



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 28, 2010**

Time: **Beginning at 9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance (Rear Yard and Non-Complying Structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>890 Grove Street</b>	Case No.: <b>2007.1486V</b>
Cross Street(s): <b>Fillmore Street</b>	Building Permit: <b>2010.0310.7932</b>
Block /Lot No.: <b>0797/019</b>	Applicant/Agent: <b>Mark Topetcher, Arch.</b>
Zoning District(s): <b>RH-3 / 50-X</b>	Telephone: <b>(415) 359-9997</b>
Area Plan: <b>N/A</b>	E-Mail: <b>mt@toparchitecture.com</b>

### PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition at the roof of the existing two-story-over basement, 21-unit tourist hotel building (d.b.a. "The Grove Inn"). The proposed addition will measure approximately 31' wide x 42' deep and rise approximately 9' above the top of the existing parapet wall. The flat-roofed addition will be set back approximately 15' from the south façade, 7' from the west façade, and 5' from the north façade. An elevator shaft will be installed at the rear (east) wall of the building to serve all floors.

**PER SECTION 134 OF THE PLANNING CODE** the subject 46-foot-wide by 70-foot-deep property is required to maintain a rear yard of approximately 17.5 feet. The building currently extends approximately 10 feet into the required rear yard at the first and second floor levels. The proposed third floor addition would extend approximately 5 feet into the required rear yard area.

**PER SECTION 188 OF THE PLANNING CODE** expansion of a non-complying structure is prohibited. The existing building is considered a legal non-complying structure because portions of it already encroach into the required rear yard.

### ADDITIONAL INFORMATION

#### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **S. Caltagirone** Telephone: **(415) 558-6625** E-Mail: **shelley.caltagirone@sfgov.org**

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at:

[http://www.sfgov.org/site/uploadedfiles/planning/Public\\_Records/Variances/2007.1486V.pdf](http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2007.1486V.pdf)

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

GENERAL NOTES:

1.CODE COMPLIANCE: All work is to be performed in accordance with all governing Codes, Ordinances and Regulations. The designs herein are based on the 2007 C.B.C.

2.JOB COORDINATION & SAFETY: Contractor shall be responsible for the development, coordination and execution of construction methods and procedures. The Contractor shall also be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with his work.

3.JOB CLEANLINESS: Contractor shall on a daily basis leave the construction site "broom clean" at the end of the work day. At substantial completion, the Contractor shall turn to the Owner a spotlessly clean house, including clean mirrors, glass, light bulbs, walls, floors, cabinetry inside and out, bathroom fixtures, tiles and appliances.

4.CONSTRUCTION QUALITY: No guarantee for quality of construction is implied or intended by the architectural documents, and the Contractor shall assume full responsibility for any or all construction deficiencies.

5.CONTRACT DOCUMENT REVIEW: Contractor shall review all Contract Documents. If fifteen days elapse from the time the Contractor receives the plans and signs to perform the work, and the Owners have not been notified of any errors, omissions or objections, the Owners will consider the documents approved by the Contractor for the performance of his/her work.

6.DISCREPANCIES: In case of any discrepancy notify the Owners before proceeding. Contractor shall be responsible for correction of work at his/her own expense for work installed in conflict with the Contract Documents.

7.DIMENSIONS: All dimensions shown on plans are to face of stud, unless otherwise noted. All dimensions shown on interior elevations are finish dimensions. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field for coordination with existing and new conditions.

8.SUBSTITUTIONS: The Contractor will be held to furnish under his Proposal all work described herein. All materials and articles of any kind necessary for this work are subject to the approval of the Owners.

9.MANUFACTURED ITEMS: Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations. Should conflict exist between construction documents and manufacturer's instructions, consult with Designer.

10.ASBESTOS: Asbestos removal is not intended to be covered by this contract. If Asbestos is suspected, a testing agency must be hired to verify, and special procedures must be used for removal and disposal. Friable asbestos is the dangerous type and was used extensively for pipe insulation, fireproofing and certain building materials up to 1970.

11.CUTTING AND PATCHING: Cut and fit components as required; patch disturbed areas to match adjacent materials and finishes.

12.ATTIC VENTILATION: Ventilating area shall not be less than 1/150th of the net area of the space ventilated. If at least 50% of required ventilation is provided in the upper portion of the space, then ventilating area may be 1/300th of the attic space per section 3205(c).

13.BLOCKING: Provide solid blocking as necessary for all wall mounted shelves, fixtures and fittings. See interior elevations, where applicable.

14.WATER TIGHTNESS: Contractor shall verify that all work on the exterior of the project is watertight. All joints and surfaces exposed to the elements shall be tested for water tightness prior to substantial completion.

15.WATERPROOF MEMBRANE: Install a waterproof membrane under the Master Shower floor @ the Master Bath. Wrap the membrane up a minimum of 8" on all surrounding surfaces.

