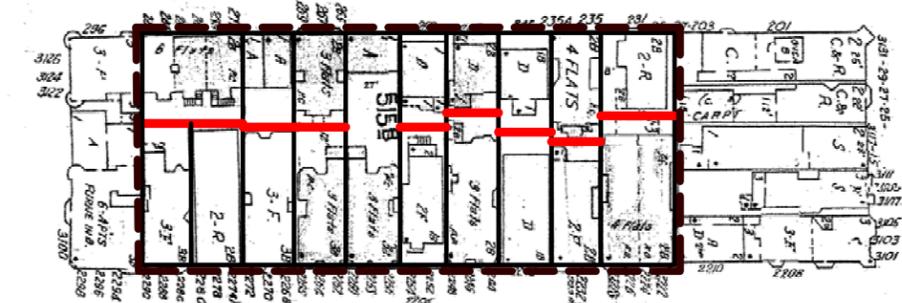
October 5, 2011

Subject: Water proofing at 2135 Greenwich St. San Francisco, CA.

I am writing this letter to inform you that we can not continue to service this property address in the assistance of waterproofing. We have tried 25-30 times over the last ten years to stop the water intrusion and very little success. We feel that the building has so many inaccessible problem areas that we can not effectively perform work that will produce positive results. Thank you for your understanding.

**Brian Palkowski**

Regards,  
Maciel Roofing  
Brian Palkowski  
510-912-5454



**LEGEND:**  
 - - ORIGINAL THROUGH LOTS  
 — SUBDIVIDED THROUGH LOT LINES



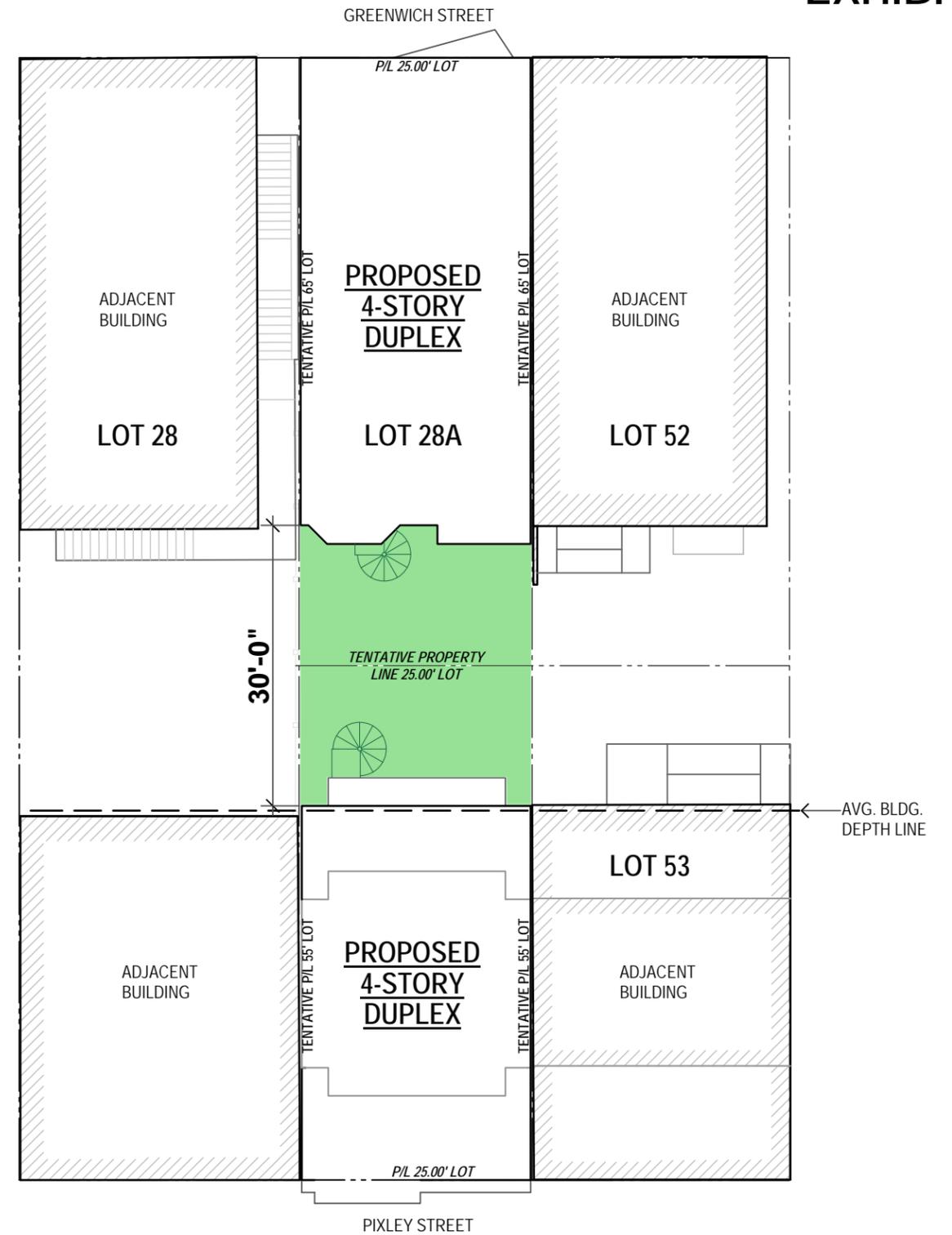
**70%+ OF ORIGINAL THROUGH LOTS  
 IN THE VICINITY HAVE BEEN SUBDIVIDED**







 EXISTING



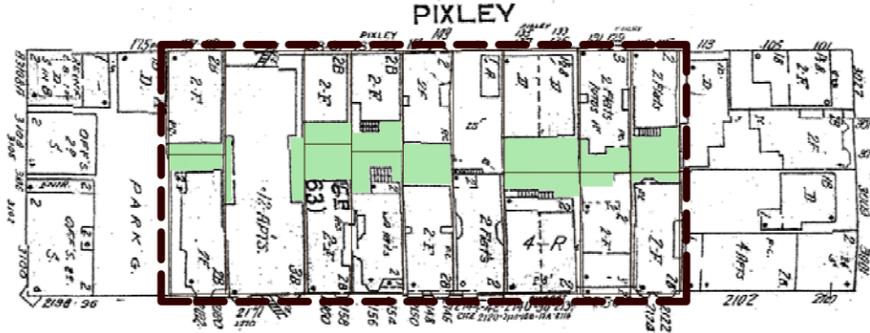
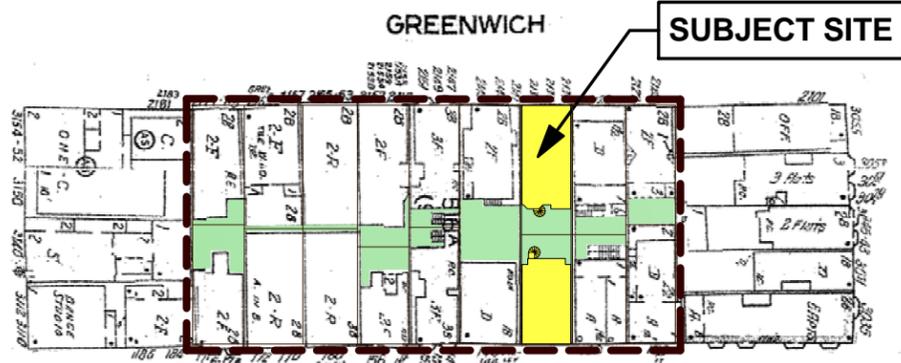
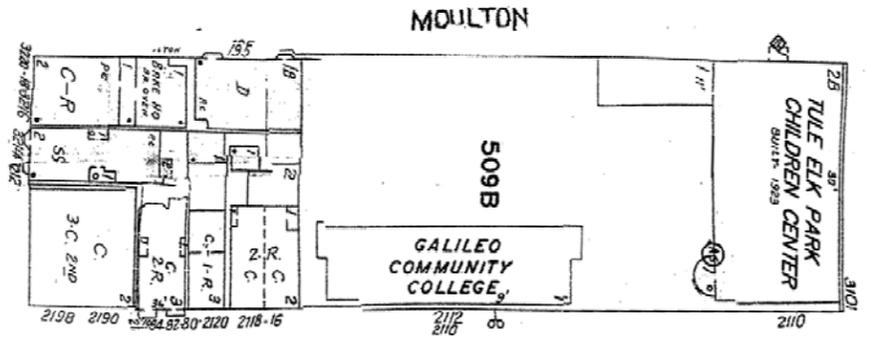
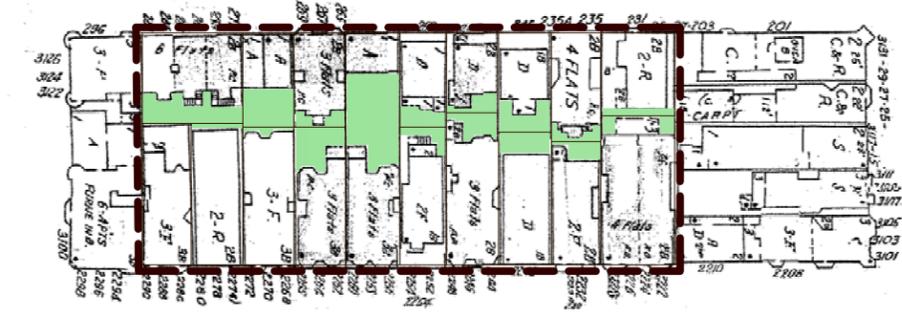
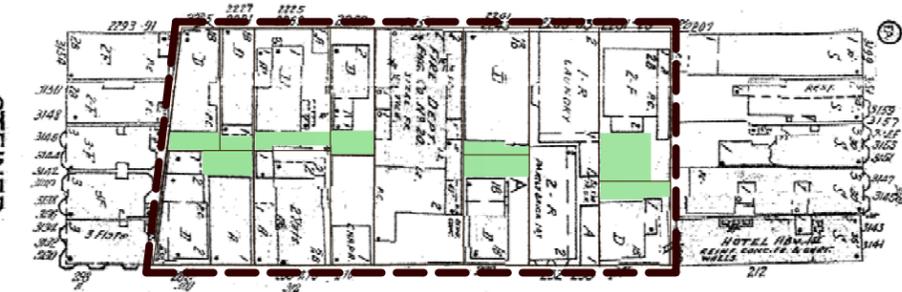
PROPOSED

EXISTING OPEN SPACE COMPARED TO PROPOSED OPEN SPACE

2135-37 GREENWICH & 136-38 PIXLEY, BLOCK 0516, LOT 28A, SAN FRANCISCO, CA 94123

SCALE: 1/32" = 1'-0"

