



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JANUARY 16, 2014

Date: January 9, 2014
Case No.: **2013.0205CEKV**
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
christine.lamorena@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The project proposes to demolish an existing two-story, mixed-use building containing two dwelling units with ground floor commercial space, and construct two buildings, a 45-foot tall, four-story mixed-use building fronting on Clement Street, containing three dwelling units, four residential parking spaces and ground floor commercial space and a 40-foot tall, four-story building fronting on 26th Avenue, containing three dwelling units and three residential parking spaces. In addition, the Project Sponsor intends on submitting an application to subdivide the lot into two smaller lots, each containing one of the new buildings.

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. The designs of the new structures are analyzed in the Design Review Checklist.

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 (garage)
Number Of Existing Bedrooms	3	Number Of New Bedrooms	18
Existing Building Area	±1,955 Sq. Ft.	New Building Area	±7,641 Sq. Ft. (Clement) ±5,703 Sq. Ft. (26th)

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 897 square feet of ground floor commercial space, and a four-car garage is proposed at the corner of Clement Street and 26th Avenue. 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. 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 March 13, 2013, the Environmental Planning division of the Planning Department found the project to be categorically exempt from environmental review per Class 3 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	2	0
Other neighbors on the block or directly across the street	3	0	0
Neighborhood groups	0	0	0

To date, the Department has received 49 letters in support of the project, 1 email and 5 phone calls in opposition to the project, and 2 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.

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 Project Sponsor intends on submitting an application to subdivide the lot into two smaller lots, each containing one of the new buildings. The subdivision of the lot would be dependent upon the approval of 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:

- Residential Pipeline
- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photograph
- Conditional Use Application
- Dwelling Unit Removal Application
- Environmental Evaluation / Historic Resources Information
- Email from Karen Horning, dated 1/9/14
- Project Sponsor Submittal:
 - Cover Letter
 - Support Letter & Petitions
 - Renderings
 - Reduced 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.

On March 13, 2013, 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 project proposes to demolish an existing two-story, mixed-use building containing two dwelling units with ground floor commercial space, and construct two buildings, a 45-foot tall, four-story mixed-use building fronting on Clement Street, containing three dwelling units, four residential parking spaces and ground floor commercial space and a 40-foot tall, four-story building fronting on 26th Avenue, containing three dwelling units and three residential parking spaces. In addition, the Project Sponsor intends on submitting an application to subdivide the lot into two smaller lots, each containing one of the new buildings.
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 49 letters in support of the project, 1 email and 5 phone calls in opposition to the project, and 2 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 476 square feet of common open space on the proposed roof deck where 300 square feet is required. In addition, Unit #2502 on the second floor would have approximately 555 square feet of private open space on a proposed roof deck. For the 26th Avenue building, the project proposes 488 square feet of common open space on the proposed roof deck where

300 square feet is required. In addition, Unit #381 on the second floor would have approximately 260 square feet of private open space on a proposed roof deck.

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 meets criterion.

No rent controlled units would be removed. The two units were owner occupied before the current property owner purchased the building in January 2013. Both units remain vacant.

- 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 January 16, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: January 16, 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 January 16, 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



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

Residential Pipeline

ENTITLED HOUSING UNITS 2007 TO Q1 2012

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need Allocation (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

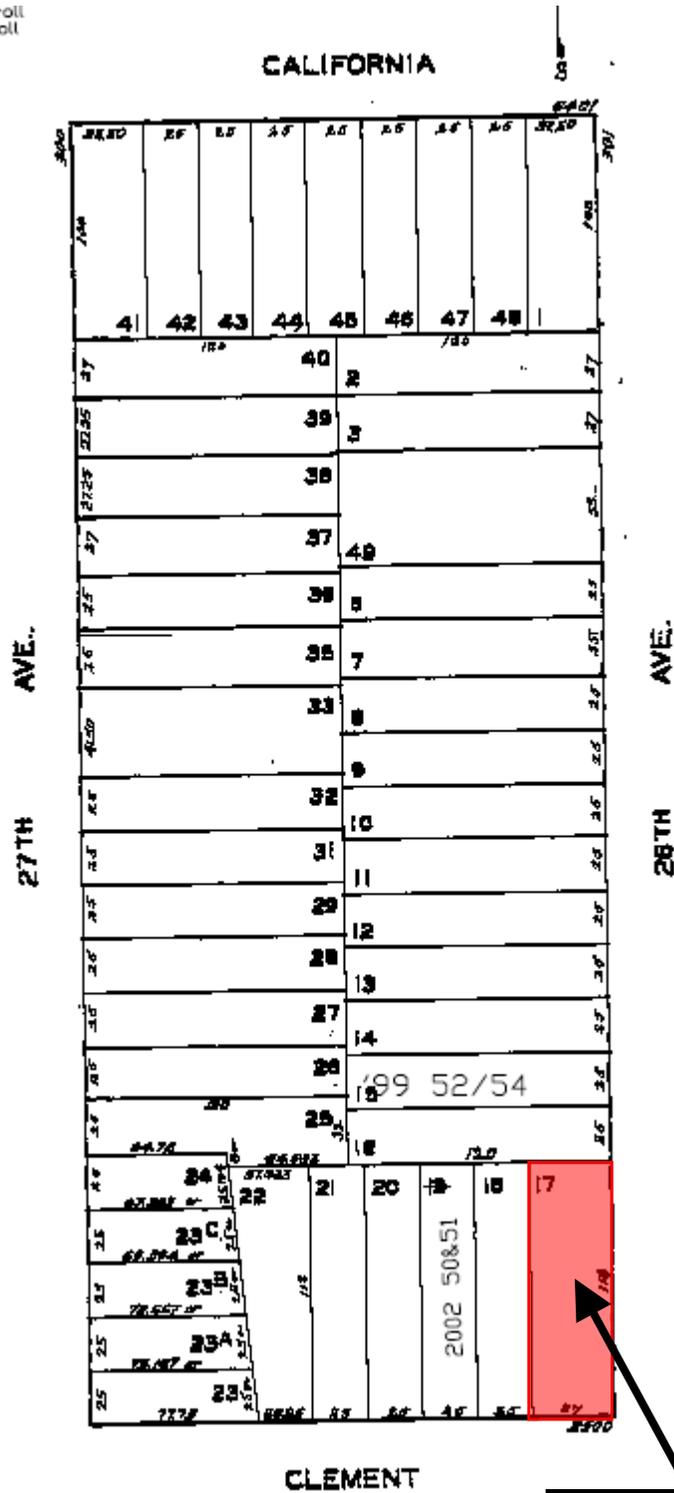
This table represents all development projects adding residential units that have been entitled since January 2007. The total number of entitled units is tracked by the San Francisco Planning Department, and is updated quarterly in coordination with the Pipeline Report. Subsidized housing units, including moderate and low income units, are tracked by the Mayor's Office of Housing, and are also updated quarterly.

2012 - QUARTER 1	RHNA Allocation 2007-2014	Units Entitled To Date	Percent Entitled
Total Units Entitled¹	31,193	11,130	35.7%
Above Moderate (> 120% AMI)	12,315	7,457	60.6%
Moderate Income (80-120% AMI)	6,754	360	5.3%
Low Income (< 80% AMI)	12,124	3,313	27.3%

¹ Total does not include entitled major development projects such as Treasure Island, Candlestick, and Park Merced. While entitled, these projects are not projected to be completed within the current RHNA reporting period (through June 2014).

Parcel Map

399 roll
102 roll

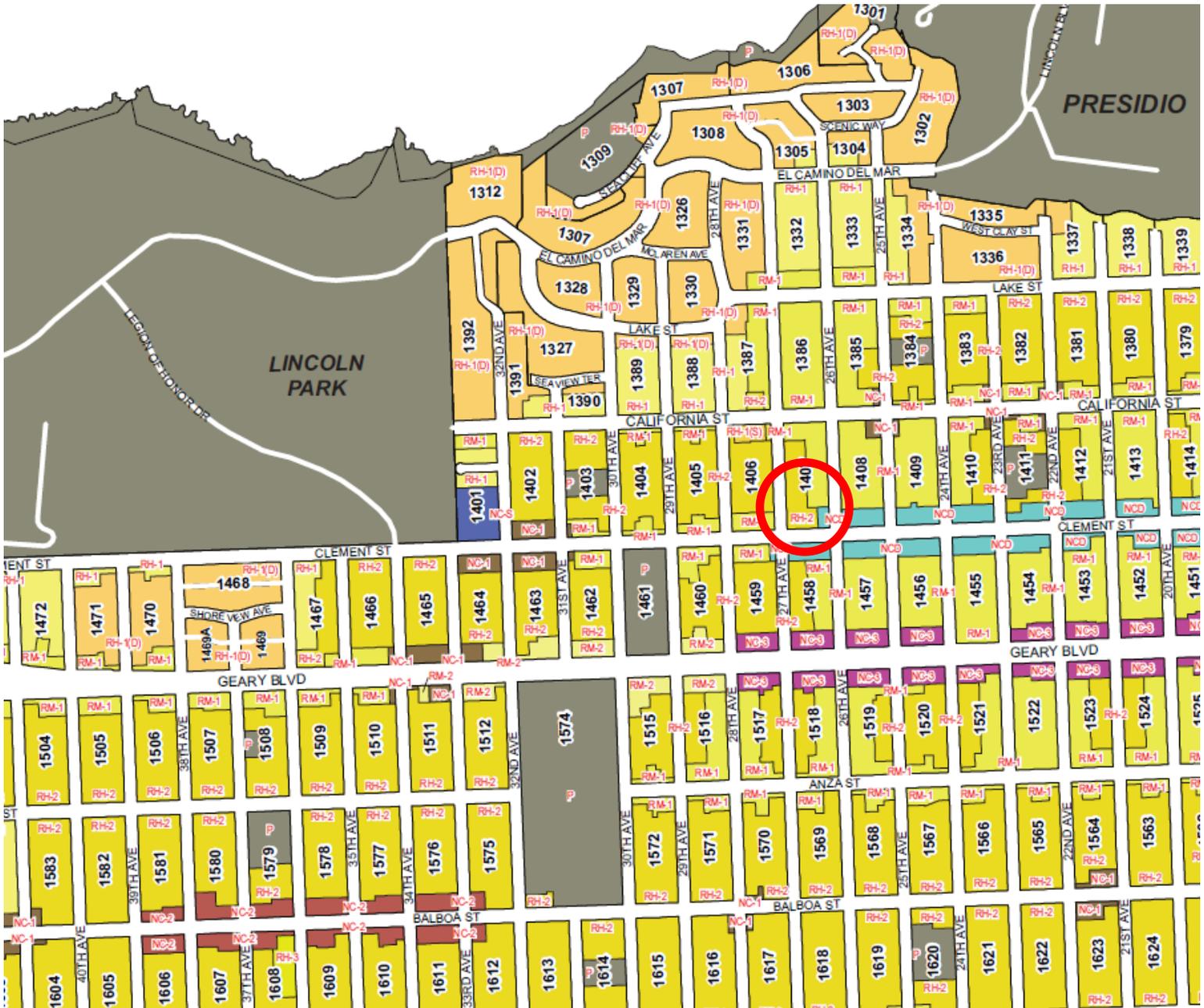


SUBJECT PROPERTY



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.



CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS 395 26th Ave	BLOCK/LOT(S) 1407/017
---------------------------------	--------------------------

CASE NO. 2013.0205E	PERMIT NO.	PLANS DATED
------------------------	------------	-------------

Addition/ Alteration (detailed below)

Demolition (requires HRER if over 50 years old)

New Construction

STEP 1 EXEMPTION CLASS

Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

CONTINUED ON PAGE 2

Slope = or > 20%: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Landslide Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Liquefaction Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

UP 03/13/13

Except for Hist Res, all other CEQA resources have been cleared per GO database & background materials to help determine

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

Category A: Known Historical Resource **GO TO STEP 5**

Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- 1. Change of Use and New Construction** (tenant improvements not included).
- 2. Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

Project is **not listed:**

GO TO STEP 5

Project **does not conform** to the scopes of work:

GO TO STEP 5

Project involves **4 or more** work descriptions:

GO TO STEP 5

Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**
- _____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- _____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- _____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- _____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- _____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- _____ 8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: _____

* not 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: _____
* Attach Historic Resource Evaluation Report

b. Other, please specify: per attached PTR form dated 6/5/2013
* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*. _____

No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vanderlice
Planner's Signature

6/18/2013
Date

Allison Vanderlice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Pereira, Monica

From: Gabriel Ng <gabriel@gabrielngarchitects.com>
Sent: Wednesday, March 13, 2013 2:06 PM
To: Pereira, Monica
Cc: Mei Lam; Mary Tom
Subject: 389 26th Avenue -2013.0205E
Attachments: 395_26thAve_ArchSiteSurvey_03-13-13_signed.pdf; 395 26th Ave - Grade Map 090.pdf; ZA Slope Determination.pdf

Hi Monica,

Attached please find a copy of the survey, a grade map from DPW and a LOD from the ZA regarding method of determining the average slope on a property.

From the survey:

Center of front PL is 130.87
Center of Rear PL is 138.88
Elevation between 2 Point = $138.88 - 130.87 = 8.01$
Percentage of the slope = $8.01 / 118$ (Lot Length) = 6.8%

From the Grade Map :

It showed the street next to the subject site is 8% grade.

From both, it indicates the slope of the site is 6 to 8% and is below 20%. Please let me know if you need any other information from us.

Thank you for looking at our application so quick.

Regards,

Gabriel Y. Ng

Principal Architect

GABRIEL NG + ARCHITECTS INC.

1360 9th Avenue, Suite 210

San Francisco, CA 94122

Tel 415-682-8060 ext. 102

eFax 510-281-1359

www.gabrielngarchitects.com



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-378	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING
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September 19, 2006

Ms. Kelly Pepper
TOWN CONSULTING
2298 3rd Street
San Francisco, CA 94107

RE: Letter of Determination
Address: 501 Valley Street/2206 Castro Street
Zoning District: RH-2 (Residential, House, Two-Family) District
Block: 7536, Lot: 032

Dear Ms. Pepper

This letter is in response to your written request dated July 28, 2006 for a Zoning Administrator Determination regarding method of determining the average slope on a property.

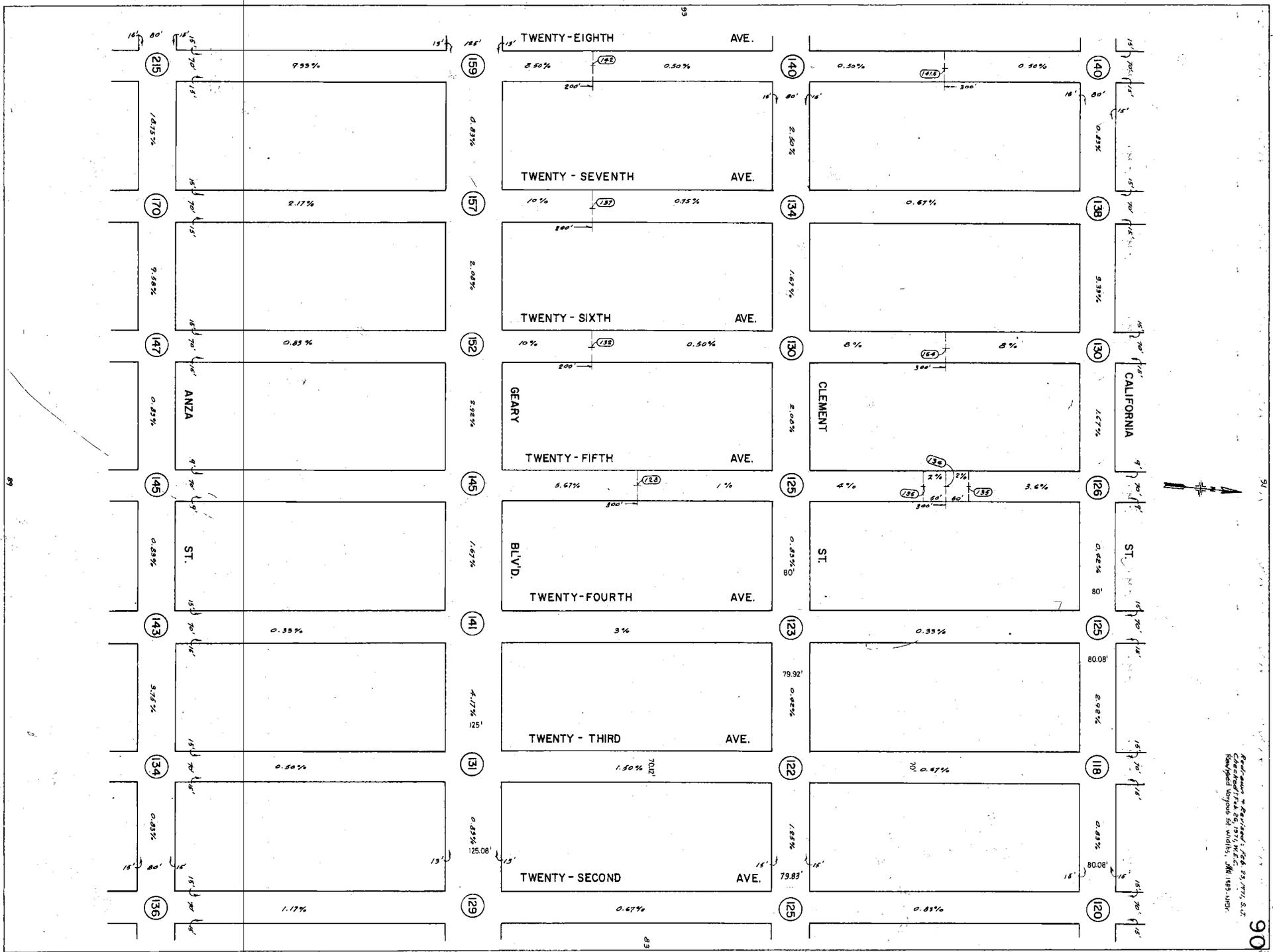
Pursuant to Section 102.12(b) and (c) of the Planning Code, the average slope of a site is determined by measuring the rise of elevation divided by the distance or length of the lot, between the center of the front property line and the center of the rear property line of a legal lot of record or a proposed new lot.

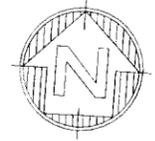
If anyone has substantial reason to believe that there is an error in the interpretation of the provision of the Planning Code or abuse of discretion on the part of the Zoning Administrator in this determination, you have fifteen (15) days from the date of this letter to appeal the determination to the Board of appeals. For information regarding the appeals process, please call the Board of Appeals, located at 1660 Mission Street, or call 415-575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

cc: Cecilia Jaroslawsky, Planner
Debra Dwyer, MEA





BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSessor'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON DECEMBER 28, 2012.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING DEED:
LOT 017: DOCUMENT NUMBER 95-F900182-00, ON REEL G529 AT IMAGE 0184

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 26TH AVENUE AND CLEMENT STREET. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER, CROW CUT OUTER RIM SWI. ELEVATION = 129.716'

GENERAL NOTE:

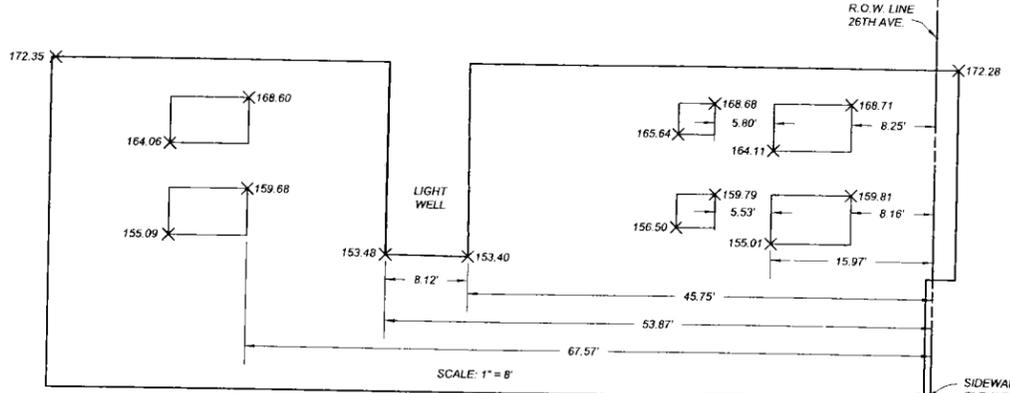
THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIP LINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: MARCH 13, 2013

Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 8216
LICENSE EXPIRES MARCH 31, 2014



