

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

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

APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Gabriel Ng, Gabriel Ng + Architects, Inc. <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
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): <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Classification

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

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

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

2/24/13

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

Authorized Agent

Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through Demolition

(FORM A - COMPLETE IF APPLICABLE)

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

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

Existing Value and Soundness

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

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

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

N/A

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

N/A

Existing Building (continued)

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

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

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

N/A

Rental Protection

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

Existing dwellings are currently vacant.

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

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

Priority Policies

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

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

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

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

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

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

The project does not contain any permanently affordable housing.

Replacement Structure

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

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

Replacement Structure

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

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

15. Whether the Project creates new supportive housing;

Supportive housing is not part of this project.

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

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

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

The number of dwelling units would increase from 2 to 6

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

The number of bedrooms would increase from 3 to 15.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. That landmarks and historic buildings be preserved; and

No landmarks or historical buildings are located on the site.

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

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