



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: SEPTEMBER 4, 2014

Date: August 28, 2014
Case No.: **2013.0205CEKSV**
Project Address: **395 26th AVENUE**
Zoning: Outer Clement Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 1407/017
Project Sponsor: Gabriel Ng
Gabriel Ng & Architects, Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Staff Contact: Christine Lamorena – (415) 575-9085
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Recommendation: Approval with Conditions

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BACKGROUND

At the January 16, 2014 hearing, the Planning Commission continued the project to February 20, 2014 at the request of Supervisor Eric Mar and neighboring opposition to allow for the Project Sponsor and neighboring opposition to meet and discuss the project. The project was then continued from February 20, 2014 to April 4, 2014 and most recently from April 4, 2014 to September 4, 2014 at the Project Sponsor's request.

PROJECT DESCRIPTION

The proposed project would include the demolition of an existing two-story building, subdivision of the existing lot into two lots (Lots A and B), and the construction of two new buildings with a total of six (6) dwelling units, seven (7) off-street parking spaces within two (2) at-grade parking garages, and approximately 851 square feet (sq ft) of retail space in Lot A only. The proposed mixed-use building (Lot A) would be approximately 7,533 gross square feet (gsf) and 45-feet tall. The proposed residential building (Lot B), would be approximately 5,667 gsf and 40-feet tall.

The proposed mixed-use building on Lot A would consist of ground floor retail space with two (2) Class 2 bicycle spaces, three (3) three-bedroom units, four (4) off-street vehicle parking spaces, and three (3) Class I bicycle parking spaces, in an at-grade parking garage, and a roof deck for common open space. The proposed residential building on Lot B would consist of three (3) dwelling units (townhouse and two flats), three (3) vehicle parking spaces, with three (3) Class I bicycle parking spaces, in an at-grade garage, and a roof deck for private open space.

Access to the ground-floor retail space and residential lobby on Lot A would be through entrances located on Clement Street. Main access to the residential building on Lot B would be from a ground floor lobby on 26th Avenue. Vehicular access to the at-grade parking garages for both buildings would be located on 26th Avenue.

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 Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.0205C	New Building Case Number	2013.0205C
Recommendation	Approve w/ Conditions	Recommendation	Approve w/ Conditions
Demolition Application Number	2013.03.05.1498	New Buildings Application Numbers	2013.03.05.1501 2013.03.05.1508
Number Of Existing Units	2	Number Of New Units	6
Existing Parking	3 (surface lot at rear)	New Parking	7 (at-grade garages)
Number Of Existing Bedrooms	3	Number Of New Bedrooms	18
Existing Building Area	±1,955 Sq. Ft.	New Building Area	±7,533 Sq. Ft. (Lot A) ±5,667 Sq. Ft. (Lot B)

SITE DESCRIPTION AND PRESENT USE

The project site is located on the northwest corner of Clement Street and 26th Avenue, Assessor’s Block 1407, Lot 017. The project site is within the Outer Clement Street Neighborhood Commercial Zoning District (NCD) and a 40-X Height and Bulk District. The existing two-story building currently contains two dwelling units and ground floor commercial space. A rear portion of the lot is used as surface parking for the two dwelling units. The project site measures 37 feet wide by 118 feet deep with an area of 4,366 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is a corner lot with commercial and residential entrances on 26th Avenue. The adjacent property along 26th Avenue at 377 26th Avenue contains a two-story over garage, four-unit building. The adjacent property along Clement Street at 2510-2512 Clement Street contains two structures. The front structure contains a two-story, mixed-use building with two dwelling units and ground floor commercial space. The rear structure is a one-story, single-family dwelling. Along the subject block on Clement Street and 26th Avenue, all of the buildings are three to four stories in height. Across Clement Street, the building heights are all three stories.

REPLACEMENT STRUCTURES

New construction of a four-story, three-unit building with approximately 851 square feet of ground floor commercial space, and a four-car garage is proposed at the corner of Clement Street and 26th Avenue (Lot A). The three upper floors of the building would each contain three-bedroom units. Residential and commercial entries would be on Clement Street while the garage entry would be on 26th Avenue. The proposed garage would utilize stackers for the four spaces.

New construction of a four-story, three-unit building with a three-car garage is proposed on 26th Avenue (Lot B). The three upper floors of the building would each contain three-bedroom units. All entrances into the building would be on 26th Avenue.

ENVIRONMENTAL REVIEW

On August 26, 2014, the Environmental Planning division of the Planning Department found the project to be categorically exempt from environmental review per Class 32 per the California Environmental Quality Act (CEQA).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	December 27, 2013	December 27, 2013	20 days
Mailed Notice	20 days	December 27, 2013	December 27, 2013	20 days
Ad Notice	20 days	December 27, 2013	December 27, 2013	20 days

The proposal requires a public notice per Planning Code Section 312 and the related variance request, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	3	0
Other neighbors on the block or directly across the street	6	6	0
Neighborhood groups	0	0	0

To date, the Department has received the following public comment:

- o 112 letters and petitions in support of the project
- o An online petition (www.change.org) with 171 persons opposed to the project
- o Petitions with 137 signatures of persons opposed to the project
- o One email and five phone calls opposed to the project
- o Two phone calls and two emails with no position, but requesting additional information.

Those opposed to the project have the following concerns: loss of view, loss of light, loss of on-street parking, and the project being too large and out of scale in the existing neighborhood.

ISSUES AND OTHER CONSIDERATIONS

- On January 3, 2014, per Case No. 2013.0205K, the Department prepared a shadow fan in accordance with Planning Code Section 295 and determined that the project would not cast shadow onto Recreation and Park properties.
- The Project Sponsor is seeking a rear yard modification pursuant to Planning Code Section 134(e) and a street frontage variance pursuant to Planning Code Section 145.1. The Zoning Administrator will hold a Variance hearing (Case No. 2012.0205V) for the project concurrent with the Conditional Use hearing.
- The following events have taken place since the January 16, 2014 hearing:
 - *Draft Motion Amended.* The Draft Motion contains criteria for the Planning Commission to consider when reviewing applications to demolish residential buildings pursuant to Planning Code Section 317. Criteria #7, which describes whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance has been amended to acknowledge that although both units remain vacant under the current property owner (purchased in January 2013), the units would be subject to the Rent Stabilization and Arbitration Ordinance due to the age of the building, constructed before June 13, 1979 (see attached Draft Motion).
 - *Meeting with Supervisor Mar.* On January 29, 2014, a meeting between the Project Sponsor and Stephen Williams, representing the immediately adjacent neighbors in opposition to the project, occurred at Supervisor Mar's office. At the meeting, the Project Sponsor further discussed and clarified the project while the opposition proposed alternatives to the original submittal. No changes to the project were made as a result of this meeting.
 - *Neighborhood Meeting.* On February 6, 2014, a meeting organized by those in opposition to the project was held at the Guang Ci Clinic at 2408 Clement Street. At the meeting, the Project Sponsor presented the project and discussed concerns.
 - *Subdivision Application Submitted.* On March 24, 2014, the Project Sponsor submitted an application for lot subdivision (Case No. 2013.0205S).
 - *Plan Revisions Submitted.* On May 27, 2014, the Project Sponsor submitted revisions to the Conditional Use and Variance applications and associated building permit applications. The following modifications were made:
 1. All the bay windows facing the rear yard were removed;
 2. Each of the units in the Lot B Building will have private usable open space;
 3. One of the stair penthouses in the Lot B Building was removed as a result of dedicating the roof deck as private open space;
 4. In lieu of a "community room" on the ground floor of the Lot B Building, that space is now connected to the second floor unit with the rear yard as its private usable open space;
 5. One additional street tree is proposed for 26th Avenue, for a total of seven (7) street trees for the project.

- *Categorical Exemption, Class 32 Issued.* On August 27, 2014, the Planning Department issued a Certificate of Class 32 categorical exemption (State CEQA Guidelines Section 15332), which supersedes the Class 3 categorical exemption originally issued for the project.

URBAN DESIGN ADVISORY TEAM REVIEW

The requests for demolition and new construction were reviewed by the Department's Urban Design Advisory Team (UDAT). UDAT's comments include:

- For both buildings
 - Provide Code-complying rear yards at grade.
 - Program the ground floor with active uses and set back parking at least 25 feet.
 - Minimize parking ingress/egress.
 - Locate bike parking to be as close as possible to the lobby or garage entrance.
 - Refine window and bay proportions.
- For the Clement Street building:
 - Differentiate the base of the building from the body of the building.
- For the 26th Avenue building:
 - Better express the residential entrance and transition along 26th Avenue.
 - Further differentiate the uppermost floor to achieve a more harmonious transition by removing the eyebrow cornice.
 - Wrap the front façade materials to the northern wide wall.
 - Increase the height of the bulkhead below the windows on the ground floor.
 - Revising the fenestration to a more residential scale.

The Project Sponsor made the above changes to the proposal per UDAT comments and UDAT supports the project, with the exception of the rear yard and parking setback comments subject to the variance request.

REQUIRED COMMISSION ACTION

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

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing building containing two dwelling units and the construction of two new four-story, three-unit buildings be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code (except for the rear yard and street frontage requirements). The project meets the criteria set forth in Planning Code Section 101.1 and 317 of the Planning Code in that:

- The project will result in a net gain of 15 bedrooms.
- The project will create six family-sized dwelling units, each with three bedrooms.

- Given the scale of the project, there would be no significant impact on the existing capacity of the local street system or MUNI.
- The replacement buildings would be consistent with the size and density of the immediate neighborhood. The project is therefore an appropriate in-fill development.
- Although the existing structure proposed for demolition is more than 50 years old, the Historic Resource Evaluation resulted in a determination that the existing building is not a historic resource or landmark.

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

- The project replaces existing units with more functional, family-sized housing.
- The project appropriately in-fills the site with development that is compatible with the neighborhood character of Clement Street and 26th Avenue.
- The project would bring the unit density into closer conformity with the Outer Clement NCD.
- 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 project meets all applicable requirements of the Planning Code (except for the rear yard and street frontage requirements).

RECOMMENDATION: Approval with Conditions
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Attachments:

- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photograph
- Conditional Use Application
- Dwelling Unit Removal Application
- Environmental Evaluation / Historic Resources Information
- Public Comment Emails
- Project Sponsor Submittal:

- Cover Letter from Alice Barkley, dated August 25, 2014
- Exhibit 1
- Letter from Mary Tom, dated August 25, 2014
- Support Letter & Petitions

Opposition Submittal:

- Cover Letter from Stephen Williams, dated August 26, 2014
- Exhibits 1-10

- Renderings
- Revised Drawings

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 type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input type="checkbox"/> Context Photos | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Site Photos | <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"/> Environmental Determination |

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

CL _____
Planner's Initials

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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 |

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Planning Commission Motion Draft Motion

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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 TWO OR MORE RESIDENTIAL UNITS.

PREAMBLE

On February 26, 2013, Gabriel Ng of Gabriel Ng & Architects, Inc. (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish two residential units at 395 26th Avenue within the Outer Clement Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

On January 16, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0205C. The Commission continued the item from January 16, 2014 to February 20, 2014, and then to April 4, 2014 and lastly to September 4, 2014.

On September 4, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0205C.

On August 26, 2014 the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2013.0205E. 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. 2013.0205C, 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 proposed project would include the demolition of an existing two-story building, subdivision of the existing lot into two lots (Lots A and B), and the construction of two new buildings with a total of six (6) dwelling units, seven (7) off-street parking spaces within two (2) at-grade parking garages, and approximately 851 square feet (sq ft) of retail space in Lot A only. The proposed mixed-use building (Lot A) would be approximately 7,533 gross square feet (gsf) and 45-feet tall. The proposed residential building (Lot B), would be approximately 5,667 gsf and 40-feet tall. The project site is located on the block bounded by California Street to the north, Clement Street to the south, 26th Avenue to the east, and 27th Avenue to the west, in the Outer Richmond neighborhood.

The proposed mixed-use building on Lot A would consist of ground floor retail space with two (2) Class 2 bicycle spaces, three (3) three-bedroom units, four (4) off-street vehicle parking spaces, and three (3) Class I bicycle parking spaces, in an at-grade parking garage, and a roof deck for common open space. The proposed residential building on Lot B would consist of three (3) dwelling units (townhouse and two flats), three (3) vehicle parking spaces, with three (3) Class I bicycle parking spaces, in an at-grade garage, and a roof deck for private open space.

Access to the ground-floor retail space and residential lobby on Lot A would be through entrances located on Clement Street. Main access to the residential building on Lot B would be from a ground floor lobby on 26th Avenue. Vehicular access to the at-grade parking garages for both buildings would be located on 26th Avenue.

3. **Site Description and Present Use.** The project site is located on the northwest corner of Clement Street and 26th Avenue, Assessor's Block 1407, Lot 017. The project site is within the Outer Clement Street Neighborhood Commercial Zoning District (NCD) and a 40-X Height and Bulk District. The existing two-story building currently contains two dwelling units and ground floor

commercial space. A rear portion of the lot is used as surface parking for the two dwelling units. The project site measures 37 feet wide by 118 feet deep with an area of 4,366 square feet.

4. **Surrounding Properties and Neighborhood.** The project site is a corner lot with commercial and residential entrances on 26th Avenue. The adjacent property along 26th Avenue at 377 26th Avenue contains a two-story over garage, four-unit building. The adjacent property along Clement Street at 2510-2512 Clement Street contains two structures. The front structure contains a two-story, mixed-use building with two dwelling units and ground floor commercial space. The rear structure is a one-story, single-family dwelling. Along the subject block on Clement Street and 26th Avenue, all of the buildings are three to four stories in height. Across Clement Street, the building heights are all three stories.
5. **Public Comment.** The Department has received the following public comment:
 - a. 112 letters and petitions in support of the project
 - b. An online petition (www.change.org) with 171 persons opposed to the project
 - c. Petitions with 137 signatures of persons opposed to the project
 - d. One email and five phone calls opposed to the project
 - e. Two phone calls with no position, but requesting additional information.

Those opposed to the project have the following concerns: loss of view, loss of light, loss of on-street parking, and the project being too large and out of scale in the existing neighborhood.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove two or more residential units in the Outer Clement Street NCD. 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 in this Motion. See Item 7, "Additional Findings pursuant to Section 317" below.

- B. **Lot Size.** Planning Code Section 121 requires a lot size of 1,750 square feet for lots within 125 feet of an intersection.

After the proposed lot subdivision, the Clement Street lot with primary frontage on Clement Street would measure 2,200 square feet and the 26th Avenue lot with frontage on 26th Avenue would measure 2,146 square feet.

- C. **Residential Density.** Planning Code Section 717.91 permits a density ratio of one dwelling unit for each 600 square feet of lot area.

Up to three dwelling units are permitted on each of the subdivided lots. The proposed unit count of three dwelling units each comply with the prescribed density.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard measuring 25 percent of the total depth at grade level and at each succeeding level or story of the building in the Outer Clement Street NCD.

After the proposed lot subdivision, the Clement Street lot with primary frontage on Clement Street would measure 60 feet deep and the 26th Avenue lot with frontage on 26th Avenue would measure 37 feet deep. The required rear yard for the Clement Street lot is 15 feet; however, the project proposes full lot coverage on the ground floor with a roof deck above. The required rear yard for the 26th Avenue lot is also 15 feet; however, the project proposes a partial rear yard on the ground floor at a depth of 13 feet with a portion of the garage and a roof deck extending into required rear yard. Therefore, the Project Sponsor is seeking a rear yard modification for the project.

- E. **Open Space.** Planning Code Section 135 requires 100 square feet of common usable open space or 80 square feet of private usable open space per dwelling unit.

For the Clement Street building, the project proposes 340 square feet of common open space on the proposed roof deck where 212.8 square feet are required and 519 square feet of private open space on a rear deck where 80 square feet are required. For the 26th Avenue building, the project proposes 1,044 square feet of private open space in a rear yard, rear deck, and roof deck where 240 square feet are required.

- F. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires the following:

1. **Above-Grade Parking Setback.** Off-street parking at street grade on a development lot must be set back at least 25 feet from the front of the development on the ground floor.

The project proposes parking at the property line along 26th Avenue, not set back 25 feet. The Project Sponsor is requesting a variance from this section of the Planning Code.

2. **Parking and Loading Entrances.** No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress.

The proposed parking entrance for the Clement Street building is 16 feet wide and the proposed parking entrance for the 26th Avenue building is 12 feet wide. Two curb cuts along 26th Avenue, each 10 feet wide, are proposed.

3. **Active Uses Required.** With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be

provided within the first 25 feet of building depth on the ground floor from any façade facing a street at least 30 feet in width.

Active ground floor uses (commercial use at the Clement Street building and residential use at the 26th Avenue building) are proposed within the first 25 feet of the building depth on the ground floor of each building.

4. **Ground Floor Ceiling Height.** Ground floor non-residential uses in NC Districts shall have a minimum floor-to-floor height of ten feet in a 40-foot height district.

The proposed ground floor ceiling heights for both buildings would be a minimum of ten feet tall.

5. **Street-Facing Ground-Level Spaces.** The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to those spaces.

The proposed active uses and residential lobbies are designed along the property lines of the subject lot.

6. **Transparency and Fenestration.** Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

The proposed commercial use in the Clement Street building contains approximately 911 square feet of exterior ground floor wall area. Approximately 550 square feet of wall area would be dedicated to glazing, which is equivalent to approximately 60 percent transparency.

7. **Gates, Railings, and Grillwork.** Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind floor windows, shall be at least 75 percent open to perpendicular view.

No gates, railing, or grillwork are proposed.

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

The project proposes seven parking spaces for the six replacement dwelling units.

- H. **Bicycle Parking.** Planning Code Section 155 requires one Class 1 Bicycle Parking space for every dwelling unit and a minimum of two Class 2 spaces for the commercial use.

The project proposes six Class 1 bicycle parking spaces that satisfy the bicycle parking requirements. The two Class 2 spaces are provided with a bike rack on Clement Street.

- I. **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. Planning Code Section 263.20 allows for a special height exemption of five feet for active ground floor uses.

The project proposes two replacement buildings. The Clement Street building is proposed at 45 feet tall, utilizing the five-foot height exemption for an active ground floor use as a commercial space. The 26th Avenue building is proposed to be 40 feet tall.

7. **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 two units, the proposed density of six units distributed into two, three-unit buildings is more desirable in terms of compatibility with the surrounding housing density and the Outer Clement Street NCD. 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 fronting on 26th Avenue proposes a design and massing that respects the predominant pattern of three-story residential facades along both sides of 26th Avenue.

- 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 the block. The 26th Avenue building is set back at the rear and side to respect a single-family noncomplying structure in the adjacent lot at 2510-2512 Clement Street and property line windows in the adjacent lot at 377 26th Avenue.

- 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 six parking spaces for the replacement buildings. Seven spaces are proposed, where currently there are three surface lot spaces provided for the existing building.

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

The proposed project is primarily residential in nature with approximately 867 square feet of commercial space, which is an increase in floor area from the existing 464 square feet. The proposed residential density and commercial intensity are not anticipated 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 except for rear yard and street frontage 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 Outer Clement Street NCD.

The proposed project is consistent with the stated purpose of the Outer Clement NCD. The NCD allows for up to one dwelling unit per 600 square feet of lot area. With proposed lot areas of 2,200 square feet and 2,146 square feet after the lot subdivision, six dwelling units would be permitted. The project proposes six dwelling units.

- 8. **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 building is 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 showed no enforcement cases or notices of violation for the subject property.

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

Project meets criterion.

The structure appears to be in decent condition, although the existing dwelling units' sizes, design and construction deficiencies are evident.

- 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 the structure is not a historical resource.

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

Project meets criterion.

Not applicable. The structure is not a historical resource.

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

Project meets criterion.

The Project would remove two vacant 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.

The two units were owner occupied before the current property owner purchased the building in January 2013. Although both units remain vacant under the current property owner, the units would be subject to the Rent Stabilization and Arbitration Ordinance due to the age of the building (constructed before June 13, 1979).

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

Project meets criterion.

Although the Project proposes demolition of a two-bedroom unit and a one-bedroom unit, the number of units would be increased at the project site. The replacement structure primarily fronting on Clement Street is proposed as a three-unit building and the replacement structure fronting on 26th Avenue is proposed as another three-unit building.

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

Project meets criterion.

The replacement buildings conserve 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 conserve the existing number of dwelling units, while providing a net gain of four units 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.

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

Project meets criterion.

The project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten 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 in keeping 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 six opportunities for family-sized housing. Three-bedroom units 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 block faces and compliment the neighborhood character with a contemporary design.

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

Project meets criterion.

The project would increase the number of on-site units with a net gain of four units.

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

Project meets criterion.

The project proposes 18 bedrooms. The existing building contains three bedrooms.

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

HOUSING ELEMENT

OBJECTIVE 2:

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

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The project proposes demolition of two dwelling units with the construction of six dwelling units.

URBAN DESIGN

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 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project proposes demolition of the existing building. Similar to other existing structures on the block face, both proposed buildings contain garages at the ground floor that are to be constructed to the front lot line with residential uses above.

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 corner of Clement Street and 26th Avenue is consistent with the pattern of three- and four-story buildings found along the block face. The four-story replacement building fronting 26th Avenue reinforces the existing pattern of three-story buildings found on both sides of the street, as the proposed fourth floor is designed to create the appearance of a three-story structure at the front façade and along the block face.

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 have 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.

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

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

Existing neighborhood-serving retail uses would be enhanced as the project proposes to expand the ground floor commercial use on Clement Street from 464 square feet to 897 square feet. 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 new replacement buildings conserve the number of dwelling units in the existing buildings while providing a net gain of four units.

- 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 six 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 affect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing seven off-street parking spaces, where three spaces currently exist.

- 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 mixed-use project in the Outer Clement Street NCD; 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 achieve 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.

A shadow study was prepared and the project's shadow does not reach any parks or open space under the jurisdiction of the Department of Recreation and Parks. The project will have no negative effect on existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0205C** 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 September 4, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: September 4, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of two residential units located at 395 26th Avenue pursuant to Planning Code Section(s) 303 and 317 within the Outer Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated October 24, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0305C and subject to conditions of approval reviewed and approved by the Commission on September 4, 2014 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 16, 2014 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **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 415-558-6378, www.sf-planning.org

10. **Subdivision.** The Project Sponsor shall submit a lot subdivision application proposing to subdivide the lot into two lots prior to Planning approval of the building permit application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

11. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than eight bicycle parking spaces (six Class 1 spaces for the residential portion of the Project and two Class 2 spaces for the commercial portion of the Project).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
12. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide six off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
13. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **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
15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

16. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when

being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

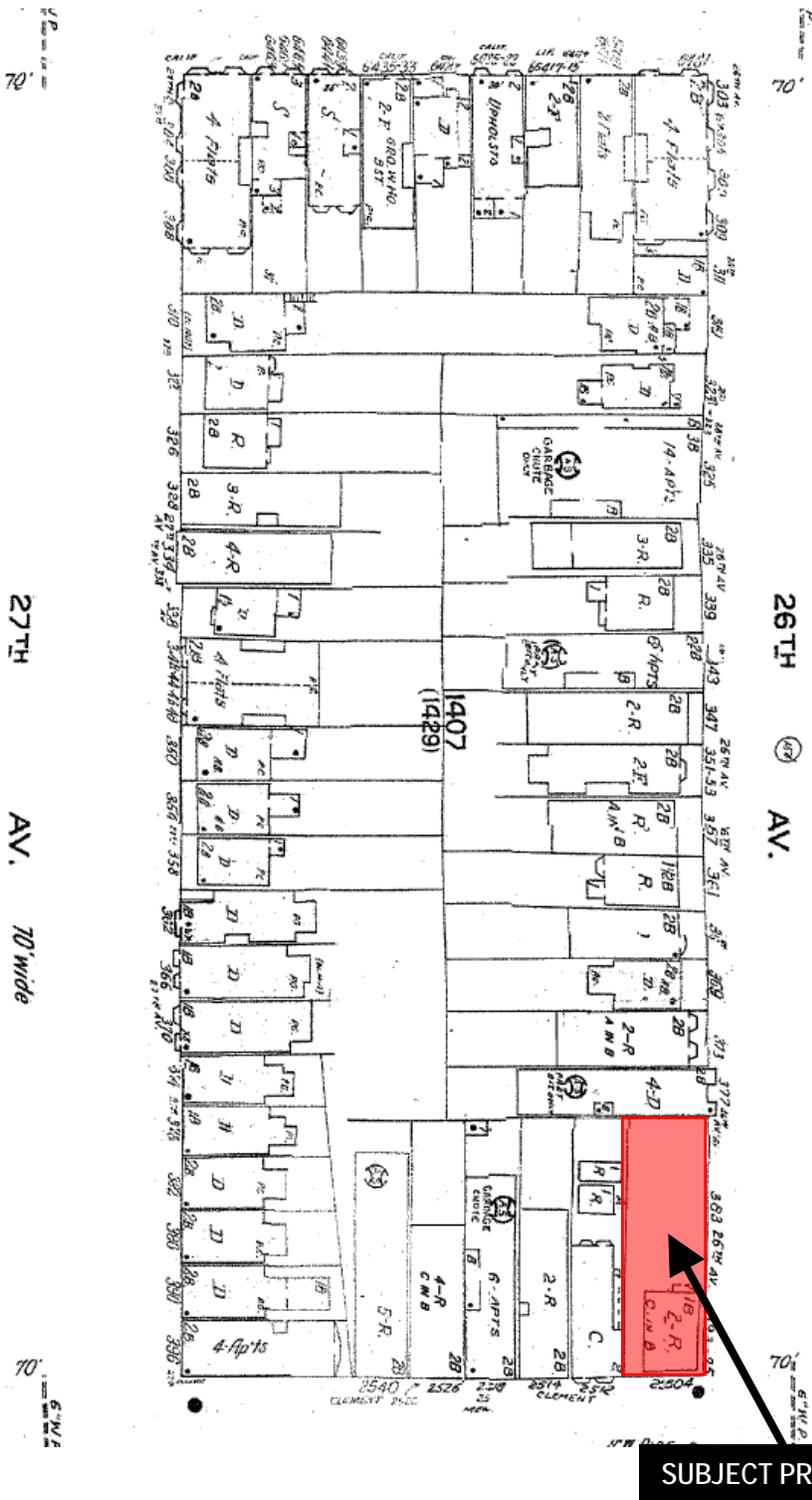
17. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Sanborn Map*

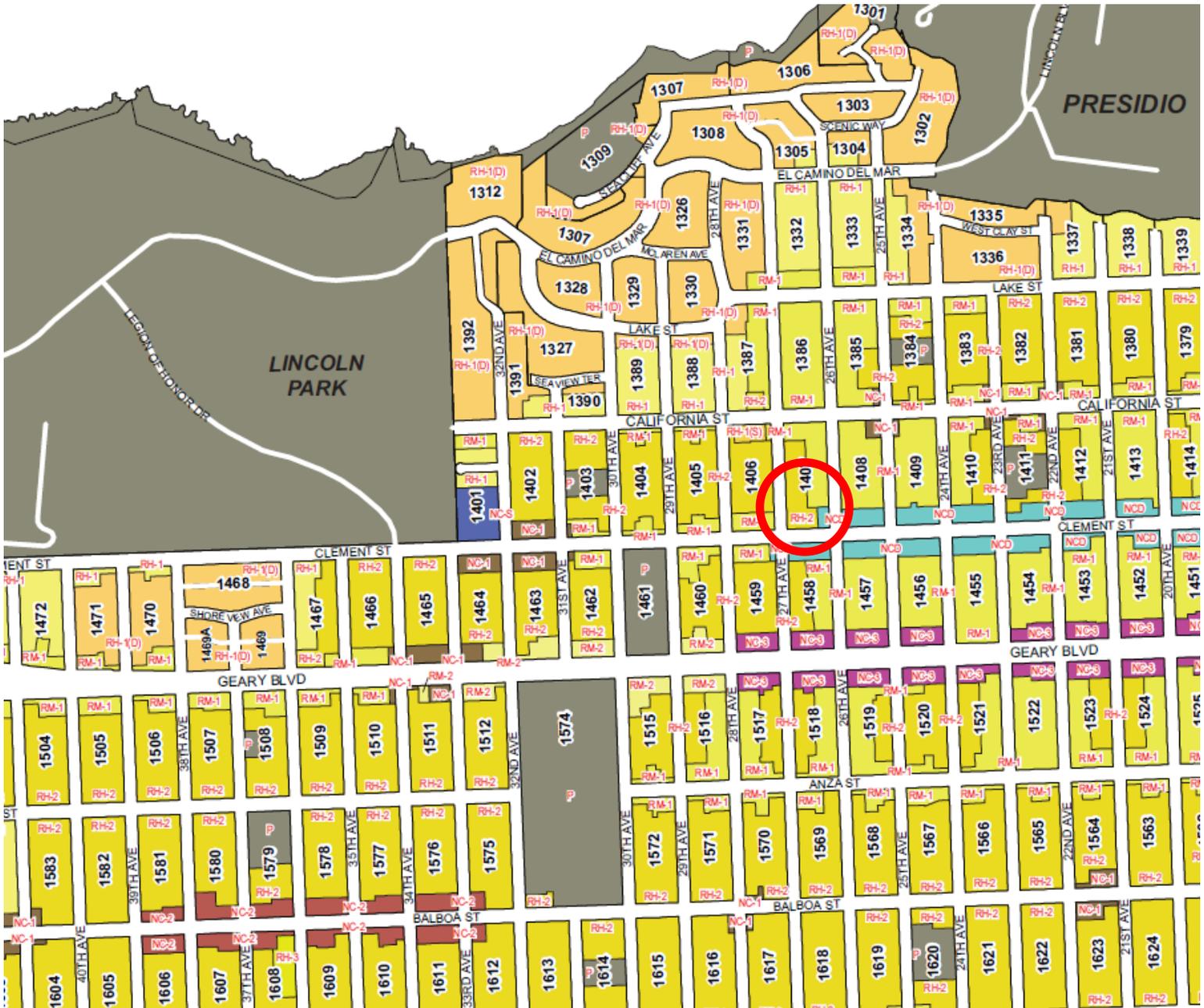


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
 Case Number 2013.0205CEKSV
 395 26th Avenue
 Block 1407 Lot 017

Zoning Map



Conditional Use Hearing
Case Number 2013.0205CEKSV
395 26th Avenue
Block 1407 Lot 017

Aerial Photo – looking north



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.0205CEKS
395 26th Avenue
Block 1407 Lot 017

Aerial Photo – looking west



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0205CEKSV
395 26th Avenue
Block 1407 Lot 017

Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0205CEKSV
395 26th Avenue
Block 1407 Lot 017



APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mary Tom	
PROPERTY OWNER'S ADDRESS: 1559B Sloat Boulevard #468 San Francisco, CA 94132	TELEPHONE: (415) 272-4901 EMAIL: maryntom@gmail.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Gabriel Ng, Gabriel Ng + Architects, Inc. Same as Above <input type="checkbox"/>	
ADDRESS: 1360 9th Avenue, Suite #210 San Francisco, CA 94122	TELEPHONE: (415) 682-8060 EMAIL: gabriel@gabrielngarchitects.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 395 26th Avenue	ZIP CODE: 94121
CROSS STREETS: Clement Street	

ASSESSORS BLOCK/LOT: 1704 / 017 1407	LOT DIMENSIONS: 37'x118'	LOT AREA (SQ FT): 4,366	ZONING DISTRICT: NCD - Outer Clement	HEIGHT/BULK DISTRICT: 45-X
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3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Two story 2 dwelling with commercial
		PROPOSED USE: Two new 4 story mixed use buildings
		BUILDING APPLICATION PERMIT NO.: DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	2	0	6	6
Hotel Rooms	0		0	
Parking Spaces	0		7	7
Loading Spaces	0		0	
Number of Buildings	1	0	2	2
Height of Building(s)	21'-6"		45'-0"	45'-0"
Number of Stories	2		4	4
Bicycle Spaces	0		4	4
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,491	0	7,682	7,682
Retail	0	0	1,163	1,163
Office	464	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	N/A			
Parking	0	0	1,503	1,503
Other (Specify Use)		Common Area:	2,889	2,889
TOTAL GSF	1,955		13,264	13,264

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

The ground floor dwelling unit was added to the office space in 1954.