16.GLAZING: Tempered glazing is required as per UBC 2406. Glazing to be tempered includes but is not limited to: glazing that is less than 18" above finish floor; within 24" radius of doors; Glass door and panels of shower and bathtub enclosures and adjacent glazed openings within 60" above a standing surface and drain inlet shall be fully tempered, laminated safety glass as per UBC 2406.3 & 4; skylights; etc...

17.DRYWALL: All drywall to be 5/8" thick. Install metal corner beads at all outside corners. Fasten drywall to framing with drywall screws. All drywall is to be sanded three times to produce a smooth finish for all walls and ceilings. All drywall shall be finished so that it is smooth, with no bumps or craters. All joints to be taped and sanded so that there is no distinguishable transition. Contractor shall deliver all new or repaired walls perfectly even. The owners' and designer's criteria will be the sole measure for approval of the finished work.

18.HANDRAILS AND GUARDRAILS: All handrails at stairs are 34" above tread nosing. All guardrails for R-3 [single family] occupancy are 36" & for R-2 occupancy are 42" minimum to finish floor, U.O.N. See interior elevations or details, as applicable, for guardrail design.

19.SHOWER AND TUB W/ SHOWER : Provide ceramic tile or stone finish at all shower and tub w/ shower areas to a minimum height of 70" above the drain inlet over a moisture resistant underlayment (typical). Verify with interior elevations, if applicable. All showers & shower/tub combinations to have pressure balance mixing valves as per UPC section 410.7

20.PLUMBING:All work is design/build by the Plumbing contractor and is to meet required codes and Title 24 requirements. Low flow plumbing fixtures & fittings will be used in all bathrooms, etc... Toilets to have a max. allowable flush of 1.6 gal. When there are fixtures @ three levels, cast iron or other approved non-plastic materials for drain, waste, & vents is to be used.

21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS

KITCHEN:

- At least 50% of installed luminaire wattage must be of high efficacy (HE) lighting and must be switched separatel from non-HE lighting.

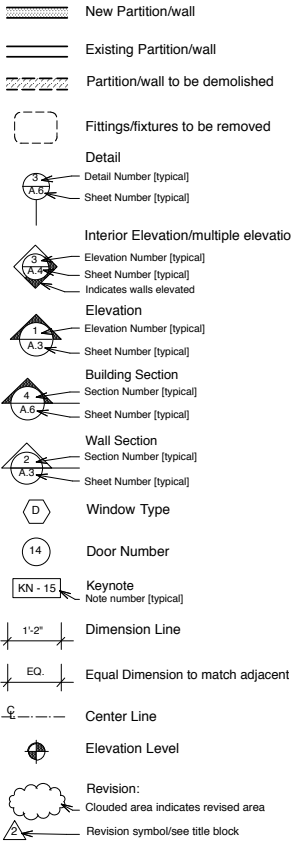
BATHROOMS, LAUNDRY, GARAGE & UTILITY ROOMS:

- All HE lighting, unless lighting is controlled by certified occupant sensor(s)
- must be manual-on motion sensor
- must not have "always-on" option

OTHER ROOMS [BEDROOMS, HALLS, DINING ROOM, etc... and CLOSETS bigger than 70 sq. ft.):

- All HE lighting unless lighting is controlled by:
  - dimmer switch OR
  - certified occupant sensor(s)
  - must be manual-on motion sensor
  - must not have "always-on" option

DRAWING SYMBOL LEGEND



PROJECT DESCRIPTION:

THIS PROJECT IS LOCATED WITHIN THE ALAMO SQUARE HISTORIC DISTRICT. THE SCOPE OF WORK INCLUDES THE ADDITION OF A NEW THIRD FLOOR ON TOP OF THE EXISTING TWO STOREY OVER BASEMENT STRUCTURE THAT HAS RECEIVED A CERTIFICATE OF APPROPRIATENESS BY THE S.F. HISTORIC PRESERVATION COMMISSION. THE BUILDING CURRENTLY CONTAINS A BED & BREAKFAST.

THE PROPOSED ADDITION IS FOR A PRIVATE PENTHOUSE APARTMENT. A NEW GARAGE AREA WILL BE CREATED IN THE EXISTING BASEMENT AND BE ACCESSED FROM FILLMORE STREET. A NEW PRIVATE ELEVATOR AND PRIVATE STAIR WILL CONNECT THE APARTMENT TO THE STREET AND A NEW REAR EXTERIOR STAIR TO THE EAST WILL BE ADDED FOR EGRESS REQUIREMENTS.

PROJECT DATA:

ZONING: RH-3 [ALAMO SQUARE HISTORIC DISTRICT]  
OCCUPANCY: R-2  
CONSTRUCTION: TYPE V-B

EXISTING AREA:

EXISTING BASEMENT FLOOR: 1,127 sq. ft.  
EXISTING 1ST FLOOR: 2,356 sq. ft.  
EXISTING 2ND FLOOR: 2,445 sq. ft.