10/6/11



**LEGEND:**

-  ORIGINAL THROUGH LOTS
-  REAR YARD PATTERN



### MID-BLOCK OPEN SPACE & REAR YARD PATTERN IN THE VICINITY

2135-37 GREENWICH & 136-38 PIXLEY, BLOCK 0516, LOT 28A, SAN FRANCISCO, CA 94123



1. GREENWICH STREETScape, LEFT OF SUBJECT SITE





2. PIXLEY STREETScape, LEFT OF SUBJECT SITE



3. PIXLEY STREETScape, RIGHT OF SUBJECT SITE



EXISTING BUILDING



PROPOSED BUILDING



EXISTING BUILDING



PROPOSED BUILDING

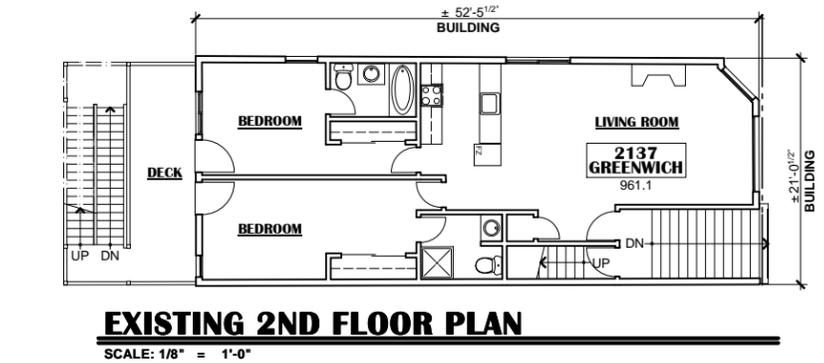
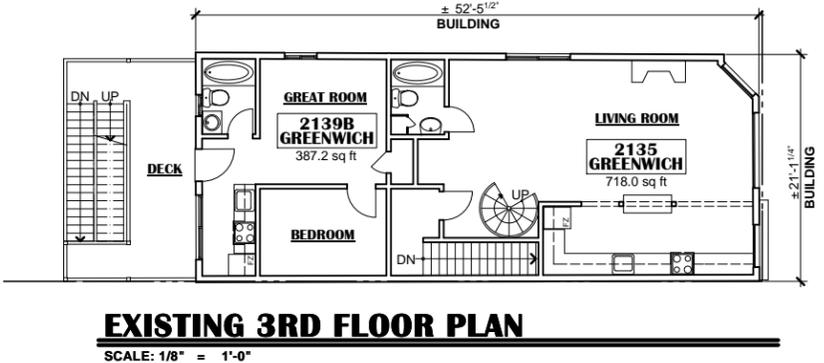
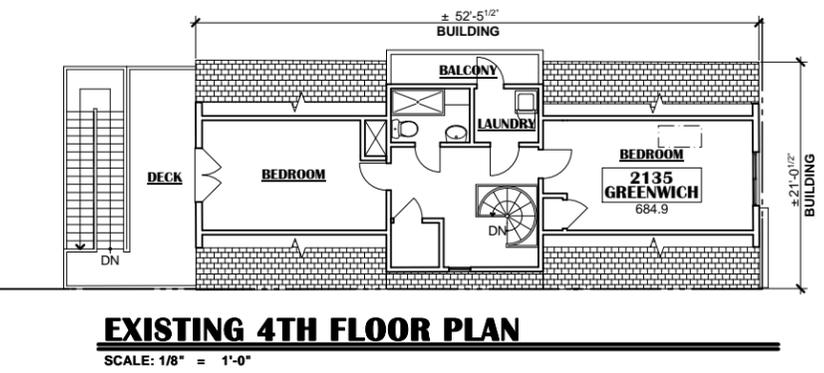
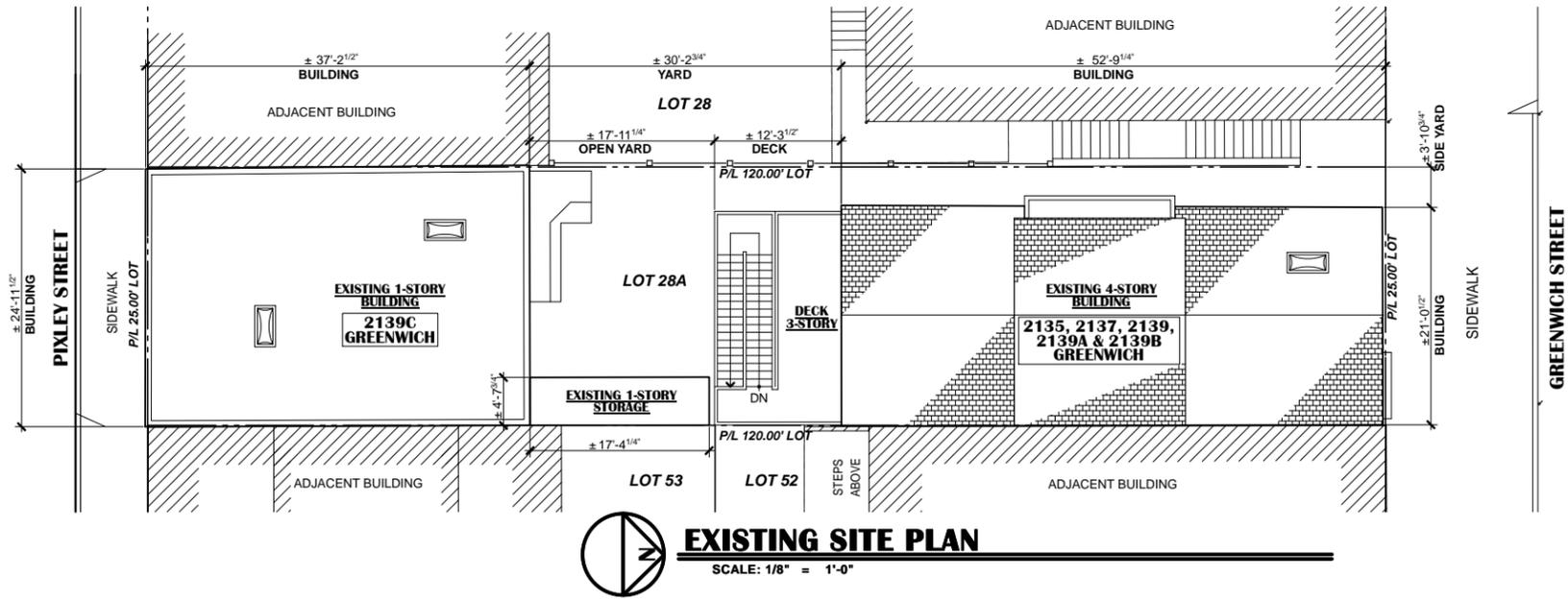


2135-37 GREENWICH STREET



136-138 PIXLEY

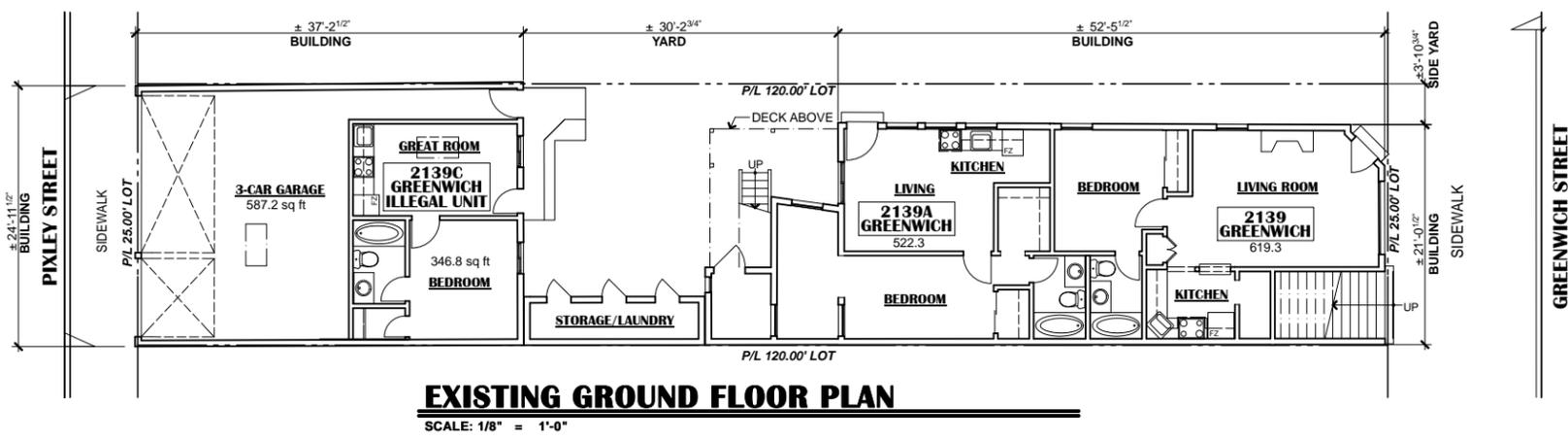
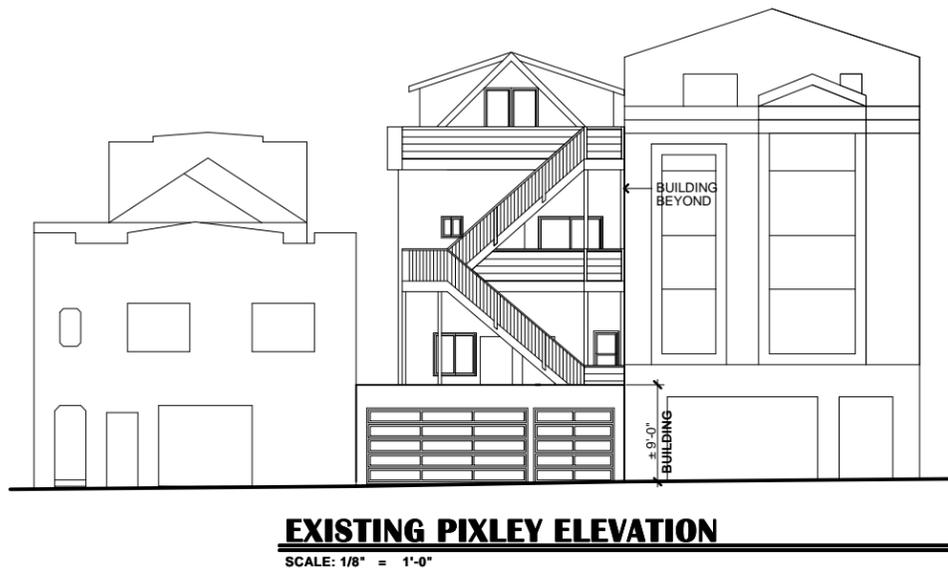




**Existing Area Calculation**  
 Area Calculation (In Square Feet):

	Front Building Greenwich				Rear Building Illegal Unit		Total
	2135	2137	2139	2139A	2139B	2139C Common	
4th Floor	684.9				387.2		684.9
3rd Floor	718						1105.2
2nd Floor		961.1					961.1
Ground Floor			619.3	522.3		346.8	2075.6
<b>Total</b>	<b>1402.9</b>	<b>961.1</b>	<b>533.3</b>	<b>606.5</b>	<b>387.2</b>	<b>346.8</b>	<b>4826.8</b>
			3891			934	

Total Living area for all Units = 4237.8 S.F.  
 Total Garage & Common Area = 587.2 S.F.  
 Total Building Area = 4825 S.F.



REVISIONS	BY
0/14/11 Ping Cmt #2	VE



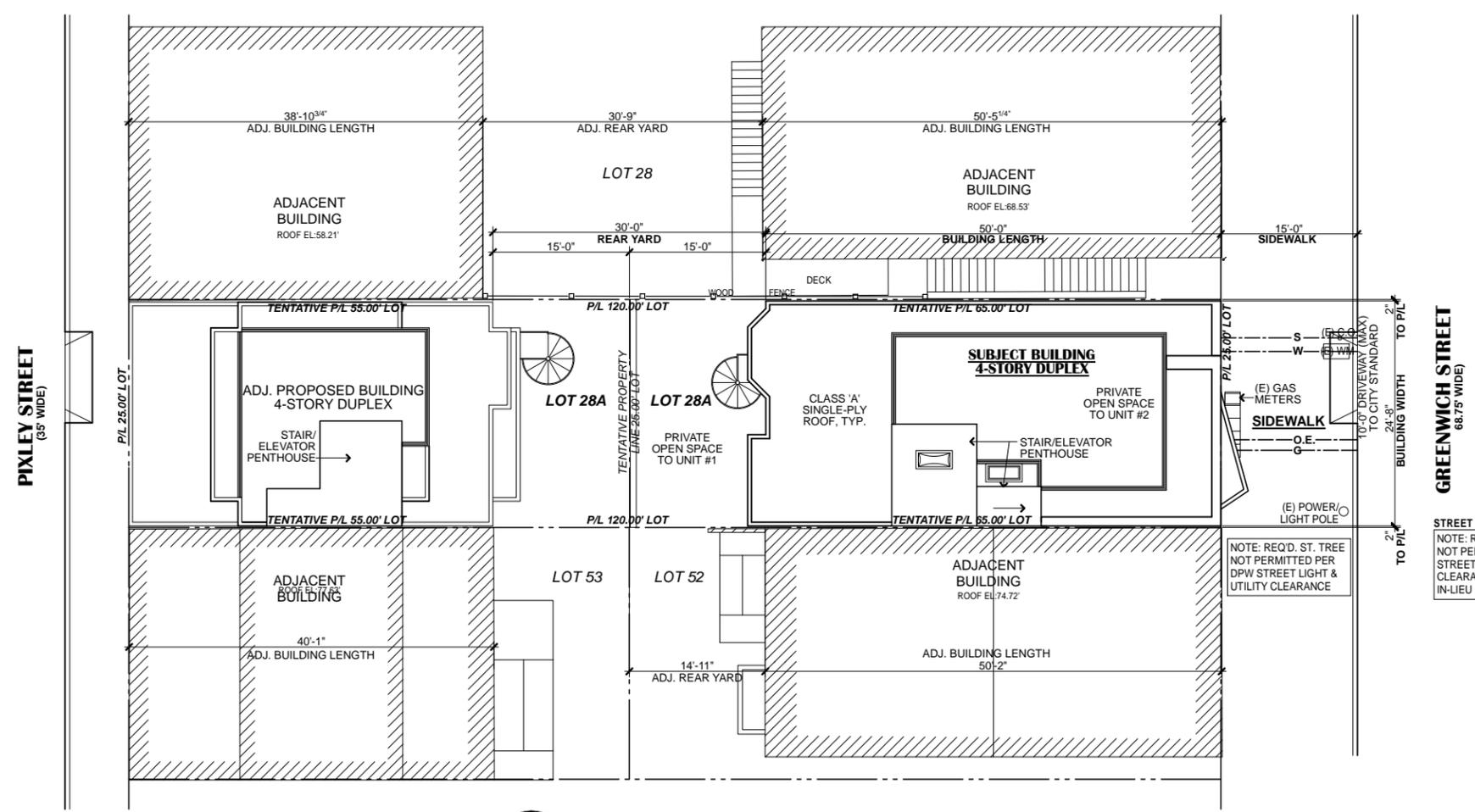
GABRIEL Y. NG & ASSOCIATES  
 ARCHITECTURE + PLANNING + INTERIORS  
 1340 PINE AVENUE, SUITE 210 415.463.9245  
 SAN FRANCISCO, CA 94122 415.510.2811 399  
 www.gyngala.com

