



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: NOVEMBER 13, 2014

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

Reception:
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Planning
Information:
415.558.6377

Date: November 6, 2014
Case No.: **2014.0676D**
Project Address: **228 – 17th Avenue**
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 1417/029
Project Sponsor: Jeremy Schaub, Gabriel Ng & Architects
 1360 – 9th Avenue
 San Francisco, CA 94122
Staff Contact: Sara Vellve – (415) 588-6263
SaraVellve@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.0676D	New Building Case Number	2014.0676D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2014.05.06.5004	New Building Application Number	2014.05.06.5011
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	1	New Parking	4 tandem
Number Of Existing Bedrooms	2	Number Of New Bedrooms	8
Existing Building Area	±1,600 Sq. Ft.	New Building Area	±6,500 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	11/05/2014	Date Time & Materials Fees Paid	11/05/2014

PROJECT DESCRIPTION

The Project is to demolish an existing one-story single-family dwelling with a detached one-car garage and construct a new four-story, two-family dwelling with four tandem parking spaces.

SITE DESCRIPTION AND PRESENT USE

The property at 228 – 17th Avenue is located on the east side of the street between California and Clement Streets. The Property has 25’ of lot frontage along 17th Avenue with a lot depth of 120’. The up-sloping lot contains a one-story, one-family detached dwelling of approximately 1,200 gross square-feet with a one-car garage at the front property line of approximately 360 gross square feet. The dwelling is set back approximately 50 feet from the front property line. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1906.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of two-, and three-story buildings, containing mostly one or two residential dwelling-units. The cross streets of California and Clement Streets contain either fully residential buildings or mixed-use buildings with ground-floor retail and residential above. As originally constructed, the subject building projects deeper beyond both its adjacent buildings and is generally deeper than is characteristic of the neighborhood. The subject block consists of uniform lots that are 25’ x 120’ and contains a defined mid-block open space.

The subject property is located in the Inner Richmond neighborhood, three blocks east of Park Presidio Avenue. The area surrounding the subject property is characterized by buildings constructed from 1900 to 2004; therefore the architectural character of the subject block is eclectic with a number of notable Craftsman-style residences to the south.¹

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 3, 2014	November 3, 2014	10 days
Mailed Notice	10 days	November 3, 2014	November 3, 2014	10 days

PUBLIC COMMENT

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

NR = No Response to Section 311 or DR hearing notices.

¹ Memorandum from Alexandra Kirby, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 228 – 17th Avenue, September 8, 2014.

REPLACEMENT STRUCTURE

The four-story replacement structure will provide two dwelling-units with a four-car-tandem garage, and would rise to no more than 40' in height. The basement/garage floor will contain a four-car-tandem garage and two storage rooms. The first floor contains a four bedroom, three bath unit with access to the rear yard. The second and third floors contain the second unit with four bedrooms and four bathrooms with three decks.

The Project proposes a rear yard of approximately 30', which is the requirement for the subject property. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary to the residential neighborhood character. The materials for the front façade are traditional in style, with stucco siding and metal casement windows and trim that are recessed no less than 2" from the exterior building wall.

PUBLIC COMMENT

Section 311 neighborhood notice was conducted from 10/06/2014 to 11/05/2014. Staff received one phone call from the property owner of the adjacent lot to the north, who was concerned about the potential loss of light to his dwelling in a lightwell area. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS

Policy 3.1

Preserve rental units; especially rent controlled units, to meet the City's affordable housing needs.

The existing single-family dwelling is not subject to rent control.

OBJECTIVE 4

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The proposed new building will create two units with four bedrooms each where the existing building contains two bedrooms. At four bedrooms each the units are considered suitable for families.

OBJECTIVE 11:

PROMOTE THE CONSTRUCTION AND REHABILITATION OF WELL-DESIGNED HOUSING THAT EMPHASIZES BEAUTY, FLEXIBILITY, AND INNOVATIVE DESIGN, AND RESPECTS EXISTING NEIGHBORHOOD CHARACTER.

Policy 2.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposed replacement building would not project further into the mid-block open space than the original structure to be demolished, and would be of a similar height and bulk as other buildings on the block face. The existing building is set back into the lot by approximately 50 leaving a "gap" in development along the block face. The proposed building will be constructed at the front setback and create an appropriate building volume that contributes to the block face.

SECTION 101.1 PRIORITY POLICIES

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

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

The proposal does not involve an existing or proposed retail use.

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

The proposal would create two dwelling units in a zoning district designed for such density, a net gain of one unit. The proposed building's footprint, height from curb and location on the lot is consistent with the neighborhood's development pattern and character.

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

The single-family dwelling to be demolished is not subject to rent control.

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

The proposal does not represent an overall intensification or change of use to the property.

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

The proposal does not involve an industrial, service or office use.

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

The proposed two-family building would be subject to all requirements of the Department of Building Inspection with regard to life and safety measures.

7. Landmarks and historic buildings be preserved.

Through Case Number 2014.0676E the existing building to be demolished was not found to be an historic resource.

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

The proposal is not subject to Section 295 of the Planning Code.

Section 317 Residential Demolition Policies

Existing Building

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

Project Meets Criterion: The property does not have a history of serious, continuing Code Violations.

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

Project Meets Criterion: The house is in need of upgrades, but had been maintained in a decent, safe and sanitary condition.

3. Whether the property is an "historical resource" under CEQA.

Project Meets Criterion: Through Case Number 2014.0676E the existing building to be demolished was not found to be a historic resource.

4. Whether the removal of the resource will have a substantial adverse impact under CEQA.

Criterion not Applicable: Through Case Number 2014.0676E the existing building to be demolished was not found to be a historic resource.

Rental Protection

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

Project Meets Criterion: The sponsor has indicated that the existing house was occupied by the owner until his death in 2013 and has not been occupied since.

6. Whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing.

Project Meets Criterion: The existing building is a single-family dwelling not subject to the Rent Stabilization and Arbitration Ordinance.

Priority Policies

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

Project does not Meet Criterion: The proposal would demolish an existing approximately 1,200 square foot single-family dwelling.

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

Project Meets Criterion: The proposed building would establish two units on the property which is consistent with the overall neighborhood context. One unit would be smaller and on one floor similar to the building to be demolished.

9. Whether the project protects the relative affordability of existing housing.

Project does not Meet Criterion: The proposed building would contain units that are not as affordable as the existing unit to be demolished.

Replacement Structure

10. Whether the project increases the number of permanently affordable units as governed by Section [415](#).

Criterion not Applicable: The project is not subject to Planning Code Section 415.

11. Whether the project locates in-fill housing on appropriate sites in established neighborhoods.

Project Meets Criterion: The approximately 15-foot tall single-family dwelling to be demolished contains two bedrooms in an approximately 1,200 square foot house that is set back from its front property line by approximately 50 feet. The project proposes to create two family-size units containing four bedrooms each at the front of the site to no more than 40 feet in height within the Inner Richmond neighborhood. As such, the project represents an appropriate in-fill in an established neighborhood.

12. Whether the project increases the number of family-sized units on-site.

Project Meets Criterion: The proposal would add one family-sized unit on the site and increase the number of bedrooms from two to eight.

13. Whether the project creates new supportive housing.

Project does not Meet Criterion: The proposal is not intended to create supportive housing.

14. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character.

Project Meets Criterion: The proposed building is of a contemporary design that fits into the existing neighborhood context through height, depth, façade articulation and openings, and the presence of features similar to bay windows. The fourth floor would be set back from the front building wall by approximately 20 feet and the ground floor entry is similar to those of other buildings on the block face.

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

Project Meets Criterion: The proposal would add one unit to the site.

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

Project Meets Criterion: The proposal will add six bedrooms to the site.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on September 8, 2014 (Case No. 2014.0676E).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the proposed building on July 16, 2014. At that time, the massing and architecture were found to be consistent with the *Residential Design Guidelines*.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new two-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project, on balance, meets the applicable criteria set forth in Section 101.1 and 317 of the Planning Code in that:

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with four bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant effect on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot,

and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.

- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2014.0676D – Do not take DR and approve the demolition and new construction as proposed.

Attachments:

Design Review Checklist
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
Residential Demolition Application
Prop M findings
Environmental Evaluation / Historic Resources Information
Color Rendering & Reduced Plans
Context Photos

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of two-, and three-story buildings, containing mostly one- or two- residential dwelling-units. The mid-block area is generally well defined without a substantial number of buildings projecting into it. The area surrounding the subject property is characterized by buildings constructed from 1010 to 2004; therefore the architectural character of the subject block is eclectic with a number of notable Craftsman-style residences to the south.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The new building respects the existing block pattern by not impeding into the established mid-block open space and is consistent with the massing of surrounding buildings at the street wall. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall than the existing building. The height and depth of the building are compatible with the existing mid-block open space, as most buildings on the block extend up to or close to the 45% required rear yard or averages of adjacent buildings. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

building elements?			
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance is consistent with the predominant pattern of street level entrances found on both sides of 17th Avenue. The wide and square two-story bay window is proportionally similar to other such projections. The garage door is recessed from the front façade and limited to a width of 10 feet. Architectural detailing and change in materials add interest to the building facade.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