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

Demolition of 2nd story dwelling unit in NCD - Outer Clement (Section 717.38)

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.

1. The demolition of the existing dwelling is both necessary and desirable, to bring the density of the subject lot into greater conformity with the surrounding neighborhood.

2. The existing corner lot is under-utilized, with a large surface parking area on 26th Avenue. The proposed project would provide for continuity of the NCD storefronts and building heights, and the elevations will be sculpted to provide an active streetscape along Clement Street. The new commercial spaces would be fully accessible, with generous residential lobbies. New off-street vehicle and bicycle parking would be located on 26th Avenue, with lower traffic volumes. No offensive or noxious emissions will be emitted from the project.

3. New 45' height limits in the NCD - Outer Clement were recently approved to spur this type of development. This new code provision positively affects the Master Plan, providing for more housing and retail opportunities, as well as larger corner features and commercial streetscapes.

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;

Neighborhood-serving retail uses will be expanded by more than double the amount of square footage, in two locations. These spaces will be handicapped accessible and completely code conforming.

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

The existing vacant housing will be removed, but the mixed-character of the neighborhood will be enhanced by the addition of two new contemporary buildings.

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

The existing vacant housing will make way for six new market rate dwellings.

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

The new dwelling units will each have off-street parking, and will not impede street parking or MUNI.

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;

Industrial and Service sector jobs will not be affected by this project.

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

The existing 1945 building will be removed to construct two new buildings. These buildings will meet or exceed all the requirements of the most recent seismic safety regulations.

7. That landmarks and historic buildings be preserved; and

No landmarks or historical buildings are located on the site.

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

No parks or open spaces will be affected by this project.

Estimated Construction Costs

TYPE OF APPLICATION: Form 2 - Two New Type 5 Buildings	
OCCUPANCY CLASSIFICATION: R-2 / M	
BUILDING TYPE: Type VA	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 7,682 (Residential) 1,163 (Retail) 1,530 (Parking) 2,889 (Common Area)	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$1,900,000	
ESTIMATE PREPARED BY: Gabriel Ng, Gabriel Ng + Architects Inc.	
FEE ESTABLISHED: \$14,118.00	

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: 2/24/13

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

Authorized Agent

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: James J. JamblyDate: 2/26/13

TO: City and County of San Francisco

12.0205 C

Re: 395 26th Avenue, Block 1407, Lot 017

The undersigned, owner of the above referenced property, hereby authorize Gabriel Ng + Architects, Inc. to file any application with the City and County of San Francisco, and to complete necessary forms and documents related to the San Francisco Planning Code, Building or to City and County ordinances and regulations, or to State laws and codes connected with my property as referenced above for building permit application purpose.

Thank you for your attention.



Owner's Signature

Mary Tom

Print Name

1559 B Sloat Boulevard #468
San Francisco, CA 94132

Owner's Address

February 19, 2013

Date

APPLICATION FOR

Dwelling Unit Removal
Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mary Tom	
PROPERTY OWNER'S ADDRESS: 1559B Sloat Boulevard #468 San Francisco, CA 94132	TELEPHONE: (415) 272-4901 EMAIL: maryntom@gmail.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Gabriel Ng, Gabriel Ng + Architects, Inc. Same as Above <input type="checkbox"/>	
ADDRESS: 1360 9th Avenue, Suite #210 San Francisco, CA 94122	TELEPHONE: (415) 682-8060 EMAIL: gabriel@gabrielngarchitects.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 395 26th Avenue		ZIP CODE: 94121		
CROSS STREETS: Clement Street				
ASSESSORS BLOCK/LOT: 1407 / 017	LOT DIMENSIONS: 37'x118'	LOT AREA (SQ FT): 4,366	ZONING DISTRICT: NCD - Outer Clement	HEIGHT/BULK DISTRICT: 45-X

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	2	6	+4
2	Total number of parking spaces	0	7	+7
3	Total gross habitable square footage	1,955	7,682	+5,727
4	Total number of bedrooms	3	15	+12
5	Date of property purchase	January 31st, 2013	-	-
6	Total number of rental units	0	TBD	TBD
7	Number of bedrooms rented	0	TBD	TBD
8	Number of units subject to rent control	2	0	-2
9	Number of bedrooms subject to rent control	3	0	-3
10	Number of units currently vacant	2	-	-
11	Was the building subject to the Ellis Act within the last decade?	No	-	-
12	Number of owner-occupied units	2	TBD	TBD

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: _____

2/24/13

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

Authorized Agent

Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through Demolition

(FORM A - COMPLETE IF APPLICABLE)

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

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

Existing Value and Soundness

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

N/A - See CU Application for 2nd Floor dwelling unit removal in NCD - Outer Clement (Section 717.38).

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

N/A

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

N/A

Existing Building (continued)

4. Whether the housing has been maintained in a decent, safe, and sanitary condition;
Only one of the two existing dwelling units is inhabitable

5. Whether the property is a *historical resource* under CEQA;
Subject building is not an historical resource under CEQA per HRE by Tim Kelley Consulting, LLC, dated January 2013.

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

N/A

Rental Protection

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

Existing dwellings are currently vacant.

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

The two existing units were owner occupied before the project sponsor acquired the building in January 2013, and are currently vacant.

Priority Policies

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
The project will remove two small units and create 6 new family sized units.

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

The project conserves neighborhood character within the extent of the Outer Clement NCD. The additional ground floor commercial space will enhance the vibrancy of the commercial corridor.

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

The project provides for 6 new family sized units, which are in low supply in San Francisco. Additional units will help add to the inventory and therefore help create affordability city-wide.

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

The project does not contain any permanently affordable housing.

Replacement Structure

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

The project is located in the well established Outer Clement Neighborhood Commercial District, on an under-developed corner lot.

Replacement Structure

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

The project would create 6 new family sized dwellings, 2-3 bedrooms each.

15. Whether the Project creates new supportive housing;

Supportive housing is not part of this project.

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

Two new contemporary style mixed-use buildings would replace a small under-sized building, subject to the Planning Department's design review.

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

The number of dwelling units would increase from 2 to 6

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

The number of bedrooms would increase from 3 to 15.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

Neighborhood-serving retail uses will be expanded by more than double the amount of square footage, in two locations. These spaces will be handicapped accessible and completely code conforming.

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

The existing vacant housing will be removed, but the mixed-character of the neighborhood will be enhanced by the addition of two new contemporary buildings.

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

The existing vacant housing will make way for six new market rate dwellings.

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

The new dwelling units will each have off-street parking, and will not impede street parking or MUNI.

Please respond to each policy; if it's not applicable explain why:

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;

Industrial and Service sector jobs will not be affected by this project.

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

The existing 1945 building will be removed to construct two new buildings. These buildings will meet or exceed all the requirements of the most recent seismic safety regulations.

7. That landmarks and historic buildings be preserved; and

No landmarks or historical buildings are located on the site.

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

No parks or open spaces will be affected by this project.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0205E
 Project Title: 395 26th Avenue
 Zoning: NCD (Outer Clement Street Neighborhood Commercial) District
 40-X Height and Bulk District
 Block/Lot: 1407/017
 Lot Size: 4,366 square feet
 Project Sponsor: Alice Barkley – McKenna Long & Aldridge LLP
 (415) 356-4635
 Staff Contact: Christopher Espiritu – (415) 575-9022
 Christopher.Espiritu@sfgov.org

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 proposed project would include the demolition of an existing two-story residence, subdivision of the existing lot into two lots (Lots A and B), and the construction of two new buildings with a total of six (6) dwelling units, seven off-street parking spaces within two at-grade parking garages, and approximately 851 square feet (sq ft) of retail space in Lot A only. The proposed mixed-use building (Lot A) would be approximately 7,533 gross square feet (gsf) and 45-feet in height. The proposed residential building (Lot B), would be approximately 5,667 gsf and 40-feet in height. The project site is located on the block bounded by California Street to the north, Clement Street to the south, 26th Avenue to the east, and 27th Avenue to the west, within the Outer Richmond neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

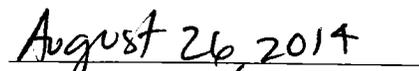
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


 Sarah B. Jones
 Environmental Review Officer


 Date

cc: Alice Barkley, Project Sponsor Allison Vanderslice, Preservation Planner Supervisor Mar, District 1 (via Clerk of the Board)
 Christine Lamorena, Current Planner Historic Preservation Distribution List Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed mixed-use building on Lot A would consist of an 851-sq-ft ground floor retail space, three (3) three-bedroom units, an at-grade garage containing four (4) off-street vehicle parking spaces (stackers), three (3) Class I bicycle parking spaces, and two (2) Class II bicycle parking spaces, and a roof deck for common open space. The proposed residential building on Lot B would consist of three (3) dwelling units (one (1) three-bedroom townhouse and two (2) three-bedroom flats), and an at-grade garage consisting of three (3) vehicle parking spaces, with three (3) Class I bicycle parking spaces. Pedestrian access to the ground-floor retail space and residential lobby on Lot A would be through entrances located on 26th Avenue. Main pedestrian access to the residential building on Lot B would be from a ground floor lobby on Clement Street. Vehicular access to the at-grade parking garages for both buildings would be located on 26th Avenue.

Project Approvals

The proposed project would require the following approvals:

- Conditional Use Authorization (Planning Commission) – The proposed project would require the approval of a Conditional Use Authorization from the Planning Commission for the demolition of an existing building that would result in the loss of one or more Residential Units and to approve an application for a replacement building, as defined under Planning Code Section 317(c).
- Variance (Zoning Administrator) – The proposed project would require a Variance from the Planning Code for a rear yard modification pursuant to Planning Code Section 134(e) and a street frontage variance pursuant to Planning Code Section 145.1. This variance would be granted by the Planning Department's Zoning Administrator.
- Demolition and Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Demolition and Site Permit by DBI.

Approval Action: While the proposed project requires multiple approvals, the overall development will be collectively reviewed by the Planning Commission and the Zoning Administrator at a consolidated hearing. Approval Action for the proposed project would be granted through the approval of the Conditional Use Authorization under Section 134 of the Planning Code. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the Outer Clement Neighborhood Commercial District (NCD). This zoning district generally requires no off-street parking spaces if the occupied floor area is less than 5,000 sq ft. The proposed project would construct a new 7,533 sq ft mixed-use building (Lot A) consisting of ground floor retail space and three residential units with four off-street parking spaces. In addition, the proposed project would include a new 5,667 sq ft residential building (Lot B) with three residential units with three off-street parking spaces. The proposed retail and residential uses are principally permitted in the Outer Clement NCD and would not conflict with the San Francisco General Plan policies. Thus, the proposed project would be consistent with all applicable zoning, plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.10-acre (4,366 sq ft) project site is located within a fully developed area of San Francisco. The surrounding uses consist primarily of residential buildings and mixed-use buildings. Therefore, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The project site is a corner lot located within the block bounded by California Street to the north, Clement Street to the south, 27th Avenue to the west, and 26th Avenue to the east within the Outer Richmond neighborhood. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (Transportation Guidelines), the Planning Department evaluates traffic conditions for the weekday PM peak period (between the hours of 4 PM to 6 PM) to determine the significance of an adverse environmental impact. The estimated weekday PM peak hour conditions typically represent the estimated worst-case conditions for the local transportation network during that peak period. Using the Transportation Guidelines, the proposed project at 395 26th Avenue is anticipated

to generate approximately 180 daily person trips and approximately of 110 daily vehicle person trips.¹ Table 1, below, shows the project’s calculated daily and PM peak hour trip generation by mode split.

Table 1. Trip Generation and Parking/Loading Demand

Trip Generation Mode Split	Daily Trips	PM Peak Hour Trips
Auto	110	12
Transit	32	5
Walk	34	3
Other	4	0
Total	180	21
Vehicle Trips	70	9
Parking Demand	Short Term	Long Term
Parking Spaces	4	9
Loading Demand	Average Hour	Peak Hour
Loading Spaces	0.02	0.03
Source: <i>Transportation Impact Analysis Guidelines, Transportation Calculations.</i>		

As shown in Table 1, total PM peak hour person trips are estimated to be approximately 21 trips for the proposed project. These trips would be distributed among various modes of transportation, including private automobile, carpools, public transit, walking, and other modes. Of the 21 PM peak-hour person-trips, 12 would be automobile trips, 5 would be transit trips, 3 would be walking trips and no trips would be made via other modes of transportation such as bicycling, taxi, or motorcycle.

The estimated 9 PM peak-hour vehicle trips are not anticipated to substantially affect existing levels of service within the project vicinity. The additional vehicles added to the PM peak hour volumes would not have a discernible effect on traffic flow on the existing street network serving the project area. Traffic impacts associated with the proposed project during the PM peak hour would not result in a significant increase relative to the existing capacity of the surrounding street system. As such, the proposed project would not result in a significant traffic impact.

Parking. Public Resources Code Section 21099(d), effective January 1, 2014, provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

¹ *Transportation Impact Analysis Guidelines, Transportation Calculations.* This document is available for public review as part of Case File No. 2013.0205E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e: walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the

² San Francisco Planning Department. *Transit-Oriented Infill Project Eligibility Checklist for 2601 Van Ness Avenue*, February 1, 2014. This document is available for review as part of Case File No. 2013.1177E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new residential and retail uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the demand for parking would be for 13 spaces. The proposed project would provide 7 off-street spaces in two at-grade garages. Thus, as proposed, the project would have an unmet parking demand of an estimated 6 spaces. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created.

Within the NCD zoning district, Planning Code Section 151 requires the provision of one off-street parking space for every dwelling unit, with up to 150 percent of the required number of spaces allowed with conditional use authorization. With the proposed six dwelling units, the project would require at least six parking spaces. Since the proposed project includes seven off-street parking spaces, parking requirements under Section 151 would be met. Additionally, the commercial parking requirement is only in effect when the occupied floor area exceeds 5,000 square feet; as the project proposes to include a ground-floor retail space at approximately 851 sq ft, parking would not be required to serve the proposed retail spaces.

It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. The Planning Commission may not support the parking ratio proposed. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission may not support the provision of any off-street parking spaces. This is, in part, owing to the fact that the parking spaces are not 'bundled' with the residential units. In other words, residents would have the option to rent or purchase a parking space, but one would not be automatically provided with the residential unit.

If the project were ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of 13 spaces. As mentioned above, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces nearby and through alternative modes such as public transit and bicycle facilities. Given that the unmet demand could be met by existing facilities and given that the proposed project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. As described above, the proposed project would not cause a doubling in traffic volumes with the addition of six new dwelling units on the project site. In addition a site-specific noise study was prepared for the proposed project.³ The Noise Study determined that the primary noise source affecting the project site was local vehicular traffic in the surrounding streets (26th Avenue and Clement Street). The project's marginal increase to the existing traffic volumes would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the proposed new residential and retail uses would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact related to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.⁴

³ Walsh, Norris & Associates, Inc., *Exterior Noise Evaluation*, 381-83-87 26th Avenue, San Francisco, California, May 20, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0205E.

⁴ Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM_{2.5} concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 18-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,⁵ which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not generate wastewater or result in wastewater discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Furthermore, the existing building is adequately served by utilities and public services. Therefore, there would be no significant impacts from the project requiring the expansion of existing utilities and public services.

Other Environmental Concerns

⁵ California Code of Regulations, Title 13, Division 3, § 2485.

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.⁶ According to a Historic Resource Evaluation (HRE)⁷ prepared for the project, and information found in the Planning Department archives, the property at 395 26th Avenue contains a two-story, rectangular-plan, residential building with converted commercial uses on the ground floor. The building was constructed in 1945 and is a stucco-clad building, topped with a flat roof, and has traces of Mediterranean Revival detailing. The building was constructed for George J. Weissend by local builder Adolph Schmidt as a single-family home. The property is not located within the boundaries of any listed historic districts.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property 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. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property 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. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 395 26th Avenue was evaluated for inclusion into the California Register and is further discussed below.

According to the HRE, the existing building is not known to be associated with any significant event in the history of San Francisco or the State of California. Also, the building is not associated with any significant broad pattern in the development of the Richmond neighborhood, which was nearly fully developed 20 years prior to the construction of the existing building. Therefore, the subject property is not significant under Criterion 1 (Events). Based on the HRE report for the property, no significant persons are associated with the property and it is not significant under Criterion 2 (Persons). The building was constructed by local builder Adolph Schmidt and is not considered as a master builder or architect. The building features some Mediterranean Revival-style detailing but lacks many of the character-defining features of this style and has been altered; therefore, it is not a significant example of this style. The HRE concluded that the property does not embody distinctive characteristics of a type, period, region or method of construction, or high artistic value. Therefore, the subject property is not significant under Criterion 3 (Architecture). Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), 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

⁶ Allison Vanderslice – Preservation Planner, *Preservation Team Review Form, 395 26th Avenue*, June 5, 2014. This report is available for review as part of Case No. 2013.0205E.

⁷ Tim Kelley Consulting, *Historic Resource Evaluation – 395 26th Avenue*, January 2013. This report is available for review as part of Case No. 2013.0205E.

built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on July 4, 2014 to the owners of properties within 300 feet of the project site, occupants of buildings on and immediately adjacent to the project site, and to interested parties. Overall concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into this Certificate of Determination as appropriate for CEQA analysis. Department Staff received several responses to the notice from residents and property owners from nearby parcels. One respondent expressed general support for the project. Other respondents requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Specific comments were received regarding physical environmental effects of the proposed project such as (1) existing on-street parking and location of curb-cuts for the proposed garages, and (2) the potential for the existing building to be considered as a historic resource. These concerns are discussed below:

As part of the project, one new curb cut located on 26th Avenue would be constructed to accommodate the proposed parking garage for the proposed mixed-use building (Lot A). An existing curb cut, also on 26th Avenue, would be retained to provide garage access to the proposed residential building (Lot B). Therefore, the proposed project would remove one on-street parking space from the existing on-street parking supply. Also, the proposed project would be subject to review and approval from Department of Public Works for installation of the new curb cut.

Finally, the proposed project is not located within any known (or potential) historic district and upon further review by the Department's Historic Preservation Staff, the existing building on-site was determined not to be a historic resource. The abovementioned concerns are further addressed in the discussion of potential environmental effects to Parking (p. 4) and Historic Architectural Resources (p. 9) within this Determination.

Other comments related to the merits of the project were raised, however, comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Certificate of Determination.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current

proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

From: [Igor Kopman](#)
To: [Lamorena, Christine](#)
Subject: Public Hearing RE: 395 26th Avenue
Date: Tuesday, January 07, 2014 9:53:18 AM

Hello Christine,

I got your name from the public notice posted on this building. I'd like to speak with you about this development because I'd like to make sure concerns are addressed by the Planning Commission before this project is approved.

I believe this project will block the view I get from my property. Can you please advise how I should go about submitting my concerns to the Commission?

Thank you

Igor Kopman,
Controller
Tel 650-989-1026
Fax: 650-989-1126
Cell: 415-987-2478

From: [Katy Walden](#)
To: [Lamorena, Christine](#)
Subject: Request for plans - Block lot 1407/017
Date: Friday, December 27, 2013 4:36:46 PM

Hi Christine,

I am writing in response to Notice of Public Hearing document for 395 26th Avenue. I am writing to request Architectural Plans and proposed timeline for approvals and construction.

Building Height of 45 ft seems tall for the district zoning and surrounding buildings. 6 dwelling units total, 1 commercial, plus six parking spaces seems particularly dense for the plot, which is why it seems so vertical in respect to other buildings on Clement. It also seems like the NCD zoning was not original to the area or plot of land. It seems like it's R2 on earlier versions for the plot then switched over at some point.

Hoping the plans ease anxiety - not opposed to progress, but the area is highly congested as it is with numerous accidents at the intersection of 26th/Clement already.

Thanks for your time/consideration.

Thanks,
Katy

From: [karen_jean](#)
To: [Lamorena, Christine](#)
Subject: 395 26th Ave.
Date: Thursday, January 09, 2014 1:29:34 AM

RE : Permit Application 2013.03.051501 395 26th Ave.

Dear Ms. LaMorena:

I am writing in regards to the above cited address and application. I am beyond appalled that this Building Department would even consider entertaining such a monstrous design constructed for nothing more than profit without consideration for the pre-existing dwellings and families surrounding it. The individual who has submitted this permit has one goal in mind - to reap the greatest amount of personal benefit from this lot without regard for those who have resided next to it for decades.

As the immediate neighbor at 2510 Clement Street, a Four Story Building on my Eastern side would literally knock my lights out. With three stories towering above my one story home - I would NEVER SEE THE LIGHT OF DAY. It would not only take away my natural light and place an end to my gardening but cut off my air flow. The size and structure of the building would also tower and overshadow 2512, 2514 as well as 2518 Clement Street which are all TWO story buildings, as is the neighboring building on 26th Avenue. These buildings are homes of long time residents of San Francisco, some with children and others are senior citizens. We deserve respect and consideration.

From the start, Ms. Mary Tom, has vehemently refused to work with the adjacent property owners in designing a building that would be financially beneficial to her as well as respectful to those of us around her. She has gone so far as to up the initial plans for two three story buildings and added an additional fourth story to her permit. There are no words to describe my disgust at this vulgar lack of consideration.. I demand this permit be aborted.

I will be looking forward to hearing from you.

Sincerely,

Karen Horning
2510 Clement Street
San Francisco, CA 94121
415-637-2664

Albany
Atlanta
Brussels
Denver
Los Angeles
Miami
New York

McKenna Long & Aldridge_{LLP}

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Seoul
Washington, DC

ALICE SUET YEE BARKLEY
Direct Phone: 415.356.4635
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EMAIL ADDRESS
abarkley@mckennalong.com

August 25, 2014

Commissioner Cindy Wu
President, Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 395 – 26th Avenue, San Francisco
Conditional Use Application (Case No. 2013.0205CEKV)

Dear Commissioner Wu:

This firm is counsel for Mary Tom, the Project applicant (“Applicant”). Here, the Applicant proposes to demolish a vacant two-story building (small ground floor commercial space and two residential units) at 395-26th Avenue in San Francisco (Block 1407, Lot 017), (the “Site”), subdivide the existing lot into two (“Lot A” and “Lot B”), and construct two four-story buildings (the “Project”). For the reasons discussed below, the Conditional Use application (“CU Application”) meets the criteria of Section 303(c) and Section 317 of the Planning Code. Therefore, the Planning Commission should approve the CU Application.

PROJECT HISTORY

The Applicant submitted the CU Application for the Project on February 26, 2013. The Project will require a Conditional Use approval for demolition of the existing second floor residential unit and will require variances from the rear yard requirements and ground floor active use in a neighborhood commercial district.

On March 13, 2013, the Applicant submitted an environmental review application and the Planning Department issued a Class 3 categorical exemption for the Project on June 18, 2013. The 26th Avenue building originally included a 263 sq. ft. retail space. The Planning Department suggested that this small retail space be eliminated and converted to part of the residential use and that the Applicant lower the height of the building on Lot B to 40’.

The Conditional Use and Variance hearings were originally scheduled for January 16, 2014 and continued to February 20, 2014 at the request of Eric Mar. The February 20, 2014 hearing was then continued at the request of the Applicant and the Planning Department because the Class 3 categorical exemption did not include a discussion of subdivision of the existing lot. In advance of this hearing, the Planning Department re-issued a Certificate of Class 32 categorical exemption on, a copy of which is attached to the Planning Department's updated case report before this Commission.

PROJECT SITE

The 4,366 sq. ft. Project Site is located at the northwest corner of Clement Street and 26th Avenue in the Outer Clement Neighborhood Commercial District and in a 40-S height and bulk District. An additional 5' above the height limit is allowed for ground floor retail space.

The Site is improved with a 2,105 sq. ft. two story building with an office and two residential units originally constructed in 1945. The ground floor contains a one-bedroom residential unit and an office. The second floor contains a two-bedroom unit. The building is a lawful non-complying structure in that the off-street parking is located in a paved open parking area located in the required rear yard. A photomontage of the proposed building, block face photographs, existing and proposed plans are attached to the Case Report; see Sheet A-1.1 of Exhibit 1 for floor plans and elevations of the existing building.

The Planning Department has reviewed the Historic Resource Evaluation (HRE) Report prepared by Tim Kelley Consulting and concurs with the conclusion that the building is not a historic resource.

Although this block is zoned neighborhood commercial, the only ground floor commercial uses are in the Project Site building and in the two-story building adjacent to the Site on Clement Street. The Clement Street block face is developed with predominately three-story buildings, ranging from two-units to multi-unit apartment buildings. The 26th Avenue block face is developed with two to four-story buildings, with three-story buildings being predominate. The buildings range from single family homes to apartments. The opposite Clement Street block face is developed with two and three-story buildings with more ground floor retail use. The opposite 26th Avenue block face is developed with two to four-story buildings that range from single family homes to apartment buildings. See Sheet A-0.3 of the Plans attached to the Case Report.

THE PROJECT

The Project is:

1. Demolition of the existing building;

2. Subdivision of the existing lot into two lots with a 60'x37' (2,220 sq. ft.) corner lot at Clement Street and 26th Ave ("Lot A") and a 58'x37' (2,146 sq. ft.) lot on 26th Avenue ("Lot B");
3. Construction of a 45' high, 7,533 gross square feet (gsf) mixed use building on Lot A with ground floor retail and 4 off-street parking space in stackers; and
4. Construction of a 40' high, 5,667 gsf three-unit residential building with three off-street parking spaces on Lot B.

The plans before this Commission have been revised from those prepared for the originally-scheduled January 16, 2014 hearing as follows:

1. The bay windows of both the Lot A and Lot B buildings facing the rear yards have been eliminated;
2. The ground floor room of the Lot B building has been incorporated into the second floor unit;
3. Each unit in the Lot B building has private usable open space;
4. One of the stair penthouses was eliminated from the Lot B building; and
5. One additional street tree is proposed for 26th Avenue, for a total of seven street trees for the Project.

The Lot A building (2500-2502-2506-2008 Clement Street Building)

The Lot A building is a mixed use building with ground floor retail. The 2,184 sq. ft. ground floor of the Lot A building will have a 851 sq. ft., 14' floor to ceiling height retail space, a garage with four off-street parking spaces in car stackers, three secure class 1 bicycle parking spaces, and an entrance lobby to the 3 residential units above. The retail space will have frontage on both Clement Street and 26th Avenue with a large glazed store front window system to provide pedestrian interest. The upper floors will have bay windows. Access to garage is from 26th Avenue with a 10' curb cut and 16' wide garage door. Two Class 2 bicycle parking spaces will be located on the Clement Street sidewalk in front of the retail space.

The 15' deep rear yard will be at the first residential level, which will require a variance. See Sheet A-2.0 and A.2.1 of the plans attached to the Case Report.

The second floor will be a 1,783 sq. ft. three bedroom flat with an approximately 519 sq. ft. private open space. The third and fourth floors will each contain a 1,783 sq. ft. three-bedroom

flat and will share the 340 sq. ft. roof deck as their common open space. See Sheet A-2.0. The exterior material will be wood siding and stucco on the bay on the upper floors. The ground floor façade will be slate tile and glazing to form a base for the building. See Sheet A-3.0 and A-3.1 for the proposed elevations.

The Lot B Building (381-382-397 26th Avenue Building)

The Lot B building is a residential building with three dwelling units – a townhouse unit and two flats. The ground floor will contain the entrance lobby, three class 1 secure bicycle lockers, a garage with three independently accessible parking spaces, and a bedroom that is part of the 1,190 sq. ft. three-bedroom second-floor townhouse unit. Access to the garage is off 26th Avenue.

The approximate 235 sq. ft. deck will be the private open space for the townhouse unit. The 1,190 sq. ft. third floor unit will have private access to the approximately 493 sq. ft. at-grade rear yard, and the 1,170 sq. ft. fourth floor unit will have three bedrooms with private access to the 316 sq. ft. roof deck as its open space. See Sheet A-2.1 of plans attached to Case Report.

The southern two-thirds of the building is divided into a base, a middle and a top. The base is set back 1'-6" from the front property line and the exterior material will be wood with the recessed base framed in slate tile. The middle portion of the building is stucco with two bay windows. The top of the building (the fourth floor) will have punch windows and the stucco exterior will be a complementing color. The northern portion of the building will have a vertical element created by a two-story bay window, the garage door and wood siding on all floors. See Sheets A-3.0 and A-3.1 of Plans attached to Case Report for elevation.

