



# SAN FRANCISCO **PLANNING DEPARTMENT**

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## Report for: 2640 BROADWAY



### [Property Report: 2640 BROADWAY](#)

General information related to properties at this location.

#### PARCELS (Block/Lot):

0960/001D

#### PARCEL HISTORY:

None

#### ADDRESSES:

2640 BROADWAY, SAN FRANCISCO, CA 94123

#### NEIGHBORHOOD:

Pacific Heights

#### CURRENT PLANNING TEAM:

[NW Team](#)

PLANNING DISTRICT:

District 2: Marina

SUPERVISOR DISTRICT:

[District 2 \(Catherine Stefani\)](#)

CENSUS TRACTS:

2010 Census Tract [013200](#)

TRANSPORTATION ANALYSIS ZONE:

Transportation Analysis     794  
Zone:

RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at [SF Plant Finder](#).

CITY PROPERTIES:

None

SCHOOLS:

Within 600ft of:                 Hillwood Academic Day School  
Within 600ft of:                 Town School For Boys

PORT FACILITIES:

None

ASSESSOR'S REPORT:

[View Secured Property Tax Rolls](#)

Address:                         2640 BROADWAY  
Parcel:                            0960001D  
Assessed Values:  
  Land:                            \$5,194,842.00  
  Structure:                      \$2,193,376.00  
  Fixtures:                        -  
  Personal Property:            -  
Last Sale:                        9/11/2007  
Last Sale Price:                 \$2,250,000.00  
Year Built:                       1938  
Building Area:                  3,332 sq ft  
Parcel Area:                     3,729.38 sq ft  
Parcel Shape:                    Rectangular  
Parcel Frontage:                -  
Parcel Depth:                    87.75 ft  
Construction Type:              Wood or steel frame  
Use Type:                         Dwelling  
Units:                              1  
Stories:                            2  
Rooms:                             8

Bedrooms: 4  
Bathrooms: 3  
Basement: 420 sq ft

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## Zoning Report: 2640 BROADWAY

Planning Department Zoning and other regulations.

### ZONING DISTRICTS:

RH-1 - [RESIDENTIAL- HOUSE, ONE FAMILY](#)

### HEIGHT & BULK DISTRICTS:

[40-X](#)

### SPECIAL USE DISTRICTS:

None

### SPECIAL SIGN DISTRICTS:

None

### LEGISLATIVE SETBACKS:

None

### COASTAL ZONE:

Not in the Coastal Zone

### PORT:

Not under Port Jurisdiction

### LIMITED AND NONCONFORMING USES:

None

### NEIGHBORHOOD-SPECIFIC IMPACT FEE AREAS:

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

An overview of Development Impact Fees can be found on the [Impact Fees](#) website.

### REDEVELOPMENT AREAS:

None

### MAYOR'S INVEST IN NEIGHBORHOODS INITIATIVE AREA:

None

### OTHER INFORMATION:

*Control:* *Slope of 20% or greater*

Description:	CEQA Impact: an Environmental Evaluation Application may be required for some types of development.
Added:	3/19/2013
<i>Control:</i>	<i>Cow Hollow Neighborhood Design Guidelines</i>
Description:	Cow Hollow Neighborhood Design Guidelines apply to this parcel.
Added:	4/30/2001
<i>Control:</i>	<i>Accessory Dwelling Units</i>
Description:	May be eligible for adding new accessory dwelling unit(s).
Added:	

PLANNING AREAS:

None

PUBLIC REALM AND STREETScape PLANS:

None

DESIGN GUIDELINES:

**Area Specific Design Guidelines**

[Cow Hollow Neighborhood Design Guidelines](#)

The purpose of these Cow Hollow Neighborhood Design Guidelines is to assist in determining whether the renovation or expansion of an existing building, or the construction of a new building, is visually and physically compatible with the neighborhood character of Cow Hollow.

[Residential Design Guidelines](#)

The Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. These guidelines are integral to the Department's design review process for residential districts.

[Urban Design Guidelines](#)

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150'.

**Citywide Design Guidelines**

[Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit](#)

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.  
General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

[Better Streets Plan](#)

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

[Commission Guide for Formula Retail](#)

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods.  
Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

[Design Guide Standards for Bird-Safe Buildings](#)

These guidelines should be applied to new construction and alterations that require treatment options to meet the Bird-Safe Building Standards.