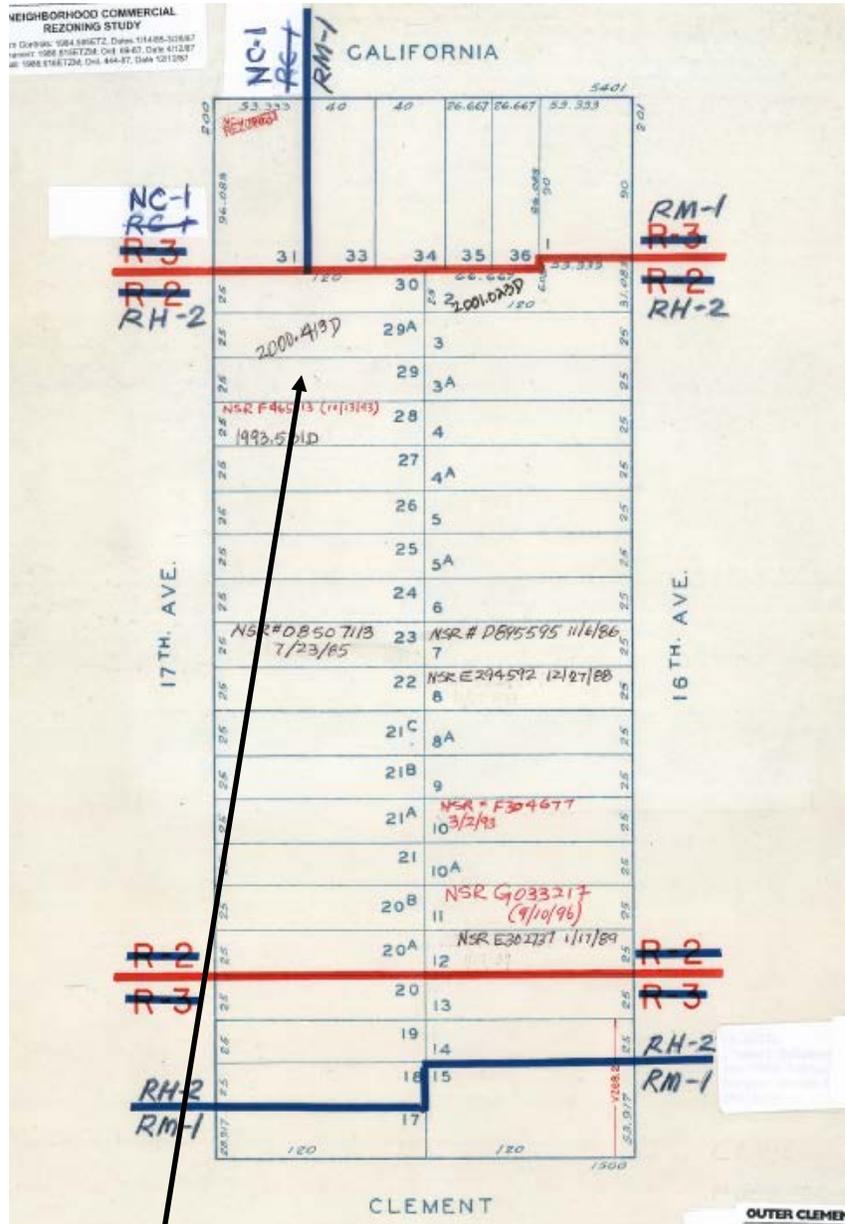
Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The casement and fixed-pane windows are residential in character and compatible with the window patterns found on neighboring buildings. The stucco wall finish is compatible with the existing buildings in the neighborhood and the wood details will add more interest and variety to the building façade.

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

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

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

Parcel Map

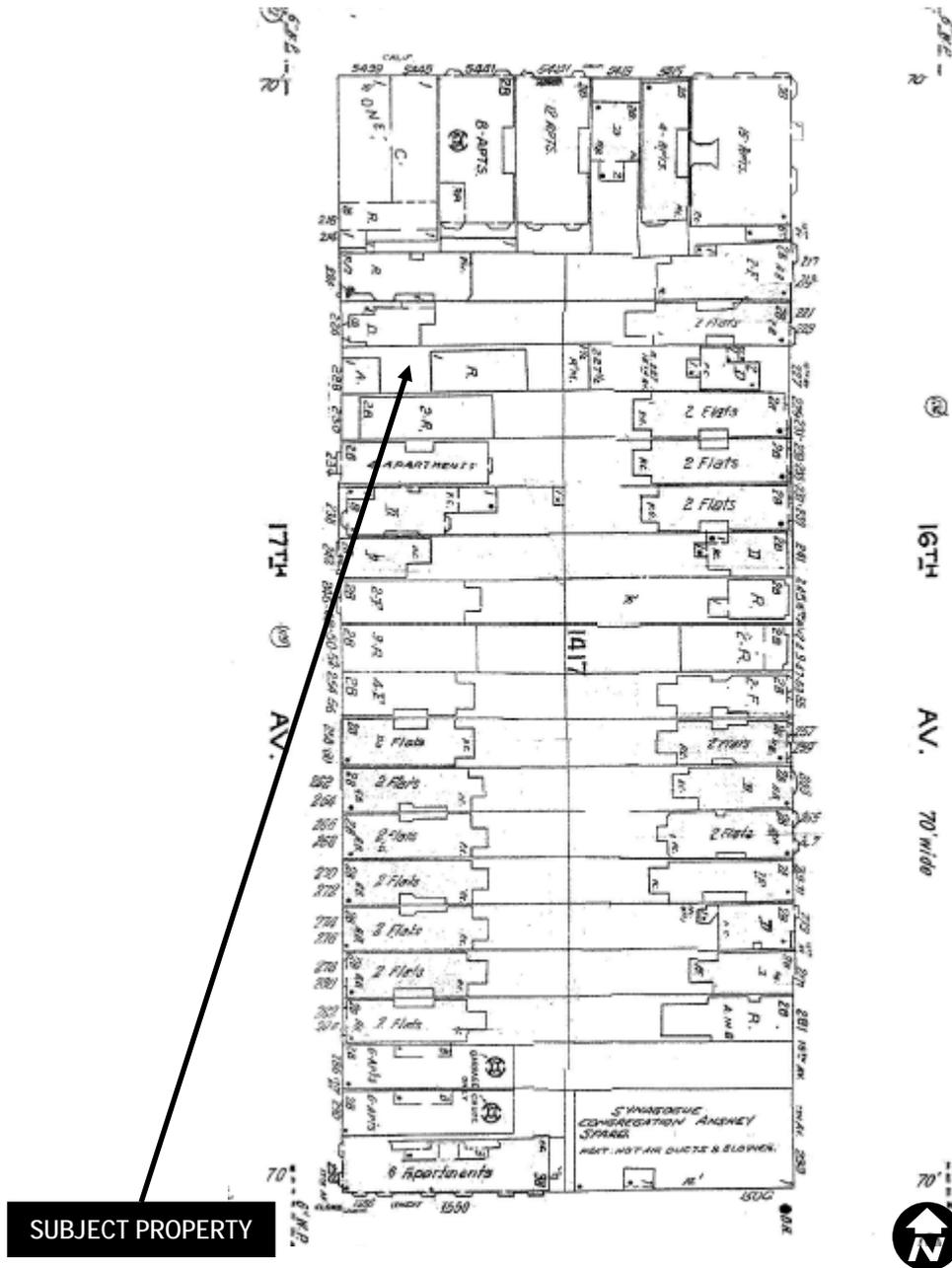


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2014.00676D
 Demolition & New Construction
 228 – 17th Avenue