THE PROJECT MEETS THE CRITERIA OF §303(c)

The Project meets the criteria of Planning Code Section 303(c) in that:

1. ***The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary and desirable for, and compatible with, the neighborhood or the community.***

The buildings in the vicinity of 26th Avenue and Clement Street range from two units to 18 units. The Project, with a total of six units, is similar to those on the block. The proposed three-bedroom units are moderately sized, similar in size to the flats in the area. See Sheet A-0.3 of the Plans attached to Case Report. The Project will add four new residential units to the City's housing stock. The two demolished units will be replaced with three-bedroom units which are more suitable for families with children. Therefore, the size and intensity of the Project will be compatible with and is necessary and desirable for the neighborhood and the community.

2. *The proposed uses or features 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 developments in the vicinity.*

A. The nature of the proposed Site, including its size and shape, and the proposed size, shape and arrangement of structures:

The existing lot is 118' deep. The allowable building depth would be 88.5' if the lot is not divided into two. The adjacent lot on Clement Street is improved with two buildings, with the main structure (2512 Clement) at the front of the lot approximately 60' long and a two-story cottage (2510 Clement) located partly in the required rear yard. See Sheet A-1.0 of the Plans attached to the Case Report. By dividing the lot into two, the Lot A building will be shorter than the neighboring 2510-2512 Clement building and the rear cottage will face the at-grade rear yard of the Lot B building. The three bedroom units will range between 1,170 sq. ft. to 1,601 sq. ft., which will be more affordable than if the existing lot is not subdivided and new units in excess of 2,400 sq. ft. each are developed.

The Lot B building has been set back 3' from the north property line so that the non-required property line windows of the 377 - 26th Avenue Building do not have to be closed. See **Exhibit 1** for a sketch of the 26th Avenue Building plans from the Department of Building Inspection microfilms showing that these property line windows are "non-required". Therefore, the proposed size, shape and arrangement of the proposed buildings will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or be injurious to property or improvements.

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.

The traffic patterns for persons and vehicles around the Site will not be altered. Each of the dwelling units and the retail space will have an off-street parking space. Currently, there are five on-street parking spaces on 26th Avenue and one on Clement in front of the Site. The Project will not change the number of on-street parking spaces in front of the Site. The Environmental Planning section of the Planning Department has determined that the Project will not have an adverse effect on traffic, off-street parking and loading.

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

A Noise Report prepared by Walsh Norris and Associates was requested by and submitted to Environmental Planning. All of the recommendations have been incorporated as part of the Project and the Project will therefore meet all of the City's Noise Ordinance governing noise levels after the buildings are completed.

Construction of the Project will temporarily increase noise and vibration levels in the vicinity. Construction noise and vibration will fluctuate depending on the construction phase, equipment type, duration of use, and distance between the source and the listener. However, construction noise and vibration will be intermittent and limited to the construction period of the Project. Noise from construction activities is regulated by the San Francisco Noise Ordinance.

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

The three existing street trees (two on Clement Street and one on 26th Avenue) will be retained and four new street trees will be planted on 26th Avenue. All exterior lights will be down lighting to prevent glare to nearby neighbors. The garbage, recycle and compost bins will be located in the garage. Signs will comply with the requirements of Article 6 of the Planning Code.

3. *That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.*

Plans and Policies

The Site is zoned for mixed use development with ground floor retail and residential use on the upper floors. With the rear yard and ground floor active use variances granted, the Project will comply with all applicable Planning Code provisions applicable to the Site. See Sheet A-1.0.

The Project is consistent with the following objectives and policies of the General Plan:

A. HOUSING ELEMENT

Objective 1: Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

Policy 1.8 - Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

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.

The Site is under-utilized. The Case Report points out that while the existing units are not unsound housing, the units' size, design and construction deficiencies are obvious. The Project replaces 2 housing units with 6 housing units in an area easily accessible to public transit.

Objective 2: Retain existing housing units, and promote safety and maintenance standards, without jeopardizing affordability.

Policy 2.1: Discourage the demolition of sound existing housing unless the demolition results in a net increase in affordable housing.

The residential units proposed to be demolished are not part of the City's housing stock because they are owner-occupied. The Project will result in an increase of four additional units and all the units are three bedroom units suitable for families with children with usable open space.

Objective 12: Balance housing growth with adequate infrastructure that serves the City's growing population.

Policy 12.1 - Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2 - Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units

Policy 12.3 - Ensure new housing is sustainably supported by the City's public infrastructure systems.

The Project Site is near public transit, neighborhood services and two of the major open spaces in the City (Golden Gate Park and the Presidio).

Objective 13: Prioritize sustainable development in planning for and constructing new housing.

Policy 13.3 - Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The Project is located near multiple transit lines and has easy access to all types of neighborhood-serving businesses.

B. COMMERCE AND INDUSTRY ELEMENT

Objective 1: Manage economic growth and change to ensure enhancement of the total City Living and working environment.

Policy 1.2 -Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3 – Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project Site is located in a neighborhood commercial district. The current commercial space on the Project Site is 410 sq. ft. with 8'-0" high ceiling. The new retail space will have 897 sq. ft. and 14' floor to ceiling height that the City deems desirable and necessary by allowing an additional 5' height limit to achieve quality retail space in the City's commercial districts. Therefore the Project is consistent with and promotes Objective 1, policies 1.2 and 1.3 of this element.

Objective 3: Provide expanded employment opportunities for City residents, particularly the unemployed and economically disadvantaged.

Policy 3.1 – Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Commerce and Industry element recognizes that the "one employment sector that often serves to be a source of employment opportunity to minorities and low-skilled workers is the small business sector that offers initial employment opportunities for the many low-skilled individuals. These individuals are often from within the community."

When compared to the existing building, where the small office space faces 26th Avenue and does not contribute to the continuing retail frontages on Clement Street, the Project includes a quality retail space at the corner of Clement Street and 26th Avenue that will strengthen and anchor this section of the Outer Clement Street Neighborhood Commercial District.

C. **URBAN DESIGN ELEMENT**

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.

While the design of the new buildings are modern, the design complements the existing character of the area by incorporating bay windows and exterior materials common in the area.

Objective 4 -- Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity.

Policy 4.12 - Install, promote and maintain landscaping in public and private areas.

Four new street trees will be planted on 26th Avenue, where only one currently exists.

D. **TRANSPORTATION ELEMENT**

Objective 11 -- Establish public transit as the primary mode of transportation in San Francisco and as a means through which to guide future development and improve regional mobility and air quality.

Policy 11.3 - Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

Objective 14 -- Develop and implement a plan for operational changes and land use policies that will maintain mobility and safety despite a rise in travel demand that could otherwise result in system capacity deficiencies.

Policy 14.7 - Encourage the use of transit and other alternatives modes of travel to the private automobile through the positioning of building entrances and the convenient location of support facilities that prioritizes access from these modes.

Policy 14.8 - Implement land use controls that will support a sustainable mode split, and encourage development that limits the intensification of automobile use.

As will be fully discussed below, the Site is conveniently located near public transit with connection directly or within easy walking or biking distance to large employers such as Kaiser Medical Center, UCSF Mount Zion Campus, and other major employment centers in the City. The MUNI bus lines (#1, #1AX, #29, #38, #38AX, #38BX and #38L) are within two blocks of the Site and provide easy transfer to public transit serving other parts of the City and to the East Bay and South Bay.

The Project will provide Class 1 off-street secure bicycle parking spaces to encourage the combined use of transit and bicycle to work, for chores and recreation.

Objective 24 -- Improve the ambience of the pedestrian environment.

Policy 24.2 - Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4 - Preserve pedestrian-oriented building frontages.

Four new street trees will be planted to meet Planning Code Requirements which will enhance the pedestrian environment and the public realm.

Objective 28 -- Provide secure and convenient parking facilities for bicycles.

Policy 28.1 - Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3 - Provide parking facilities which are safe, secure, and convenient.

One secure Class 1 bicycle parking space will be provided for each of the units in the garages of the two new buildings. Two secure Class 2 bicycle parking spaces will be provided on Clement Street for visitors or patrons of the retail business .

E. ***RECREATION AND OPEN SPACE ELEMENT***

Objective 4: Provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.

Policy 4.5 - Require private usable outdoor open space in new residential development.

The Project has more than the Planning Code required usable open space on the Site for the future occupants; four of the units have private usable open spaces and two of the

units share a roof deck. The Site is within five blocks of Golden Gate Park and three blocks of the Presidio, two of the major open spaces in the City.

F. ***AIR QUALITY ELEMENT***

Objective 2 -- Reduce mobile sources of air pollution through implementation of the transportation element of the general plan.

Applicable objectives and policies are listed under the Transportation Element and the City's Transit First Policy discussed above.

Objective 3 -- Decrease the air quality impacts of development by coordination of land use and transportation decisions.

Policy 3.9 Encourage and require planting of trees in conjunction with new development to enhance pedestrian environment and select species of trees that optimize achievement of air quality goals.

Four new street trees will be planted where one exists today along the 26th Avenue frontage.

Objective 5 -- Minimize particulate matter emissions from road and construction sites.

Policy 5.1 - Continue policies to minimize particulate matter emissions during road and building construction and demolition.

Policy 5.2 Encourage the use of building and other construction materials and methods which generate minimum amounts of particulate matter during construction as well as demolition.

The Applicant and contractor must comply with the City's Building Code provisions governing dust control, including watering of the Site with non-potable water.

G. ***COMMUNITY SAFETY ELEMENT***

Objective 1 -- Reduce structural and non-structural hazards to life safety and minimize property damage resulting from future disasters.

Policy 1.3 - Assure that new construction meets current structural and life safety standards.

The new buildings will be constructed to meet all current Building Code seismic and fire safety standards; whereas the existing building does not meet those standards.

Policy 1.6 - Consider site soils conditions when reviewing projects in areas subject to liquefaction or slope instability.

A Geotechnical Report will be submitted to the Department of Building Inspection for review and approval as part of the building permit process to insure that the buildings' foundations will be designed appropriately.

Policy 1.11 - Continue to promote green stormwater management techniques.

The Project will comply with all City requirements related to stormwater management, the San Francisco Stormwater Management Ordinance, the SFPUC's Stormwater Design Guidelines and the San Francisco Green Building Code. The Project will also comply with the San Francisco Green Building Requirements related to water use reduction by cutting potable water use by 20%.

H. ***ENVIRONMENTAL PROTECTION ELEMENT***

Objective 1 -- achieve a proper balance among the conservation, utilization, and development of San Francisco's natural resources.

Policy 1.4 - Assure that all new development meets strict environmental quality standards and recognizes human needs.

The Project will comply with the San Francisco Green Building Requirements related to energy efficiency. The Applicant will provide documentation demonstrating that the Project achieves a 15% compliance margin over the 2008 Title 24 Part 6 Energy Standards. The Project will comply with the San Francisco Green Building requirements related to the commissioning of building energy and water systems. Design and construction commissioning will be conducted to verify that energy- and water-using components meet the owner's or owner representative's project requirements.

Objective 4 -- Achieve a proper balance among the conservation, utilization, and development of San Francisco's natural resources.

Policy 4.1 - Support and comply with objectives, policies, and air quality standards of the Bay Area Air Quality Management District.

Prior to issuance of any demolition permit, the Bay Area Air Quality Management District must inform the Department of Building Inspection that all asbestos containing building materials have been removed and disposed of in accordance of applicable state law and regulations.

Objective 5 -- With respect to applications filed pursuant to Article 7 of this Code, that such use or feature will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District, as set forth I zoning control category .1 of Section 701 through 729 of this Code.

The Site is at the end of the Outer Clement Street NCD, which is located on Clement Street between 19th Avenue and 27th Avenue, with small-scale convenience neighborhood serving businesses, as well as many restaurants that serve both the neighborhood and Citywide clientele during the evening hours. The Outer Clement Street NCD is developed with many mixed-use buildings with more fully residential buildings toward 27th Avenue.

Section 717.1 describes the Outer Clement Street NCD District controls as those “designed to promote development that is in keeping with the district’s existing small-scale, mixed-use character. The building standards monitor large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage” and the controls are directed as preventing over-concentration of entertainment and financial services uses and restricts late-night activity, hotels, automobile uses, and drive-up facilities.”

The Project is predominately residential in nature and the 897 sq. ft. ground floor retail space will be more suitable for neighborhood serving businesses than the current 410 sq. ft. ground floor office space. Therefore, the Project is consistent with the purposes and objective of the Outer Clement Street NCD.

THE PROJECT MEETS THE ADDITIONAL CRITERIA OF §317:

The Applicant concurs with the findings in the Case Report and Draft Motion before this Commission. The existing residential units on the Site are not rental or affordable units, but occupied by the owners and their family when they are in San Francisco. The Project will increase the number of residential units at the Site and the new three-bedroom units will be family sized units.

Commissioner Cindy Wu
President, Planning Commission
August 25, 2014
Page 14

CONCLUSION

The Project will provide six three-bedroom units that are both necessary and desirable in the context of the City's housing stock. The Project design is contextually appropriate. While it is taller than the adjacent building, the taller height is appropriate for a corner lot. This mixed use Project, with ground floor commercial and residential units above, is consistent with the purpose and objective of the Outer Clement Street NCD. The size of the ground floor commercial at 897 sq. ft. will provide a transition from what is essentially a residential block between 26th and 27th Avenue to the more intense retail uses east of the Site along Clement Street. Therefore, it is respectfully submitted that this Commission should grant the Conditional Use Application.

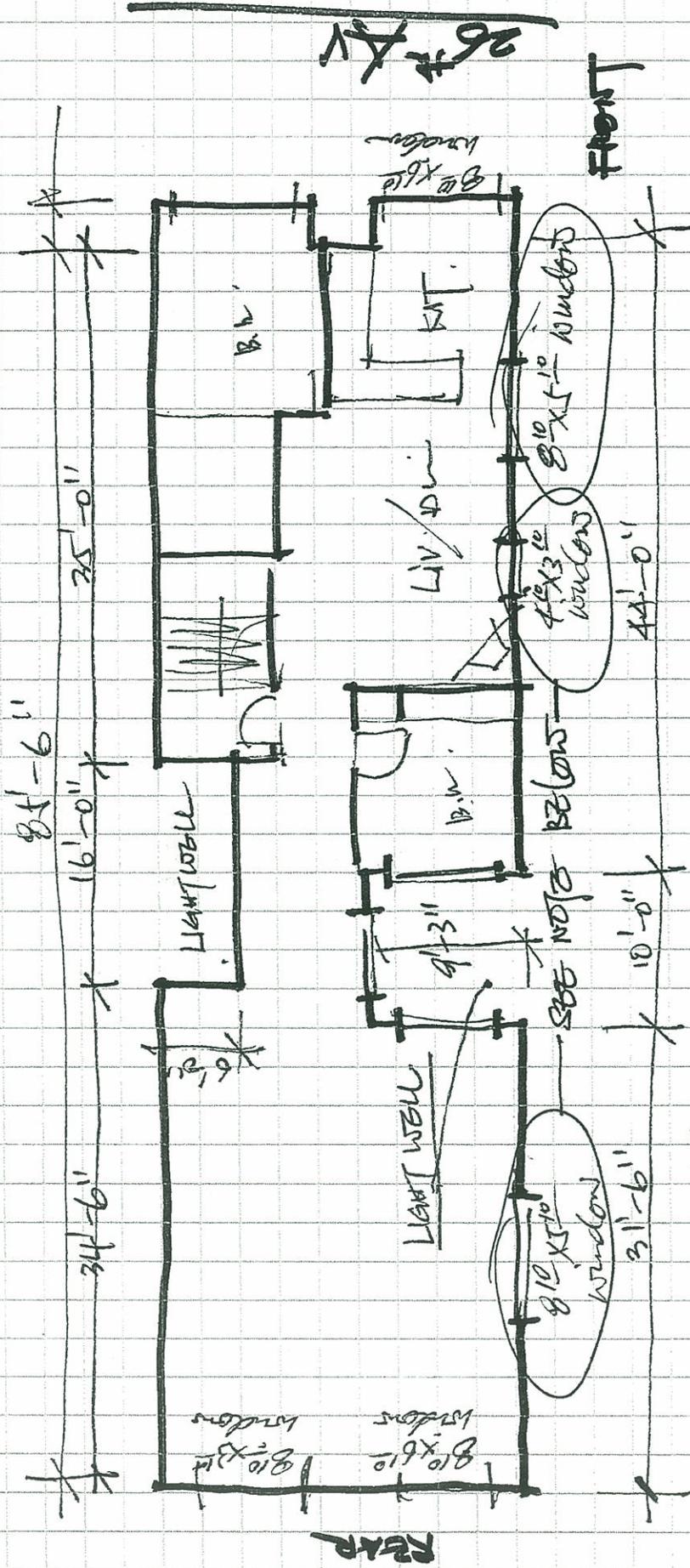
Respectfully Submitted,


Alice Suet Yee Barkley

ASYB

cc: Commissioner Rodney Fong
Commissioner Michael J. Antonini
Commissioner Christine D. Johnson
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas P. Ionin, Commission Secretary
Scott Sanchez, Zoning Administrator
Christine Lamorena (via e-mail)
Mary Tom (via e-mail)
Gabriel Ng (via e-mail)
Jeremy Schaub (via e-mail)

EXHIBIT 1



377-26TH AV.

Copied from DBI's record microfiche on 1/10/13

* There was a note on plan "NON REAR LOT LINE WINDOWS ON REAR LOT" FOR WINDOWS ON REAR LOT.

BUILT - 1968

Designer - John E. Baumann #64

Verify w/ David Leung for DBI - under 1965 S.F.B.C.

Dear Planning Commissioners,

I am the developer for the project on Clement Street that has so much publicity. I had spent many hours doing outreach to neighbors for this project. My effort began last year before the proposed hearing date in January this year. My outreach effort is done by me with one other person. I find this to be less intimidating and people are more eager to ask questions about the project. When I met with the neighbors, we told them the types of building that are being built in their neighborhood.

Last year, accompanied by my friend, Brian Cano, we walked the businesses on Clement Street. We found that a great number supported our project. On the other hand, we were also told that the opposition had misrepresented my project to gain signatures. Brian and I were eating a late lunch after an outreach at Hard Knox Cafe, and the owner came over to talk. He asked about the number of parking spaces in the new buildings because he was told that there are no parking spaces for the condos, therefore there will be more congestion in their neighborhood. He told the opponents to leave and said he was supporting the development.

Another incident happened this year when I was walking Clement Street with George Yu. We had stopped by Royal Ground Coffee. We had missed the owner on many occasions. We were lucky this time. The owner, Ms. Wong said she could not sign because her son, who was minding the shop, had already signed the opposition when a loud group came in to ask him to sign. They said the new project has no parking, and they are opening a new coffee shop to take away her business.

On another occasion with George, the Four Star Theater said they were harassed when they refused to sign the opposition.

The owner of the produce market on 25th and Clement said he was approached by the group indicating no parking.

The antique store owner who has her business for 25 years is taking a neutral position because she doesn't know who is telling the truth.

I offered a set of plans to anyone who requested one and had passed out close to 40 sets of plans to the neighbors. While we have been honest, people signed the opponent's letter and petition based on their misstatement of facts. On their website, they claim the tenants have been evicted which is not true. The units in the buildings were occupied by the previous owners.

I am enclosing 63 support letters and petitions gathered recently to demonstrate support for this project. In addition, I had previously submitted 49 letters and petitions in December, totaling 112 local, valid neighbors in support of the project.

Sincerely,



Mary Tom

8/25/14

August 14, 2014

SF Planning Department
1650 Mission St. Suite 400
San Francisco CA 94103

Dear SF Planning Dept and To Whom It May Concern,

I recently attended the neighborhood outreach meeting that Mary Tom and her husband held for their project at the corner of 26th & Clement St. After reviewing their plans, I find it to be tastefully done and does not have any negative impact to the neighbors.

I fully support their project and think it will be a welcome addition to the neighborhood and the corner of 26th St. & Clement St.

Best regards.



Ben Coleman

Former Geary St Merchants Association member.

Jane Kim
325 26th Avenue
San Francisco, CA 94118

July 28, 2014

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 2500-08 Clement Street and 381-87 26th Street

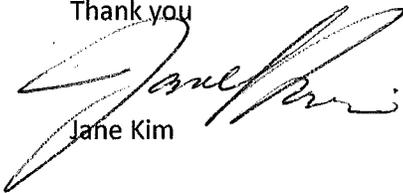
Dear Commissioners,

I would like to write to you to support the development of the two new buildings that will provide much needed housing to my neighborhood.

I currently live on the same block of this project and have lived here for over 8 years. As a single mom of two young children, I often have to walk on Clement Street and have to pass a vacant and dark corner. I see homeless as well as garbage on the property. I have seen the plans and the drawings for this project and it would be a much welcomed addition to the neighborhood. In addition to the new housing which I would be interested in, it would also be nice to have a store as well.

It has already taken too long to construct this project and urge everyone to expedite this development.

Thank you



Jane Kim

To whom it may
concern:

- 1) The project is convenient
located to public transit
- 2) they have shown me
the ~~the~~ plans —
- 3) appropriate to have two
buildings on two lot
facing 24th Ave
- 4) Building design fit in
well with ~~the~~ surrounding
building
- 5) we need more housing in
the city —

Richard J. Lynn
2443 Clement St.
San Francisco CA 94121

owner 8/19/19

August 5, 2014

Tim Brenneman
723 16th Avenue
San Francisco, CA 94118

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 2500-08 Clement Street and 381-87 26th Avenue

Dear SF Planning Commissioners,

As a resident of the Richmond District, I have seen the plans and proposed development of this project. I am writing to you to support the development of the two buildings as it will replace a vacant and dark lot with much needed housing

The project is located close to the transit corridor and it will provide additional housing units that are geared towards family. The design fits in with the neighborhood and would also provide vibrancy to the neighborhood.

Thank you



Tim Brenneman

8/14/2014

To Whom It May Concern:

I am writing in support for two proposed buildings on the corner of 26th Ave and Clement St. I have seen the renderings for the proposed buildings, and sincerely believe it is exactly what we need to accommodate much needed housing for the city of San Francisco.

The two ^{proposed} buildings will fit in well to the surroundings as many buildings in the area are much larger and newer than the building currently inhabiting the land. The current building is old and decrepit, almost uninhabitable. Many residents in the Richmond often leave their old furniture and general trash on or around the building. The homeless are a common sight as well, and SFPD have been called to remove homeless people living within the property. The two proposed buildings will address both of these issues, along with many issues presented by the current dilapidated building. The proposed buildings will not only supply more housing in the city, but improve the landscape and safety of the Richmond as well.



Felix Chan

July 25, 2014

Michael Zucker
129 17th Avenue
San Francisco, CA 94118

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

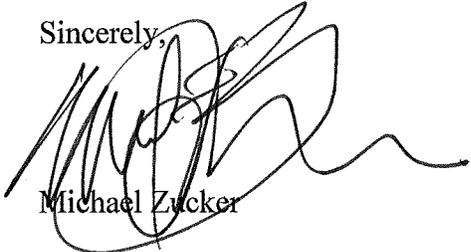
RE: Case No. 2013.0205EKCV

Dear San Francisco Planning Commission:

I live in the Richmond District and as an architect by profession, I support the proposed 2 new three family dwellings located at Clement Street and 26th Avenue. I have seen the design and plans for this project and the design fits appropriately within the surrounding buildings. The proposed design with two buildings with facades on 26th street makes it an attractive and vibrant development.

Most importantly, this development will provide much need housing, specifically sized so that families can continue to live in the Richmond District.

Sincerely,



Michael Zucker

August 7, 2014

John Daigle
1403 Lake Street
San Francisco, CA 94118

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

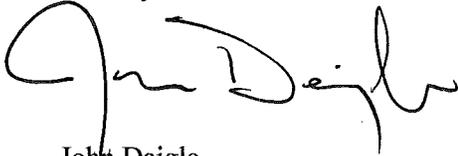
RE: 2500-08 Clement Street and 381-87 26th Avenue

Dear SF Planning Commissioners,

I am writing in support of the proposed development located at Clement and 267th Avenue. As a resident of the Richmond District, I frequently eat at my favorite restaurant near the proposed project. It is a pleasure for me to walk within the neighborhood to eat on Clement Street. However, the small corner building with the vacant lot seems to be a poor use of land.

I have seen the plans and proposed development of this project and believe it will provide much needed housing to the neighborhood. In addition to the residential units, the commercial unit will also provide additional commercial space that can revitalize this block.

Thank you

A handwritten signature in black ink, appearing to read "John Daigle". The signature is fluid and cursive, with a large initial "J" and "D".

John Daigle

To Whom It May Concern,

I support the housing project for 395 26th Ave. in S.F. I think we need more housing in the city and this project is going to provide that for the Richmond district.

Currently, the building is not a great use of space; homeless take advantage of the open area and others dump garbage in the empty lot. The old two-story building is also a bit out of place when most neighboring units are three or four story complexes.

~~The~~ I have seen the proposed building plans and I think it will fit in nicely for the neighborhood. I support the building project on 395 26th Ave. SF.

Sincerely,



Martin Ko 08/19/14

August 1, 2014

Ashley Lee
Jang Soo BBQ
6314 Geary Street
San Francisco, CA 94118

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 2500-08 Clement Street and 381-87 26th Avenue

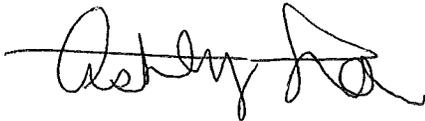
I am a business owner whose restaurant is located on Geary and 27th Avenue. I have seen the plans and proposal for the new development project on the corner of 26th Avenue and Clement Street. I would also love to live in the Richmond District and hope that there is more residential family housing available.

I am not sure why the city would want to have a vacant and dark empty lot instead of building much needed housing. I am also impressed that this project includes parking although it is conveniently located to public transit.

I fully support this project and would like to see it be developed to improve the Richmond District.

Thank You,

Ashley Lee

A handwritten signature in black ink, appearing to read 'Ashley Lee', written over a horizontal line.

July 17, 2014

Amy Lee
x10 15th Avenue
San Francisco, CA 94118

San Francisco Dept. of City Planning
1650 Mission Street
San Francisco, CA 94103

RE: Case No. 2013.0205EKCV (2500-08 Clement Street and 381-87 26th Ave)

Dear Commissioners and City Planning:

I am writing to express support for the project located on the corner of Clement St. and 26th Ave. I understand there is a lot of inaccurate information about the project that is being distributed in order to delay this development. I have reviewed the plans and fully support this project.

The project sponsor is taking a vacant parcel and an old corner parcel that remains unused and has uninhabitable small sized units that have been vacant for some time. In its replacement will be 2 new buildings with parking spaces for vehicles and bicycles. It will also create additional 6 units of family sized housing and promote the vibrancy in the neighborhood.

Please do not allow false information and selfish opposition to delay this much needed project.

Thank you



Amy Lee

July 23, 2014

Htunlin Tan
101 27th Avenue
San Francisco, CA 94118

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 2500-08 Clement Street and 381-87 26th Avenue

Dear SF Planning Commissioners,

I have lived in the Richmond District for over 35 years and have seen the changes throughout the years. Many people don't like changes but for the best interest of the City, it is important we embrace it.

Recently, numerous people came to my neighborhood to push to me stop the development on 26th Ave and Clement St. They told me information which I ultimately found out was false. The current situation of an old uninhabitable small living space along with a small commercial unit should embrace the proposed development of 6 units, parking space, bicycle parking and a new opportunity for someone to open up a shop in a newly built commercial space.

I am not sure why people are opposing this project except perhaps they too were told inaccurate information. I have seen the plans and feel that it is a much needed residential development.

I hope that the Commissioners will see how beneficial this project will be.

Sincerely,

A handwritten signature in black ink, appearing to be 'Htunlin Tan', written in a cursive style.

Htunlin Tan

To whom it may concern:

The project at 2500-08 Clement Street and 381-87 26th Avenue, San Francisco, is very convenient for residents living there. Because it is very closed to a few muni lines, especially there are express bus lines during the rush hours. The residents also will have their parking spaces inside the building. The current building has been existed for a long time, the new project will promote the modern look along the Clement Street. It also increases the supply of rental units in San Francisco, I support this project.

Yours truly,
Beatrice Green

Residents at 551-33rd Ave., SF.

8/14/14

AUG. 21 2014

TO WHOM IT MAY CONCERN

MY NAME IS BRIAN CANO, A FOURTH GENERATION
SAN FRANCISCAN. I OWN A PROPERTY AT 217 17TH AVE.
SAN FRANCISCO. I HAVE HAD CONCERNS ABOUT THE
PROPERTY LOCATED AT 395 26TH AVE, FOR SOME TIME
(YEARS). THIS HAS BEEN AN URBAN BLIGHT, AND
NEEDS TO BE A REDEVELOPMENT. NOW FINALLY
WE HAVE A NEW OWNER THAT WANTS TO IMPROVE
THE PROPERTY AND THE AREA BY ADDING MORE (6)
FAMILYS WITH PRIDE OF OWNERSHIP. WE NEED
MORE HOUSING ALL PEOPLE. MY UNDERSTANDING
IS THAT THIS PROPERTY WILL HAVE 7 CAR PARKING

PLEASE ALLOW THIS DEVELOPMENT TO
BE BUILT TO IMPROVE ARE AREA

THANK YOU



August 15, 2014

Min Jung Hong
584 42nd Avenue
San Francisco, CA 94118

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

RE: 2500-08 Clement Street and 381-87 26th Avenue

Dear SF Planning Commissioners,

As a longtime resident of the Richmond District, and a school teacher, I have seen the plans and proposed development of this project and believe it will provide much needed family housing to the neighborhood. I am writing to you to support the development of the two new buildings.

