Property Report: 2724 PACIFIC AVENUE

General information related to properties at this location.

PARCELS (Block/Lot):

0961/023

PARCEL HISTORY:

0961/012 became 0961/023 on an unknown date
0961/020 became 0961/023 on an unknown date

ADDRESSES:

2724 PACIFIC AVE, SAN FRANCISCO, CA 94115

NEIGHBORHOOD:

Pacific Heights

CURRENT PLANNING TEAM:
PLANNING DISTRICT:
District 2: Marina

SUPERVISOR DISTRICT:
District 2 (Catherine Stefani)

CENSUS TRACTS:
2010 Census Tract 013200

TRANSPORTATION ANALYSIS ZONE:
Transportation Analysis Zone: 794

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: Sterne School
Within 600ft of: Town School For Boys

PORT FACILITIES:
None

ASSESSOR’S REPORT:

View Secured Property Tax Rolls
Address: 2724 PACIFIC AV
Parcel: 0961023
Assessed Values:
Land: $2,573,768.00
Structure: $454,193.00
Fixtures: -
Personal Property: -
Last Sale: 3/13/2015
Last Sale Price: $23,888,888.00
Year Built: 1949
Building Area: 1,440 sq ft
Parcel Area: 6,607.6 sq ft
Parcel Shape: Rectangular
Parcel Frontage: -
Parcel Depth: 65.19 ft
Construction Type: Wood or steel frame
Use Type: Misc
Units: 1
Zoning Report: 2724 PACIFIC AVENUE

Planning Department Zoning and other regulations.

ZONING DISTRICTS:
   RH-1(D) - RESIDENTIAL- HOUSE, ONE FAMILY- DETACHED

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:

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<tr>
<th>Control</th>
<th>Description</th>
<th>Added</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control: Slope of 20% or greater</td>
<td>CEQA Impact: an Environmental Evaluation Application may be required for some types of development.</td>
<td>3/19/2013</td>
</tr>
<tr>
<td>Control: Stormwater Management Ordinance</td>
<td>Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <a href="http://stormwater.sfwater.org/">http://stormwater.sfwater.org/</a>. Applicants may contact <a href="mailto:stormwaterreview@sfwater.org">stormwaterreview@sfwater.org</a> for assistance.</td>
<td>8/6/2010</td>
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<tr>
<td>Control: Cow Hollow Neighborhood Design Guidelines</td>
<td>Cow Hollow Neighborhood Design Guidelines apply to this parcel.</td>
<td>4/30/2001</td>
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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.

**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**

**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.

**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**

**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**

**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.

**COMMUNITY BENEFIT DISTRICT:** None

**NOTICE OF SPECIAL RESTRICTIONS:** None

**ZONING LETTERS OF DETERMINATION:** None

**Historic Preservation Report: 2724 PACIFIC AVENUE**

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

**HISTORIC EVALUATION:**

<table>
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<th>Parcel:</th>
<th>0961023</th>
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<tbody>
<tr>
<td>Building Name:</td>
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</tr>
<tr>
<td>Address:</td>
<td>2724 PACIFIC AV</td>
</tr>
</tbody>
</table>

**ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:**
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 Pacific Heights Historic District

The eligible Pacific Heights Historic District is exclusively residential and characterized by detached, two- to three-story single-family dwellings featuring front and side setbacks. The period of significance for the district is circa 1895 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Tradition), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits a cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces one of the densest concentrations of residences designed by master architects in San Francisco. Many of these buildings, particularly those along the north side of Vallejo Street, are large, architect-designed residences featuring superior craftsmanship.
Planning Applications Report: 2724 PACIFIC AVENUE

Permits are required in San Francisco to operate a business 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:

2018-001364PRL
Moses Corrette  Tel: 415-558-6295

Project Light (PRL)  2716 PACIFIC AVE
Remove wall at property line.

OPENED     STATUS     ADDRESS     FURTHER INFO
1/24/2018   Closed     2716 PACIFIC AVE 94115 Related Documents

RELATED RECORDS: None

RELATED BUILDING PERMITS: Loading...

2016-012010ENV
Shelley Caltagirone  Tel: 415-558-6625

Environmental (ENV)  2724 Pacific Avenue
Structural retrofit and interior and exterior improvements to existing four-story single-family home. Add below-grade pool and spa. Reconfigure and replace garage doors. Remove first, second, and third floor additions, and reconfigure windows. Add three new skylights at third floor. Scope does not include work evaluated under 2016-003012ENV or approved under BP#201604285993.