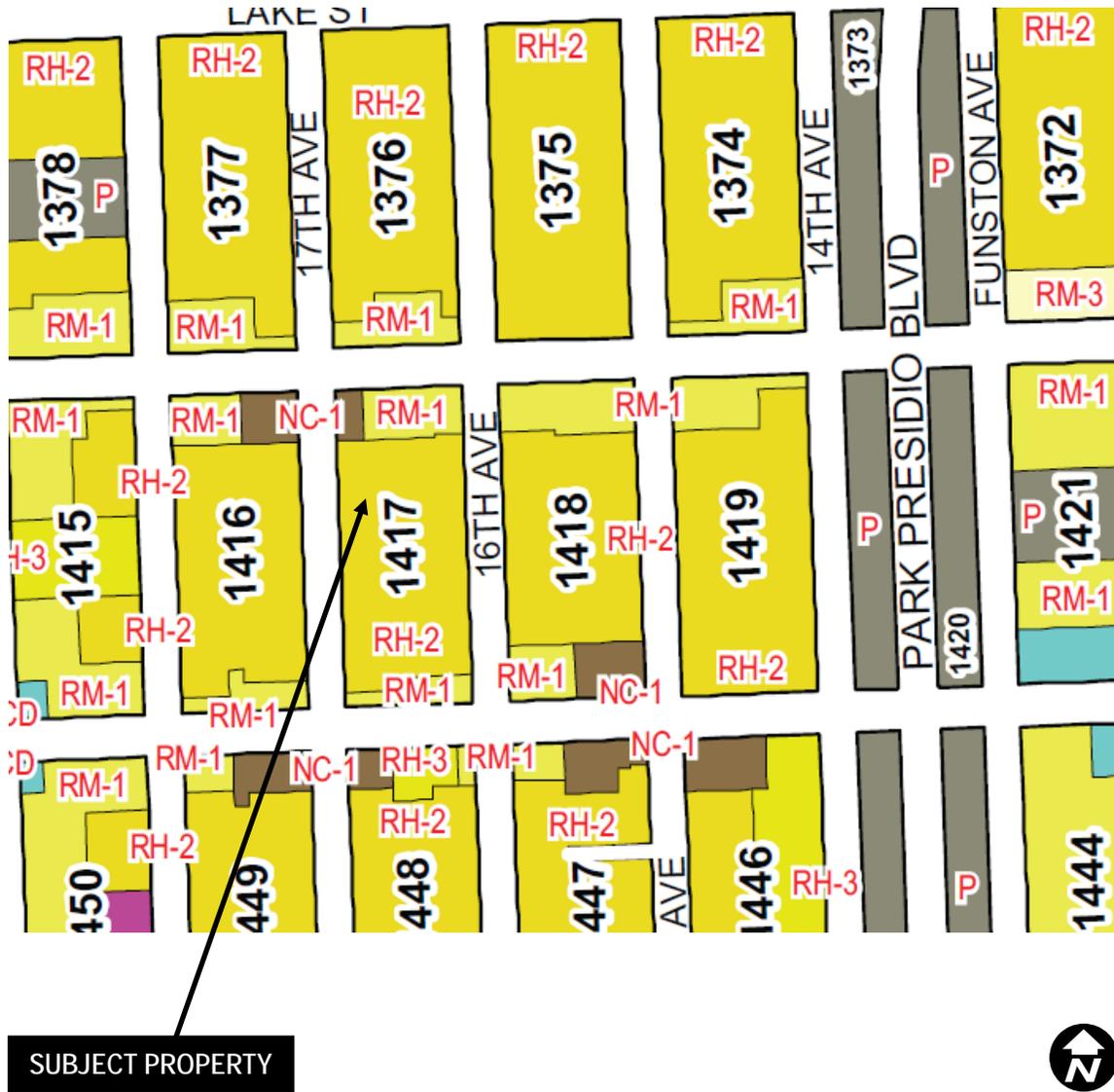
Sanborn Map*



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

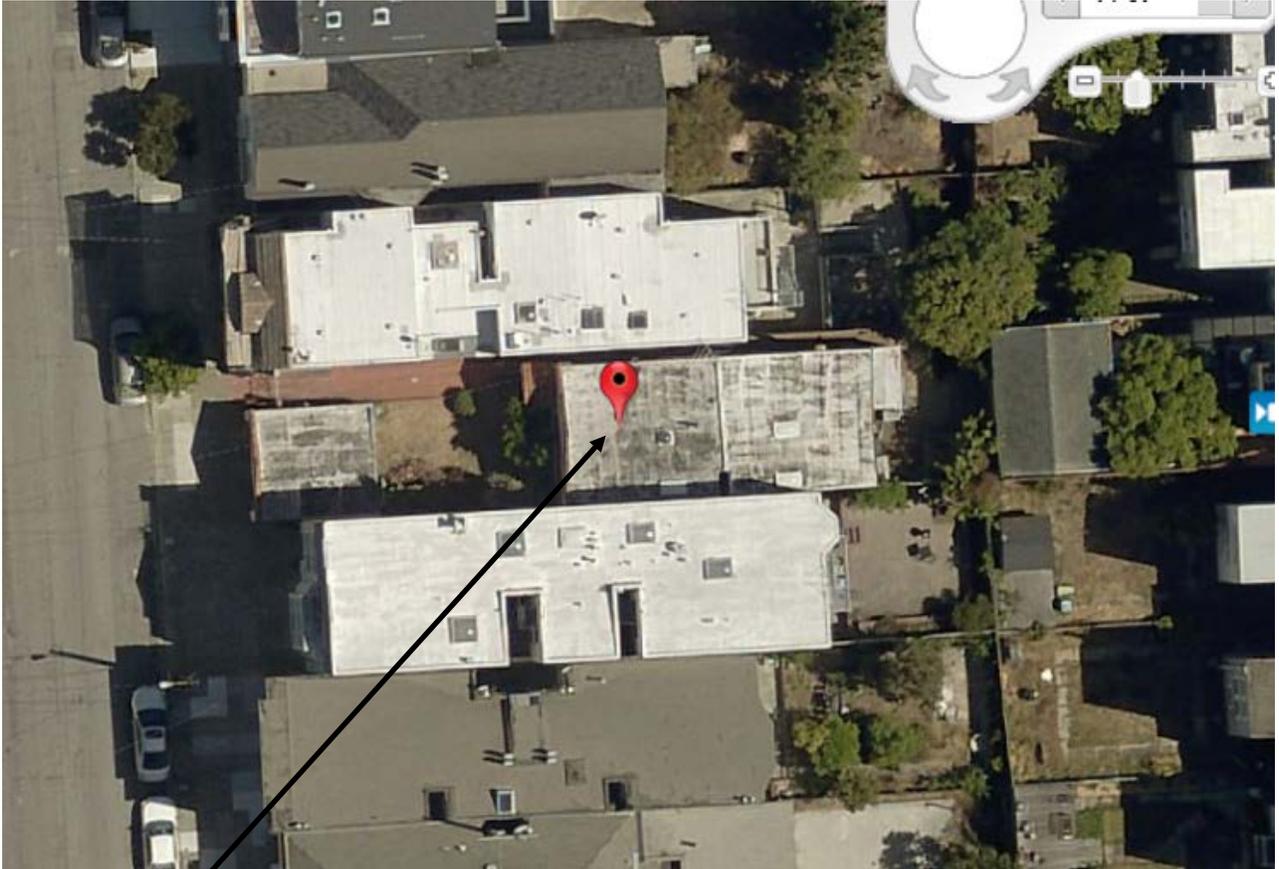
Discretionary Review Hearing
Case Number 2014.00676D
 Demolition & New Construction
 228 – 17th Avenue

Zoning Map



Discretionary Review Hearing
 Case Number 2014.00676D
 Demolition & New Construction
 228 – 17th Avenue

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.00676D
Demolition & New Construction
228 – 17th Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **May 6, 2014**, the Applicant named below filed Building Permit Application No. **2014.05.06.5011** and Demolition Permit Application No. **2014.05.06.5004** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	228 – 17th Avenue	Applicant:	Jeremy Schaub
Cross Street(s):	California Street	Address:	1360 – 9th Avenue
Block/Lot No.:	1417/029	City, State:	San Francisco, CA 94122
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 682 – 8060 x:103

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

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Property Use	Single-Family Dwelling (SFD)	Two-Family Dwelling
Front Setback	Garage = 0 feet, SFD = ± 49 feet	± 6 feet
Side Setbacks	± 2 feet - ± 7 feet north side	± 3 feet third floor, partial north side
Building Depth	± 105 feet	± 90 feet
Rear Yard	± 15 feet	± 30 feet
Building Height	± 20 feet	± 40 feet
Number of Dwelling Units	1	2
Number of Parking Spaces	1+	2
PROJECT DESCRIPTION		
<p>The proposal is to demolish the single-family dwelling and detached garage and construct a new two-unit building per the enclosed plans. The proposed building would be constructed towards the front of the property with the third floor set back from the front building wall by approximately 14 feet. The proposal requires Mandatory Discretionary Review for the demolition of a residential unit. A hearing with the Planning Commission is tentatively scheduled for Thursday, November 13 after noon (12 pm) at City Hall, Room 400, 1 Dr. Carlton Goodlett Place. The hearing will be noticed separately.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. To date, a request for discretionary review has not been filed.</p>		

For more information, please contact Planning Department staff:

Planner: Sara Vellve
 Telephone: (415) 558 - 6263
 E-mail: sara.vellve@sfgov.org

Notice Date: **10/06/2014**
 Expiration Date: **11/05/2014**

中文詢問請電: **(415) 575-9010**

Para información en Español llamar al: **(415) 575-9010**

APPLICATION FOR

14.0676 D

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Gallei, LLC	
PROPERTY OWNER'S ADDRESS: 1517 Howard Ave Burlingame, CA 94010	TELEPHONE: (415) 828-9011
	EMAIL: galco14@gmail.com

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

CONTACT FOR PROJECT INFORMATION: Jeremy Schaub, Gabriel Ng + Architects, Inc.	
ADDRESS: 1360 9th Avenue #210 San Francisco, CA 94122	TELEPHONE: (415) 682-8060 x 103
	EMAIL: jeremy@gabrielnarchitects.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: 228 17th Avenue	ZIP CODE: 94121
CROSS STREETS: California & Clement Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1417 / 029	25' x 120'	3,000	RH-2	40-X

3. Project Type and History

(Please check all that apply) <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	BUILDING PERMIT NUMBER(S):	DATE FILED:
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 03/07/2014	
		ELLIS ACT Was the building subject to the Ellis Act within the last decade?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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	1	0	2	2
Hotel Rooms	-	-	-	-
Parking Spaces	1	0	4	4
Loading Spaces	-	-	-	-
Number of Buildings	1	0	1	1
Height of Building(s)	21'-3"	0	40'	40'
Number of Stories	1	0	3 o/ Basement	3 o/ Basement
Bicycle Spaces	0	0	2	2
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,215	0	4,560	4,560
Retail	-	-	-	-
Office	-	-	-	-
Industrial/PDR <i>Production, Distribution, & Repair</i>	-	-	-	-
Parking	363	0	1,003	1,003
Other (Specify Use)			1,028 Common	1,028 Common
TOTAL GSF	1,578	0	6,591	6,591

14-0676-D

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	2	+2
Rental Units:	0	0	0
Total Units:	1	2	+1
Units subject to Rent Control:	0	0	0
Vacant Units:	1	0	-1

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	8	+8
Rental Bedrooms:	0	0	0
Total Bedrooms:	2	8	+6
Bedrooms subject to Rent Control:	0	0	0
Vacant Bedrooms:	2	0	-2

6. Unit Specific Information

UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
228	2	1,578	<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
			<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
			<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
			<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
			<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
			<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

The existing building is a vacant 1-story single-family dwelling. The previous owner passed away in late 2013, and his son sold the property to the current owner. The proposal is to demolish the existing building and build a 3-story over basement duplex.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition 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 and RH-1(D) 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 the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

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

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415? N/A	<input type="checkbox"/>	<input type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: Other information or applications may be required.

Signature: _____



Date: _____

5/6/14

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

Jeremy Schaub of Gabriel Ng + Architects, Inc.

Owner (Authorized Agent) (circle one)

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

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:	
<p>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</p>	<p>The existing neighborhood-serving retail is to be unaffected. The project replaces the vacant single-family dwelling with a duplex.</p>
<p>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</p>	<p>Each unit in the new duplex will be larger than the existing single-family dwelling which will better accommodate families. The mixed-character of the neighborhood will be enhanced by this contemporary new building.</p>
<p>3. That the City's supply of affordable housing be preserved and enhanced;</p>	<p>The existing building is a single-family house, not subject to rent control. The City's supply of housing will be enhanced with new construction.</p>
<p>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</p>	<p>The proposed project will help the parking situation by increasing off-street parking from one space to four. This project does not create commuter traffic that would impede the Muni transit service.</p>

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, but new jobs will be created for the construction of this addition. The project will also provide business opportunities to the local sector.

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

The new building 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 per section 295.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
228 17th Ave.		1417/029	
Case No.	Permit No.	Plans Dated	
2014.0676E	201405065004, 201405065011	5/1/2014	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition of single-family dwelling and construction of three-story, two-residential-unit building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	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?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, 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)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Archeo clearance.	

Digitally signed by Jean Poling
DN: cn=Jean Poling, o=San Francisco Planning Department, email=jeanpoling@sfplanning.org
Date: 2014.04.23.16:31:01 -0700

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet 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.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
--------------------------	--

<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>8/8/2014</u> (attach HRER) b. Other (specify):
-------------------------------------	---

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
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<input type="checkbox"/>	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.
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Comments (optional):

Preservation Planner Signature: A. Kirby 8/8/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
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<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
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Planner Name:	Signature or Stamp:
Project Approval Action: Select One <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.
In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date August 8, 2014
Case No.: 2014.0676E
Project Address: 228 17th Avenue
Zoning: RH-2 (Residential, House, Two Family)
40-X Height and Bulk District
Block/Lot: 1417/029
Date of Review: August 11, 2014 (Part I)
Staff Contacts: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

228 17th Avenue consists of two buildings: a one-story garage built at the front (west) of the property and a one-story, single-family dwelling. The two structures are designed in a vernacular Mediterranean Revival style, featuring white stucco walls, and false gabled parapets capped with red clay tile. The subject building was constructed between 1910 and 1939 by a series of contractors and homeowners. It is located between California and Clement Streets in the Inner Richmond neighborhood. The garage is set at the street level and a metal entry gate on the north side opens to a cement ramp leading to the main entrance. The residence's front (east) façade is clad in smooth stucco with an extruded entry portico at the north corner, accessed by brick steps. The primary façade features a tripartite window divided by wood mullions.

