



# 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.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 26, 2010**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Rear Yard, Open Space, Mass Reduction)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>687 Moultrie Street</b> Cross Street(s): <b>NE corner Ogden Ave</b> Block /Lot No.: <b>5723 / 016</b> Zoning District(s): <b>RH-1 / 40-X</b> Area Plan: <b>Bernal Heights SUD</b>	Case No.: <b>2008.1029V</b> Building Permit: <b>2008.12.05.7940</b> <b>2008.12.05.7935</b> Applicant/Agent: <b>Li-Sheng Fu</b> Telephone: <b>(510) 656-8287</b>

### PROJECT DESCRIPTION

The proposal is to demolish and reconstruct a single car garage located in the front yard of an existing single family residence on a corner lot. The garage will be replaced with a new two car garage with living area on the second floor and a connection to the existing two-story single family residence. The project also includes a horizontal addition on the ground floor with a new second story deck.

**PER SECTION 242(e)(2) OF THE PLANNING CODE** the subject property is required to maintain a minimum rear yard depth equal to 35 percent of the total depth of the lot for lots that have a depth of 70 feet or less. The existing single family residence and the proposed horizontal addition encroach into the required rear yard of 24 feet 6 inches. An equivalent amount of rear yard is currently provided in the center of the lot. The proposal would further encroach into the rear yard and would reduce the amount of equivalent rear yard space. Therefore, the project requires a variance from the rear yard requirement (Section 242(e)(2)) of the Planning Code.

**PER SECTION 242(e)(3) OF THE PLANNING CODE** the subject property is required to subtract 650 square feet of usable floor area from the maximum building envelope. The proposed project results in a mass reduction calculation of 260 square feet. Therefore, the project requires a variance from the mass reduction requirement (Section 242(e)(3)) of the Planning Code.

### ADDITIONAL INFORMATION

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

Planner: **Erika S. Jackson** Telephone: **(415) 558-6363** E-Mail: [erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2008.1029V.pdf>

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

# 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**.

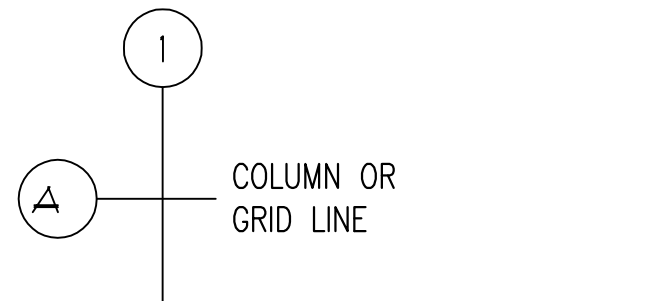
## ABOUT THIS NOTICE

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.



SYMBOLS

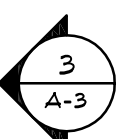


COLUMN OR  
GRID LINE

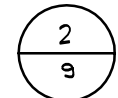
DRAWING IDENTIFICATION



DRAWING NUMBER  
SHEET NUMBER

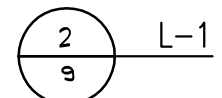


BUILDING SECTION  
DRAWING NUMBER  
SHEET NUMBER

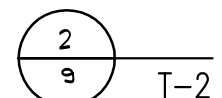


DOOR IDENTIFICATION  
SHOWN ON 1/8" SCALE PLANS

DOOR NUMBER  
HARDWARE NUMBER



DOOR LOUVER



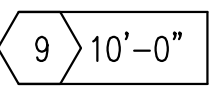
DOOR THRESHOLD



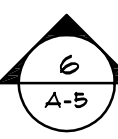
WINDOW TYPE



LOUVER TYPE  
(OTHER THAN DOOR LOUVERS)



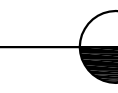
ROOM FINISH  
CEILING HEIGHT



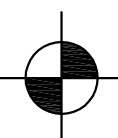
INTERIOR ELEVATION  
ELEVATION NUMBER  
SHEET NUMBER



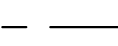
REVISION



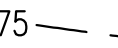
MATCH LINE



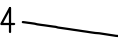
WORK POINT, CONTROL  
POINT OR DATUM POINT