Currently, the dark and vacant corner lot is not safe for the area and adding a commercial space along with new residential units would add vibrancy to the area. Thank you

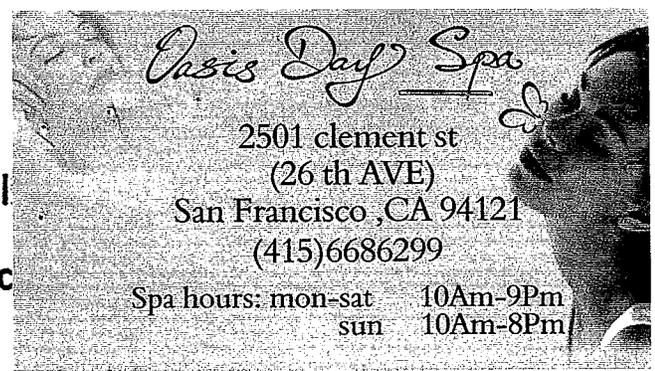
A handwritten signature in black ink, appearing to read 'Min Jung Hong', written in a cursive style.

Min Jung Hong

Support for the Proposed 2 New 3-Family Dwell

2500-08 Clement Street & 381-87 26th Ave, Bloc

Case No. 2013.0205EKCV



Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

I am in total support of the project because it will:

- Create 2 new buildings each containing three 3-bedroom dwelling units – which will add a total of 6 much needed new and safe housing for families
- Encourage alternative transportation by providing bicycle parking, 6 secured and 2 on street spaces along with 7 automobile parking spaces with the use of car stackers for the 6 newly created dwellings
- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

2/4/14.

Anita Lu
Print Name

2501 Clement St SF CA 94121
Address

Oasis Day Spa

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block

Case No. 2013.0205EKCVC



Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Signed

Print Name

8/9/14

Mach Print Go Go Go
2605 Clement

Address

Deitch's Woodwind Workshop

Repair and Restoration of
Clarinets, Flutes, Oboes and Bassoons
For appointment, please call (415) 221-2735
2607 Clement Street, San Francisco, CA 94121
Website: www.danieldeitch.com
Email: dydeitch@sbcglobal.net

**Support for the Proposed 2 New 3-Family Dwelling
2500-08 Clement Street & 381-87 26th Ave, Block**

Case No. 2013.0205EKC

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

I am in total support of the project because it will:

- Create 2 new buildings each containing three 3-bedroom dwelling units – which will add a total of 6 much needed new and safe housing for families
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- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



8/9/14

Signed

Daniel Deitch

2607 Clement St.

Print Name

Address

Deitch Woodwind Workshop

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

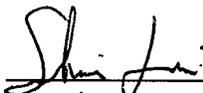
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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

Shuai Lui

Print Name

August 18, 2014

Akiba
3141 Clement St.

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

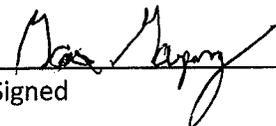
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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

Marco Magsaysay
Print Name

Aug 19, 2014

Rising Sun Martial Arts
3131 Clement
Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

I am in total support of the project because it will:

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- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

8/9/14

Jessica Mueller-Bennett
Print Name

2435 Clement St. SF. 94121
Address
Loyalty Grill inc.

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

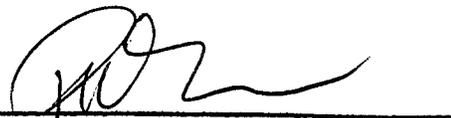
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- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

8/9/14

Pat Brown

Print Name

2205 Clement

Address

Thank Thank Cafe

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

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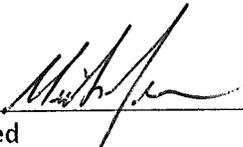
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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

08.08.14

MINH TRAN

Print Name

416 2ND AVE, SF CA 94118

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

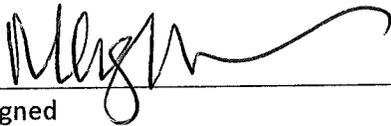
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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

08.08.2014

MINH-HANG NGUYEN

Print Name

446 2ND AVE, SF CA 94118

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

08.08.2014

CATHERINE NGUYEN
Print Name

440 2ND AVE, SF CA 94118
Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKC

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

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- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

John Phung

Print Name

8/7/14

425 15th Ave. S.F., CA 94118

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,



Signed

Date:

8/8/14

Byron Lew

Print Name

531 19th Ave S.F. CA 94121

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

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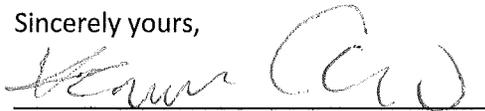
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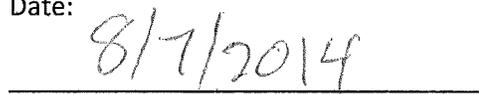
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Sincerely yours,



Signed

Date:



Print Name



Address

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Sincerely yours,

Date:

Fung Oi Lew
Signed

8/7/14

FUNG OI LEW
Print Name

531 17TH AVENUE
Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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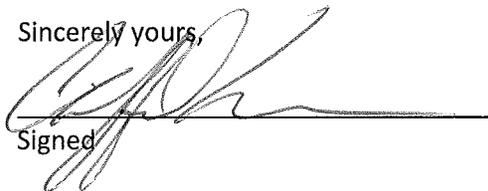
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Sincerely yours,


Signed

CLIFFORD LEW
Print Name

Date:

8/7/14

531 19TH AVE
Address

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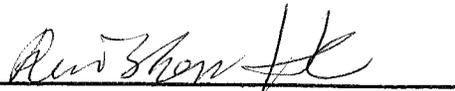
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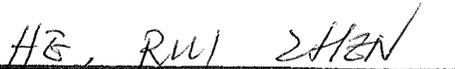
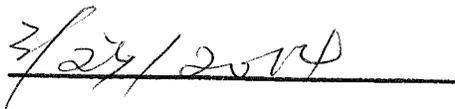
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Sincerely yours,

Date:



Signed



Print Name



Address

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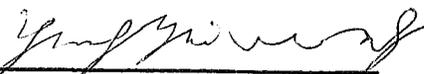
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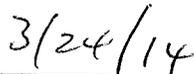
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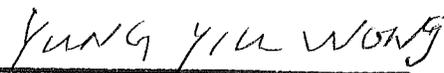
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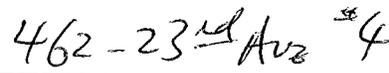
Sincerely yours,

Date:


Signed




Print Name


Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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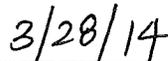
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Sincerely yours,

Date:

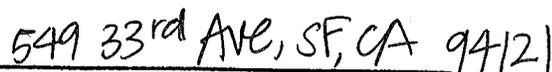


Signed





Print Name



Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

3/30/14

Tiffany Yuen
Print Name

551 33rd Ave., San Francisco, CA 94121
Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

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Sincerely yours,

Date:

Signed



Print Name

BEATRICE YUZN

Address

3/24/14

551-33RD AVE, SF

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKC

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

4.3.2014

TOBIAS YUEN
Print Name

596-36th AVENUE, SF, CA 94121
Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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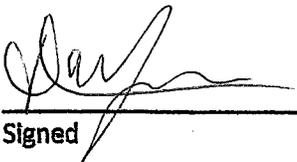
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Sincerely yours,

Date:


Signed

4/1/14

Ammy Yuan

Print Name

596 36th Ave, SF CA 94121

Address

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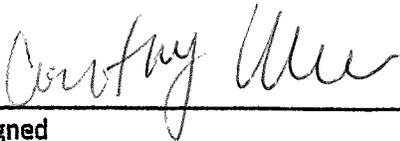
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Sincerely yours,

Date:



9/1/14

Signed

Courtney McLachlan

Print Name

596 36th Ave, SF CA 94121

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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Sincerely yours,

Date:



Signed

8/8/14

MARK WON

Print Name

751A 37th Avenue

Address

Support for the Proposed 2 New 3-Family Dwellings

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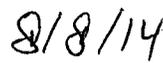
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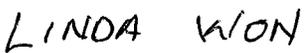
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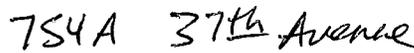
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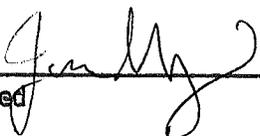
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

8/19/14

Jessica Wong
Print Name

483 19th AVENUE, SF, CA 94121
Address

resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

8/18/14

Rosa I Gahbler
Print Name

556 19th AVE SF
Address
resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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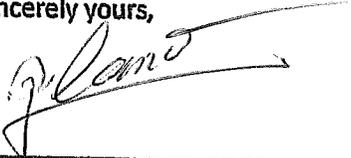
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Sincerely yours,



Signed

LAM PHAI

Print Name

Date:

8/18/14

355 21ST AVENUE

Address

resided

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

I am in total support of the project because it will:

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- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Michael Howard

18 Aug 2014

Signed

MICHAEL HOWARD

554 26th AV SF 94121

Print Name

Address

resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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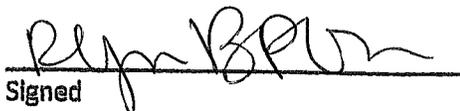
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

8/20/14

Ryan Brown
Print Name

205 16th Avenue #14
Address
resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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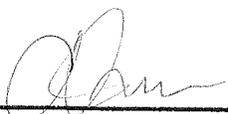
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

8/19/2014

Caecilia Kim

Print Name

723 16th Ave SE CA

Address
owner

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Jeannie Pierson
Signed

8.16.14

Jeannie Pierson
Print Name

491 18th Ave
Address
resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Kathy Huang

Signed

August 12, 2014

575 23rd Avenue
San Francisco, CA 94121

Address

Kathy Huang

Print Name

resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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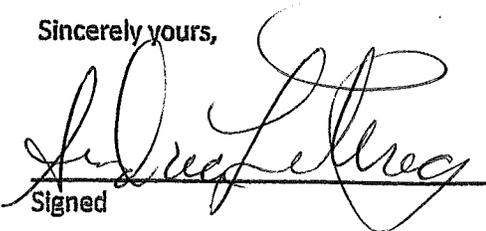
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

8/20/14

Andrea Leitner
Print Name

405 24th Ave
Address

resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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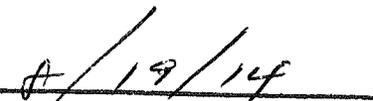
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed


325 26th Ave. #101
SF, CA 94121


Print Name

Address
resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

8/18/2014

Felix Chan
Print Name

395 26th Ave, 94121
Address

resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

8-18-2014

DEBBIE LEE
Print Name

395 26th AVE
Address
resident

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

Donald Chew

Print Name

08/20/14

584 42nd Ave.
SF, CA 94121

Address

owner

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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Sincerely yours,

Date:



Signed



Print Name



Address



Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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Sincerely yours,

Date:





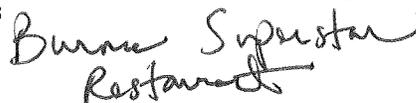
Signed



Print Name



Address



Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

8/18, 2014

Frank Lee

Print Name

2200 Clement St

Address

Four Star Theatre
owner

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Sue Lee
Signed

August 10, 2014

Sue Lee
Print Name

6314 Geary St
Address

Jung Soo BBR

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCVC

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

8/7/14

PacificView Cleaners
Print Name

6907 Geary Blvd.
Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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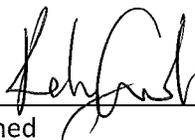
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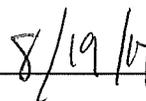
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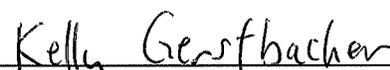
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Sincerely yours,

Date:


Signed




Print Name


Address

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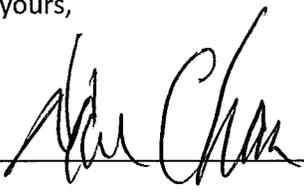
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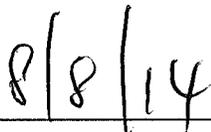
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Date:


Signed




Print Name


Address

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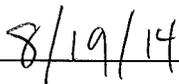
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Sincerely yours,

Date:



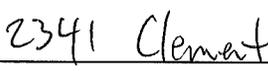
Signed



Date



Print Name



Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



8-20-2014

Signed

Abbas Chin

2308 Clement St

Print Name

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

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I am in total support of the project because it will:

- Create 2 new buildings each containing three 3-bedroom dwelling units – which will add a total of 6 much needed new and safe housing for families
- Encourage alternative transportation by providing bicycle parking, 6 secured and 2 on street spaces along with 7 automobile parking spaces with the use of car stackers for the 6 newly created dwellings
- Create a new small corner retail space – which will provide additional opportunity for business ownership and resident employment right within our neighborhood
- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed

July 25, 2014

Desmond Tan

Print Name

309 Clement St

Address

Support for the Proposed 2 New 3-Family Dwellings

2500-08 Clement Street & 381-87 26th Ave, Block 1407, Lot 017

Case No. 2013.0205EKCV

Dear SF Planning Commissioners:

I live or work in the Outer Richmond neighborhood near the corner of Clement & 26th Avenue. I am writing to express my whole hearted support for the project as shown on plans dated 10/24/2013 prepared by Gabriel Ng + Architects Inc.

For several years, the existing 2 story mixed-use building has been sitting mostly vacant and unattended. I have been anxiously waiting to see a nice new development to go up at this under-utilized corner site perfect for in-fill housing in our neighborhood.

I am in total support of the project because it will:

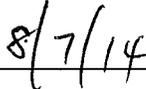
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed



DIANA GON
Print Name

416. 24th AVE.
Address



Cindy Wu, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

August 26, 2014

RE: **395 26th Avenue (AKA 2500-02-06-08 Clement & 381-83-87 26th Avenue)**
Hearing Date: September 4, 2014

2013.0205CEKV & 2013.0205CEKV—Project Includes:
Demolition of Sound Affordable Rent-Controlled Housing;
Request for Conditional Use Authorization;
Subdivision of Existing Development Lot;
Building Permits for Two New 45'+ Buildings,
Rear Yard Variances and Other Code Exceptions

President Wu and Members of the Commission:

This letter is supplement to our previous submittals. Because the project is a conditional use and mandatory hearing, the neighbors are not “parties” to the appeal and will have little presentation time at the hearing. The past seven months of delay were requested by the Project Sponsor. We have submitted a Petition signed by 171 neighborhood residents opposing the project as incompatible with the neighborhood.

Executive Summary

1. The Project is Demolition of TWO Sound, Affordable Rent-Controlled Units

The conditional use authorization is required for the demolition of sound affordable rent-controlled housing. The Commission cannot find that demolition of this housing is “*necessary and desirable*” for the community because it is directly contrary to all controlling public policy—and a slap in the face of the public in the middle of an affordability crisis. Retention of this type of affordable rent controlled housing is the highest priority policy and a keystone to every plan to fight the affordability crisis in SF. The Mayor’s Executive Directives, the General Plan and Housing Element require retaining the existing building. There is no policy (as opined by the Dept) that allows this type of housing to be demolished and “exchanged” for new, market rate housing. Once it is gone, it is gone forever. There is a finite supply of this type of housing.

2. The Project Cannot Meet the Mandatory Criterion for a Demolition

The Project meets only six of the eighteen criteria for granting a demolition permit under Planning Code Section 317. The proposal to remove and replace two “naturally affordable” units is contrary to the priority principle of rent-controlled housing unit retention. The current housing affordability crisis creates an exceptional and extraordinary circumstance such that the Commission should deny the project and preserve the existing units.

3. **UDAT requested a Project With a 25% Rear Yard—The Developer Proposes 10%; The Developer REFUSED to comply with Dept directives for a project WITHOUT Variances; The Requested Variances Hurt the Neighbors and Are Not Justified from an “Exceptional and Extraordinary” Hardship**

UDAT Reviewed the Project and Requested a Project Without Variances—the Developer Refused. The Variances hurt and negatively impact surrounding housing and long term residents and are directly contrary to law and policy. Granting variances for vacant, flat, rectangle shaped lots makes no sense and it contrary to all legal authority. The **ONLY** “hardship” cited as creating the need for variances by the developer is the “*unusual configuration of the lots.*” These new lots, of course, are being created by the developer to achieve 90% lot coverage. One cannot create a “hardship” and then claim a need for a variance to build on those same lots. Such a result is directly contrary to law and policy.

4. **The Project Requests a Parking Variance For a Transit Corridor and Fails to Even Build to the Prescribed Density for the New Project**

This is a project that gets it all wrong. In addition to the destruction of affordable rent-controlled housing, it requests a variance in order to construct parking within the Clement Street Neighborhood Commercial District. If approved as requested, the project would violate the most important policies of the City---destruction of sound, affordable rent-controlled housing and “over-parking” in a transit corridor. Pure luxury condos. The Dept also has the density INCORRECT. The Dept claims that the prescribed density is three dwelling units per lot...Their math is WRONG. The density would allow four units per lot. (Lot A 2,200s.f.divided by 600= 3.67 and Lot B 2,146s.f. divide by 600=3.58) The present lot, without subdivision, would permit seven units (4,346 divided by 600 = 7.27).

Introduction

This office was retained to represent the surrounding neighbors of the proposed project including the owners and occupants of the two adjacent buildings on Clement Street and on 26th Avenue. The Neighbors object to the proposed project because it will impose unfair burdens and impacts on numerous surrounding homes. At a community meeting organized by the neighbors on February 6, the feeling of the surrounding community was made clear---They want the existing building preserved to maintain affordability in the neighborhood. This was a consensus in the meeting. Not a single neighbor supports the project as it is out of character with the neighborhood.

Project Setting and Proposal

The subject lot is one of two lots on the north side of Clement Street which falls under the Outer Clement Neighborhood Commercial District zoning. These are the *only lots* on this particular block that are zoned under the NCD. (See Exhibit 1).

The subject lot has on it two-units of “naturally affordable”, middle-class, and rent-controlled housing (a fact only discovered by the Dept after it approved the project) and is surrounded by such housing. (See Exhibit 2—Official 3R Report confirming building

is legal two units) The fact that this lot is the only one of two lots with this NCD zoning is a usual circumstance requiring special design consideration and care to avoid disproportionate negative impacts to surrounding existing housing. The analysis from the Department makes no mention at all of this unusual fact and no design consideration is extended to the adjacent housing---The Project is proposed at far beyond maximum development. The adjacent housing will be dwarfed by the new building. See Exhibit 3 from the developer's plans. No setbacks are used in the project and it is proposed far BEYOND the maximum building envelope for the site.

The proposed project is very ambitious. The proposal is to demolish the existing building which fronts on Clement Street, *subdivide* the existing development lot which has been part of the development pattern of the neighborhood for more than 100 years and create two new odd smaller lots.

The proposal is to construct two very tall (for the neighborhood) apartment buildings of 3-units each with variances and exceptions so that the minimal real yards are substantially reduced again. The existing 2-unit building which fronts on Clement Street would be demolished and replaced with a 47.5' foot tall building (to the top of the parapet)---with stair pent house and roof top deck approximately 55' feet with three residential units and retail on the ground floor.

The proposal for the first building ("Lot A") includes a request for a rear yard variance to *completely remove the required rear yard* at grade and to provide reduced setbacks for the remaining three floors and a variance to allow parking. The second building ("Lot B") would be constructed in what is currently the required rear yard and would be placed on a development lot just 37 feet deep. This building is 40' feet to the top of the parapet and has a roof top penthouse and roof deck. It also seeks a variance is so that the minimum required rear yard area and green space shared with the surrounding residential units can be completely eliminated.

Review of the planning file reveals some interesting facts. First, the Dept asked for a minimum 25% rear yard for both new lots and the developers simply said "NO" and filed a variance request. Second, the ONLY justification asserted for the rear yard variances is *the unusual configuration of the new lots!* A classic self-made hardship that cannot be used to grant a variance.

A Conditional Use Authorization Cannot be Granted for the Demolition of Sound, Rent-Controlled, Affordable Units --The Mayor's Executive Directives Mandate the Preservation of the Existing, Naturally Affordable Rent Controlled Housing Stock

San Francisco's highest Priority Policies are enumerated in the General Plan. Further, to the extent some policies may clash with others,(for example---the creation of new housing vs. retention of existing housing---such as here) the two that are to be given primacy are:

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

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

This directive is also found in the Housing Element of the General Plan and these two polices form the basis upon which inconsistencies in the Housing Element and in other parts of the General Plan are to be resolved. Approval of this project violates numerous crucial and primary policies.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

POLICY 3.3

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

POLICY 3.4

Preserve “naturally affordable” housing types such as smaller and older ownership units.

The two units to be demolished here are considered to be “naturally affordable” as described in policy 3.4 of the General Plan’s Housing Element as being smaller rent controlled dwelling units. These units are subject to the Rent Stabilization and Arbitration Ordinance, as the building was constructed prior to 1979 and is not a condominium.

The proposed project would eliminate two naturally affordable units that are subject to rent control and replace them with 3 large single-family market rate units that would not be subject to the Rent Stabilization and Arbitration Ordinance contrary to the policies and directives from the Mayor's Office to address the city's housing crisis. The proposed project is inconsistent with the objectives and policies of the General Plan and does nothing to protect affordability of the existing housing stock especially rental units and does nothing to maintain the balance of affordability or for moderate ownership opportunities---quite the opposite.

The elimination of two functional “naturally affordable” rent controlled dwelling units is contrary to the General Plan as well as to the Department’s and the City's priority to preserve existing sound housing and to protect naturally affordable dwelling units. The proposed loss of the two dwelling units is counter to the Mayor’s executive directive, which calls for the protection of existing housing stock. The Mayor has directed the

Department to adopt policies and practices that encourage the preservation of existing housing stock.

The proposal to remove and replace two naturally affordable units is contrary to the priority principle of housing unit retention. The current housing affordability crisis creates an exceptional and extraordinary circumstance such that the Commission should deny the project and preserve the existing units.

The General Plan and the Priority Policies make it clear that the Dept cannot “trade” the existing rent controlled housing on the site for additional units of market rate housing. The Dept’s analysis is deeply flawed and repeatedly states that it is recommending approval of the project because losing two rent controlled existing units is somehow offset by gaining six new market rate units. This is incorrect and is contrary to the manner in which the policies are to be applied. In fact, because the developer is building luxury style housing with abundant packing, the housing opportunity is NOT be maximized at the site. The zoning for the area would allow up to seven units on the existing lot--- subdividing the lot actually reduces the housing allowed by the zoning.

First, since the project contemplates creating two new development lots, the “exchange” on proposed Lot A is the loss of two rent controlled units for only three new market rate units. Second, if the existing building is retained and units are added to it as an alteration, it would be possible to create seven units of rent-controlled housing while saving the existing units.

To bolster this already clear policy objective, the Mayor on February 6, 2014, that he would implement recommendations resulting from a Mayoral Executive Directive to accelerate housing production and *preserve existing housing stock*. The announcement by the Mayor’s Office followed earlier directives in December to help retain the existing housing stock. On August 11, 2014, the Mayor implemented this plan.

The project before the Commission violates these polices and initiatives to protect the existing housing stock. The requested conditional use authorization cannot be granted in the face of this overwhelming policy mandate. The destruction of two units of existing rent-controlled housing and the permanent loss of the opportunity to create more such housing cannot possibly be “necessary and desirable” in the City of San Francisco at this time.

At a minimum, the project should be returned to the Dept for review in the face of these new mandates. A project that retains the existing housing and perhaps adds new units to the existing building is far more in line with the housing needed in the City and with the directives and policies already in place as well as the new housing policy priorities announced by the Mayor.

The Project Violates a Super Majority of the Mandatory Criteria Under Section 317 For Demolition and Tenants Were Displaced for This Project Prior to the Sale

As declarations under penalty of perjury submitted to the Planning Commission and testimony from long-term neighbors will clearly show that just prior to the sale of the subject property, it was occupied by tenants. As is often the case, the owner in order to make the building more attractive for sale, wanted to deliver the building vacant. The prior tenants were offered a cash buy-out and departed the subject property in late 2012 just prior to the purchase by the developer Mary Tom and her husband in January 2013.

As noted above, the Dept's analysis of the net result of the project is simply incorrect. "Lot A" is losing two affordable rent-controlled units and a commercial unit and is being replaced by a new commercial unit and three new market rate units. "Lot B" is a proposed separate development lot and is unrelated to the development on "Lot A." In other words, the existing building could be retained and "Lot B" could still be developed.

The Dept's analysis under Section 317 is equally flawed. The Project fails to meet even a bare majority of the criteria for approving the demolition of rent-controlled existing housing. The Dept concludes that "on balance" the project complies with the criteria of section 317 (See draft a motion page 7). However, no explanation of how this conclusion is reached is provided.

Contrary to the unsupported conclusion, a review of the criteria enumerated in the Demolition Application and as required under section 317 positively leads to the conclusion that the project *does not* meet the criteria for a demolition under that Section. As set forth in the Demolition Application and in the Dept's draft motion,(pages 7-9) the criteria to be satisfied under Section 317 are as follows:

Existing Value and Soundness .

1. Whether the Project Sponsor has demonstrated that the building is unsound or is not affordable or financially accessible housing.

The project sponsor has not submitted a soundness report and no claim is made that the buildings is unsound; because it was recently and continuously occupied by tenants it is presumed to be sound. DOES NOT Meet Criterion to Approve a Demolition.

2. Whether the housing is found to be unsound at the 50 percent threshold.

The building is not unsound. DOES NOT Meet Criterion to Approve a Demolition.

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

There is no history of code violations at the site. DOES NOT Meet Criterion to Approve a Demolition.

4. Whether the housing has been maintained in a decent safe and sanitary condition.

Yes the housing has been so maintained. DOES NOT Meet Criterion to Approve a Demolition.

5. Whether the property is a historical resource under CEQA.

The project was not found to be a historic resource. Meets Criterion

6. Whether the removal of the resource will have a substantial adverse impact under CEQA. **Not Applicable**

The Project satisfied only two of the six criteria under the above section to approve a demolition.

Rental Protection

7. Whether in the project converts rental housing to other forms of tenure or occupancy.

Yes, the new units will no longer be under Rent Control and may be sold as condos or rented at Market Rate. DOES NOT Meet Criterion to Approve a Demolition.

8. Whether the project removes rental units subject to the rent stabilization and arbitration ordinance.

Yes the project removes at least the two units subject to rent control DOES NOT Meet Criterion to Approve a Demolition.

9. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity.

The project removes 2 sound affordable rent controlled units. DOES NOT Meet Criterion to Approve a Demolition.

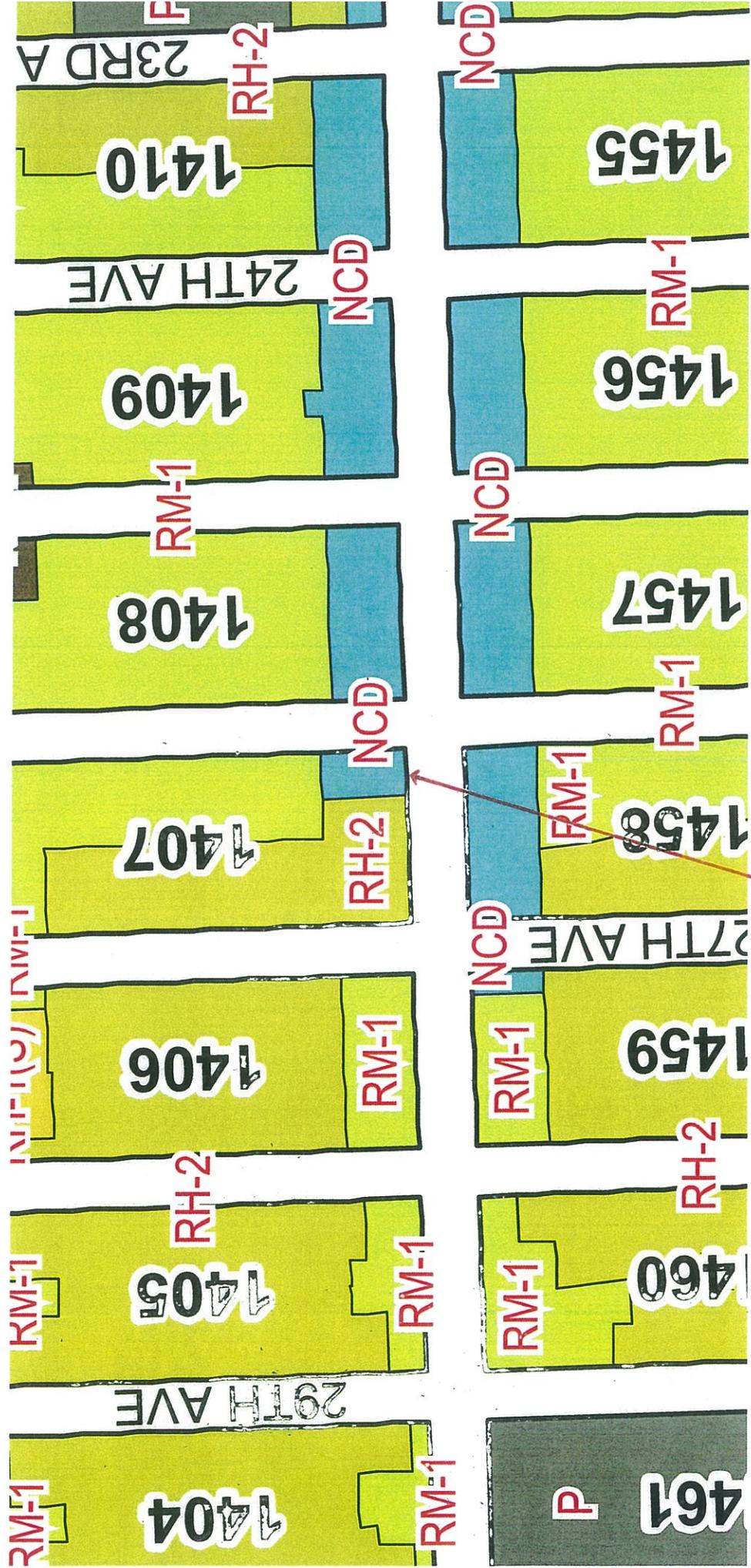
10. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity.

The project does not conserve neighborhood character and does not preserve neighborhood cultural and economic diversity by replacing the rent controlled units with market rate housing. DOES NOT Meet Criterion to Approve a Demolition.

11. Whether in the project protects the relative affordability of existing housing .

The project does not protect the relative affordability of existing housing and replaces the affordable rent controlled units with market rate housing. DOES NOT Meet Criterion to Approve a Demolition.

