



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE OCTOBER 9, 2014

Date: October 2, 2014
Case No.: 2014.0718DD
Project Address: 333 PENNSYLVANIA AVENUE
Permit Application: 2013.0612.9341
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 4040/025
Project Sponsor: Jeff Burriss
Studio12 Architecture
665 Third Street, #335
San Francisco, CA 94107
Staff Contact: Jeffrey Speirs – (415) 575-9106
jeffrey.speirs@sfgov.org
Recommendation: **Do not take DR and approve the revised project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct a new 5,368 sq. ft., 4-story over basement two-family dwelling. The proposed building has height of 40 feet, a front setback of 7 feet, a rear setback of approximately 33 feet, and an overall building depth of approximately 59 feet.

SITE DESCRIPTION AND PRESENT USE

The property at 333 Pennsylvania Avenue is located on the east side of the subject block between 18th and 19th Streets. The property has 25 feet of frontage along Pennsylvania Avenue with a lot depth of 100 feet, and is currently an undeveloped vacant lot. The slope is slightly upsloping from front to back; however, there is a steep cross-slope from side to side. The property is within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property is located in the Potrero Hill neighborhood, which is generally considered to be bordered by 16th Street to the north, Cesar Chavez Street to the south, Highway 101 to the west, and the bay waterfront to the east. The Property is located on a block that is zoned RH-2 on the west, and zoned Public on the east as it backs up to Highway 280. The residences on the subject block between 18th and 19th streets are predominantly defined by single-family dwellings constructed between 1900 and 1926 in a mix of architectural styles. Building heights are generally two to three stories, with most buildings having raised entrances to the second level. They are modest structures with restrained levels of ornamentation. The adjacent property upslope to the south is improved with a one-story over garage, single-family

dwelling that was constructed in 1925, while the adjacent property downslope to the north contains a vacant two-story over raised basement, Renaissance Revival-Style hospital building constructed in 1916. Prior to being vacant, the building was a residential care facility. The two properties north of the subject property have historic buildings. On the west side of Pennsylvania, the architectural style is also mixed, two to three stories in height, with a mix of dwelling densities ranging from single-family dwellings to 8-unit dwellings.

BUILDING PERMIT APPLICATION NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-----------------------------|--------------|---|------------------------|
| 311 Notice | 30 days | April 2, 2014 – May 2, 2014 | May 1, 2014 | August 7, 2014 Continued to October 9, 2014 | 161 days |

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | July 28, 2014 | July 25, 2014 | 13 days |
| Mailed Notice | 10 days | July 28, 2014 | July 24, 2010 | 14 days |

PUBLIC COMMENT

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

The Project has completed the Section 311 notification. Staff received phone calls, emails, and letters from neighbors, beginning in April 2014, expressing concern regarding massing, height, and character of the Project. During the Section 311 notification period, two Discretionary Reviews were filed; the first on May 1st and the second on May 2nd. A Discretionary Hearing date was originally scheduled for August 7, 2014, but was continued in order to allow the project sponsor to revise plans, per the Notice of Planning Department Requirements by the Planning Department, subsequent to the Residential Design Team review of the Discretionary Review Request.

DR REQUESTOR (1 OF 2)

The first DR Requestor is Generoso Jarumary, 355 Pennsylvania Avenue, owner and occupant of the adjacent property to the south of the Project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor is concerned the proposed building does not allow adequate light into existing light wells on the northern property line of the adjacent building to the south. The DR Requestor feels matching light wells were not considered during the design and planning process.

Issue #2: The DR Requestor is concerned the massing and height of the proposed building will impact light to the adjacent property to the south. The DR Requestor is also concerned the proposed property-line wall near the front will impact the existing front entry of the adjacent property to the south. As the Property is currently vacant, the DR Requestor feels there is no reasonable restriction for matching existing setbacks.

Issue #3: The DR Requestor is concerned the proposed entry is not compatible with the prevailing pattern of stepped entries on the block. The DR Requestor proposes redesigning the front of the building to provide a stepped entry and a side setback to match the adjacent building to the south.

Issue #4: In the supplemental letter provided, the DR Requestor is concerned about the revised design with the exterior spiral stair to the rear yard, and the possibility of a firewall. The DR Requestor proposes the stair to be placed within the building.

Issue #5: In the supplemental letter provided, the DR Requestor is concerned the required rear yard was measured incorrectly. The DR Requestor proposes a rear yard of no less than 45% of the lot.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document. In addition, the DR Requestor has provided supplemental letter for review, which is also attached at the end of the *Discretionary Review Application*.

DR REQUESTOR (2 OF 2)

The second DR Requestor is Robert Gonzales, 361 Pennsylvania Avenue, owner and occupant of the second property to the south of the Project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor is concerned the height of the proposed building at the front is not compatible with neighbors on the same side of the block, and the rear face is too high. The DR Requestor feels the proposed building does not comply with the Residential Design Guidelines.

Issue #2: The DR Requestor is concerned the front setback does not comply with landscaping requirements of the Residential Design Guidelines or the Planning Code. The DR Requestor proposes more landscaping in the front setback.

Issue #3: The DR Requestor is concerned with the character, form and architectural features of the proposed building. The DR Requestor proposes a raised stepped-entry, bay windows similar to adjacent properties on the block, minimized garage entrance, and a minimized curb-cut. The DR Requestor requests the building scale and form to be compatible with the surrounding neighborhood.

Issue #4: In the supplemental letter provided, the DR Requestor is concerned the required rear yard was measured incorrectly. The DR Requestor proposes a rear yard of 45.5 feet in depth.

Issue #5: In the supplemental letter provided, the DR Requestor is concerned the proposed rear deck at the 4th level, and rear spiral stair, violates his privacy. The DR Requestor proposes the 4th level rear deck, and rear spiral stair, be modified or rejected entirely.

Please reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document. In addition, the DR Requestor has provided supplemental information for review, which is also attached at the end of the *Discretionary Review Application*.

PROJECT SPONSOR'S RESPONSE

Please reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document. In addition, the project sponsor has provided a supplemental response for review, which is also attached at the end of the *Response to Discretionary Review*.

In addition, in response to DR Requestor concerns, the project sponsor has revised the Project as discussed below. The plans attached to this report reflect the revised design.

PROJECT ANALYSIS

Matching Light Wells. The Department found the original proposed building's southern edge to be unresponsive of existing light wells of the adjacent property to the south; however, not all of the existing light wells would benefit from matching light wells by the Project. The adjacent property has two light wells on the north side. The light well closest to the front is very shallow with 2 feet in depth and wide with 8 feet in width. Due to this size and shape, a matching light well would be of little benefit for either property. The rear light well is more alike to a side setback, or notch, with an integrated light well. As it provides the most light of the existing light wells, the Department finds a matching light well, or setback, appropriate for the Project. The project has been revised to include a comparable light well, 3 feet wide and 5 feet deep as requested at the southeast portion of the building. At the roof level for the proposed light well, a vertical band of siding is proposed to screen direct sun at the top story. As the light well is open to the sky, appropriately sized, and north of the adjacent property, the Department finds the design consistent with the intent of the Residential Design Guidelines.

Building Height and Scale: The Department finds the building's size and height to be compatible with the surrounding buildings and also to the overall building scale found in the immediate neighborhood. While the neighborhood does contain a mix of buildings two to three stories tall, most buildings in the immediate area are three stories tall. The DR requestor is concerned that the project would create a large building on a small lot which would dwarf adjacent buildings. The Project is located in a RH-2 Zoning District and a 40-X Height and Bulk District. The allowable building envelope is defined by the Planning Code by way of prescribed setbacks and the height limit. Furthermore, the appropriateness of the project is further shaped by requirements of the Residential Design Guidelines. The proposed basement level increases living area without increasing the above-grade massing of the building. As designed, the proposed building's

massing at the street reads as a two-story-over-basement with a useable attic. The massing of the proposed upper floor is minimized by providing a setback from the front façade and also by employing the use of a gabled roof form to minimize its impact on the block face.

Garage and Landscaping. The Department found the Project's previous design of two (2) one-car garage did little to enhance the streetscape at the ground level. A single 10 foot wide garage door, with similar curb cut, was requested. Free space within the front setback, to allow for more permanent landscaping, was requested to reduce the dominance of the garage, improve the pedestrian streetscape, and reduce the impact to on-street parking. The Project has been revised to provide a 10 foot curb cut, a single 10 foot wide code-complying garage door, and code-complying landscaping.

Character and Raised Entry. The architectural character on the block consists of mixed styles. The proposed glazing and size of the Project's bay window is consistent with the varied character on the subject section of Pennsylvania Avenue, and is code compliant. The pattern of raised entries is established on the east side of Pennsylvania Avenue, with the exception of one building at the property of 371 Pennsylvania Avenue. The Department found the Project's previous pedestrian entry design inconsistent with the existing pattern, and in need of a more celebrated and dominant entry such as a raised entry or similar type to complement the existing pattern. The project has been revised to provide a raised entry for the upper unit, and an entry at the ground level for the lower unit.

Rear Yard. The Department finds the proposed rear yard code-complying. The adjacent property to the north contains no residential units. When using the method of averaging rear adjacent yards to establish the required rear yard of the proposed project, an adjacent building with no residential units can be considered to have a rear building wall at 75% depth of the lot. This applies to the adjacent property to the north. However, hypothetically, if the adjacent building to the north did contain dwelling units, the proposed project would still have a code-complying rear yard. The Project could use the north-eastern portion of the rear building wall for averaging. Based on averaging, in either scenario, the proposed Project has a code-complying rear yard.

Rear Exterior Spiral Stair. The Department finds the proposed exterior spiral stair to be code-complying, as a permitted projection into the required rear yard. To provide access to the rear yard from an upper unit is common by the means of an exterior staircase. The design is less invasive than a straight staircase, and is designed not to require a firewall. A firewall would require a Variance, and would require a new Section 311 Notification. As the Project is north and downhill of the DR Requestors, the impact to privacy, light, or air, is not exceptional or extraordinary.

Privacy. The Department finds the rear deck at the upper most story to be code-complying and not exceptionally or extraordinarily invasive to the privacy of the DR Requester two properties south (DR Requestor #2). Given the urban context of the Project, the impact to privacy of adjacent neighbors on the block and directly across the street is not out of the ordinary. As the adjacent neighbors on the block do not have residences to their rear, or other rear yards abutting them, they have greater privacy than other residences in a typical neighborhood. The proposed Project's rear deck does not reduce the privacy of adjacent neighbors beyond what is normal for the neighborhood.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

A Residential Design Team (RDT) meeting was held on May 28th 2014 in response to the Request for Discretionary Review. The RDT reviewed the DR Requestors' concerns, and analyzed the proposed plans to address those concerns specifically. RDT's comments are incorporated below.

Matching Light Wells. The proposed building needs to match the light well/ notch at the rear of the adjacent building with a minimum 3' X 5' notch at the rear. The DR requestor's smaller light well does not need to be matched because a matching light well would do little to protect light and air to the light well because it is already compromised by its narrow width. (Residential Design Guidelines page 17)

Scale at the Front Façade. The street scale of the proposed building is compatible with the block face which is defined by taller buildings because the top floor is integrated into the roof form similar to the building located two properties to the south. (pages 24 - 25)

Raised Entry. There is a pattern of raised entries on the subject side of the street. This pattern is being disrupted by the proposed ground floor entry. The proposed building needs a raised entry to respond to the pattern. (Residential Design Guidelines page 32)

Garage Entrance and Curb Cut. The proposed garage entrances do not comply with the Code. The garage entrances should be reduced to a single 10' wide garage entrance. The driveway will also need to be reduced accordingly and more landscaping will need to be added within the front setback. The proposed curb cut must also be indicated on the site plan and shall be no more than 10' in width. (Residential Design Guidelines pages 35 - 37)

Character and Architectural Features. The proposed building's more modern architectural vernacular is compatible with the neighborhood's mixed architectural character. There is precedence on the block face for buildings with large ratios of modern glazing, including the buildings across the street and the building four properties to the south. (Residential Design Guidelines pages 44 - 46)

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the Planning Commission not take Discretionary Review and approve the revised project for the following reasons:

- The character and scale of the building is consistent with the neighboring buildings on Pennsylvania Avenue.
- The Project matches functioning light wells of the adjacent property to the south.

- With proposed modifications, the Project with a raised entry would complement the established pattern of entries on the block.
- With proposed modifications, the Project with a minimized garage entry would be code complying, and allow for more permanent landscaping in the front setback.
- The project has not been modified in a way which would require a new Section 311 Notification.
- The proposed rear spiral stairs case has been designed without the need for a firewall.
- The project would not be considered exceptional or extraordinary with revisions proposed, as requested by the Residential Design Team (RDT).

| |
|---|
| RECOMMENDATION: Do Not Take DR and approve the project as revised. |
|---|

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photos
- Section 311 Notice
- DR Application #1 with Supplemental Letter
- DR Application #2 with Supplemental Attachments
- Response to DR Application
- 3-D Rendering
- Reduced Plans

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 units. The block face of the subject property has a mixed visual character, though the block face across the street is more uniform, and helps to define the block's visual character in terms of building scale.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The Project proposes a code-complying front setback, with landscaping, that maintains the block face pattern of the two adjacent properties. The new building respects the existing block pattern by not maximizing the building depth to the required rear setback. The overall scale of the proposed 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 new building is consistent with the established building scale at the street, as it creates a stronger street wall with a compatible front setback. The height and depth of the building are compatible with the existing mid-block open space, as the rear wall of the new building is in general alignment of the rear southern adjacent property wall. The building's form, façade width, proportions, and roofline are also 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 building elements? | X | | |
| Are the dormers compatible with the architectural character of surrounding buildings? | | | X |
| Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings? | | | X |

Comments: The location of the pedestrian entrance and landing is consistent with the predominant pattern of raised entrances found on the east side of Pennsylvania Avenue. The garage is accessed through a single 10 foot wide door to comply with the standards of the Residential Design Guidelines, and minimizes the visual impacts of the vehicle entrance. The placement of the garage is similar to the pattern found on the block face, by reducing the proposed entrance to a single one-car garage door.

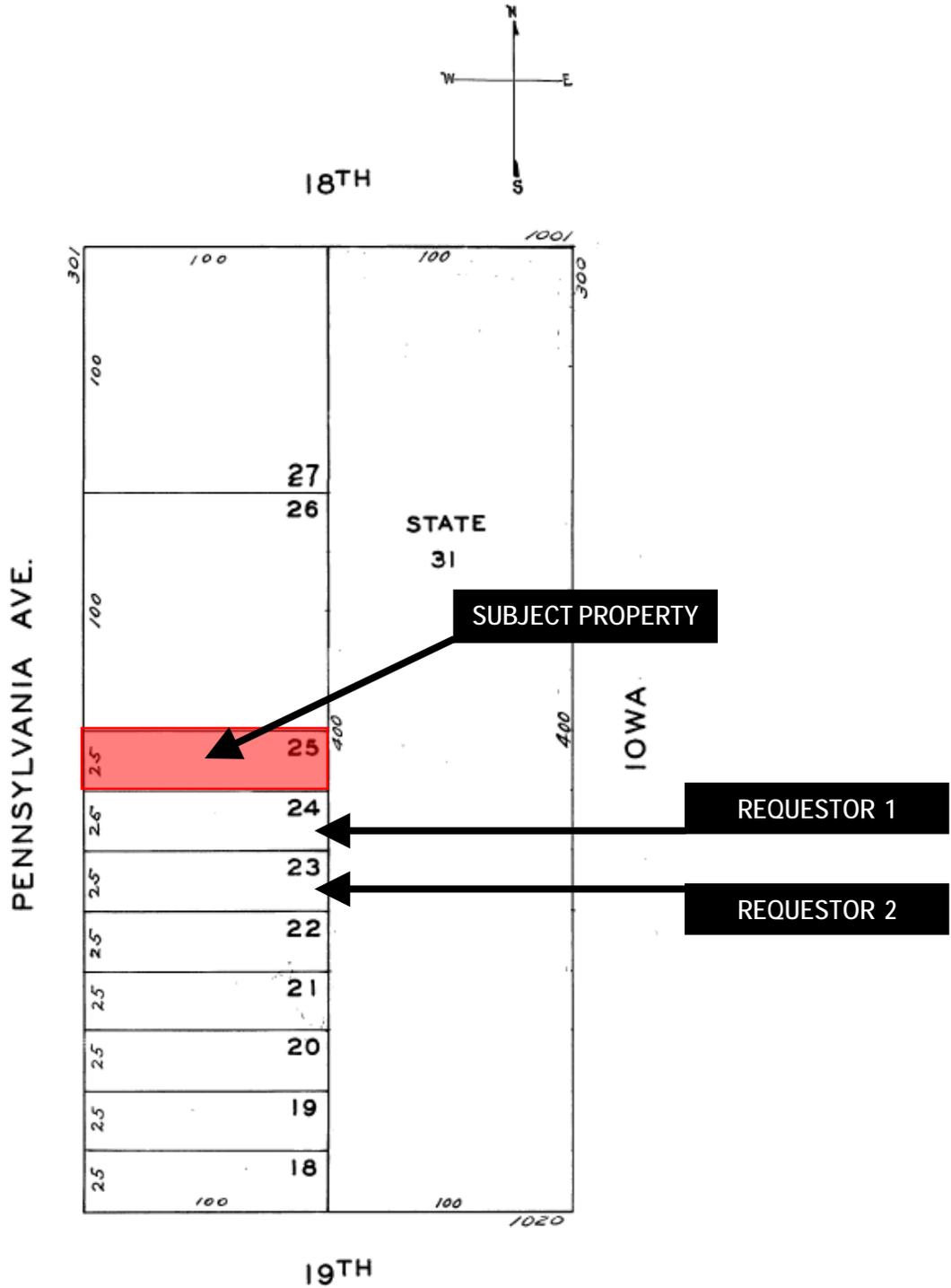
BUILDING DETAILS (PAGES 43 - 48)

| 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 façade is articulated with windows that are complimentary to the existing character of the neighborhood.

Parcel Map

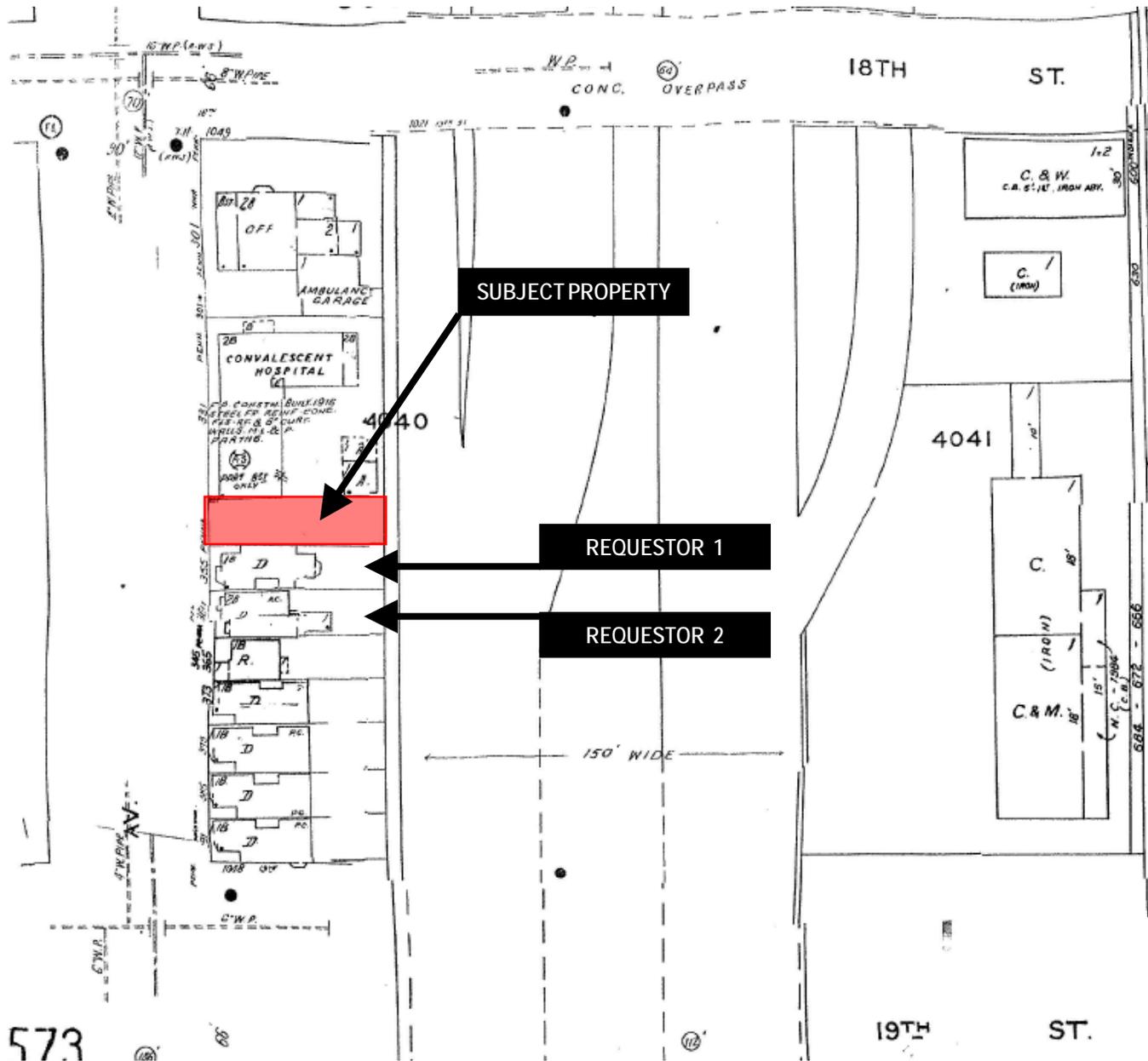
"1944"



Discretionary Review Hearing
October 9, 2014
Case Number 2014.0718D
333 Pennsylvania 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
October 9, 2014
Case Number 2014.0718D
333 Pennsylvania Avenue

Aerial Photo



SUBJECT PROPERTY

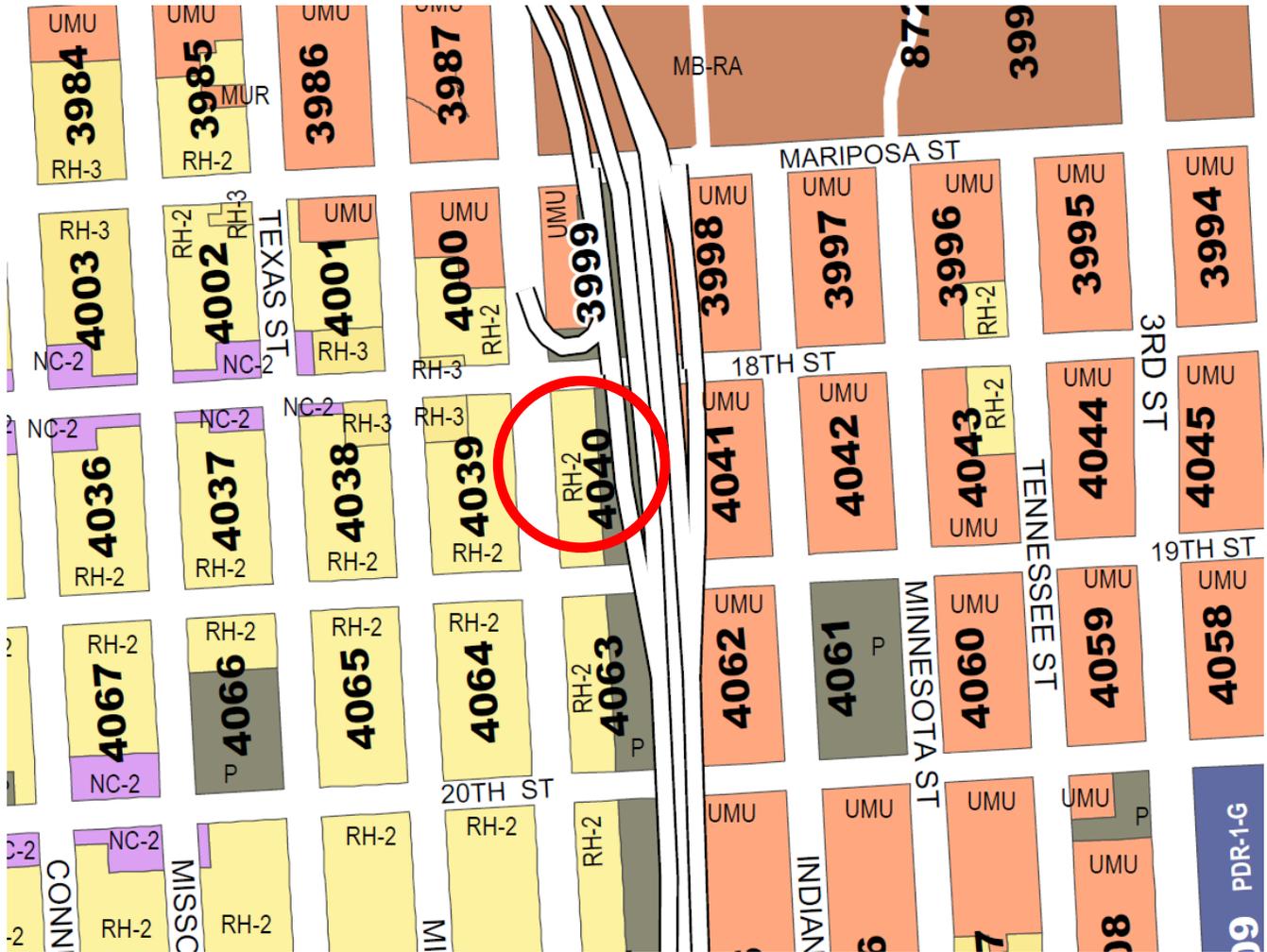
REQUESTOR 1

REQUESTOR 2



Discretionary Review Hearing
October 9, 2014
Case Number 2014.0718D
333 Pennsylvania Avenue

Zoning Map



Discretionary Review Hearing
October 9, 2014
Case Number 2014.0718D
333 Pennsylvania Avenue

Site Photo



Discretionary Review Hearing
October 9, 2014
Case Number 2014.0718D
333 Pennsylvania avenue

Site Photo



Discretionary Review Hearing
October 9, 2014
Case Number 2014.0718D
333 Pennsylvania avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 12, 2013**, the Applicant named below filed Building Permit Application No. **2013.06.12.9341** with the City and County of San Francisco.

| PROPERTY INFORMATION | | APPLICANT INFORMATION | |
|----------------------|--|-----------------------|---|
| Project Address: | 333 Pennsylvania Avenue | Applicant: | Jeff Burris |
| Cross Street(s): | 18th / 19th Streets | Address: | 665 3rd Street, Ste 335 |
| Block/Lot No.: | 4040/025 | City, State: | San Francisco, CA 94107 |
| Zoning District(s): | RH-2 / 40-X | Telephone: | (415) 503-0212 |

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 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 |
| Building Use | Vacant Lot | Residential |
| Front Setback | N/A | ± 7 feet |
| Building Depth | N/A | ± 59 feet |
| Rear Yard | N/A | ± 33 feet |
| Building Height | N/A | ±38 Feet |
| Number of Stories | N/A | 5 |
| Number of Dwelling Units | N/A | 2 |
| Number of Parking Spaces | N/A | 2 |
| PROJECT DESCRIPTION | | |
| The proposal is to construct a new two-unit multifamily dwelling on a vacant downsloping lot. The proposed building will be approximately thirty eight feet in height and provide two off-street parking spaces. | | |

For more information, please contact Planning Department staff:

Planner: Jeff Speirs
 Telephone: (415) 575-9106
 E-mail: Jeffrey.speirs@sfgov.org

Notice Date: 4/2/14
 Expiration Date: 5/2/14

中文詢問請電: (415) 575-9010

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

| | | |
|--|--------------------|-------------------------------|
| DR APPLICANT'S NAME: Generoso Jarumary | | |
| DR APPLICANT'S ADDRESS: 355 Pennsylvania Avenue San Francisco, CA | ZIP CODE: 94107 | TELEPHONE: (415) 350-6160 |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 333 Penn LLC | | |
| ADDRESS: 1234 Mariposa Street San Francisco, CA | ZIP CODE: 94107 | TELEPHONE: (415) 865-6103 |
| CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> | | |
| ADDRESS: | ZIP CODE: | TELEPHONE: () |
| E-MAIL ADDRESS: | | |

2. Location and Classification

| | | |
|---|----------------------------------|--------------------------------|
| STREET ADDRESS OF PROJECT: 333 Pennsylvania Avenue San Francisco, CA | | ZIP CODE: 94107 |
| CROSS STREETS: Betw. 18th St. and 19th St. | | |
| ASSESSORS BLOCK/LOT: 4040 /025 | LOT DIMENSIONS: 25ft x 100 ft | LOT AREA (SQ FT): 2500 s.f. |
| ZONING DISTRICT: RH-2 | | HEIGHT/BULK DISTRICT: 40X |

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Vacant Lot

Present or Previous Use:

Proposed Use: Two unit building

Building Permit Application No. 2013 0612 9341

Date Filed: June 12, 2013

4. Actions Prior to a Discretionary Review Request

| Prior Action: | YES | NO |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Did you discuss the project with the Planning Department permit review planner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Did you participate in outside mediation on this case? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

My daughter talked to the Architect about my concerns regarding the size of the building and the impact on my light-wells. No changes were proposed. She also stated these concerns to the City Planner and was told that the light-wells were considered during the Planning Department's review of the proposed project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

I do not believe the project meets the minimum standards of the Planning Code. The plans make no accommodation for light to my two light-wells per RDG, Sec III p16-17. One light-well serves my bathroom and the other provides the only light and air to my daughters bedroom. Setbacks to accommodate light-wells, especially to habitable rooms are standard in San Francisco. The approval process did not address this which is indeed exceptionally extraordinary wrong. The four story height also make the problem worse than needed.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

A four story building (five story when viewed from the rear) will tower over my modest two story house. The loss of light due to having this huge property line wall slammed up against my light-wells will be significant and is unreasonable especially since the site is vacant and there are no reasonable restrictions to making the requested matching setbacks. Additionally my front entry will be walled in by the new building. Since this is a new building, the design should respect the residential guidelines. Please see attached letter and photos.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Matching light-wells should be incorporated on the proposed building. Exterior stepped entries are a prevailing pattern on my side and the opposite side of the 300 block of Pennsylvania Avenue. I am asking that a stepped entry and setback be added next to my front entry so my house is not walled in. This building is too tall and big! It will dwarf my house and does not step down the hill like the others on my block. All the buildings on my block are no more than three stories and this building should be no more than three stories.