**NEW DUPLEX BUILDING**  
**2135-37 GREENWICH STREET**  
**BLOCK 0516, LOT 028A**  
**SAN FRANCISCO, CA 94123**

**SITE / ROOF PLAN**

Date **4/4/11**  
 Scale **AS NOTED**  
 Drawn **MML**  
 Job **110205**  
 Sheet

**A-1**

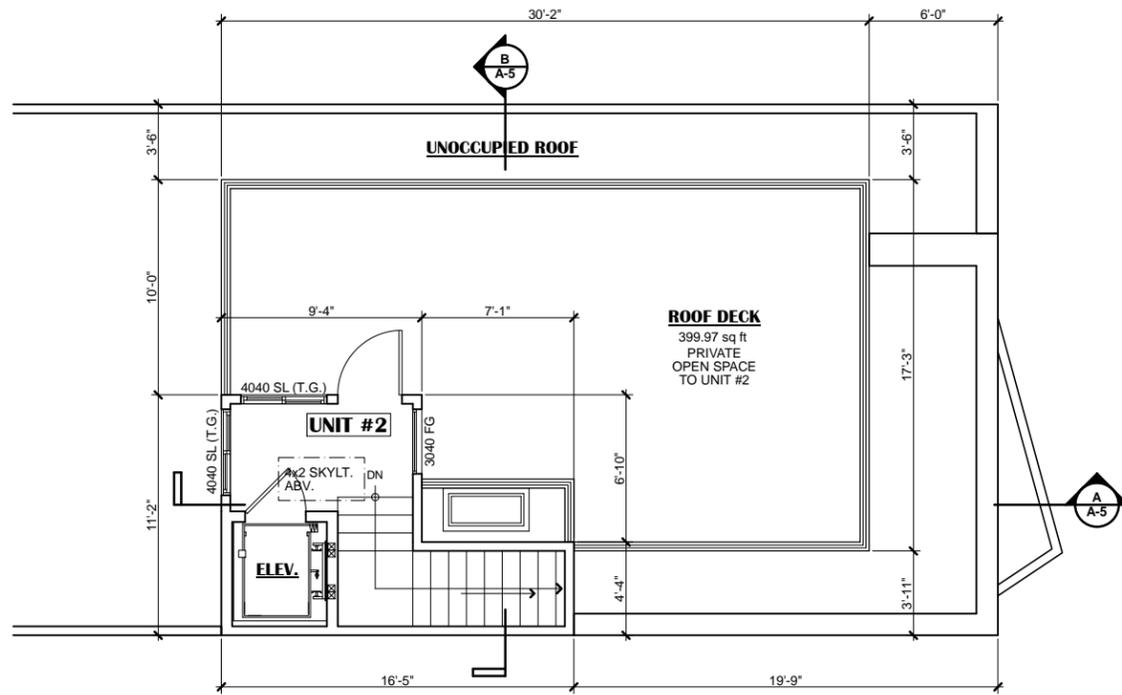


**SITE / ROOF PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

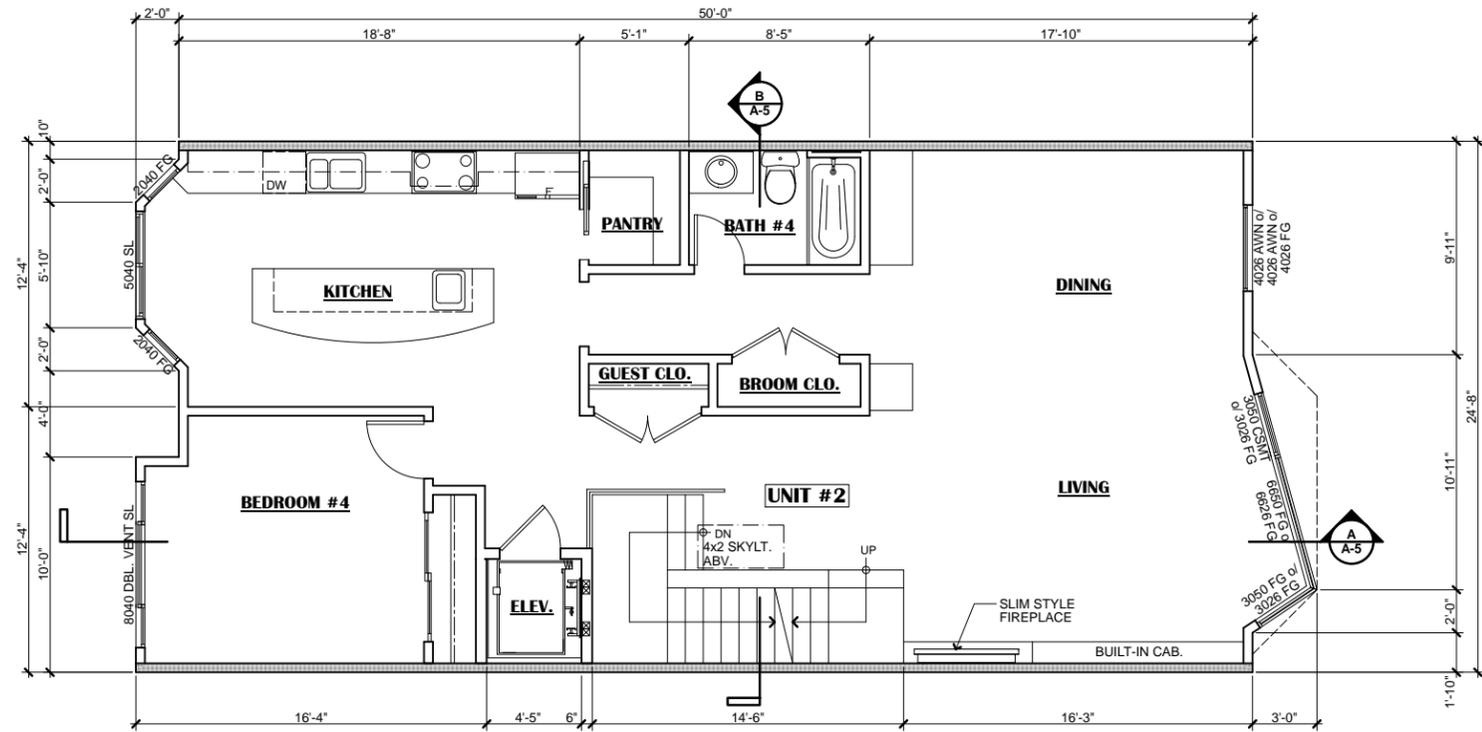




**STAIR/ELEVATOR PENTHOUSE**

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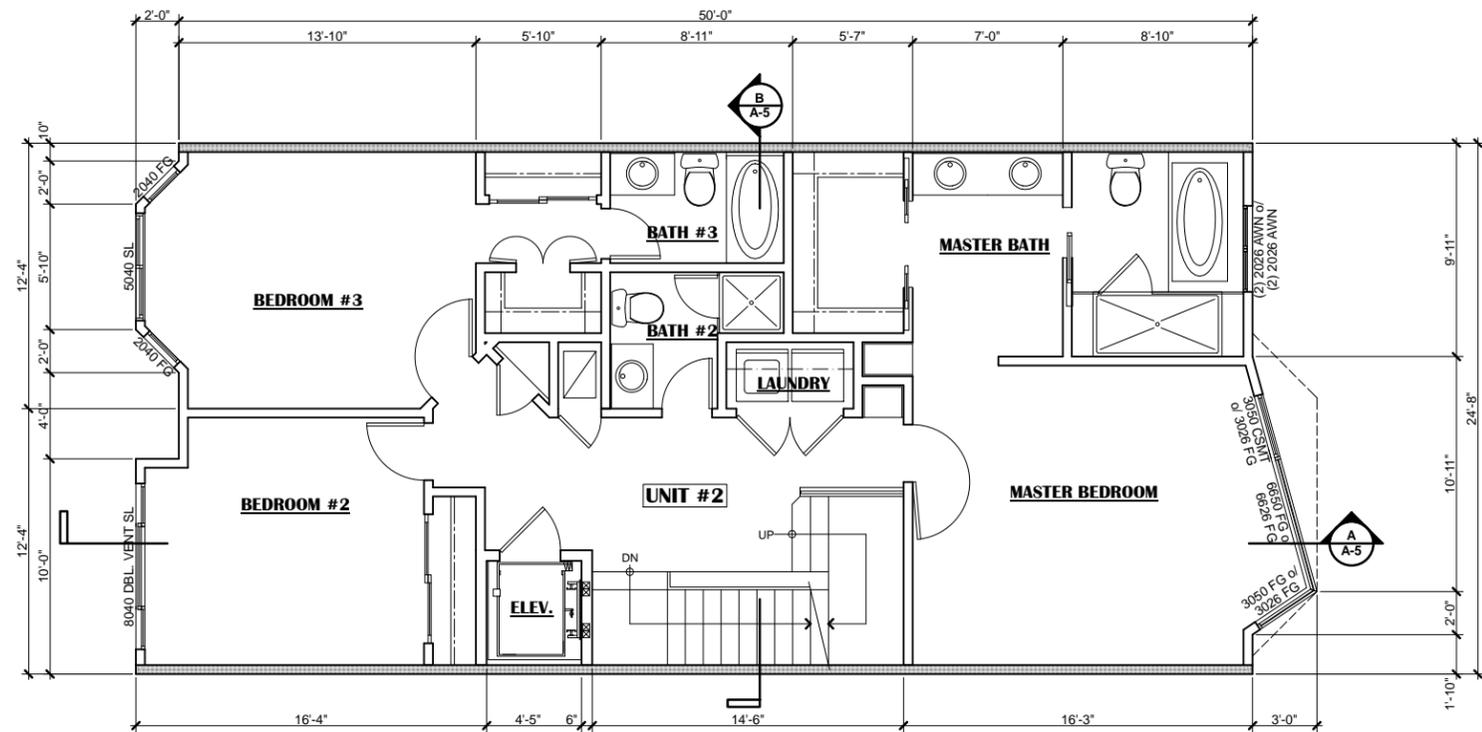
SCALE: 1/4" = 1'-0"



**FOURTH FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



**THIRD FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

REVISIONS	BY
0/14/11	VE
Plng Cmt #2	



**GABRIEL V. NG & ASSOCIATES**  
ARCHITECTURE + PLANNING + INTERIORS  
1342 9th AVENUE, SUITE 710 415.449.9045  
SAN FRANCISCO CA 94122 415.449.9045  
www.gvng.com

**NEW DUPLEX BUILDING**  
**2135-37 GREENWICH STREET**  
**BLOCK 0516, LOT 028A**  
**SAN FRANCISCO, CA 94123**

**THIRD & FOURTH FLOOR PLANS**

Date	4/4/11
Scale	AS NOTED
Drawn	MML
Job	110205
Sheet	

**A-3**

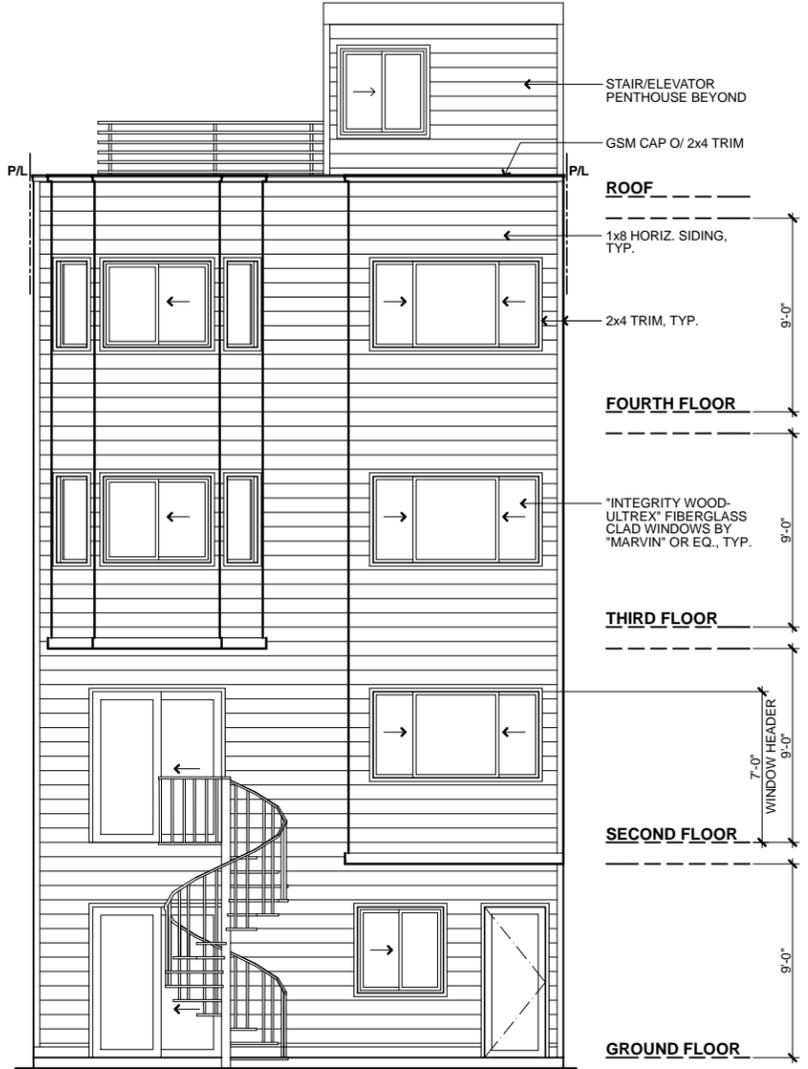


GABRIEL V. NG & ASSOCIATES  
 ARCHITECTURE + PLANNING + INTERIORS  
 1320 9th AVENUE, SUITE 210 415.469.9045  
 SAN FRANCISCO, CA 94122 415.469.9045  
 www.gvng.com