PROPERTY LINE



EXISTING CONTOUR



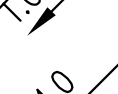
NEW CONTOUR



NEW GRADE



TOP OF WALL



TOP OF CURB



PAVEMENT GRACE



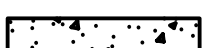
EARTH



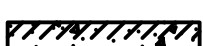
ROCK FILL



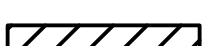
SAND/MORTAR



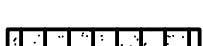
POURED IN PLACE CONCRETE



PRECAST ARCHITECTURAL  
CONCRETE



BRICK



CONCRETE BLOCK



STONEMWORK



STEEL



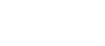
WOOD FINISHED



WOOD FRAMING THROUGH  
MEMBER



WOOD INTERRUPTED MEMBER



PLYWOOD



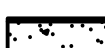
GLASS



ACOUSTIC TILE OR BOARD



GYPSTUM BOARD



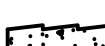
BATT INSULATION  
RIGID INSULATION



CERAMIC TILE



PLASTER ON METAL LATH



ALUMINUM

ABBREVIATIONS

&  
L  
@  
Q  
o  
L  
#  
(E)  
(N)

AND  
ANGLE  
AT  
CENTERLINE  
DIAMETER OR ROUND  
PERPENDICULAR  
POUND OR NUMBER  
EXISTING  
NEW

ACOUS.  
A.D.  
ADJ.  
AGGR.  
AL.  
APPROX.  
ARCH.  
ASB.  
ASPH.

ACOUSTICAL  
AREA DRAIN  
ADJUSTABLE  
AGGREGATE  
ALUMINUM  
APPROXIMATE  
ARCHITECTURAL  
ASBESTOS  
ASPHALT

BD.  
BITUM.  
BLDG.  
BLK  
BLKG.  
BM.  
BOT.

BOARD  
BITUMINOUS  
BUILDING  
BLOCK  
BLCKG.  
BEAM  
BOTTOM

CAB.  
C.B.  
CEM.  
CER.  
C.I.  
CL.  
CLKG.  
CLO.  
CLR.  
COL.  
CONC.  
CONN.  
CONST.  
CONT.  
CORR.  
CTR.

CABINET  
CATCH BASIN  
CEMENT  
CERAMIC  
CAST IRON  
CEILING  
CAULKING  
CLOSET  
CLEAR  
COLUMN  
CONCRETE  
CONNECTION  
CONSTRUCTION  
CONTINUOUS  
CORRIDOR  
CENTER

DBL.  
DEPT.  
D.F.  
DET.  
DIA.  
DIM.  
DISP.  
DN.  
D.O.  
DR.  
DWR.  
DS.  
D.S.P.  
DWG.

DOUBLE  
DEPARTMENT  
DRINKING FOUNTAIN  
DETAIL  
DIAMETER  
DIMENSION  
DISPENSER  
DOWN  
DOOR OPENING  
DOOR  
DRAWER  
DOWNSPOUT  
DRY STANDPIPE  
DRAWING

E.  
EA.  
E.J.  
EL.  
ELEC.  
ELEV.  
EMER.  
ENCL.  
EP.  
EQ.  
EQPT.  
E.W.C.  
EXIST.  
EXPO.  
EXP.  
EXT.

EAST  
EACH  
EXPANSION JOINT  
ELEVATION  
ELECTRICAL  
ELEVATOR  
EMERGENCY  
ENCLOSURE  
ELECTRICAL PANELBOARD  
EQUAL  
EQUIPMENT  
ELECTRIC WATER COOLER  
EXISTING  
EXPOSED  
EXPANSION  
EXTERIOR

F.A.  
F.B.  
F.D.  
FDN.  
F.E.  
F.E.C.  
F.H.C.  
FIN.  
FL.  
FLASH.

FIRE ALARM  
FLAT BAR  
FLOOR DRAIN  
FOUNDATION  
FIRE EXTINGUISHER  
FIRE EXTINGUISHER CAB.  
FIRE HOSE CABINET  
FINISH  
FLOOR  
FLASHING

FLOUR.  
F.O.C.  
F.O.F.  
F.O.S.  
FPPF.  
F.S.  
FT.  
FTG.  
FURR.  
FUT.