14.0718D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

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

Generoso Jarumary

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

| REQUIRED MATERIALS (please check correct column) | DR APPLICATION |
|---|-------------------------------------|
| Application, with all blanks completed | <input checked="" type="checkbox"/> |
| Address labels (original), if applicable | <input checked="" type="checkbox"/> |
| Address labels (copy of the above), if applicable | <input checked="" type="checkbox"/> |
| Photocopy of this completed application | <input checked="" type="checkbox"/> |
| Photographs that illustrate your concerns | <input checked="" type="checkbox"/> |
| Convenant or Deed Restrictions | <input type="checkbox"/> |
| Check payable to Planning Dept. | <input checked="" type="checkbox"/> |
| Letter of authorization for agent | <input type="checkbox"/> |
| Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors) | <input type="checkbox"/> |

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

14-07180

Dear Planning Commissioner's

I am writing to express my strong concerns regarding the new building, 333 Pennsylvania Avenue, that is being proposed for the vacant lot next to my house, 355 Pennsylvania Avenue. This building is too tall and big! It will dwarf my house and does not step down the hill like the others on my block. All the buildings on my block are no more than three stories and this building should be no more than three stories.

I am elderly, and I am asking for your help. I have family members who stay with me seven days a week to assist me. My house has only two bedrooms and the proposed new building will block the only light and air to my daughter's bedroom. It will also block the only light and air to my bathroom light-well as well. These rooms have very small light-wells that are the only source of light and air so I am very concerned that no accommodations were made in the design of the new building. I understand that the residential design guidelines clearly state that adjacent light-wells have to be considered and obviously that has not happened here. **I am asking why?** Please address this for me so my light and air is not blocked. A meaningful setback needs to be added to the new building. It is not very neighborly that the new building is not following the residential design guidelines regarding setbacks for light-wells, especially for my daughter's bedroom.

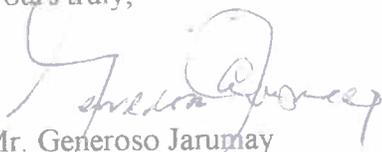
Additionally my front entry will be walled in by the new building. Since this is a new building, the design should respect the residential guidelines. Exterior stepped entries are a prevailing pattern on my side and the opposite side of the 300 block of Pennsylvania Avenue. I am asking that a stepped entry and setback be added next to my front entry so my house is not walled in.

The new building should respect the residential design guidelines.

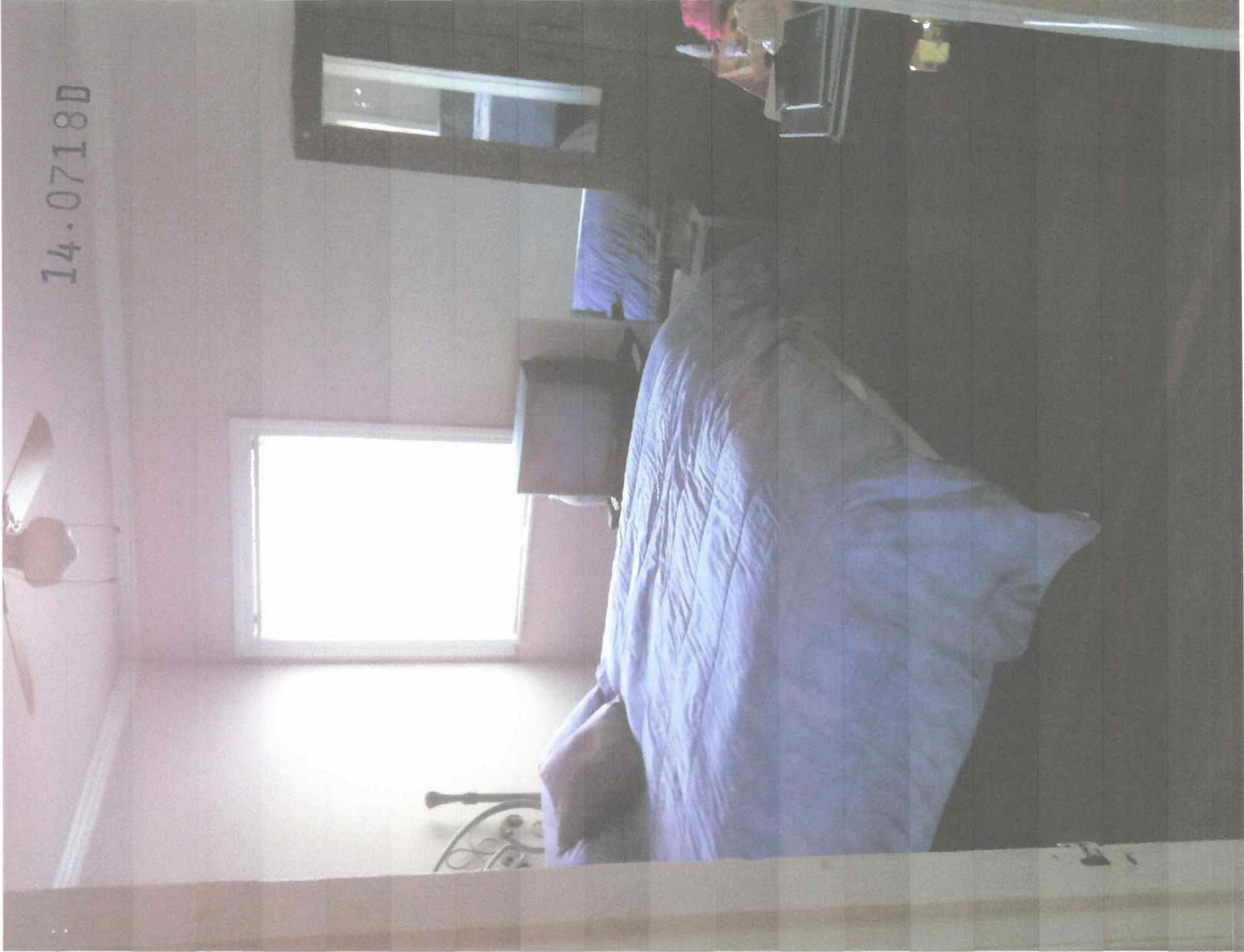
1. It should be no more than three stories,
2. It should have meaningful setbacks for my bedroom and bathroom light-wells,
3. It should have a stepped exterior entry and setback next to my front entry.

Thank you for considering my situation and I am hopeful that the Planning Commission will do the right thing for me and for my neighborhood. I fully support this request for Discretionary Review.

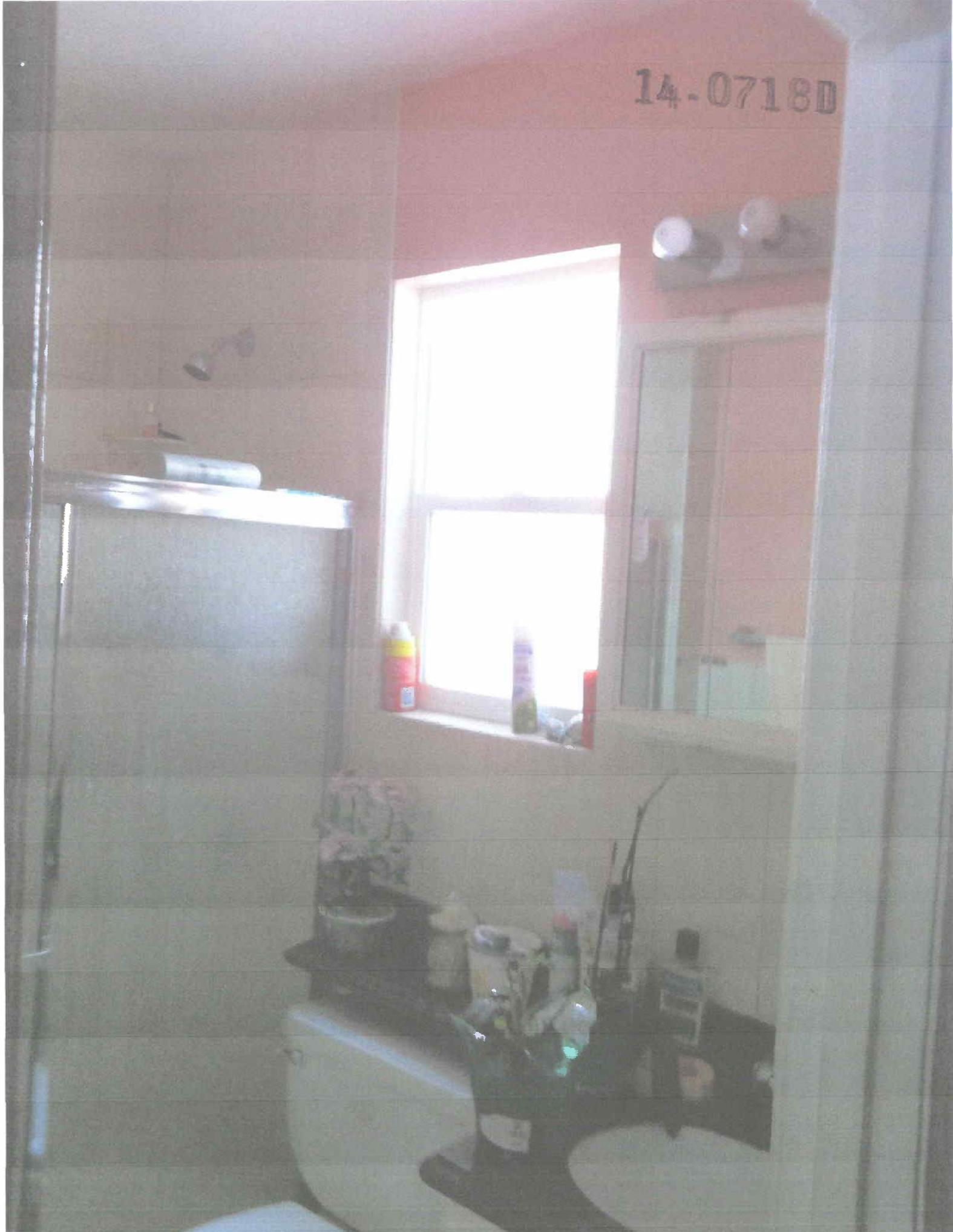
Yours truly,


Mr. Generoso Jarumay
355 Pennsylvania Avenue
(415) 350-6160

14.0718D



14-0718D



14.0718D

B4N LLC
734 Crestview Drive
Millbrae CA, 94030

Shami Family 1993 Trust
491 Pennsylvania Avenue
San Francisco CA, 94107

William. A. Price 1992 Trust
328 Pennsylvania Ave #
San Francisco CA, 94107

Block 4039 Lot 031

Block 4039 Lot 032

Block 4039 Lot 033

Occupant
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San Francisco CA, 94107

Occupant
328 Pennsylvania Avenue #1
San Francisco CA, 94107

Block 4039 Lot 031

Block 4039 Lot 032

Block 4039 Lot 033

Occupant
320 Pennsylvania Avenue #2
San Francisco CA, 94107

Occupant
324 Pennsylvania Avenue #2
San Francisco CA, 94107

Occupant
328 Pennsylvania Avenue #2
San Francisco CA, 94107

Block 4039 Lot 031

Block 4039 Lot 032

Block 4039 Lot 033

Occupant
320 Pennsylvania Avenue #3
San Francisco CA, 94107

Occupant
324 Pennsylvania Avenue #3
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San Francisco CA, 94107

Block 4039 Lot 031

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Block 4039 Lot 031

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Occupant
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SHAWN GORMAN
366 Pennsylvania Avenue
San Francisco CA, 94107
Block 4039 Lot 005

Block 4040 Lot 024

14-0718D

333 PENNVEST LLC.
1234 Mariposa Street
San Francisco CA, 94107k

Block 4040 Lot 025

333 PENNVEST LLC.
1234 Mariposa Street
San Francisco CA, 94107k

Block 4040 Lot 025

San Francisco CA, 94107
Block 4040 Lot 026

San Francisco CA, 94107
Block 4040 Lot 026

September 29, 2014

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

Case #2014.0718D
333 Pennsylvania Ave, Case #2014.0718D
Hearing date: Oct 9, 2014

Dear Planning Commissioners:

I am writing to express my continued strong concerns regarding the new building, 333 Pennsylvania Avenue, that is being proposed for the vacant lot next to my house, 355 Pennsylvania Avenue. This building is still too tall and big! It will dwarf my house and does not step down the hill like the others on my block. All the buildings on my block are no more than three stories and this building should be no more than three stories.

My family reviewed the proposed revised plans dated 09/25/14 and have the following comments.

We appreciate the efforts by the Planning Staff and the builder to create a light-well in the new design next to my bedroom light-well. This will go a long way toward addressing the light and air concerns expressed in my DR application.

The introduction of the spiral stair beyond the rear building wall next to my property line is insulting. This stair easily could have been placed within the building and the gesture seems a bit spiteful in light of the accommodation that was made regarding the light-well. Additionally, the proposed stair will likely need a firewall, effectively extending the building five plus feet further beyond my back building wall. I strongly object to this and ask that the stair be placed within the building without changing the proposed light-well.

Additionally, it has come to my attention that the calculation used to determine the size of the rear yard for the new building is based on 331 Pennsylvania's rear wall on the far north side. That seems excessive and extraordinary considering that portion is just a small part of the existing building. Again, I am asking that you use your rules to make changes to the design. The normal residential 45% rear yard for this block should be applied to 331 Pennsylvania for the purpose of calculating the rear yard for the new building at 333 Pennsylvania Ave.

Thank you for considering my situation and I am hopeful that the Planning Commission will do the right thing for me and for my neighborhood.

Yours truly,

Lily Grove (Daughter)
Mr. Generoso Jarumay
355 Pennsylvania Avenue
(415) 350-6160

14.07180

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: ROBERT E GONZALES

DR APPLICANT'S ADDRESS: 361 PENNSYLVANIA AVE ZIP CODE: 94107 TELEPHONE: (415) 641-4693

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: ED MAIELLO

ADDRESS: 40333 PENN LLC 1234 MARIPOSA ST ZIP CODE: 94107 TELEPHONE: (415) 865-6103

CONTACT FOR DR APPLICATION: Same as Above

ADDRESS: _____ ZIP CODE: _____ TELEPHONE: ()

E-MAIL ADDRESS: GONZALESLAW@aol.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 333 PENNSYLVANIA AVE ZIP CODE: 94107

CROSS STREETS: 18th/19th STS

| | | | | |
|---------------------------------------|---------------------------------|-------------------|------------------------------|-----------------------------------|
| ASSESSORS BLOCK/LOT: <u>4040 1025</u> | LOT DIMENSIONS: <u>25x100ft</u> | LOT AREA (SQ FT): | ZONING DISTRICT: <u>RH-2</u> | HEIGHT/BULK DISTRICT: <u>40-X</u> |
|---------------------------------------|---------------------------------|-------------------|------------------------------|-----------------------------------|

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Vacant lot

Proposed Use: Residential - 2 units - 5,400+ sq ft

Building Permit Application No. 2013.06.12.9341 Date Filed: JUNE 12, 2013

4. Actions Prior to a Discretionary Review Request

| Prior Action | YES | NO |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Did you discuss the project with the Planning Department permit review planner? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Did you participate in outside mediation on this case? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

NOTHING CHANGED. APPLICANT INTENDS TO PROCEED WITH THE PROJECT AS PLANNED, 5 stories, with 5,400+ sq ft of living space for 2 residences; without meaningful landscaping & eliminating at least one street parking space. R

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

SEE ATTACHMENTS A & B
C & D

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

SEE A & B
C & D

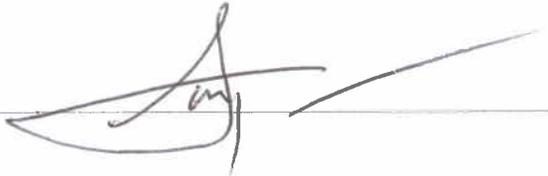
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

SEE A & B
C & D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 4/24/14

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

ROBERT E GONZALES
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

| REQUIRED MATERIALS (please check correct column) | DR APPLICATION |
|---|---------------------------------------|
| Application, with all blanks completed | <input checked="" type="checkbox"/> ✓ |
| Address labels (original), if applicable | <input checked="" type="checkbox"/> ✓ |
| Address labels (copy of the above), if applicable | <input checked="" type="checkbox"/> ✓ |
| Photocopy of this completed application | <input checked="" type="checkbox"/> ✓ |
| Photographs that illustrate your concerns | <input type="checkbox"/> ✓ |
| Convenant or Deed Restrictions | <input type="checkbox"/> ✓ |
| Check payable to Planning Dept. | <input checked="" type="checkbox"/> ✓ |
| Letter of authorization for agent | <input type="checkbox"/> |
| Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors) | <input type="checkbox"/> ✓ N/A |

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attachment B

Application of Robert E Gonzales for Discretionary Review
Project 333 Pennsylvania Ave
Permit Application No.: 2013.06.12.9341

1. The project conflicts with the Residential Design Guidelines.

The design of the 333 Pennsylvania Avenue project (hereinafter Project) is not compatible with nearby buildings. See Attachment A. As the Guidelines state "A single building out of context with its surroundings can be disruptive..." and the Guidelines "are intended to promote design that will protect neighborhood character..." and "apply to all residential projects." Application of the Guidelines is a mandatory step in the permit review process and all residential permit applications must comply with...the Residential Design Guidelines." (emphasis added)

Compatibility with Neighborhood Character

The Project's massive 4 story front structure is incompatible with the neighborhood character of 2 and 3 story front buildings on the same eastside block. See A, A3.1, A3.3.

Landscaping

The Project's "landscaping" consists of a row of bushes separating the setback entry way, from the adjacent garage entrances (2). See Plan A2.1. "Landscaping must be an integral part of the project's design and not an afterthought." Planning Code Section 133(g) requires front setback areas be unpaved and devoted to plant material. (Emphasis added) The setback is all cement (99%).

Architectural Features of the Project should enhance the architectural character of the neighborhood, which it does not. Exposed wood exterior is not compatible with any building on the eastside block., especially the adjacent Historic South Pacific .Hospital. See A, A3.1..

Project's building Entrance is at street level, while most of the Pennsylvania Avenue entrances are elevated above the street, and recessed.

Bay Windows, should be designed to be compatible with those of the surrounding buildings, according to the Guidelines. The Project design makes no effort at compatibility, nor does it take into account the window designs of buildings in the same block, or of the adjacent Historic Building. See A, A3.1..

Garages should "create a visually interesting street frontage,"...not "the dominant facade feature." Recommended design is to minimize the width of garage entrances. In clear violation of the Guidelines, the Project has two garage entrances, while all other eastside residences have one, which typically "ramp up" from the driveway. A3.1.

Curb Cuts "must be designed to minimize the width and frequency of curb cuts, and to maximize the number and size of on-street parking spaces available to the public."

14-0718D

C

Dear Planning Commissioner's

I am writing to express my strong concerns regarding the new building, 333 Pennsylvania Avenue, that is being proposed for the vacant lot next to my house, 355 Pennsylvania Avenue. This building is too tall and big! It will dwarf my house and does not step down the hill like the others on my block. All the buildings on my block are no more than three stories and this building should be no more than three stories.

I am elderly, and I am asking for your help. I have family members who stay with me seven days a week to assist me. My house has only two bedrooms and the proposed new building will block the only light and air to my daughter's bedroom. It will also block the only light and air to my bathroom light-well as well. These rooms have very small light-wells that are the only source of light and air so I am very concerned that no accommodations were made in the design of the new building. I understand that the residential design guidelines clearly state that adjacent light-wells have to be considered and obviously that has not happened here. **I am asking why?** Please address this for me so my light and air is not blocked. A meaningful setback needs to be added to the new building. It is not very neighborly that the new building is not following the residential design guidelines regarding setbacks for light-wells, especially for my daughter's bedroom.

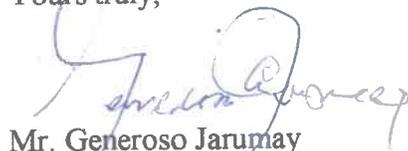
Additionally my front entry will be walled in by the new building. Since this is a new building, the design should respect the residential guidelines. Exterior stepped entries are a prevailing pattern on my side and the opposite side of the 300 block of Pennsylvania Avenue. I am asking that a stepped entry and setback be added next to my front entry so my house is not walled in.

The new building should respect the residential design guidelines.

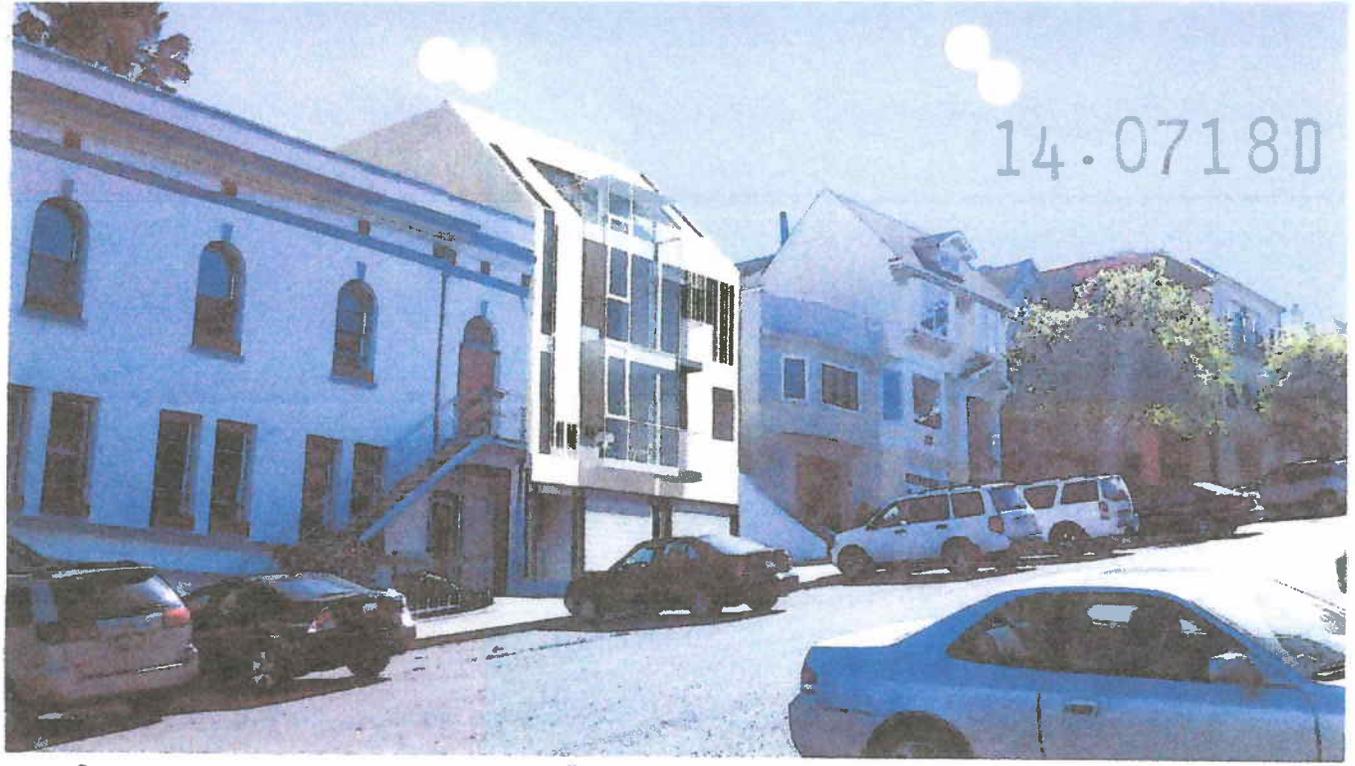
1. It should be no more than three stories,
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3. It should have a stepped exterior entry and setback next to my front entry.

Thank you for considering my situation and I am hopeful that the Planning Commission will do the right thing for me and for my neighborhood. I fully support this request for Discretionary Review.