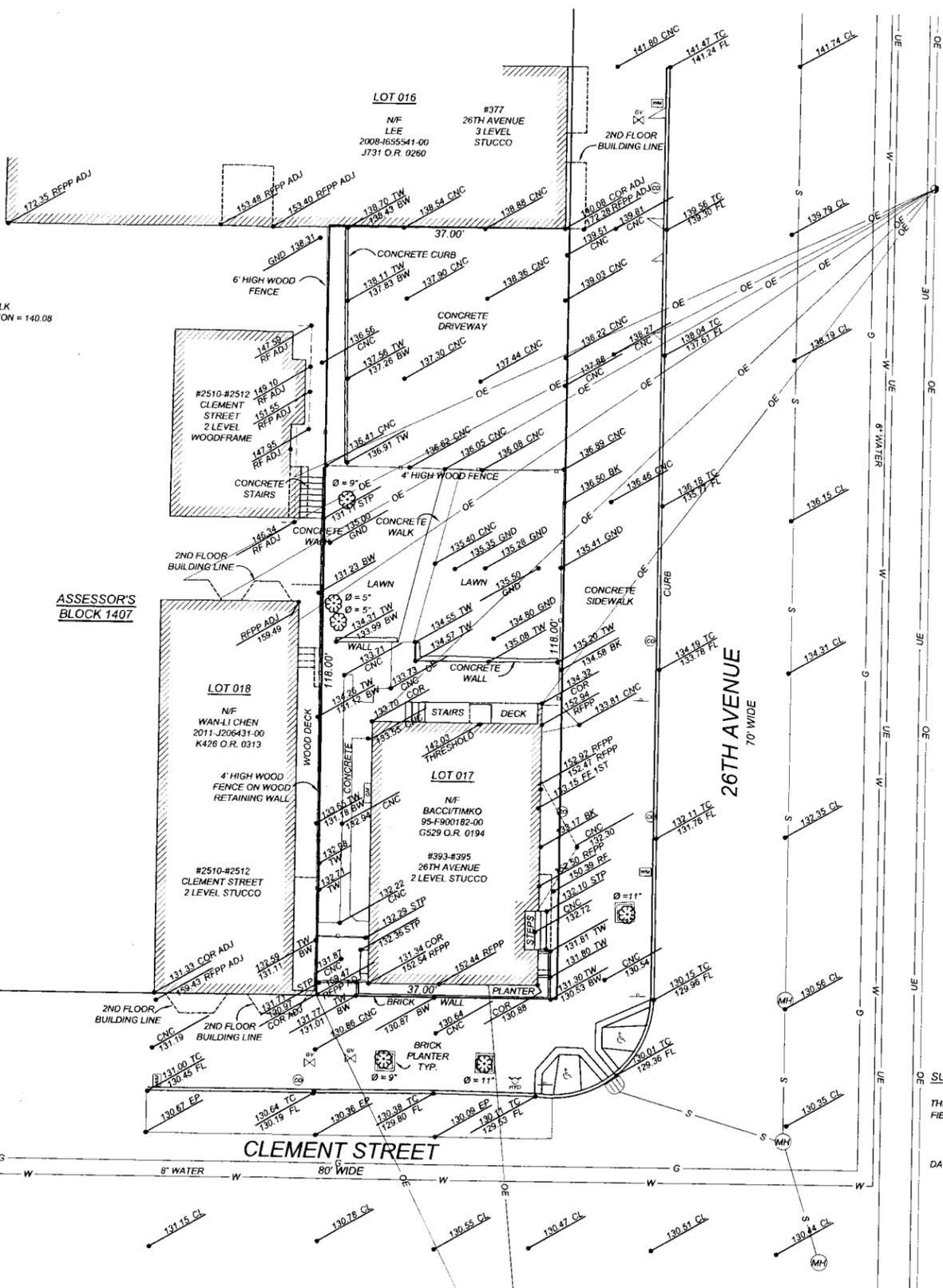
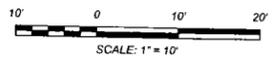
#377 26TH AVENUE
SOUTH ELEVATION VIEW

LEGEND

- | | | | |
|---|-------------------------------|--------|---------------------------|
| Ø | DIAMETER | ADJ | ADJACENT BUILDING |
| ⊙ | FIRE HYDRANT | BK | BACK OF WALL |
| ⊗ | GAS VALVE | BW | BOTTOM OF WALL |
| ⊕ | HANDICAP RAMP | BLDG | BUILDING |
| ⊖ | POWER POLE | CL | CENTER LINE |
| ⊙ | SANITARY SEWER CLEAN OUT/VENT | CNC | CONCRETE |
| ⊕ | SIGN | COR | CORNER |
| ⊖ | SPOT ELEVATION | FF | FINISH FLOOR |
| ⊙ | STORM DRAIN INLET | FL | FLOW LINE |
| ⊗ | TREE | GND | GROUND |
| ⊕ | WATER METER | EP | EDGE OF PAVEMENT |
| | | MH | MANHOLE |
| | | PG&E | PACIFIC GAS & ELECTRIC |
| | | RF | ROOF |
| | | RFPP | ROOF PARAPET |
| | | R.O.W. | RIGHT OF WAY |
| | | TC | TOP OF CURB |
| | | TW | TOP OF WALL |
| | | W | WOODEN FENCE |
| | | OE | OVERHEAD ELECTRIC LINE |
| | | UE | UNDERGROUND ELECTRIC LINE |
| | | S | SANITARY SEWER LINE |
| | | W | WATER LINE |
| | | G | UNDERGROUND GAS LINE |

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR MARY TOM AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



DATE:	JANUARY, 2013	NO.	BY	DATE	REVISIONS
SCALE:	1" = 10'				
DRAWN BY:	SDA				
DRAWING NAME:	1680-12				
SURVEYED BY:	FTS				
CHECKED BY:					
CHECKED BY:					



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S BLOCK 1407, LOT 017
395 26TH AVENUE, SAN FRANCISCO, CA 94121

SHEET
1
OF 1 SHEETS
JOB NO.:
1680-12



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 3/19/2013	Date of Form Completion 6/5/2013
--	---

PROJECT INFORMATION:		
Planner: Allison Vanderslice	Address: 395 26th Ave	
Block/Lot: 1407/017	Cross Streets: Clement Street	
CEQA Category: B	Art. 10/11:	BPA/Case No.:

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW: 02/26/2013

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:	
<p>The Department agrees with the conclusion of the Historic Resource Evaluation (HRE) report by Tim Kelley Consulting for 395 26th Avenue (dated January 2013). The building stands at the northwest corner of 26th Avenue and Clement Street in the Outer Richmond neighborhood. Constructed in 1945, the subject property is a two-story, rectangular-plan, residential building with converted commercial uses on the ground floor. This stucco-clad building is 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.</p> <p>Constructed in 1945, the building was built after the majority of the Outer Richmond neighborhood was developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. The subject building replaced an earlier residential building in an established neighborhood, which contained a mix of commercial and residential buildings. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2. The building was constructed by local builder Adolph Schmidt and is not the work of 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 subject property is not significant under Criterion 3.</p> <p>Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.</p>	

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma</i>	6/17/2013

IMAGE



395 26th Avenue

Source: Tim Kelley Consulting, 2013.

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



December 18th, 2013

Rodney Fong, President
And Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Scott Sanchez
Zoning Administrator

**Re: Conditional Use & Variances for Two New Three Family Dwellings
2500 Clement Street & 381 26th Avenue (Block 1407, Lot 017)
Case No. 2013.0205CEVK**

Dear President Fong, Commissioners, and Mr. Sanchez –

PROPOSED PROJECT

The subject location is a corner lot, on the northwest side of Clement Street and 26th Avenue, measuring 37' along Clement and 118' along 26th Ave. The lot contains an existing two-story building with two residential units and an office. The proposal is to demolish the existing building, subdivide the 4,366 s.f. lot into two new code compliant lots, and construct two new buildings. Lot A will be 37' along Clement and 60' along 26th Ave and 2,220 s.f. in area, and Lot B will be 58' along 26th Ave by 37' deep, grossing 2,146 s.f. in area. Lot A will contain a 4-story 3-unit building with ground floor retail, 4 car parking on stackers, and 3 bicycle parking lockers. Lot B will also contain a 4 story 3-unit building without retail, a 3 car garage, and 3 bicycle parking lockers.

NEIGHBORHOOD OUTREACH

A pre-application meeting was held at the site on Saturday, February 16th, 2013. The project sponsor agreed to add a side setback on Lot B to accommodate the neighbor's property line windows. Since that meeting, we have received 49 letters of support from the neighborhood, which are attached to this letter. They are supportive of additional dwellings with parking spaces, and more retail opportunities.

CONDITIONAL USE

A Conditional Use Authorization is required to remove the existing dwelling on the second floor. The existing corner lot is under-utilized, with a large surface parking area on 26th Avenue. The Outer Clement NCD has many mixed uses that serve the northwestern region of San Francisco. This proposed project would create 4 additional dwelling units, and provide for continuity of the NCD storefronts and building heights. The elevations are sculpted to provide an active streetscape along Clement Street, and to respect the smaller scale of 26th Avenue. The new commercial space would be fully accessible; both buildings will have generous residential lobbies.

GABRIEL NG + ARCHITECTS INC.

December 18th, 2013

Page 2 of 2

VARIANCES

Two Variances are required for the proposed project. §145.1 Requires an “active use” along street frontages in an NCD. To create the best streetscape, we’re locating the residential entry and commercial space along Clement. New off-street vehicle and bicycle parking will be located on 26th Avenue, away from the higher trafficked pedestrian areas. The active use controls also apply to 26th Ave, where the parcel is only 37’ deep, so the parking will require a Variance.

We are also proposing to cover a portion of the required rear yard for each building on the ground floor. This is similar to controls for many similar NCDs which only require a rear yard on levels with dwelling units. This arrangement requires a Variance from §134(a)(1)(A). Lot A will have 100% coverage of the ground floor, and lot B will have a smaller portion covered to allow for the required 3 parking spaces per §151. Open space will be provided on private 2nd floor decks, and common roof decks. Lot B’s rear yard also abuts an adjacent cottage, and that area has been left clear for light and air. To accommodate the neighbor’s request for a side setback, we’re proposing the square footage of the 3’-0” setback be moved to the back, to maintain the 3 bedroom family sized units.

CONCLUSION

This project will be a benefit to the Outer Clement district and San Francisco as a whole. The project sponsor is locally based, and wants to keep the community character while expanding opportunities for housing and retail. This project will add 4 dwellings, while making sure that 6 families can be located within San Francisco. The ground floor designs will preserve the retail character of Clement Street, and also provide the parking that has been requested by the neighborhood. We respectfully request that you grant the Conditional Use Authorization and Variances for the project as proposed.

Thank you for your consideration,



-Jeremy Schaub
Partner Architect, Gabriel Ng + Architects, Inc.

Dec. 17, 2013

Dear SF Planning Commissioners,

I am writing in support for the proposed 2 new 3-family dwellings at 2500-08 Clement St. and 381-87 26th Ave.

My family and I reside at 2443 Clement St., a newer building that Mary Tom was a part of. The building has really added to this part of the Richmond with sufficient parking and a popular pediatric dentistry office. My young son is now a patient at Dr. Salimi's practice.

Developing that corner property at 26th & Clement would be wonderful. Currently, it appears mostly unoccupied since I've lived here, and attracts trash and graffiti. Building something new with a small retail space would be a breath of much-needed fresh air.

It is my hope the Commission approves this project.

Sincerely,



Andrew Chen

2443 Clement St. #7

San Francisco CA 94121

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:

- 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:

J. J. Green

Signed

12/16/13

Tina F. Diep

Print Name

1922 Clement St S.F. CA 94121

Address

Clement Pharmacy

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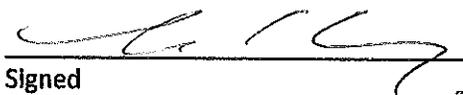
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

2018 Clement Street

Juanita Leung
Print Name

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

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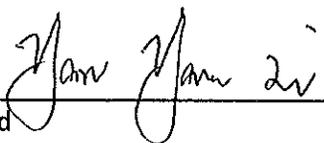
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Signed 

12 / 16 / 13

Print Name Yan Yan Li

2039 Clement St
Address

Hobson's Choice Cleaners

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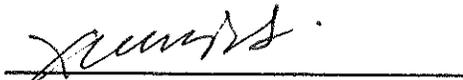
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

12/16 /13

XU MING XIE
Print Name

2140 Clement
Address

Quan In Fun Restaurant

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

12/16/13

PRISCILLA TAM
Print Name

2147 Clement St.
Address

Sea Cliff Lignor + Deli

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:

Honey Ting
Signed

12/16/13

MJ
Print Name

2261 Clement
Address

Honey B Tan Haus

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



12/16/13

JACOB LOUIE

Print Name

2209 CLEMENT ST. SF, CA 94121

Address

State Farm Insurance

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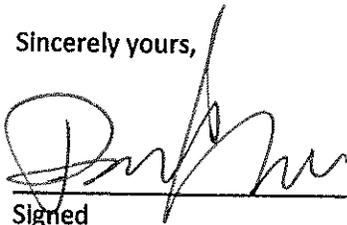
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,


Signed

David Wu
Print Name
Kayo Hair

Date:

12/16/13

2211 Clement St.
Address
Kayo Hair Salon

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

12-16-13

Print Name

Address

Ernesto Ingero
2214 Clement St
El Grande Produce #1

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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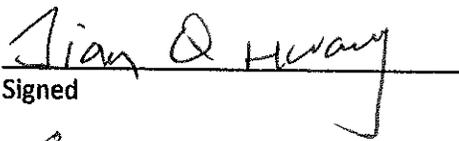
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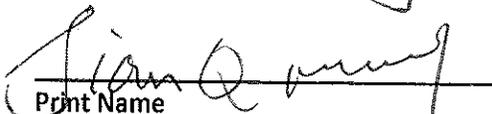
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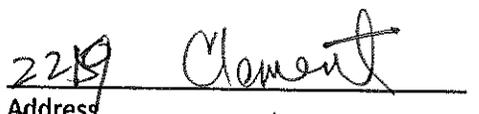
Sincerely yours,

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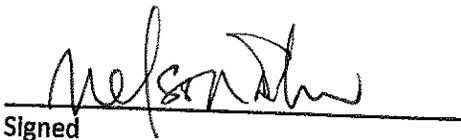
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

12/16/13
Allstate

NEELSON L. CHOW
Print Name

2222 Clement St., SF CA 94121
Address
Allstate Insurance

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:

Abeba B.
Signed

12/16/13

ABEBA -
Print Name

9924 Clement St
Address
Cigarette Depot + Market

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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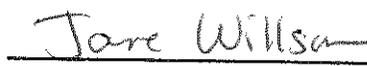
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Date:



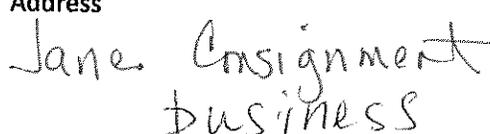
Signed





Print Name



Address


Support for the Proposed 2 New 3-Family Dwellings

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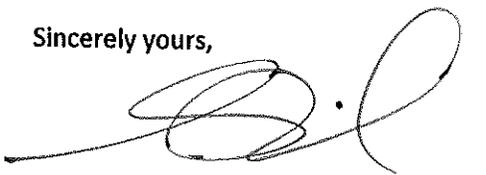
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- Revitalize, modernize and bring-in vibrancy at this neglected street corner in the Outer Richmond.

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

Sincerely yours,



Signed

Kate Long

Print Name

Date:

12/16/13

2255

Address

Golden State Auction Gallery

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,

Date:

James Charas
Signed

12-17-2013

JAMES CHARAS
Print Name

2301 CLEMENT ST
S. FRANCISCO CA 94121
Address

owner

Ernestus Restaurant

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

DOUGLAS GARDALI

Print Name

work on

12-17-13

1224 LAWTON ST. S.F. CA 94122

Address

Ernesto Restaurant
2301 Clement St

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:



12-16-13

Signed

Jeff Gre

2508 Clement St. S.F CA 94121

Print Name

Address

Jeff Gre Appraisers Co.

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

Eddie Wan
Print Name

12/16/2013
Date

Appraisal Connections
Address

2308 Clement Street
Address

Appraisal Connections

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

Print Name

Address

PE Finance

12/10/2013

2300 clement

SF CA 94121

PE Finance Co

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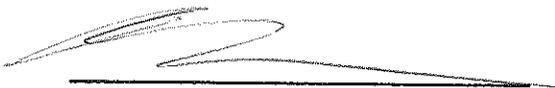
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date: 12/16/2013



Signed

Mitchell Kessler

Print Name

Partner Equity

2310 Clement St
SF CA 94121

Address

Partner Equity
Mortgage Company

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 

12/16/2013

Print Name Lan Lim

Address 2314 CLEMENT ST
DW Ng

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

12-16-13

KEVIN HUYNH
Print Name

2314 CLEMENT ST
Address

Coffee shop

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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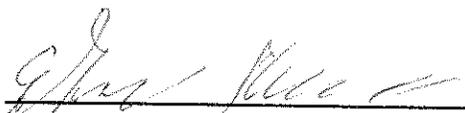
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Sincerely yours,

Date:


Signed

12-17-2013

EFRAIN RAMIREZ
Print Name

231E CLEMENT ST
Address

Bill's Burger

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:

Li Juan Sa
Signed

12/16/13

Li Juan SA
Print Name

2323 Clement
Address

Mrs Jenny SkinCare

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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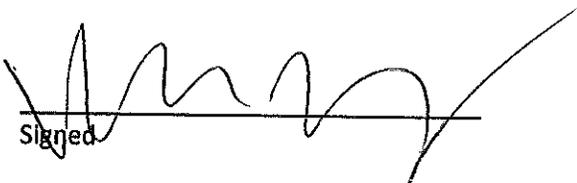
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Sincerely yours,

Date:


Signed

12/16/13

JOHN TRUONG
Print Name

2332 Clement St.
Address

PPQ Dungeness
Restaurant

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

12/16/13

Heather Young
Print Name

2337 Clement St.
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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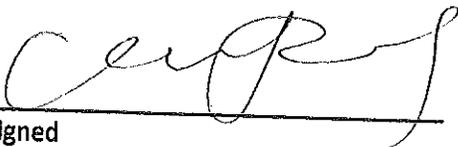
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

12.18.13

Kuu Ran Yoo
Print Name

2346 Clement
Address

A K Mead

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:



16 Dec 13

Signed

Spiros Johnson

Print Name

2354 Clement St, S.F.

Address

(A 94121)

25th & Clement Produce Market

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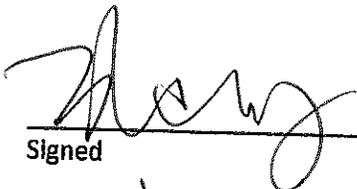
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

12/16/13

Elaine

Print Name

2404 Clement St.

Address
Intention Florist.

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

12/17/2013

Print Name

Address

2411 Clement St.

SF CA 94121

A-Z Royal Medical Supplies

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,



Signed

MASON CO HAN

Print Name

Date:

12/16/13

2443 Clement St. #2, 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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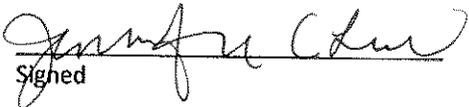
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

Jennifer C. Liu
Print Name

12/16/13

2443 Clement St #3
Address
owner - 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

Dear SF Planning Commissioners:

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

Sincerely yours,

Date:

Sau Chun Yee
Signed

Dec. 17, 2013

SAU CHUN YEE
Print Name

2443 Clement Street #7
Address (owner)
OWNER

Support for the Proposed 2 New 3-Family Dwellings

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

Case No. 2013.0205EKCV

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:



Dec. 17, 2013

Signed

Andrew Chen

Print Name

2443 Clement St. #7

Address

San Francisco CA 94121
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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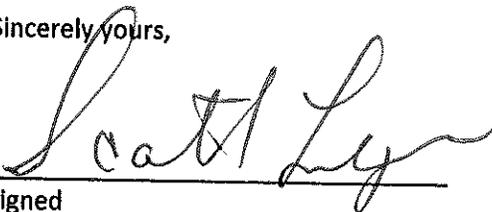
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

12/10/13

Scott Lynn
Print Name

2445 Clement St. #8
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:

WY Ono
Signed

12/16/2013

WY Ono
Print Name

2443 Clement St #19 SF, CA 94121
Address
owner - 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

12/17/13

Salma Salina (M)

Print Name

21115 Clement St.

Address

Pediatric Dentistry

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


Date


Print Name


Address

HARD KNOOX
COPR

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:

V. Mikhaev
Signed

12.17.13

Vitali Mikhaev
Print Name

2526 Clement St
Address

SF Microwave

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

Print Name

Address

12/19/13

2535 Clement St.

Don's Auto Repair

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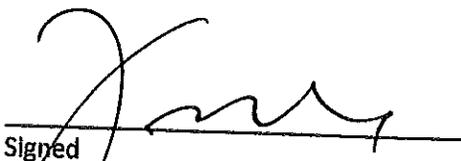
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:


Signed

12-09-13

Vivian Kan Ju
Print Name

271 15th Ave, SF 94118
Address
owner

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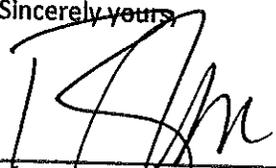
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:



Signed


Print Name

12-09-13
271 15TH AVE. SF 94118
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. 2013.0205EKCV

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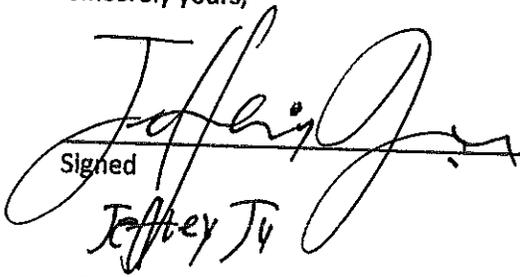
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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,



Signed

Jeffrey Tu

Date:



165 16th Ave, SF 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

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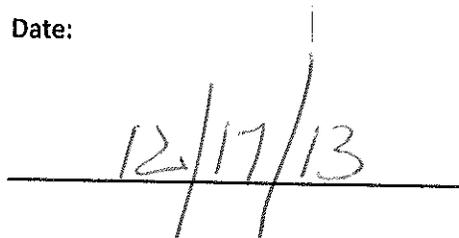
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Sincerely yours,

Date:


Signed


Date


Print Name


Address

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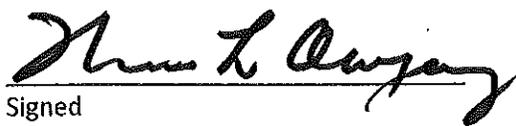
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Sincerely yours,

Date:



Signed

12/17/2013

THERESA L. LOWYANG

Print Name

870-28th 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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For the much-needed improvement in our neighborhood, I urge the Commission to approve this project as proposed. Thank you.