EXHIBIT 1



one of two
 The subject site is ~~the only~~ a lot on the entire block which is within the Outer Clement Neighborhood Commercial District zoning. It is surrounded by smaller 1, 2 & 3 story buildings. Subdividing this lot and developing it beyond the maximum allowed by the zoning will have overwhelming and disproportionate impacts on the surrounding residential units.

Exhibit 1

EXHIBIT 2



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building **395 26TH AV** Block **1407** Lot **017**

Other Addresses

- 1. A. Present authorized Occupancy or use: **TWO FAMILY DWELLING**
- B. Is this building classified as a residential condominium? Yes No
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
- 2. Zoning district in which located: **OUTER CLEMENT** 3. Building Code Occupancy Classification: **R-3**
- 4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
- 5. Building Construction Date (Completed Date): **1946**
- 6. Original Occupancy or Use: **ONE FAMILY DWELLING**
- 7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
82228	77358	Aug 27, 1945	NEW CONSTRUCTION CFC-1FD	C
119984	109241	Sep 15, 1949	REMOVE PRESENT WOOD AND STUCCO BALCONY AND INSTALL IRON BALCONY CFC-1FD	C
167186	149928	Jul 30, 1954	SHEET ROCK ON WALLS, ACOUSTIC CEILING, ADDITIONAL WALLS - CONVERT TO TWO FAMILY DWELLING CFC-2FD	C
198231	177615	May 29, 1957	RESTUCCO SOUTH WALL OF HOUSE	C
247321	221143	Mar 20, 1961	TERMITE CONTROL	C

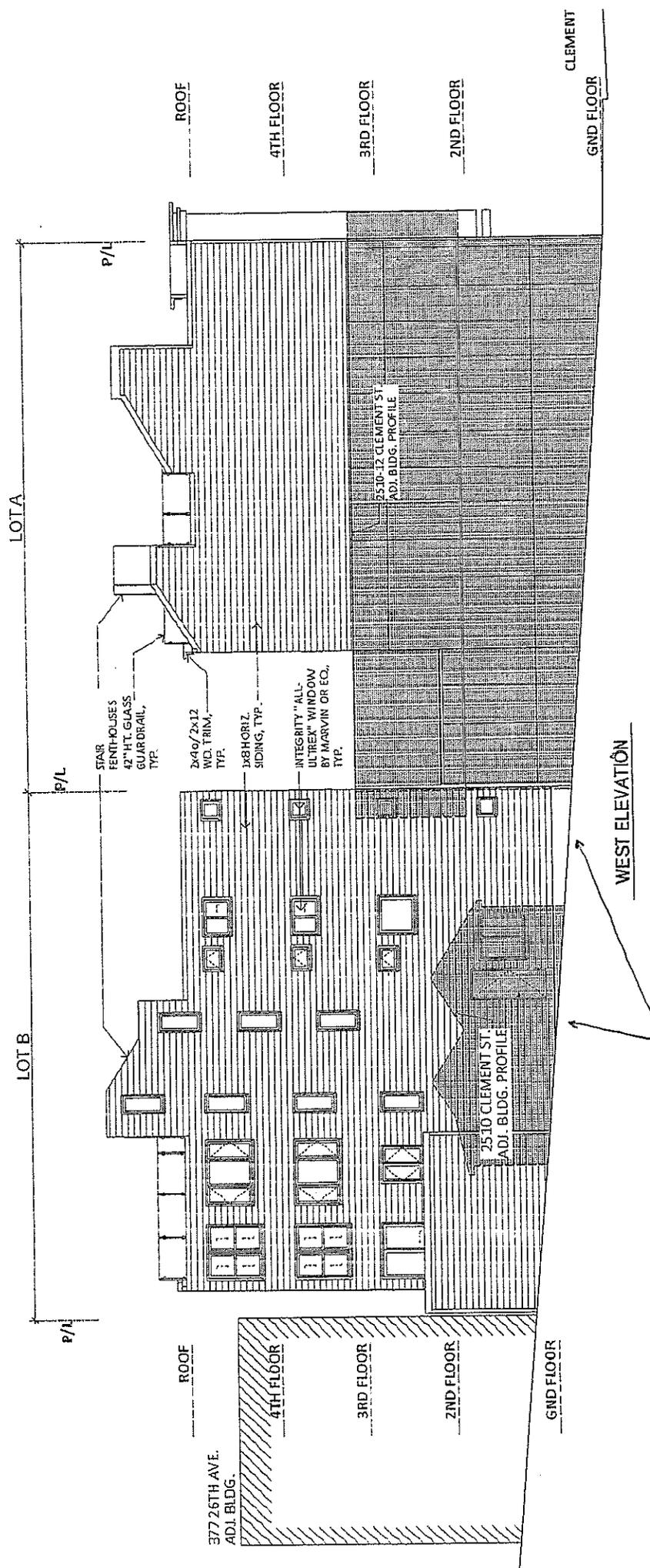
- 8. A. Is there an active Franchise Tax Board Referral on file? Yes No
- B. Is this property currently under abatement proceedings for code violations? Yes No
- 9. Number of residential structures on property? **1**
- 10. A. Has an energy inspection been completed? Yes No B. If yes, has a proof of compliance been issued? Yes No

Date of Issuance: 12 DEC 2012
Date of Expiration: 12 DEC 2013
By: SAPHONIA COLLINS
Report No: 201212056361

Patty Herrera, Manager, Records Management Division

Pamela J. Levin, Deputy Director
Department of Building Inspection

EXHIBIT 3



THE EXISTING HOUSING WILL BE OVER--SHADOWED BY THE PROPOSED PROJECT. THE PROPOSAL IS NOT COMPATIBLE WITH THE NEIGHBORHOOD AND OFFERS NO SETBACKS OR OTHER CONSIDERATIONS

EXHIBIT 4



SAN FRANCISCO PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

UDAT MEETING NOTES

Project: 2500-2508 Clement / 381 26th Ave.

Planner: Christine Lamorena

Date: 6.5.13

Attendees: Alexis Smith, Jeff Joslin, Neil Hrushowy, David Winslow

- **General**

Site Design, Open Space, and Massing

UDAT recommends the rear yards be at-grade and be a minimum of 25% of the lot area. They should also be located to comply with the intent exposure, access and preservation of the mid-block open space, and provide usability. UDAT recommends eliminating the portion of garage on the 26th Ave. lot that encroaches into the northwest corner of the rear yard.(?)

UDAT appreciates the high ground floor but would like to see ground floor programmed with active uses, per Code section 145.1. Code section 145.1 requires all ground level frontages, with certain exceptions; contain active uses. The proposed off-street parking, although required, does not count as an "active" use and must be set back at least 25', or located below grade. UDAT questions the viability of retail space along 26th Ave. and recommends that a residential use be located there.

UDAT appreciates the attention to the design of the residential entrance on Clement and suggests more could be done with a few minor architectural and spatial refinements. Likewise UDAT recommends enlarging the width, and better expressing residential entrance along 26th Ave.

Vehicle Circulation, Access and Parking

UDAT recommends that a single 10 foot wide garage opening serve each building for parking ingress and egress. The project may want to consider tandem parking stackers, or subterranean parking with car elevators as a means of minimizing the parking footprint.

Bike Parking should be as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with automobiles.

Street Frontage

If a ground floor residential use is proposed on 26th Ave., UDAT recommends that it have a raised and setback landscaped entry with direct access to the dwelling to provide a transition from the street.

Refer to the draft Ground Floor Residential Design Guidelines for treatment of the building along the street if the project ultimately proposes residential uses on the ground floor. The draft guidelines are located on the Department website under "Resource Center/Department Publications/Guidelines for Ground Floor Residential Design."

Architecture

UDAT recommends the design should consider refining the proportions of the bays and windows. UDAT recommends windows with a deep recess and detailing at the jambs, sill and heads.

UDAT appreciates the differentiation of the base from the body and suggests terminating the base material at the line of the second floor.

UDAT appreciates the differentiation of the upper story of the 26th Ave. building and its attempt to reference the scale of the existing adjacent building. UDAT suggests further refinements that take into account the transition between the proposed corner building and the existing three story neighbor. UDAT recommends exploring the following options: 1) removing the bays from the upper story; 2) a slight setback; 3) a stronger differentiation of materials and change of window proportions; 4) a stronger cornice that extends the full face of the building; and 5) any other sculpting of the massing that may achieve a harmonious transition.

At this point the architecture is assumed to be preliminary and UDAT would provide further detailed design review on the subsequent submission of materials and details. UDAT will be looking for a coordinated palette of materials and details that work together.

It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to the success of approval of this project.

EXHIBIT 5



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #1

July 19, 2013

Gabriel Ng
1360 9th Avenue, Suite 210
San Francisco, CA 94122

RE: 395 26th Avenue (Address of Permit Work)
1407/017 (Assessor's Block/Lot)
2013.03.05.1498 (Building Permit & Case Application Numbers)
2013.03.05.1501
2013.03.05.1508
2013.0205CEKSV

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Your applications were received by the Planning Department and assigned to planner Christine Lamorena. Christine began review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

- Limited Restaurant.** The submitted drawings indicate a proposed Limited Restaurant (as a coffee shop) in the commercial space on proposed Lot A. A Limited Restaurant in the Outer Clement NCD required Conditional Use authorization per Planning Code Section 717.43. Please indicate if the current project seeks a CU for the proposed use. If not, please revise the drawings and remove any signage that indicates a Limited Restaurant use at the commercial space.
- Street Trees.** Planning Code Section 138.1 requires 1 tree for every 20 feet of street frontage. This requirement equates to 2 trees required on Clement Street and 6 trees required on 26th Avenue. The proposed drawings show 2 trees on Clement Street and only 4 trees on 26th Avenue. Please revise the drawings to meet the requirement along 26th Avenue. Also, please fill out and submit the Tree Planting and Protection Checklist (<http://sfplanning.org/modules/showdocument.aspx?documentid=8321>) and obtain a tree referral from the Department of Public Works – Bureau of Urban Forestry. You may contact them at (415) 641-2676. Be advised that the referral is required before approval of the Building Permit.
- Bird-Safe Glazing Treatment.** Planning Code Section 139(c)(2) requires that uninterrupted glazed segments of 24 square feet or greater be treated in a manner that reduces risks to bird-strikes along proposed façades. Please update any glazing that meets this threshold to indicate the type of treatment that will be used. See the Design Guide Standards for Bird-Safe Buildings (<http://www.sf->

planning.org/ftp/files/publications_reports/bird_safe_bldgs/Design%20Guide%20Standards%20for%20Bird%20Safe%20Bldgs_Final.pdf) for additional information.

4. **Rooftop Screening.** Planning Code Section 141 requires that any rooftop mechanical equipment be arranged so as not to be visible from any point at or below the roof level of the subject building and be enclosed by building walls or parapets, grouped and screened in a suitable manner, or designed so that they are balanced and integrated with respect to the design of the building. Please provide proposed roof plans that show rooftop mechanical equipment and indicate how these areas will be screened.
5. **Transparency and Fenestration.** Planning Code Section 145.1(c)(6) requires frontages with active uses be fenestrated with transparent windows and doors for no less than 60 percent of the street frontage at the ground level. Please confirm that the project meets this requirement and provide this calculation in a table in the drawing set.
6. **Height Exemption for Active Ground Floor Uses.** Planning Code Section 263.20 allows for up to five feet of additional height when active uses are proposed on the ground floor. An additional requirement states that the active ground floor uses must occupy at least 50 percent of the project's ground floor area in order to qualify for the exemption. Please revise the proposal to meet the 50 percent area for both proposed buildings or reduce the building heights accordingly.
7. **Transit Impact Development Fee.** Planning Code Section 411 requires the payment of a Transit Impact Development Fee for new development in San Francisco. The fee is not required for residential uses, but a fee of \$13.30 per square foot is required for the net new retail uses and would be collected with building permit fees. It appears that the commercial retail space may qualify for a policy credit as a "Small Business". Please review the Application for Policy Credits (<http://www.sf-planning.org/modules/showdocument.aspx?documentid=9012>) and submit the application if it applies.
8. **Permitted Obstruction – Bay Windows.** Planning Code Section 136(c)(2)(C) requires that at least 1/3 of the required glass area be situated at an angle of not less than 30 degrees to the line establishing the required open area. It appears that the proposed bay windows do not meet this requirement. Revise the bay windows as required. In addition, please show the bay window limit for the bay window on the southwest portion of the building on proposed Lot B. Verify whether this bay window meets the size limitation per Planning Code Section 136(c)(2)(D).
9. **Urban Design Advisory Team (UDAT) Review.** The project was reviewed by UDAT to promote urban design that will protect and enhance the neighborhood character. Please address the following comments. If you fail to adequately address these comments/concerns, the Department may initiate a Discretionary Review hearing for this project:
 - a. Site Design, Open Space, and Massing
 - i. UDAT recommends the rear yards be at-grade and be a minimum of 25% of the lot area. They should also be located to comply with the intent exposure, access and preservation of the mid-block open space, and provide usability. UDAT

recommends eliminating the portion of garage on the 26th Ave. lot that encroaches into the northwest corner of the rear yard.(?)

- ii. UDAT appreciates the high ground floor but would like to see ground floor programmed with active uses, per Code section 145.1. Code section 145.1 requires all ground level frontages, with certain exceptions, contain active uses. The proposed off-street parking, although required, does not count as an "active" use and must be set back at least 25', or located below grade. UDAT questions the viability of retail space along 26th Ave. and recommends that a residential use be located there.
- iii. UDAT appreciates the attention to the design of the residential entrance on Clement and suggests more could be done with a few minor architectural and spatial refinements. Likewise UDAT recommends enlarging the width, and better expressing residential entrance along 26th Ave.

b. Vehicle Circulation, Access and Parking

- i. UDAT recommends that a single 10 foot wide garage opening serve each building for parking ingress and egress. The project may want to consider tandem parking stackers, or subterranean parking with car elevators as a means of minimizing the parking footprint.
- ii. Bike Parking should be as close as possible to the lobby or garage entrance to minimize the travel distance through the garage and conflict with automobiles.

c. Street Frontage

- i. If a ground floor residential use is proposed on 26th Ave., UDAT recommends that it have a raised and setback landscaped entry with direct access to the dwelling to provide a transition from the street.
- ii. Refer to the draft Ground Floor Residential Design Guidelines for treatment of the building along the street if the project ultimately proposes residential uses on the ground floor. The draft guidelines are located on the Department website under "Resource Center/Department Publications/Guidelines for Ground Floor Residential Design."

d. Architecture

- i. UDAT recommends the design should consider refining the proportions of the bays and windows. UDAT recommends windows with a deep recess and detailing at the jambs, sill and heads.
- ii. UDAT appreciates the differentiation of the base from the body and suggests terminating the base material at the line of the second floor.

NOPDR #1 sent to:
Gabriel Ng
1360 9th Avenue, Suite 210
San Francisco, CA 94122

July 18, 2013
2013.0205CEKSV
395 26th Avenue

- ✕ iii. UDAT appreciates the differentiation of the upper story of the 26th Ave. building and its attempt to reference the scale of the existing adjacent building. UDAT suggests further refinements that take into account the transition between the proposed corner building and the existing three story neighbor. UDAT recommends exploring the following options: 1) removing the bays from the upper story; 2) a slight setback; 3) a stronger differentiation of materials and change of window proportions; 4) a stronger cornice that extends the full face of the building; and 5) any other sculpting of the massing that may achieve a harmonious transition.
- iv. At this point the architecture is assumed to be preliminary and UDAT would provide further detailed design review on the subsequent submission of materials and details. UDAT will be looking for a coordinated palette of materials and details that work together.
- v. It is expected that the architecture and quality of execution will be superior. High quality materials combined with exceptional articulation and detailing on all visible facades will be essential to the success of approval of this project.

NOTE: Revisions to the project may be requested as part of the CEQA review process. Revisions may also be requested to address the Planning Code, the Residential Design Guidelines and other local ordinances and policies.

Please note that further comment may follow review of the requested information.

Please provide the requested information within thirty (30) days. The application will be sent back to the Department of Building Inspection for cancellation if we do not receive the requested information in this time. Please contact the assigned planner if you need more time to prepare the requested information.

All plans submitted must be to an appropriate scale: site plan 1/8" = 1'; floor plans 1/4" = 1'. Plans should be clearly labeled.

Submit one set of reduced (11"x17") revisions to the Planning Department for the case record and submit two full sized revisions per building permit application to the Department of Building Inspection, Permit Processing Center, 1660 Mission Street, 2nd Floor. Plans will not be accepted by mail or messenger, and all plans must be signed by preparer, architect or engineer.

Please respond fully with all requested information and/or plan revisions as described above. You may file any plan revisions responding to this notice at no extra charge. However, please be advised that failure to address all the items listed above, leading to additional requests for revisions beyond those filed in response to this notice, will require a Back-Check Fee for Permit Revisions (\$238 per hour, Planning Code Sections 355(a)2). If you file additional plan revisions in the future, those plan revisions will be subject to the Back-Check Fee.

EXHIBIT 6



September 18, 2013

Christine Lamorena
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Address: 395 26th Ave.
Block 1407, Lot 017
Application #: 2013-0305-1498, -1501, -1508
Planning Case #: 2013.0205CEKSV

Dear Christine,

Thanks for your review and comments dated 7/18/13. Included with this letter are revised floor plans and amended variance application. Below are my responses:

In addition to your comments, we have provided a 3-foot side setback from the north property line as a gesture to address a neighbor's concerns regarding her property line windows. Because of this, we would have much smaller units (not family sized as previously proposed). So we are requesting to encroach 2 feet into the rear yard, starting from the 2nd Floor, by adding on to our rear yard variance for the parking on the ground floor. Please see our amended variance application with exhibits demonstrating that this proposal is consistent with the corner lots in the neighborhood and the encroachment does not negatively impact the existing mid-block open space pattern.

1. Limited Restaurant

There are no plans for a limited restaurant in the retail space. The coffee shop sign has been removed from the rendering.

2. Street Trees

With the two curb cuts we are only able to provide 4 trees along 26th Ave. A Tree Planting and Protection checklist was provided at the initial submittal (attached is a copy of it for your record). We will pay the in-lieu fee when requested by BUF.

3. Bird-Safe Glazing Treatment

All proposed glazing segments are less than 24 square feet.

4. Rooftop Screening

There is no rooftop mechanical equipment proposed on the two buildings.

Exhibit 6

GABRIEL NG + ARCHITECTS INC.

1360 9th Avenue Suite 210 · San Francisco · CA · 94122 | (415) 682-8060 | Fax (510) 281-1359 | www.gabrielngarchitects.com

5. Transparency and Fenestration

The glazing of the corner retail space covers more than 60% of the wall area. Please see the Ground Floor Glazing Area Calculation on sheet A-2.0 for detail.
The retail space in Building B has been replaced with a residential use.

6. Height Exemption for Active Ground Floor Uses

The building height for Building B (381-87 26th Ave.) has been reduced to 40 feet. Building A remains at 45'. The combined area of the Retail and Lobby, equals to 1,096 s.f., is 50.2% of the ground floor area (2,184 s.f.). Please see sheet A-2.0 for floor plan and area calculations.

7. Transit Impact Development Fee

The owner will pay the Transit Impact Development Fee and file for the credits if applicable.

8. Permitted Obstruction – Bay Windows

All bay windows in both buildings have been revised to comply with Section 136(c)(2)(C). The southwest bay in Building B has been removed. Bay limits have also been added.

9. UDAT Review:

a. Site Design, Open Space, and Massing

- i. The non-standard configuration of this lot requires encroachment into the rear yard. The submitted amended variance application dated 9/16/13 outlines our hardship.
- ii. Like item i above, please see amended variance application for justification of the garage door location within 25' of the front.
The retail space along 26th Ave. has been changed into residential use.
- iii. Building B (facing 26th Ave.) has been refined to define and emphasize the residential entrance.

b. Vehicle Circulation, Access and Parking

- i. Building B is now revised to only have 1 garage door. However, due to the shallow lot depth, a 12-foot wide garage door is necessary for safe vehicular ingress/egress. The one curb cut remains at 10' wide.
- ii. Bike parking is located as close to the lobby / garage entrance as possible, please see plans.

c. Street Frontage

- i. The ground floor on 26th Ave. is changed to residential use. It is raised and setback from the street. However, the owner would like to locate the door inside the main lobby for security purposes.

d. Architecture

- i. The bays and windows have been revised with a deep recess and trims around jamb, sill and head.
- ii. The ground floor material has been revised to terminate at the second floor line
- iii. The building elevation has been redesigned and articulated to relate better to the adjacent building with the following revisions per UDAT's recommendations:
 - Fourth floor bays have been removed
 - Window proportions and material differentiation changed
 - A strong cornice was added to the third floor line
 - A 3' side setback from the north building

If you have any questions, please feel free to contact me at (415) 682-8060. Thank you for your attention.

Yours Sincerely,



My My Ly
Partner Architect

EXHIBIT 7

Project Coordination Agenda – LITE

Monday, November 25, 2013, 11:00 a.m. – 12:00 Noon - Director of Current Planning Office

Planners/Addresses/Zoning/Height District

Background/Issues/Recommendation

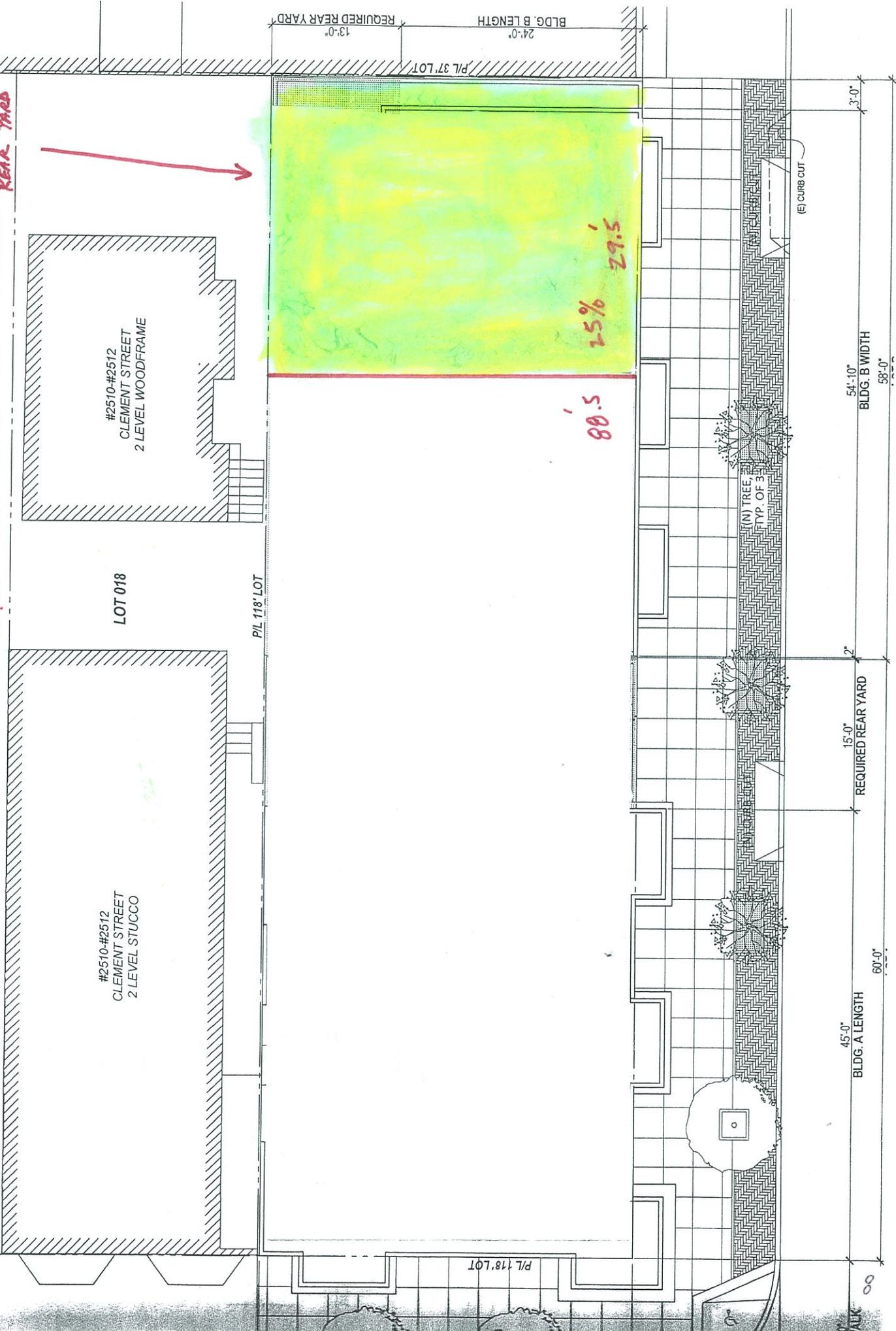
<p>Time: 15 Minutes</p> <p>Joslin/Teague/Lindsay/Lamorena</p> <p>Address: 395 26th Avenue</p> <p>Cross St(s): Clement Street</p> <p>Block/Lot: 1407/017</p> <p>Zoning/Ht Dist: Outer Clement NCD</p>	<p>1. Background: The project is to demolish a two-story building (two units with ground floor commercial) and construct two three-story over garage buildings, each containing three units with ground floor commercial space (six units total).</p> <p>Case Issues: The project requires frontage and rear yard variances. Department recommendation.</p> <p>Recommendations: No recommendation.</p>
<p>Time: 15 Minutes</p> <p>Joslin/Teague/Washington/Wang</p> <p>Address: 799 Castro St./3878/3880 21st St.</p> <p>Cross St(s): NE corner of Castro and 21st Sts.</p> <p>Block/Lot: 3603/024</p> <p>Zoning/Ht Dist: RH-2/40-X</p>	<p>2. Background: The proposed work is to convert an existing one-story, vacant limited commercial (LCU) building to a single-family dwelling with an addition of three stories above.</p> <p>Case Issues: Building scale and form at the street. Original plans and a few sets of revised plans have been reviewed by the RDT. RDT comments on the latest revised plans are as follows: 1) all of the proposed three stories above the existing one-story structure should comply with the 4 feet 6 inches required front setback on Castro Street, pursuant to Planning Code Section 132; 2) eliminate the southern wall along the entry stairway which then will be exposed to the street; 3) revise window proportions to be compatible with adjacent buildings' windows; 4) simplify the palette of proposed exterior materials; 5) instead of a flat roof, a sloped, sculpted, or shaped roof form is strongly encouraged to respond to the existing pattern of sloped roofs along the subject block-face on Castro Street; and 6) eliminate the elevator/stairway penthouse above the roof.</p> <p>Recommendations: The latest RDT comments be upheld; and the requested front setback variance be denied by the ZA.</p>

Exhibit 7

cl

EXHIBIT 8

WHAT THE CODE MIN. REQUIRES 25% REAR YARD



#2510-#2512
CLEMENT STREET
2 LEVEL STUCCO

LOT 018

#2510-#2512
CLEMENT STREET
2 LEVEL WOODFRAME

P/L 118' LOT

P/L 37' LOT
BLDG. B LENGTH 24'-0"
REQUIRED REAR YARD 13'-0"

80.5'
25% 29.5'

45'-0"
BLDG. A LENGTH

15'-0"
REQUIRED REAR YARD

54'-10"
BLDG. B WIDTH

3'-0"

60'-0"

58'-0"

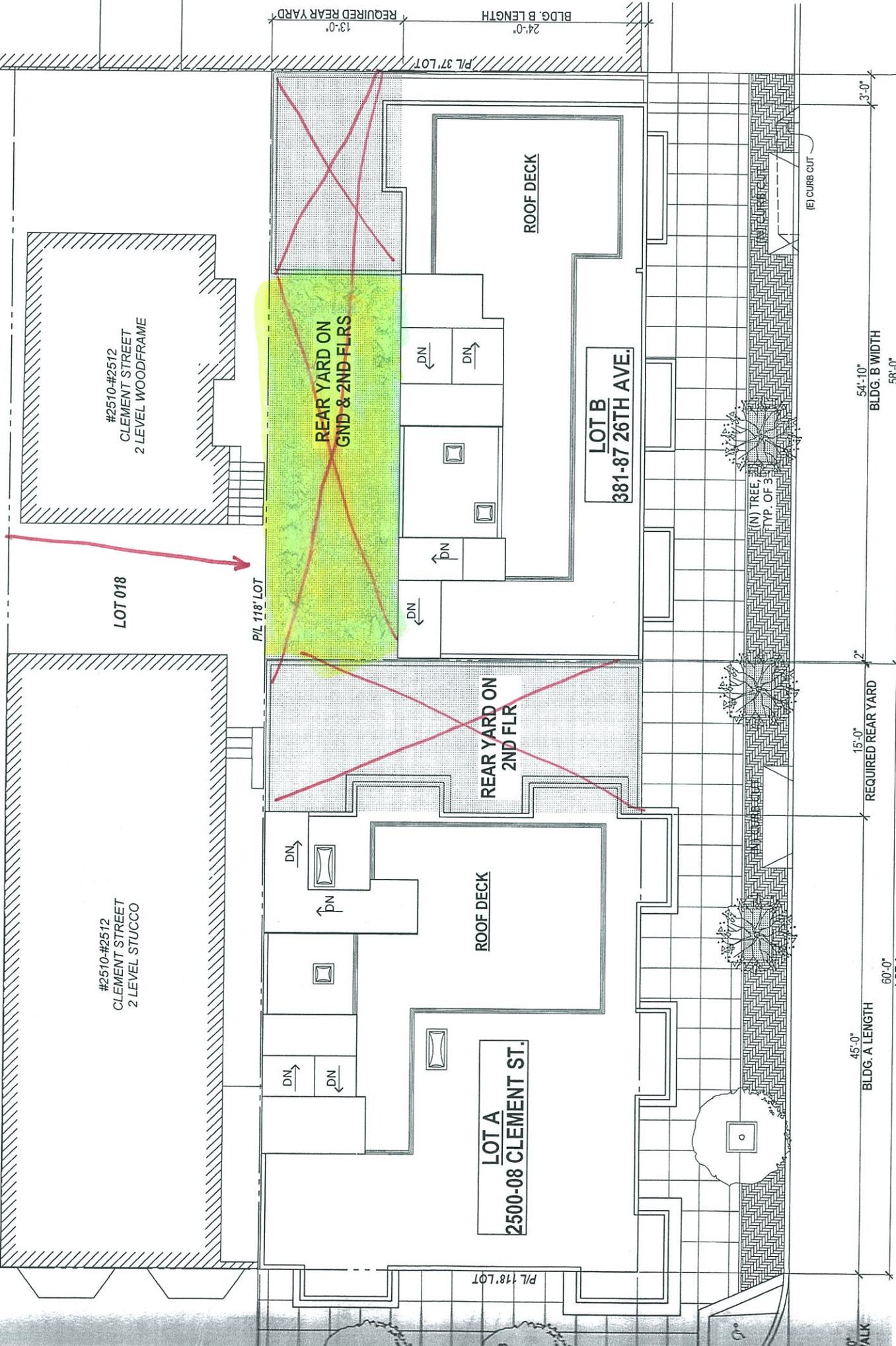
(N) TREE,
TYP. OF 3"

(E) CURB CUT

P/L 118' LOT

00

WHAT DEVELOPER PROPOSES - 10% REAR YARD



#2510-#2512
CLEMENT STREET
2 LEVEL STUCCO

#2510-#2512
CLEMENT STREET
2 LEVEL WOODFRAME

LOT 018

P/L 118' LOT

P/L 118' LOT

LOT A
2500-08 CLEMENT ST.