**NEW DUPLEX BUILDING**  
**2135-37 GREENWICH STREET**  
**BLOCK 0516, LOT 028A**  
**SAN FRANCISCO, CA 94123**

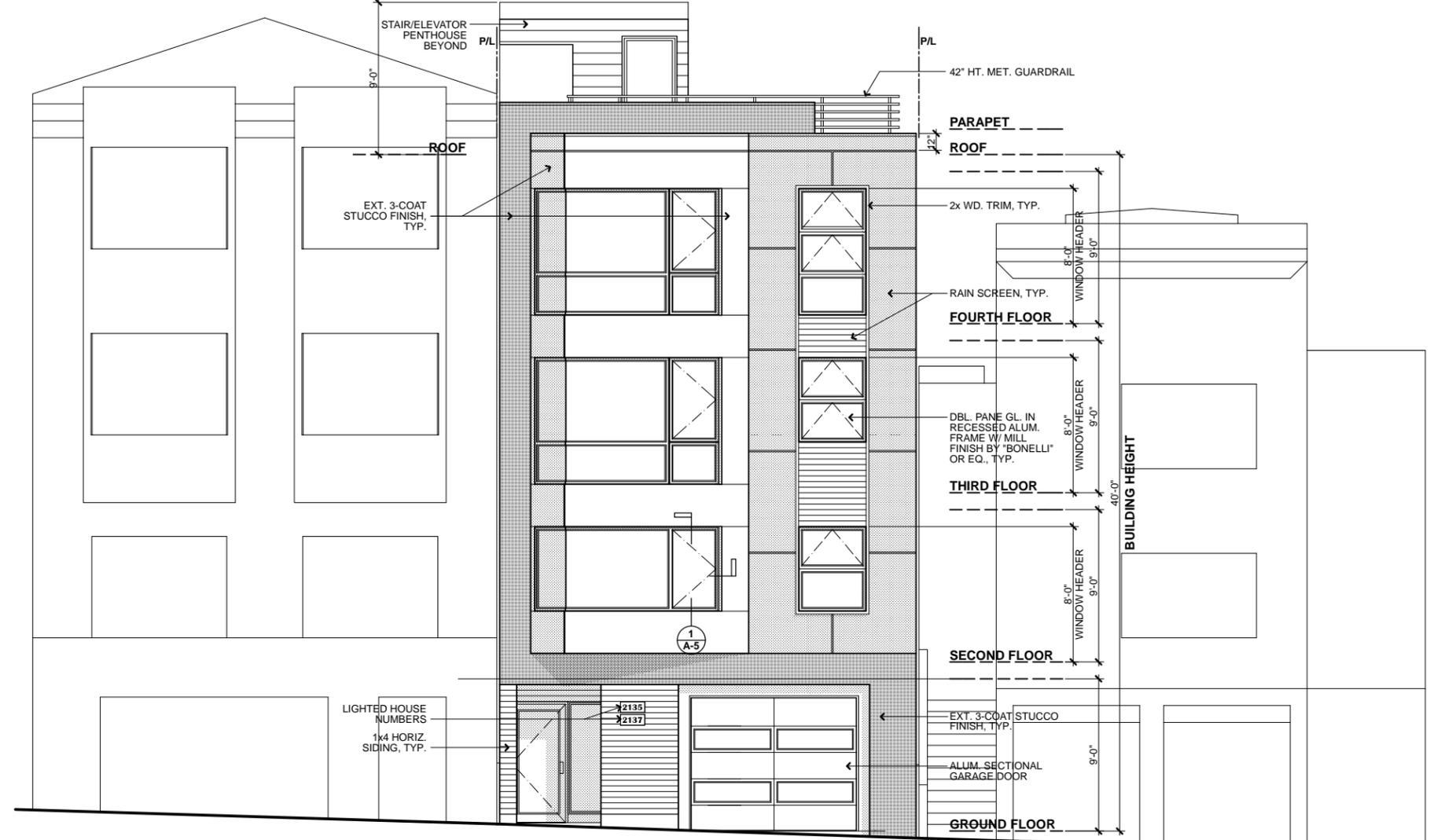
**ELEVATIONS**

Date **4/4/11**  
 Scale **AS NOTED**  
 Drawn **MML**  
 Job **110205**  
 Sheet



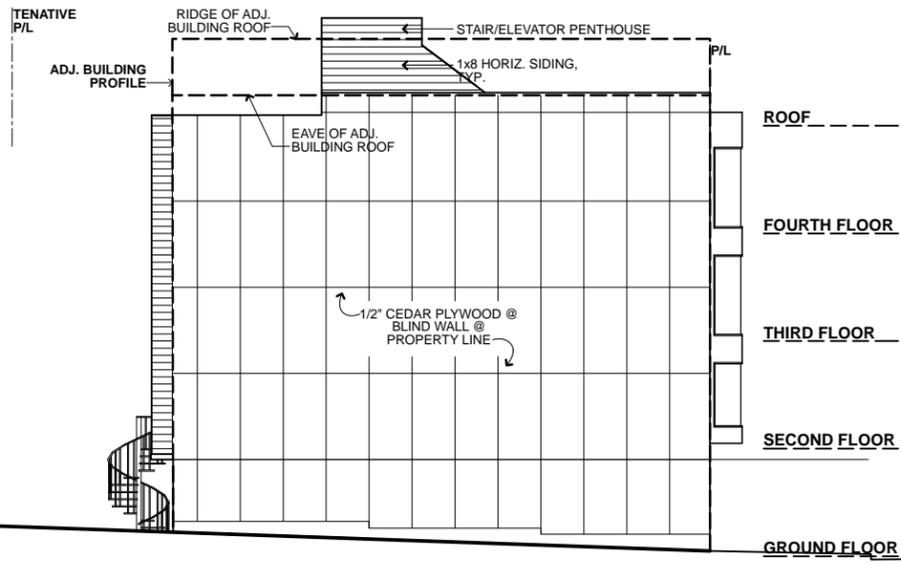
**REAR ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



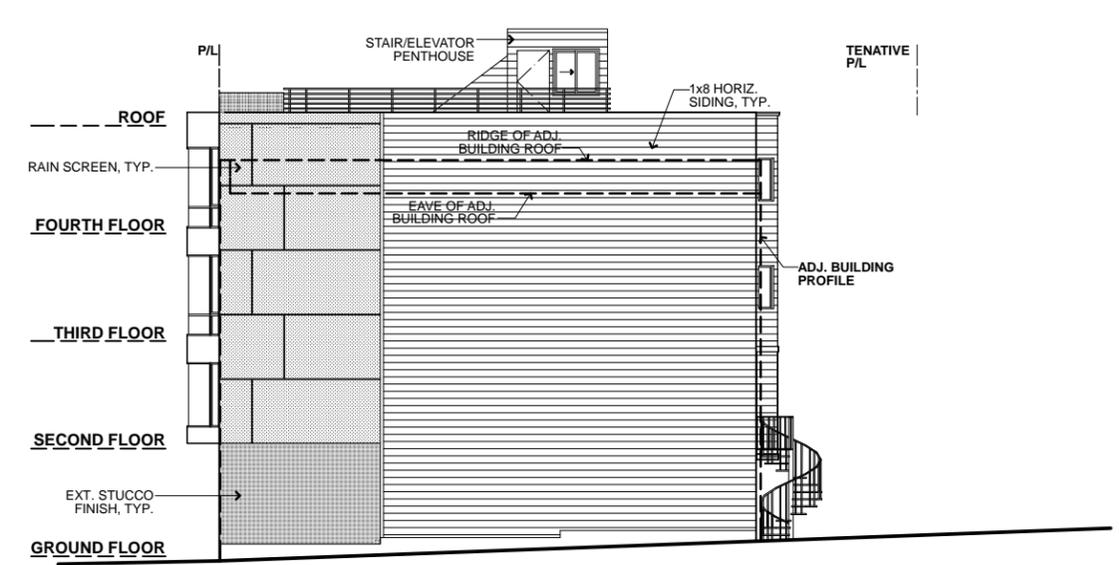
**FRONT ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**

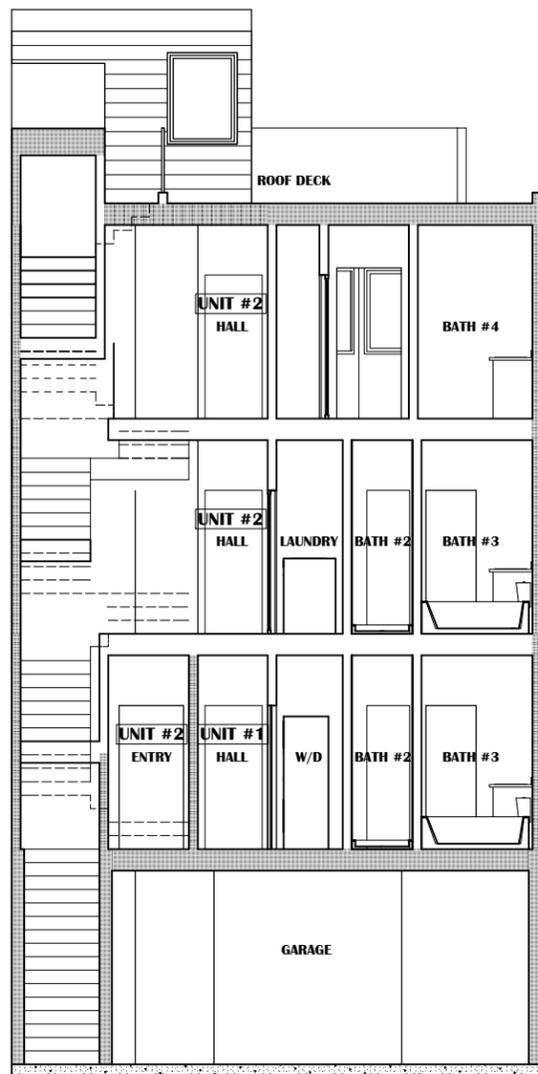
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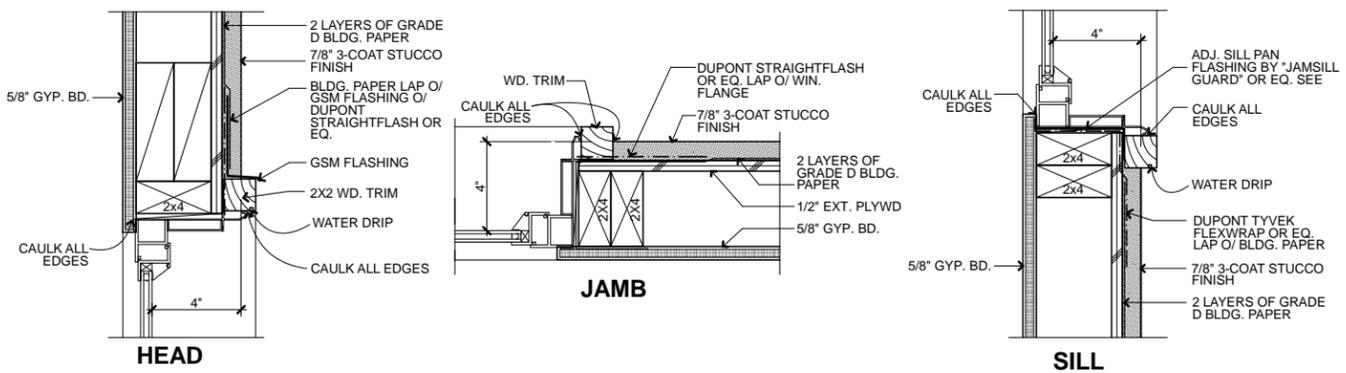
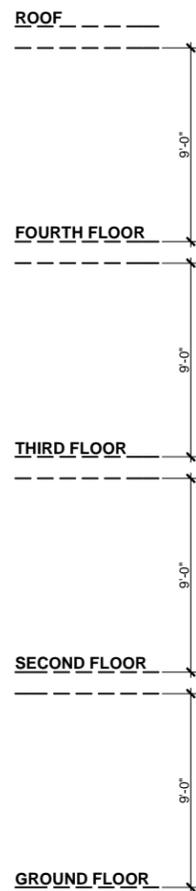
**RIGHT ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