TOTAL EXISTING AREA: 5,928 sq. ft.

NEW AREA:

BASEMENT ADDITION: 262 sq. ft.  
3RD FLOOR APARTMENT: 1,161 sq. ft.

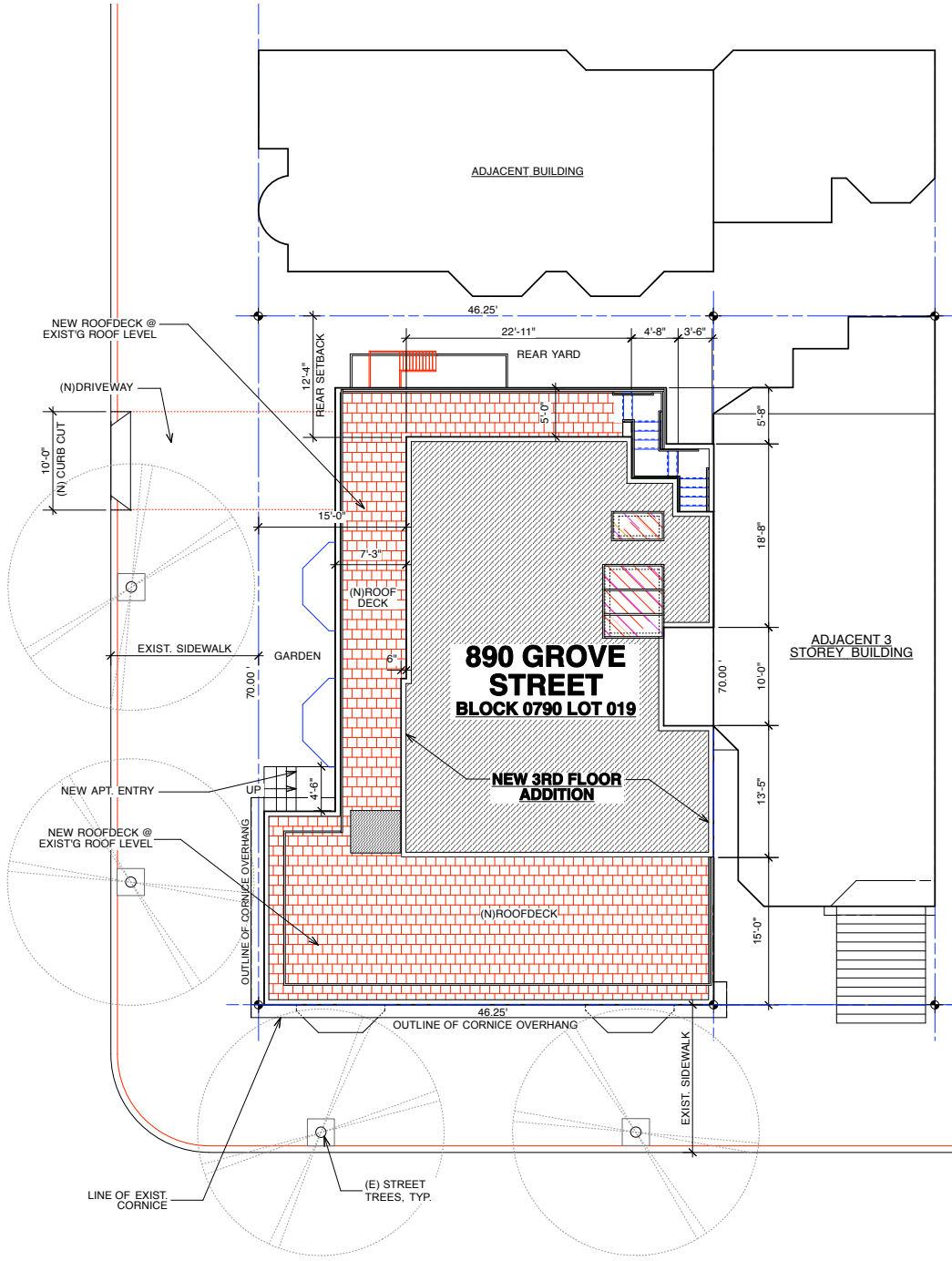
TOTAL INN AREA: 5,086 sq. ft.  
[ 1/4 OF 5,086 = 1,272 sq. ft.]

TOTAL PROPOSED ADDED AREA: 1,423 sq. ft.

TOTAL PROPOSED [HABITABLE] AREA: 6240 sq. ft.

SITE PERMIT

FILLMORE ST.



GROVE ST.