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[Guide to the San Francisco Green Landscaping Ordinance](#)

The guide describes the Green Landscaping Ordinance and helps San Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance. Planning Code; Public Works Code

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[Guidelines for Adding Garages and Curb Cuts](#)

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

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[Guidelines for Ground Floor Residential Design](#)

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets. Draft Document

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[Standards for Storefront Transparency](#)

These standards promote a transparent storefront that welcomes customers inside with products and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the store and the entire neighborhood. Planning Code Requirements for Commercial Buildings

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[Standards for Window Replacement](#)

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

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COMMUNITY BENEFIT DISTRICT:

None

NOTICE OF SPECIAL RESTRICTIONS:

None

ZONING LETTERS OF DETERMINATION:

None

## [Historic Preservation Report: 2640 BROADWAY](#)

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: [pic@sfgov.org](mailto:pic@sfgov.org)

HISTORIC EVALUATION:

Parcel:	0960001D
Building Name:	
Address:	2640 BROADWAY
Planning Dept. Historic Resource Status:	<a href="#">A - Historic Resource Present</a>

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Eligible Normandie Terrace Historic District

The houses at Normandie Terrace were constructed relatively late in the development of the Cow Hollow neighborhood. The land bounded by Vallejo, Scott, Broadway and Divisadero Streets remained undeveloped until 1936 when the block was subdivided and sold to various individuals. The terrace stairs and retaining wall at Vallejo Street were constructed by the City in the same year. The twelve properties along the cul-de-sac were developed between 1937 and 1941, while the remaining homes on the block were completed by 1950. Raycliff Terrace, located on an adjacent block, was developed contemporaneously with the Normandie Terrace block. The development of these large tracts of land significantly shaped the architectural character of the Cow Hollow neighborhood. The houses in Normandie Terrace, and the nearby Raycliff Terrace, were largely designed in the Bay Area Moderne or Second Bay Tradition style, characterized by simplified ornamental forms, versatile and open floor plans, the use of natural materials, and an emphasis on the integration of indoor and outdoor spaces which often resulted in large framed windows and interior courtyard spaces. While the new style of architecture displayed a sleeker and more utilitarian aesthetic, the buildings retained proportions, scale, massing, and materials similar to the surrounding Victorian and period revival buildings. The Bay Area Moderne movement was led by architects such as William Wurster, Garner Dailey, and Joseph Esherick, who designed several houses in this section of Cow Hollow (Dailey designed 44 Normandie Terrace in 1939 and Wurster designed 2560 Divisadero Street in 1939).

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with [Mills Act](#) approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

## [Planning Applications Report: 2640 BROADWAY](#)

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the [Planning Code](#). The 'Project' is the activity being proposed.

PLANNING APPLICATIONS:

None

PERMITTED SHORT TERM RENTALS:

None

[Building Permits Report: 2640 BROADWAY](#)

Applications for Building Permits submitted to the Department of Building Inspection.

BUILDING PERMITS:

**Permit:** [200204123880](#)  
**Form:** 8 - Alterations Without Plans  
**Filed:** 4/12/2002 3:54:50 PM  
**Address:** 2640 BROADWAY  
**Parcel:** 0960/001D  
**Existing:** 1 FAMILY DWELLING  
**Proposed:** 1 FAMILY DWELLING  
**Existing Units:** 1  
**Proposed Units:** 1  
**Status:** EXPIRED  
**Status Date:** 10/12/2002 4:00:49 PM  
**Description:** EXTERIOR (GARDEN)FIRE PLACE (GAS FREE STANDING, MASONARY BLOCK ON PIER SUPPORTED FOUNDATION W/BRICK  
**Cost:** \$7,500.00

**Permit:** [200109047474](#)  
**Form:** 8 - Alterations Without Plans  
**Filed:** 9/4/2001 1:40:36 PM  
**Address:** 2640 BROADWAY  
**Parcel:** 0960/001D  
**Existing:** 1 FAMILY DWELLING  
**Proposed:** 1 FAMILY DWELLING  
**Existing Units:** 1  
**Proposed Units:** 1  
**Status:** EXPIRED  
**Status Date:** 1/4/2002 1:50:53 PM  
**Description:** TO RENEW PERMIT#2000/03/07/3624 FOR REMAINING WORK.  
**Cost:** \$700.00