GREENWICH STREET



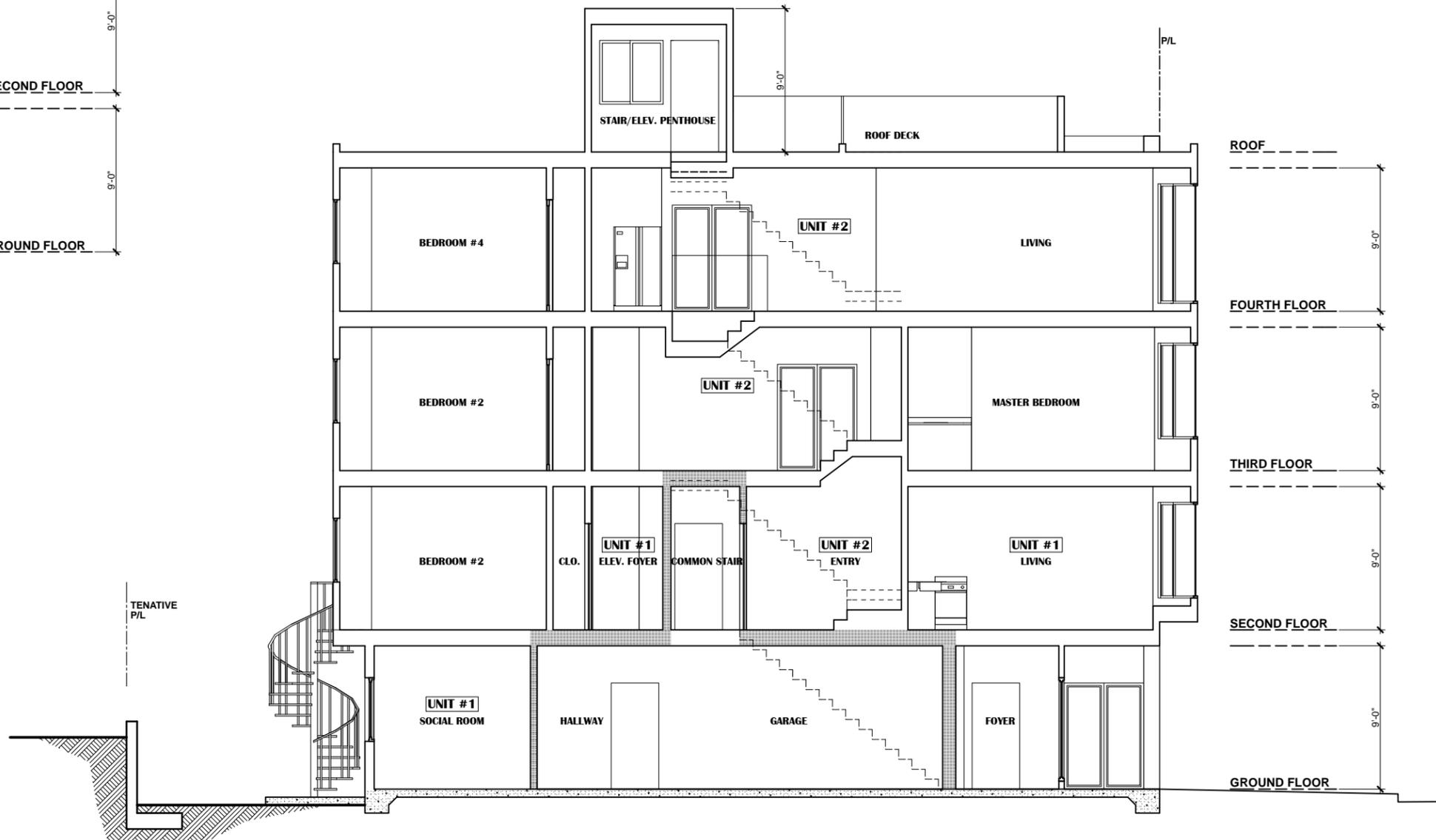
**B CROSS SECTION**  
1/4" = 1'-0"



**1 WINDOW DETAIL**  
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY BONELLI OR EQ., TYP.



**A LONGITUDINAL SECTION**  
1/4" = 1'-0"

REVISIONS	BY
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SAN FRANCISCO, CA 94122 #415.508.1359  
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**NEW DUPLEX BUILDING**  
**2135-37 GREENWICH STREET**  
**BLOCK 0516, LOT 026A**  
**SAN FRANCISCO, CA 94123**

SECTIONS

Date **4/4/11**  
Scale **AS NOTED**  
Drawn **MML**  
Job **110205**

Sheet  
**A-5**  
7

SYMBOLS	
	COLUMN GRID LINE
	INTERIOR ELEVATION NUMBER WITH DIRECTION INDICATION SHEET NUMBER
	SECTION/DETAIL IDENTIFICATION SHEET NUMBER
	ENLARGED PLAN SECTION OR DETAIL REFERENCE
	ROOM/SPACE NUMBER
	DOOR NUMBER HARDWARE GROUP
	WINDOW NUMBER
	NEW STUD WALL - SEE DETAIL
	NEW STUD WALL WITH INSULATION SEE DETAIL
	NEW DOOR
	EXISTING CONDITION TO BE REMOVED
	EXISTING WALL/DOOR TO REMAIN
	MASONRY WALL
	FLOOR DRAIN
	ROOF DRAIN
	HOSE BIBB
	SPRINKLER HEAD
	SMOKE DETECTOR
	THERMOSTAT
	COLD AIR RETURN
	HEATING DUCT REGISTER
	EXHAUST FAN
	EXHAUST FAN WITH HEAT FAN
	EXHAUST FAN WITH HEAT LAMP
	TELEPHONE OUTLET +12' UON
	TELEVISION OUTLET +12' UON
	DUPLEX RECEPTACLE (110V) +12' UON
	APPLIANCE CIRCUIT (220V) +12' UON
	DUPLEX RECEPTACLE WITH ONE SWITCHED OUTLET +12' UON
	GROUND FAULT INSULATED DUPLEX RECEPTACLE +12' UON
	SWITCH +48' UON
	3 WAY DIMMER
	4 WAY DIMMER
	LIGHTING FIXTURE IDENTIFICATION TAG
	H.I.D. OR INCANDESCENT LIGHT FIXTURE RECESSED
	5' COMPACT FLUORESCENT RECESSED LIGHT W/ 1-CFH26 LAMP - 28 WATTS
	5' LOW VOLTAGE PENDANT LIGHT - 50 WATTS
	H.I.D. OR INCANDESCENT LIGHT FIXTURE CEILING MOUNTED
	CHANDELIER
	H.I.D. OR INCANDESCENT LIGHT FIXTURE WALL MOUNTED
	H.I.D. OR INCANDESCENT WALL SCONCE W/ HEIGHT INDICATION
	FLUORESCENT FIXTURE RECESSED OR SURFACE MOUNTED
	FLUORESCENT FIXTURE WALL MOUNTED
	TRACK LIGHT FIXTURE CEILING MOUNTED W/ LENGTH INDICATION
	NATURAL GAS OUTLET
	HOT WATER HEATER



**NOTES**

PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT THE BLDG. AND UNDER SEPARATE PERMIT.

FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.

CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER SYSTEM.

UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT.

PROVIDE ONE HOUR CONSTRUCTION W/ SOUND INSULATION BETWEEN UNIT AND PUBLIC AREA

PROVIDE TEMPERED (SAFETY) GLASS AT HAZARDOUS AREAS PER SEC. 2406.3

PROVIDE SMOKE DETECTORS PER SEC. 907.2.10

FIREPLACE SHALL BE "UL LISTED"

ROOF DRAIN AND OVERFLOW DRAIN AT ROOF OR DECK SHALL CONNECT TO CITY SEWER

ALL LIGHTS SHALL COMPLY WITH 2008 CALIFORNIA TITLE 24 RESIDENTIAL STANDARDS

SEE SOIL REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_

**APPLICABLE CODE AND ORDINANCES:**

2007 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS

2007 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

2008 CALIFORNIA ENERGY CODE - TITLE 24

2002 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

**Area Calculation (In Square Feet):**

Room	Unit #1	Unit #2	Common Area	Garage	Total
Roof Penthouse		80.3			127.4
4th Floor		494.2	65.6		559.8
3rd Floor		919	83.3		1002.3
2nd Floor	858.6		200.7		1059.3
Ground Floor	273.6		219.4	545.7	1038.7
<b>Total</b>	<b>1132.2</b>	<b>1493.5</b>	<b>616.1</b>	<b>545.7</b>	<b>3787.5</b>

Total Living area for all Units = 2625.7 S.F.  
 Total Garage & Common Area = 1161.8 S.F.  
 Total Building Area = 3787.5 S.F.

**NOTE:**  
 Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

**ABBREVIATIONS**

& L @ C D #	AND ANGLE AT CENTER LINE DIAMETER POUND OR NUMBER PROPERTY LINE	C.O. CLEANOUT	C.T. CERAMIC TILE	E. EAST	FLR. FLOOR	F.LR. FLOOR	JAN. JANITOR	O.F.D. OVERFLOW DRAIN	RET. RETAINING	SUSP. SUSPENDED											
A.D. AREA DRAIN	A.P. ACCESS PANEL	A.C.O.U.S. ACOUSTICAL	ADJ. ADJACENT	AGGR. AGGREGATE	ALUM. ALUMINUM	APPROX. APPROXIMATE	ARCH. ARCHITECTURAL	ASB. ASBESTOS	ASPH. ASPHALT	AWN. AWNING (WINDOW)	B.R. BEDROOM	BD. BOARD	BITUM. BITUMINOUS	BLDG. BUILDING	BLK. BLOCKING	BM. BEAM	BO.S. BOTH SIDES	BOT. BOTTOM	C.B. CATCH BASIN	C.G. CORNER GUARD	C.I. CAST IRON
A.D. AREA DRAIN	A.P. ACCESS PANEL	A.C.O.U.S. ACOUSTICAL	ADJ. ADJACENT	AGGR. AGGREGATE	ALUM. ALUMINUM	APPROX. APPROXIMATE	ARCH. ARCHITECTURAL	ASB. ASBESTOS	ASPH. ASPHALT	AWN. AWNING (WINDOW)	B.R. BEDROOM	BD. BOARD	BITUM. BITUMINOUS	BLDG. BUILDING	BLK. BLOCKING	BM. BEAM	BO.S. BOTH SIDES	BOT. BOTTOM	C.B. CATCH BASIN	C.G. CORNER GUARD	C.I. CAST IRON
C.O. CLEANOUT	C.T. CERAMIC TILE	E. EAST	FLR. FLOOR	JAN. JANITOR	O.F.D. OVERFLOW DRAIN	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED	RET. RETAINING	SUSP. SUSPENDED

DRAWING INDEX	
A-0	PERSPECTIVE / PROJECT DATA
A-0.1	EXISTING BUILDINGS
A-1	SITE / ROOF PLAN
A-2	GROUND & SECOND FLOOR PLANS
A-3	THIRD & FOURTH FLOOR PLANS
A-4	ELEVATIONS
A-5	SECTIONS

PROJECT DATA	
BUILDING PERMIT APPLICATION #: 2010-09-05-0449	
BLOCK/LOT: 0516 / 025A	OCCUPANCY: R-3
ZONING: RH-3	NUMBER OF UNITS: 2
NUMBER OF STORIES: 4	
TYPE OF CONSTRUCTION: V - B (FULLY SPRINKLERED)	

**GENERAL NOTES**

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL Y. NG AND ASSOCIATES FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMENSHP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