SITE PLAN

SHEET INDEX

- A1.0 SITE PLAN, PROJECT INFO.
- A2.0 EXISTING & DEMO PLAN - BASEMENT
- EXISTING & DEMO PLAN - 1ST FLOOR
- A2.1 EXISTING & DEMO PLAN - 2ND FLOOR
- EXISTING & DEMO PLAN - 3RD FLOOR
- A2.3 PROPOSED BASEMENT FLOOR PLAN
- PROPOSED 1ST FLOOR PLAN
- A2.4 PROPOSED 2ND FLOOR PLAN
- PROPOSED 3RD FLOOR PLAN
- A3.0 BUILDING SECTION
- A4.0 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS

PRINTING RECORD

DATE	ACTION
DEC. 16, 2009	C. OF A. PRESENTATION
FEB. 16, 2010	VARIANCE APP. INTAKE
MAR. 5, 2010	SITE PERMIT SUBMITTAL

All drawings and written material appearing herein constitute the original and unpublished work of TOPETCHER ARCHITECTURE and the same may not be duplicated, used or disclosed without written consent.

THE GROVE INN  
890 GROVE STREET  
SAN FRANCISCO, CA. 94117

BLOCK # 0797 LOT # 019

SHEET TITLE

SITE PLAN  
PROJECT INFORMATION

SCALE:

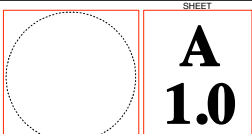
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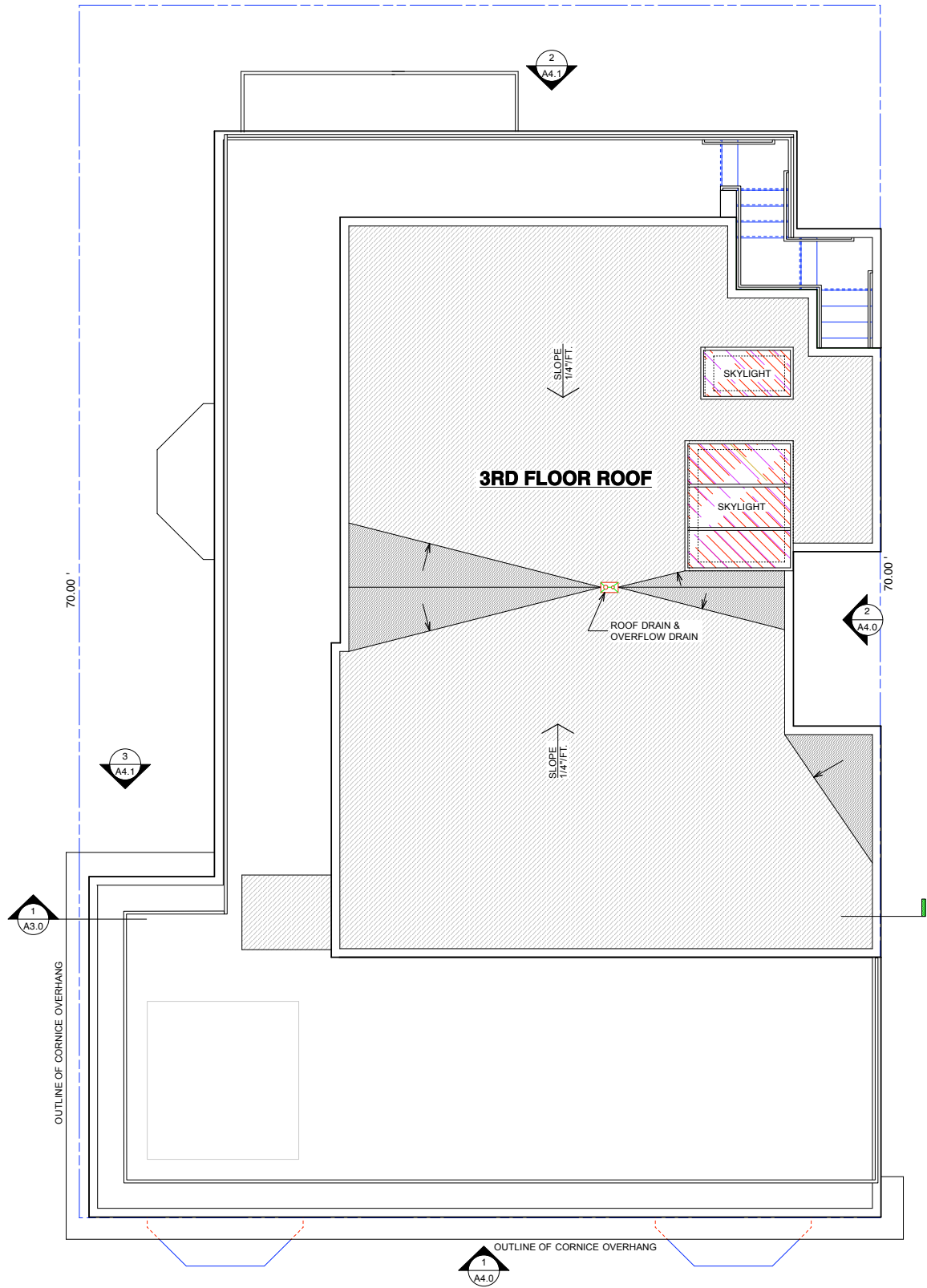
JOB NO.