**Permit:** [200102242870](#)  
**Form:** 3 - Alterations With Plans  
**Filed:** 2/24/2001 10:47:49 AM  
**Address:** 2640 BROADWAY  
**Parcel:** 0960/001D  
**Existing:** 1 FAMILY DWELLING  
**Proposed:** 1 FAMILY DWELLING  
**Existing Units:** 1  
**Proposed Units:** 1  
**Status:** **WITHDRAWN**  
**Status Date:** 4/10/2001 11:24:56 AM  
**Description:** COMPLY W/BOARD OF EXAMINERS DECISION FOR CASE NO.200101 INSTALL FIRE SPRINKLERS AT LOWER TWO FLOORS  
**Cost:** \$1.00

**Permit:** [200010243949](#)  
Form: 3 - Alterations With Plans  
Filed: 10/24/2000 2:27:08 PM  
Address: 2640 BROADWAY  
Parcel: 0960/001D  
Existing: 1 FAMILY DWELLING  
Proposed: 1 FAMILY DWELLING  
Existing Units: 1  
Proposed Units: 1  
Status: EXPIRED  
Status Date: 6/5/2001 1:32:26 PM  
Description: FIRE SPRINKLER INSTALLATION.  
Cost: \$7,000.00

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**Permit:** [200010183414](#)  
Form: 3 - Alterations With Plans  
Filed: 10/18/2000 3:33:44 PM  
Address: 2640 BROADWAY  
Parcel: 0960/001D  
Existing: 1 FAMILY DWELLING  
Proposed: 1 FAMILY DWELLING  
Existing Units: 1  
Proposed Units: 1  
Status: EXPIRED  
Status Date: 4/30/2001 3:39:11 PM  
Description: REV TO APPVD PA-200002242726S1/R1-ADD FRAMING FOR 4TH FLOOR STUDIO & ADD SUPPORTS FOR FRAMNG AT THE  
Cost: \$15,000.00

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**Permit:** [200006021681](#)  
Form: 8 - Alterations Without Plans  
Filed: 6/2/2000 4:51:26 PM  
Address: 2640 BROADWAY  
Parcel: 0960/001D  
Existing: 1 FAMILY DWELLING  
Proposed: 1 FAMILY DWELLING  
Existing Units: 1  
Proposed Units: 1  
Status: COMPLETE  
Status Date: 8/31/2001  
Description: INTERIOR NON-STRUCT DEMOLITION TO REMOVE CABINETS IN 4 BATH & KITCHEN, UNDER APPL #2000/02/24/2726  
Cost: \$15,000.00

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**Permit:** [200006011470](#)  
Form: 8 - Alterations Without Plans  
Filed: 6/1/2000 9:49:50 AM  
Address: 2640 BROADWAY  
Parcel: 0960/001D  
Existing: 1 FAMILY DWELLING  
Proposed: 1 FAMILY DWELLING  
Existing Units: 1  
Proposed Units: 1  
Status: COMPLETE  
Status Date: 8/31/2001  
Description: REMOVE CABINETS FROM 4 BATHROOMS & 1 KITCHEN



Cost:	\$10,000.00
<b>Permit:</b>	<a href="#">200002242726</a>
Form:	3 - Alterations With Plans
Filed:	2/24/2000 3:19:00 PM
Address:	2640 BROADWAY
Parcel:	0960/001D
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	1
Proposed Units:	1
Status:	EXPIRED
Status Date:	7/28/2002 2:49:59 PM
Description:	EXTERIOR ALTERATIONS AT FRONT & REAR FACADES, ADD LARGE DORMER AT ROOF & INTERIOR ALTERATIONS
Cost:	\$592,750.00

### Miscellaneous Permits Reviewed By The Planning Dept Report: 2640 BROADWAY

Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Health Department, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the [Planning Code](#).

MISCELLANEOUS PERMITS REVIEWED BY THE PLANNING DEPT:

None

### Complaints Report: 2640 BROADWAY

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco [Planning Code](#) and [Building Inspection Commission Codes](#) respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

COMPLAINTS - PLANNING DEPT:

None

[View Complaint 201210101 \(2640 BROADWAY \)](#)

### Appeals Report: 2640 BROADWAY

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco [Board of Appeals](#).

APPEALS:

None

### Block Book Notifications Report: 2640 BROADWAY

A [Block Book Notification](#) (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code.

You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our [Permits in Your Neighborhood](#) website.

**BLOCK BOOK NOTIFICATIONS:**

**None**

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