FLOURESCENT  
FACE OF CONCRETE  
FACE OF FINISH  
FACE OF STUDS  
FIREPROOF  
FULL SIZE  
FOOT OR FEET  
FOOTING  
FURRING  
FUTURE

GA.  
GALV.  
G.B.  
GL.  
GND.  
GR.  
GYP.

GAUGE  
GALVANIZED  
GRAB BAR  
GLASS  
GROUND  
GRADE  
GYPSUM

H.B.  
H.C.  
HDWD.  
HDWE  
H.M.  
HOR.  
HR.  
HGT.

HOSE BIBB  
HOLLOW CORE  
HARDWOOD HARDWARE  
HARDWARE  
HOLLOW METAL  
HORIZON  
HOUR  
HEIGHT

I.D.  
INSUL.  
INT.

INSIDE DIAMETER  
INSULATION  
INTERIOR

JAN.  
JT.

JANITOR  
JOINT

KIT.

KITCHEN

LAB.  
LAM.  
LAV.  
LKR.  
LT.

LABORATORY  
LAMINATE  
LAVATORY  
LOCKER  
LIGHT

MAX.  
M.C.  
MECH.  
MEMB.  
MET.  
MFR.  
M.H.  
MIN.  
MIR.  
MISC.  
M.O.  
MTD.  
MUL.

MAXIMUM  
MEDICINE CABINET  
MECHANICAL  
MEMBRANE  
METAL  
MANUFACTURER  
MANHOLE  
MINIMUM  
MISCELLANEOUS  
MANSONRY OPENING  
MOUNTED  
MULLION

N.  
N.I.C.  
NO. OR #  
NOM.  
N.T.C.

NORTH  
NOT IN CONTRACT  
NUMBER  
NOMINAL  
NOT TO SCALE

O.A.  
OBS.  
O.C.  
O.D.  
OFF.  
OPNG.  
OPP.  
O.H.

OVERALL  
OBSCURE  
ON CENTER  
OUTSIDE DIAMETER (DIM.)  
OFFICE  
OPENING  
OPPOSITE  
OPPOSITE HAND

PRCST.  
PL.  
P.LAM.  
PLAS  
PLYWD.  
PR.  
PT.  
P.T.D.

PRE-CAST  
PLATE  
PLASTIC LAMINATE  
PLASTER  
PLYWOOD  
PAIR  
POINT  
PAPER TOWEL DISPENSER

QT.

QUARRY TILE

R.  
RAD.  
R.D.  
REF.  
REFR.  
RGTR.  
REINF.  
REQ.  
RESIL.  
RM.  
R.O.  
RWD.  
R.W.L.

RISER  
RADIUS  
ROOF DRAIN  
REFERENCE  
REFRIGERATOR  
REGISTER  
REINFORCED  
REQUIRED  
RESILIENT  
ROOM  
ROUGH OPENING  
REDWOOD  
RAIN WATER LEADER

S.  
S.C.  
S.C.D.  
SCHED.  
S.D.  
SECT.  
SH.  
SHR.  
SHT.  
SIM.  
S.N.D.

SOUTH  
SOLID CORE  
SEAT COVER DISPENSER  
SCHEDULE  
SOAP DISPENSER  
SECTION  
SHELF  
SHOWER  
SHEET  
SIMILAR  
SANITARY NAPKIN  
DISPENSER  
SANITARY NAPKIN  
RECEPTACLE  
SPECIFICATION  
SQUARE  
STAINLESS STEEL  
SERVICE SINK  
STATION  
STANDARD  
STEEL  
STORAGE  
STRUCTURAL  
SUSPENDED  
SYMMETRICAL

TRD.  
T.B.  
T.C.  
TEL.  
TER.  
T.&G.  
THK.  
T.P.  
T.P.D.

TREAD  
TOWEL BAR  
TOP OF CURB  
TELEPHONE  
TERRAZZO  
TONGUE AND GROOVE  
THICK  
TOP OF PAVEMENT  
TOILET PAPER  
DISPENSER  
TELEVISION  
TOP PF WALL  
TYPICAL

UNF.  
U.O.N.  
UR.