2001.10

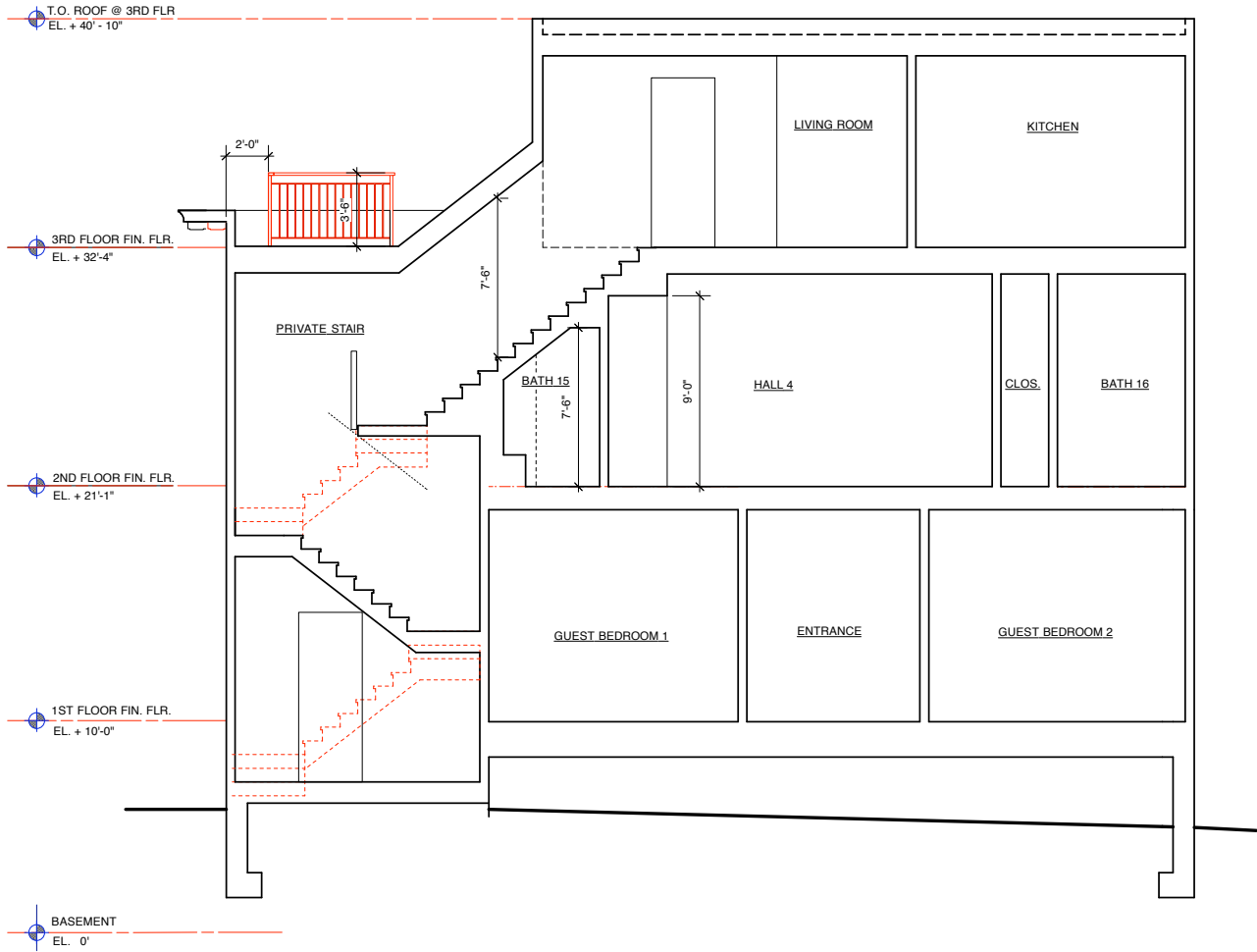
CONSULTANTS:

MARK J. TOPETCHER ARCHITECT CA LIC # C 20010, EXP 5/11





ROOF PLAN



BUILDING SECTION

TOPETCHER  
ARCHITECTURE INC

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TEL 415 359 9997  
FAX 415 359 9986  
toparchitecture.com

