

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

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

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

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

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

2. Location and Classification

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

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

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

4. Project Summary Table

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

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

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

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

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

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

Conditional Use Findings

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

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

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

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

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

Priority General Plan Policies Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

7. That landmarks and historic buildings be preserved; and

No landmarks or historical buildings are located on the site.

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

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

Estimated Construction Costs

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  _____

Date: 2/24/13

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

Authorized Agent

Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

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

NOTES:

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

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

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

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

For Department Use Only

Application received by Planning Department:

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

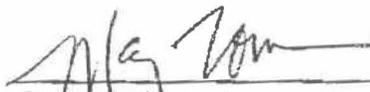
TO: City and County of San Francisco

12.0205 C

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

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

Thank you for your attention.



Owner's Signature

Mary Tom

Print Name

1559 B Sloat Boulevard #468
San Francisco, CA 94132

Owner's Address

February 19, 2013

Date