Yours truly,



Mr. Generoso Jarumay
355 Pennsylvania Avenue
(415) 350-6160



14.0718D

A

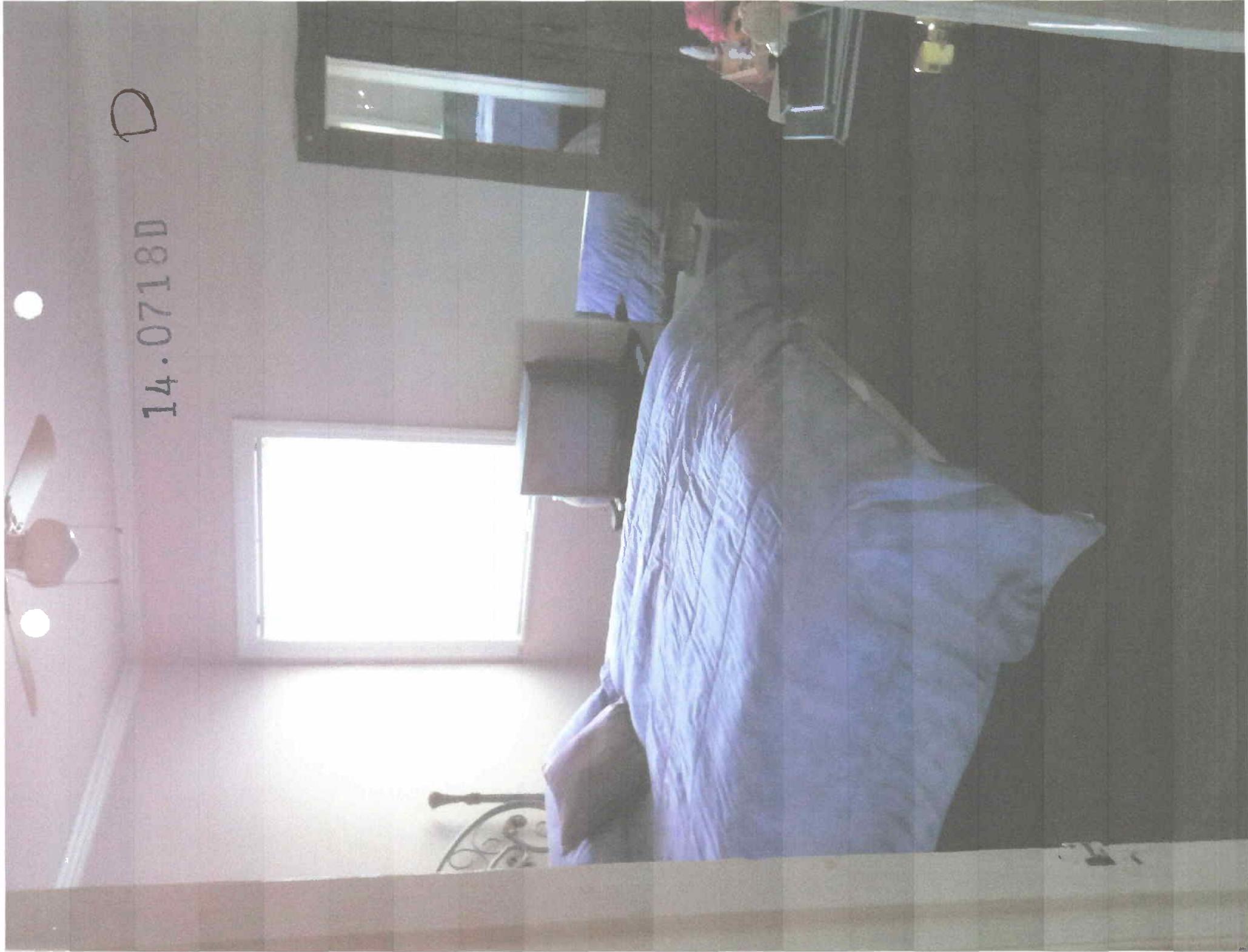
333 Pa. Ave. - weekend parking ↑

↓ Pa. Ave weekday Parking 8am - 5pm



14.0718D

D



14.0718D

B4N LLC
734 Crestview Drive
Millbrae CA, 94030

Shami Family 1993 Trust
491 Pennsylvania Avenue
San Francisco CA, 94107

William. A. Price 1992 Trust
328 Pennsylvania Ave #
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GENEROSO JARUMAY
355 Pennsylvania Avenue
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JUDITH A RADIN
350 Pennsylvania Avenue
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JACLYN E GORMAN
SHAWN GORMAN
366 Pennsylvania Avenue
San Francisco CA, 94107

Block 4040 Lot 024

Block 4039 Lot 004

Block 4039 Lot 005

14.0718D

333 PENNVEST LLC.
1234 Mariposa Street
San Francisco CA, 94107k

Block 4040 Lot 025

333 PENNVEST LLC.
1234 Mariposa Street
San Francisco CA, 94107k

Block 4040 Lot 025

San Francisco CA, 94107
Block 4040 Lot 026

San Francisco CA, 94107
Block 4040 Lot 026

August 1, 2014

Scott Sanchez, Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 333 Pennsylvania Avenue, Case # 2014.0718D

Dear Mr. Sanchez,

Please accept this as a Supplement to my request for Discretionary review of the design plans for 333 Pennsylvania, Case # 2014.0718D. The design is woefully lacking in conformity to the Planning Code and the Residential Design Guidelines (RDG). Due to various omissions (curb cuts, setback landscaping, and dimensioning on the site plan) the 311 Notice requirements were not met and notice is jurisdictionally flawed. I respectfully urge the Planning Commission to use its discretionary powers and conclude that the design of this project does not meet the requirements of the Planning Code and the Residential Design Guidelines. The project is deficient as follows:

Defective 311 Notification; Sec. 311(c)(2) provides, "Upon determination that an application is in compliance with the development standards of the Planning Code, the Planning Department shall cause a notice to be posted on the site pursuant to rules established by the Zoning Administrator and shall cause a written notice describing the proposed project to be sent in the manner described below." This standard was not met due to inadequacies in the submitted plans. **Please see item #1 below for additional detailed discussion.**

Rear yard measurement miscalculation; The design misrepresents that the adjacent building located at 331 Pennsylvania Avenue (formerly, Mission Bay Convalescent Home) will remain non-residential. The institutional use was discontinued in February 2014. In April 2014 the Planning staff forwarded a Preliminary Project Assessment to the Project Sponsor for conversion to a six unit condominium. The 45% rear yard for averaging, should be imposed for this project. **Please see item #2 below for additional detailed discussion.**

Garage doors; The garage doors do not meet the code standards of Section 144 and the Residential Design Guidelines (RDG) Sec. V p34-37. **Please provide a single 10 foot wide door.**

Garage Layout; The off-street parking is contrary to the requirement outlined on page 57 of the RDG. This new building has no site limitations that would prevent compliance with this guideline. **Please revise the garage parking to reflect the requirement outlined on page 57 of the RDG.**

Curb Cut; No curb cut is shown on the plans per the RDG SEC. V p37. Based on this omission the 311 notice standard, review and compliance with the Planning Code was not met; therefore the notice was defective. **Please provide a curb cut per Planning Code Sec. 155 (c) and RDG Sec. V p37.**

Building Height and Scale; The 4 story building in a 3 story block does not meet the standards of the RDG, Sec IV p23-25, and is out of conformance with the neighborhood character. **Please reduce the height and scale to conform to the existing three story pattern.**

Windows and Materials; The glass bay creates a 2-1/2 story "window" that is unlike any other on the block and neighborhood. The wood screen in front of the front decks accentuates the blocky massing of the building. No real attempts to break-up the mass of the building have been proposed. It stands out like a "Bank of America" building on our mid-block.

Roof line; Simply following the maximum allowed height envelope under Sec. 261(c)(1) of the Planning Code does not infer compliance with the RDG, Sec V p30. **Please reduce the roof line and upper floor to follow the neighborhood pattern of three story buildings.**

Front setback planting; Landscaping is substantially and patently out of compliance with Sec 132(g) and RDG Sec III p14-15. Based on this omission the 311 notice standard, review and compliance with the Planning Code was not met; therefore the notice was defective. **Please provide 20% landscaping.**

These points summarize the exceptional and extraordinary reasons it is necessary to exercise the discretionary powers of the Planning Commission and make significant changes to the applicant's proposed design. Below is a more detailed analysis of each point for your consideration.

1. **Defective 311 Notification;** A 311 notification implies that the plans have been reviewed and conform to the standards of the Planning Code and the General Plan. This standard was not met in this case. The curb cut requirement and front setback landscape requirement did not comply with the Planning Code when the public notice was issued. Additionally, the project did not appear to go through RDT review prior to notice issuance. I believe this is a standard procedure for new buildings during the initial project review. Section 311 states, "The Planning Director may require modifications to the exterior of a proposed new residential building or proposed alteration of an existing residential building in order to bring it into conformity with the "Residential Design Guidelines" and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale texture and detailing, openings, and landscaping." It is hard to fathom that this application is in "...conformity with the 'Residential Design Guidelines' and with the General Plan."

2. **Rear yard measurement miscalculation;** The design misrepresents that the adjacent building located at 331 Pennsylvania Avenue (formerly, Mission Bay Convalescent Home,) will remain non-residential. The institutional use was discontinued in February 2014. 331 Pennsylvania Ave. as outlined in the April 2014 Preliminary Project Assessment (Exhibit A) and at a subsequent public distribution

presentation to the June 2014 Potrero Boosters monthly meeting, is proposed to be converted to six (6) residential condominiums. The project sponsor for 333 Pennsylvania Avenue, Mr. Maiello, is also a stakeholder in the residential conversion of 331 Pennsylvania Avenue, the former convalescent home.

The rear yard measurement for 333 Pennsylvania Avenue should take into account that the adjacent building is proposed for residential conversion. As such the rear yard averaging for 333 Pennsylvania Avenue should be based on an adjacent residential use (45% rear yard, Sec. 134(a)(2)) and not the abandoned institutional use (25% rear yard, Sec. 134(c)(3)). It is standard practice of the Planning Department to review proposed projects on multiple lots that are held by common stakeholders as a total package, including the planned uses. This holds true for the calculation of affordable units and therefore should be applicable to the rear yard measurement of 333 Pennsylvania Avenue as well. Please refer to Exhibit A, p10, Rear Yard - It clearly states a 45% rear yard is required for 331 Pennsylvania Avenue.

3. Garage doors; The garage doors do not meet the Planning Code standards of Section 144 and the Residential Design Guidelines (RDG) Sec. V p34-37. Sec. 144(b)(1) is very specific here;

"Entrances to Off-Street Parking. Except as otherwise provided herein, in the case of every dwelling in such districts no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width, ..."

The applicant should provide a single 10 foot wide door.

4. Garage Layout; The off-street parking is contrary the requirements outlined on page 57 of the RDG. This new building has no site limitations that would prevent compliance with this guideline. Please see Exhibit B, Excepted from the Residential Design Guidelines.

5. Curb Cuts; No curb cuts are shown on the plans, as required by RDG SEC. V p37. Based on this omission the 311 notice standard, review and compliance with the Planning Code was not met; therefore the notice was defective. Please see Exhibit C, Bulletin #2, Curb Cuts.

6. Building Height; The 4 story building in a 3 story block, is out of conformance with the standards of RDG, Sec IV p23-25. Here the guidelines are clearly not enforced. The subject building is markedly out of scale with adjacent buildings and represents the only four story building on the east side of the 300 block of Pennsylvania Ave. Please see Exhibit D, 3D image.

"If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade. The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design."

The proposed building does just the opposite. The following recommendations are outlined to address this issue.

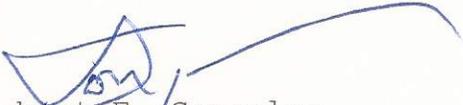
- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using a fire-rated roof with a 6-inch curb.
- or Eliminate the upper story.

7. Roof line; Simply following the maximum allowed height envelope under Sec. 261(c)(1) of the Planning Code does not infer compliance with the RDG, Sec V p30. The proposed design is exactly patterned, **slope included**, on the maximum building height envelope for RH-2 districts. Please see Exhibit E. It is essentially a massing study for the biggest building (approx. 5400 sf. of residential space) that could be constructed on this property. This roof line also has unnecessary 24" high side parapets and the front profile does not follow the stepped roof line character of the block. The east side is defined by stepping three story facades and this mid-block "Bank of America" monstrosity violates that defined pattern.

8. Front setback planting; Landscaping is substantially and patently out of compliance with Sec 132(g) and RDG Sec III p14-15. The Planning Code plainly states, "and in every case not less than 20 percent of the required setback area shall be and remain unpaved and devoted to plant material..." Based on this omission, the 311 notice standard and compliance with the Planning Code was not met, therefore the 311 notice was defective.

I am available to discuss this matter with you. On review, the Commission should find that substantial modifications to the building design are in order. Thank you for considering my concerns.

Yours truly,



Robert E. Gonzales
361 Pennsylvania Avenue
San Francisco, CA 94107

Cc: Julian Banales, Team Leader, Southeast Quadrant
Jeff Spiers, Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 7, 2014
TO: Jeff Burris
FROM: Susan Exline, Planning Department
RE: PPA Case No. 2014.0231U for 331 Pennsylvania Avenue

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find attached the Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Paolo Ikezoe, at (415) 575-9137 or Paolo.Ikezoe@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in cursive script, appearing to read "Susan Exline", written over a horizontal line.

Susan Exline, Senior Planner

Exhibit "A"



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: April 7, 2014
Case No.: **2014.0231U**
Project Address: 331 Pennsylvania Avenue
Block/Lot: 4040/026
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Area Plan: Showplace Square/Potrero Hill Area Plan
Project Sponsor: Jeff Burris, Studio 12 Architecture
415-503-0212
Staff Contact: Paolo Ikezoe – 415-575-9137
paolo.ikezoe@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

DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal includes a change of use of an existing convalescent home (residential care facility) into six dwelling units. The subject property contains approximately 10,767 square feet and is located on a 9,999 sq ft lot measuring approximately 100-ft by 100-ft. The project would construct a two-story rear horizontal addition (measuring approximately 36-ft by 13-ft 5-in and containing 2,070 sq ft), as well as three private balconies on the north facade. The project also includes five new off-street parking spaces, and construction of a new roof deck with a rooftop garden and solar panels. Exterior alterations on the primary facade are limited to insertion of a new garage door and limited window replacement/repair.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an Environmental Evaluation Application for the full scope of the project (demolition and construction).

Environmental Evaluation Applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees.¹

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects that are consistent with the development density established by a community plan for which an environmental impact report (EIR) was certified do not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic plan area EIR. The proposed project is located within the *Eastern Neighborhoods Rezoning and Area Plans*,² which was evaluated in *Eastern Neighborhoods Rezoning and Area Plans Programmatic Final Environmental Impact Report* ("*Eastern Neighborhoods FEIR*"), which was certified in 2008.³

Because the proposed project is consistent with the development density identified in the area plan, the project is likely to qualify for a Community Plan Exemption (CPE) under the *Eastern Neighborhoods Rezoning and Area Plans*.

Within the CPE process, there can be three different outcomes as follows:

- (i) **CPE Only.** All potentially significant project-specific and cumulatively considerable environmental impacts are fully consistent with significant impacts identified in the *Eastern Neighborhoods FEIR*, and there would be no new "peculiar" significant impacts unique to the proposed project. In these situations, all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods FEIR* are applied to the proposed project, and a CPE checklist and certificate is prepared. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the CPE certificate fee (currently \$7,402); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods FEIR*.
- (ii) **CPE + Mitigated Negative Declaration.** If new site- or project-specific significant impacts are identified for the proposed project that were not identified in the *Eastern Neighborhoods FEIR*, and if these new significant impacts can be mitigated to a less-than-significant level, then a focused mitigated negative declaration is prepared to address these impacts. In addition, a supporting CPE certificate is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

² San Francisco Planning Department. *Eastern Neighborhoods Rezoning and Area Plans*. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>. Accessed February 21, 2014.

³ Available for review on the Planning Department's Area Plan EIRs web page: <http://www.sf-planning.org/index.aspx?page=1893>.

fee (which is based on construction value); and (c) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods FEIR*.

- (iii) **CPE + Focused EIR.** If any new site- or project-specific significant impacts cannot be mitigated to a less-than-significant level, then a focused EIR is prepared to address these impacts, and a supporting CPE certificate is prepared to address all other impacts that were encompassed by the *Eastern Neighborhoods FEIR*, with all pertinent mitigation measures and CEQA findings from the *Eastern Neighborhoods FEIR* also applied to the proposed project. With this outcome, the applicable fees are: (a) the CPE determination fee (currently \$13,339); (b) the standard environmental evaluation fee (which is based on construction value); (c) one-half of the standard EIR fee (which is also based on construction value); and (d) a proportionate share fee for recovery for costs incurred by the Planning Department for preparation of the *Eastern Neighborhoods FEIR*.

Based on the preliminary review of the proposed project, the project could be eligible for a Class 1 categorical exemption from environmental review under CEQA Guidelines Section 15301. Class 1 allows for an exemption for minor alteration of existing facilities from the provisions of CEQA. If the proposed project meets the criteria outlined in CEQA Guidelines Section 15301(e) and if the project would not result in a significant impact on the environment, the project could be eligible for a Class 1 exemption. If a Class 1 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

The following environmental issues would likely be addressed as part of the project's environmental review based on our preliminary review of the proposed project as it is described in the Preliminary Project Assessment (PPA) submittal dated February 11, 2014:

1. **Historic Architectural Resources.** Based upon the Showplace Square/Northeast Mission Historic Resource Survey, 331 Pennsylvania Avenue (former Union Iron Works/Bethlehem Steel Co. Hospital) was assigned a California Historic Resource Status Code (CHRSC) of "3S," which defines the subject property as "appears eligible for NR as an individual property through survey evaluation." Therefore, 331 Pennsylvania Avenue is considered to be a historic resource for the purposes of CEQA.

Due to the limited scope of work, the Department shall not request additional review from a historic resource consultant. Analysis of the proposed project's impacts upon the historic resource will be conducted administratively with Department Preservation staff. Please ensure that all appropriate material is included within the architectural drawings, including existing and proposed window information, proposed exterior materials, and details.

2. **Archeological Resources.** Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of up to approximately six feet below grade.⁴ The project site is located within an area for which a final archeological research design and treatment plan (ARDTP) is on file at the Northwest Information Center and the Planning

⁴ Jeff Burris, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Additional Information: PPA – 331 Pennsylvania Avenue (Case No. 2014.0231U)*, March 11, 2014. This email is available for review as part of Case File No. 2014.0231U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Department. The *Eastern Neighborhoods FEIR* noted that California Register of Historical Resources (CRHR)-eligible archeological resources are expected to be present within existing sub-grade soils of the Plan Area and the proposed land use policies and controls within the Plan Area could adversely affect significant archeological resources.

The Planning Department staff has preliminarily determined that *Eastern Neighborhoods FEIR Archeological Mitigation Measure J-1: Properties With Previous Studies* would be applicable to the proposed project. This mitigation measure requires that the project sponsor of any project resulting in soils-disturbance of 2.5 feet or greater below existing grade submit to the Environmental Review Officer (ERO) for review and approval an addendum to the respective ARDTP. The addendum shall be prepared by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology. The addendum to the ARDTP shall evaluate the potential effects of the project on CEQA-significant archeological resources with respect to the site- and project-specific information absent in the ARDTP. The addendum to ARDTP should have the contents as outlined in *Eastern Neighborhoods FEIR Archeological Mitigation Measure J-1*.

The qualified consultant must be selected from a list of three archeological consultants from the Planning Department's archeological resources consultant file provided by the Planning Department during the environmental review process.⁵ The Planning Department Archeologist will be informed by the geotechnical study of the project site's subsurface geological conditions (see Item 7, Geology, below).

3. **Transportation and Circulation.** The proposed project involves the conversion of an existing, vacant 10,000-sf building, which was used as a convalescent home until January or February 2014, to a six-unit residential building. Based on this, a Transportation Impact Study (TIS) would likely not be required for the proposed project.

A formal determination as to whether a TIS is required will be made after submittal of the Environmental Evaluation Application. If a TIS is required, the Planning Department will provide additional guidance related to the process for selecting a transportation consultant and assist in the development of the scope of work for the analysis. The consultant must be selected from a list of three transportation consultants from the Planning Department's transportation consultant file provided by the Planning Department during the environmental review process.⁶

At the time of filing of the Environmental Evaluation Application, please ensure that the project description responds to the following comments:

- a. Show the width of both the existing and proposed curb cuts in the site plan (Plan Sheet A1.1). The recommended width of the proposed driveway is 12 feet.

⁵ San Francisco Planning Department. *Consultant Resources, Archeological Review Consultant Pool*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>.

⁶ San Francisco Planning Department. *Consultant Resources, Transportation Consultant Pool*. Available online at: <http://www.sf-planning.org/index.aspx?page=1886>

- b. Clarify in the site plan (Plan Sheet A1.1) whether the existing curb cut would be removed as part of this project.
 - c. Consider adding more bicycle parking spaces because there would be larger/family-sized units.
 - d. Coordinate with SFMTA regarding relocation of on-street parking spaces.
4. **Noise.** *Eastern Neighborhoods FEIR Noise Mitigation Measure F-1: Construction Noise*, addressing requirements related to the use of pile-driving, would not apply to the proposed project because pile-driving would not be utilized as part of the project.⁷

Eastern Neighborhoods FEIR Noise Mitigation Measure F-2: Construction Noise may apply to the proposed project. This mitigation measure requires that the Planning Director require that the project sponsor develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant when the environmental review of a development project determines that construction noise controls are necessary due to the nature of planned construction practices and sensitivity of proximate uses. This mitigation measure requires that a plan for such measures be submitted to DBI prior to commencing construction to ensure that maximum feasible noise attenuation will be achieved.

Based on the *Eastern Neighborhoods FEIR*, the project site is located in an area where traffic-related noise exceeds 60 dBA L_{dn} (a day-night averaged sound level). *Eastern Neighborhoods FEIR Noise Mitigation Measure F-3: Interior Noise Levels* requires that the project sponsor conduct a detail analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (L_{dn}), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. *Noise Mitigation Measure F-3* would apply to the proposed project if the project is not subject to the California Noise Insulation Standards.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-4: Siting of Noise-Sensitive Uses is intended to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. This measure would apply to the proposed project because the project includes a noise-sensitive use. *Noise Mitigation Measure F-4* requires that a noise analysis be prepared for new development including a noise-sensitive use, prior to the first project approval action. The mitigation measure requires that such an analysis include, at a minimum, a site survey to identify potential noise-generation uses within 900 feet of, and that have a direct line-of-sight to, the project site. At least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes) shall be included in the analysis. The analysis shall be prepared by person(s) qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the project site that appear to warrant heightened concern about noise levels in the vicinity. This study must be

⁷ Jeff Burris, Project Sponsor. Email to Kei Zushi, San Francisco Planning Department, Noise: 331 Pennsylvania Avenue (Case No. 2014.0231U), March 13, 2014. This email is available for review as part of Case File No. 2013.0231U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

completed for inclusion in the environmental document. Should such concerns be present, the Planning Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action.

Eastern Neighborhoods FEIR Noise Mitigation Measure F-5: Siting of Noise-Generating Uses would not apply to the proposed project because the project would not include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short term, at nighttime, or as a 24-hour average, in the project site vicinity.

Finally, *Eastern Neighborhoods FEIR Noise Mitigation Measure F-6: Open Space in Noisy Environments* would apply to the proposed project as it includes new development of a noise-sensitive use. This mitigation measure requires that open space required under the Planning Code be protected from existing ambient noise levels. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles or urban design.

5. Air Quality.

Criteria Air Pollutants

The proposed project would not exceed the Bay Area Air Quality Management District's (BAAQMD) construction or operational screening level for criteria air pollutants.⁸ Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required for the proposed project.

Local Health Risks and Hazards

San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures may be recommended for consideration by City decision makers such as exhaust measures during construction.

If the project would generate new sources of toxic air contaminants including, but not limited to: diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. If the proposed project generates new sources of toxic air contaminants, additional measures will likely be necessary to reduce its emissions. Detailed information related to any proposed stationary sources shall be provided with the Environmental Evaluation Application.

⁸ BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

6. **Greenhouse Gases.** Potential environmental effects related to greenhouse gas (GHG) emissions from the proposed project need to be addressed in a project's environmental evaluation. The project sponsor would be required to submit a completed GHG Compliance Checklist Table 1 for Private Development Projects⁹ demonstrating that the project is in compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy.¹⁰ Projects that do not comply with a GHG-related regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy.
7. **Wind.** The proposed project would involve the installation of a new elevation cab on the top of the roof of the existing building, but would not increase the height of the existing building as defined by the Planning Code, which is 35.5 feet. Therefore, no further wind analyses would be required for the proposed project.
8. **Shadow.** The proposed project would involve the installation of a new elevation cab on the top of the roof of the existing building, but would not increase the height of the existing building as defined by the Planning Code, which is 35.5 feet. Therefore, no further shadow analyses would be required for the proposed project.
9. **Geotechnical Investigation.** According to the Planning Department records, the project site includes slopes greater than 20 percent. In addition, any new construction on the project site is subject to a mandatory Interdepartmental Project Review because it is located within a Seismic Hazard Zone, or Landslide Hazard Zone.¹¹ In general, compliance with the building codes would reduce the potential for impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement to a less-than-significant level. To assist our staff in reviewing the proposed project, the project sponsor should provide a copy of a geotechnical investigation with boring logs for the project. This study will also help us conduct the archeological review.
10. **Hazardous Materials.** The project site is located within the Maher Zone based on the Planning Department's records. The project sponsor has indicated that the proposed project would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of up to approximately six feet below grade and a total amount of up to approximately 125 cubic yards.¹² A Phase I Environmental Site Assessment (ESA) prepared for the project site¹³ indicates

⁹ San Francisco Planning Department. *Consultant Resources. Greenhouse Gas Compliance Checklist for Private Development Projects.* Available online at: <http://www.sf-planning.org/index.aspx?page=1886>

¹⁰ City and County of San Francisco. *Strategies to Address Greenhouse Gas Emissions.* Available online at: http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf

¹¹ San Francisco Planning Department. *Interdepartmental Project Review.* Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>.

¹² Jeff Burris, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Additional Information: PPA – 331 Pennsylvania Avenue (Case No. 2014.0231U),* March 11, 2014. This email is available for review as part of Case File No. 2014.0231U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

that there is an underground storage tank (UST) for heating oil which was installed under the Pennsylvania Avenue sidewalk and that the presence of an underground storage tank is a Recognized Environmental Concern.

Based on the above, the project would be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I ESA that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>.

Please provide a copy of the submitted Maher Application and Phase I ESA with the Environmental Evaluation Application (EEA).

Eastern Neighborhoods FEIR Hazardous Materials Mitigation Measure L-1: Hazardous Building Materials would be applicable to the proposed project. The mitigation measure requires that the project sponsor ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, and any fluorescent light tubes containing mercury be removed and properly disposed of in accordance with applicable federal, state, and local laws. In addition, any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws. Because the existing building on the project site was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. BAAQMD is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to alteration of buildings that may contain asbestos-containing materials. In addition, because of their age, lead paint may be found in the existing building. Please contact DBI for requirements related to alteration of buildings that may contain lead paint.

- 11. Tree Disclosure Affidavit.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property.¹⁴ Any tree identified in the Affidavit for Tree Disclosure must be shown on the Site Plans with the size of trunk diameter, tree height, and accurate canopy drip line. Please submit an Affidavit along with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.

¹³ John Carver Consulting. *Phase I Environmental Site Assessment at 331-333 Pennsylvania Avenue, San Francisco, California*, February 26, 2013. This email is available for review as part of Case File No. 2013.0231U at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

¹⁴ San Francisco Planning Department. *Affidavit for Tree Disclosure*. Available online at: http://sfmea.sfplanning.org/Tree_Disclosure.pdf

12. **Bird-Safe Building Ordinance.** The project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards.¹⁵ The project's environmental evaluation would generally discuss how the implementation of bird-safe design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.
13. **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the project site and owners of properties within 300 feet of the project site. Please be prepared to provide these mailing labels upon request during the environmental review process.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Conditional Use Authorization** from the Planning Commission would be required per Planning Code Section 209.1 to allow for establishment of dwelling units at a ratio of one dwelling unit per 1,500 sq ft;
2. A **Building Permit Application** is required for the change in use and alterations to the existing building on the subject property.

All applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, or online at www.sfplanning.org. Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

This project is required to conduct a **Pre-Application Meeting** with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application Meeting packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

¹⁵ San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Conditional Use Authorization:** Per Planning Code Section 209.1, Conditional Use Authorization from the Planning Commission is required to construct new dwelling units within the RH-2 Zoning District at a ratio of one dwelling unit per 1,500 sq ft of lot area. For the subject lot, six dwelling units are permitted with Conditional Use Authorization from the Planning Commission.
2. **Front Setback/Landscaping and Permeable Surfaces:** Planning Code Section 132 outlines the minimum front setback areas for properties located within the RH-2 Zoning District. In addition, Planning Code Section 132(g) and (h) outline requirements for landscaping and permeable surfaces for projects adding new dwelling units. Per Planning Code Section 132(g), the front setback is required to be approximately landscaped, meet any applicable water use requirements of Administrative Code Chapter 63, and in every case not less than 20 percent of the required setback area shall be and remain unpaved and devoted to plan material. Per Planning Code Section 132(h), the front setback area shall be at least 50% permeable so as to increase stormwater infiltration. Currently, the existing building appears to meet the front setback requirement.

Additional information will be required to determine the project's compliance with Planning Code Section 132(g) and (h). Please provide an existing and proposed site plan demonstrating the proposed landscaping and site work.

3. **Rear Yard:** Planning Code Section 134 outlines the rear yard requirements within the RH-2 Zoning District. The minimum rear yard depth shall be provided at grade and be equal to 45 percent of the total depth of the lot. Currently, the proposed project meets the rear yard requirement.
4. **Open Space:** Planning Code Sections 135 outline the requirements for usable open space for residential units. Generally, at least 125 square feet of private open space or 166.25 square feet of common open space (per dwelling unit) is required for each residential unit. For the six proposed dwelling units, the project is required to provide 997.5 sq ft of common open space. The project appears to meet this requirement, since it provides a new roof deck and has an ample rear yard.
5. **Permitted Obstructions:** Planning Code Section 136 outlines the requirements for permitted obstructions over streets, setbacks, rear yards, and useable open space. Currently, the project proposes three balconies on the north facade. Two of the proposed balconies (on the second floor and on the west end of the third floor) are located within the buildable area, and are not subject to the permitted obstruction requirements. The third balcony is located within the required rear yard and must meet the dimensional requirements specified in Planning Code Sections 136(c)(2) and (3).

Please provide dimensions for the third balcony to determine whether this element meets the requirements of the Planning Code.

6. **Street Trees/San Francisco Green Landscaping Ordinance:** The proposed project is subject to the San Francisco Green Landscaping Ordinance, which assists in articulating Planning Code Section 138.1.

Planning Code Section 138.1 outlines a provision for adding street trees when adding new dwelling units. A 24-inch box size street tree would be required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Based on the street frontage, it appears that five street trees would be required along Pennsylvania Street. Existing trees, if they were present on the project site, would apply towards the street tree requirement.

Please include an existing and proposed site plan to document the addition of new street trees. In addition, please review the site plan with the Department of Public Works (DPW) and obtain an "Interdepartmental Referral for Feasibility of Tree Planting or Removal" prior to submittal of the first entitlement.

7. **Exposure:** Planning Code Section 140 outlines requirements for all dwelling units to face an open area or street. All dwelling units shall feature a window that directly faces a street or open area that is a minimum of 25 ft in width. Currently, the proposed project meets the exposure requirement.
8. **Street Frontage in RH Districts:** Planning Code Section 144 outlines the requirements for entrances to off-street parking spaces within the RH-2 Zoning District. For new off-street parking areas, no more than one-third of the width of the ground story along the front lot line shall be dedicated to off-street parking. In addition, no entrance to off-street parking shall be wider than 20-ft. Per the Department's Guidelines for Adding Garages and Curbs Cuts, new garage doors and curb cuts should be limited to 10-ft wide.

Please provide information on the existing and proposed curb cuts, and the width of the proposed garage door. For historic buildings, the proposed garage door should be limited in width to minimize impacts upon historic features and materials.

9. **Parking:** Planning Code Section 151 outlines requirements for required off-street parking within the RH-2 Zoning District. All dwelling units are required to provide one off-street parking spaces; therefore, the project is required to provide six off-street parking spaces. Currently, the project proposed five off-street parking spaces.

To understand the existing and proposed parking requirements, please provide the number of beds/residents for the vacated residential care facility. This number shall inform the existing parking requirements, and determine whether or not the reduced number of parking spaces would be permitted.

10. **Bicycle Parking:** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is required to provide six Class 1 bicycle parking space for every dwelling unit. Currently, the project provides six Class 1 bicycle parking spaces within the proposed garage; therefore, the project meets the bicycle parking requirement.

11. **Height-Exempted Features:** Planning Code Section 260(b) outlines features, which are exempted from the height limited established by the Planning Code. As noted in Planning Code Section 260(b)(1)(B), elevator, stair and mechanical penthouses, fire towers, skylights and dormer windows are considered exempted features. This exemption is limited to the top 10-ft of such feature where the height limit is 65-ft or less.

Please provide additional information, including dimensions, on the new elevator penthouse and enclosure. This elevator penthouse is limited to 10-ft in height, and must not include any habitable area.

12. **Neighborhood Notification.** Per Planning Code Section 311, neighborhood notification will be required, since the proposal involves new dwelling units and exterior expansion within the RH-2 Zoning District. This notification would be conducted in conjunction with the hearing notification for the Conditional Use Authorization.

13. **Eastern Neighborhoods Impact Fees:** Per Planning Code Section 423, the Eastern Neighborhoods Impact Fee applies to the project. Fees shall be assessed per net new gross square footage on new residential square footage (approx. 2,070 sq ft) within the Plan Area, and as a change of use from Non-Residential to Residential. Per Planning Code Section 890.50, the former residential care facility is classified as an institutional use; therefore, for the purposes of Eastern Neighborhoods Impact Fees, the residential care facility would be classified as a “Non-Residential Use.” For the most up-to-date schedule, please refer to the Department of Building Inspection (DBI) fee register:

<http://sfdbi.org/index.aspx?page=617>.

PRELIMINARY DESIGN COMMENTS:

The Department appreciates the overall scale, size and intent of the proposed project, which provides minimal intervention to a historic resource. The proposed alterations appear to be consistent with the Secretary of the Interior’s Standards for Rehabilitation. The Department will request additional information on new materials, windows, and features during the environmental review process.

PRELIMINARY GENERAL PLAN / POLICY COMMENTS:

Eastern Neighborhoods - Showplace Square/Potrero Hill Area Plan: The project is located within the boundary of the recently adopted Showplace Square/Potrero Hill (SS/PH) Area Plan of the Eastern Neighborhoods. Showplace Square and Potrero Hill are diverse neighborhoods with a rich mixture of housing, commercial and Production, Distribution & Repair (PDR) uses. The project, as submitted is generally consistent with the goals and vision of the plan, specifically with the goals below:

- Build on the existing character of Showplace Square – Potrero Hill and stabilize it as a place for living and working
- Strengthen and expand Showplace Square – Potrero Hill as a residential, mixed-use neighborhood

As currently drafted, the project is particularly in line with the following objectives of the **Showplace Square/Potrero Hill Area Plan** (SSPH):

- OBJECTIVE 8.2 PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE SHOWPLACE SQUARE AREA PLAN
- OBJECTIVE 8.4 PROMOTE THE PRINCIPLES OF SUSTAINABILITY FOR THE BUILT ENVIRONMENT THROUGH THE INHERENTLY “GREEN” STRATEGY OF HISTORIC PRESERVATION

Information on the SS/PH Plan can be found on the Planning Department’s website at:

<http://easternneighborhoods.sfplanning.org>

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **October, 7, 2015**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List

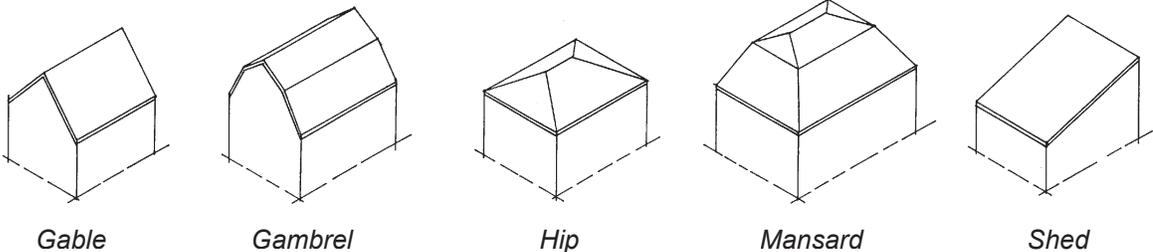
cc: Ed Maiello, Property Owner
Rich Sucre, Current Planning
Kei Zushi, Environmental Planning
Paolo Ikezoe, Citywide Planning and Analysis
Jerry Robbins, SFMTA
Jerry Sanguinetti, SF DPW
Andrea Bruss, Legislative Aide-Supervisor Malia Cohen

| FIRST | LAST | TITLE | ORGANIZATION | ADDRESS | CITY | STATE | ZIP | TELEPHONE | EMAIL |
|---------|------------|-------------------------|---|--|---------------|-------|------------|--------------|---|
| Corinne | Woods | | Mission Creek Harbor Association | 300 Channel Street, Box 10 | San Francisco | CA | 94158 | 415-902-7635 | corinnewoods@cs.com |
| Janet | Carpinelli | Board President | Dogpatch Neighborhood Association | 934 Minnesota Street | San Francisco | CA | 94107 | 415-282-5516 | jc@jcarpinelli.com |
| Joyce | Book | President | Vermont St. Neighborhood Association | 740 Vermont Street | San Francisco | CA | 94107 | 415-206-9537 | joyce@vermontneighbors.com |
| Keith | Goldstein | | Potrero-Dogpatch Merchants Association | 800 Kansas Street | San Francisco | CA | 94107 | | keith@everestsf.com |
| Malia | Cohen | Supervisor, District 10 | Board of Supervisors | 1 Dr. Carlton B Goodlett Place, Room #244 | San Francisco | CA | 94102-4689 | 415-554-7670 | Malia.Cohen@sfgov.org; Yoyo.Chan@sfgov.org; Andrea.Bruss@sfgov.org; cohenstaff@sfgov.org |
| Mary | Ratcliff | Editor | SF Bay View Newspaper | 4917 Third Street | San Francisco | CA | 94124 | 415-671-0789 | editor@sfbayview.com |
| Rodney | Minott | Chair | Potrero Hill Neighbors/Save the Hill | 1206 Mariposa Street | San Francisco | CA | 94107 | 415-553-5969 | rodminott@hotmail.com |
| Sean | Quigley | President | Valencia Corridor Merchant Association | 1038 Valencia Street | San Francisco | CA | 94110 | | seanq@paxtongate.com |
| Tony | Kelly | President | Potrero Boosters Neighborhood Association | 1459 - 18th Street, Suite 133 | San Francisco | CA | 94107 | 415-861-0345 | |

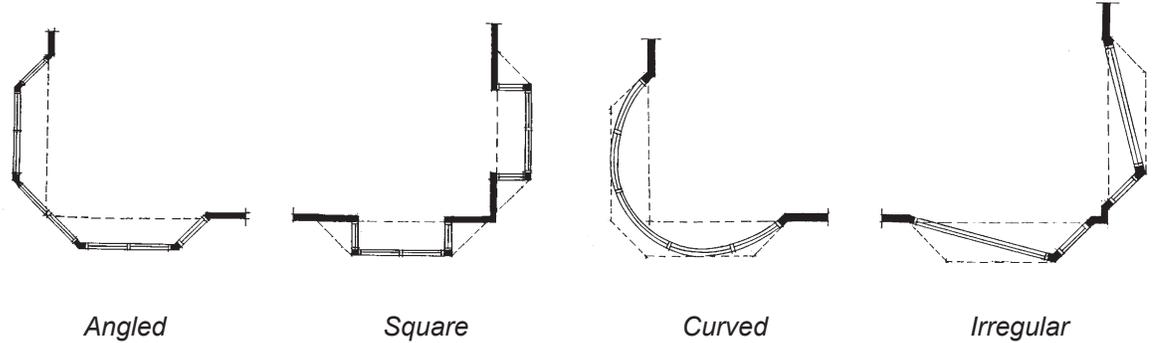
Exhibit "B"

APPENDIX C – ILLUSTRATIONS

Roof Forms

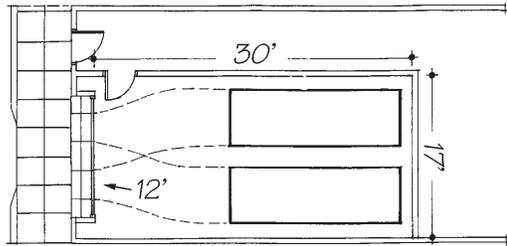


Bay Windows Configurations

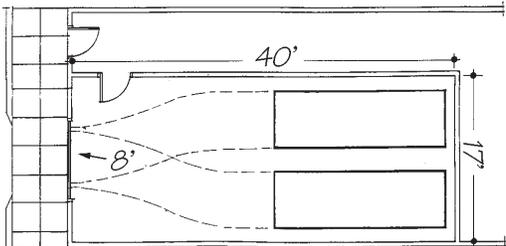


Plans of a bay window at a building corner.

Garage Layouts



A two-car garage with a 12-foot garage door requires a garage depth of 30 feet.



A two-car garage with an 8-foot garage door requires a garage depth of 40 feet.



SAN FRANCISCO
PLANNING
DEPARTMENT

ZONING ADMINISTRATOR BULLETIN NO. 2

Exhibit "C"

Curb Cuts

Date:
APRIL 1996

Reprinted:
OCTOBER 2009

Relevant Code Sections:

Section 101.1 Master Plan Consistency and Implementation
Section 155(l) General Standards as to location and arrangement of
Off-Street Parking, Freight Loading and Service Vehicle Facilities

Formerly known as: Zoning Administrator Bulletin No. 1996-01

Section 307 of the Planning Code mandates the Zoning Administrator to issue and adopt such rules, regulations and interpretations as are in the Zoning Administrator's opinion, necessary to administer and enforce the provisions of the Planning Code. [Section 7.502 of the San Francisco Charter charges the Zoning Administrator with the responsibility of administering and enforcing the Planning Code.]

TOPIC:

Curb Cut Policy: The following interpretation is aimed to protect on-street parking as an element to promote the liveability of our city neighborhoods.

PURPOSE:

Section 101.1 (Master Plan Consistency and Implementation) establishes eight (8) priorities policies. They intend to resolve any inconsistencies in the Master Plan. The Residence, Commerce and Industry, Transportation, and Urban Design Elements in the Master Plan provide objectives aimed to conserve on-street parking by maintaining minimum numbers and width of curb cuts. Section 101.1 (2) indicates that if there are inconsistencies in the Master Plan, priority shall be given to the conservation of neighborhood character.

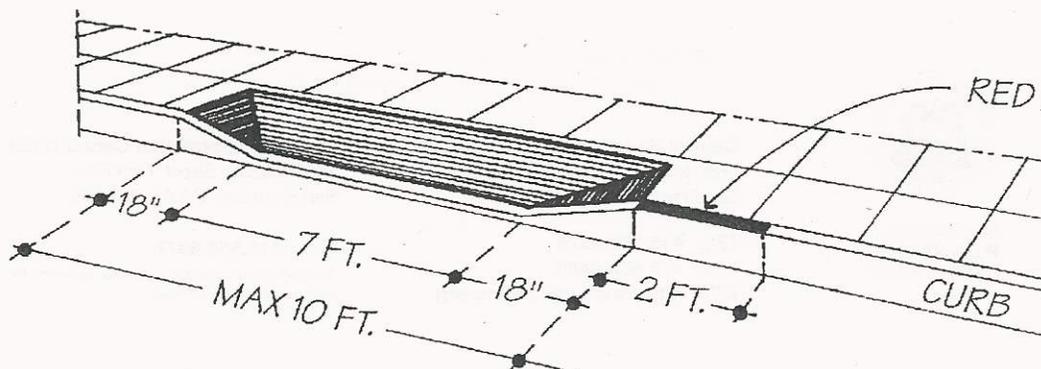
Section 155(l) (General Standards as to location and arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities) requires driveways-crossing-sidewalks to be no wider than necessary for ingress and egress, and arrangement so as to minimize the width and frequency of curb cuts. The intention is to maximize the number and size of on-street parking available to the public.

This Bulletin list standards adopted and being implemented by Planning Department regarding curb cuts review and approval.

RULING:

The San Francisco Planning Department has adopted and shall implement a curb cut standard of **10-feet**, through the review and approval of proposals. The standard curb cut shall be **7-feet** wide at street level with 18-inch transition slopes (where the curb tapers down to the street)

Figure I



These standards shall apply to all new residential development and alterations to existing buildings. These standards may vary, depending on site conditions, to accommodate wider curb cuts. In these cases, applicants must demonstrate that a 10-foot curb cut would be insufficient due to the following:

- Slope of the front setbacks (50% or more)
- Building depth
- Garage depth (40 feet)
- Lot width
- Topography (lateral slope)
- Sidewalk depth
- Street width, and/or
- Turning radii to accommodate a standard automobile

Planning Staff shall verify and determine the validity of the applicant's request and apply the appropriate dimensions.

This policy shall be implemented through the Design Review Process. If the Planning Department finds the proposed curb cut does not comply with this Bulletin, the respective Building Permit Application shall be disapproved.



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415 558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Exhibit "D"

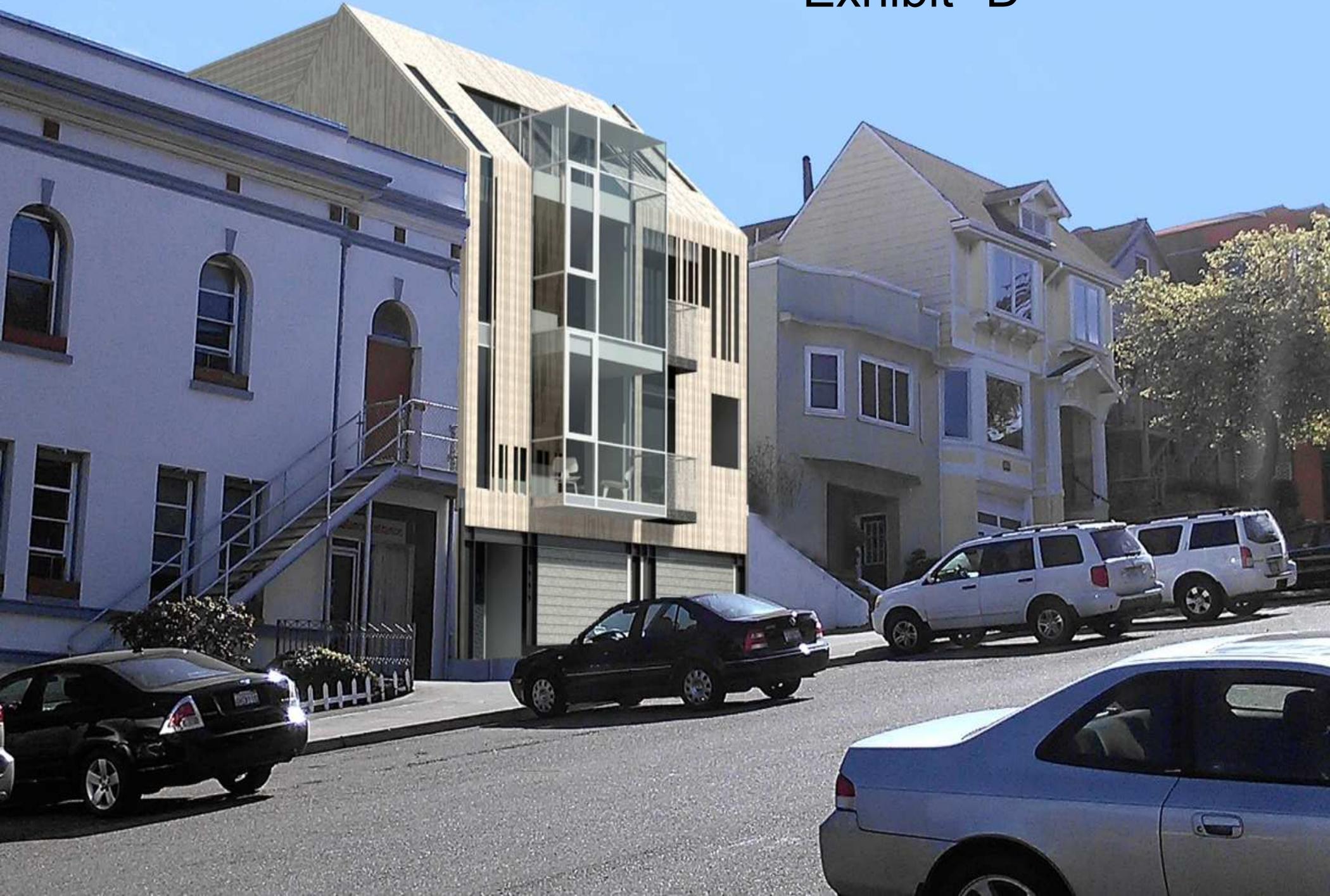
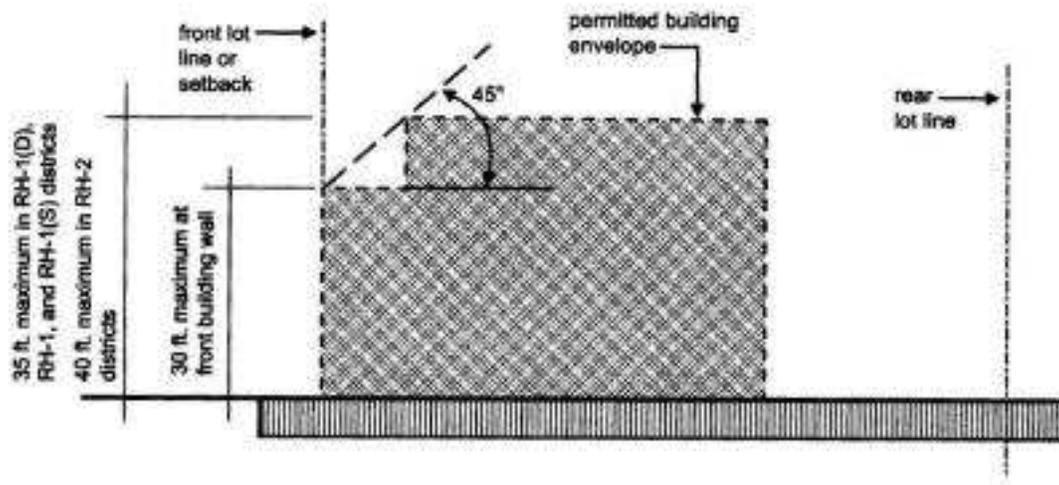


Exhibit "E"

Sec. 261(c) **Height Limits Applicable to Front Portion of the Property.** Except in cases where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof, the following additional height limits shall apply to the front portion of properties containing dwellings in all RH-1(D), RH-1, RH-1(S) and RH-2 Districts:

(1) **Basic Requirement.** The height limit shall be 30 feet at the front lot line or, where the lot is subject to a legislated setback line or required front setback as described in Section [131](#) or Section [132](#) of this Code, then at such setback; and shall increase at an angle of 45 degrees from the horizontal toward the rear of the lot until the height limit prescribed by Subsection (b) above is reached.



September 29, 2014

S F Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
c/o Jeffery Speirs, Planner

Re **Supplement 2 - 333 Pennsylvania Ave, Case #2014.0718D**
Oct 9, 2014 Hearing date

Honorable Commissioners:

Please accept this Supplement 2 to my Request for Discretionary Review of the design plans for 333 Pennsylvania, a proposed 5 story, 2 unit residential construction on a vacant 25 x 100 RH 2 lot, containing approximately 5,400 sq ft of living space, (one story is 'buried' underground). This Supplement 2 pertains to said DR, and continued opposition to the permit now based on 20 pages of Revised Plans submitted by the 333 Applicant on Sept 25, 2014, to be considered by this Commission on Oct 9, 2014.

Procedural background:

June 12, 2013 Building Permit Application filed.

April 2, 2014 Notice of Permit Application mailed

May 2, 2014 DR requests separately filed by 355 & 361 Pennsylvania Ave

May 28, 2014 DR Team review determines full DR analysis required

Aug 7, 2014 Commission to hear DR Requests...date later vacated

Aug 11, 2014 Notice to 333 applicant of Planning Department finding original application was not 'accepted as complete and/or Code-complying', and requiring applicant to file revised plans in 30 days.

Mid to late August New Commission hearing date, Oct 9, 2014 confirmed.

Sept 11, 2014 Email to 361 DR applicant that 333 "project applicant was requested to revise the ground floor facade design." And that the 333 applicant is "expected to submit revised plans prior to the hearing".

Sept 17, 2014 361 DR applicant is emailed copies of the Notice of Planning Department Requirements (Aug 11, 2014), along with "the original Residential Review Team (RDT) comments" of May 28, 2014.

Planner advises contacting 333 applicant for revised plans "when available".

Sept 25, 2014 333 applicant to submit revised plans by this date, per planner. A Sept 29, 2014 date was set by SF Planner for DR's to submit any additional material for the Commission's consideration of the Sept 25, 20 page Revised Plans, on Oct 9.

Sept 23 2014 Mid morning phone voice mail and email request to Jeff Burris, 333 applicant, re status of revised plans submission and request for PDF of same. Mr. Burris has never responded to 361 DR.

Sept 25, 2014 Mid-afternoon, SF planner emails PDF revised plans (20 pages [original application was 7 pages]) to 361DR applicant.

Discretionary Review Request, May 2, 2014: The original design was woefully out of conformance with the Planning Code and the Residential Design Guidelines (RDG), resulting in the Planning Department concluding on August 11, that it needed more information before the 333 Pennsylvania (the Project) application "is accepted as complete and/ or Code-complying".

April 2, 2014 PC 311 Notice: Due to various design plan omissions (double garage doors, pedestrian entry deficiencies, lacking comparable rear setbacks, no curb cuts, no front setback landscaping) the 311 Notice mailed on April 2, 2014, was jurisdictionally defective, as more particularly set out in the August 1

Supplement served on the Planning Department on that date, a copy of which will be provided to this Commission, for the hearing which is still set for Oct 9, 2014 (This hearing will review the 20 page revised plans submitted by the 333 Applicant on Sept 25).

Defective 311 Notification: The Planning Department confirmed that the 311 Notice was jurisdictionally defective when it refused to accept the 333 Application until the design plans were revised within 30 days, pursuant to the Department's Notice of Aug 11, 2014.

September 25, 2014 Revised Plans for 333 Pennsylvania Avenue still propose a modern building design, which continues to be completely incompatible and out of scale with the mostly 3 story, single family dwellings on the east side of the 300 block our street, whose architecture and design are from a period almost a 100 years ago. The dwelling structure adjacent to the Project, at 331 Pennsylvania, was built in 1916; and the one northerly of it, 301 Pennsylvania, in 1906. DR 355 Pennsylvania, adjacent to the south of the project, in 1925; DR 361 Pennsylvania, 1912; and 367 Pennsylvania was set into the lot in 1900 (it is a prefabricated house, 'Brought Round the Horn in 1867'); and the remainder of the single family homes are early 1900s construction. The proposed facade in the revised plans for 333 Pennsylvania can only be described as Modern Ugly.

On August 11 the Planning Department gave Notice to the 333 Applicant that it's design plans the "front entry appears a minor feature...of the ground level facade"; and "required" revised plans "to create a more prominent and elaborate pedestrian entry with a visually interesting street frontage." And further advised that pursuant to Planning Code Section 144(b)(2) "...no less than 1/3 of the ground story...devoted to windows, entrance for dwelling units, landscaping, and other architectural features that provide visual relief and interest for the ground frontage."

Revised Front Entry: Proposes a slatted open stair case design leading from the street level sidewalk into a second level portion of the building, adjacent to 355 Pennsylvania. Though the stair case is 'prominent', it is hardly an "elaborate pedestrian entry with a visually interesting street frontage." As a matter of fact it is ugly, especially in its proposed setting next to what appears to be a 'tunnel' where the 2 garage doors used to be.