OPENED     STATUS     ADDRESS     FURTHER INFO
9/16/2016   Closed - CEQA Clearance Issued 3/30/2017 Related Documents

RELATED RECORDS: 2016-012010PRJ - 2016-012010ENV

RELATED BUILDING PERMITS: Loading...

2016-012010PRJ
Planning Information Center  Tel: 558-6377

Project Profile (PRJ)  2724 Pacific Avenue
Foundation replacement ad interior remodel and renovation to an existing 4-story single family home. Exterior renovation and modification.

OPENED     STATUS     ADDRESS     FURTHER INFO
9/16/2016   Closed 7/28/2017 2724 PACIFIC AVE 94115 Related Documents

RELATED RECORDS: 2016-012010PRJ - 2016-012010ENV

RELATED BUILDING PERMITS: Loading...

2016-005592PRL
Jeanie Poling  Tel: 415-575-9072

Project Light (PRL)  2720-24 Pacific Avenue
Proposed replacement and lowering of foundation slab for an (E) SFH. Expansion & repair of (E) light well along west elevation. Infill under (E) deck enclosed on three sides. Proposed excavation.

**2016-005592PRJ**

Jeanie Poling  Tel: 415-575-9072

**Project Profile (PRJ) 2720-24 Pacific Avenue**

Proposed replacement and lowering of foundation slab for an (E) SFH. Expansion & repair of (E) light well along west elevation. Infill under (E) deck enclosed on three sides. Proposed excavation.

**2016-003012PRJ**

Planning Information Center  Tel: 558-6377

**Project Profile (PRJ) 2720-24 Pacific Avenue**

Proposed replacement and lowering of foundation slab for an (E) SFH. Expansion & repair of (E) light well along west elevation. Infill under (E) deck enclosed on three sides. Proposed excavation.

**2016-003012ENV**

Jeanie Poling  Tel: 415-575-9072

**Environmental (ENV) 2720-2724 Pacific Avenue**

Proposed replacement and lowering of foundation slab for an (E) SFH. Expansion & repair of (E) light well along west elevation. Infill under (E) deck enclosed on three sides. Proposed excavation.
**Project Review Meetings (PRV)** 2716 Pacific Ave., 2720 Pacific Ave. and 2724 Pacific Ave. (0961/021, 022 & 023) Project's goals is to 'unencumber' the two 'open' adjacent lots for the purpose of sale, make a lot line adjustment, to do extensive interior alterations throughout, to do minor exterior alterations primarily at the rear facade, and site and landscape alterations. Check other details on a 2-page memo. Preservation Planner's attendance (Shelley Caltagirone) is requested.

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**RELATED RECORDS:** None

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**VZ67.002**

Planning Information Center Tel: 558-6377

**Variance** 2724 Pacific Ave

Variance - Rear Yard

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**RELATED RECORDS:** None

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**PERMITTED SHORT TERM RENTALS:**

None

**Building Permits Report:** 2724 PACIFIC AVENUE

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

**BUILDING PERMITS:**

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<td>Parcel</td>
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<td>Proposed</td>
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<td>Existing Units</td>
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<td>Description</td>
<td>PARTIAL SPRINKLER SYSTEM. INSTALL NEW 2&quot; DEDICATED UNDERGROUND AND FIRE SPRINKLER PROTECTION PER NFPA 13R IN RESIDENTIAL AND NFPA 13 IN GARAGE. EXISTING SOLARIUM &amp; CARRIAGE HOUSE NOT IN SCOPE. REF 3201707192389 &amp; 201807104154. SPRINKLER MONITORING SEPARATE PERMIT.</td>
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<tr>
<td>REMOVAL OF WOOD LANDSCAPE STEPS AND EXTG FREESTANDING SITE WALL. REPLACE WITH A STEPPED, STACKED STONE PLANTER WALL LESS THAN 30&quot;</td>
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Address: 2724 PACIFIC AV
Existing: 1 FAMILY DWELLING
Proposed: 1 FAMILY DWELLING
Existing Units: 1
Proposed Units: 1
Status: COMPLETE
Status Date: 7/15/1983
Description: REMOVE STUCCO & ASSOC. MOLDINGS --RESTORATION
Cost: $2,500.00

Miscellaneous Permits Reviewed By The Planning Dept Report: 2724 PACIFIC AVENUE

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: 2724 PACIFIC AVENUE

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

Appeals Report: 2724 PACIFIC AVENUE

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco Board of Appeals.

APPEALS:
None

Block Book Notifications Report: 2724 PACIFIC AVENUE

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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