Sincerely yours,

Date:

Cecilia M Lam
Signed

12/19/13

CECILIA M LAM
Print Name

843 - 31st AVE S.F
Address
Ca 94121

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:

FANG NAN

Signed

Dec 17, 2013

FANG NAN

Print Name

463A 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

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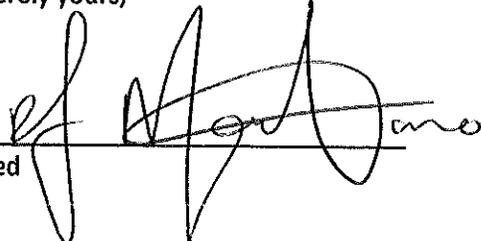
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Sincerely yours,

Date:



Signed

12-16-13

Jake Montano

Print Name

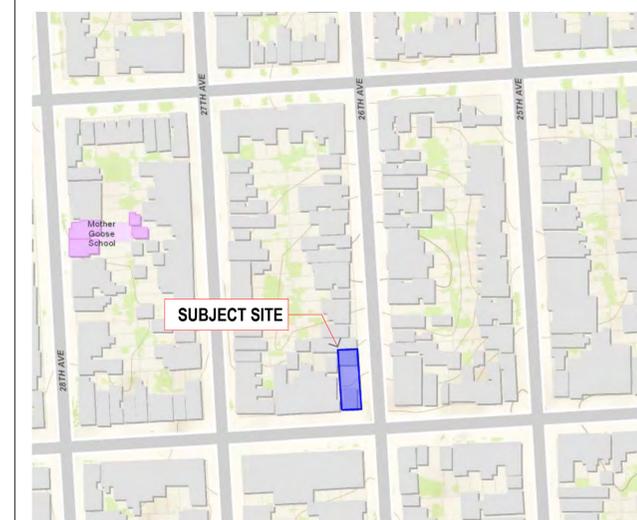
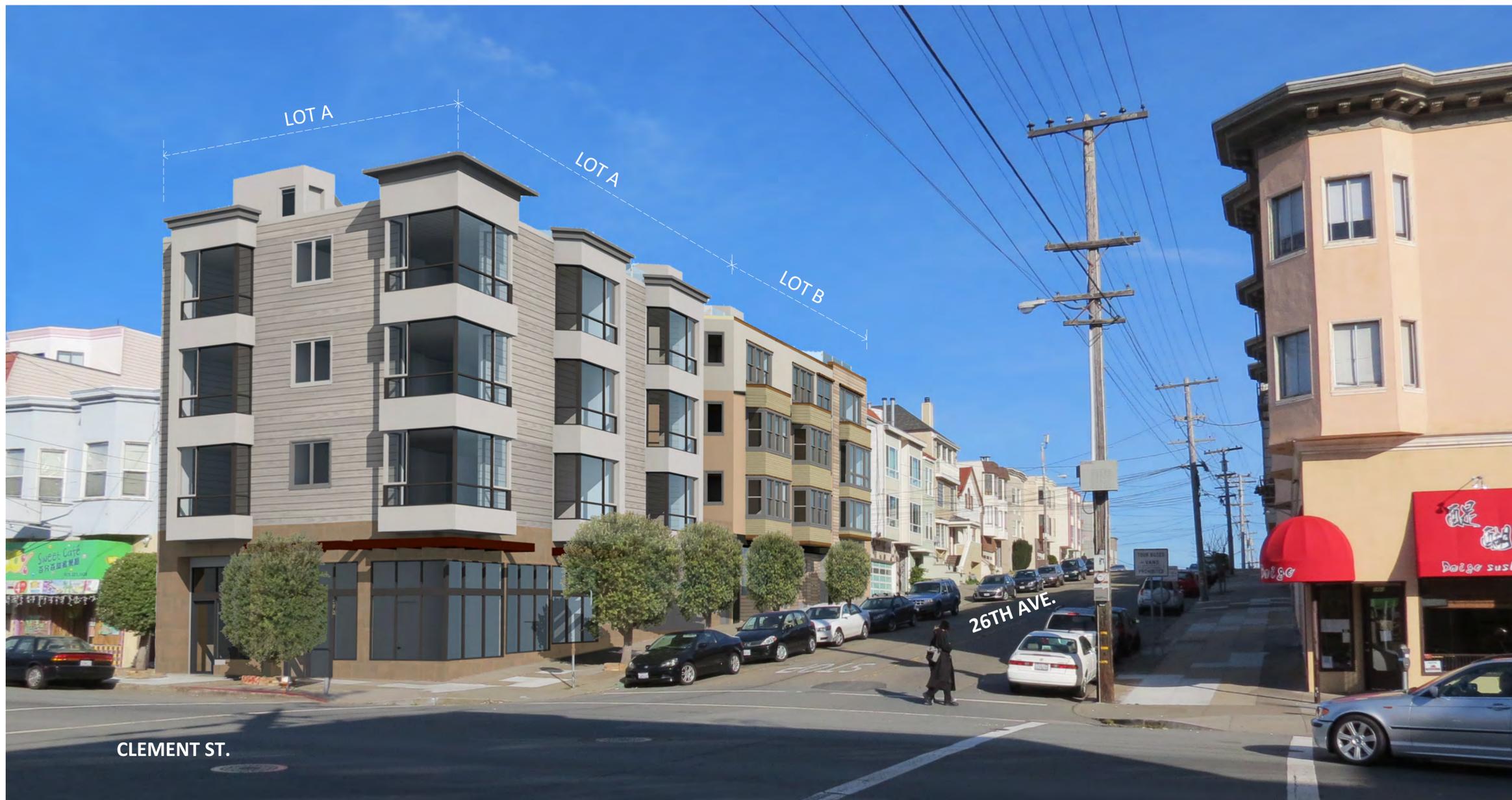
595 33RD AVE, San Francisco, CA 94121

Address

resident

SHEET INDEX

- A-0 RENDERING AT CLEMENT STREET & 26TH AVENUE
- A-0.1 RENDERING LOOKING SOUTH ON 26TH AVENUE
- A-0.2 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 STREET (LOT A) - FLOOR PL...
- 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



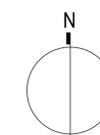
GABRIEL NG + ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

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 AT CLEMENT STREET & 26TH AVENUE

SCALE: N.T.S.
DATE: 10/24/2013



A-0



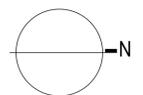
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SAN FRANCISCO CA 94122
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2500-02-06-08 CLEMENT STREET & 381-83-87 26TH AVENUE**

BLOCK 1407, LOT 017
SAN FRANCISCO, CA 94121

RENDERING LOOKING SOUTH ON 26TH AVENUE

SCALE: N.T.S.
DATE: 10/24/2013



A-0.1

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



GABRIEL NG +
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
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

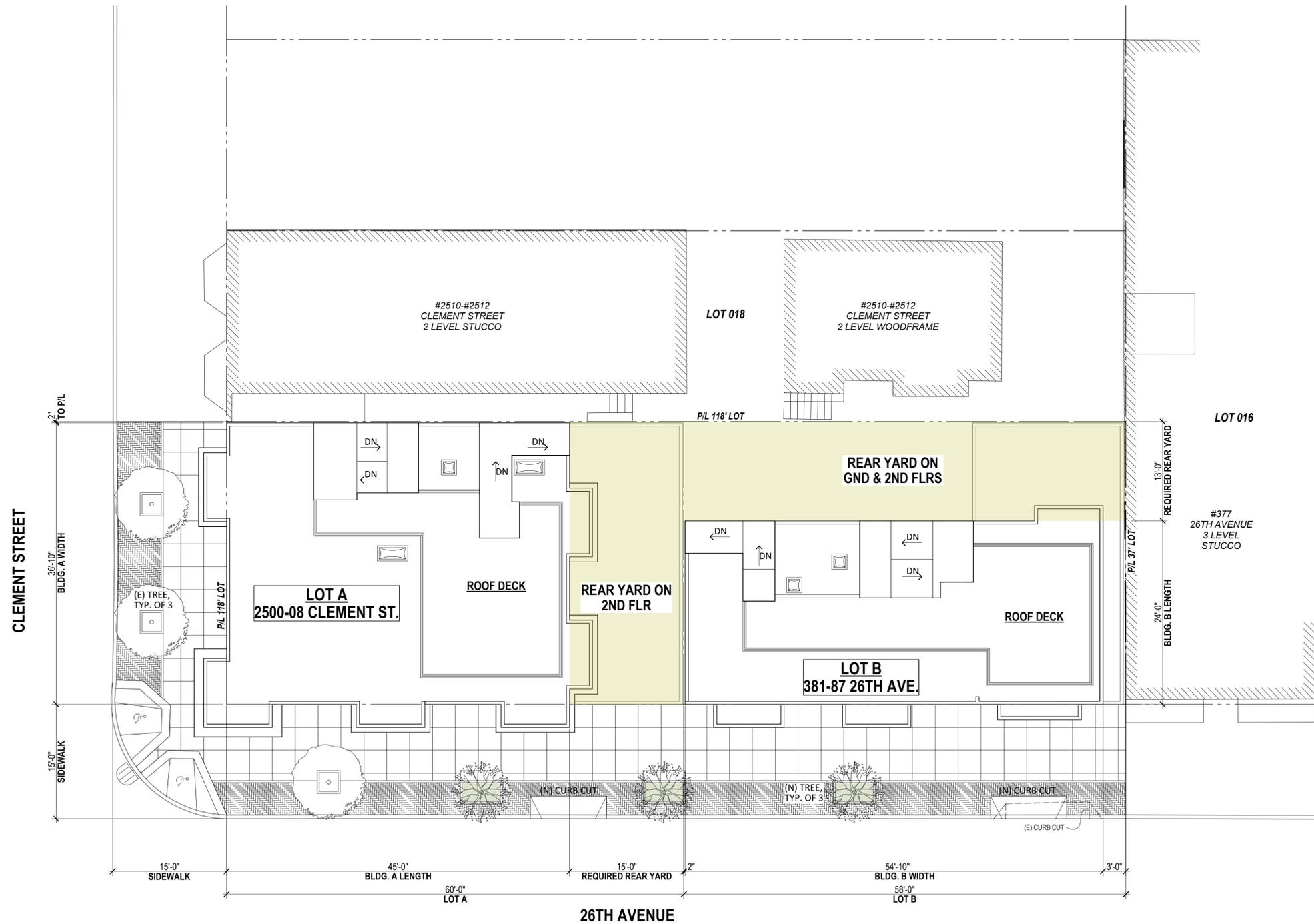
CONTEXT PHOTOS

SCALE:
DATE: 10/24/2013

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 PARKING WITHIN 25' OF STREET FRONTAGE	§134(a) & (e) §145.1(c)(1)(C)
CONDITIONAL USE REQUESTED	DWELLING UNIT REMOVAL ON 2ND FLOOR	§717.39
DWELLING UNIT REMOVAL (SECTION 317)	DWELLING UNIT REMOVAL	§317
SHADOW STUDY	BUILDINGS EXCEEDING 40' IN HEIGHT	§295



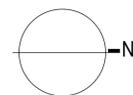
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2500-02-06-08 CLEMENT STREET & 381-83-87 26TH AVENUE**

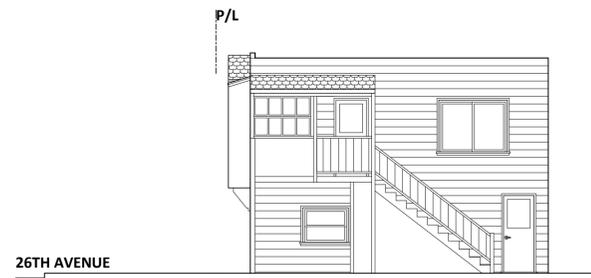
BLOCK 1407, LOT 017
SAN FRANCISCO, CA 94121