Pre-Existing Historic Rating / Survey

The subject property at 228 17th Avenue is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

228 17th Avenue Street is located in San Francisco's Inner Richmond neighborhood, an area roughly bounded by the Presidio and Lincoln Park to the north, Golden Gate Park to the south, Arguello Boulevard on the east, and the Pacific Ocean the west. The area surrounding the subject property is primarily residential and characterized by two- to three-story single-family dwellings intermixed with flats and apartments. The construction dates of the subject block range from 1910 to 2004; therefore the architectural character of the subject block is eclectic with a number of notable Craftsman-style residences to the south.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

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="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: N/A	Period of Significance: N/A
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the Historic Resource Evaluation and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource under Criterion 1 (Event), 2 (Persons), or 3 (Architecture), nor does it appear to be a contributor to a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Ver Plank Historic Preservation Consulting report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed between 1910 and 1939 through a series of additions and alterations by various contractors. The subject property does not appear to reflect the predominant pattern of neighborhood development, nor does it appear to be associated with a singular or important event in the history of the City, the State, or the nation.

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

228 17th Avenue does not appear to have been associated with any persons significant to the history of San Francisco or the State of California. The house was originally constructed and occupied by John and Mabel Reischman, owners of a candy store on Haight Street, who rented the property for many years before purchasing it in 1915. In 1938, the property was purchased by real estate investors Lester and Viola Kline, who extensively renovated the property and quickly sold it in 1939. The property was sold three more times before being purchased by Masashi "Sharky" Yukawa, a World War II veteran who

purchased the property in 1959. Yukawa and his family remained at the property until his death in 2013, when it was sold to the current owner. Yukawa owned Hayes Auto Repair at 2401 Bush Street.

None of the known owners or occupants of 228 17th Avenue appear to rise to the level of regional, state or nation significance as to qualify for eligibility for listing on the California Register under Criteria 2 (Persons).

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

228 17th Avenue Street does not exhibit a high degree of architectural merit, nor does it appear to rise to the level of individual significance for eligibility at the local or state levels. The building is vernacular in design with Mediterranean Revival elements added most likely in the 1939 renovation at the primary facades. The original builder of the subject property is unknown, although a number of builders and contractors are associated with later additions and alterations to the building. Therefore, the subject property does not appear to be eligible for individual listing in the California Register under Criteria 3 (Architecture).

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

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

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Since 228 17th Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 228 17th Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

Historic Resource Evaluation Response
August 8, 2014

CASE NO. 2014.0676E
228 17th Avenue

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 9-8-2014



November 3rd, 2014



Cindy Wu, President
And Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: 228 17th Avenue (Block 1417, Lot 029)
Case No. 2014.0676D
Hearing Date: November 13th, 2014

Dear President Wu and Commissioners –

Our architecture firm represents the owner of 228 17th Avenue. This small single family dwelling was built in 1910, and has been added on to at least two more times. After the long-time owner passed away in 2013, the family decided to sell the house. The new owner has proposed to demolish the existing substandard house, and construct a new 3 story over basement, two family dwelling.

PROPOSED PROJECT

The subject building is on an interior lot, on the east side of 17th Avenue, between Clement and California Streets. The lot measures 25' x 120', and consists of an existing one story, two bedroom single family dwelling. The original building was built in 1910 as a “temporary cottage”, and subsequently added on to. A separate garage was built in 1938, and most of the foundation was rebuilt at that time. The building is not found to be an historic resource, per the Categorical Exemption issued September 8th, 2014. The poor layout of the existing house and the lack of documentation about the additions lead us to apply for a demolition.

Our proposed replacement structure is designed for two families. The new building is set back from the required frontage to allow for a more varied front façade with better shadow lines. The rear yard will now be code compliant, so the mid-block open space is more uniform and enjoyable. The proposed height is 40' tall, which complies with the 40-X zoning. Each unit will be four bedrooms, with two car and one bike parking per dwelling. The lower unit will have private access to the at-grade rear yard, open off of the kitchen and living room. The upper unit will have a private elevator the the 2nd and 3rd floors. The bedrooms are located on the 2nd floor, and the 3rd floor will have the Kitchen, Dining and Living Rooms, opening on to front and rear decks.

NEIGHBORHOOD OUTREACH

A pre-application meeting was held at the site on Thursday, May 1st, 2014. We spoke with two nearby homeowners. Mr. Benjamin Hur from 226 17th Ave asked about his property line windows, and the privacy of his rear yard. Our client has offered to pay for the construction costs to close the windows, and we have shifted the rear deck away from his rear yard at his request. Jean Bidegainberry, the owner of 2435 26th Ave across the street, dislikes the idea of

GABRIEL NG + ARCHITECTS INC.

a top floor deck. He said that in some of his rental properties, the front deck is the source of noise complaints, and may be dangerous to pedestrians below. None of the neighbors has expressed any opposition to the idea of demolishing the existing house.

DEMOLITION SUPPLEMENTAL INFORMATION

This project complies with the majority of the criteria to demolish existing housing.

1. Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing?

The poor layout and small size of the house means that it does not exceed the affordability threshold.

2. Has the housing been found to be unsound at the 50% threshold?

The building was not analyzed for soundness, but we believe it would not exceed the threshold.

3. Is the property free of a history of serious, continuing code violations?

There are no complaints or violations associated with the property.

4. Has the house been maintained in a decent, safe and sanitary condition?

The house is generally in a good, clean condition.

5. Is the property a historical resource under CEQA?

No. See Cat Ex. issued 9/18/14.

6. Does the Project convert rental housing to other forms of tenure or occupancy?

The previous owner lived in the house for over 50 years. The new units will likely be for sale.

7. Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?

The existing house is single family, so it is not subject to Rent Control.

8. Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?

The project will create new housing that is more typical of the surrounding RH-2 neighborhood. Most of the adjacent buildings are two or more families.

9. Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?

The neighborhood character will be preserved and enhanced by having new construction, and by replacing a large over-wide garage entrance on the street frontage.

10. Does the Project protect the relative affordability of existing housing?

The existing house would have required remodeling and renovation to be livable. The new family sized units will be market rate.

11. Does the Project increase the number of permanently affordable units as governed by Section 415?

This project is not subject to Section 415.

12. Does the Project late in-fill housing on appropriate sites in established neighborhoods?

The current site is under-utilized, and the new construction will be more in-line with the surrounding properties.

13. Does the Project increase the number of family-sized units on-site?

The existing building is too small for families. Both of the new units will be family sized.

14. Does the Project create new supportive housing?

Supportive housing is not part of this project.

15. Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?

The project has the endorsement of the Residential Design Team. Our office designed the building with a more gracious front setback, and this project will bring the rear yard into compliance with today's code.

16. Does the Project increase the number of on-site dwelling units?

Yes, the project will double the unit count.

17. Does the Project increase the number of on-site bedrooms?

Yes, there is an increase of 6 bedrooms for this project site.

CONCLUSION

This project will improve an under-built lot in an established two family neighborhood. A small sub-standard building will be the location of two new family sized dwellings, which we need more of in San Francisco. The project complies with all of the Zoning Codes and Residential Design Guidelines. We respectfully request that you do not grant Discretionary Review, and approve the project as proposed.

Thank you for your consideration,



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

ABBREVIATIONS

&	AND
@	AT
CL	CENTER LINE
Ø	DIAMETER
#	FOUND OR NUMBER
PL	PROPERTY LINE
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D/W.	DISHWASHER
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT INTERRUPTER
G.S.M.	GALVANIZED SHEET METAL
GA.	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSPUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSCURED
OPNG.	OPENING
PL	PROPERTY LINE
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S.	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL.	SLIDER WINDOW
SPEC.	SPECIFICATION
SO.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT



GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

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

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

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

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

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

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

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

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

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

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

DO NOT SCALE DRAWINGS.

DRAWING INDEX

A-0	RENDERING & PROJECT INFO
A-1.0	EXISTING PLANS
A-1.1	EXISTING ELEVATIONS
A-2.0	SITE PLAN & FIRE FLOW CALCULATION
A-2.1	BASEMENT & FIRST FLOOR PLANS
A-2.2	SECOND & THIRD FLOOR PLANS
A-3.0	FRONT & RIGHT ELEVATIONS
A-3.1	REAR & LEFT ELEVATIONS
A-3.2	SECTIONS

APPLICABLE CODES & ORDINANCES

2013 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

2008 CALIFORNIA ENERGY CODE - TITLE 24

SCOPE OF WORK

-DEMOLISH (E) 1-STORY SINGLE FAMILY DWELLING.

-CONSTRUCT A NEW 3-STORY OVER BASEMENT DUPLEX.

PROJECT DATA

BUILDING PERMIT APPLICATION #: 2014-05-06-5011

BLOCK/LOT: 1417 / 029

ZONING: RH-2

OCCUPANCY: R-3

NUMBER OF UNITS: 2

NUMBER OF STORIES: 3 OVER BASEMENT

TYPE OF CONSTRUCTION: V-B (FULLY SPRINKLERED)

VICINITY MAP



SYMBOLS

	COLUMN GRID LINE	EL. = XX.XX'	ELEVATION
	SECTION / DETAIL IDENTIFICATION SHEET NUMBER		EXISTING STUD WALL
	INTERIOR ELEVATION # SHEET NUMBER		NEW STUD WALL
	INTERIOR ELEVATION # SHEET NUMBER		NEW DOOR
	ENLARGED PLAN SECTION OR DETAIL REFERENCE		EXISTING WALL/DOOR TO BE REMOVED
	DOOR NUMBER		EXISTING WALL/DOOR TO REMAIN
	WINDOW NUMBER		WALL DETAIL NUMBER



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NEW 3-STORY OF BASEMENT DUPLEX
228 17TH AVENUE
BLOCK 1417, LOT 029
SAN FRANCISCO, CA 94121

RENDERING & PROJECT INFO

Date	By
5/1/14 Pre-App	VE
8/6/14 NOPDR	JS
9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS



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SAN FRANCISCO, CA 94121

EXISTING ELEVATIONS

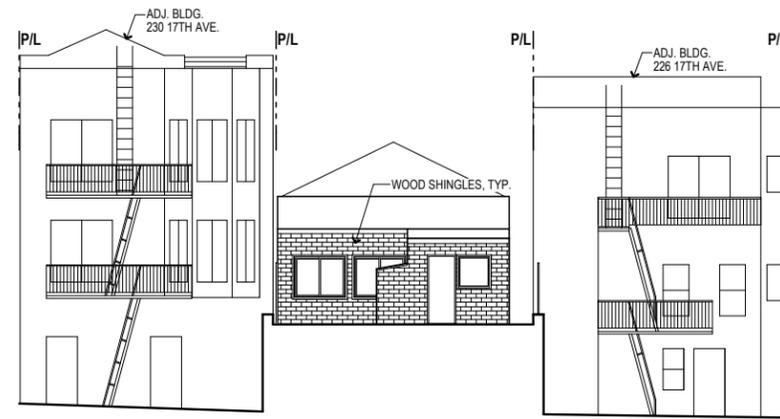
Date	By
5/1/14 Pre-App	VE
8/6/14 NOPDR	JS
9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS



(E) FRONT ELEVATION

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

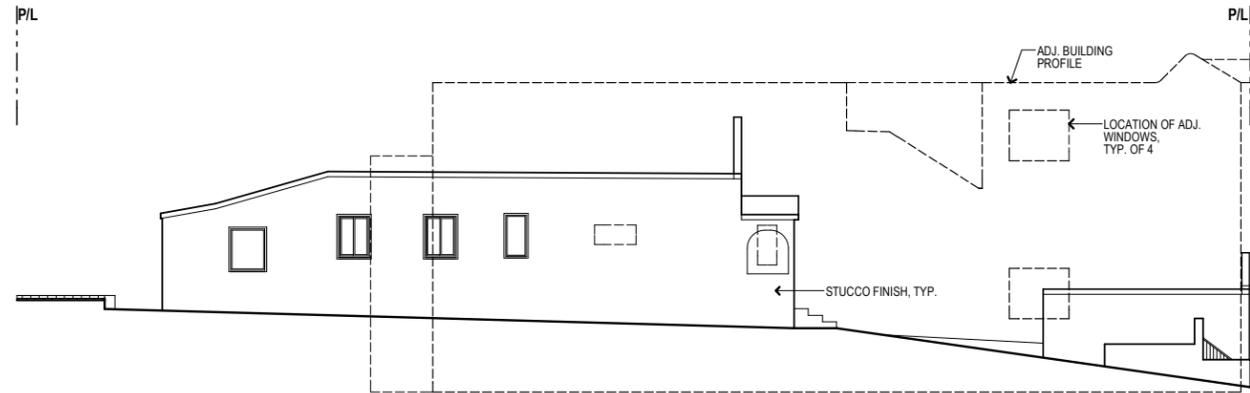
SCALE: 1/8" = 1'-0"



(E) REAR ELEVATION

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

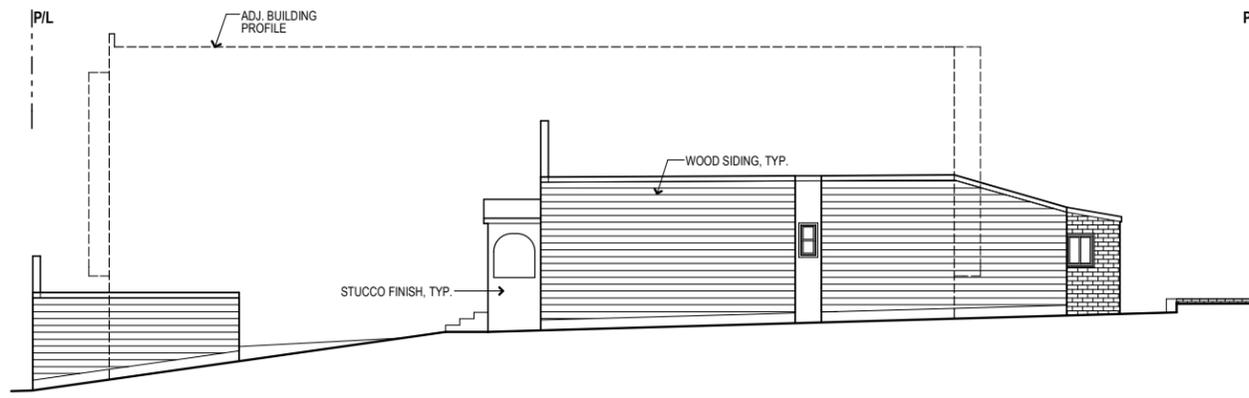
SCALE: 1/8" = 1'-0"



(E) LEFT ELEVATION

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

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



(E) RIGHT ELEVATION

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

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

Job 140206

Sheet

A-1.1

Of 9 Sheets



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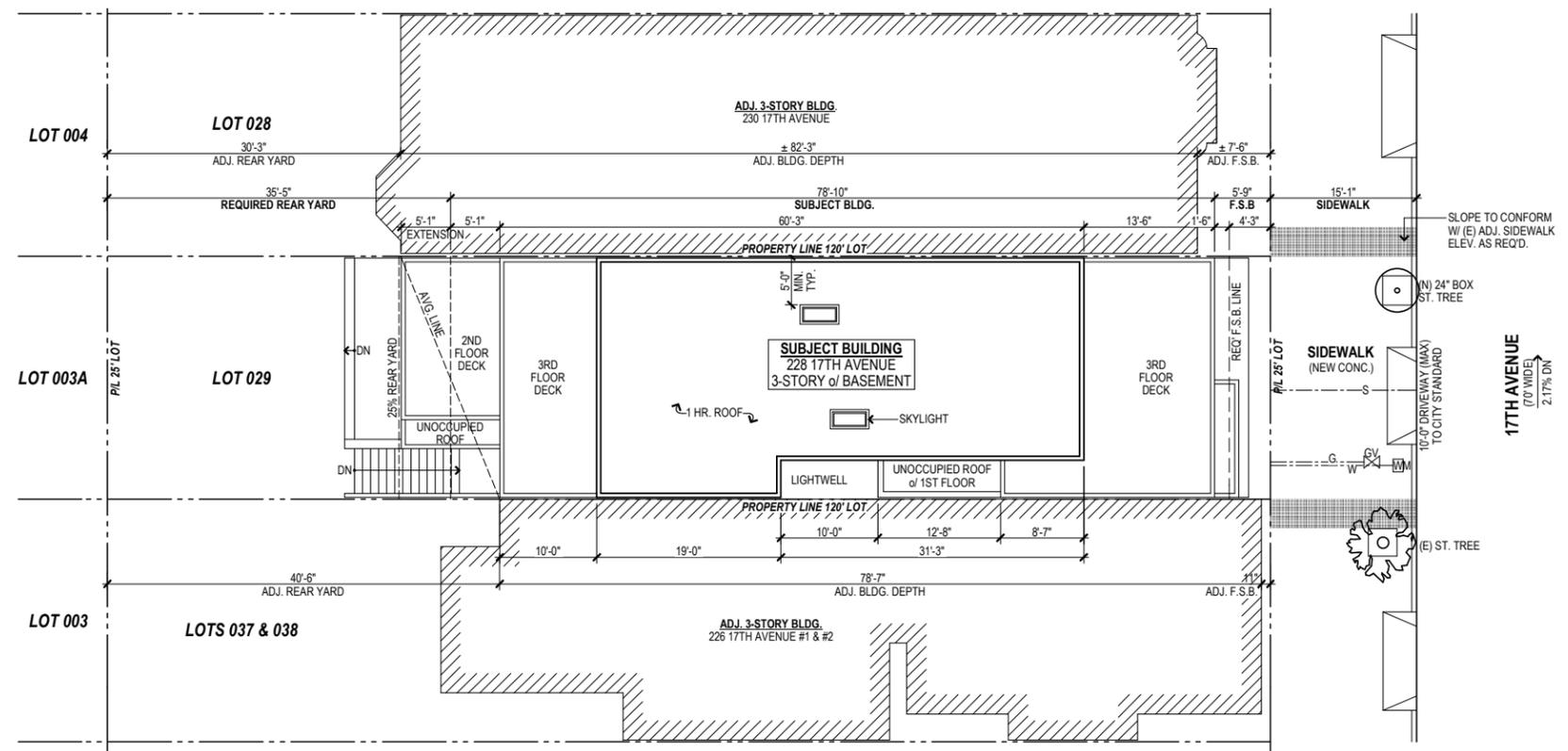
NEW 3-STORY OF BASEMENT DUPLEX
228 17TH AVENUE
BLOCK 1417, LOT 029
SAN FRANCISCO, CA 94121

SITE PLAN & FIRE FLOW
CALCULATION

Date	By
5/1/14 Pre-App	VE
8/6/14 NOPDR	JS
9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS

Job 140206
Sheet

A-2.0



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

Area Calculation (In Square Feet):

	Unit #1*	Unit #2*	Common Area**	Garage	Total
3rd Floor		1,058	62		1,120
2nd Floor		1,676	87		1,763
1st Floor	1,736	67	209		2,011
Basement			637	1,048	1,683
Total	1,736	2,801	994	1,048	6,577

Total Living Area for all Units = 4,537 S.F.
Total Garage & Common Area = 2,040 S.F.
Total Gross Area = 6,577 S.F.

NOTE:
Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.
* Unit area includes net area inside of unit only
** Common area includes all areas outside of unit (common stair/hallway, exterior walls, etc.)

9/1/13
SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933

REQUEST FOR WATER FLOW INFORMATION

DATE: 5 / 1 / 14 REQUEST IS FOR: FIRE FLOW SPRINKLER DESIGN

CONTACT PERSON: Jeremy Schaub ADDRESS: 1320 9th Ave, Suite 210
PHONE NO. (415) 682 / 8060 FAX NO. (510) 281 / 1359
EMAIL: jeremy@gabrielngarchitects.com

OWNER'S NAME: Gallei, LLC PHONE # (415) 682 / 8060

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:
228 17th Avenue
CROSS STREETS (BOTH ARE REQUIRED): California Street / Clement Street
SPECIFY STREET FOR POINT OF CONNECTION: California Street 17th Ave

OCCUPANCY (CIRCLE ONE): (R3) R2 LIVE/WORK COMMERCIAL OTHER
HAZARD CLASSIFICATION: (LIGHT) ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES (NO)
NUMBER OF STORIES: 3 of Basement HEIGHT OF BLDG.: 40' FT.