REVISIONS BY

6/14/11 VE

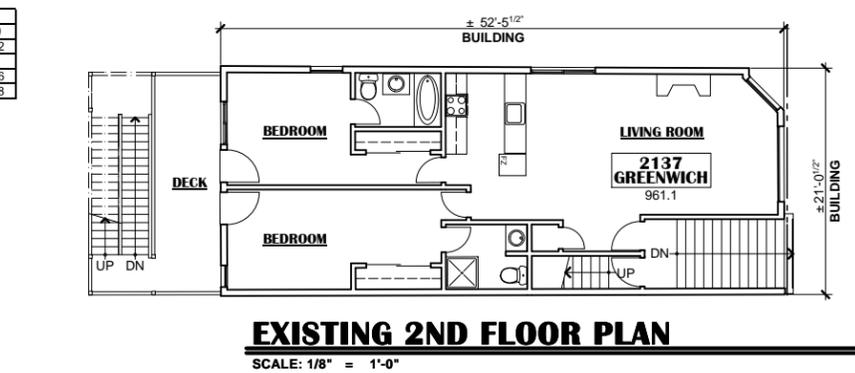
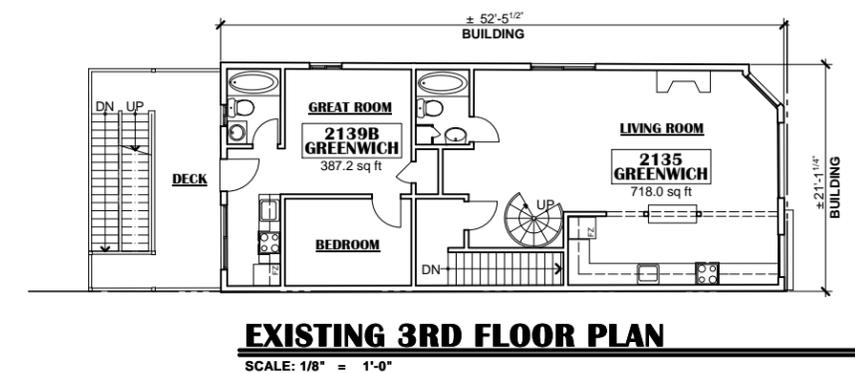
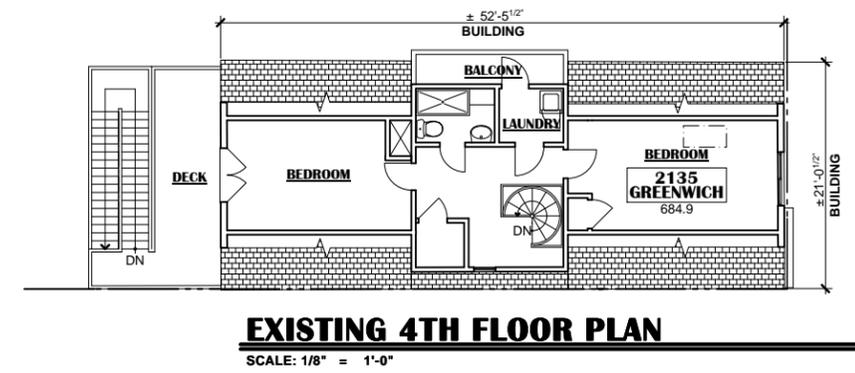
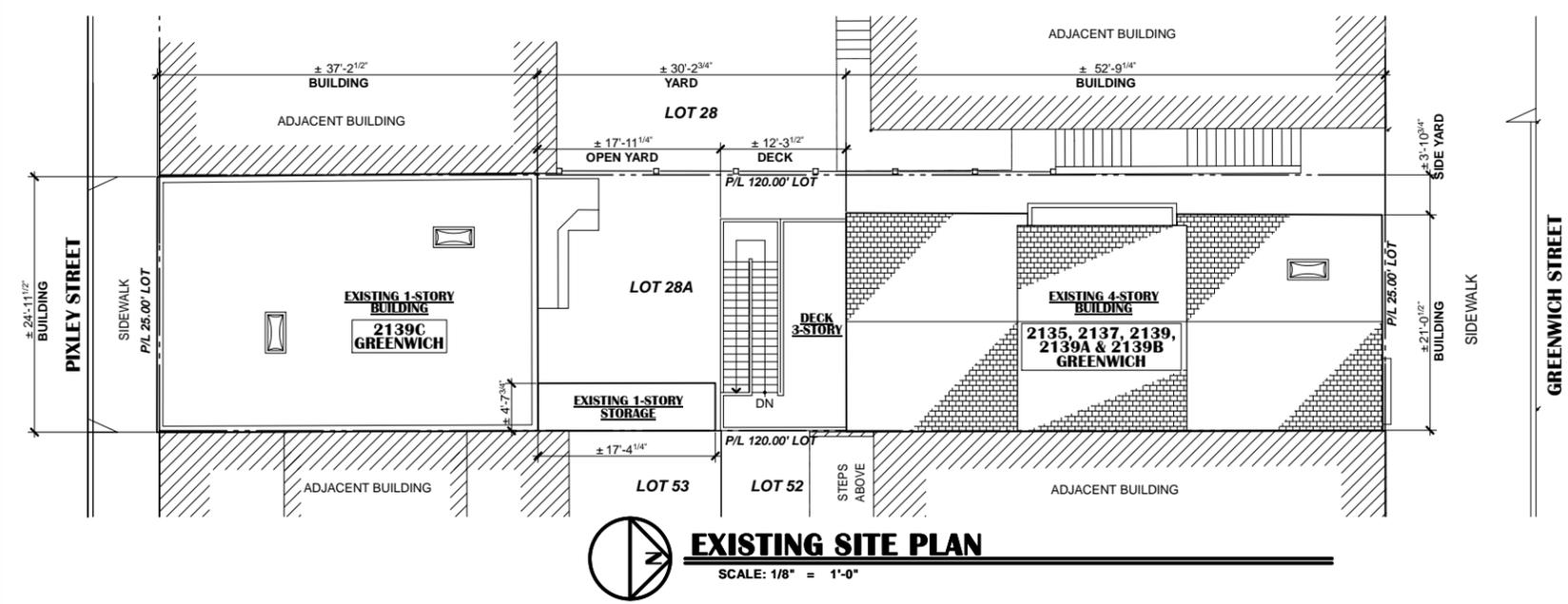
6/14/11 Ping Cmt #2

GABRIEL Y. NG & ASSOCIATES  
 ARCHITECTURE + PLANNING + INTERIORS  
 1360 9th AVENUE, SUITE 210 415-482-8060  
 SAN FRANCISCO CA 94122 OFAX 510-281-1399  
 www.gyng.com

**NEW DUPLEX BUILDING**  
**136-38 PIXLEY STREET**  
**BLOCK 0516, LOT 025A**  
**SAN FRANCISCO, CA 94123**

**PERSPECTIVE / PROJECT DATA**

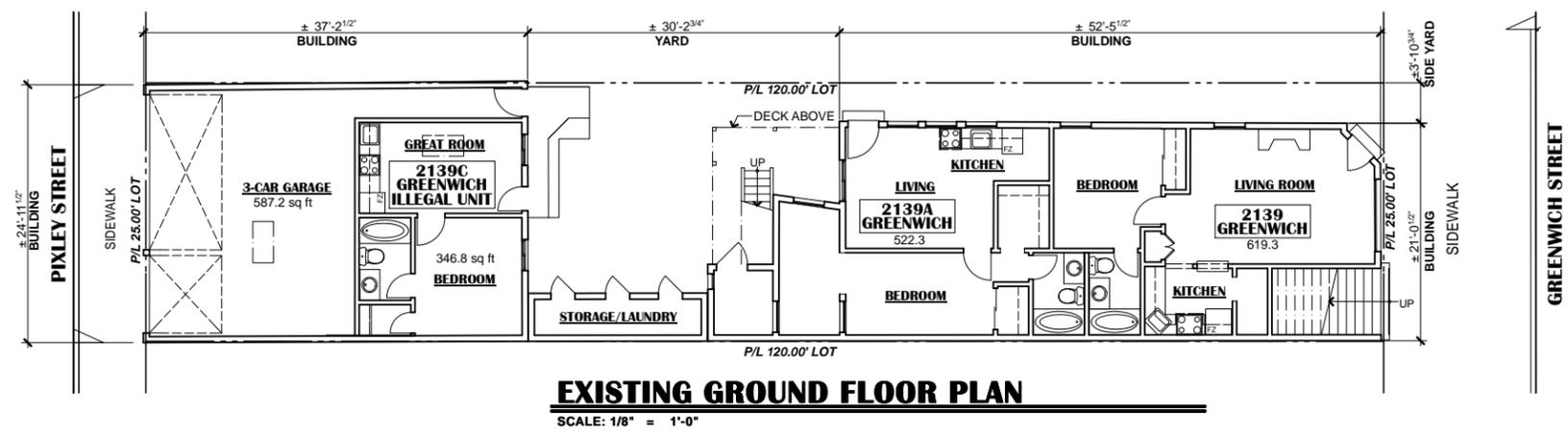
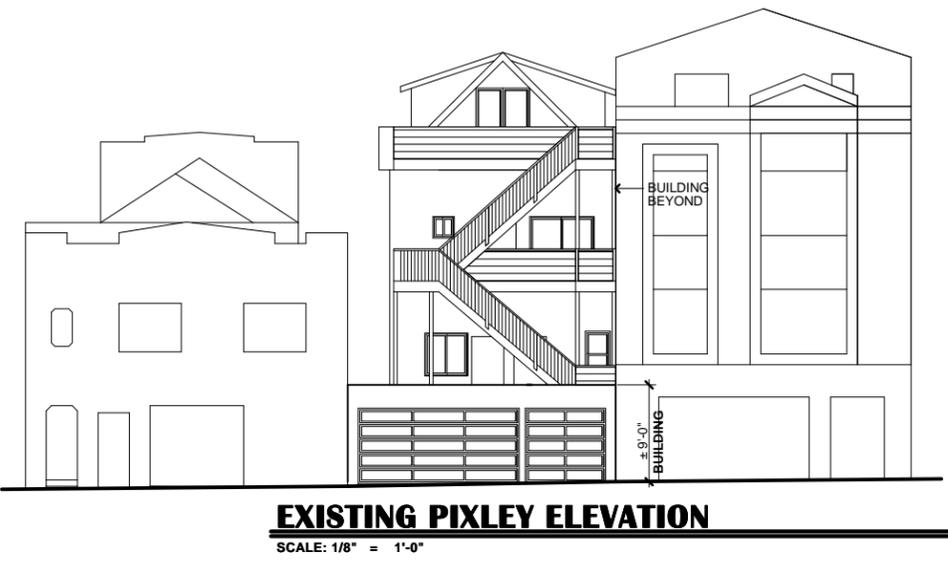
Date	4/4/11
Scale	AS NOTED
Drawn	MML
Job	MML
Sheet	A-0
Of	7 Sheets



**Existing Area Calculation**  
Area Calculation (In Square Feet):

	Front Building Greenwich					Rear Building Illegal Unit		Total
	2135	2137	2139	2139A	2139B	2139C	Common	
4th Floor	684.9							684.9
3rd Floor	718				387.2			1105.2
2nd Floor		961.1						961.1
Ground Floor			619.3	522.3		346.8	587.2	2075.6
<b>Total</b>	<b>1402.9</b>	<b>961.1</b>	<b>533.3</b>	<b>606.5</b>	<b>387.2</b>	<b>346.8</b>	<b>587.2</b>	<b>4826.8</b>
			3891				934	

Total Living area for all Units = 4237.8 S.F.  
Total Garage & Common Area = 587.2 S.F.  
Total Building Area = 4825 S.F.



REVISIONS	BY
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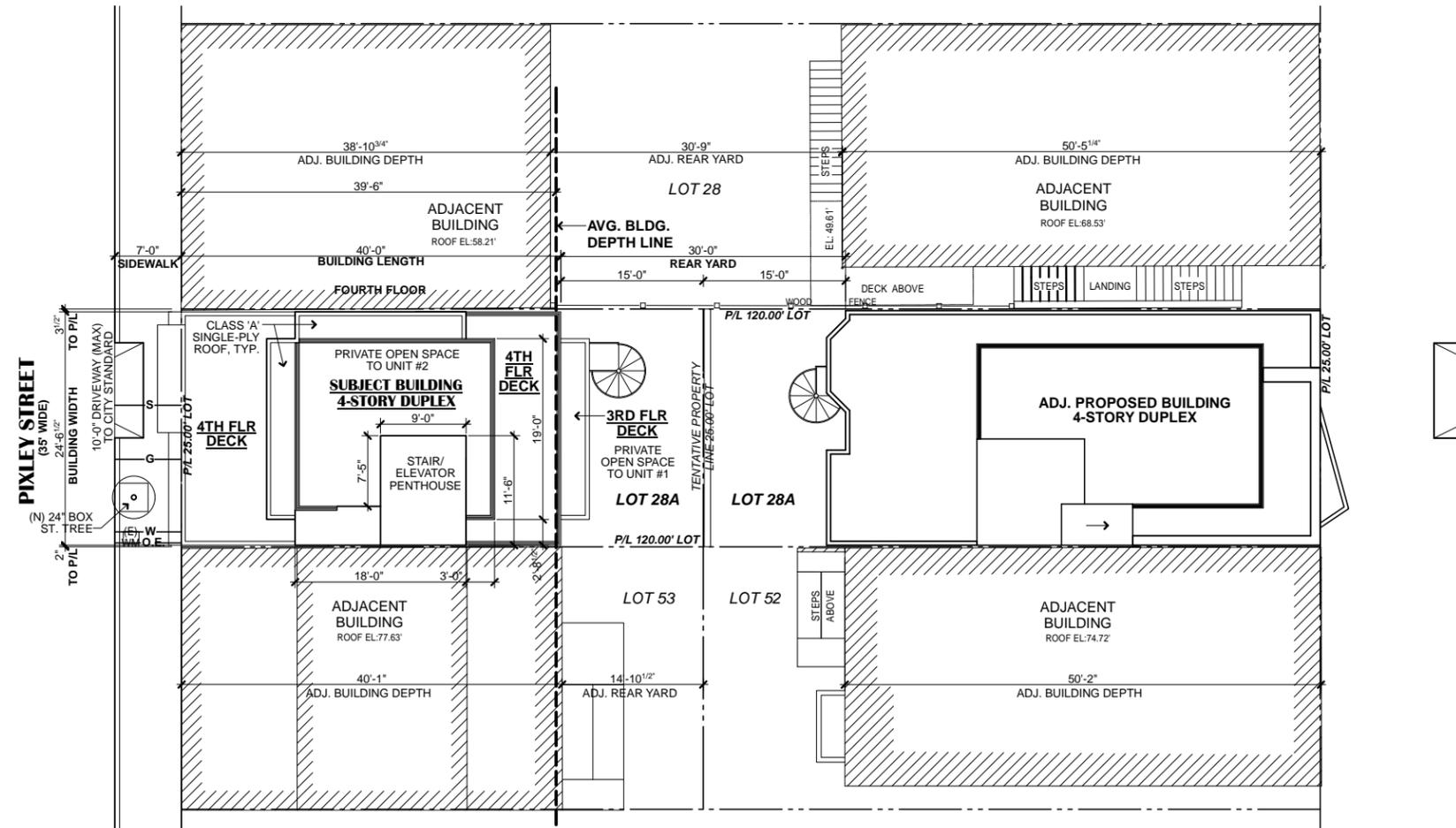
**NEW DUPLEX BUILDING  
 136-38 PIXLEY STREET  
 BLOCK 0516, LOT 028A  
 SAN FRANCISCO, CA 94123**