UNFINISHED  
UNLESS OTHERWISE  
NOTED  
URINAL

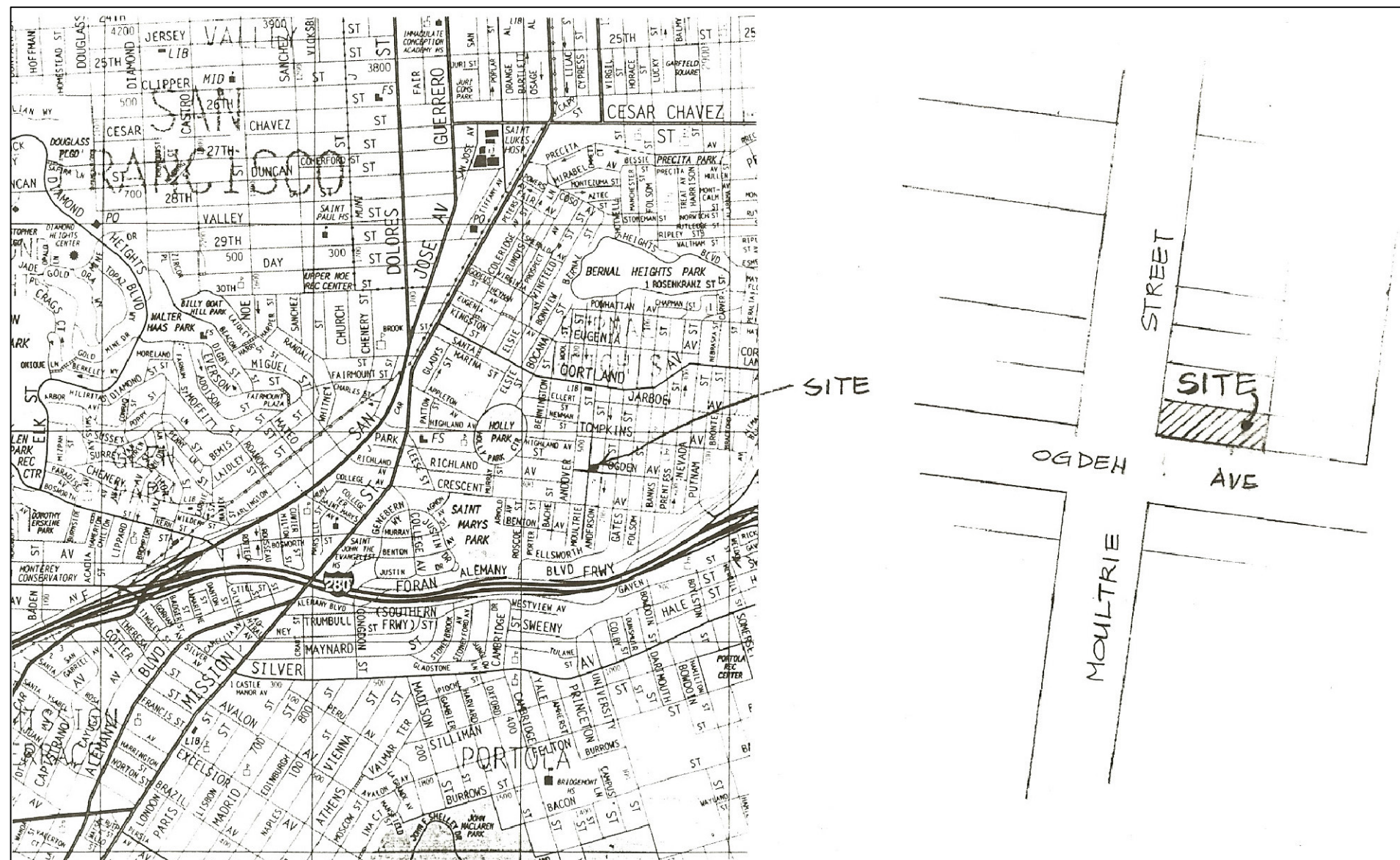
W.  
W/  
W.C.  
WD.  
W/O  
WP.  
WSCT.  
WT.