- SUBMIT FORM WITH A \$115.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$230.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Flow data provided by: T. HANEY Date Forwarded 5/6/14
Flow data: FIELD FLOW TEST STATIC 101 PSI
RECORDS ANALYSIS X RESIDUAL 96 PSI
FLOW 900 GPM
Gate Page 35 6" MAIN on 17th AVE
IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR BROWN @ 415-558-6114

Fire Flow Calculation - 2013 California Fire Code

Address: 228 17th Avenue
Building Permit Application: 2014-0506-5011

Type of Construction	VB	Number of Stories	3
High-Rise	NO	Sprinkler Protection	YES
Occupancy Group	R3	Sprinkler Hazard	LH
Garage	YES	Car Stackers	NO
Total Building Area	6,591 S.F.		
Area Separation	NO		

Water Flow Information

Q1 = Test Flow = 900 GPM
S = Static Pressure = 101 PSI
R1 = Residual Pressure = 96 PSI
R2 = Residual Pressure of 20 PSI

Q2 = Available Fire Flow
Q2 = Q1 x [(S-R2)^(0.56) / (S-R1)^(0.56)] = 4049 GPM

Fire Flow Requirement

Floor Area = 6,591 S.F.

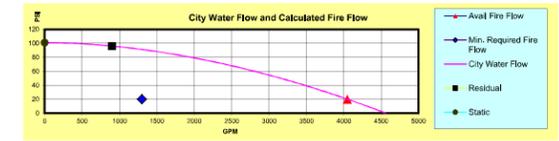
Building Fire Flow

Required Fire Flow (w/o hazard class modifier or reductions) = 2250 (Per Sec.B105.1 CFC)
Reduction per Sprinkler Protection = 1125 (Per Sec.B105.1, Exception CFC)
Min Required Fire Flow = 1125 gpm
Required Fire Flow = USE 1125 gpm @ 20psi

Fire Flow Due to Sprinkler Hazard

Fire Flow due to Sprinkler Hazard Group of LH 175 gpm
Fire Flow due to Car Stacker = 0 gpm
Total Fire Flow by Calculation = 175 gpm
Total Required Fire Flow = USE 1300 gpm @ 20psi

Available Fire Flow : 4049 > or = Minimum Required Fire Flow : 1300 OK



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August 6, 2014

Mr. Jeffrey Ma
Department of Building Inspection
1660 Mission Street, 7th Floor
San Francisco, CA 94103

Subject: Pre-Application Meeting Confirmation
228 17th Ave, Block 1417, Lot 029

Dear Mr. Ma,

I am writing to confirm the items discussed in the meeting we had on May 29, 2014, regarding the above referenced project.

The site is on the east side of 17th Avenue, between Clement and California in the city's Richmond district. The proposed project is to demolish the existing single family dwelling, and construct a new 3-story over basement duplex. The R-3 occupancy building would be Type VB, fully sprinklered. I would like to confirm the following code compliance issues pertaining to SFBC 2013:

- Story Count**
The number of stories in the building is 3 over basement. The lowest level does not meet the definition of "story above grade plane", and is therefore a "basement". The story above is no more than 6' above grade plane, and is never more than 12' above the finished ground level.
Response: Agreed
- Construction Type**
Because the building is 3 stories, the construction type will be V-B. The building will be fully sprinklered.
Response: Agreed
- Stories with One Exit, Unit #2 Entry**
The top unit, #2, has its entry on the 1st floor. Per Table 1021.2(1), basement, first, second & third stories are allowed to have only one exit. The travel distance of 125' begins at the common stair shaft egress, and that is only 2 stories.
Response: The top unit is located on 3rd story above grade plane, not 2nd story. Per Table 1021.2(1), 1st, 2nd & 3rd story of R-3 occupancy can have one exit if the travel distance is less than 125'.
Need to show on plan the travel distance is less than 125' from the unit's most remote point to the entrance of the one-hour stair shaft for both units.
- Private Elevator**
The elevator only serves Unit #2. It will have a 1-hour shaft, but does not need to meet accessibility regulations because it is an R-3 occupancy.
Response: 2 hour shaft is required since the elevator shaft is connecting 4 stories including basement.
- Emergency Escape and Rescue Openings in Rear**
Per Information Sheet No. E-02, the rear yard of the building is proposed to be 30'-4", so that dedicated access to a public way is not required.
Response: Agreed, no AB-5 is required.

228 17th Avenue, San Francisco, CA

Page 2 of 2

- Bedrooms on Lightwell**
In Unit #1 bedrooms 3 & 4, and Unit #2 bedroom 3, the emergency rescue windows open to a 4'x12' light well. This light well is open to the garage story, so that the egress can continue to the public way. Ventilation will be provided via a duct shaft to the rear of the building.
Response: Agreed. It is an interpretation that 3' clear path with a 6" curb leading to the exterior door as shown on the plan is acceptable. no railing is required on top and AB-005 is not required.

Additional Discussion:

- Meters should not be placed in the exit way.
- The proposed light well is a 3-story light well, the top floor open area above the light well is not considered a light well since it is only bounded by 2 walls.

Updated Discussion

- The lightwell in item #6 and "additional discussion" above only serves two stories (the 1st and 2nd floor), so is allowed to be 3'x10' per SFBC 1206.3.
- This two story light well does not require air intake per SFBC 1206.3.2.
- Windows in the lightwell will comply with Table 705.8 for exterior openings.

Sincerely yours,

Gabriel Ng, Principal Architect

Agreed to the above determination:

Jeffrey Ma, DBI

8/13/14
Date:

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NEW 3-STORY OF BASEMENT DUPLEX
228 17TH AVENUE
BLOCK 1417, LOT 029
SAN FRANCISCO, CA 94121

BASEMENT & FIRST FLOOR PLANS

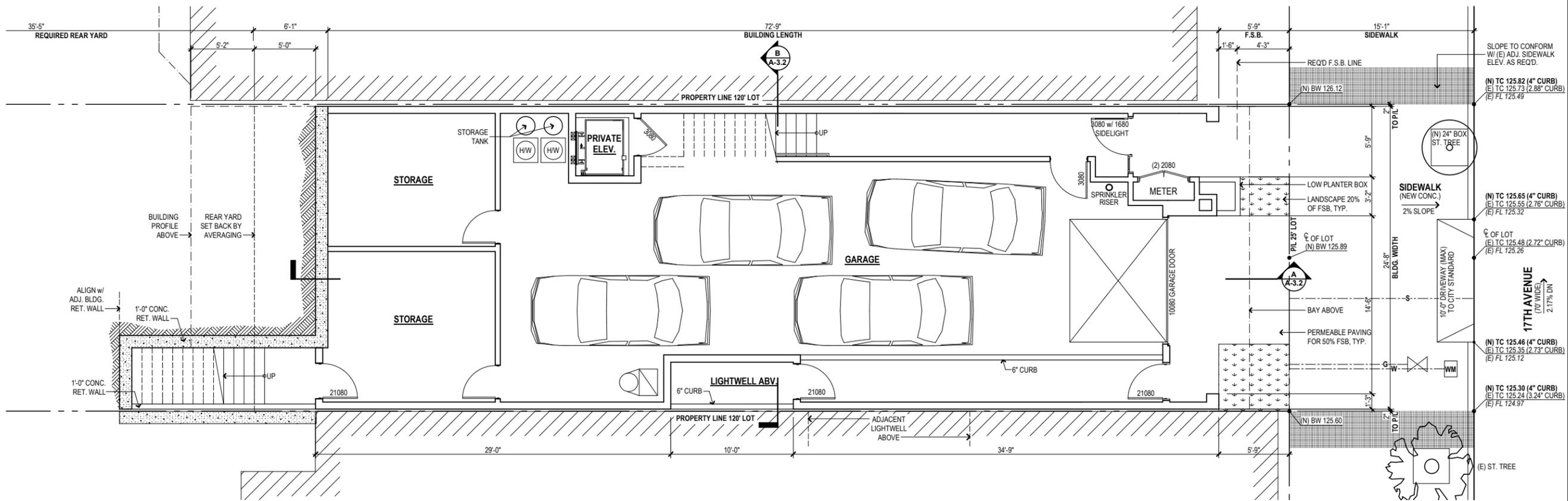
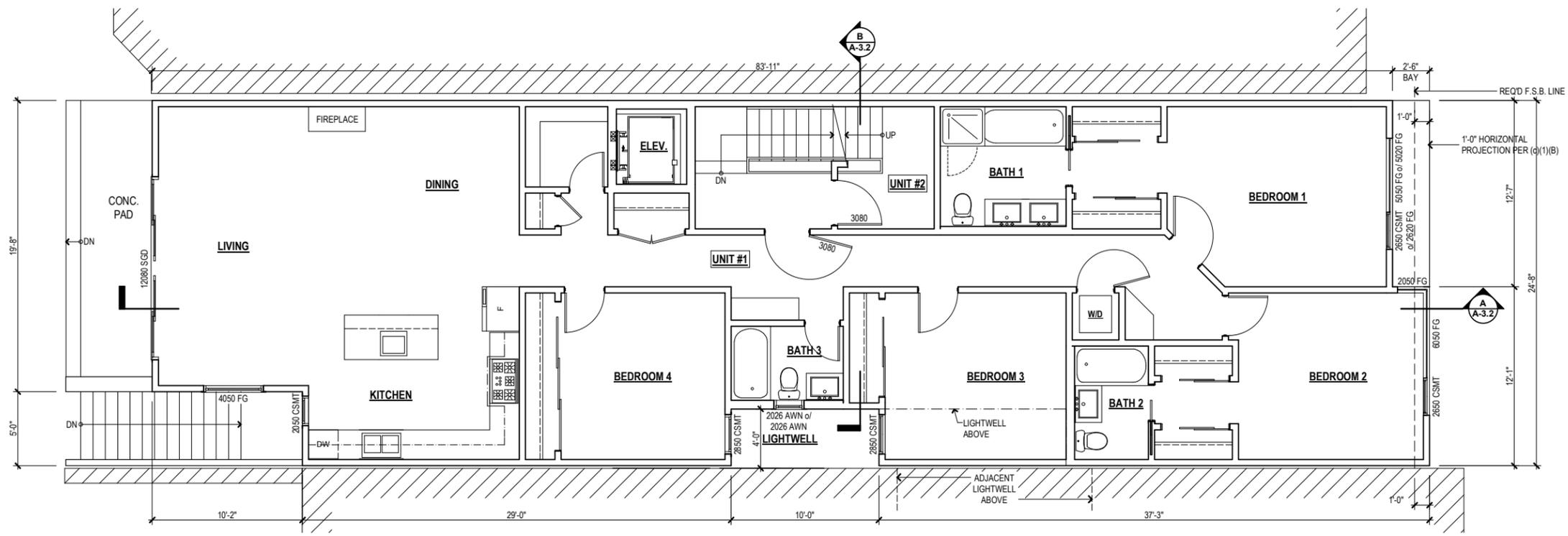
Date	By
5/1/14 Pre-App	VE
8/6/14 NOPDR	JS
9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS

Job 140206

Sheet

A-2.1

Of 9 Sheets



BASEMENT FLOOR PLAN

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

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



GABRIEL NG + ARCHITECTS INC.