LOT B
381-87 26TH AVE.

REAR YARD ON
GND & 2ND FLRS

ROOF DECK

ROOF DECK

REAR YARD ON
2ND FLR

4'-0" WALK

BLDG. A LENGTH
45'-0"

REQUIRED REAR YARD
15'-0"

BLDG. B WIDTH
54'-10"

3'-0"

60'-0"

58'-0"

24'-0"
BLDG. B LENGTH

13'-0"
REQUIRED REAR YARD

P/L 37' LOT

(E) CURB CUT

(N) TREE, TYP. OF 3" DBH

A BETTER SOLUTION - 2 BUILDINGS + NO VARIANCE
REAR YARD

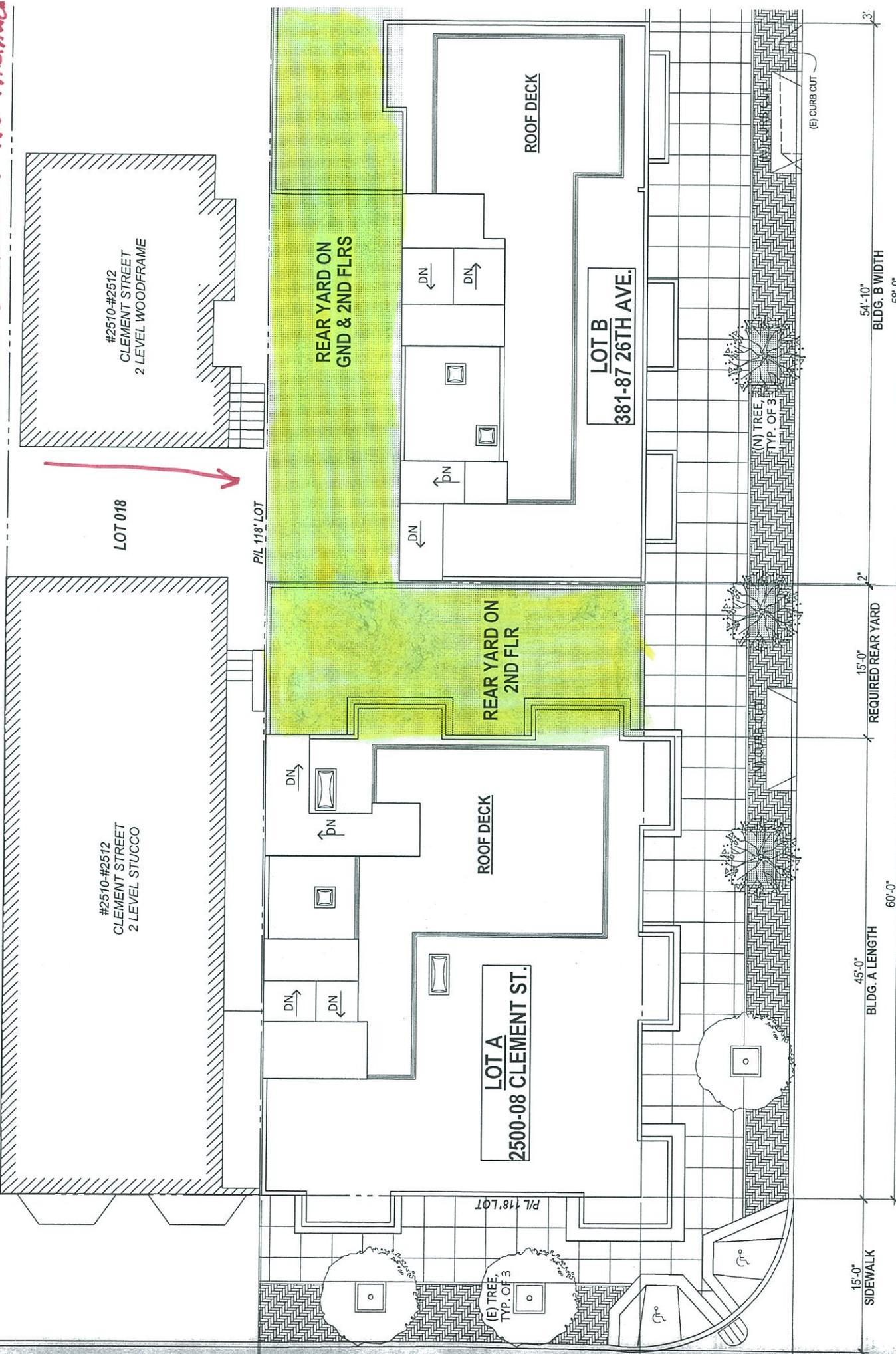


EXHIBIT 9

395 26th Ave, San Francisco, CA

THESE LEGAL WINDOWS WILL BE
BLOCKED AND PLACED IN VIOLATION OF
THE BUILDING CODE BY THE SUBDIVISION AND
REAR YARD VARIANCES





395 26th Ave, San Francisco, CA

THE PROPOSED BUILDINGS WILL TOWER OVER ALL THE NEIGHBORING BUILDINGS AND THERE ARE NO SETBACKS AND LESS THAN MINIMAL REAR YARDS.

The Building will be at least 10' feet taller than its uphill neighbor in violation of design considerations.

The Building will be 30+' taller than the historic rear yard cottage.

The Building will be 20+' feet taller than its neighbor on Clement.

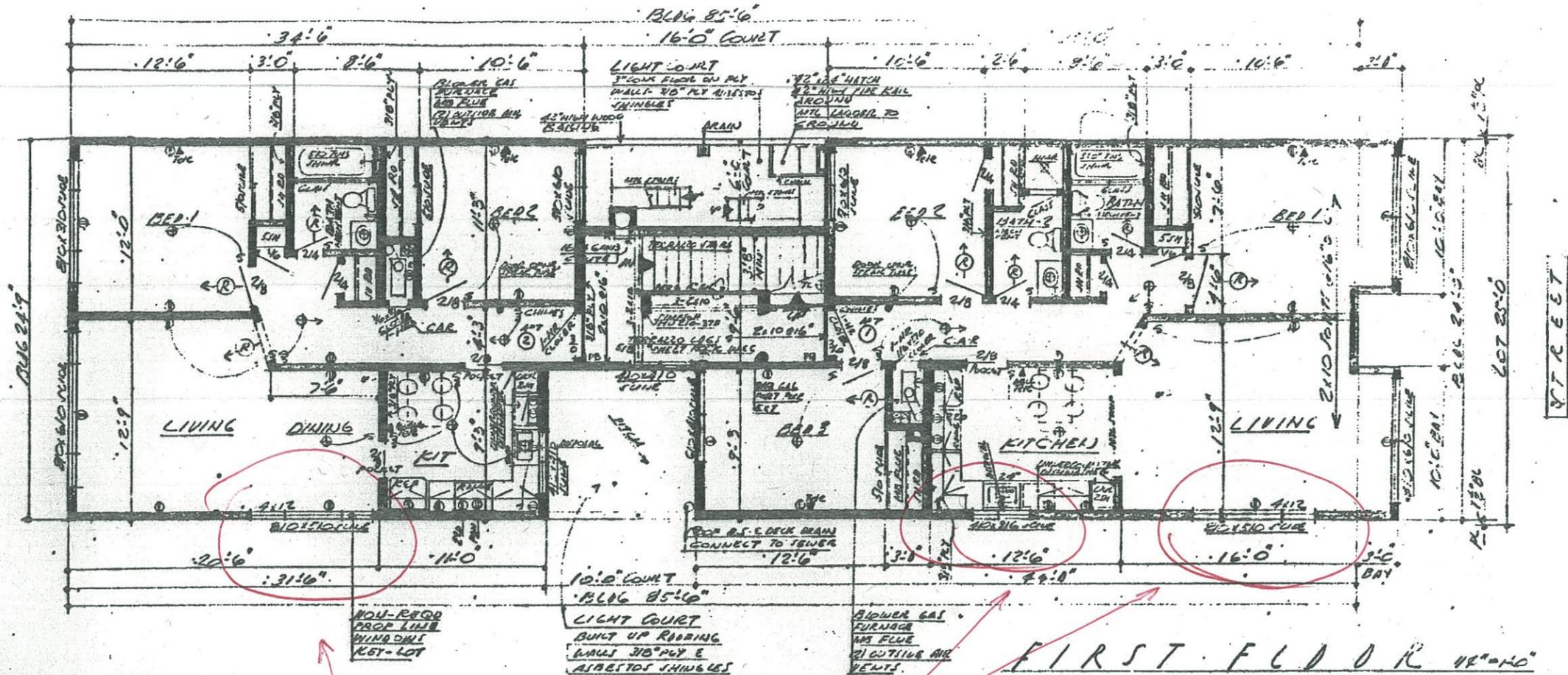
EXHIBIT 9

©Ray Buildings © 2011 CyberCity

GO

W 43°55.85' N 122°29'09.99" W elev 22 ft

EXHIBIT 10

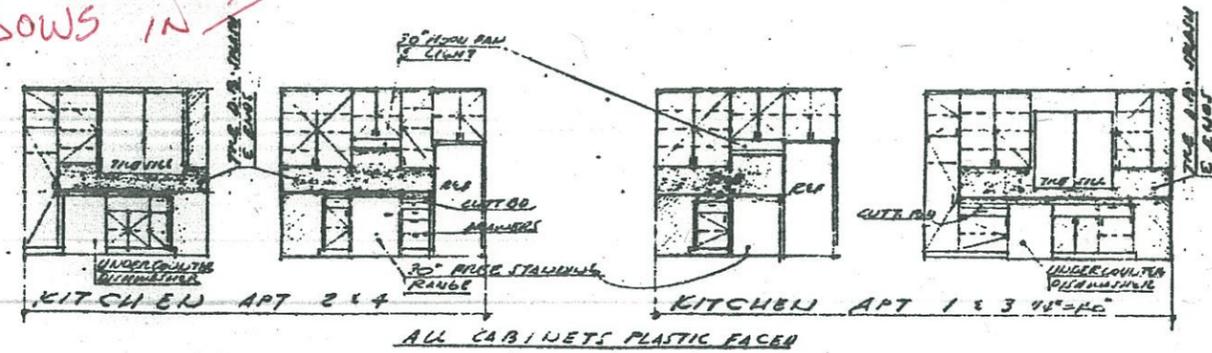


INTERIOR FINISH SCHEDULE 1ST & 2ND FLOOR

ROOM	W.D. FL.	FIN. FC.	BASE	WALLS & CEILING
LIVING				
DINING				
BED				
HALLS & CLOSETS				
KITCHEN				
BATH				

- PUBLIC STAIRS & PUBLIC CORRIDOR & FURNACE CLOSET 5/8" SHEET ROCK BOTH SIDES OF PARTS & CEILING
- CERAMIC TILE ALL WALLS IN BATH RMS 3 TILE HIGH AROUND TUB 16 TILE HIGH
- CERAMIC TILE ALL KITCHEN D.B. SPACER & ENDS
- SEPARATE GAS METER EACH APT & PUBLIC - 5 METERS
- SEPARATE ELECT METERS EACH APT & PUBLIC - 5 METERS
- ALL ALUM. SASH A.A.M.A. CERTIFIED "E" OR "F" WINDOWS WIRE GLASS & STEEL SASH
- ALL LABEL DOORS 1 1/2" GA. STEEL JAMBS DOOR CLOSERS
- W.P. MEMBRANE & HOT COAT ALL BATH RM FLOORS & ALL CONCRETE ON PLYWOOD, EXPOSED TO THE WEATHER
- PLUMBING CONTRACTOR TO SUBMIT LAYOUT TO PLBG DEPT IF MORE THAN 6 HEADS REQD 3 HEADS PER LINE 1 1/2" PIPE - 5 HEADS PER LINE - 1 1/2" PIPE - 10 HEADS PER LINE 2" PIPE GARBAGE SPRINKLERS - 1 HEAD @ ROOF - 1 HEAD IN CLL OF RM & 1 @ CUTE - (3 REQD)

LEGAL WINDOWS IN ORIGINAL APPROVED PLANS FOR 377 26TH AVE.



7 UNITS - 377 26TH AVE
 CLANDINE CO.
 JOHN E. BAUMANN
 A. I. B. D.
 STATE LICENSE NO. 84
 855 CORBETT AVE UN 4888 SAN FRANCISCO 4



To District 1 Supervisor Eric Mar and the City Planning Department of San Francisco

We urge you to stop the subdivision and development of 395 26th Avenue and preserve the character of our neighborhood. These new buildings will negatively impact our neighborhood:

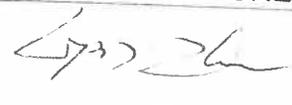
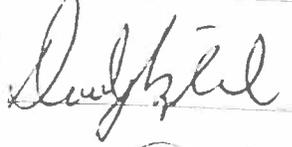
- They will introduce 12 to 18 more cars in an already densely packed neighborhood and remove 5 street parking spaces while only providing 6 garage spaces
- They are dramatically oversized and out of character for our neighborhood
- They will block the natural light and open space for our neighbors
- They would result in the loss of two affordable housing units and a neighborhood office

The existing building built in 1945 is cute, cheerful, and provides an open garden that's a breath of fresh air for our neighborhood. It also provides at least four much-needed street parking spaces.

We want to preserve its open space and suggest converting its open lot to metered parking, which will help alleviate the current stressed parking situation and bring additional revenue to the city.

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Follow us on Facebook: <http://www.facebook.com/pages/Richmond-District-Neighbors-SF/349237605193068>

NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
	275 20th Ave	lipy@qidiagon.com	1/8/14
Philip Brown	275 20th Ave	shuitong@gmail.com	1/8/14
	2004 Clement St	mr_111@btand.com	1/8/14
	358 25th Ave #3	kidgled@fthcc.com	1/9/14
	2410 St dementse	415-752-6413	1/8/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Zhi Juan Liang	2410 A CLEMENT ST.		1/6/14
Yasha K	2411 Clement St		1/6/14
Anna P	2411 Clement St		1/6/14
Laba. H	2411 Clement St		1/6/14
Olga P	2411 Clement St		1/6/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Skky	2415 1/2 Clut SF	skky@yahoo.com	1/6/14
Jay Yoo	2346 Clement	—	1/6/14
Wang Zhen	2343 Clement	—	1/6/14
Wang Tracy	2332 Clement	—	1/6/14
Stacy Key	238 A 21ST AVE	—	1/6/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
<i>[Signature]</i>	<i>2408 Clement</i>	<i>IntentionalPodcast@gmail.com</i>	<i>1/6/14</i>
<i>[Signature]</i>	<i>2408 Clement</i>	<i>314993034@QQ.com</i>	<i>1/6/14</i>
<i>[Signature]</i>	<i>445 26th Ave</i>		<i>1/6/14</i>
<i>[Signature]</i>	<i>394 30TH AVE.</i>	<i>BRIONESF@gmail.com</i>	<i>1/6/14</i>
<i>[Signature]</i>	<i>499 33 AVE #316 S.F.C.A</i>	<i>hanna.willis@SBCGLOBAL.NET</i>	<i>1-6-14</i>

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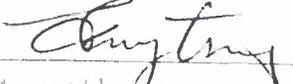
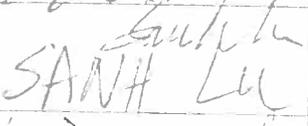
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
TAMMY TRUONG 	355-27 th AVE S.F. CA 94121	monica@truong41@ yahoo.com	1/11/14
HINH TRUONG 	355-27 th AVE S.F. CA 94121	monica@truong41@ yahoo.com	1/11/14
SANH LU 	2512B Clement SF CA 94121	SLU168@YAHOO.COM	1/11/14
Christine Chan 	2512 Clement ST. CA 94121		1/11/14
WENDY CHEN 	453-30 th AVE S.F. CA 94121	wchen1327@yahoo. com	1/11/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
MONICA TRUONG monica	355 27 th AVE S.F. CA. 94121	monica@truong741@ yahoo.com	1/11/14
Joshua Lu Joshua	2512B Cleveland St SF CA 94121	joshualu123@yahoo.com	1/11/14
PHUONG DUONG Phu	2512B Cleveland SF CA 94121	PHUONGDUONG@ yahoo.com	1/11/14
JAMES CHAN James	453A-30 th AVE SF. CA 94121	scmaris@yahoo.com	1/11/14

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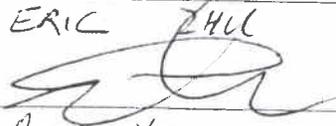
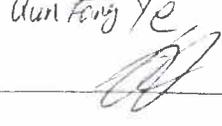
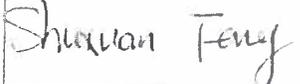
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
ERIC ZHU 	345 27th AVE SF 94121	ERzhu@yahoo.com	1/4/14
Dun Feng Ye 	355 27th AVE S.F 94121	jfyng@Yahoo.com	1-4-14
Wenwei Feng 	391 29th AVE SF 94121	CAJJ9385@yahoo.com	1/8/14
Mai zhi Lan	451 - 30 th AVE		1/8/14
Shuwan Feng 	451 - 30 th AVE		1/8/14

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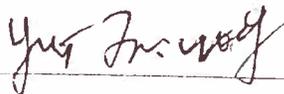
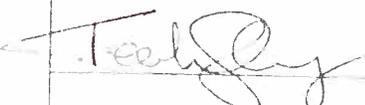
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Follow us on Facebook: <http://www.facebook.com/pages/Richmond-District-Neighbors-SF/349237605193068>

NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
	445 Sumner St		1/8/14
	570 Page St #1 SF		1/10/14
	340 Page St		1/10/14
LAUREN WONG	46 USE AVE		1/10/14
	880 Victoria Sumner 9517		

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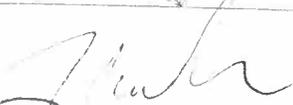
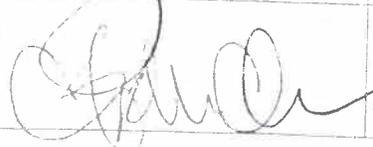
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
	2305 Clement SF CA 94121		1/6/14
	2314 Clement		1/6/14
	2308 Clement SF CA 94121		1/6/14
	2308 Clement SF CA 94121		1/6/14
	2308 Clement SF CA 94121		1/6/14

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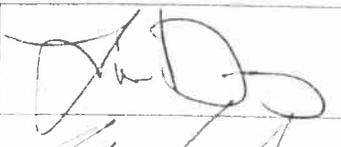
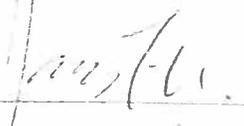
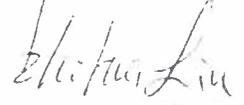
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
	2208 Clement San Francisco, CA 94121	Peter.Chan@Yahoo.com	1/6/14
	2308 Clement SF Ca 94121	jchay820@gmail.com	1/6/14
	2308 CLEMENT SF CA 94121	MLI1225@YAHOO.COM	1/6/14
	2308 Clement St SF CA 94121		1/6/14
	2447-115 TAVE SF CA 94116		1/6/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Juan Han	2404 Clement St		1/6/14
Juan Han	672 Spruce		1/8/14
Zi Ning	748 24th Ave		1/8/14
Shuwei	748 24th Ave		1/8/14
Juan Han	445 Somerset St		1/8/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
LAKEM	350 FURK ST	Lakem@gmail.com	01/11
Tammy Childers	1427 44th Ave	tammychilders@gmail.com	1/11
Melli Keyton	28th ave	nfk166105@gmail.com	1/11
Teresa Pe	26th Ave.	teresape@hotmail.com	1/11
AIDA ALOLOD	320 WILKINSON ST DAILY CITY	aida0320@yahoo.com	1/11

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NAME / SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Kirsten Miller <i>Kirsten Miller</i>	2410 Clement St SF, CA	Kirstenmiller27@gmail.com	1/6/13
<i>EVUIE CHAU</i>	<i>2417 Clement</i>		<i>1/7/2014</i>
<i>Li Juan Gu.</i>	<i>2323 Clement st</i>		<i>1/6/13</i>
<i>Abigail B.</i>	<i>2254 Clement St SF CA</i>		<i>1/6/13</i>
<i>Charlie</i>	<i>2710 Clement St SF CA</i>		<i>1/6/13</i>

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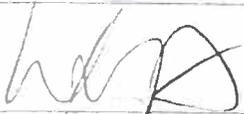
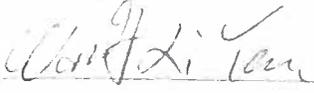
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
	2201 Clement St	Miasco1993@yahoo.com	1/6/14
	2201 Clement St		1/6/14
	2501 Clement St.		1/6/14
	3950 27 th Ave		1/5/14
	3950-27 th Ave		1/5/14

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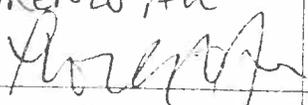
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
LORENZO AN 	361 - 26TH AVE		1/8/14
ANNIE AN	"		1/8/14
WING LEE	369 - 26 th AVE		1/8/14
MELANIE LEE	369 - 26 AVE		1/8/14
RIN LAM	356 - 26TH AVE #7		1/8/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
A Farrell A Barry	306 26 th Ave #2 94/21	tony.farrell@gmail.com	1/8/14
Gabriel Piff	326 26 th Avenue #1	gabriel99@gmail.com	3/1/14
Michelle Garcia	340 26 th Ave #14	michelle.garcia@comcast.net	1/8/14
Carl	350 26 th Ave	carl@chicago.com	1/8/14
[Signature]	430 26 th Ave		1/8/14

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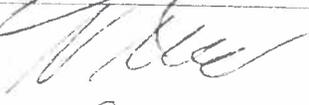
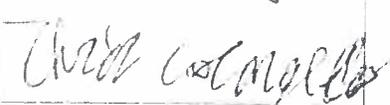
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
	390 26 th Ave		1/8/14
	2535 Clement		1/8/14
	2526 Clement		1/8/14
	2526 Clement		1/8/14
	355 24 th Ave		1/8/14

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NAME / SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Hon Shing Ko	2222 Clement ST	415-668-8986	1/8/14
ALV JACK LNU	2329 BOTH BOL ST.	415-623-9996	1/8/14
Cathy Lee	2222 Clement ST	415-751-5093	1/8/14
Pat Lee	2208 Chen ST	415 307 1711	1/5/14
Batata Sais	2204 Clement		1/5/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Nelson Citow	2222 Clement St. SF CA 94122		1/8/14
Jacob Louie	2209 CLEMENT ST. SF, CA 94121	415-752-6119	1/8/14
Angie	2327 Clement St. SF CA 94121		1/8/14
Cheryl Lou	2327 Clement St. SF CA 94121		1/8/14
Amin fang	2410 #12 Clement St	415-519-5001	1/8/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Sue Liu Sue	15 Jacqueline Ct	_____	1/8/14
	14435 DARTON BLVD	_____	1/8/14
Lion	1260 19th AVE		1/8/14
Vivian	5255 Cream Blvd		1/8/14
Judy	5255 Cream Blvd	_____	JAN 08 2014

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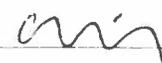
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Simon Chan 	2527 CLERMONT	N10	1/8/14
Eric Ng 	2527 Clermont St.		1/8/14
Shu Yun Liu	2635 Clermont	238-1767	1-8-14
AS Smith	2635 Clermont	269-9108	1/8/14
Jian Bo Liang	2635 Clermont	238-1800	1-8-14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Frankie Fung	2635 Clement		1/5/14
Yunus Z	547 7th St		1/7/2014
John Wong	80 LAKEVIEW		1/8/2014
Lulu Huang	2633 Clement		1/8/14
LILAVOIS JIN	1401 A 12AV SFA 94122		1/8/2014

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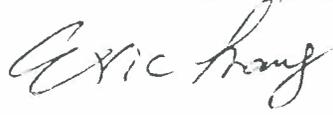
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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Fiona Po 	5501 Geary Blvd S.F. CA 94121		1-8-14
	5501 Geary Blvd S.F. CA 94121		1-8-14
Fiona Yu 	5501 Geary Blvd S.F. CA 94121		1-8-14
Cynthia Liang 	5501 Geary Blvd S.F. CA 94121		1-8-14
Eric Hong 	2408 Clement St		1-8-14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Marlo Price	5255 Gary Blvd San Francisco CA 94118		1-8-14
Jon Zang	5255 Gary San Francisco CA 94118		1-8-14
Fion Liang	5501 Greary Blvd S-F CA 94121		1-8-14
Sid Lee	5501 Greary Blvd S-F CA 94121		1-8-14
	5501 Greary Blvd SF. CA. 94121		1-8-14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Iris Kang	2410 A clement st	415-752-663	1/8/2014
Jesse Sun	2450 clement st	daigosushi@gmail.com	1/8/2014
Alexie A MYNES	326-26T		1-8-14
Maura Carlfield	4934 Fulton #7		1/8/14
Nancy Ngo	403 25th Ave SF, CA 94121	nancysekerce@gmail.com	1/8/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Chuan Pan	201/762 38 th 28 Ave. S.F.		1/8/2014
[Signature]	789 Cabrillo St. S.F.		1/8/2014
Bin Chen	338-27 th AVE		1/8/14
FuRong Wang	338-27 th AVE		1/8/14
MARIO MENDEZ	221 C/ERMITA		1/8/14

To District 1 Supervisor Eric Mar and the City Planning Department of San Francisco

We urge you to stop the subdivision and development of 395 26th Avenue and preserve the character of our neighborhood. These new buildings will negatively impact our neighborhood:

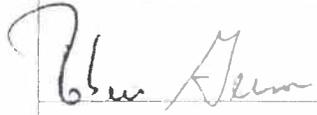
- They will introduce 12 to 18 more cars in an already densely packed neighborhood and remove 5 street parking spaces while only providing 6 garage spaces
- They are dramatically oversized and out of character for our neighborhood
- They will block the natural light and open space for our neighbors
- They would result in the loss of two affordable housing units and a neighborhood office

The existing building built in 1945 is cute, cheerful, and provides an open garden that's a breath of fresh air for our neighborhood. It also provides at least four much-needed street parking spaces.

We want to preserve its open space and suggest converting its open lot to metered parking, which will help alleviate the current stressed parking situation and bring additional revenue to the city.

Follow us on Twitter: <https://twitter.com/Richmond94121>

Follow us on Facebook: <http://www.facebook.com/pages/Richmond-District-Neighbors-SF/349237605193068>

NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
LORENZO	2415 CLIFF		1-8-14
STEPHEN W. 	2308 CLEMENT ST		1-8-14
	2310 Clement		1/8/14
LILLIAN PARKS	2310 Clement		1/8/14
Ing Lee	2310 Clement		1/8/14

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NAME /SIGNATURE	ADDRESS	E-MAIL ADDRESS	DATE
Ai Song Yu <i>Ai Song Yu</i>	2310 Clement St.	<i>aisong@yahoo.com</i>	1/8/14
Kenneth Hui <i>Kenneth Hui</i>	2310 Clement St.	<i>keui@parturerequirement</i>	1/8/14
Sharon Lu <i>Sharon Lu</i>	311 21 st Ave.		1/10/14

Recipient: Eric Mar, RODNEY FONG, MICHAEL J. ANTONINI, GWYNETH BORDEN, RICH HILLIS, KATHRIN MOORE, HISASHI SUGAYA, and CINDY WU

Letter: Greetings,

Please stop the subdivision and construction of the condominium complexes at 395 26th Avenue. These egregious plans are completely out of character for our neighborhood and benefit a handful of developers at the expense of the entire community.

- These units will introduce an estimated 12-18 cars to an already densely packed neighborhood. It will remove an existing six-car parking lot and add new driveways that will displace existing street parking.

- With its location on the south corner and at four stories tall, these buildings will eclipse much of the block, limiting the amount of natural light in our homes and backyards.

- It will open the door to more opportunistic developers who want to subdivide additional single home properties and force generations of local residents and mom-and-pop businesses.

The existing building built in 1945 with its outdoor garden is really a breath of fresh air for our neighborhood and should be preserved as a landmark. Please help us protect the character of our neighborhood and keep big developers out.