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THE GROVE INN

890 GROVE STREET

SAN FRANCISCO, CA. 94117

BLOCK # 0797 LOT # 019

SHEET TITLE	
BUILDING SECTIONS	

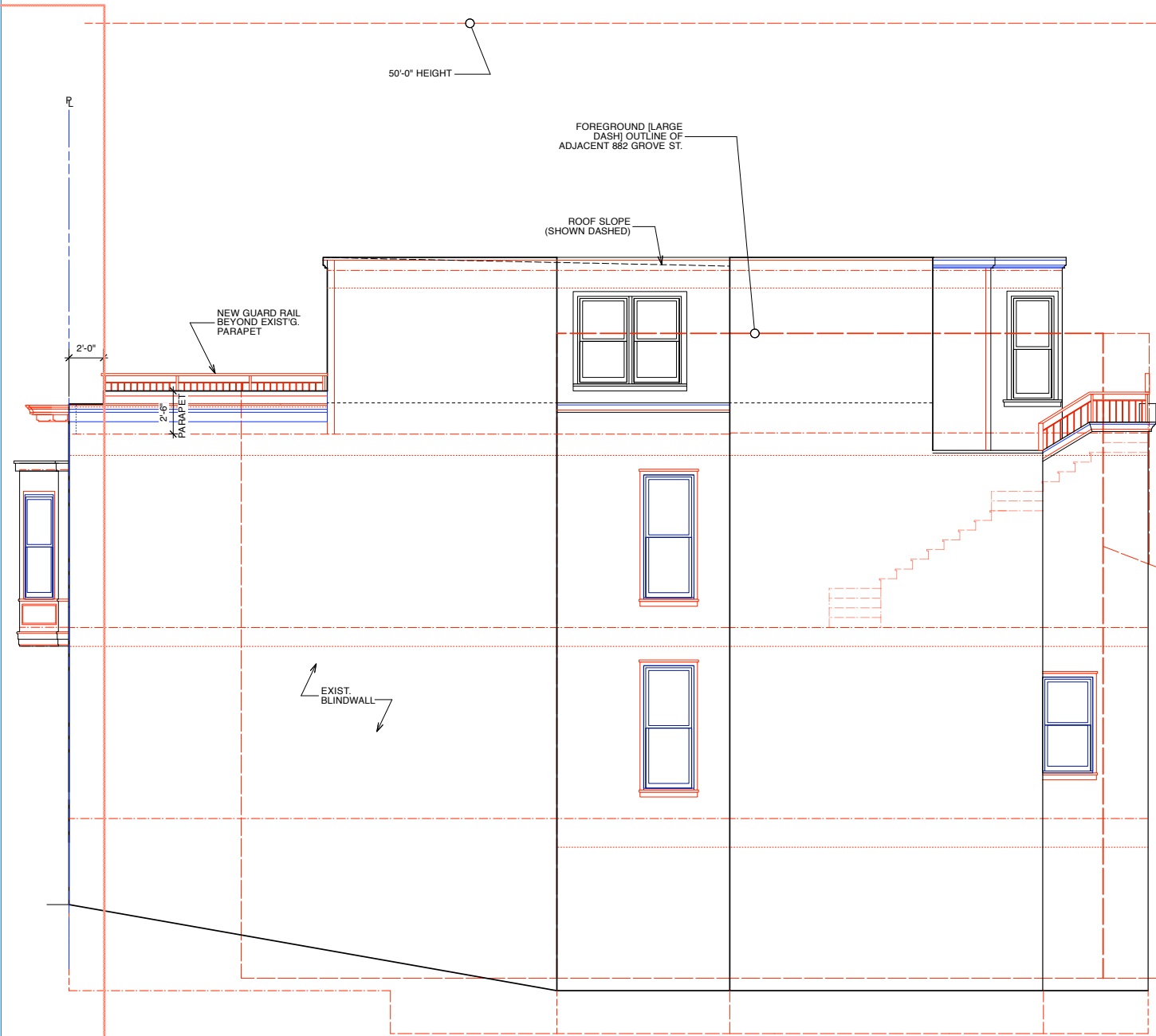
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CONSULTANTS:

MARK J. TOPETCHER, ARCHITECT, C.A. LIC. # C 21909, EXP. 5/11

A

3.0



2 EAST ELEVATION



1 SOUTH ELEVATION (GROVE STREET)



3 EXISTING SOUTH SITE ELEVATION @ GROVE STREET  
SCALE - 1/8"=1'-0"

**TOPETCHER**  
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toparchitecture.com

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**THE GROVE INN**  
890 GROVE STREET  
SAN FRANCISCO, CA. 94117  
**BLOCK # 0797 LOT # 019**