1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 Fax 510-281-1359
 www.gabrielngarchitects.com

NEW 3-STORY of BASEMENT DUPLEX
 228 17TH AVENUE
 BLOCK 1417, LOT 029
 SAN FRANCISCO, CA 94121

SECOND & THIRD FLOOR PLANS

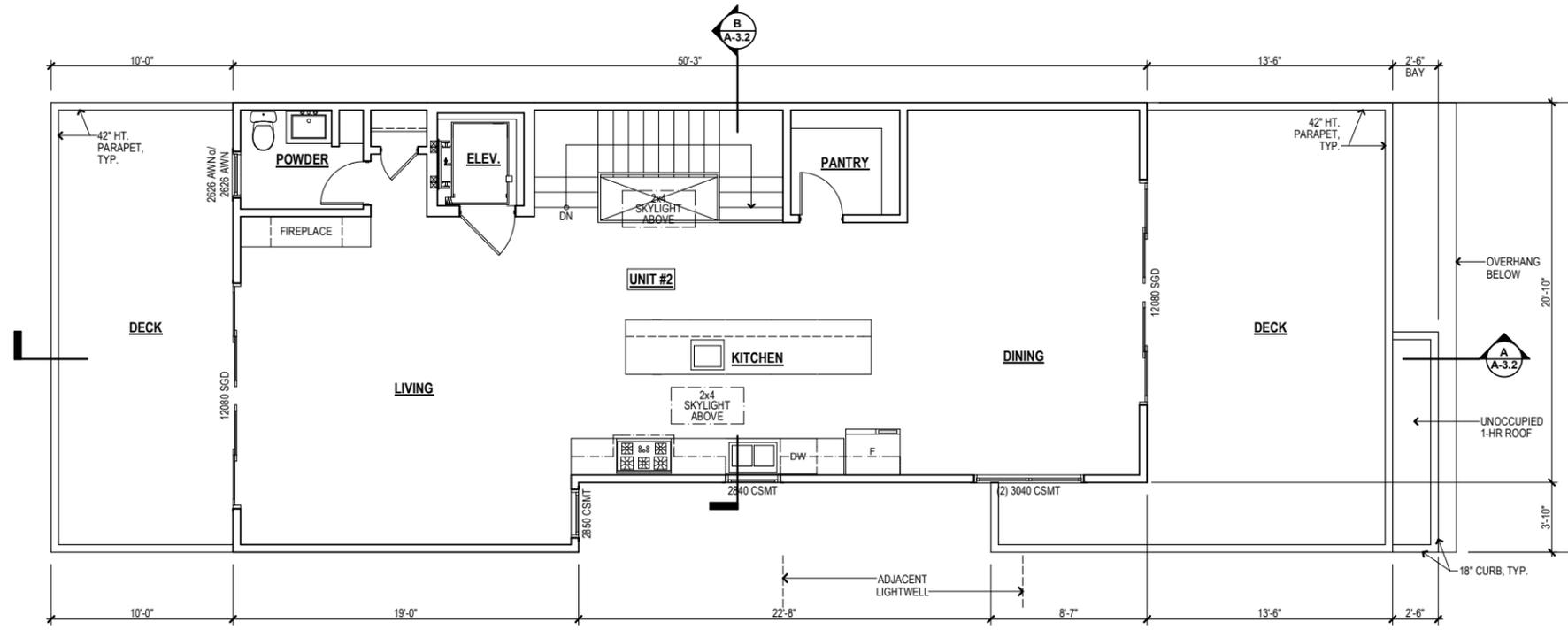
Date	By
5/1/14 Pre-App	VE
8/6/14 NOPDR	JS
9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS

Job 140206

Sheet

A-2.2

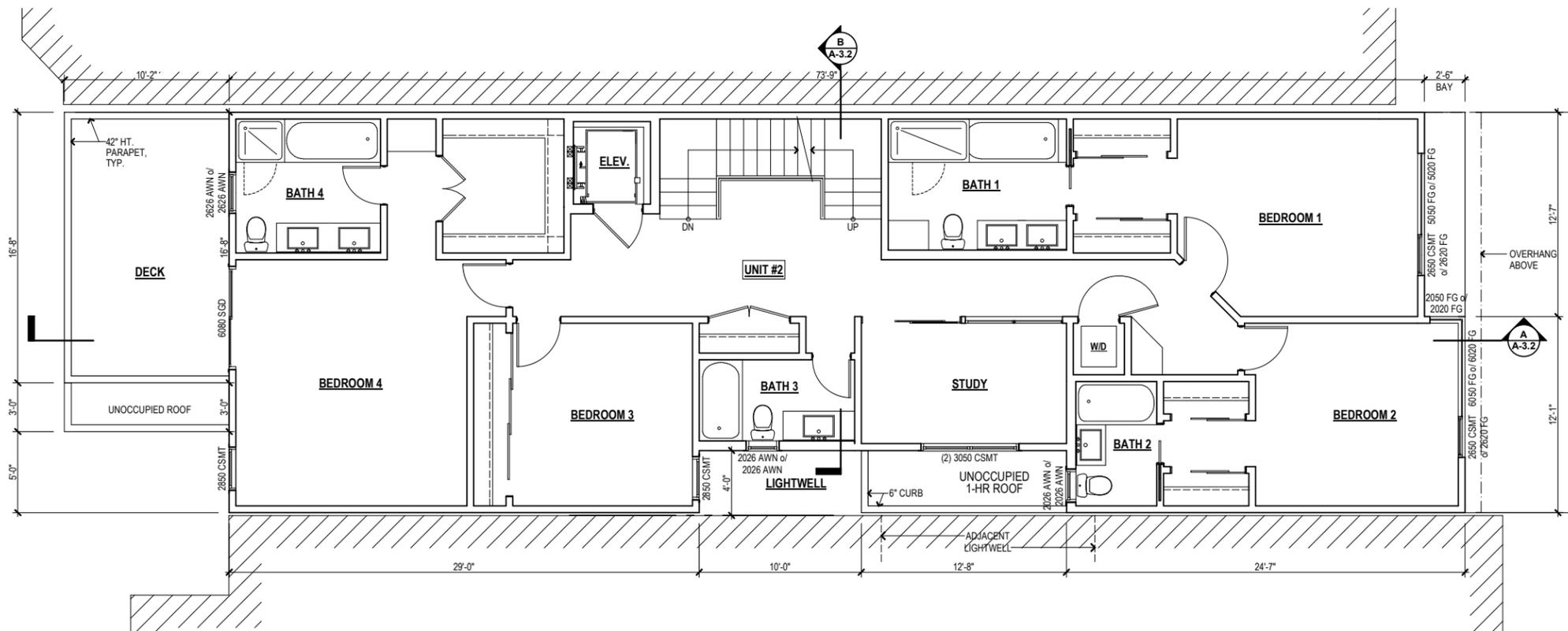
Of 9 Sheets



THIRD FLOOR PLAN

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

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



SECOND FLOOR PLAN

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

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





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FRONT & RIGHT ELEVATIONS

Date	By
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9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS

Job 140206

Sheet

A-3.0

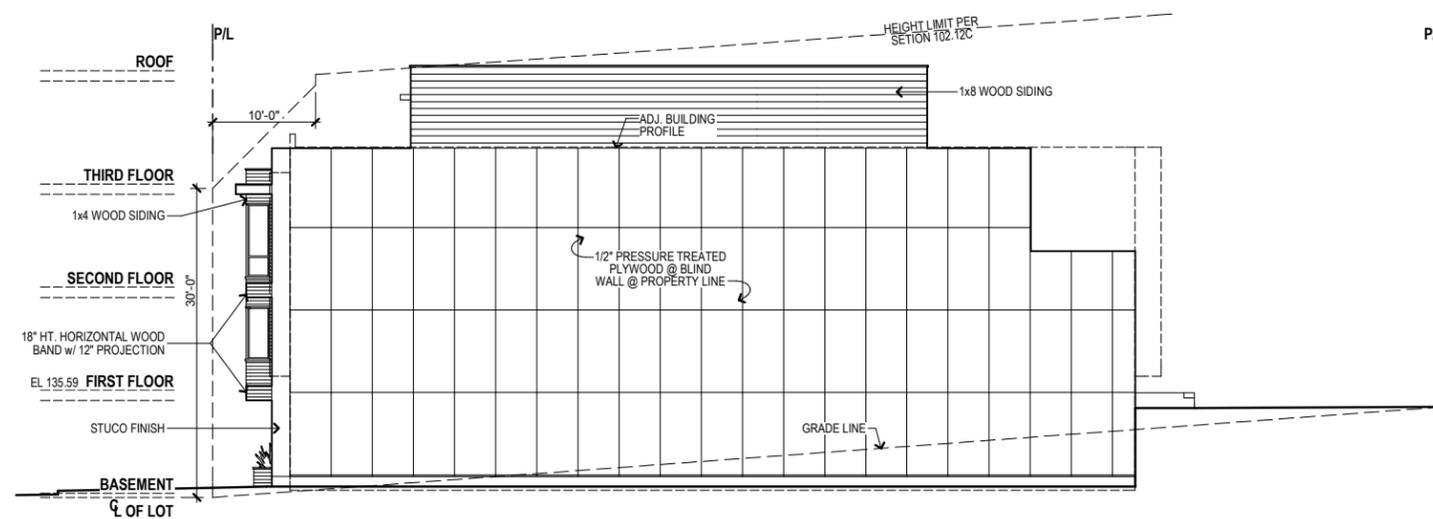
Of 9 Sheets



FRONT ELEVATION

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

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



RIGHT ELEVATION

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

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



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REAR & LEFT ELEVATIONS

Date	By
5/1/14 Pre-App	VE
8/6/14 NOPDR	JS
9/22/14 Rear Deck	JS
11/13/14 Planning Comm.	JS