**SITE / ROOF PLAN**



Date **4/4/11**  
 Scale AS NOTED  
 Drawn **MML**  
 Job **110205**  
 Sheet

**A-1**  
 Of 7 Sheets

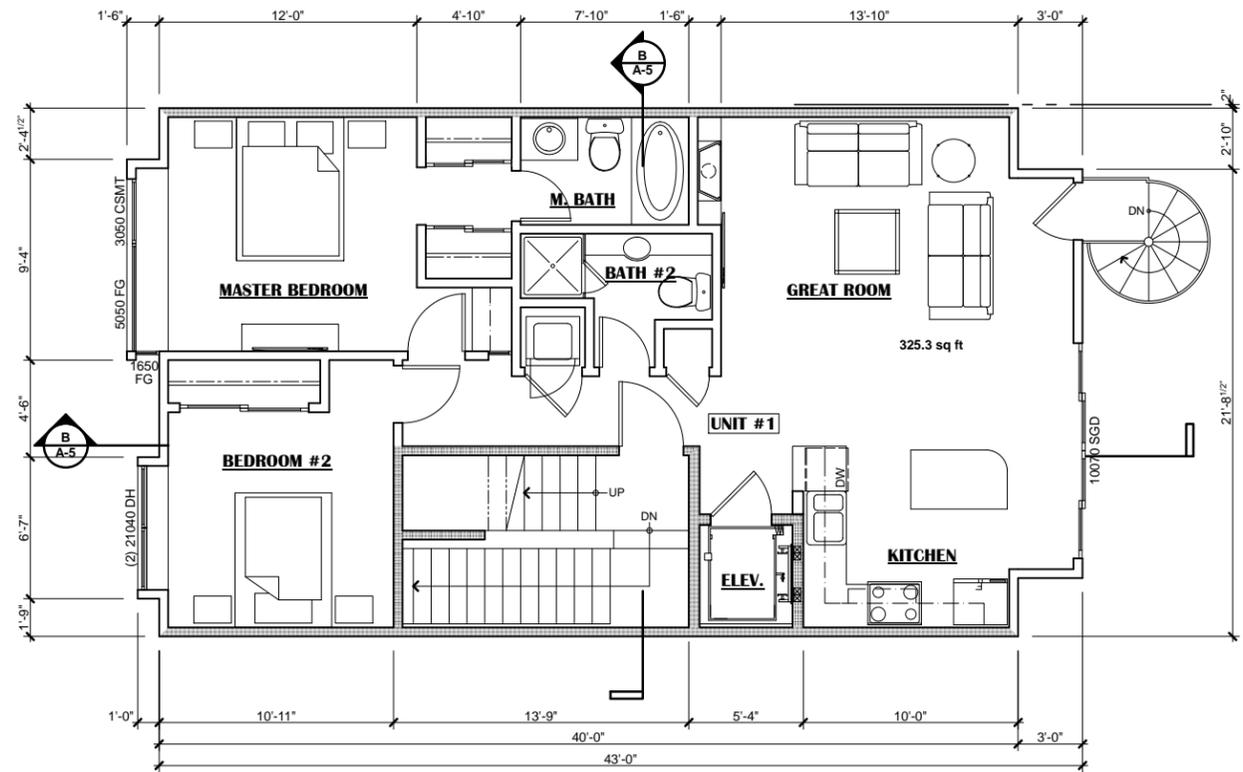


**SITE / ROOF PLAN**

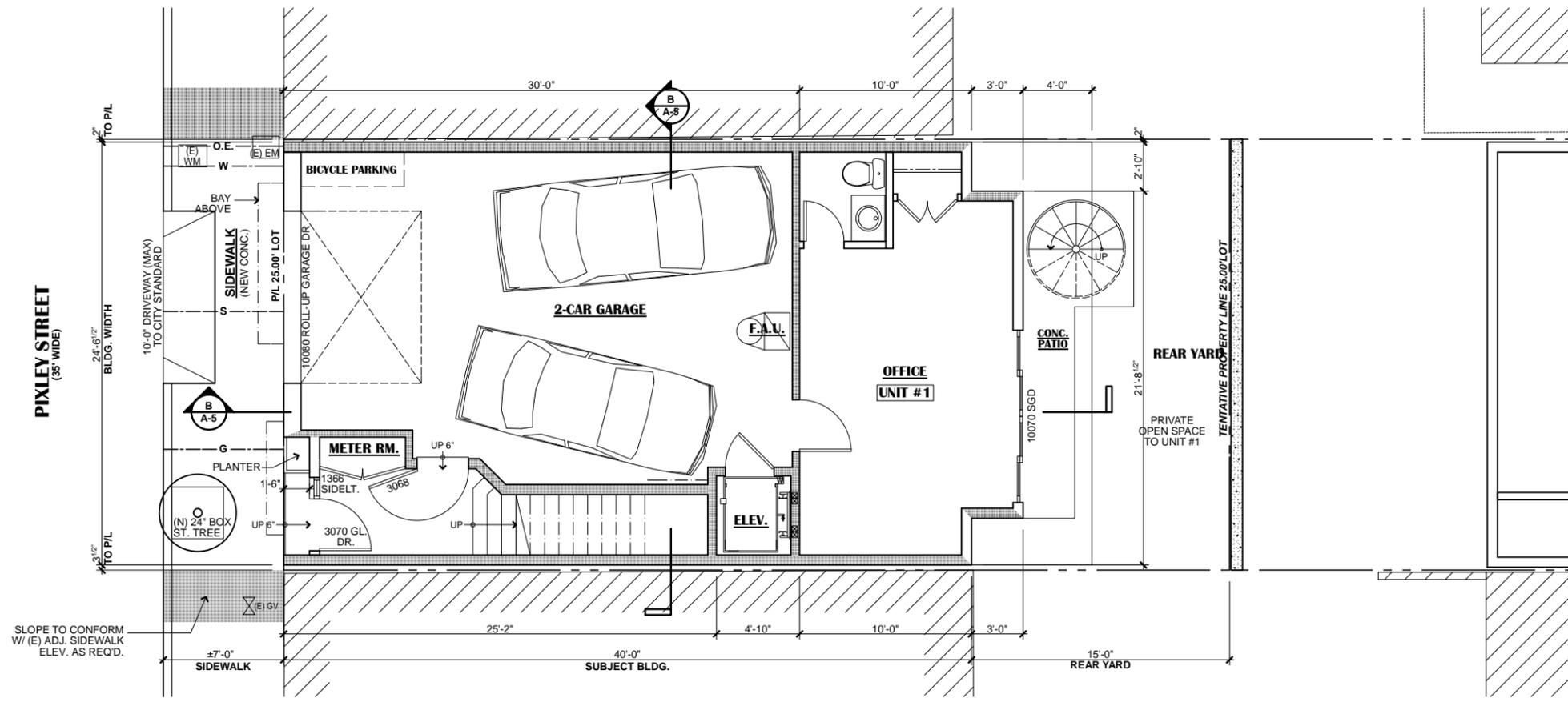
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

**GREENWICH STREET**  
 68.75' WIDE



**SECOND FLOOR PLAN**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



**GROUND FLOOR PLAN**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

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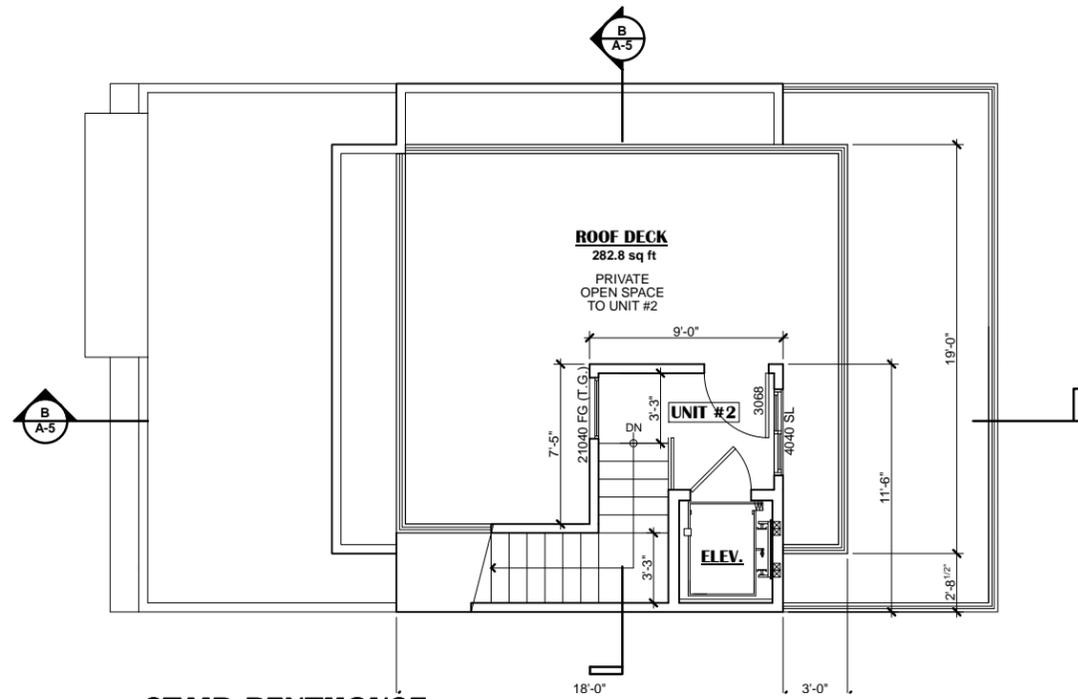
**NEW DUPLEX BUILDING**  
**136-38 PIXLEY STREET**  
**BLOCK 0516, LOT 028A**  
**SAN FRANCISCO, CA 94123**

**GROUND & SECOND FLOOR PLANS**



Date **4/4/11**  
 Scale **AS NOTED**  
 Drawn **MML**  
 Job **110205**  
 Sheet

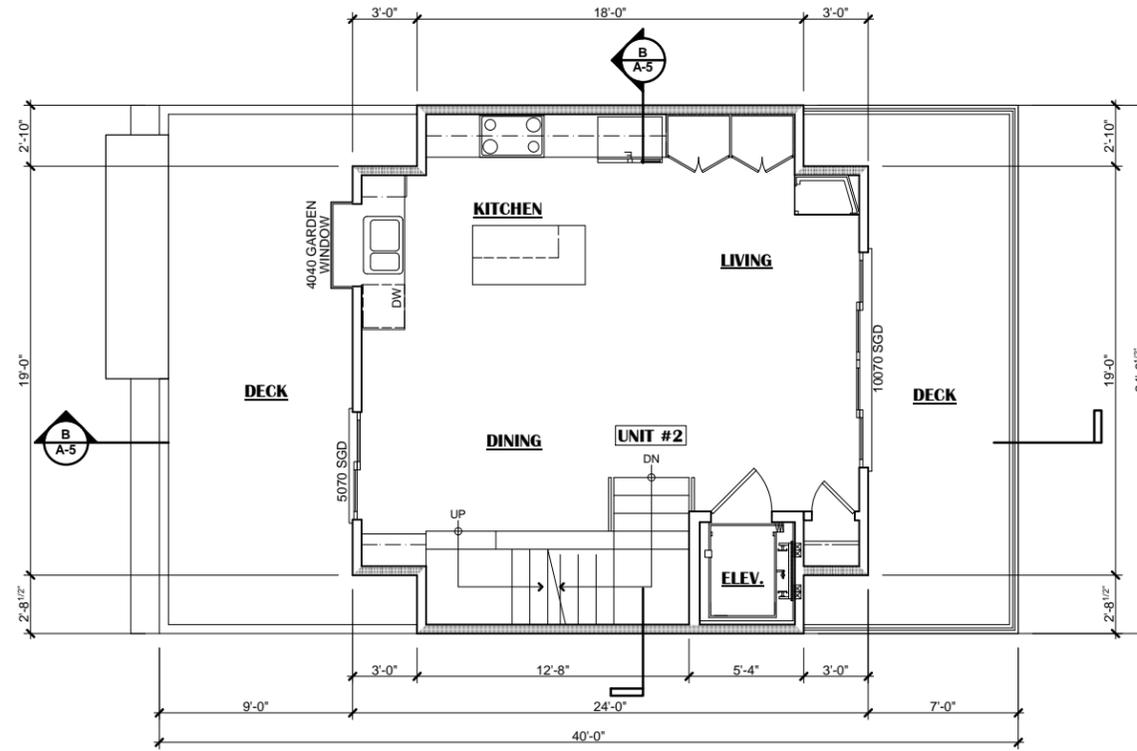
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**STAIR PENTHOUSE**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