Comments

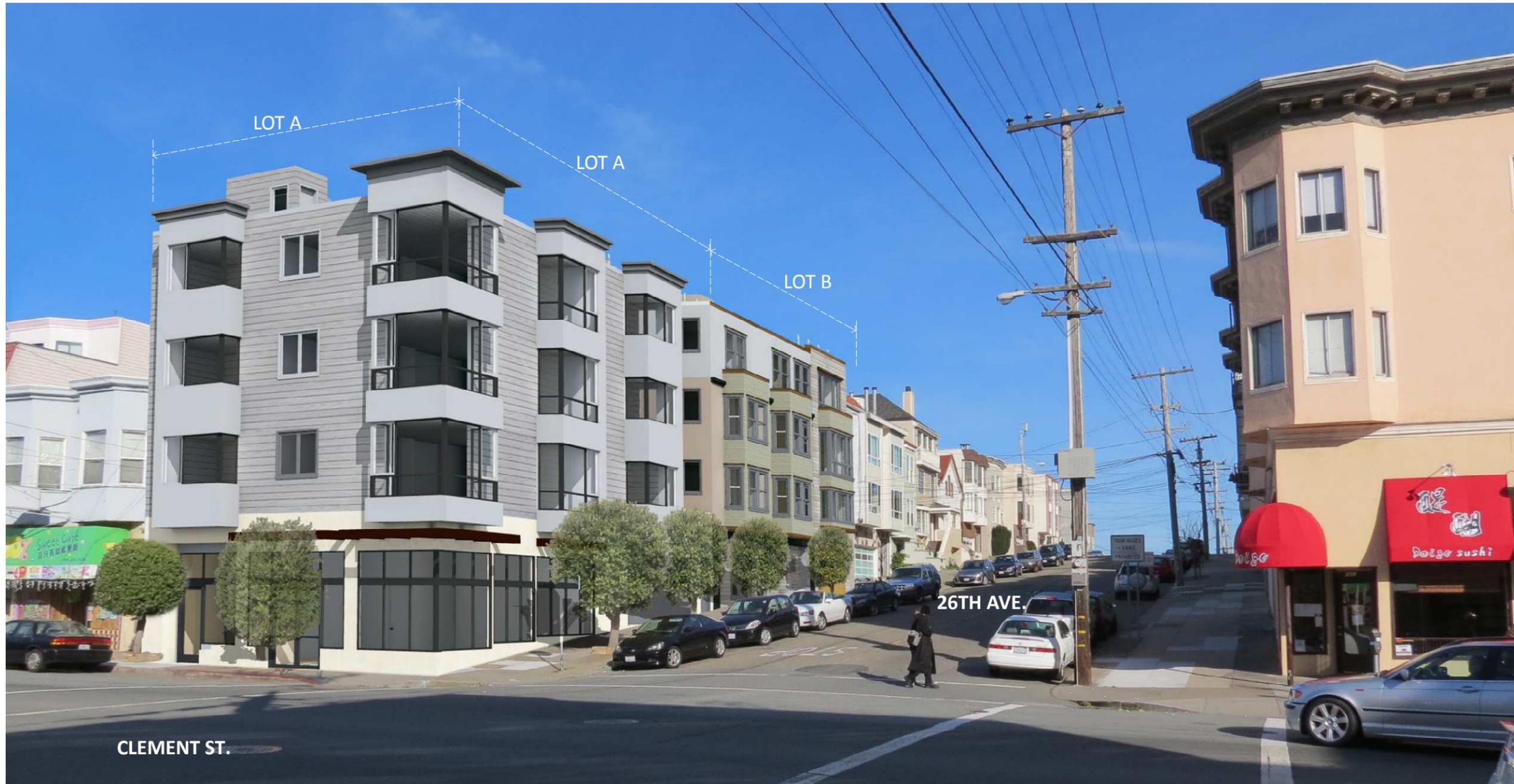
Name	Location	Date	Comment
Ashley Bird	san francisco, CA	2014-01-15	This WILL RUIN the neighborhood!!
Evan Rivera-Owings	San Francisco, CA	2014-01-16	Because I want to preserve the western part of the city for the families and small immigrant communities that make the heart of San Francisco!
Mark Weinberger	San Francisco, CA	2014-01-16	Original building has historic elements and is design-specific to the neighborhood.
Jane Hwang	San Francisco, CA	2014-01-16	These buildings will disrupt the homey neighborhood feel of the Richmond.
Bradley Gregg	San Francisco, CA	2014-01-16	The construction will disrupt our daily activities as work will be required on our current rental unit to build against the south facing wall of our rental. Removal of our unit's south facing windows will significantly decrease the natural lighting in our home. Neighborhood residents are already burdened for parking in the neighborhood and the increase in residence with worsen the parking situation.
Sarah Nigro	San Francisco, CA	2014-01-16	Construction will be a significant sore to the community.
Lynea Diaz-Hagan	San Francisco, CA	2014-01-19	I live in the neighborhood and would like the character and stability of the current residents and business to remain in tact.
Benjamin Clarke	San Francisco, CA	2014-01-20	This is on my street and would completely ruin the neighborhood dynamic.
Scott Silverberg	SF, CA	2014-01-21	pricing out old timers in the Richmond
In-Sung Lee	San Francisco, CA	2014-01-22	This project will influence our quite life in this neighbor!
Veronica Kim	San Francisco, CA	2014-01-22	This project will cause more traffic and will not be safe for our kids.
Gretchen Trabant	San Francisco, CA	2014-01-25	The city is being encroached by more and more expensive condos and we are losing the affordability and quiet community that has made San Francisco a possible and desirable place to live.
Lee Heidhues	San Francisco, CA	2014-01-25	Projects like this just make the City increasingly crowded and destroy the neighborhood atmosphere.
Alanna Greenham	San Francisco, CA	2014-01-26	This is a neighb
Richard Rothman	San Francisco, CA	2014-01-27	We do not need any large building in the Richmond
Daniela Kirshenbaum	San Francisco, CA	2014-01-27	The original structure exemplifies San Francisco's character, and the proposed one does not. And that's just the first reason.
Hediana Utarti	San Francisco, CA	2014-01-27	Keep expensive condos away from our neighborhood.
Peter Lee	San Francisco, CA	2014-01-27	Big box residential units as depicted detract from character of neighborhood.
John Cervantes	San Francisco, CA	2014-01-27	Is it possible to find a developer interested in affordable for the middle class and those who also work in SF whom we need?
diane balter	San Francisco, CA	2014-01-28	My neighborhood already has four story buildings and many of my neighbors have had their gardens and their domicile left in shadows without sun. One more building going up with this format gives owners the right to raise all the buildings raising the population density and making San Francisco's neighborhoods less aesthetic, comfortable, over developed and congested, open to more environmental hazards.
Moriah Nangle	San Francisco, CA	2014-01-30	To keep affordable housing. There are way too many of the buildings going up all over the city.

Name	Location	Date	Comment
Deborah Bueti	San Francisco, CA	2014-02-01	I moved here 3 years ago from the Mission District looking for an authentic, quiet, vibrant, multi-cultural neighborhood. I teach math in the neighborhood. This project would be the first drop in what would become a flood of similar, invasive projects designed to make lots of money for the developers and not take in to consideration the roots people have here. Many, many people will lose their homes and be driven away, changing yet another face of our city. I saw this happen over 20 years in the Mission and I will do everything in my power to stop it from happening here.
Erich Struzyk	San Francisco, CA	2014-02-01	SF is changing into a city for greed and corruption and n
stanley wu	SAN FRANCISCO, CA	2014-02-01	Make more traffic. Please stop this project and keep the neighborhood safe. Thank You!
Rodney Van Beusekom	San Francisco, CA	2014-02-02	The Richmond is a neighborhood, buildings of this size would take away that feeling as well as create an unpleasant atmosphere for all Richmond residents.
Mark Hanlon	San Francisco, CA	2014-02-02	Awful design, poorly thought through. We don't need more high-priced development in a neighborhood that's one of the last bastions, barely, of affordable housing in this city. Is everyone here going to be living in luxury condos in a few years? Everyone except the people who serve those who do, I guess. The rest of us are going to head for the colonies. This is a classic example of the middle class squeeze-out. That's the stuff of revolutions.
Annyred Roldan	San Francisco, CA	2014-02-02	We do not need more traffic and more caos with the parking in our neighborhood PLEASE KEEP OUR NEIGHBORHOOD SAFE!!
Karen Horning	San Francisco, United States	2014-02-03	This is MY home.
Zoifa Bruhns	San Francisco, CA	2014-02-03	We will be totally deprived of natural light, too much noise. 26th and Clement is a dangerous street to cross, this will make it worse. Thank you,
camila casanas	San Francisco, CA	2014-02-03	I live in this neighborhood
Marci Hooper	San Francisco, CA	2014-02-03	this impacts the neighborhood in so many ways, but most of all parking. These units will never put in enough parking for 2 cars per unit. These streets are already crowded - and the addition of Condo's will not help. Keep the neighborhood heights at 3 stories including the garage.
Brandon Leong	San Francisco, CA	2014-02-04	I'm a third generation San Franciscan and this gentrification is going too far. I grew up 2 blocks from here we need to preserve our beautiful SF neighborhoods...
Anh-vu Bui	San Francisco, CA	2014-02-04	This is MY City!!!
Tony Kurbanali	San Francisco, CA	2014-02-04	As a long time resident of San Francisco, I have seen two tech booms and many people displaced by these and it's continuing, disastrous effects. With the current rate of displacement in San Francisco, this trend of big, faceless money buying up property and pushing people out must be seriously addressed.
Michele Rimando	San Francisco, CA	2014-02-04	We do not need to flood our city with more high-rises, only to bring in more affluent people to push out those that cannot already afford proper housing. What has become of the working class that built this city? San Francisco is no longer the place I once knew it to be.
Andy Yee	San Francisco, CA	2014-02-04	My parents oppose this construction because it would cause more traffic during and after construction worse than it already is. Make it harder to find parking than it already is considering everything is metered and the spots around there are not.
Briana Gonzalez	san francisco, CA	2014-02-04	stop the gentrification of san francisco!

Name	Location	Date	Comment
Sharon Cassidy	San Francisco, CA	2014-02-04	Proposed project is architecturally incompatible with surround properties and the neighborhood really
Margart Yuen	San Francisco, CA	2014-02-04	Out of character and displace affordable housing
Charlee Kaz	San Francisco, CA	2014-02-05	Something terrible is happening across SF right now, the rents were already extremely high but now are going off the charts and beyond Manhattan rates. The effect this has on the City is to totally gentrify it and make it an unaffordable place for anyone except CEO's and techies to live. That may seem fine now, but when the economy tanks again and none of us can afford rent here, there will be many vacancies too. Let's stop bringing prices up!
Tammy Buhler	san francisco, CA	2014-02-05	i used to live in that neighborhood at 335 26th avenue so i know what hominess will be taken away/destroyed by the commercialism of land developers. not to mention that it does take away what little parking there is, plus i have a friend who lives in a very small house next to where they want to do this. along with the fact that i thought eric mars whole campaign speal was to stop things just like this from happening.
Razmig Mavlian	San Francisco, CA	2014-02-05	I moved to this neighbourhood because it's free from projects like this one.
Jennifer Lee	San Francisco, CA	2014-02-07	I can't bear to see a beautiful, old, and family neighborhood get turned into another condominium project that does not represent our community or people in this area. Please don't let this happen to our wonderful Richmond!
Michael Seaman	San Francisco, CA	2014-02-07	because I am tired of the city being ruined and I'm tired of it getting more expensive.
Elizabeth Katzki	SAN FRANCISCO, CA	2014-02-07	This neighborhood is special to me. I grew up here, moved to Baltimore, and moved back, not only to San Francisco, but to the Richmond District, with its old, beautiful buildings; one of which, I live in now. Developing where there is nothing is needed to cater to the growing population, but to mar one of the last authentic areas in San Francisco is unacceptable.
Tom Conroy	San Francisco, CA	2014-02-07	The design and aesthetic of these buildings does not keep with the architectural character and function of the neighborhood.
Joseph Cancilla	Roseville, CA	2014-03-24	It will add to congestion and decrease affordable living for San Francisco residents.
Robert Marquez	San Francisco, CA	2014-03-26	more luxury condos is not the direction this City needs to be heading.
david burke	san francisco, CA	2014-03-26	Because my friend believes in this and I support her.
Michael Parsons	San Francisco, CA	2014-03-26	most modern buildings, this one included, are cheaply made. ugly to look at, and too expensive for me to live in.
Chris Knapp	San Francisco, CA	2014-03-27	this is wrong for san Francisco, stop thinking only of yourself and your bank account

SHEET INDEX

- A-0.0 RENDERING FROM CLEMENT STREET & 26TH AVENUE
- A-0.1 RENDERING FROM 26TH AVE LOOKING SOUTH
- A-0.2 RENDERING FROM CLEMENT STREET LOOKING NORTH
- A-0.3 CONTEXT PHOTOS
- A-1.0 SITE PLAN / PROJECT INFORMATION
- A-1.1 EXISTING / DEMO FLOOR PLANS & ELEVATIONS
- A-2.0 2500-02-06-08 CLEMENT ST (LOT A) - FLOOR PLANS
- A-2.1 381-83-97 26TH AVENUE (LOT B) - FLOOR PLANS
- A-3.0 ELEVATIONS WITH FINISH MATERIALS
- A-3.1 ELEVATIONS
- A-3.2 SIDE ELEVATIONS
- A-3.3 SECTIONS



VICINITY MAP

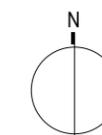


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 415-682-8060 eFax 510-281-1359

**TWO NEW MIXED-USE BUILDINGS BY SUBDIVISION
 2500-02-06-08 CLEMENT STREET & 381-83-87 26TH AVENUE**
 BLOCK 1407, LOT 017
 SAN FRANCISCO, CA 94121

RENDERING FROM CLEMENT STREET & 26TH AVENUE

SCALE: N.T.S.



9/16/13	YIP
10/24/13	YIP
2/28/14	YIP
3/12/14	YIP
5/23/14 - ADD STC REQ'MT.	MML

A-0.0

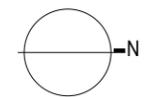


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RENDERING FROM 26TH AVE LOOKING SOUTH

SCALE: N.T.S.



9/16/13	YIP
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2/28/14	YIP
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5/23/14 - ADD STC REQ'MT.	MML

A-0.1



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RENDERING FROM CLEMENT STREET LOOKING NORTH

SCALE:

9/16/13	YIP
10/24/13	YIP
2/28/14	YIP
3/12/14	YIP
5/23/14 - ADD STC REQ'MT.	MML

A-0.2

SUBJECT SITE



1 SUBJECT AND ADJACENT BUILDINGS ON CLEMENT STREET



2 BUILDINGS ACROSS THE STREET ON CLEMENT STREET

SUBJECT SITE



3 SUBJECT AND ADJACENT BUILDINGS ON 26TH AVENUE



4 BUILDINGS ACROSS THE STREET ON 26TH AVENUE



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CONTEXT PHOTOS

SCALE:

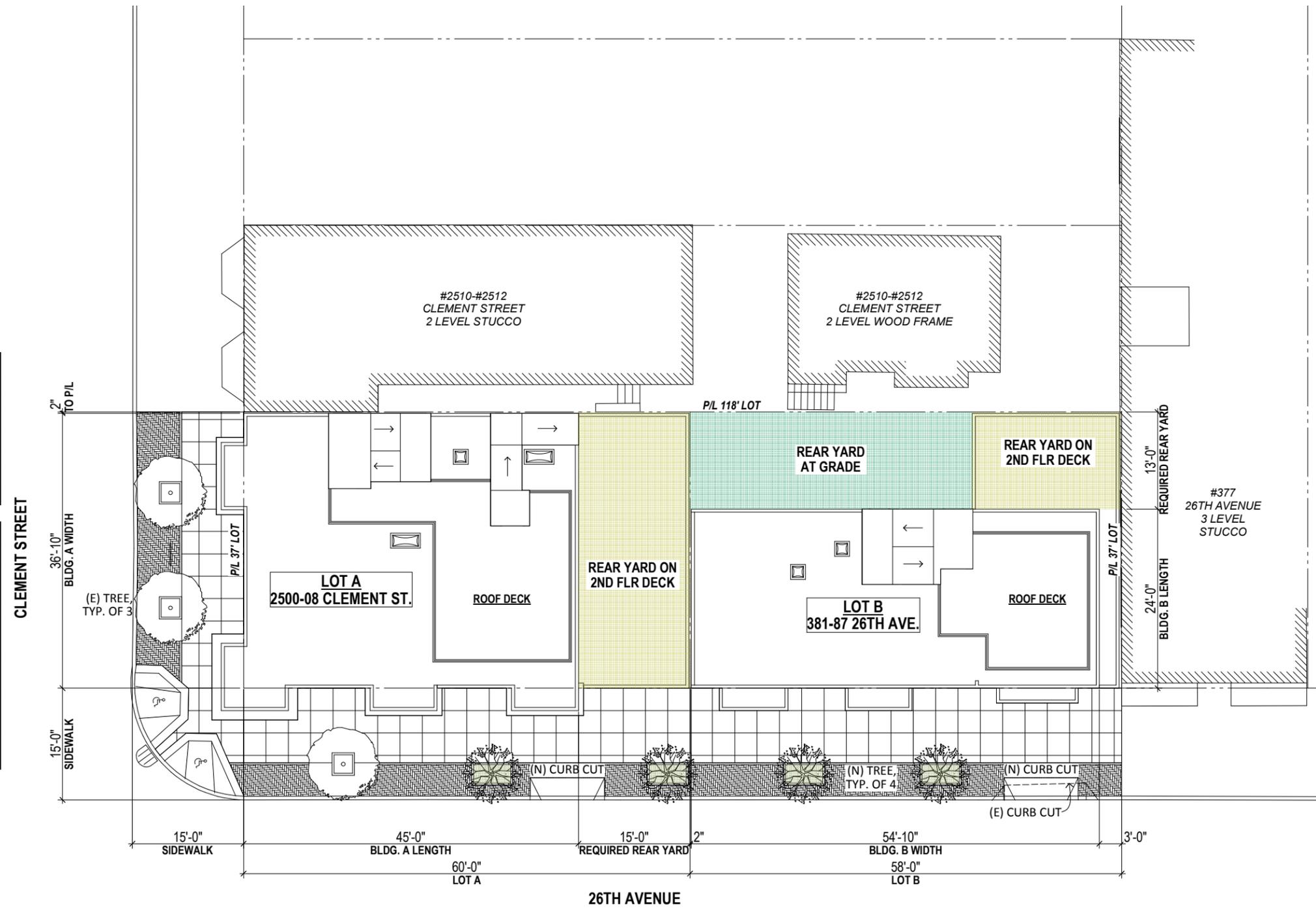
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10/24/13 YIP
2/28/14 YIP
3/12/14 YIP
5/23/14 - ADD STC REQ'MT. MML

A-0.3

PROPERTY INFORMATION	
	EXISTING
ADDRESS	395 26TH AVE.
BLOCK / LOT	1407 / 017
LOT SIZE	118' x 37'
LOT AREA	4,366 S.F.
# OF RESIDENTIAL UNITS	2
# OF OFFICE SPACES	1

PROJECT PROPOSAL INFORMATION		
	LOT A	LOT B
ADDRESS	2500-02-06-08 CLEMENT ST.	381-83-87 26TH AVE.
LOT SIZE BY SUBDIVISION	60' x 37'	58' x 37'
LOT AREA	2,220 S.F.	2,146 S.F.
# OF RESIDENTIAL UNITS	3	3
# OF RETAIL SPACES	1	0
BUILDING HEIGHT	45'	40'

ZONING INFORMATION		CODE SECTION
ZONING	OUTER CLEMENT ST. NCD	§717
HEIGHT LIMIT	40-X, ADDITIONAL 5' FOR PARCELS WITH ACTIVE USES	§263.20(b)(2)(B)
RESIDENTIAL DENSITY	1 UNIT PER 600 S.F.	§207.4
VARIANCE REQUESTED	REQUIRED REAR YARD AT GROUND & 2ND - 4TH LEVELS	§134(a) & (e)
	PARKING WITHIN 25' OF STREET FRONTAGE	§145.1(c)(1)(C)
CONDITIONAL USE REQUESTED	DWELLING UNIT REMOVAL ON 2ND FLOOR	§717.39
SHADOW STUDY	BUILDINGS EXCEEDING 40' IN HEIGHT	§295



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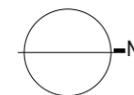
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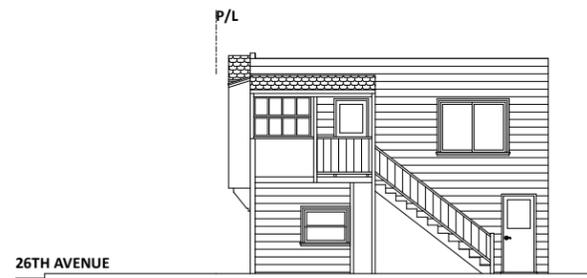
SITE PLAN / PROJECT INFORMATION

SCALE: 1/16" = 1'-0"



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10/24/13	YIP
2/28/14	YIP
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5/23/14 - ADD STC REQ'MT.	MML

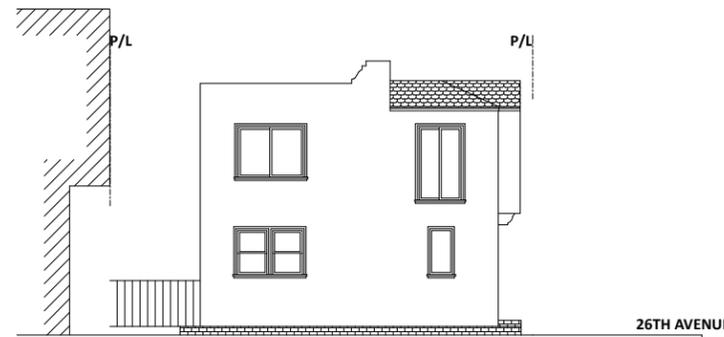
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(E) NORTH ELEVATION



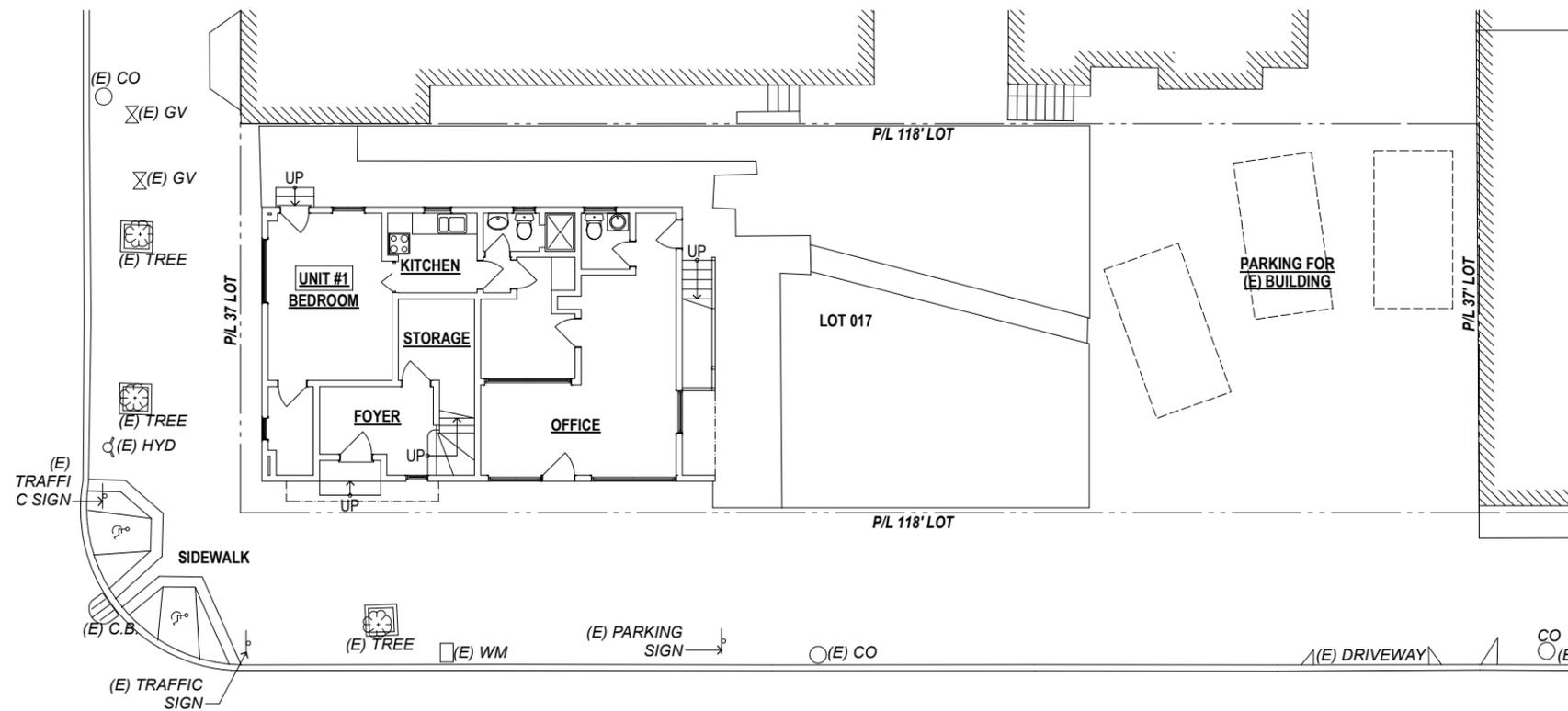
(E) EAST ELEVATION



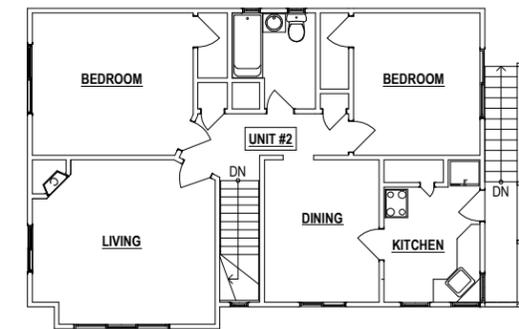
(E) SOUTH ELEVATION



(E) WEST ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

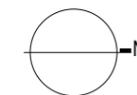


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EXISTING / DEMO FLOOR PLANS & ELEVATIONS

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5/23/14 - ADD STC REQ'MT.	MML

A-1.1

2500-02-06-08 Clement St. Lot A
Area Calculation (in square feet):

	2500 (Retail)	2502	2506	2508	Common Area	Garage	Total
4th Floor				1,601	182		1,783
3rd Floor			1,601		182		1,783
2nd Floor		1,601			182		1,783
Ground Floor	851				645	688	2,184
Total	851	1,601	1,601	1,601	1,191	688	7,533

Total Living Area for all Units = 4,803 S.F.
 Total Retail = 851 S.F.
 Total Common & Garage Area = 1,879 S.F.
 Total Gross Area = 7,533 S.F.