SHEET TITLE	
EXTERIOR ELEVATIONS	

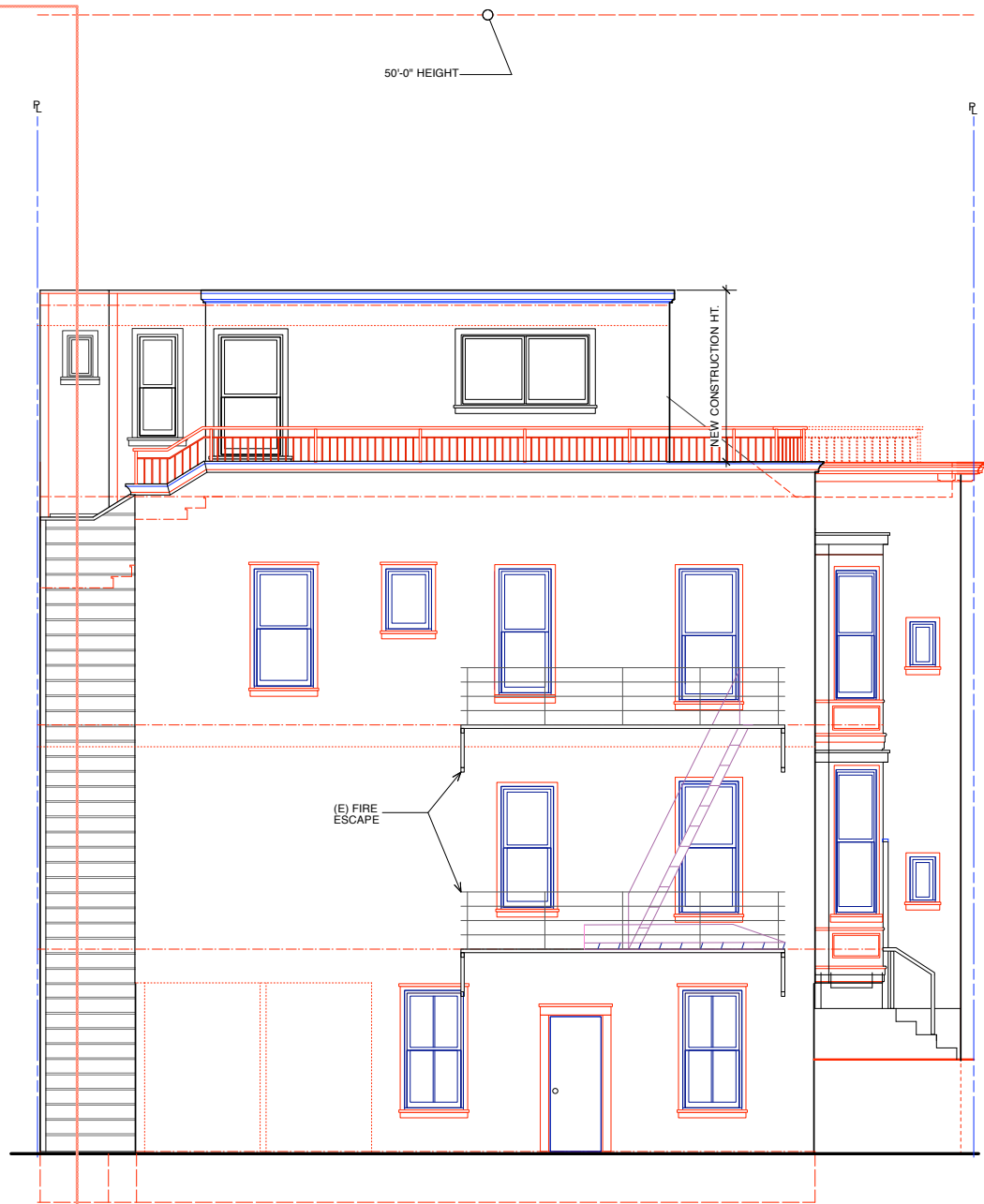
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CONSULTANTS:
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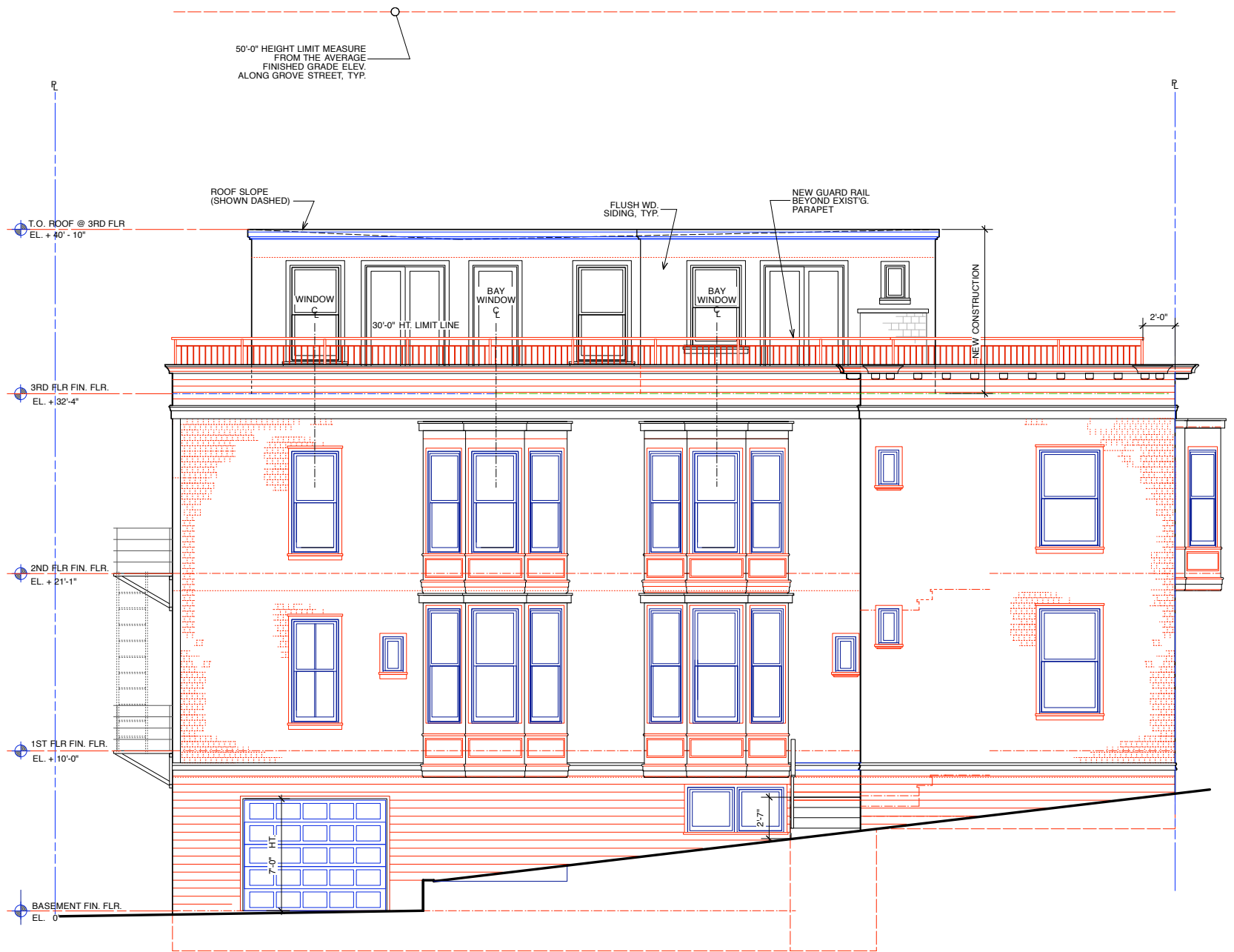
MARK J. TOPETCHER, ARCHITECT, C.A. LIC. # C 21079, EXP. 5/11