Planning Code 144: It is likely that the exposed stairs and what are to pass as 'landscaping', do measure 8 feet, four inches. If so, that is all that complies with what is described in (b)(2).

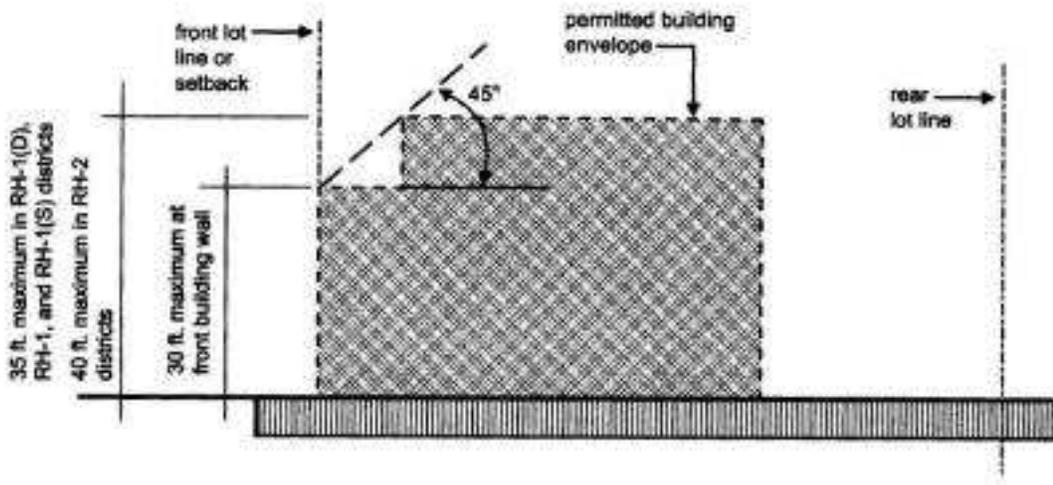
Front setback planting: There was little or no serious landscaping effort put forth in the original design plans; and little is added with the few plants added...landscaping has never been more than an "after thought", in these designs.

Garage Doors: The proposed 2 garage doors did not meet the Code standards of Section 144 and the Residential Design Guidelines (RDG) Section V pp34-37; therefore the 333 applicant was told to revise the plans with a 10' door. The revised plans trade the two doors, for the same amount space, set back from the street. The recessed space contains a 10 foot garage door, along with a pedestrian door leading into to garage and first floor area. The revised design is worse than the two garage door design, which would require a variance and different building design. The deep wide frontage created in the revised design is unlike any other frontage on that side of the street.

Curb Cut: The project now has a 10 foot curb cut which was not shown on the 311 notice plans.

Building Height and Scale: No changes have been made to address how out of scale a mid-block forty foot tall building is in this location. Both sides of the block have a clearly defined pattern of stepping down the street slope of Pennsylvania Avenue. The scale of the mid-block buildings on both sides of the 300 block are three stories and the proposed building, currently at four stories, should reflect that clearly defined pattern.

Roof line: The roof line on this proposal is still totally out of character with its neighbors. It is quite simply a “Richmond Special” due to the massing and design. The proposed design is exactly patterned, **slope included**, on the maximum building height envelope for RH-2 districts under Section 261(c) of the Planning Code. Please see diagram below. It is essentially a massing study for the biggest building that could be constructed on this property. The pretense that the plain wood box reflects the character of my property is laughable. The front roof slope merely follows the maximum volume allowed under the Code without respecting the Residential Design Guidelines. This massing is completely inappropriate and should be reduced.



Windows and material: The vertical glass bay windows proposed, actually create a 9' x 2 1/2 story window, completely out of character and scale, and unlike any other single family home bay windows on the east side of the 300 block of Pennsylvania. To allow such overbearing, modernistic space-like design, would only serve to give 'new life' to the 1960s glass monster designs of the Jack Tar Hotel era, which is seen in the apartments across the street. We do not need another all window eye sore like that (which was approved during the time that most east side residential properties had been 'condemned' by the State during the construction of SR 280.). The wood screen in front of the front decks accentuates the blocky massing of the building. No real attempts to break-up the mass of the building have been proposed.

Rear yard averaging is in violation of PC Section 134 (c)(1)(3): The 333 Applicant did not use the adjacent rear walls of the adjacent properties for determining the rear yard depth of their building. In an April 15 email, Jeff Burris, the 333 applicant, told me:

"For length of building we used an average of the existing houses just to the south[355] on our block, which includes your house."

The adjacent rear wall of the northerly adjacent property, 331 Pennsylvania, a dwelling structure since 1960, has a depth of 42'(including 7' front set back). 355 Pennsylvania has a depth of 63', including 7' front set back. Averaging the 331 & 355 rear walls, the 333 rear yard should be 45.5 feet, not the 33'7" shown on the design plans. If the rear wall of 331 were measured at the 45 feet agreed to in the PPA, 333's back yard can be reduced to extended to 41 feet.

There still remain exceptional and extraordinary reasons for this Planning Commission to exercise its discretionary powers to propose significant and necessary changes to the Project's revised design application, or to reject it entirely.

On review, at a minimum, this Commission should find that substantial modifications to the building design are in order, or reject the application entirely, as proposing a building completely out of character and scale with the predominantly 3 story dwellings on the east side of the 300 block of Pennsylvania Ave.

Submission of this Supplement 2, or appearance at the Oct 9, SF Commission meeting on this subject, is not a waiver of the 311 Notice jurisdictional defect, or due process objection that I have not been given adequate notice/time, or a hard copy of the 20 page Revised Plans (though request and refused on Sept 25 & 20).

Thank you for the consideration given my request for discretionary review.

A handwritten signature in blue ink, appearing to read 'Robert Gonzales', with a long, sweeping horizontal stroke extending to the right.

Robert Gonzales
361 Pennsylvania Ave, DR Applicant

Speirs, Jeffrey (CPC)

From: Gonzales Law <gonzaleslaw@aol.com>
Sent: Monday, September 29, 2014 9:15 PM
To: Speirs, Jeffrey (CPC)
Cc: Lily Grove; Shawn Gorman; Robert Gonzales
Subject: 333 Pennsylvania & 361 DR Objection to Proposed rear yard stair case.#2014 0718D

SF Planning Commission
c/o Jeffery Speirs, Planner
Hearing Date: Oct 9, 2014

Honorable members:

The 361 DR Applicant joins the 355 DR Applicant in objecting to the proposed rear yard spiral staircase set out in the 333 Revised Plans. The proposed staircase will have the effect of extending the 333 rear wall to a depth that violates PC 134, and adversely effects the mid block right of privacy into our living spaces, PC 101. Further, the original design plans upon which we sought DR, did not propose rear yard stair case, and to allow one at this late date (two weeks before hearing) is prejudicial, and further violative of the April 2, 2014, 311 Notice.

For these reasons, and those previously raised, we request the Revised Plans be substantially modified, or in the interest of orderly planning, rejected in their entirety.

Thank you,

Robert Gonzales
361 Pennsylvania DR Applicant

Speirs, Jeffrey (CPC)

From: Gonzales Law <gonzaleslaw@aol.com>
Sent: Monday, September 29, 2014 9:42 PM
To: Speirs, Jeffrey (CPC)
Cc: Lily Grove; Shawn Gorman; Robert Gonzales
Subject: 333 Pennsylvania 4th level rear deck violates privacy rights of 361 DR Applicant #2014 0178D

Follow Up Flag: Follow up
Flag Status: Flagged

SF Planning Commission
c/o Jeffery Speirs, Planner
Hearing Date: Oct 9, 2014

Honorable Commissioners:

The Revised Plans indicate that the 4th level rear deck provides a direct view into the living spaces of my home, at 361 Pennsylvania, in violation of the privacy rights set out in PC 101. I request that the Revised Plans pertaining to the 4th level rear deck, along with the spiral rear stairs, be substantially modified to correct the privacy violations, or rejected in their entirety.

Thank you.

Robert Gonzales
361 DR Applicant



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 14-0718D
Building Permit No.: 2013-0612-9341
Address: 333 Pennsylvania Ave.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: JEFF BURRIS

Telephone No.: 415.336.5143 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

(see attached)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

(see attached)

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

(see attached)

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

| <u>Number of</u> | <u>Existing</u> | <u>Proposed</u> |
|---|-----------------|---|
| Dwelling units (only one kitchen per unit –additional kitchens count as additional units) | <u>Ø</u> | <u>2</u> |
| Occupied stories (all levels with habitable rooms) ... | <u>Ø</u> | <u>5</u> |
| Basement levels (may include garage or windowless storage rooms) | <u>Ø</u> | <u>1</u> |
| Parking spaces (Off-Street) | <u>Ø</u> | <u>2</u> |
| Bedrooms | <u>Ø</u> | <u>6</u> |
| Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.... | <u>Ø</u> | <u>5,012 sf</u> |
| Height | <u>n/a</u> | <u>39'-10³/₄"</u> |
| Building Depth | <u>n/a</u> | <u>61' 8"</u> |
| Most recent rent received (if any) | <u>n/a</u> | <u>—</u> |
| Projected rents after completion of project | <u>n/a</u> | <u>?</u> |
| Current value of property | | <u>not known</u> |
| Projected value (sale price) after completion of project (if known) | <u>n/a</u> | <u>not known</u> |

I attest that the above information is true to the best of my knowledge.


Signature

29 Sept 2014
Date

JEFF BURRIS
Name (please print)

Case # 14-0718D
Permit # 2013-0612-9341

A. Given the concerns of the DR requester, why do you believe your project should be approved?

Concerns of DR requesters:

1. Lightwell at adjacent neighbor's rear bedroom is not matched by the new project design.
2. Lightwell at adjacent neighbor's mid-floor bathroom is not matched by the new project design.
3. The building features a flat entry where the adjacent neighbor requests a stepped entry to mirror their entry.
4. The building is four stories over grade. The DR applicants both request a three-story building design.
5. DR applicant at 361 Pennsylvania requests more landscape at the front setback.
6. DR applicant 361 does not feel the project would enhance the architectural character of the neighborhood. DR applicant objects to the building entrance at grade, the bay window, the two garage doors, and the curb cut.
7. DR applicant 361 feels the new building is incorrectly proportioned for the street.
8. DR applicant 361 objects to the subterranean bedroom level at the lowest floor of the proposed project.

After making a number of changes per the DR request, we feel the project is now better suited to the neighbor's principal concerns.

B. What alternatives or changes to the proposed project are you willing to make in order to address the concerns?

We have responded to a number of the issues raised above.
By number:

1. The lightwell at the rear is now matched by a 3'x5' light well at the subject building. This lightwell extends over the two floors that align with the neighboring structure.
2. (not addressed – see part C).
3. The revised plans show a walk-up stair entry to the new upper unit at 333. The lower unit still enters at grade level, but the location has moved to correspond with the upper entry.
4. (not addressed – see part C).

5. The landscape at the front entry has been increased to over 50% total coverage with 30% solely used for planter beds.

6. The two garage doors have been reduced to one. The curb cut is 10' wide. The entry at grade has been altered to feature one "walk up" entry and one entry at grade.

7. (not addressed – see part C).

8. (not addressed – see part C).

C. If you are not willing to change the project or pursue alternatives, please state why you feel the project would not have any adverse effect on the surrounding properties. Please explain what prevents you from making the changes requested.

By number:

2. The light well at the mid-floor bathroom is only about 24" wide, 8' deep, and currently filled with exhaust ventilation ducting. It was determined that the changes to the subject building massing would have no measurable effect on the quality of light at this light well.

4. The massing of the subject building was developed to accommodate two competing interests –the need for two units of residential living, and the need to maintain an appropriate massing in an RH-2 zone disproportionately consisting of single-family houses.

Buildings in this zoning district may be 40' in height. The Residential Design Guidelines clearly state that larger buildings are appropriate provided they step back and try to integrate with the existing neighborhood fabric. In an effort to increase density without inappropriate massing, the decision was made to both "push" the floors down into the site as well as use the existing massing established by the house at 361 Pennsylvania (and to the south). The subject building "folds back" the top story to follow the profile of 361 Pennsylvania. This is per the directives established in the Residential Design Guidelines.

7. Please refer to answer #4, directly above.

8. We believe the "subterranean bedrooms" are an appropriate response to bring density to existing neighborhoods. This project has been developed with the goal of providing TWO units of residential living at this site. Building below grade helps increase density while maintaining a smaller visible volume from the street.

The lowest floor of the subject building is only a half-floor in area (pushed toward the rear yard). It is not the full length of the new building, as the applicant for DR states. It is half that depth.

-end-





GENERAL NOTES

1 ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH THE FOLLOWING:

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ELECTRIC CODE (NEC)
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA HISTORICAL BUILDING CODE
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA REFERENCED STANDARDS CODE
- 2013 CALIFORNIA FIRE CODE

as well as ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

- 2 THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF THE BUILDING AND SITE, NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- 3 THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- 4 THE GENERAL CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THE COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERS ARE PLACED AND/OR WORK IS INSTALLED. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- 5 THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 6 DRAWING INFORMATION IS NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN.
- 7 DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- 8 THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- 9 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS.
- 10 INSTALL ALL FIXTURES, EQUIPMENT, and MATERIALS per MANUFACTURER'S RECOMMENDATIONS and the REQUIREMENTS of the CODES. ALL APPLIANCES, FIXTURES, and EQUIPMENT ASSOCIATED with PLUMBING, ELECTRICAL, and MECHANICAL SYSTEMS SHALL BE LISTED by a NATIONALLY RECOGNIZED and APPROVED AGENCY.
- 11 PROVIDE FIRE-BLOCKING and DRAFTSTOPS at ALL CONCEALED DRAFT OPENINGS (VERTICAL and HORIZONTAL) as per 2007 CBC SEC 717.
- 12 MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT w/ ACOUSTICAL SEALANT and FIRESAFING AS REQ'D.
- 13 DISCREPANCIES: WHERE a CONFLICT in REQUIREMENTS OCCURS BETWEEN the SPECIFICATIONS and DRAWINGS, or on the DRAWINGS, and a RESOLUTION IS NOT OBTAINED from the ARCHITECT BEFORE the BIDDING DATE, the MORE STRINGENT ALTERNATE WILL BECOME the CONTRACTUAL REQUIREMENTS.
- 14 CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH in the DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, and FINISHING of ALL ASPECTS of THIS PROJECT.
- 15 PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
- 16 PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
- 17 ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
- 18 ALL SMOKE DETECTORS TO BE HARD WIRED.
- 19 ALL ASSEMBLIES SHALL BE OF APPROVED CONSTRUCTION.
- 20 SPECIAL INSPECTION or STRUCTURAL OBSERVATION IS NOT a SUBSTITUTE for INSPECTION by the BUILDING OFFICIAL or BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED or COVERED WITHOUT the APPROVAL of the BUILDING OFFICIAL AND the SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT to REMOVAL or EXPOSURE.
- 21 STRUCTURAL OBSERVATION SHALL BE REQUIRED for STRUCTURAL COMPLIANCE of the APPROVED PLANS per CBC Sec. 1702.
- 22 ENGINEER MUST NOTE ON JOB CARD, IN INSPECTION NOTES SECTION, THAT STRUCTURAL OBSERVATION HAS BEEN PERFORMED and STRUCTURE IS IN COMPLIANCE to the APPROVED PLANS PRIOR to BUILDING INSPECTION by SAN FRANCISCO BUILDING INSPECTOR.
- 23 PLACE and SECURE ALL ANCHOR BOLTS and OTHER ITEMS to BE CAST IN CONCRETE for FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS or REINFORCING AFTER PLACEMENT of CONCRETE IS NOT ALLOWED.
- 24 SPECIAL INSPECTION IS REQUIRED for WELDING and EPOXY SET ANCHOR BOLTS.
- 25 FIREPLACE IN LIVING ROOM SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO REQUESTING ANY CLOSE IN OR FRAMING INSPECTION.
- 26 GAS LINE SCHEMATIC DIAGRAM, CALCULATIONS, and PIPE SIZING MUST BE APPROVED BY BUILDING OFFICIAL PRIOR TO REQUESTING PLUMBING INSPECTION.
- 27 THE PLANNING DEPARTMENT'S NOISE MAPS INDICATE THAT EXISTING AMBIENT NOISE LEVELS AT THE PROJECT SITE MIGHT EXCEED ACCEPTABLE LEVELS. THE PROJECT IS SUBJECT TO THE CALIFORNIA NOISE INSULATION STANDARDS IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. AS PART OF ENVIRONMENTAL REVIEW, THE DEPARTMENT WILL REQUIRE AN ACOUSTICAL ANALYSIS CONDUCTED BY A QUALIFIED CONSULTANT THAT DEMONSTRATES COMPLIANCE WITH TITLE 24 NOISE STANDARDS. NOISE INSULATION FEATURES IDENTIFIED AND RECOMMENDED BY THE ANALYSIS MUST BE INCLUDED IN THE DESIGN.



1 Rear Yard



2 Street View

SITE PERMIT SET

NEW RESIDENTIAL CONSTRUCTION

09/25/14

| | |
|---|---|
| DESCRIPTION | NEW CONSTRUCTION OF A TWO-UNIT RESIDENCE. 5368 SQ. FT. OF CONDITION SPACE. THREE STORIES OVER GRADE PLANE. QUALIFIES AS TYPE V CONSTRUCTION. BUILDING TO BE FULLY SPRINKLERED. |
| PROJECT ADDRESS PARCEL ZONING DISTRICT HEIGHT AND USE RESTRICTIONS PLANNING DISTRICT OCCUPANCY LANDMARK STATUS LOT AREA BUILDING AREA CONSTRUCTION TYPE | 333 Pennsylvania Avenue, San Francisco, CA 94107 4040/025 RH-2; Residential House, 2 Family 40-X SE Team Two-Unit Residential NO 9,997 SF 10,810 SF TYPE V-B |
| 333 Pennsylvania Avenue Square Feet | Level 0 - 662 SF Level 1 - 662 SF Level 2 - 1386 SF Level 3 - 1304 SF Level 4 - 1004 SF TOTALS - 5018 SF |

Architectural Sheet List

- A0.1 Title Page
- A1.1 Site Plan
- A1.2 Landscape Plan
- A2.1 Floor Plans
- A2.2 Floor Plans
- A2.3 Floor Plans
- A3.1 Elevations
- A3.2 Elevations
- A3.3 Elevations
- A4.1 Sections
- A4.2 Sections
- A4.3 Sections
- A4.4 Sections
- A4.5 Sections
- C1.1 Site Plan - Existing Conditions
- PR9.4 Axonometric
- PR9.5 Axonometric
- PR9.6 Axonometric
- PR9.7 Axonometric
- PR9.8 Axonometric - Existing Topography

| | |
|--|--|
| OWNER: Nibello LLC 1234 Mariposa Street San Francisco, CA 94107 ATTN: Ed Maiello / 415.865.6103 | ARCHITECT: STUDIO 12 ARCHITECTURE 665 3rd Street, Suite #335 San Francisco, CA 94107 ATTN: Jeff Burris / 415.503.0212 |
| GENERAL CONTRACTOR: TBD | ENERGY: Energy Calc. Co. 45 Mitchell Blvd., #16 San Rafael, CA 94903 ATTN: Chuck Lemons / 415.457.0990 |



VICINITY MAP

333 PENN LLC.
1234 Mariposa Street
San Francisco, CA 94107
ATTN: Ed Maiello / 415.865.6103

| REVISIONS: | | |
|------------|------|-------------|
| No. | Date | Description |
| | | |
| | | |

Title Page

333 Pennsylvania
333 Pennsylvania Ave.
San Francisco, CA 94107

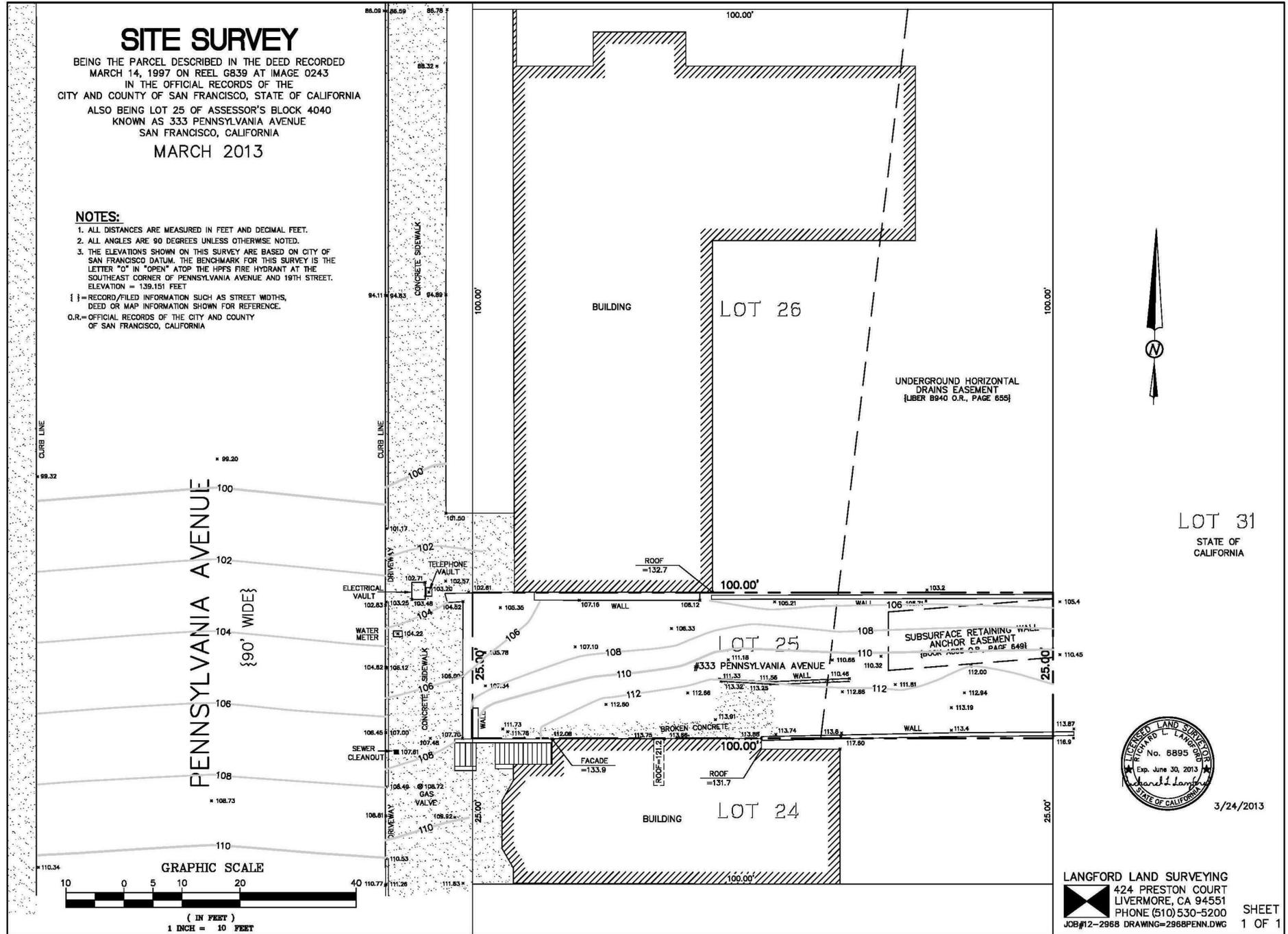
STUDIO 12
ARCHITECTURE

665 Third Street #335
San Francisco, CA 94107
TEL: 415.503.0212
FAX: 415.503.0312

Project Number : 2013-01
Date : 09/25/14
Drawn By : BH
Checked By : JB

A0.1

333 Pennsylvania Avenue



333 PENN LLC.
 1234 Mariposa Street
 San Francisco, CA 94107
 ATTN: Ed Maiello / 415.865.6103

| REVISIONS: | | |
|------------|------|-------------|
| No. | Date | Description |
| | | |
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Site Plan - Existing Conditions

333 Pennsylvania
 333 Pennsylvania Ave.
 San Francisco, CA 94107

STUDIO 12
 ARCHITECTURE

665 Third Street #335
 San Francisco, CA 94107
 TEL: 415.503.0212
 FAX: 415.503.0312

Project Number : 2013-01
 Date : 09/24/14
 Drawn By : BH
 Checked By : JB
C1.1

3/24/2013

LANGFORD LAND SURVEYING
 424 PRESTON COURT
 LIVERMORE, CA 94551
 PHONE (510) 530-5200
 JOB#12-2968 DRAWING=2968PENN.DWG

SHEET
1 OF 1

BEING THE PARCEL DESCRIBED IN THE DEED RECORDED
MARCH 14, 1997 ON REEL G839 AT IMAGE 0243 IN THE
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN
FRANCISCO, STATE OF CALIFORNIA

ALSO BEING LOT 25 OF ASSESSOR'S BLOCK 4040
KNOWN AS 333 PENNSYLVANIA AVENUE SAN
FRANCISCO, CALIFORNIA

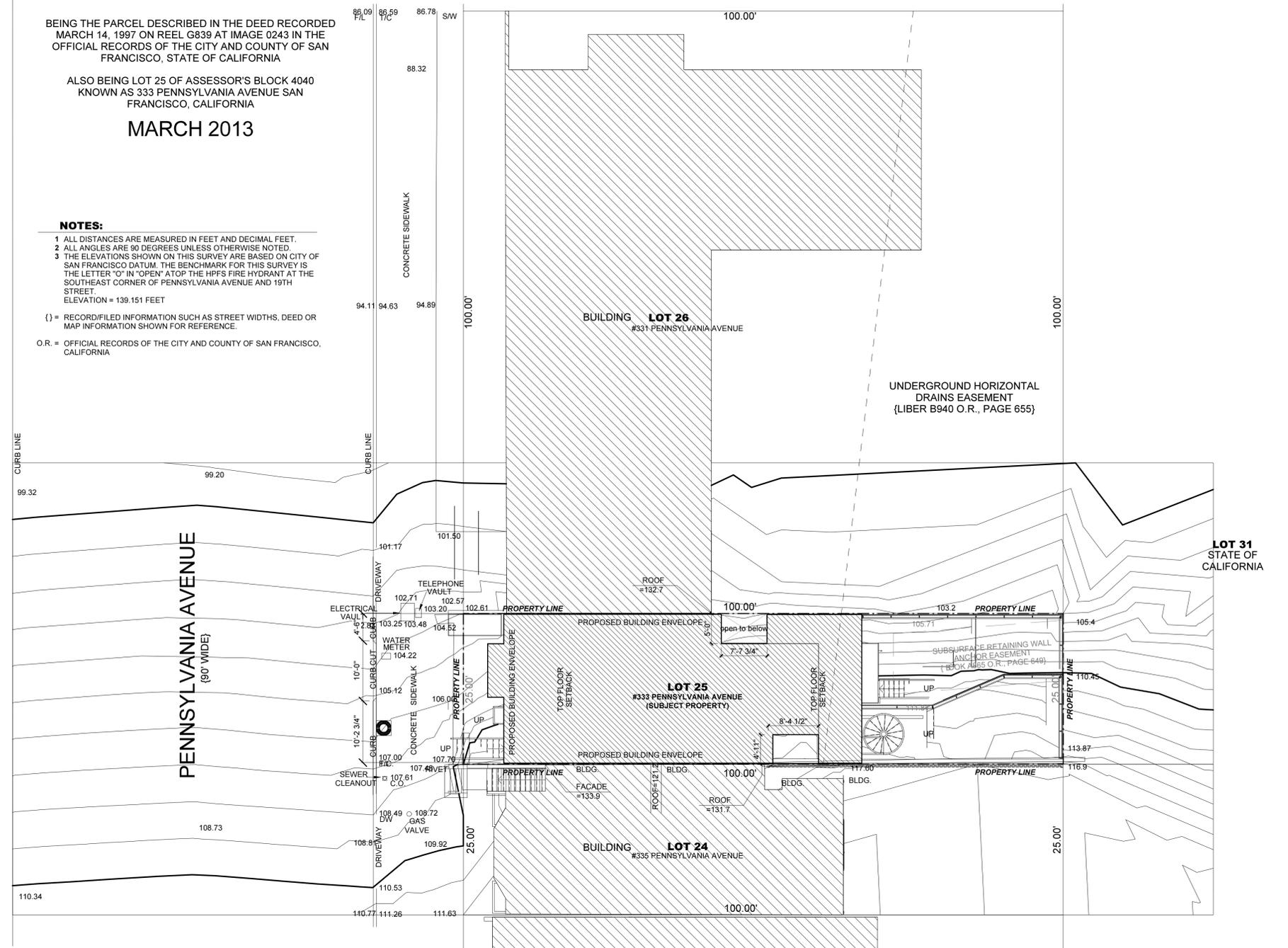
MARCH 2013

NOTES:

- 1 ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
- 2 ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3 THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF SAN FRANCISCO DATUM. THE BENCHMARK FOR THIS SURVEY IS THE LETTER "O" IN "OPEN" ATOP THE HPFS FIRE HYDRANT AT THE SOUTHEAST CORNER OF PENNSYLVANIA AVENUE AND 19TH STREET. ELEVATION = 139.151 FEET

{ } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA



1 Site Plan
1" = 10'-0"



| REVISIONS: | | |
|------------|------|-------------|
| No. | Date | Description |
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Site Plan

333 Pennsylvania

333 Pennsylvania Ave.
San Francisco, CA 94107

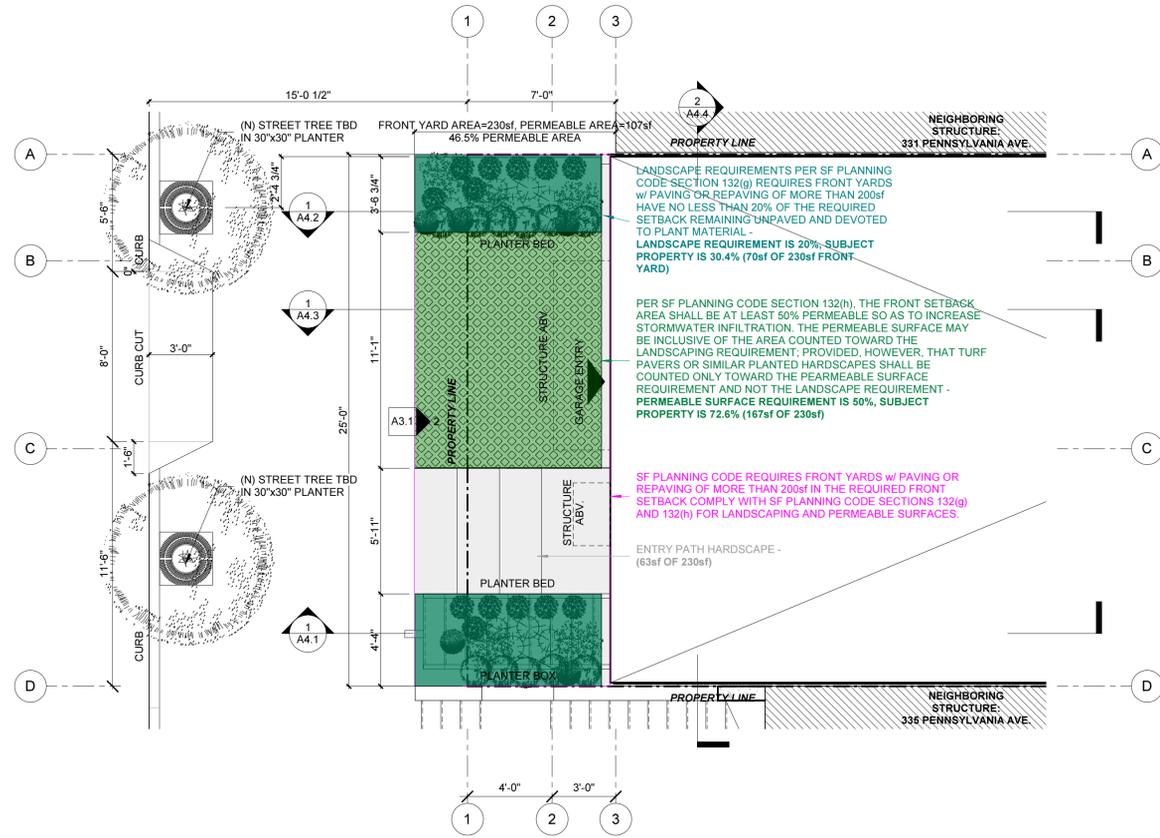
STUDIO 12
ARCHITECTURE

665 Third Street #335
San Francisco, CA 94107
TEL: 415.503.0212
FAX: 415.503.0312

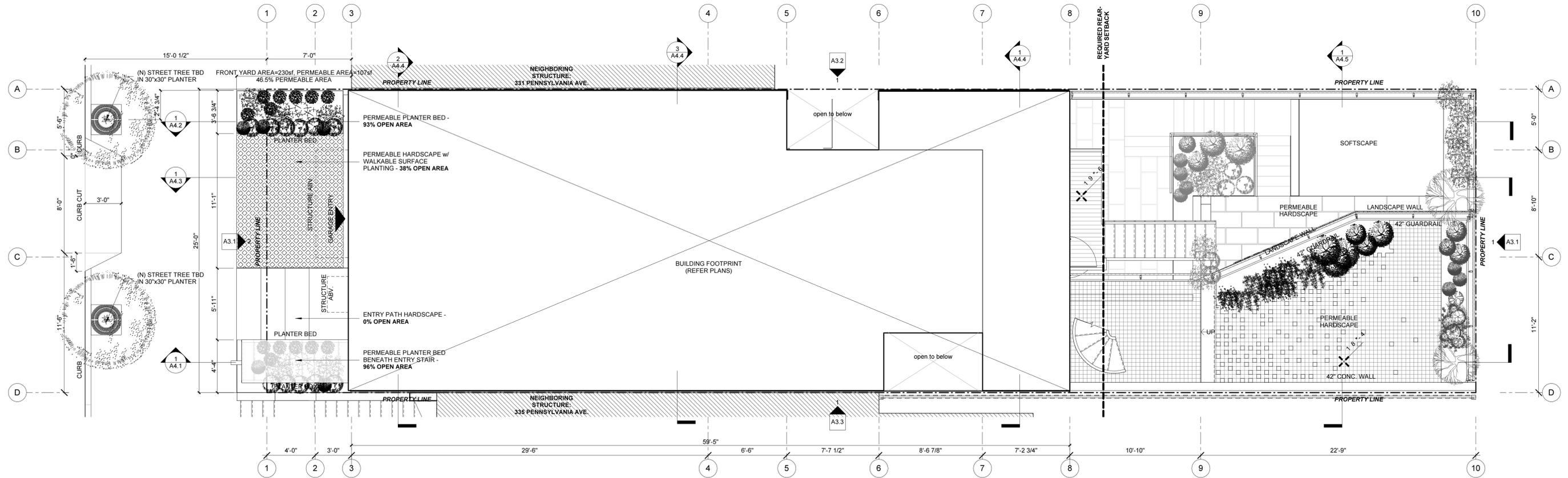
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Date: 09/25/14
Drawn By: BH
Checked By: JB

A1.1

333 PENN LLC.
1234 Mariposa Street
San Francisco, CA 94107
ATTN: Ed Maiello / 415.865.6103



2 Landscape Plan - Front Yard Planted Area
1/4" = 1'-0"



1 Landscape Plan
1/4" = 1'-0"



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Landscape Plan

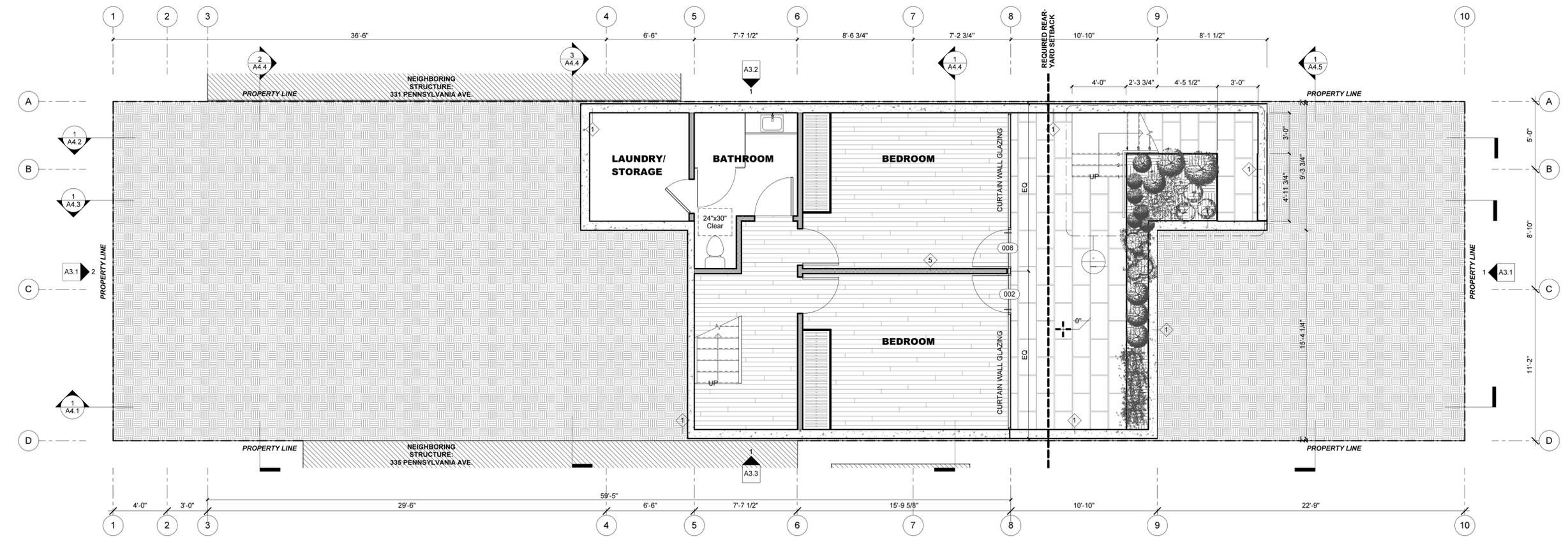
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333 Pennsylvania Ave.
San Francisco, CA 94107

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ARCHITECTURE

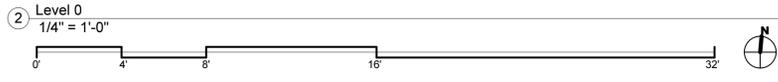
665 Third Street #335
San Francisco, CA 94107
TEL: 415.503.0212
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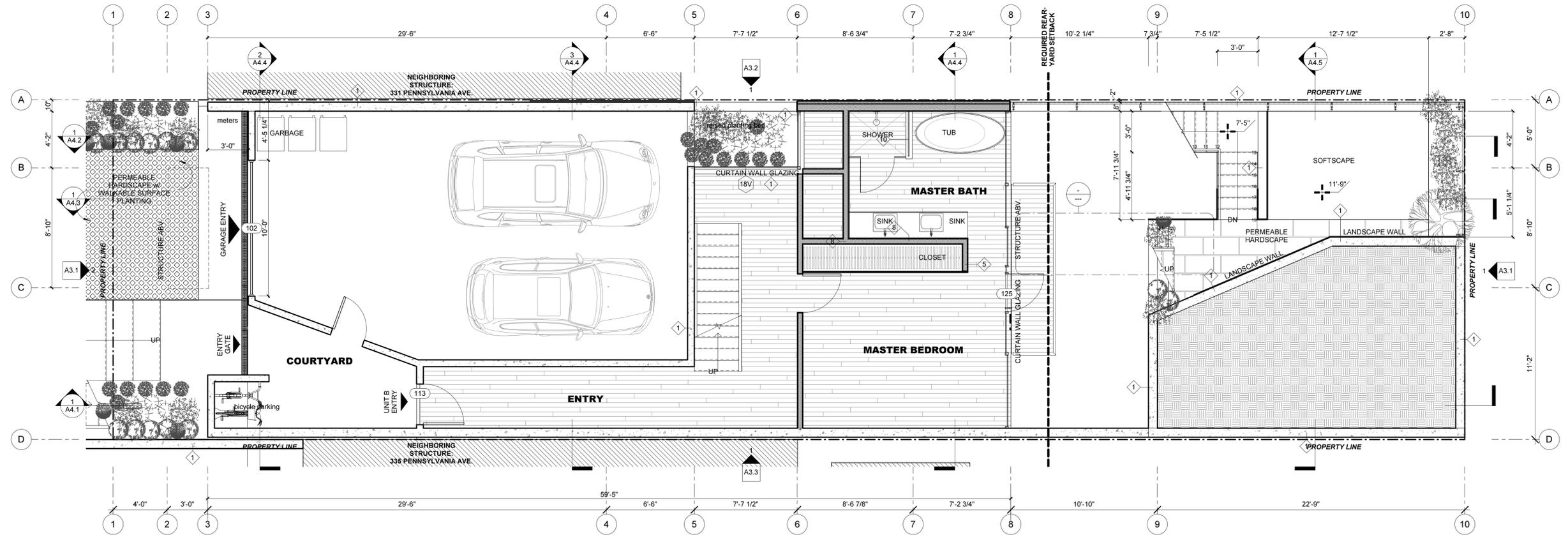
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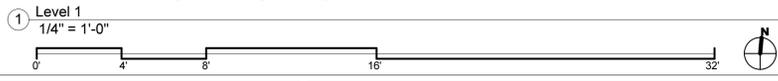
| Ownable Area Totals | |
|---------------------|---------|
| Name | Area |
| UNIT A | 2468 SF |
| UNIT B | 2555 SF |
| | 5023 SF |



SQUARE FOOTAGE
UNIT A - N/A
UNIT B - 662 SF



| Ownable Area Totals | |
|---------------------|---------|
| Name | Area |
| UNIT A | 2468 SF |
| UNIT B | 2555 SF |
| | 5023 SF |



SQUARE FOOTAGE
UNIT A - N/A
UNIT B - 667 SF

| REVISIONS: | | |
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| No. | Date | Description |
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Floor Plans

333 PENN LLC.
1234 Mariposa Street
San Francisco, CA 94107
ATTN: Ed Maiello / 415.865.6103

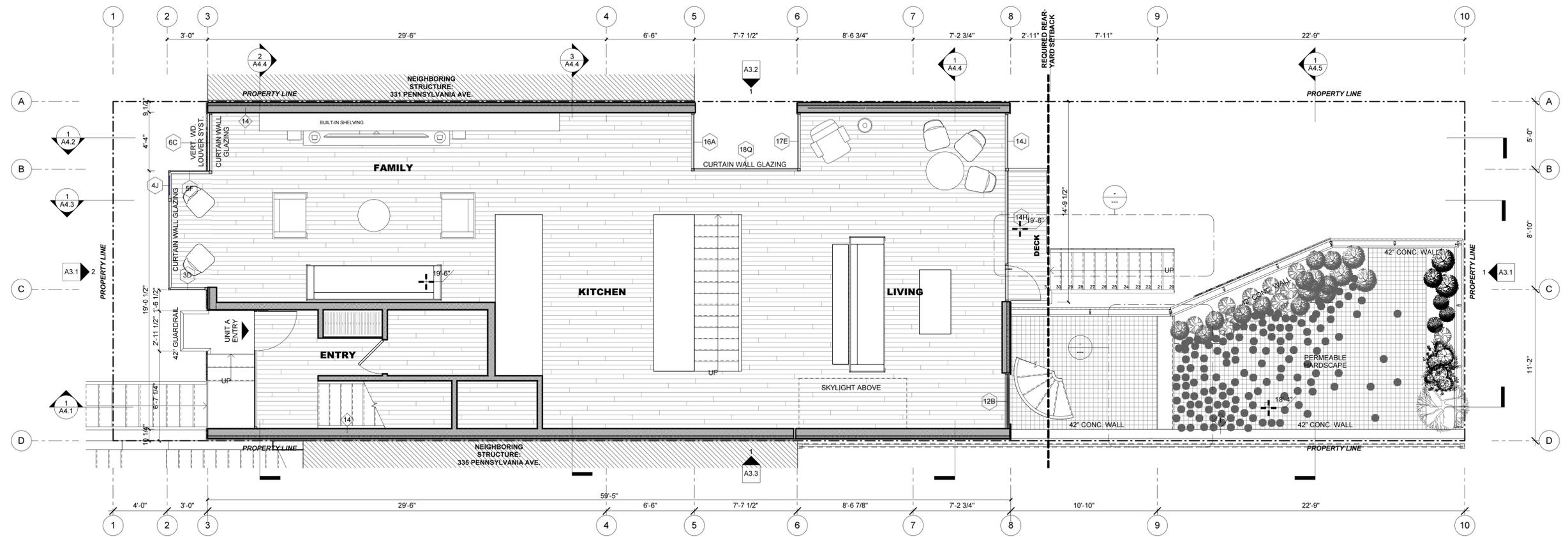
333 Pennsylvania
333 Pennsylvania Ave.
San Francisco, CA 94107

STUDIO 12
ARCHITECTURE

665 Third Street #335
San Francisco, CA 94107
TEL: 415.503.0212
FAX: 415.503.0312

Project Number : 2013-01
Date : 09/25/14
Drawn By : BH
Checked By : JB

A2.1

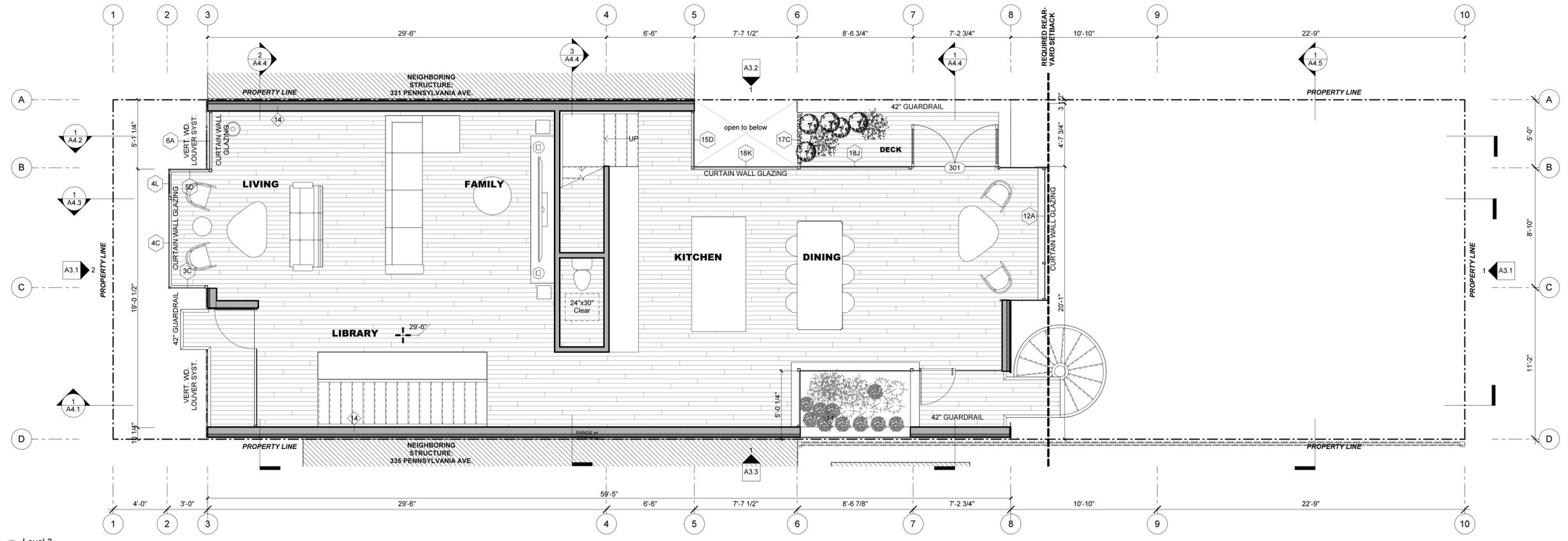


| Ownable Area Totals | |
|---------------------|---------|
| Name | Area |
| UNIT A | 2488 SF |
| UNIT B | 2555 SF |
| | 5023 SF |

2 Level 2
1/4" = 1'-0"



SQUARE FOOTAGE
UNIT A - 160 SF
UNIT B - 1226 SF



| Ownable Area Totals | |
|---------------------|---------|
| Name | Area |
| UNIT A | 2488 SF |
| UNIT B | 2555 SF |
| | 5023 SF |

1 Level 3
1/4" = 1'-0"



SQUARE FOOTAGE
UNIT A - 1304 SF
UNIT B - N/A

| REVISIONS: | | |
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Floor Plans

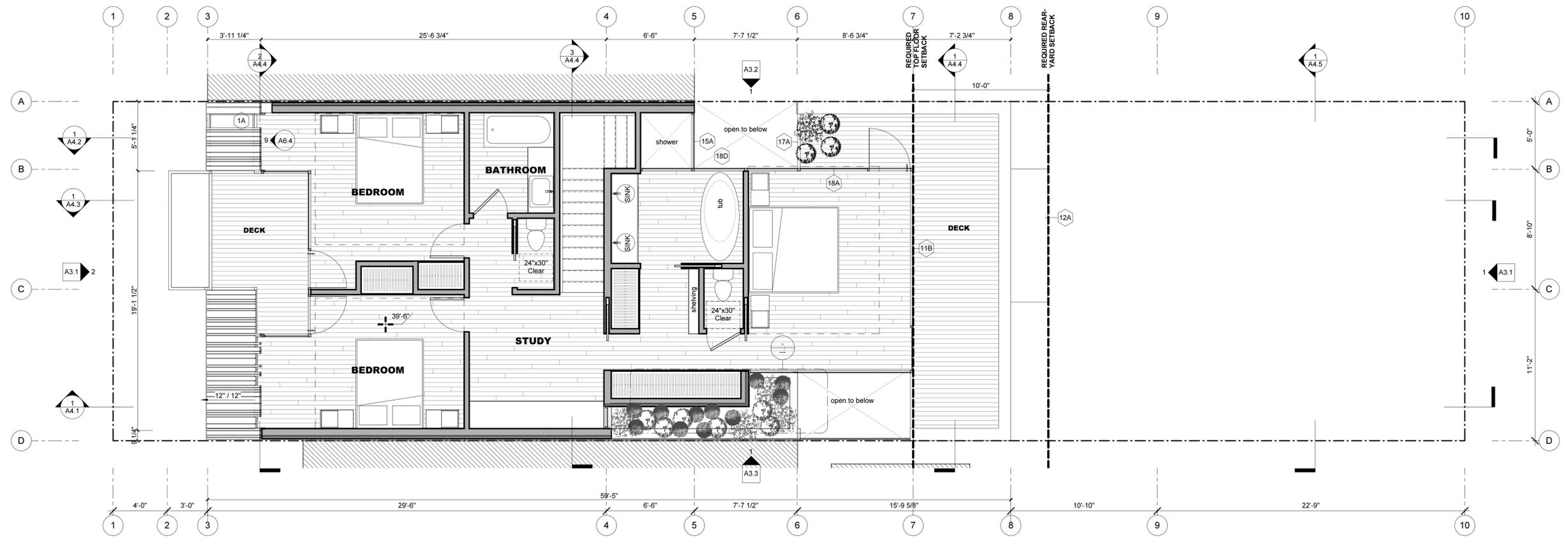
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1234 Mariposa Street
San Francisco, CA 94107
ATTN: Ed Maiello / 415.865.6103

333 Pennsylvania
333 Pennsylvania Ave.
San Francisco, CA 94107

STUDIO 12
ARCHITECTURE

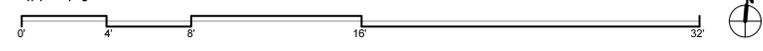
665 Third Street #335
San Francisco, CA 94107
TEL: 415.503.0212
FAX: 415.503.0312

Project Number: 2013-01
Date: 09/25/14
Drawn By: BH
Checked By: JB
A2.2

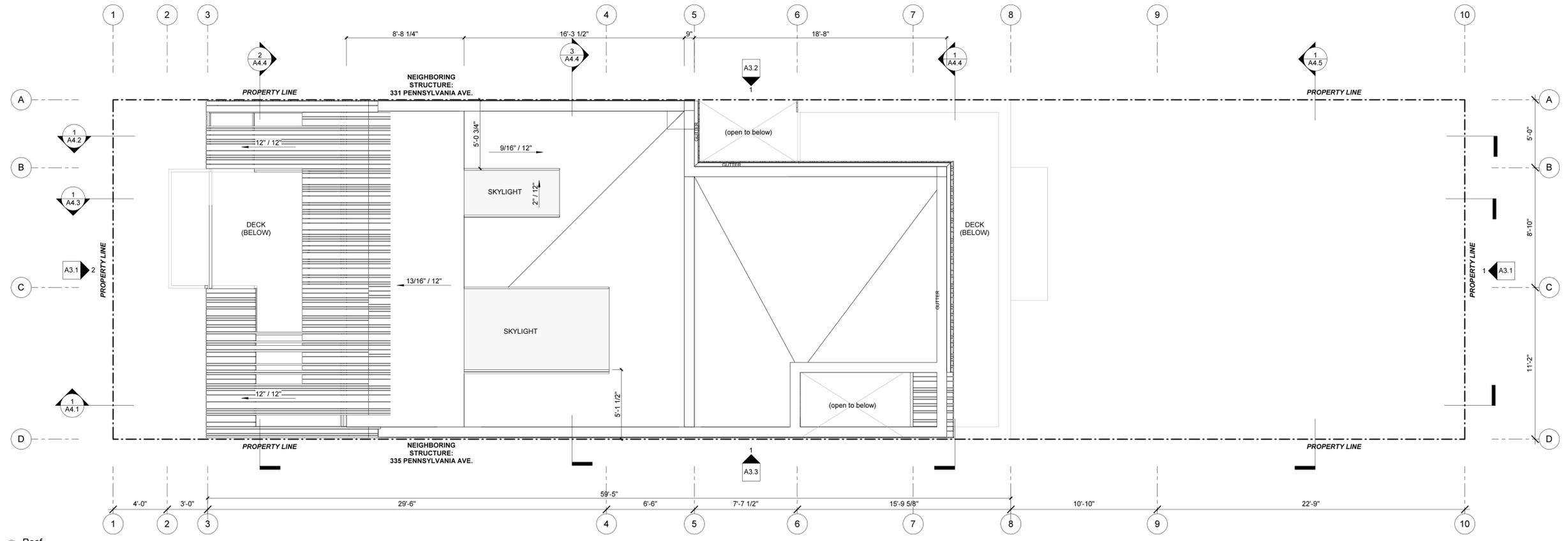


| Ownable Area Totals | |
|---------------------|---------|
| Name | Area |
| UNIT A | 2468 SF |
| UNIT B | 2555 SF |
| | 5023 SF |

② Level 4
1/4" = 1'-0"



SQUARE FOOTAGE
UNIT A - 1004 SF
UNIT B - N/A



| Ownable Area Totals | |
|---------------------|---------|
| Name | Area |
| UNIT A | 2468 SF |
| UNIT B | 2555 SF |
| | 5023 SF |

① Roof
1/4" = 1'-0"