Open space calculation (in square feet) per §135(d):

	Required	Proposed
Common	212.8 (80x1.33x2)	340
Private	80 (2nd floor)	519
Total	292.8 total	859 total

Off-street Parking Requirement per §151:

	Required	Proposed
Car	3 total	4 total
	(1 per each residential unit)	(3 Res & 1 Retail)

Bicycle Parking Requirement per §155.5:

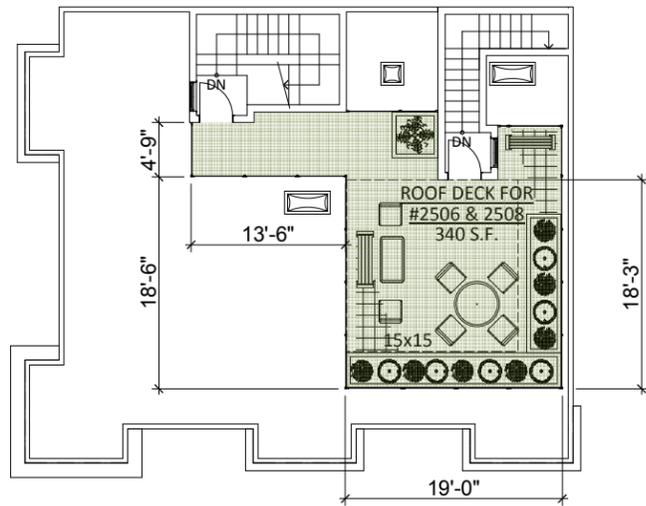
	Required	Proposed
Class 1	3 total	3 total
	(1 per each residential unit)	
Class 2	2 per each commercial	2 total

Ground Floor Glazing Area Calculation

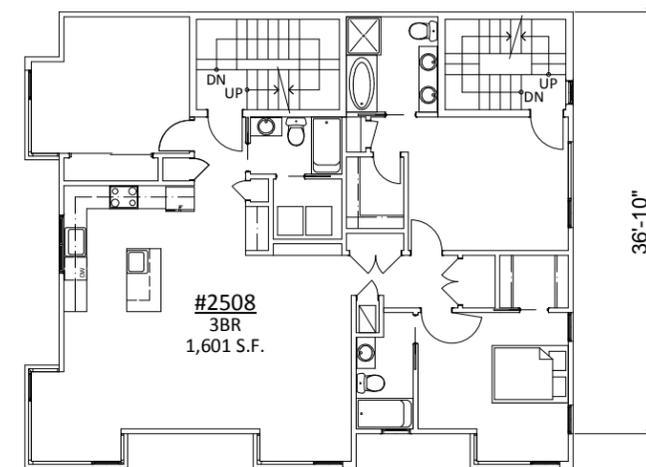
Wall area calculation	Wall width (ft.)	Ceiling ht. (ft.)	Wall area (s.f.)
Clement St. frontage	36.83	13.5	497.21
26th Ave. frontage	30.67	13.5	414.05
Total wall area			911.25

Glazing area calculation	Glazing area (s.f.)
Clement St. frontage	302.00
26th Ave. frontage	248.00
Total glazing area	550.00

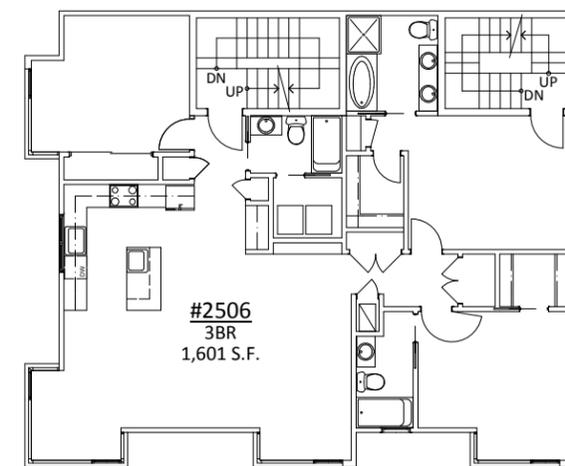
Glazing = 550.00
 Wall = 911.25 x100 = 60.4%



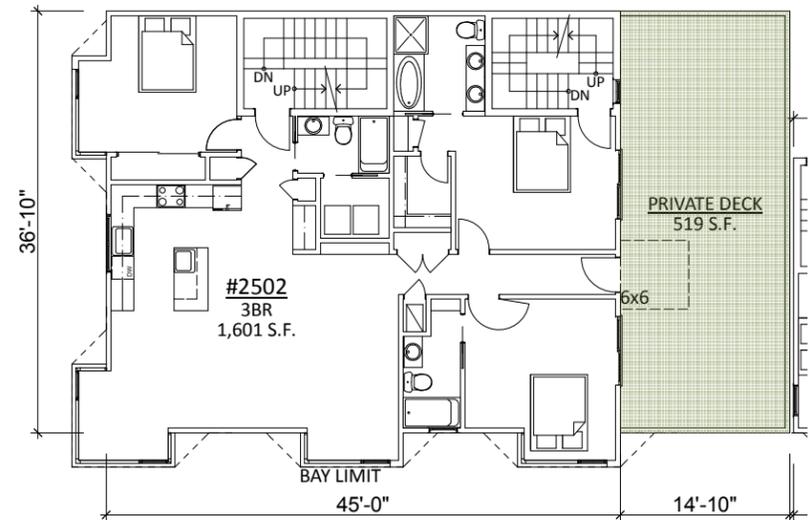
ROOF PLAN



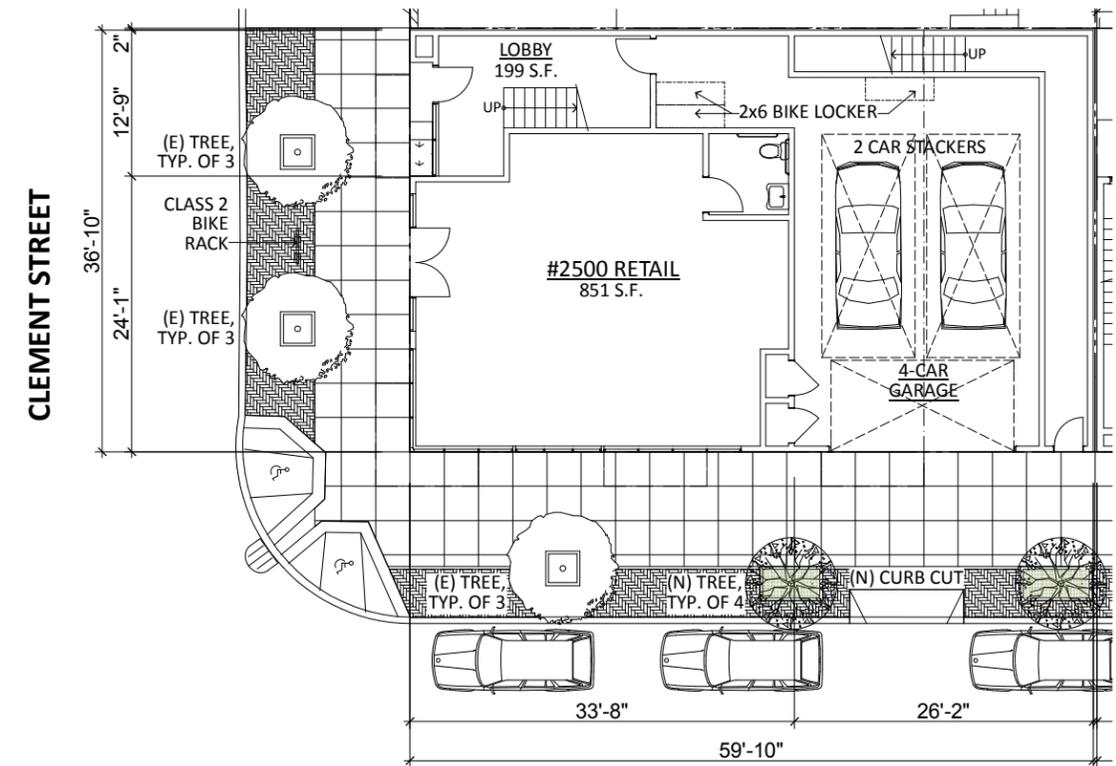
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

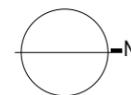


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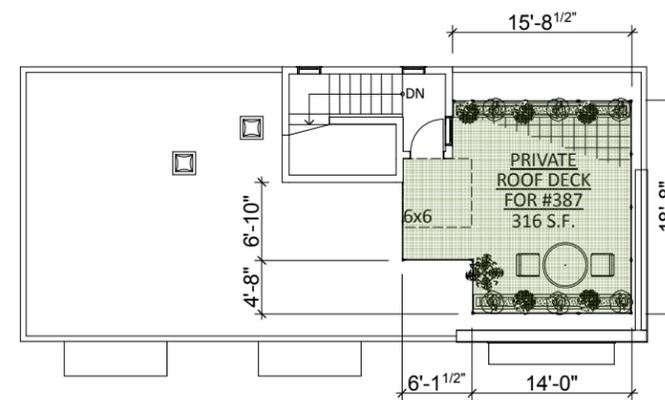
2500-02-06-08 CLEMENT ST (LOT A) - FLOOR PLANS

SCALE: 1/16" = 1'-0"

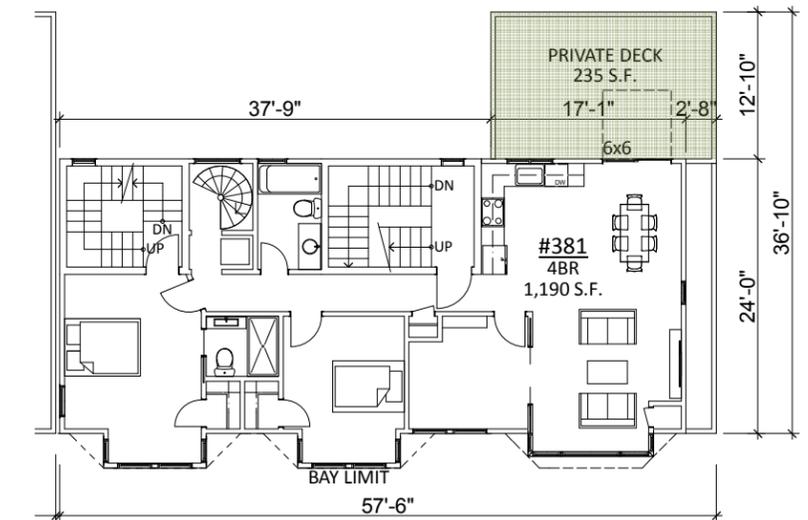


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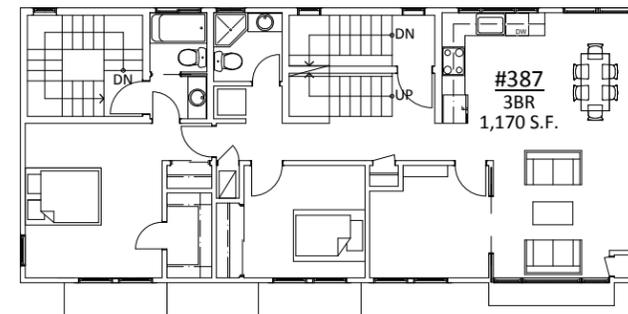
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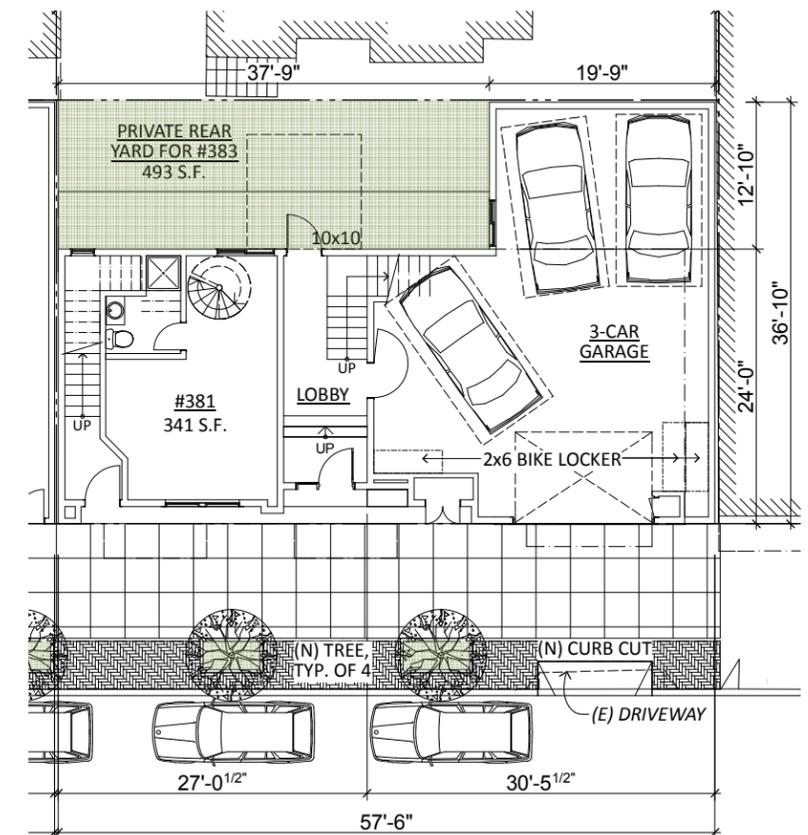
ROOF PLAN



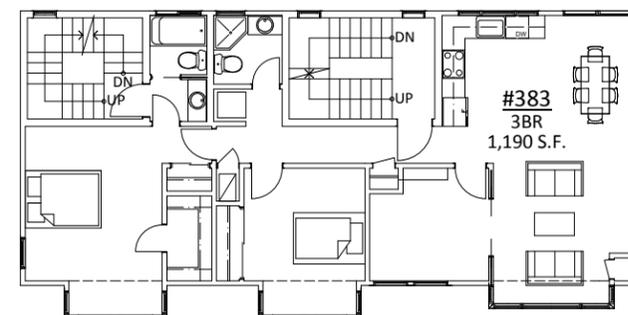
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



26TH AVENUE
GROUND FLOOR PLAN



THIRD FLOOR PLAN

381-83-87 26th Ave. Lot B

Area Calculation (in square feet):

	381	383	387	Common Area	Garage	Total
4th Floor			1,170	146		1,316
3rd Floor		1,190		202		1,392
2nd Floor	1,190			202		1,392
Ground Floor	341			354	872	1,567
Total	1,531	1,190	1,170	904	872	5,667

Total Living Area for all Units =	3,891 S.F.
Total Common & Garage Area =	1,776 S.F.
Total Gross Area =	5,667 S.F.

Open space calculation (in square feet) per §135(d):

	Required	Proposed
Private	240	1044 total
	(80/unit x 3)	

Off-street Parking Requirement per §151:

	Required	Proposed
Car	3 total	3 total
	(1 per each residential unit)	

Bicycle Parking Requirement per §155.5:

	Required	Proposed
Class 1	3 total	3 total
	(1 per each residential unit)	

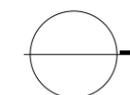
**TWO NEW MIXED-USE BUILDINGS BY SUBDIVISION
2500-02-06-08 CLEMENT STREET & 381-83-87 26TH AVENUE**

BLOCK 1407, LOT 017
SAN FRANCISCO, CA 94121

381-83-97 26TH AVENUE (LOT B) - FLOOR PLANS

SCALE: 1/16" = 1'-0"

9/16/13 YIP
10/24/13 YIP
2/28/14 YIP
3/12/14 YIP
5/23/14 - ADD STC REQ'MT. MML



GABRIEL NG + ARCHITECTS INC.

1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359



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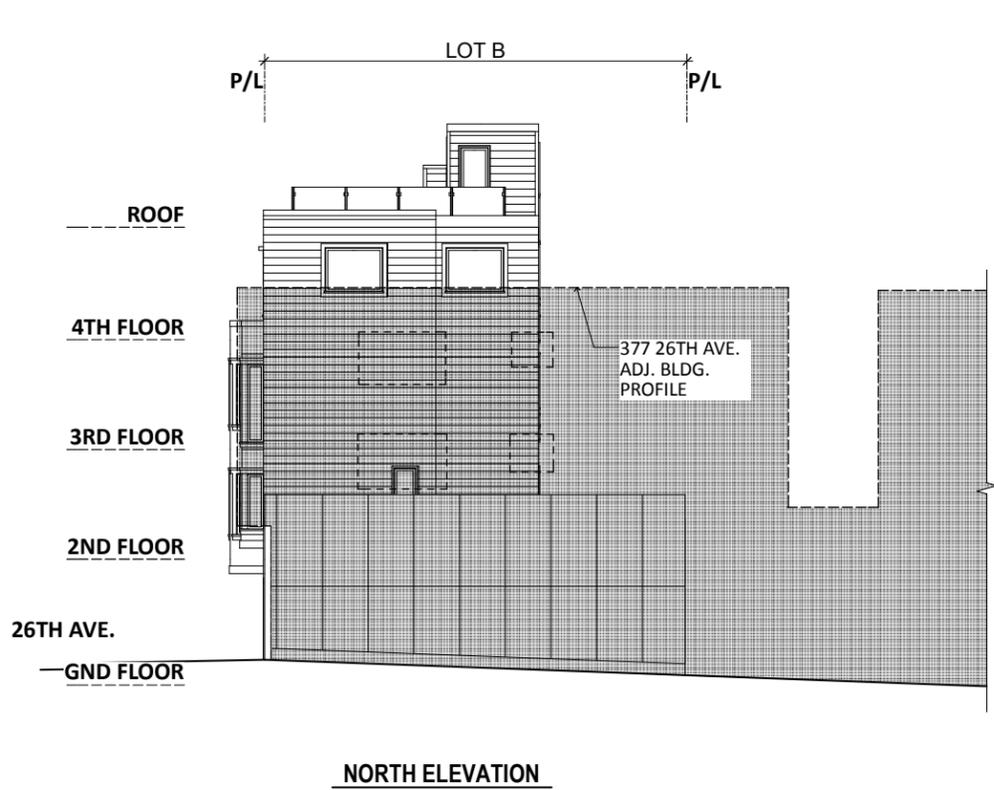
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 BLOCK 1407, LOT 017
 SAN FRANCISCO, CA 94121

ELEVATIONS WITH FINISH MATERIALS

SCALE: N.T.S.

9/16/13	YIP
10/24/13	YIP
2/28/14	YIP
3/12/14	YIP
5/23/14 - ADD STC REQ'MT.	MML

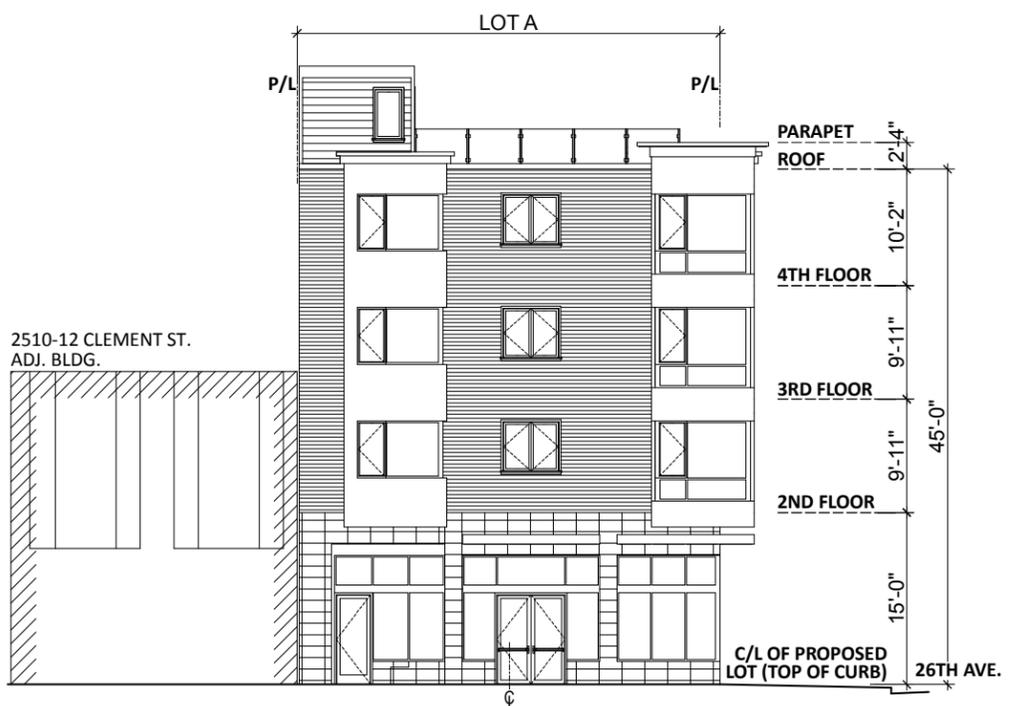
A-3.0



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ALL WINDOWS WITHIN LIVING AREA TO HAVE MINIMUM SOUND RATING OF STC 28, EXCEPT FOR REAR FACING WINDOWS OF BUILDING B, AND SUPPLEMENTAL MECHANICAL VENTILATION FOR EACH UNIT, PER NOISE EVALUATION REPORT BY WALSH, NORRIS & ASSOCIATES, INC. DATED 5/20/14

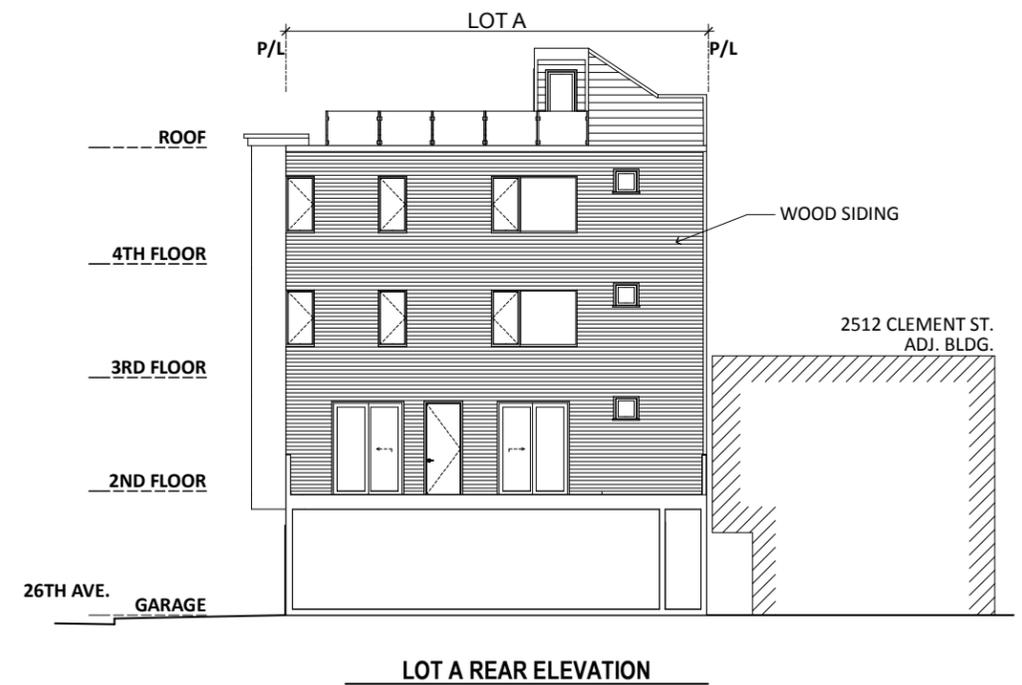
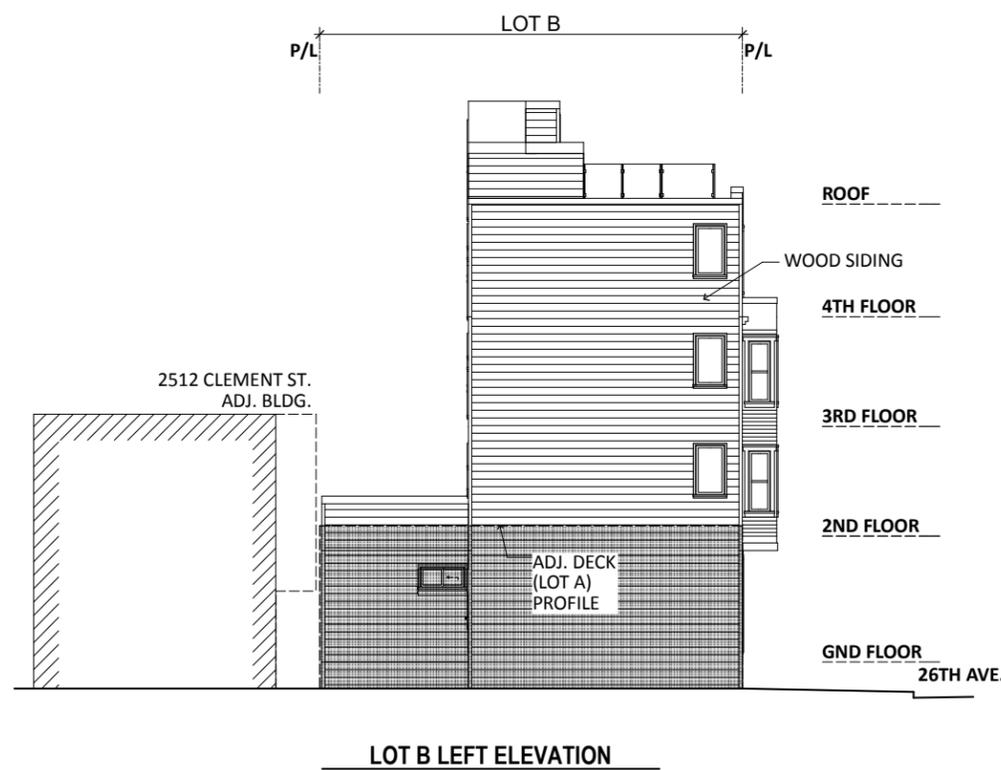


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ELEVATIONS
 SCALE: 1/16" = 1'-0"

9/16/13 YIP
 10/24/13 YIP
 2/28/14 YIP
 3/12/14 YIP
 5/23/14 - ADD STC REQ'MT. MML



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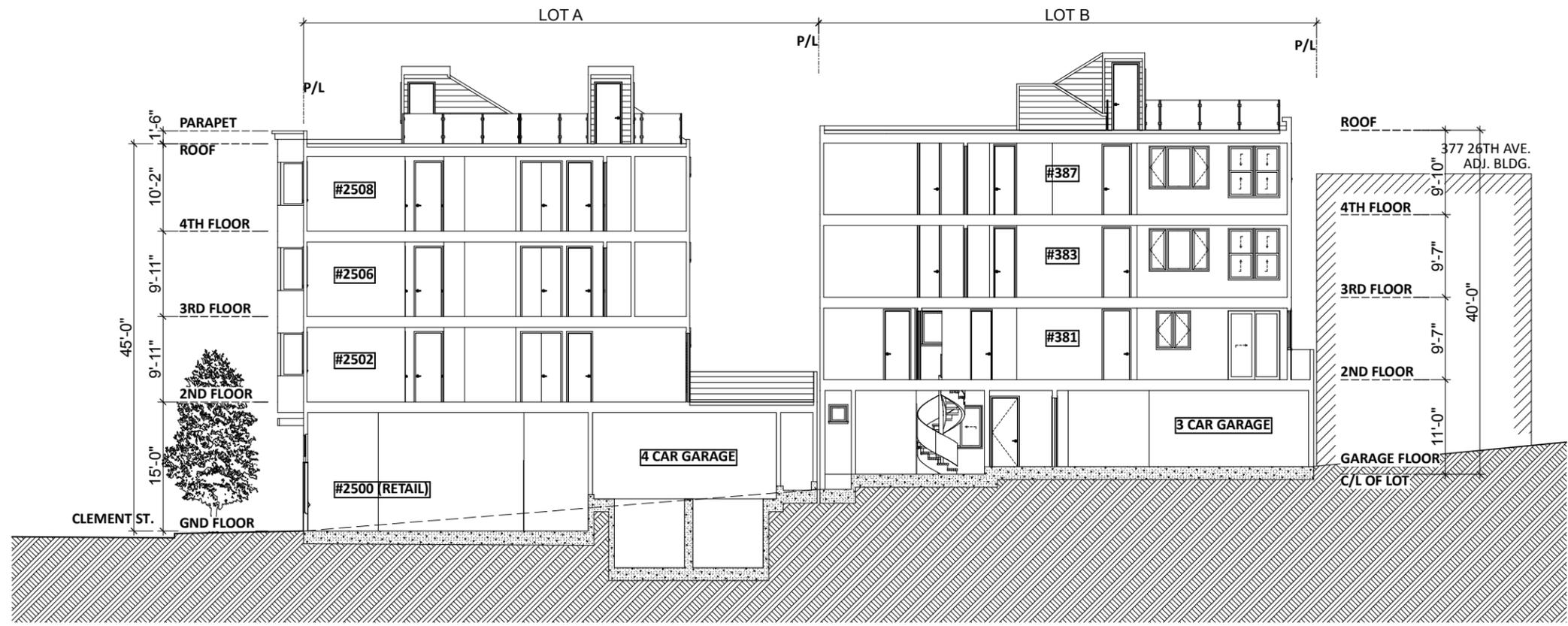
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SIDE ELEVATIONS

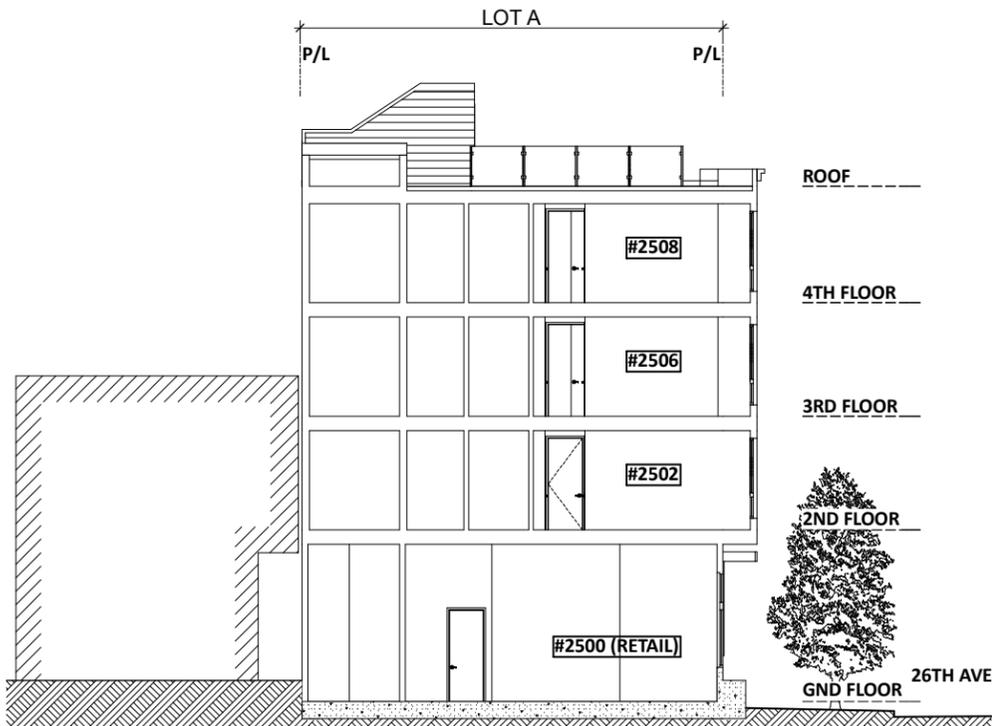
SCALE: 1/16" = 1'-0"

9/16/13	YIP
10/24/13	YIP
2/28/14	YIP
3/12/14	YIP
5/23/14 - ADD STC REQ'MT.	MML

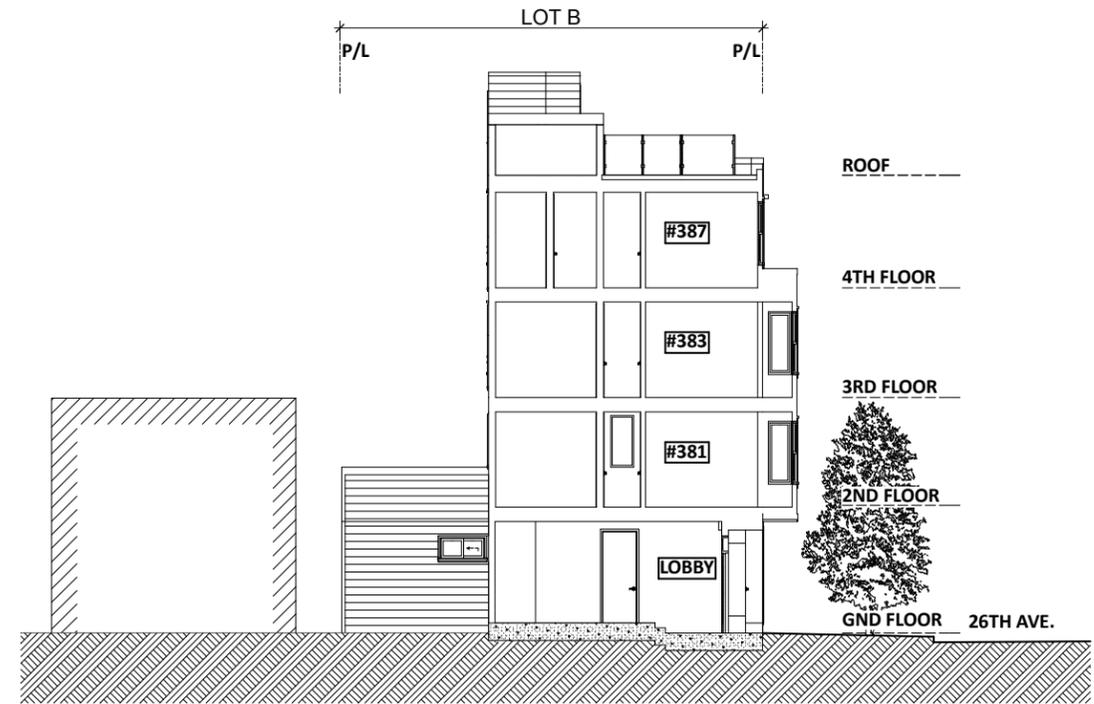
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LONGITUDINAL SECTION



BUILDING A - CROSS SECTION



BUILDING B CROSS SECTION



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SECTIONS

SCALE: 1/16" = 1'-0"

9/16/13	YIP
10/24/13	YIP
2/28/14	YIP
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5/23/14 - ADD STC REQ'MT.	MML