SITE PLAN / PROJECT INFORMATION

SCALE: 1/16" = 1'-0"
DATE: 10/24/2013



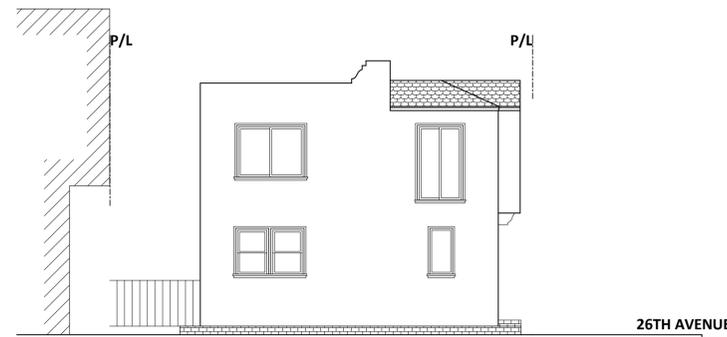
A-1.0



(E) NORTH ELEVATION



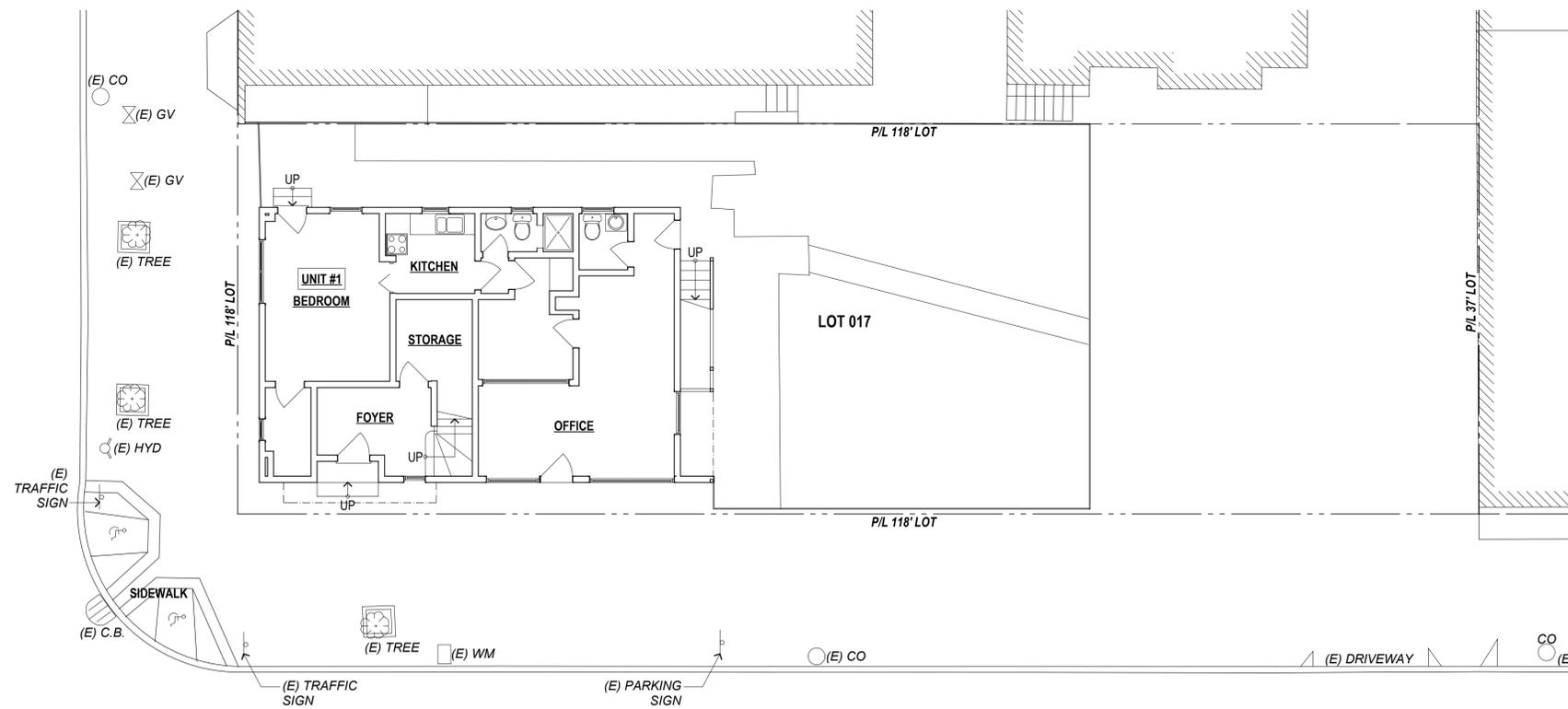
(E) EAST ELEVATION



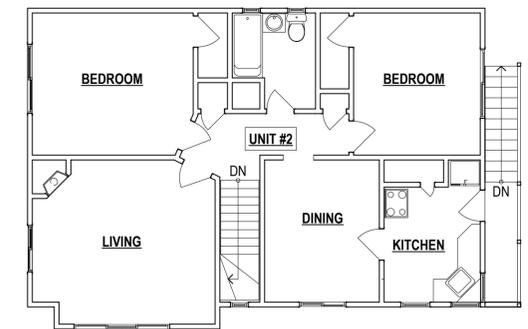
(E) SOUTH ELEVATION



(E) WEST ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

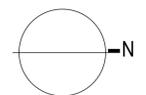


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2500-02-06-08 CLEMENT STREET & 381-83-87 26TH AVENUE
BLOCK 1407, LOT 017
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EXISTING / DEMO FLOOR PLANS & ELEVATIONS

SCALE: 1/16" = 1'-0"
DATE: 10/24/2013



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				1,518	319		1,837
3rd Floor			1,518		319		1,837
2nd Floor		1,474			309		1,783
Ground Floor	817				583	784	2,184
Total	817	1,474	1,518	1,518	1,530	784	7,641

Total Living Area for all Units = 4,510 S.F.
 Total Retail = 817 S.F.
 Total Common & Garage Area = 2,314 S.F.
 Total Gross Area = 7,641 S.F.

Open space calculation (in square feet) per §135(d):

	Required	Proposed
Common	300 total (100/unit x 3)	476 total

Off-street Parking Requirement per §151:

	Required	Proposed
Car	3 total (1 per each residential unit)	4 total

Bicycle Parking Requirement per §155.5:

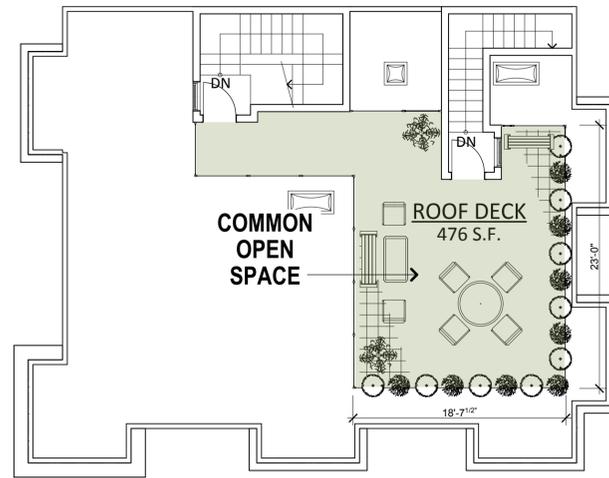
	Required	Proposed
Class 1	3 total (1 per each residential unit)	3 total
Class 2	2 per each commercial	2 total

Ground Floor Glazing Area Calculation

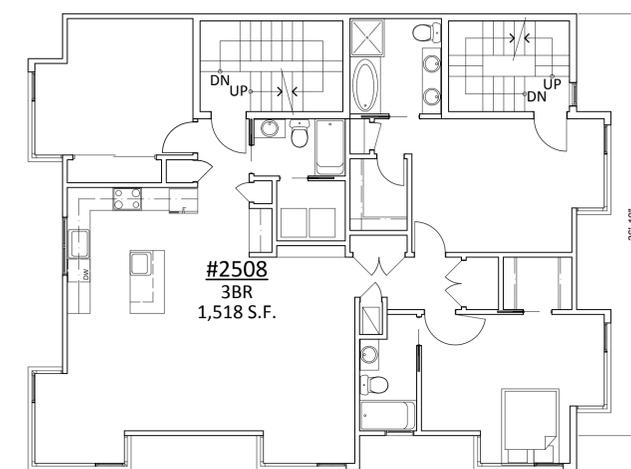
Wall area calculation	Wall width (ft.)	Ceiling ht. (ft.)	Wall area (s.f.)
Clement St. frontage	36.83	13.5	497.21
26th Ave. frontage	30.67	13.5	414.05
Total wall area			911.25

Glazing area calculation	Glazing area (s.f.)
Clement St. frontage	302.00
26th Ave. frontage	248.00
Total glazing area	550.00

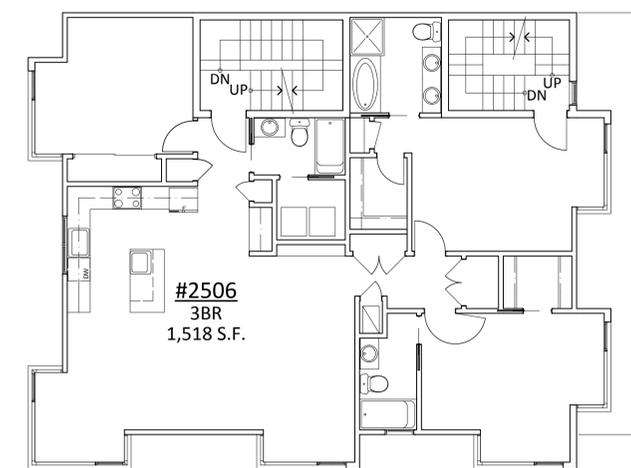
Glazing = 550.00
 Wall = 911.25 x100 = 60.4%



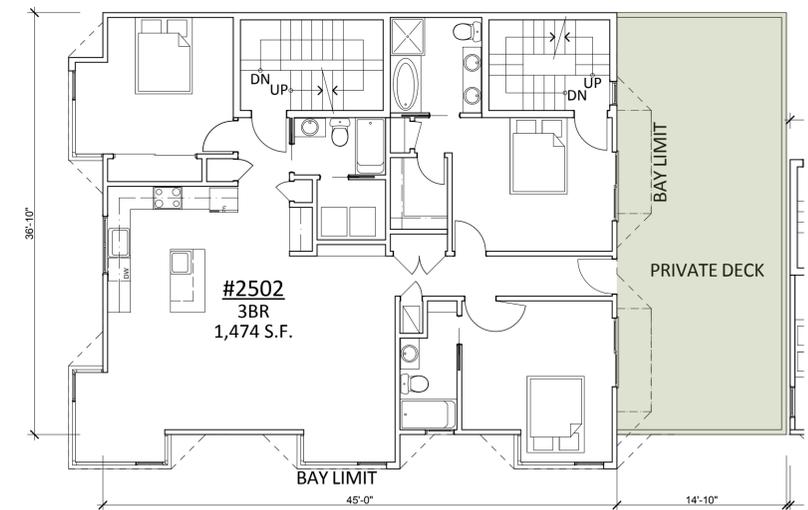
ROOF PLAN



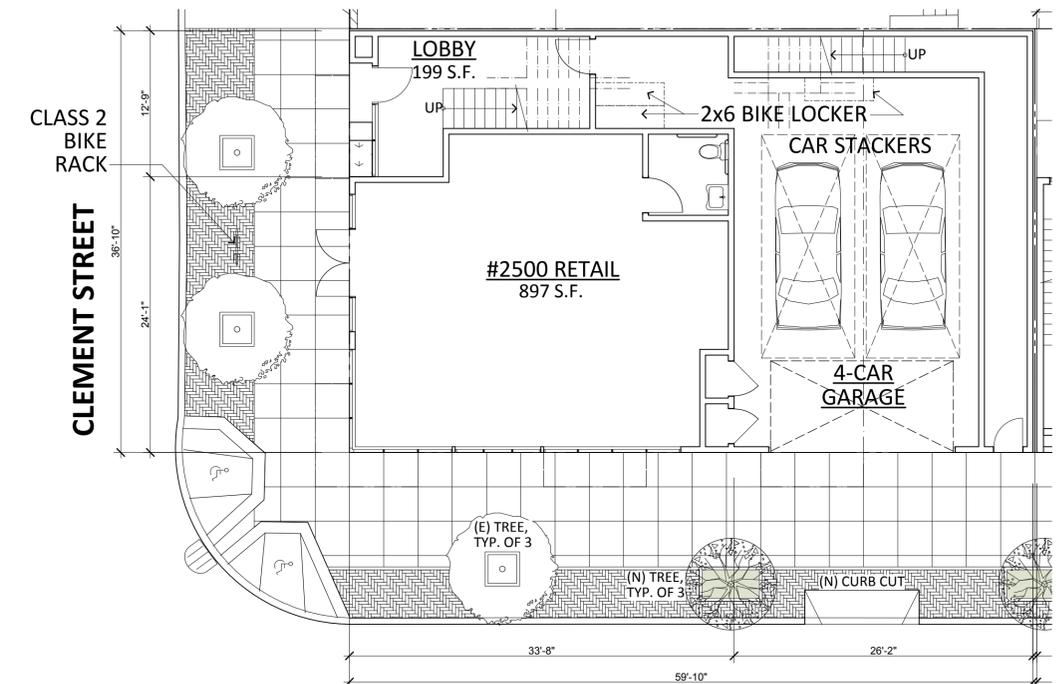
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