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Floor Plans

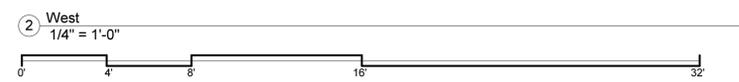
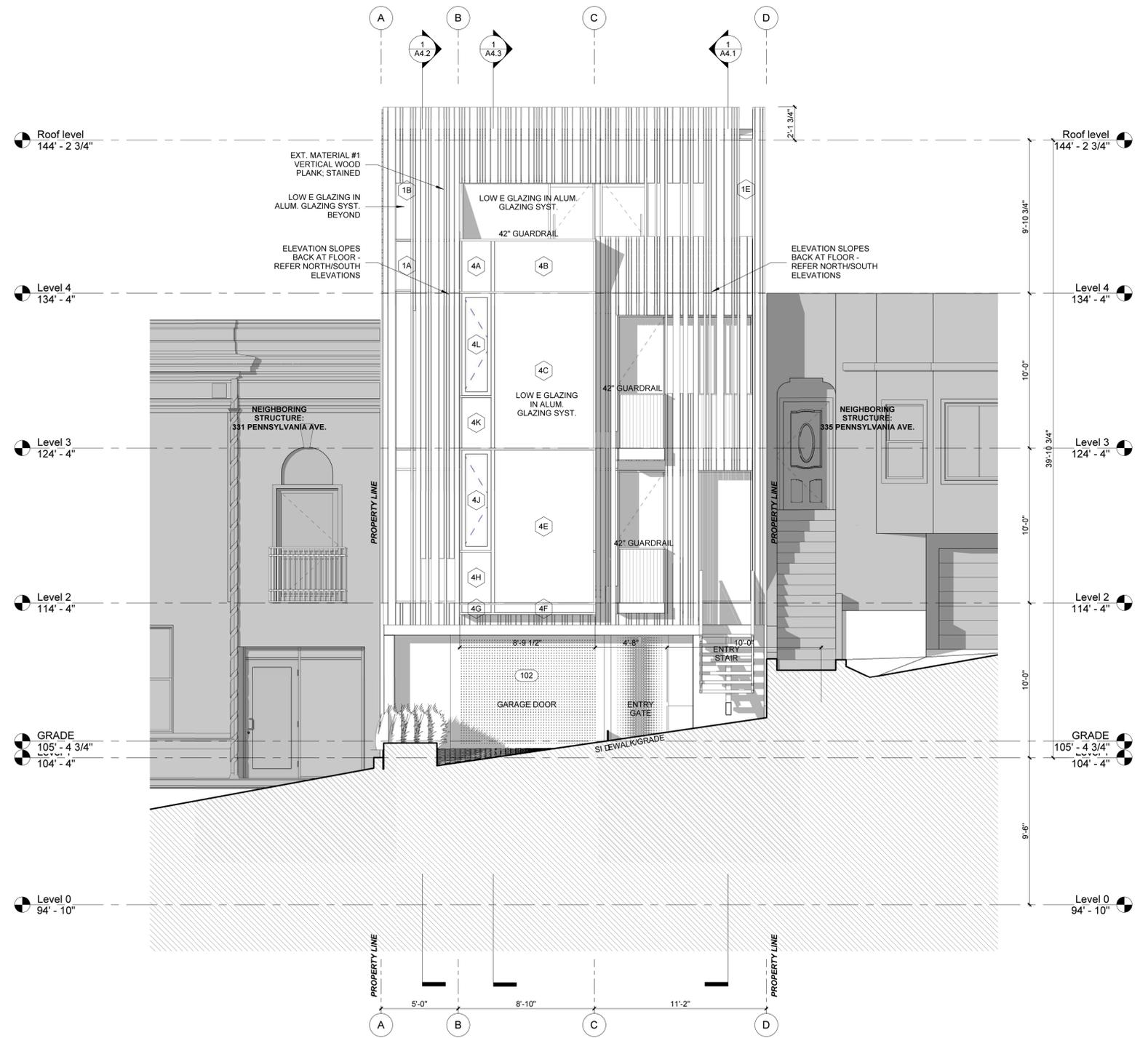
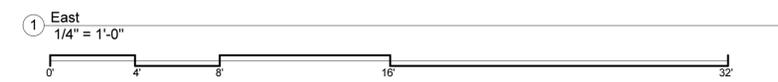
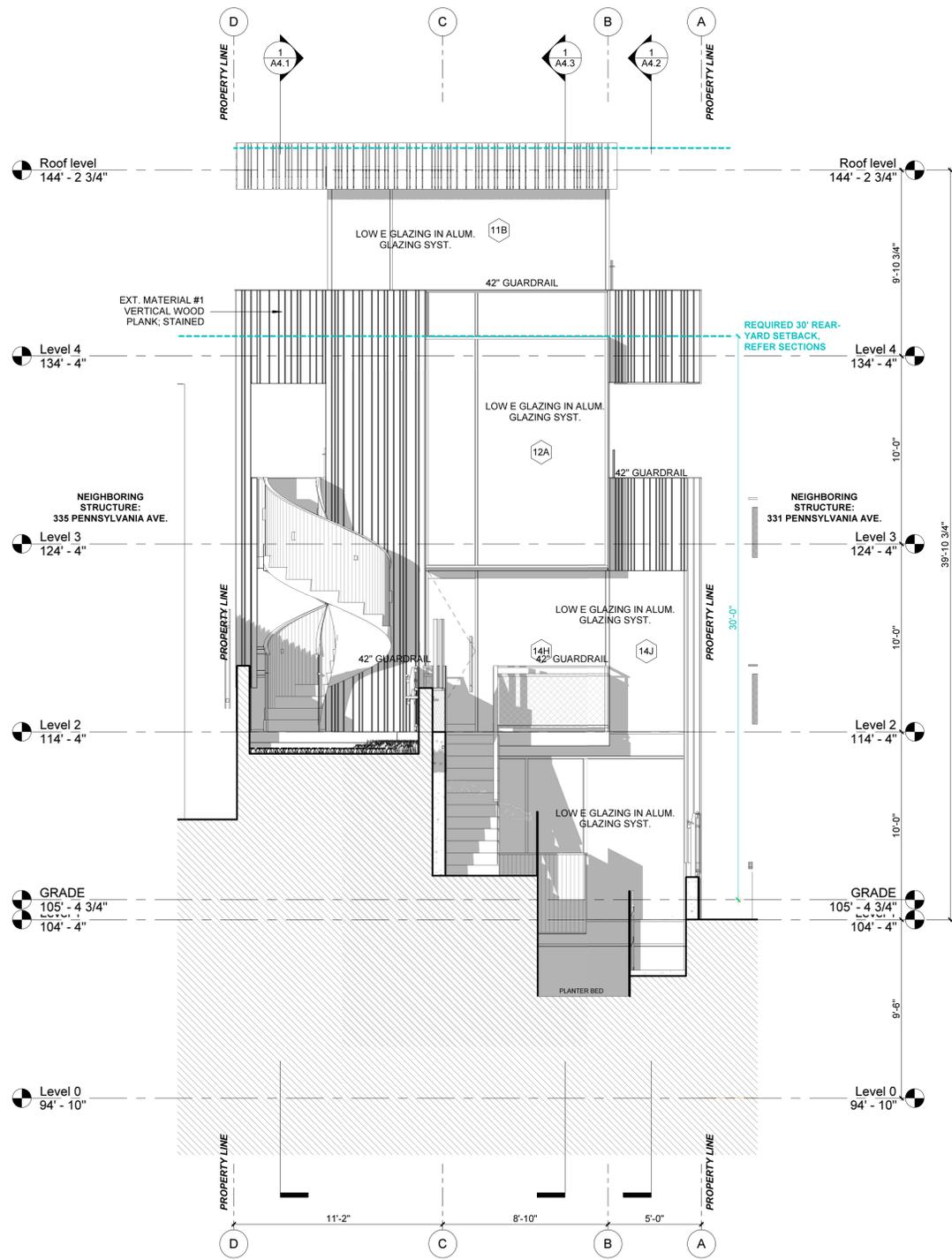
333 PENN LLC.
1234 Mariposa Street
San Francisco, CA 94107
ATTN: Ed Maiello / 415.865.6103

333 Pennsylvania
333 Pennsylvania Ave.
San Francisco, CA 94107

STUDIO 12
ARCHITECTURE

665 Third Street #335
San Francisco, CA 94107
TEL: 415.503.0212
FAX: 415.503.0312

Project Number : 2013-01
Date : 09/25/14
Drawn By : BH
Checked By : JB
A2.3



333 PENN LLC.
 1234 Mariposa Street
 San Francisco, CA 94107
 ATTN: Ed Maiello / 415.865.6103

| REVISIONS: | | |
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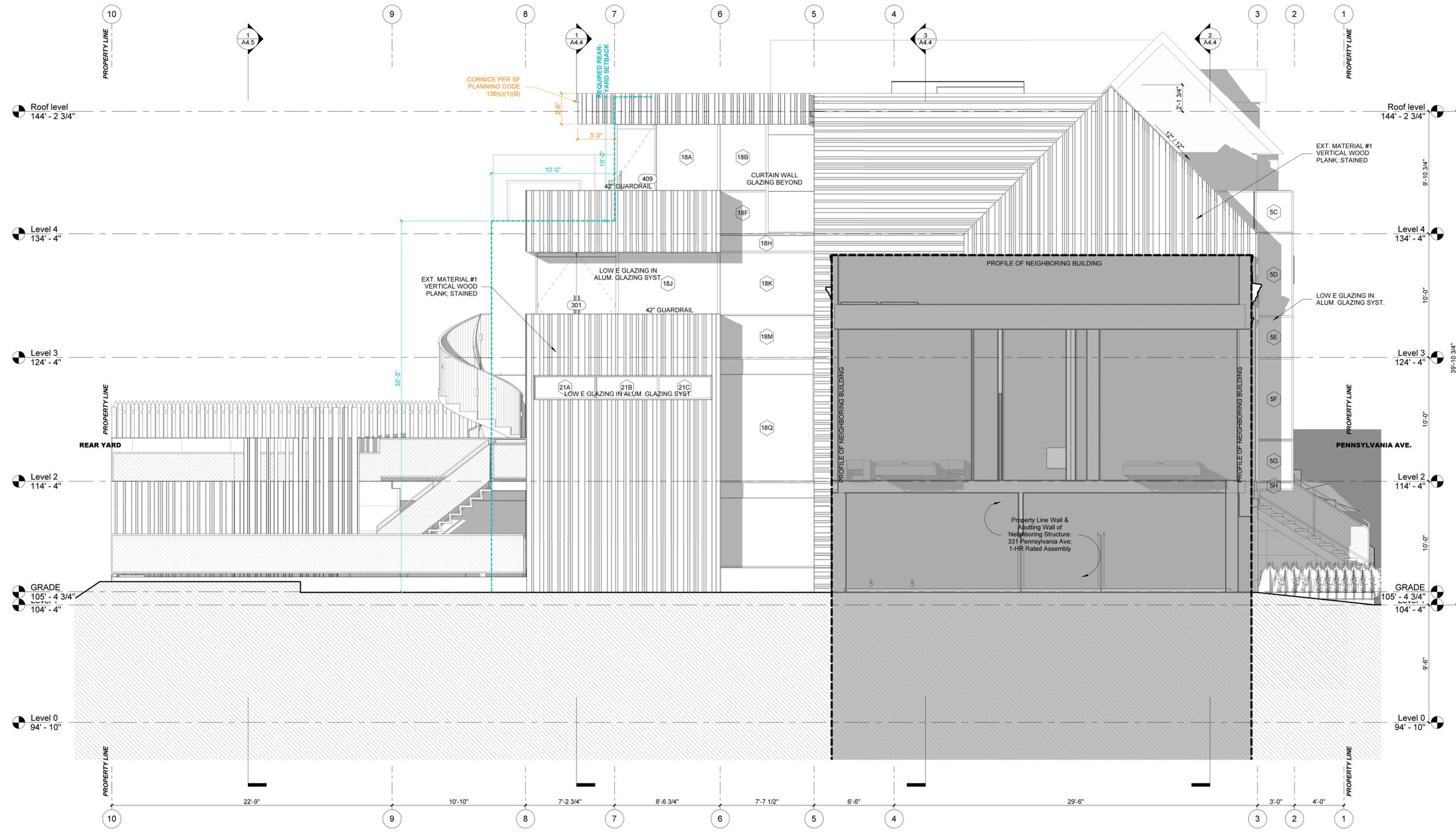
Elevations

333 Pennsylvania
 333 Pennsylvania Ave.
 San Francisco, CA 94107

STUDIO 12
 ARCHITECTURE

665 Third Street #335
 San Francisco, CA 94107
 TEL: 415.503.0212
 FAX: 415.503.0312

Project Number : 2013-01
 Date : 09/25/14
 Drawn By : BH
 Checked By : JB
A3.1



333 PENN LLC.
 1234 Mariposa Street
 San Francisco, CA 94107
 ATTN: Ed Maiello / 415.865.6103

| REVISIONS: | | |
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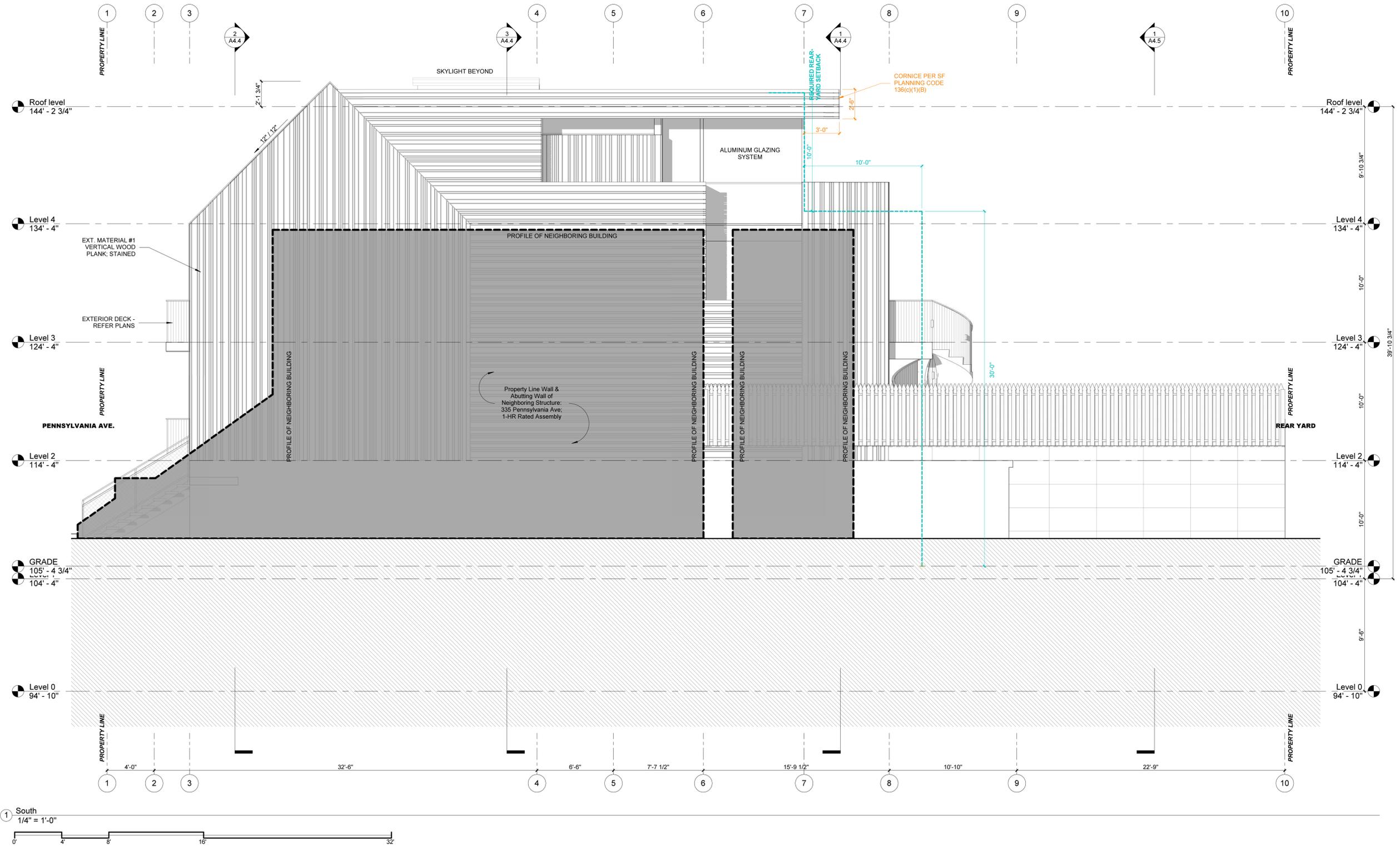
Elevations

333 Pennsylvania
 333 Pennsylvania Ave.
 San Francisco, CA 94107

STUDIO 12
 ARCHITECTURE

665 Third Street #335
 San Francisco, CA 94107
 TEL: 415.503.0212
 FAX: 415.503.0312

Project Number : 2013-01
 Date : 09/25/14
 Drawn By : BH
 Checked By : JB
A3.2



333 PENN LLC.
 1234 Mariposa Street
 San Francisco, CA 94107
 ATTN: Ed Maiello / 415.865.6103

| REVISIONS: | | |
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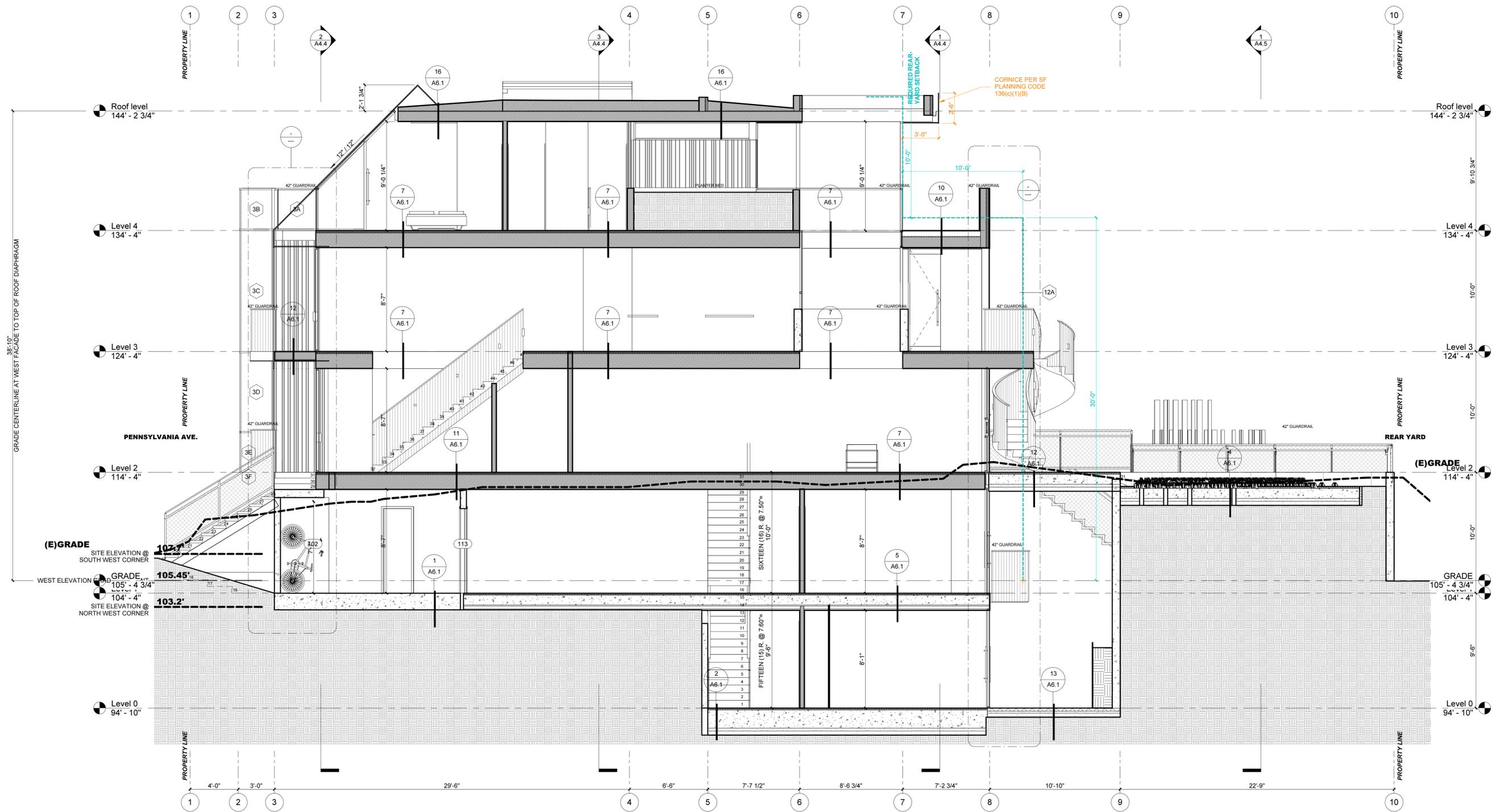
Elevations

333 Pennsylvania
 333 Pennsylvania Ave.
 San Francisco, CA 94107

STUDIO 12
 ARCHITECTURE

665 Third Street #335
 San Francisco, CA 94107
 TEL: 415.503.0212
 FAX: 415.503.0312

Project Number : 2013-01
 Date : 09/25/14
 Drawn By : BH
 Checked By : JB
A3.3



1 Section 1
1/4" = 1'-0"

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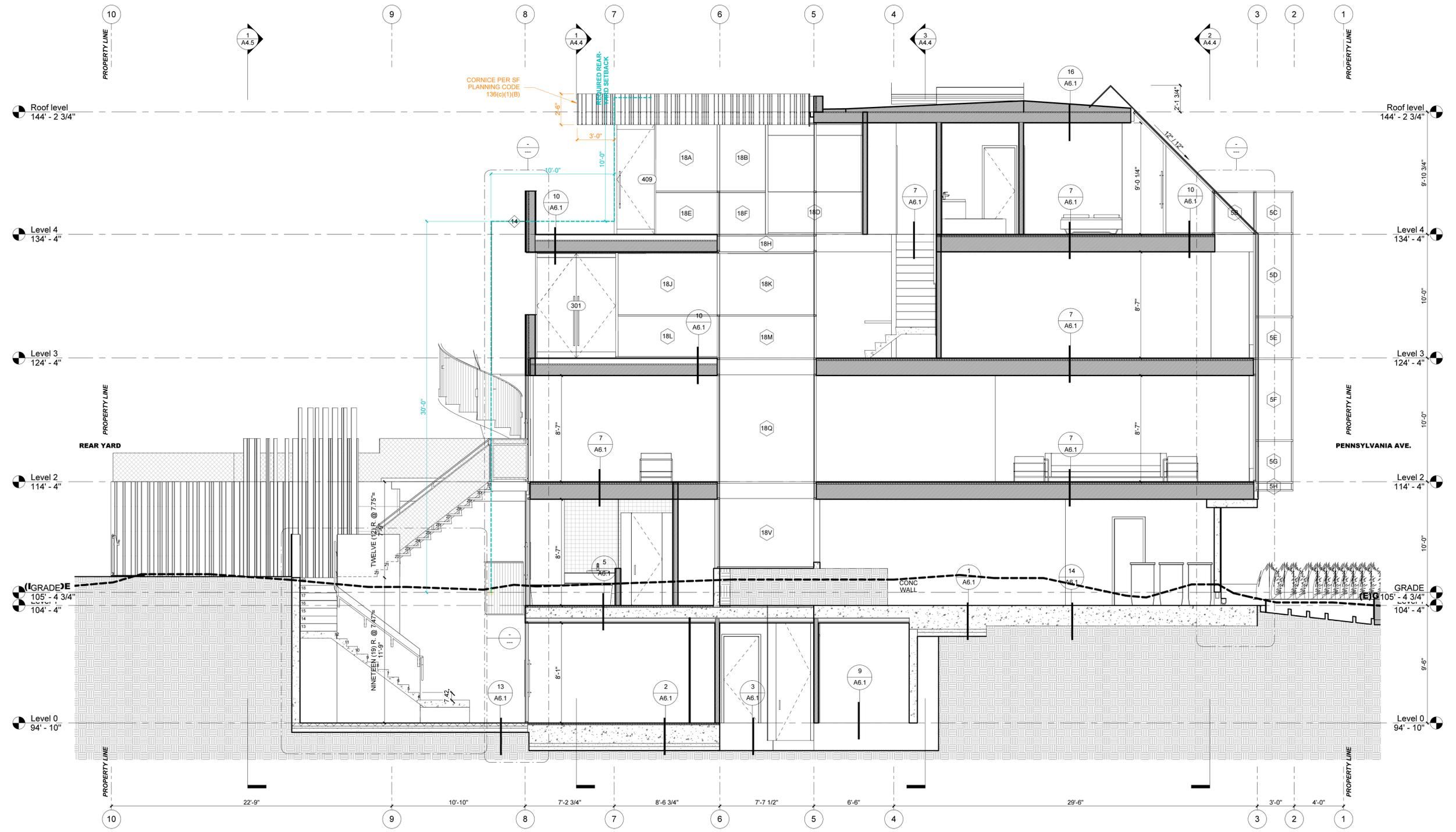
Sections

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333 Pennsylvania Ave.
San Francisco, CA 94107

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San Francisco, CA 94107
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FAX: 415.503.0312

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Checked By : JB
A4.1



1 Section 2
1/4" = 1'-0"

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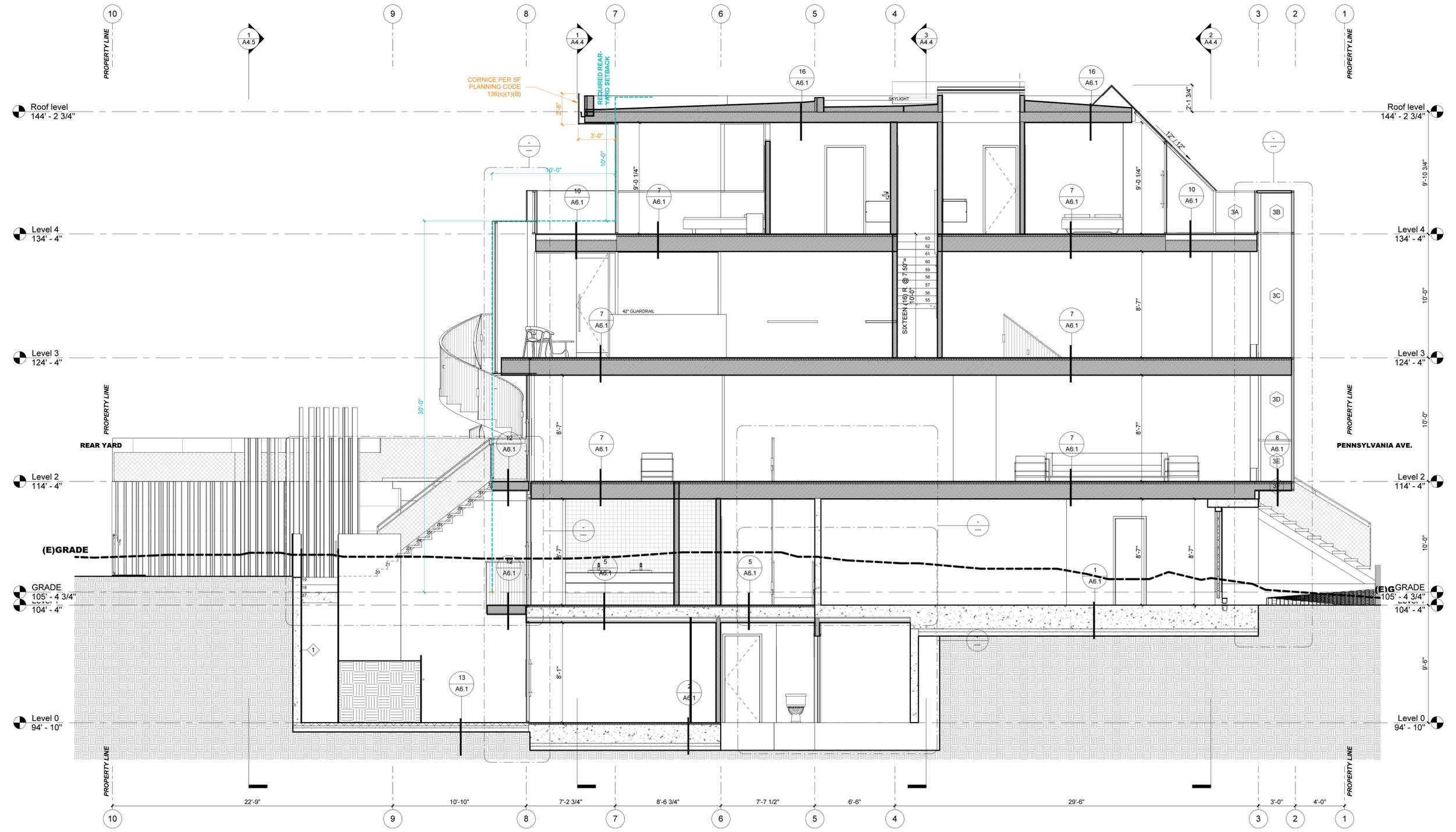
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A4.2