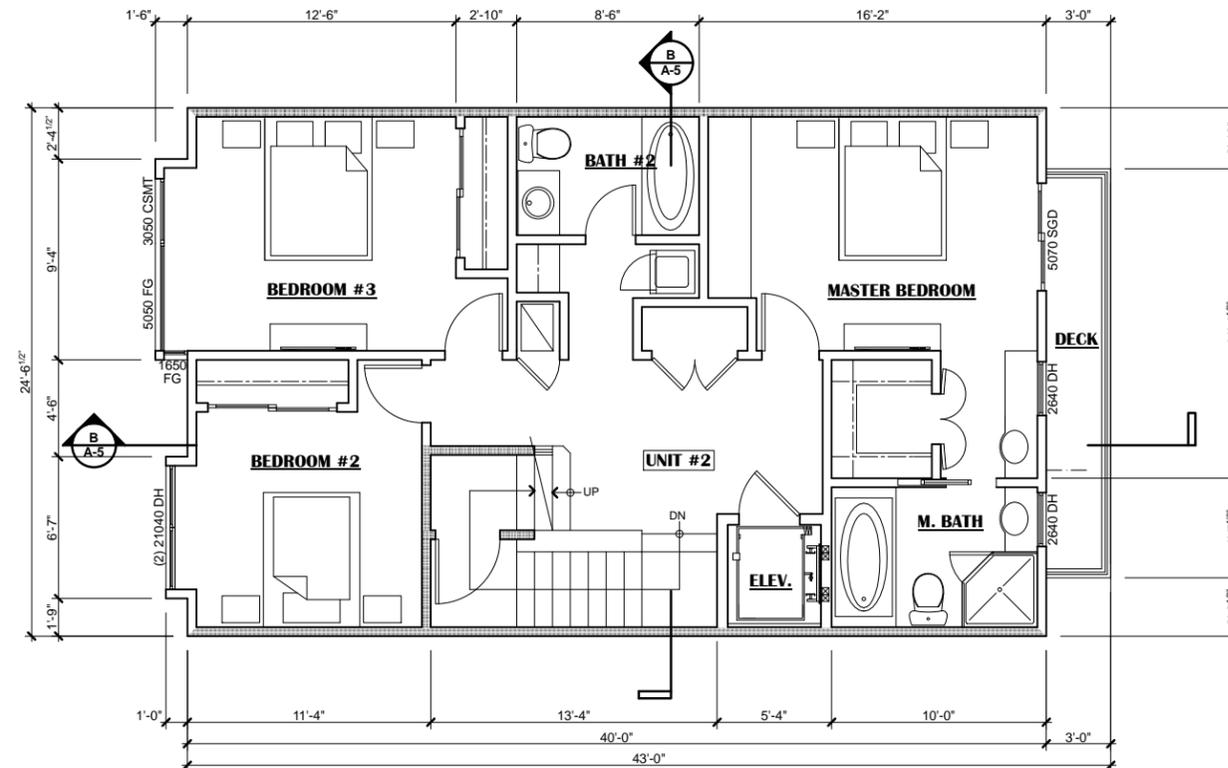
SCALE: 1/4" = 1'-0"



**FOURTH FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



**THIRD FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

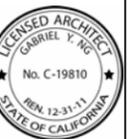
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Ping Cont #2	



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**NEW DUPLEX BUILDING**  
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**BLOCK 0516, LOT 028A**  
**SAN FRANCISCO, CA 94123**

**THIRD & FOURTH FLOOR PLANS**



Date **4/4/11**

Scale **AS NOTED**

Drawn **MML**

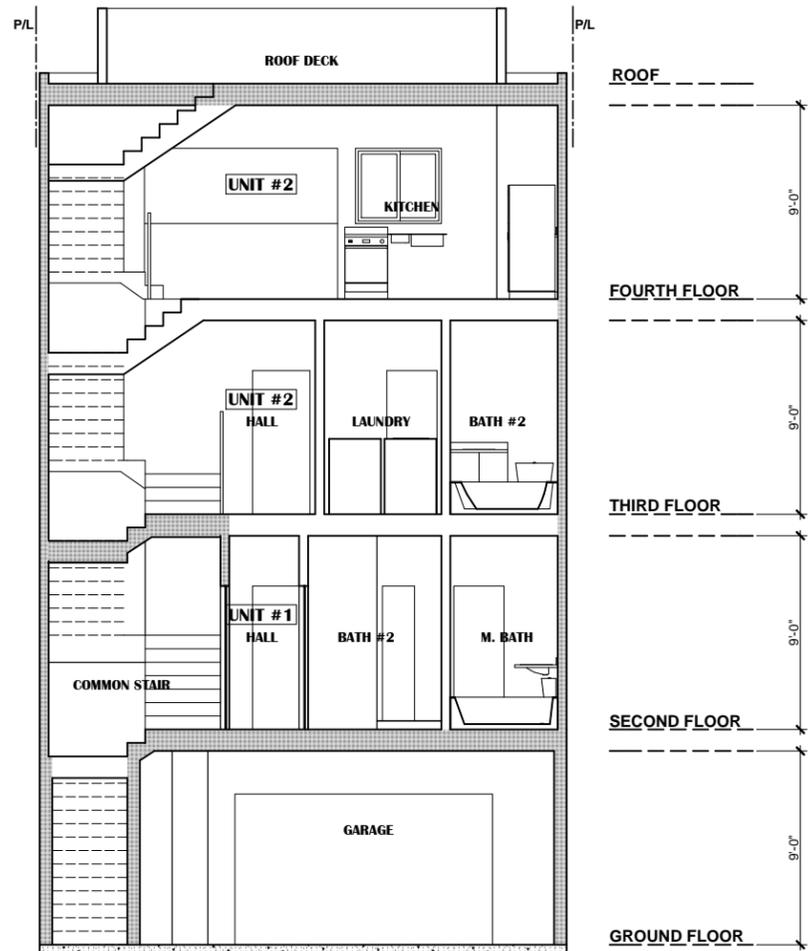
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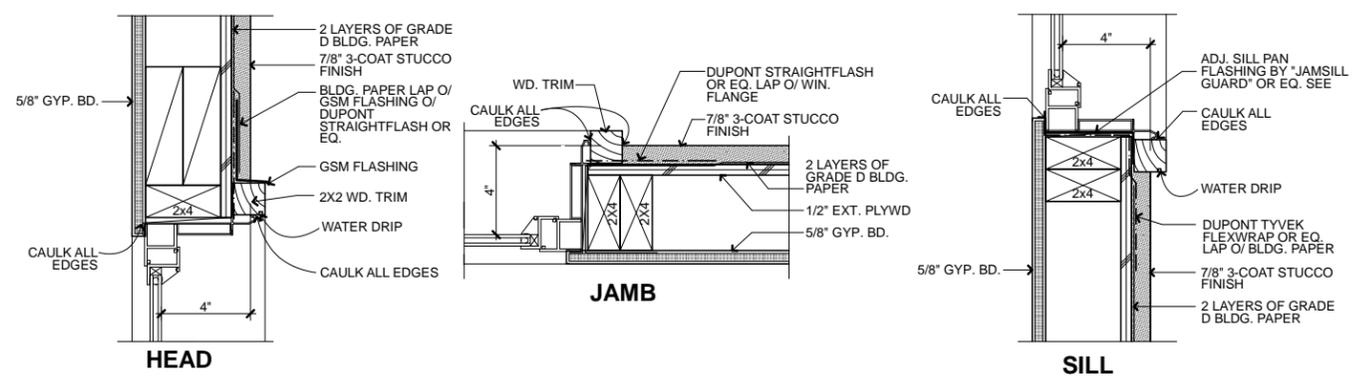
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**B CROSS SECTION**

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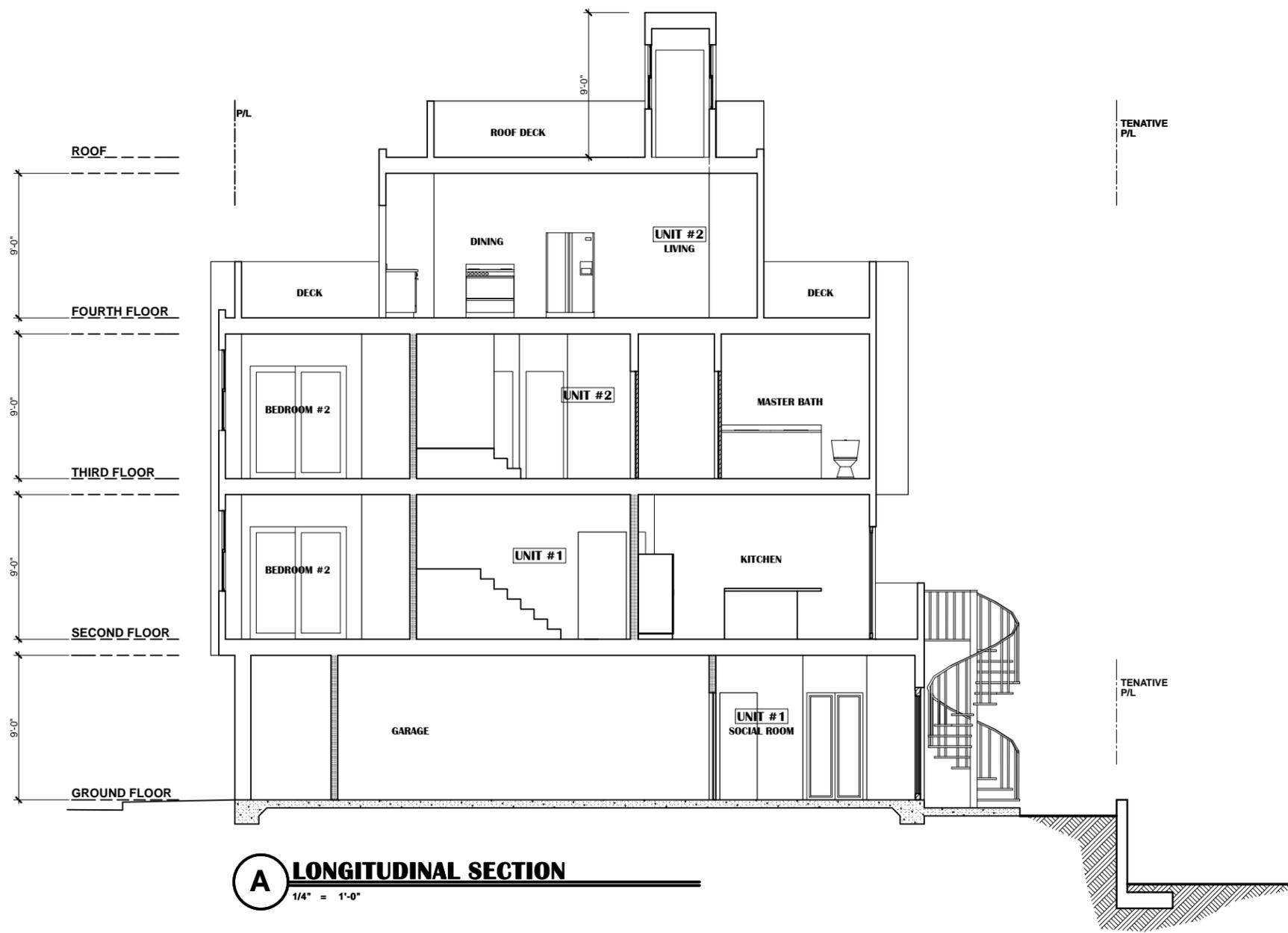


**1 WINDOW DETAIL**

SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY BONELLI OR EQ., TYP.



**A LONGITUDINAL SECTION**

1/4" = 1'-0"

REVISIONS	BY
6/14/11	VE
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