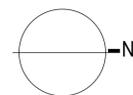
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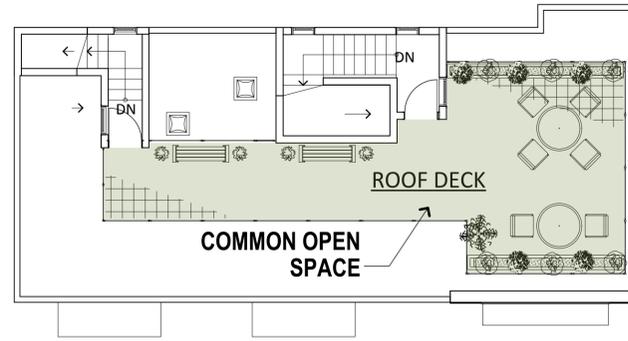
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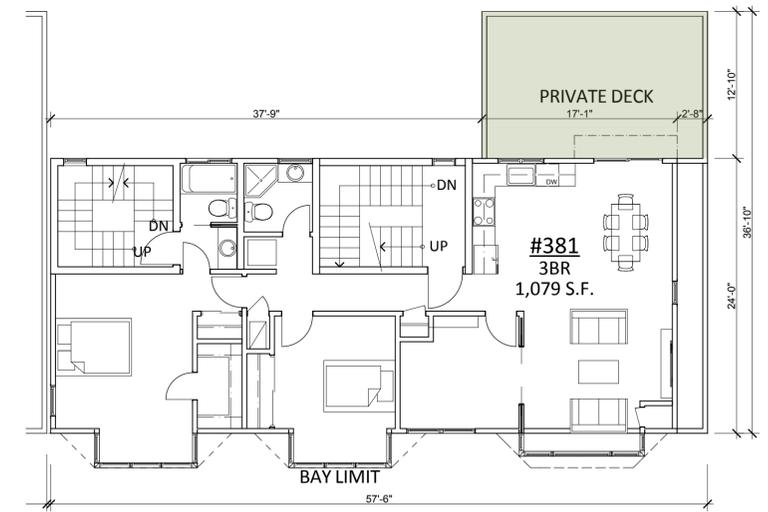
2500-02-06-08 CLEMENT STREET (LOT A) - FLOOR PLANS

SCALE: 1/16" = 1'-0"
 DATE: 10/24/2013

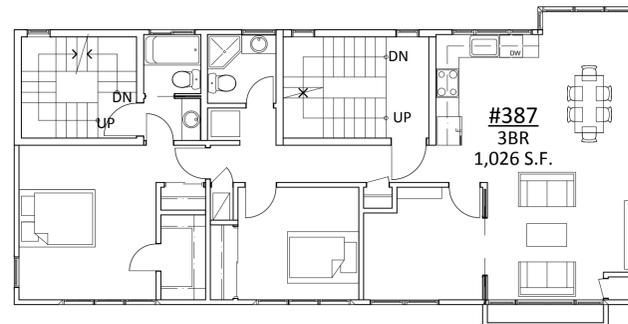




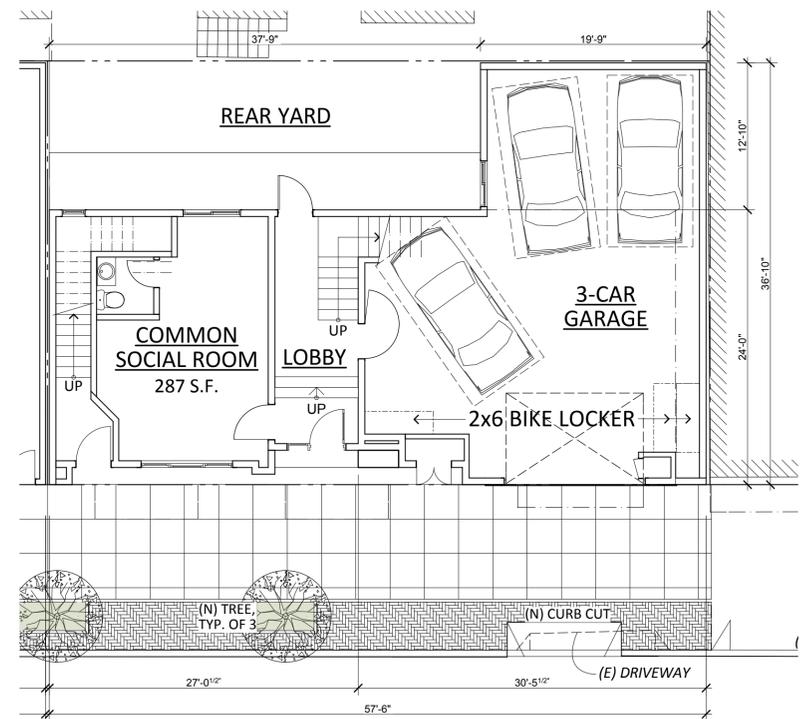
ROOF PLAN



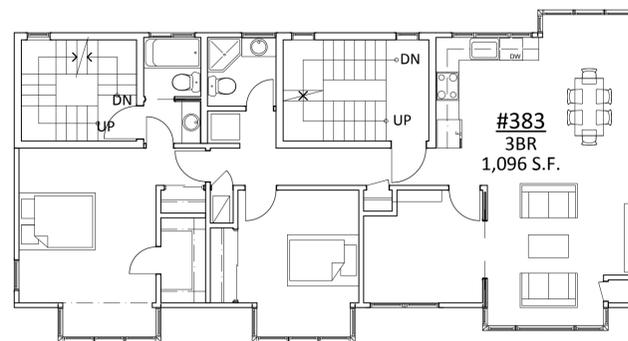
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



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			1,026	308		1,334
3rd Floor		1,096		314		1,410
2nd Floor	1,079			313		1,392
Ground Floor				695	872	1,567
Total	1,079	1,096	1,026	1,630	872	5,703

Total Living Area for all Units = 3,201 S.F.
Total Common & Garage Area = 2,502 S.F.
Total Gross Area = 5,703 S.F.

Open space calculation (in square feet) per §135(d):

	Required	Proposed
Common	300 total (100/unit x 3)	488 total

Off-street Parking Requirement per §151:

	Required	Proposed
Car	3 total (1 per each residential unit)	3 total

Bicycle Parking Requirement per §155.5:

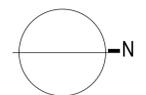
	Required	Proposed
Class 1	3 total (1 per each residential unit)	3 total

**TWO NEW MIXED-USE BUILDINGS BY SUBDIVISION
2500-02-06-08 CLEMENT STREET & 381-83-87 26TH AVENUE**

BLOCK 1407, LOT 017
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381-83-97 26TH AVENUE (LOT B) - FLOOR PLANS

SCALE: 1/16" = 1'-0"
DATE: 10/24/2013



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ELEVATIONS WITH FINISH MATERIALS