1 Section 3
1/4" = 1'-0"

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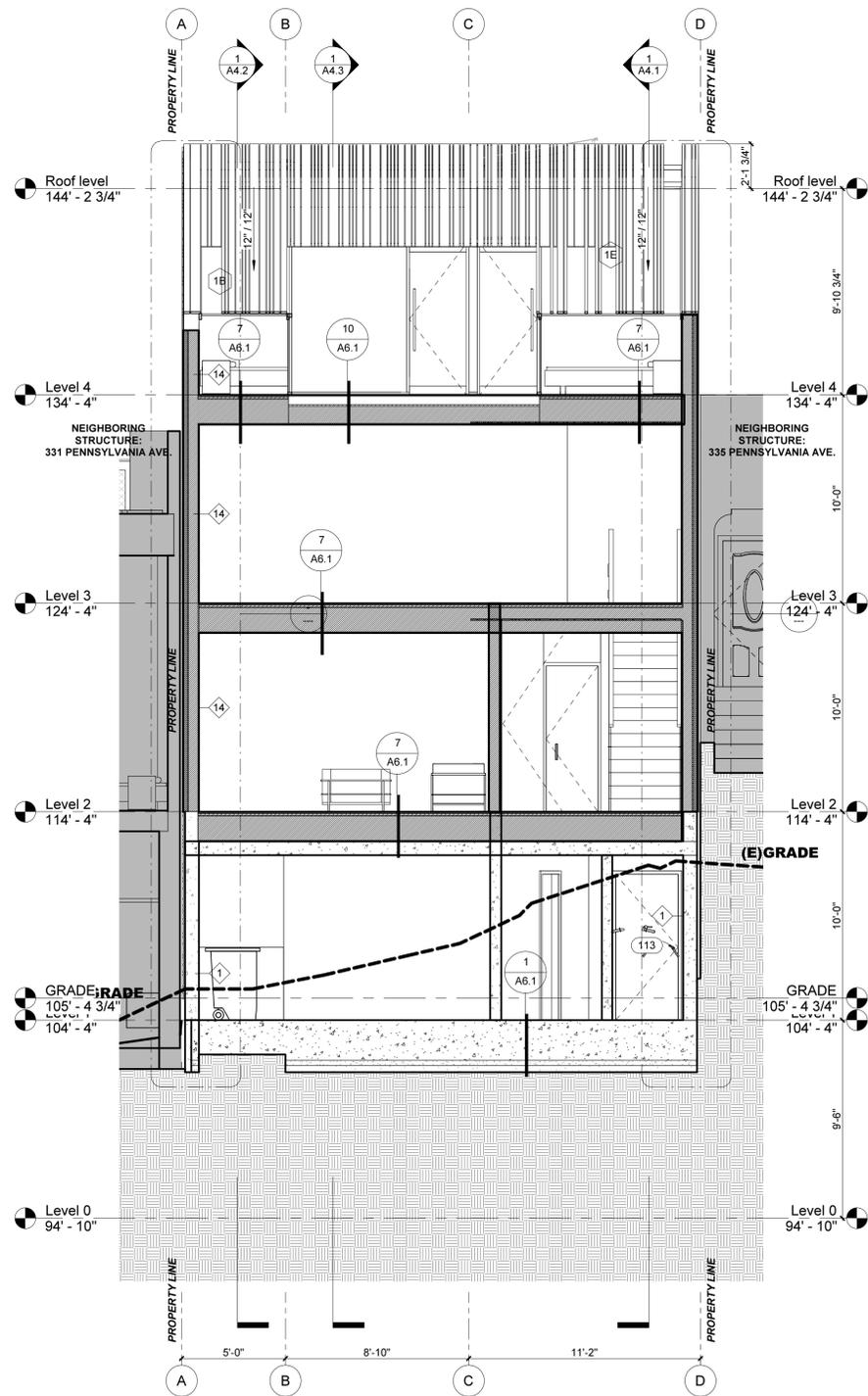
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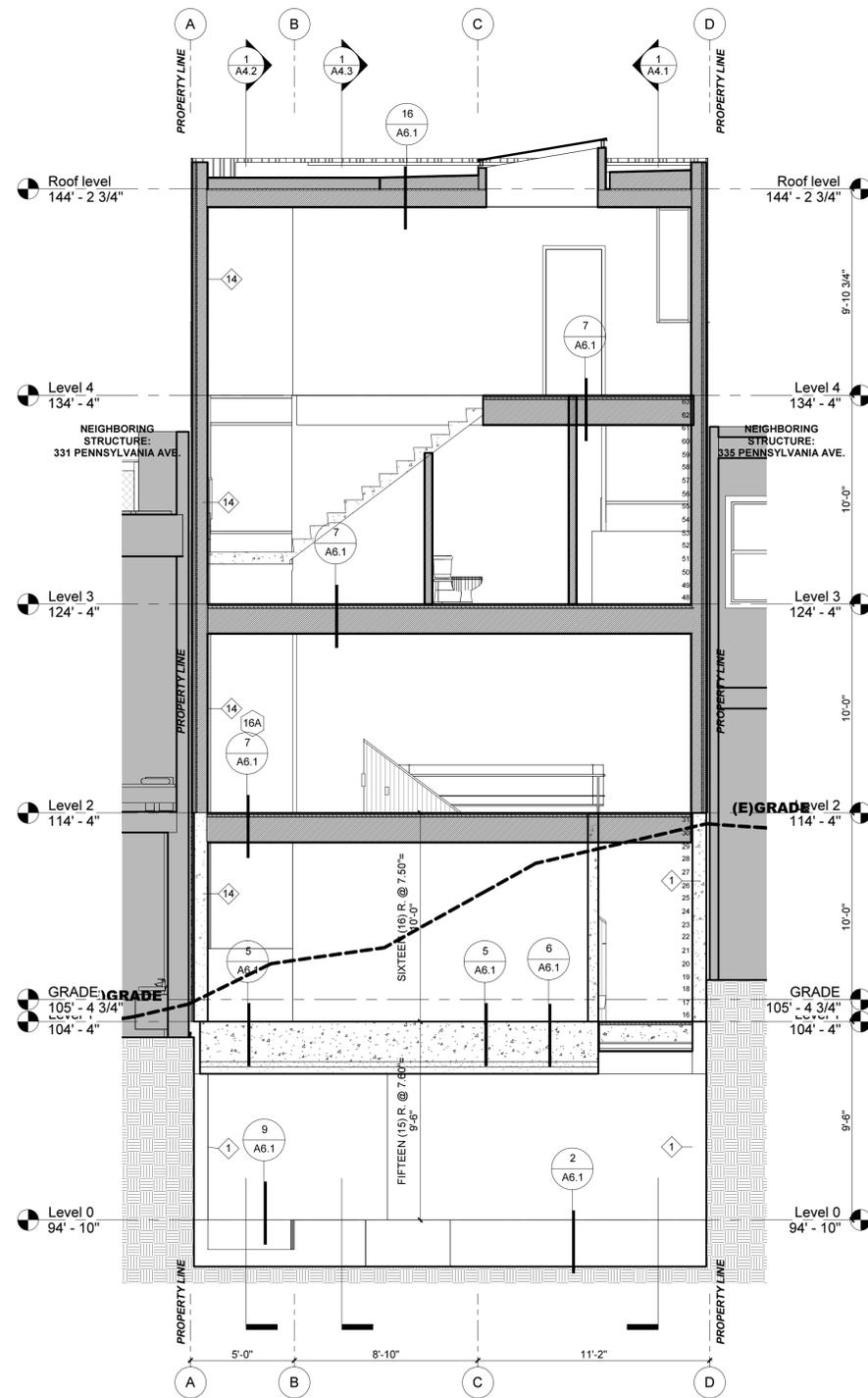
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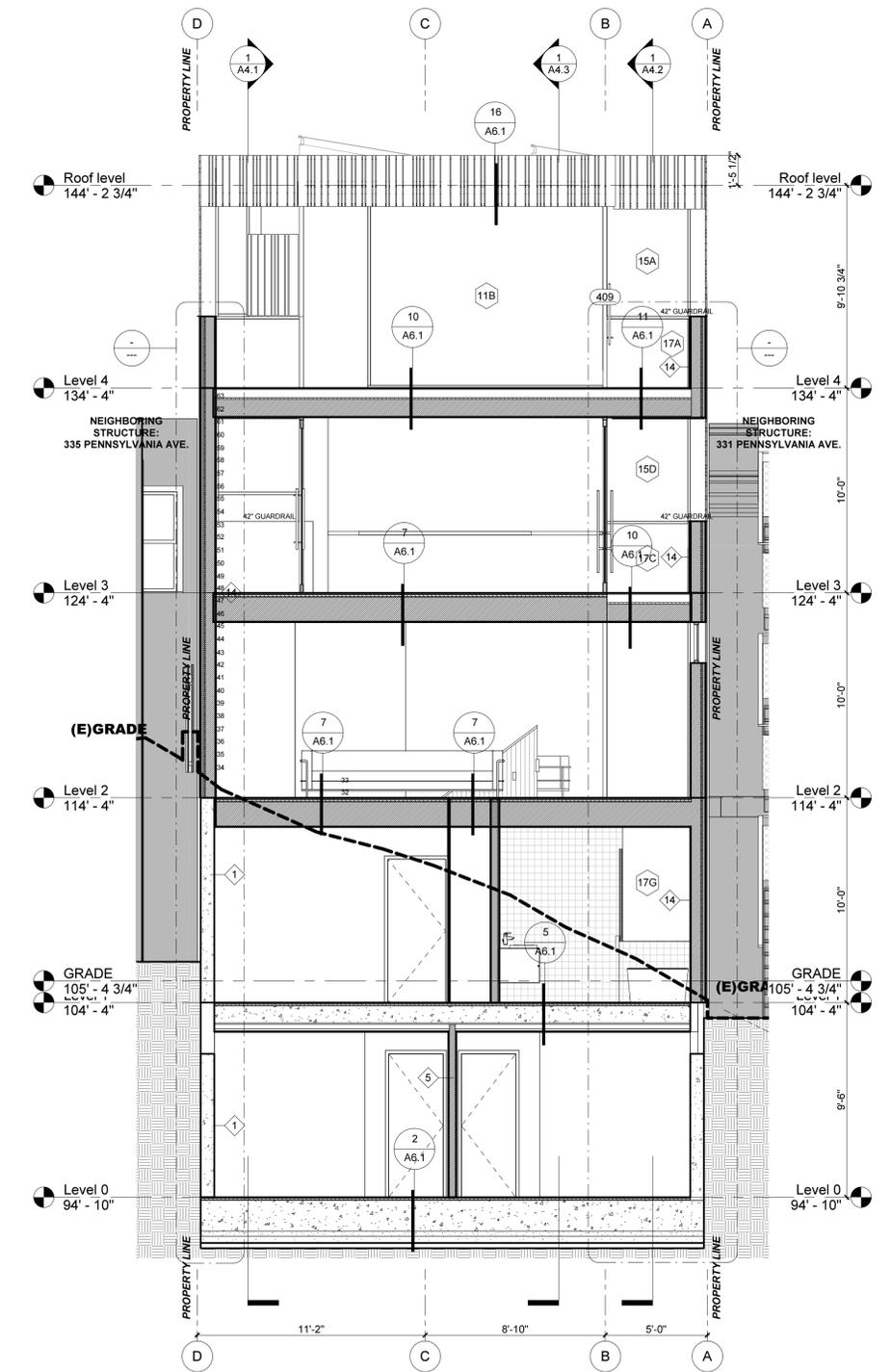
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A4.3



2 Section 6
1/4" = 1'-0"



3 Section 5
1/4" = 1'-0"



1 Section 4
1/4" = 1'-0"

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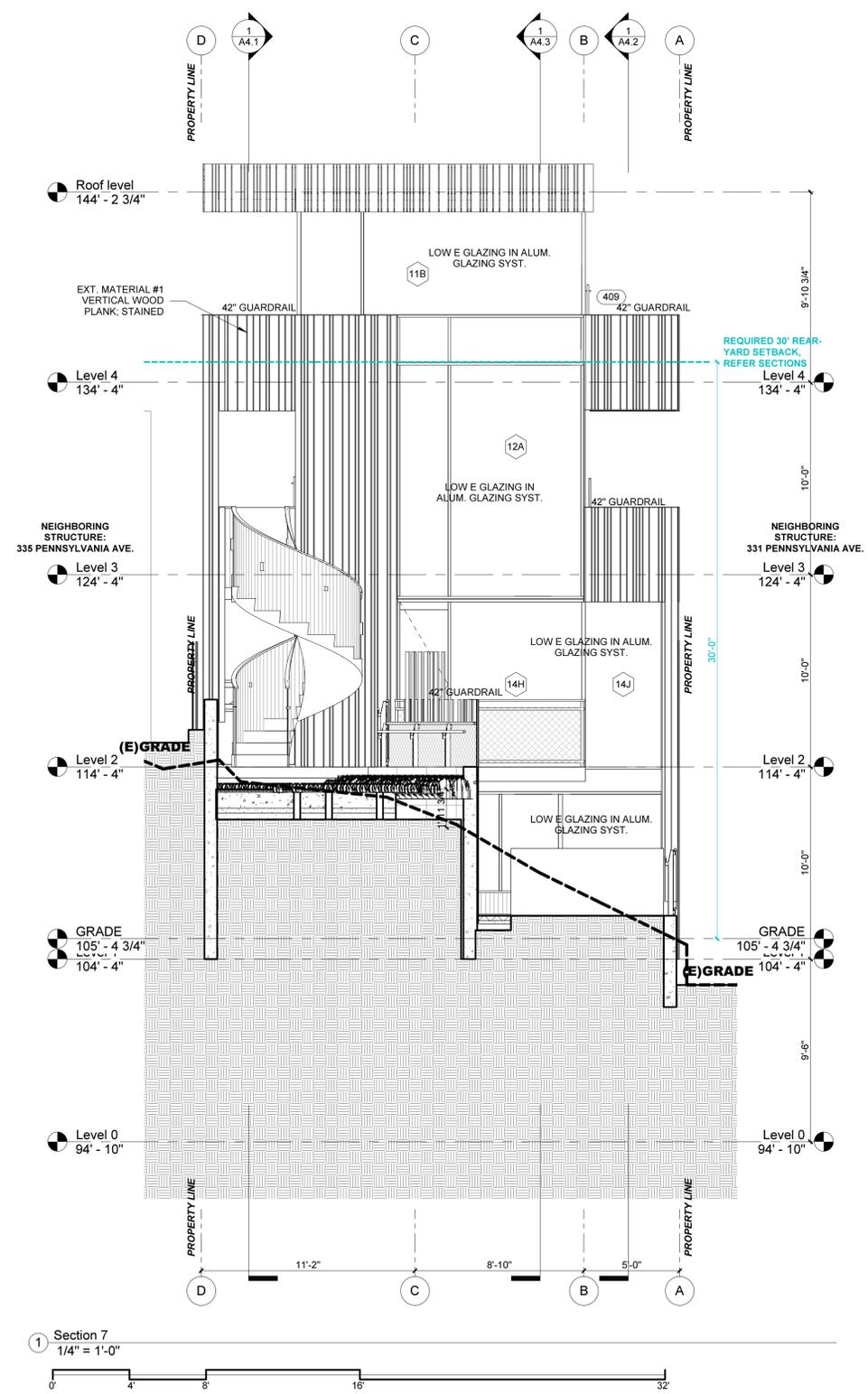
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A4.4



1 Section 7
 1/4" = 1'-0"
 0' 4' 8' 16' 32'

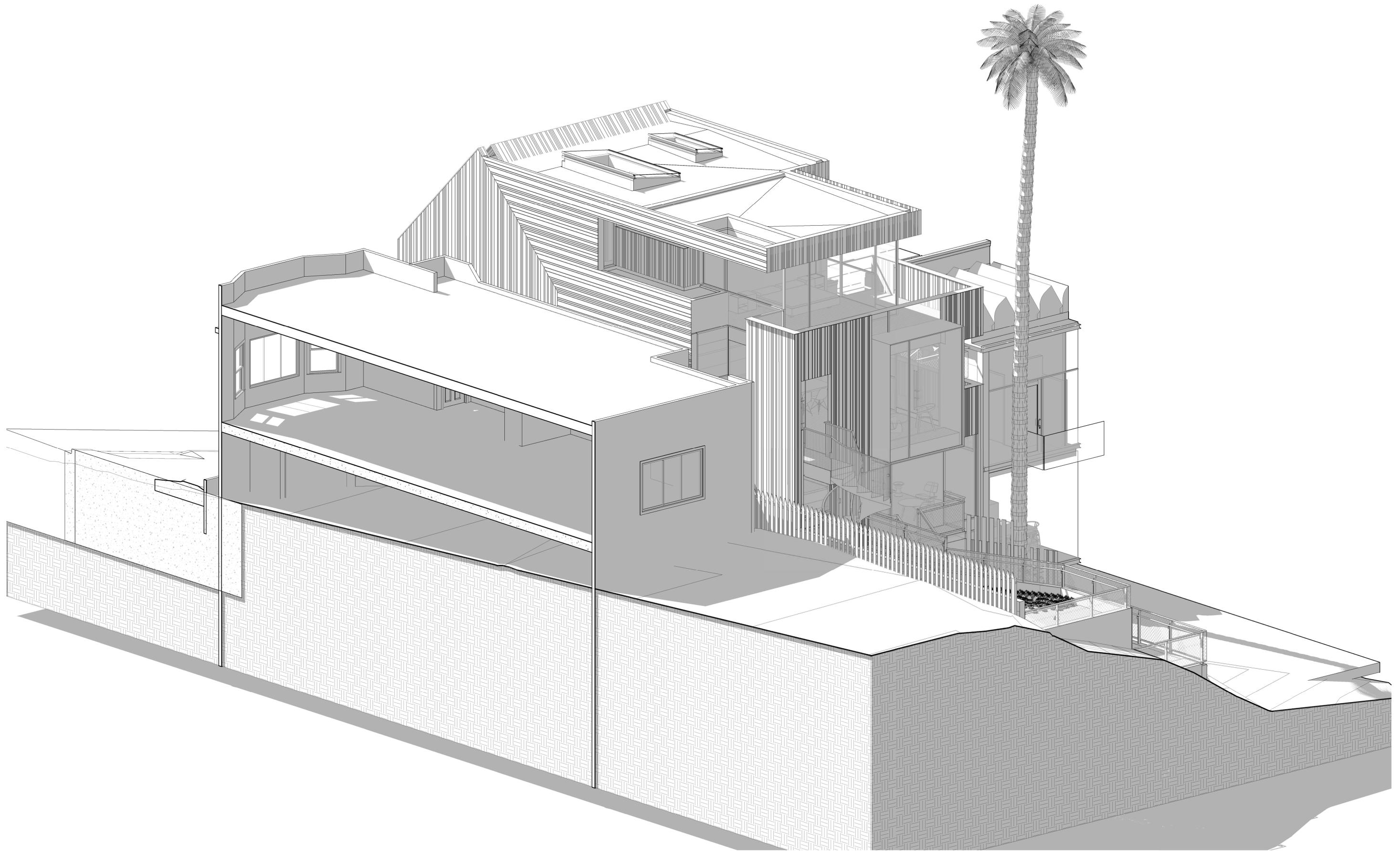
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A4.5



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PR9.4



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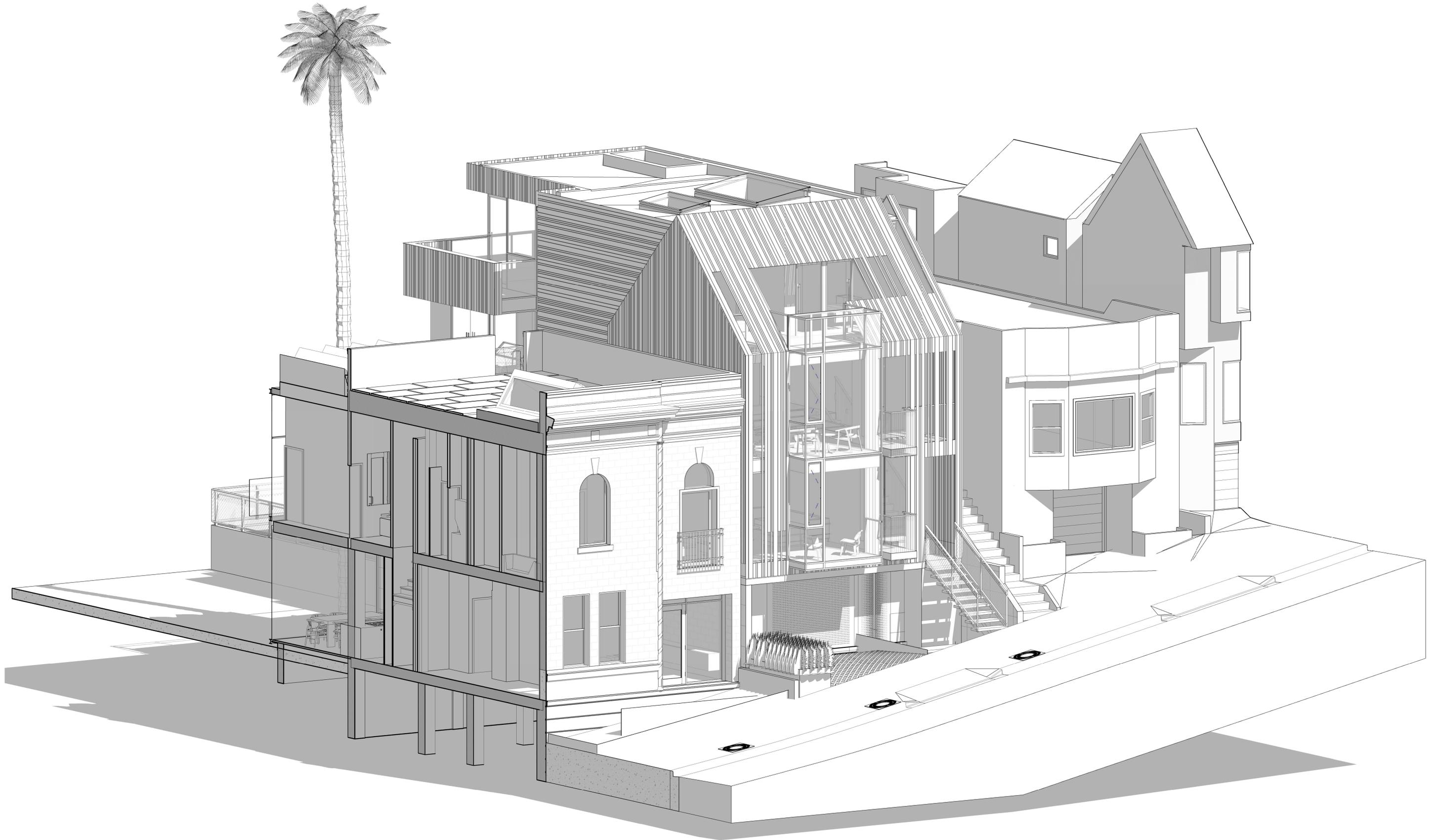
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PR9.5



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PR9.6



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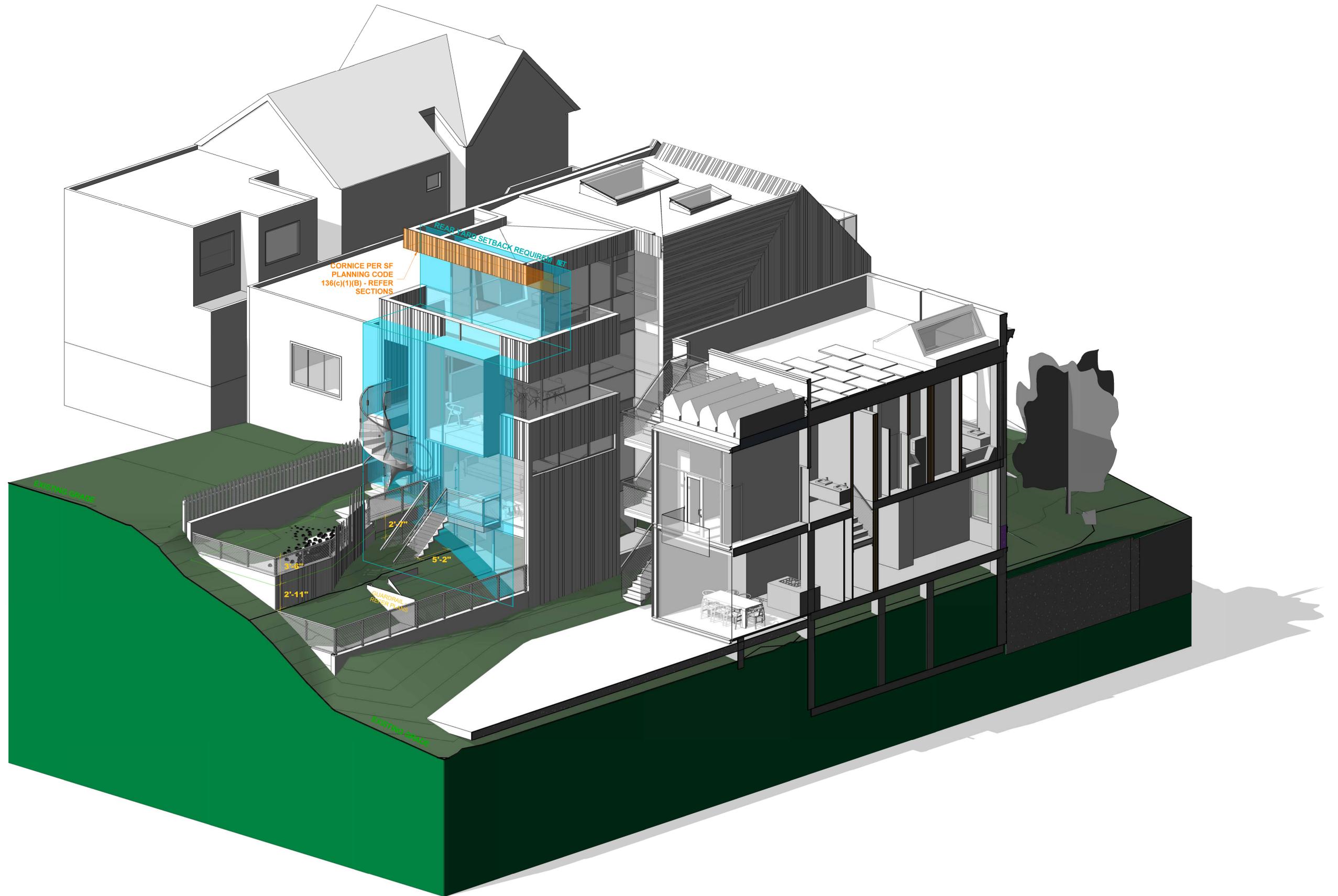
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PR9.7



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Axonometric - Existing Topography