Job 140206

Sheet

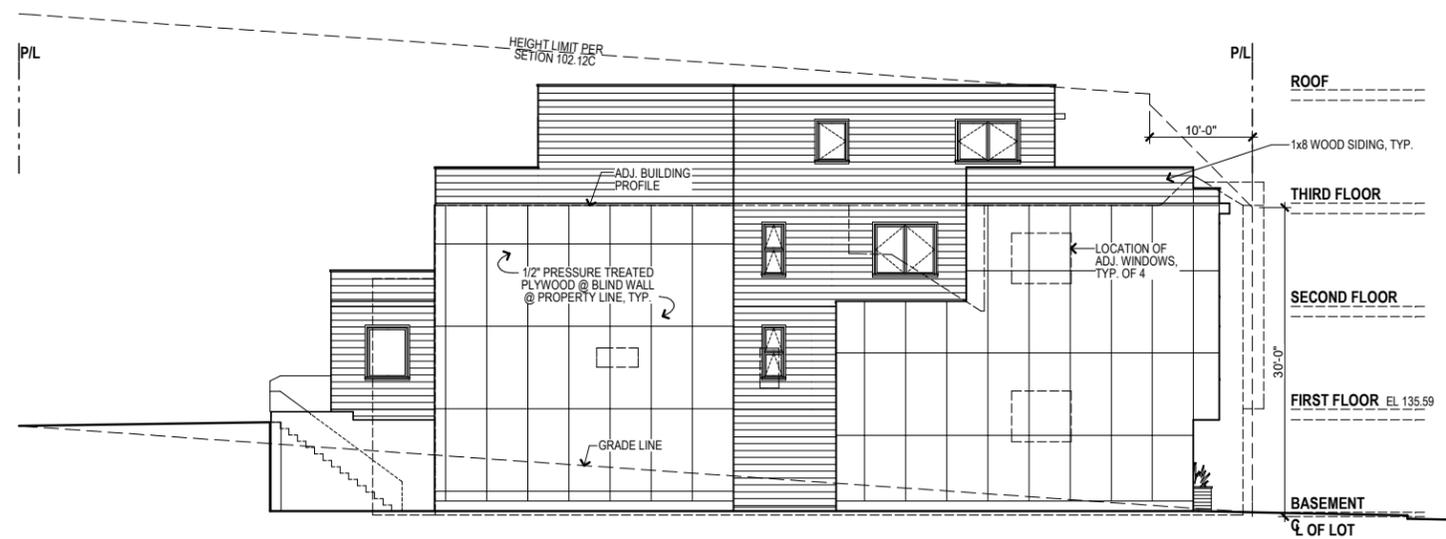
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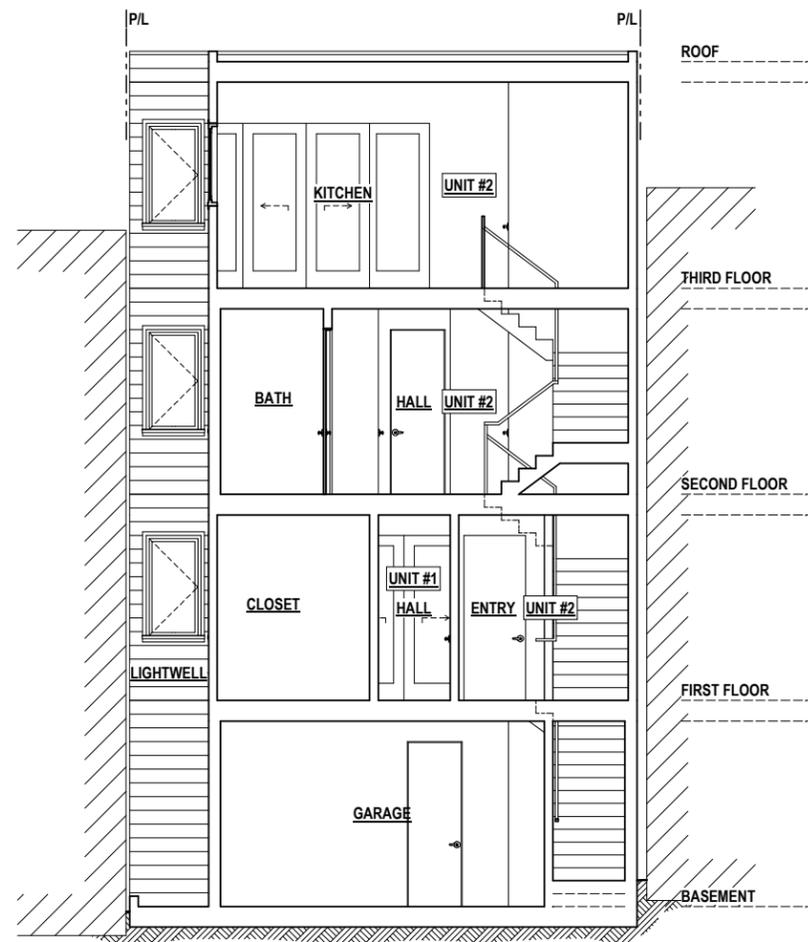
REAR ELEVATION

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

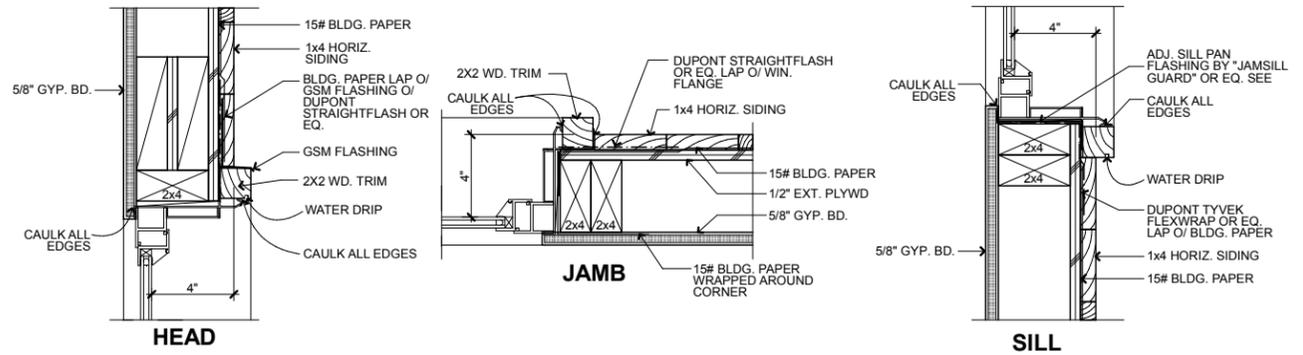


LEFT ELEVATION

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

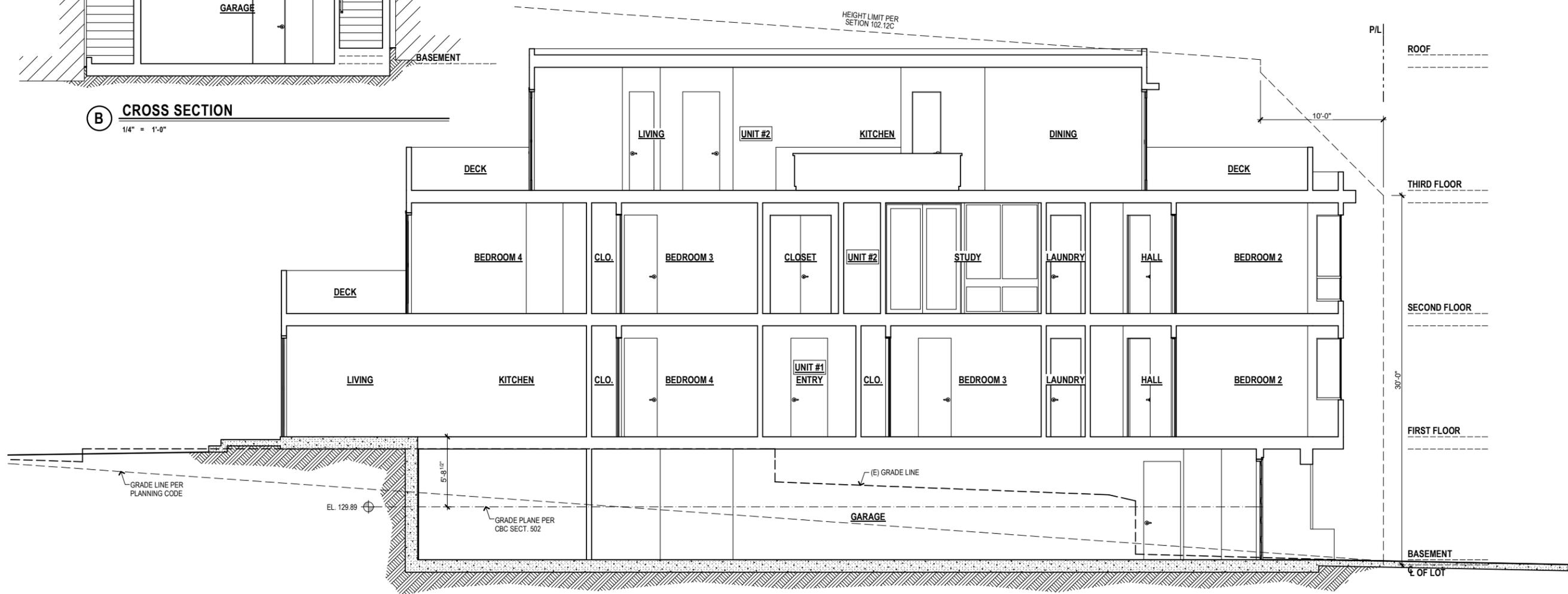


B CROSS SECTION
1/4" = 1'-0"



1 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"

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



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



SUBJECT SITE AND ADJACENT BUILDINGS ON 17TH AVENUE (LOOKING EAST)



SUBJECT SITE AND ADJACENT BUILDINGS ON 17TH AVENUE (LOOKING EAST) CONTINUED



BUILDINGS ACROSS THE STREET ON 17TH AVENUE (LOOKING WEST)



BUILDINGS ACROSS THE STREET ON 17TH AVENUE (LOOKING WEST) CONTINUED



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CONTEXT PHOTOS ALONG 17TH AVENUE

4/9/14



FRONT FACADE OF SUBJECT AND ADJACENT BUILDINGS



REAR FACADE OF SUBJECT AND ADJACENT BUILDINGS



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FRONT & REAR FACADE PHOTOS

4/9/14