SHEET  
**A**  
**4.0**

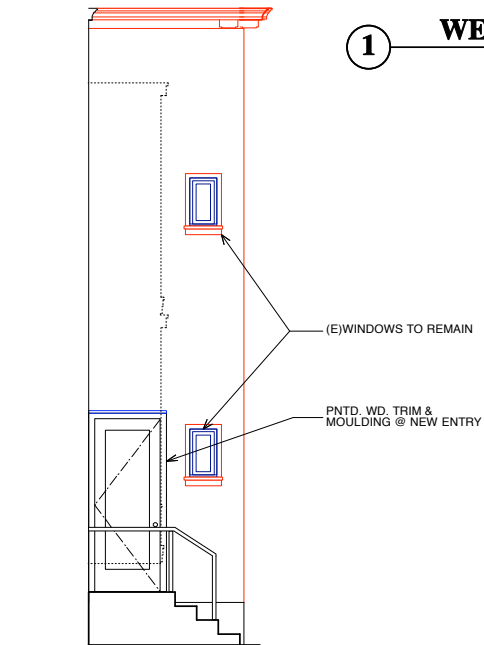




2 NORTH ELEVATION



1 WEST ELEVATION [FILLMORE STREET]



3 NORTH ENTRY ELEV.



4 EXISTING WEST SITE ELEVATION @ FILLMORE STREET  
SCALE - 1/8"=1'-0"



**TOPETCHER**  
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**THE GROVE INN**  
890 GROVE STREET  
SAN FRANCISCO, CA. 94117

**BLOCK # 0797 LOT # 019**

SHEET TITLE	
EXTERIOR ELEVATIONS	

SCALE:	JOB NO.
1/4"=1'-0"	2001.10

CONSULTANTS:

MARK J. TOPETCHER, ARCHITECT, CA. LIC. # 021078, EXP. 5/11

SHEET

**A**  
**4.1**