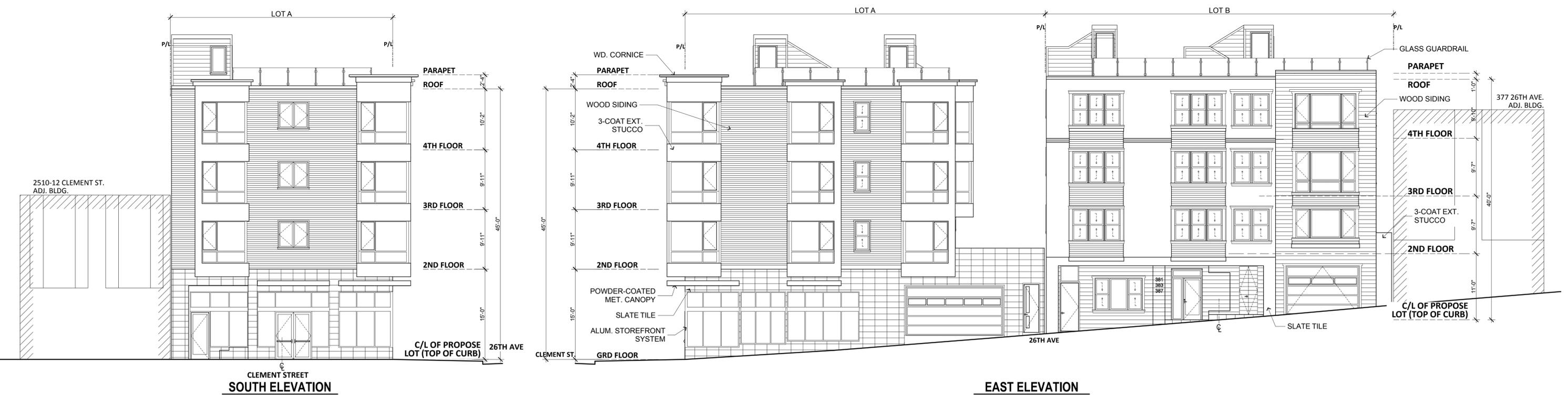
SCALE: N.T.S.
 DATE: 10/24/2013

A-3.0



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

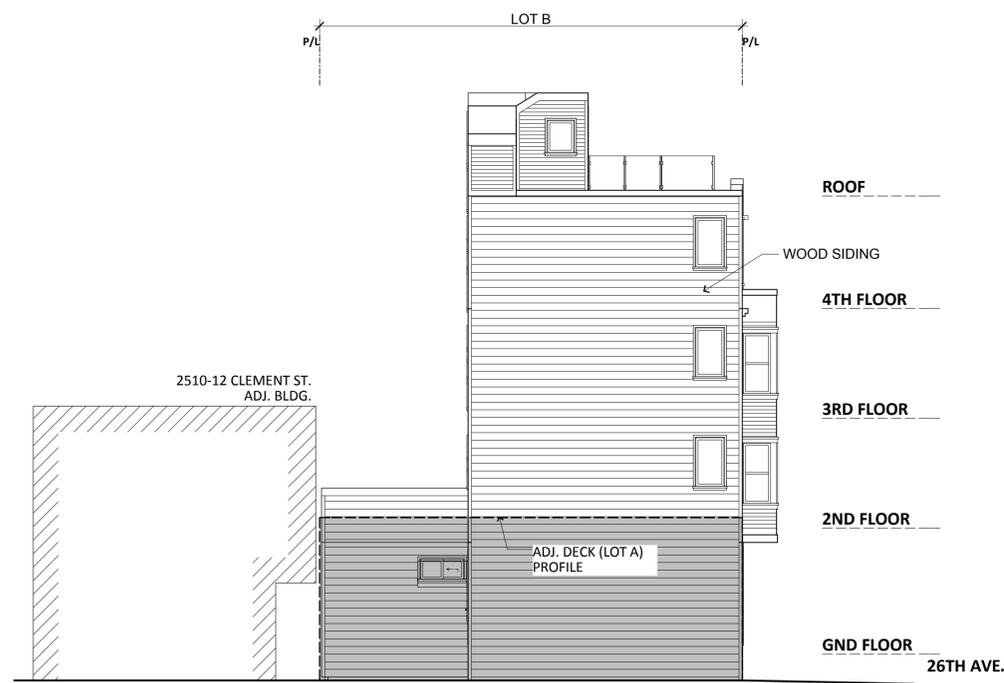


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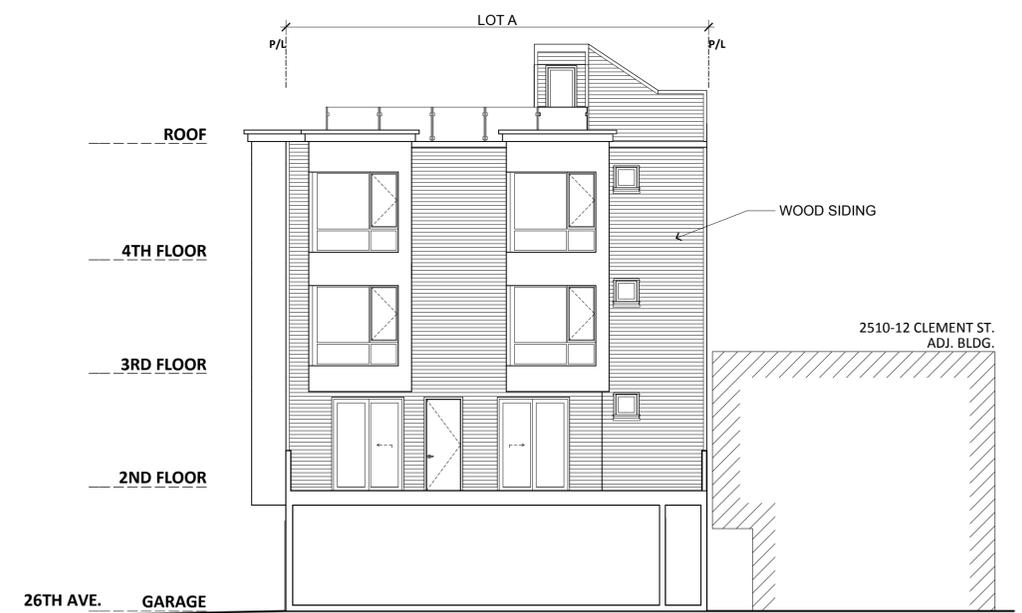
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ELEVATIONS

SCALE: 1/16" = 1'-0"
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LOT B LEFT ELEVATION



LOT A REAR ELEVATION

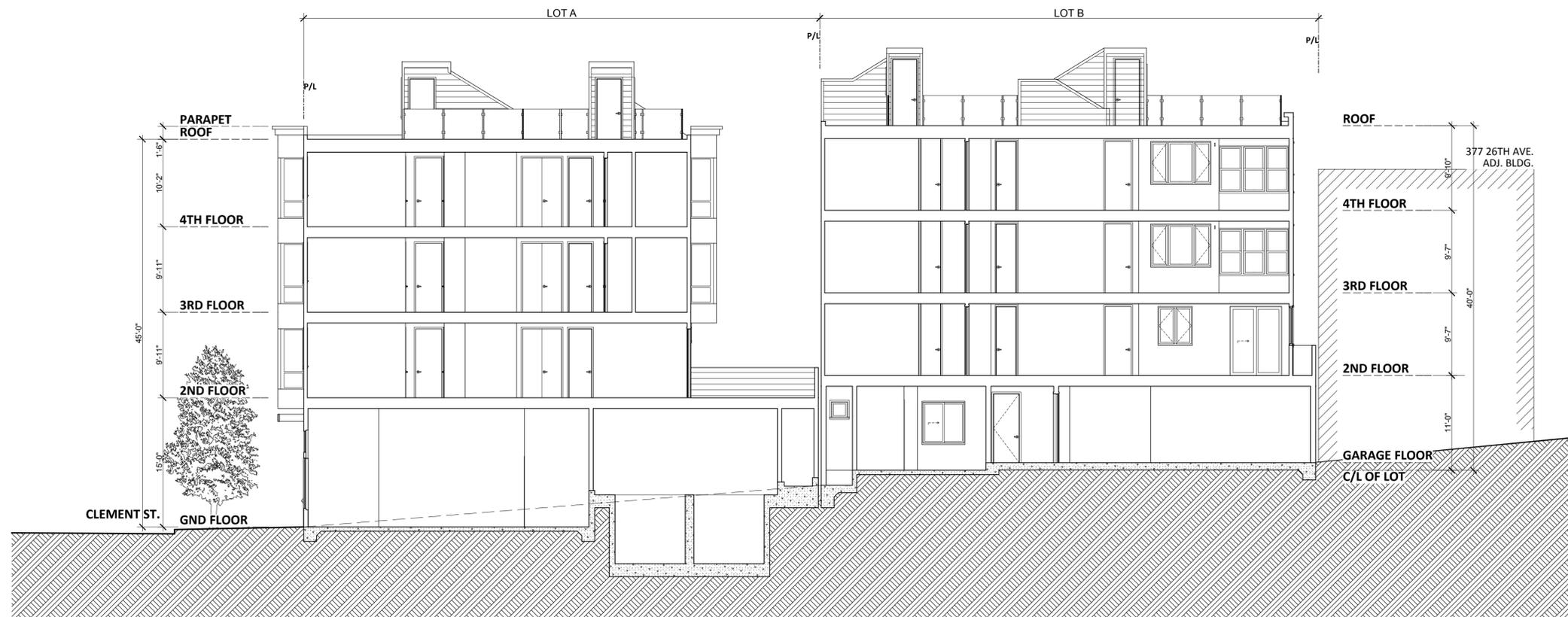


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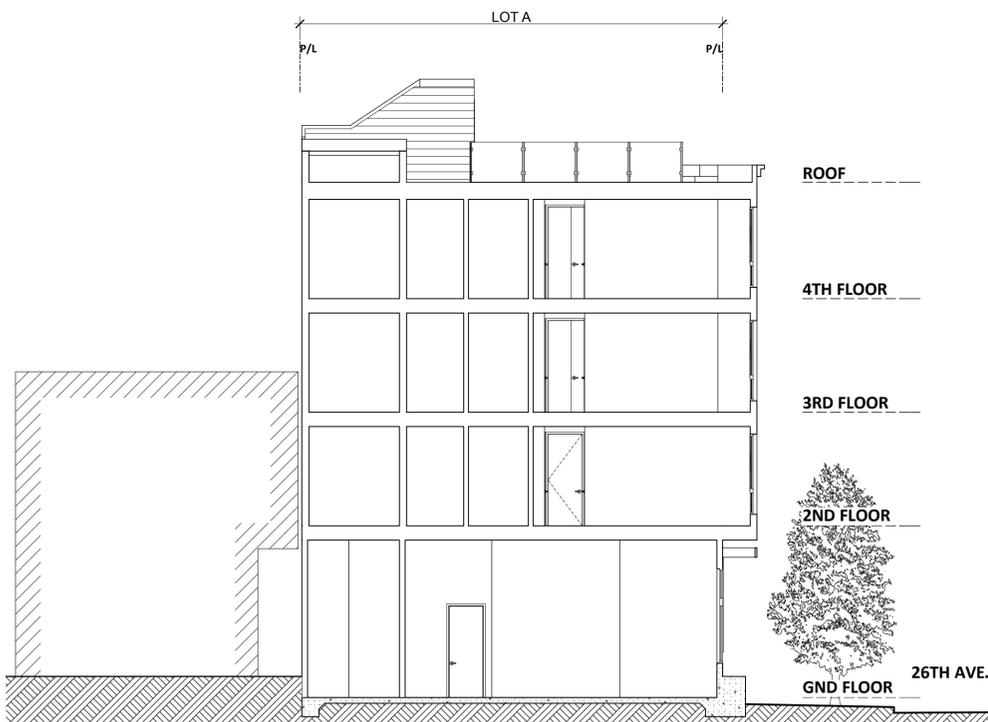
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SIDE ELEVATIONS

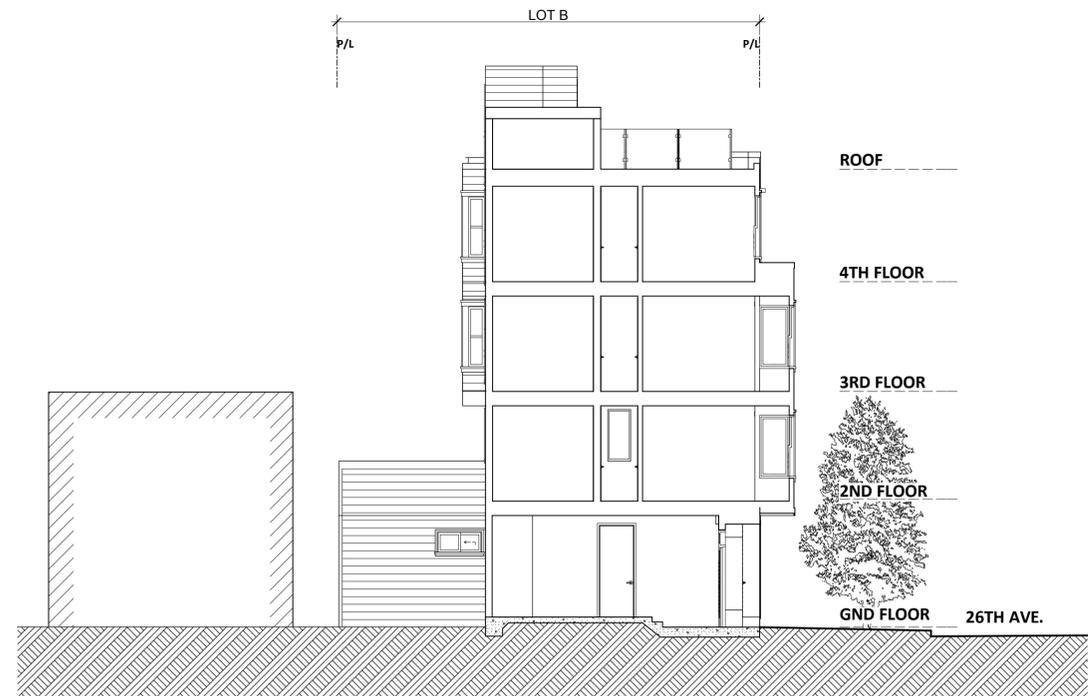
SCALE: 1/16" = 1'-0"
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LONGITUDINAL SECTION



BUILDING A - CROSS SECTION



BUILDING B CROSS SECTION



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SECTIONS

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