WEST  
WITH  
WATER CLOSET  
WOOD  
WITHOUT  
WATERPROOF  
WAINSCOT  
WEIGHT

DRAWING INDEX

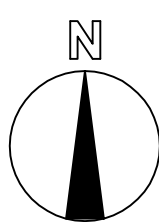
ARCHITECTURAL

A-1 COVER  
A-2 PROPOSED SITE PLAN, MASS REDUCTION CALC.  
A-3 PROPOSED FLOOR PLANS  
A-4 PROPOSED ELEVATIONS  
A-5 ELEVATIONS, LOFT PLAN & ROOF PLAN  
A-6 EXISTING SITE PLAN, FLOOR PLANS & ELEVATIONS



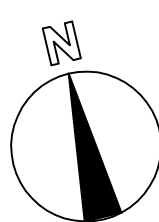
VICINITY MAP

SCALE: NTS



BLOCK MAP

SCALE: NTS



BUILDING INFORMATION

OWNER'S NAME:  
OWNER'S ADDRESS  
PROJECT ADDRESS  
ASSESSOR'S BLOCK/LOT  
ZONING  
LOT SIZE  
EXISTING LOT COVERAGE  
PROPOSED LOT COVERAGE  
EXISTING BLDG. HT.  
PROPOSED BLDG. HT.

GLENN FONG & ANN CHEN  
687 MOULTRIE STREET SAN FRANCISCO, CA.  
687 MOULTRIE STREET SAN FRANCISCO, CA.  
5723/16  
RH-1  
70'X25'=1750 SF.  
46.69% (817/1750=46.69%)  
74.86% (1310/1750=74.86%)  
±26'-1"  
±30'-10"

MAX. ALLOWED FLOOR AREA

1887 SF.  
22' X44'-6" X 3 -400 - 650 = 1887 S.F.

TOTAL FLOOR AREA

FLOOR AREA	EXISTING BLDG	PROPOSED ADDITION	TOTAL
1ST. FLOOR	547 S.F.	241 S.F.	788 S.F.
2ND FLOOR	558 S.F.	871 S.F.	1429 S.F.
(2ND FLOOR+ LOFT)		(626+245)	
TOTAL	1105 S.F.	1112S.F.	2217 S.F.

GARAGE	270 SF.	252 S.F.	522 S.F.
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-330 S.F. (1887-2217)

ENERGY CONSERVATION DESIGN COMPLIANCE

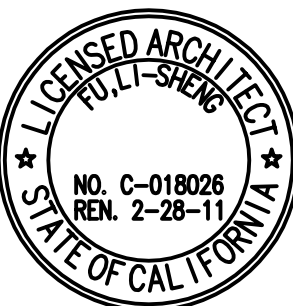
I HAVE REVIEWED THE CURRENT STATE ENERGY CONSERVATION REGULATIONS FOR BUILDINGS. IN MY PROFESSIONAL JUDGMENT WEATHERSTRIPPING & INSULATION ON EXTERIOR WALLS & ROOF IN THIS SET OF DRAWINGS & SPECIFICATIONS, CONFORMS.

REVISION BY

03/05/09  
PLANNING COMMENTS

04/23/10

L H A  
LUNG HWA ASSOCIATES  
ARCHITECTS  
180 MARITIME DRIVE, FREMONT, CALIFORNIA 94536  
TEL: (510) 666-8227  
FAX: (510) 666-8800  
FUTURE BUILDING INFORMATION



ADDITION TO  
687 MOULTRIE STREET  
SAN FRANCISCO, CALIFORNIA

CONTENTS:  
COVER SHEET

Date : 06/ 14/ 07

Scale: N/A

Drawn:

Job:

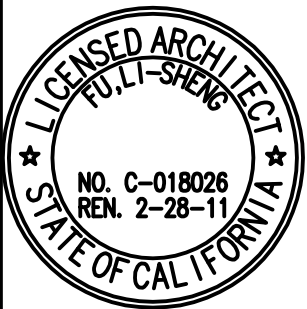
Sheet:

A-1  
of



REVISION	BY
03/05/09 PLANNING COMMENTS	
04/13/10 PLANNING	

**L H A**  
LUNG HWA ASSOCIATES  
ARCHITECTS ENGINEERS  
180 MARTINGALE DR. FREMONT, CALIFORNIA  
TEL: (510) 666-8227  
FAX: (510) 666-8800  
FUTURE PLANNING REGISTRATION

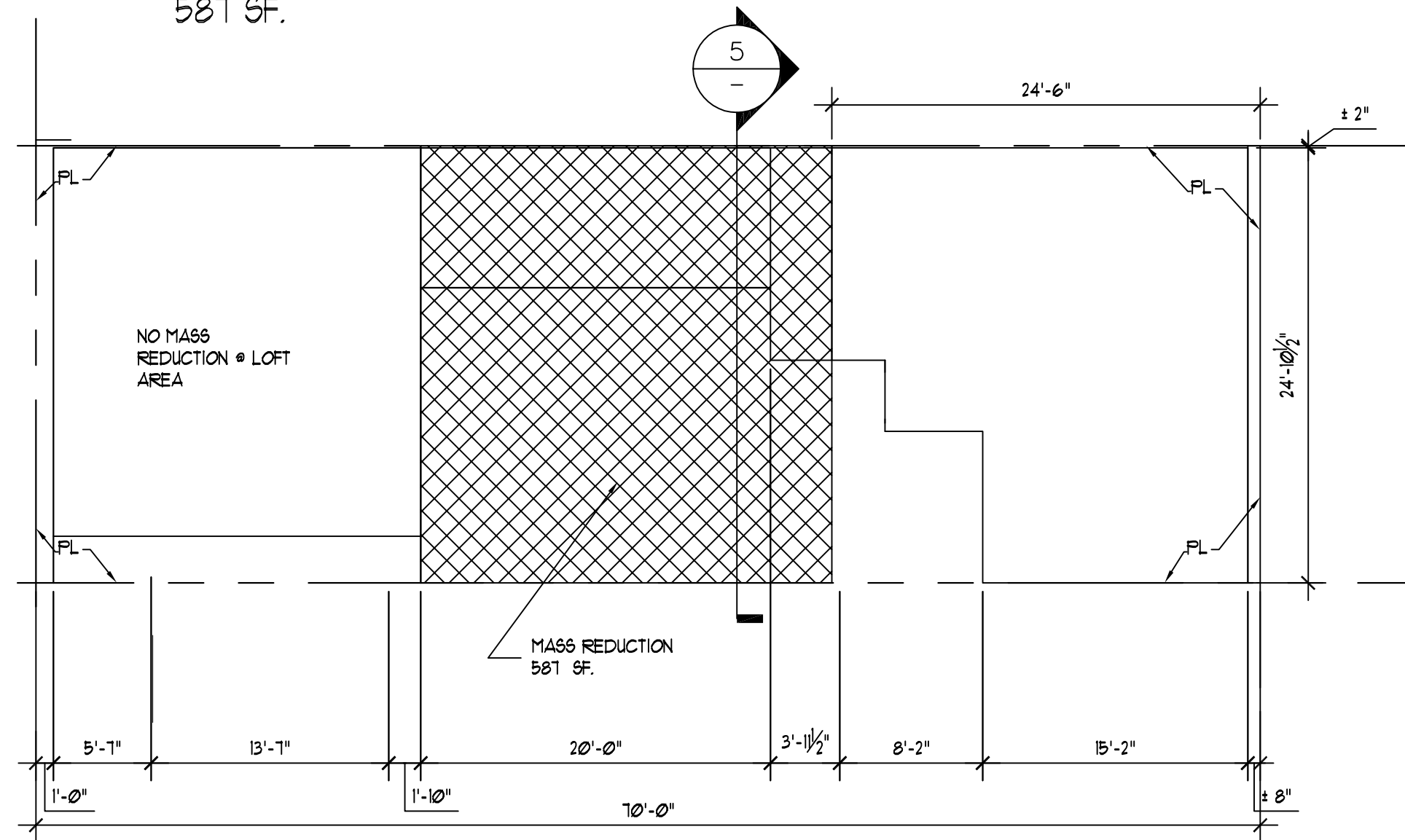


ADDITION TO  
**687 MOULTRIE STREET**  
SAN FRANCISCO, CALIFORNIA

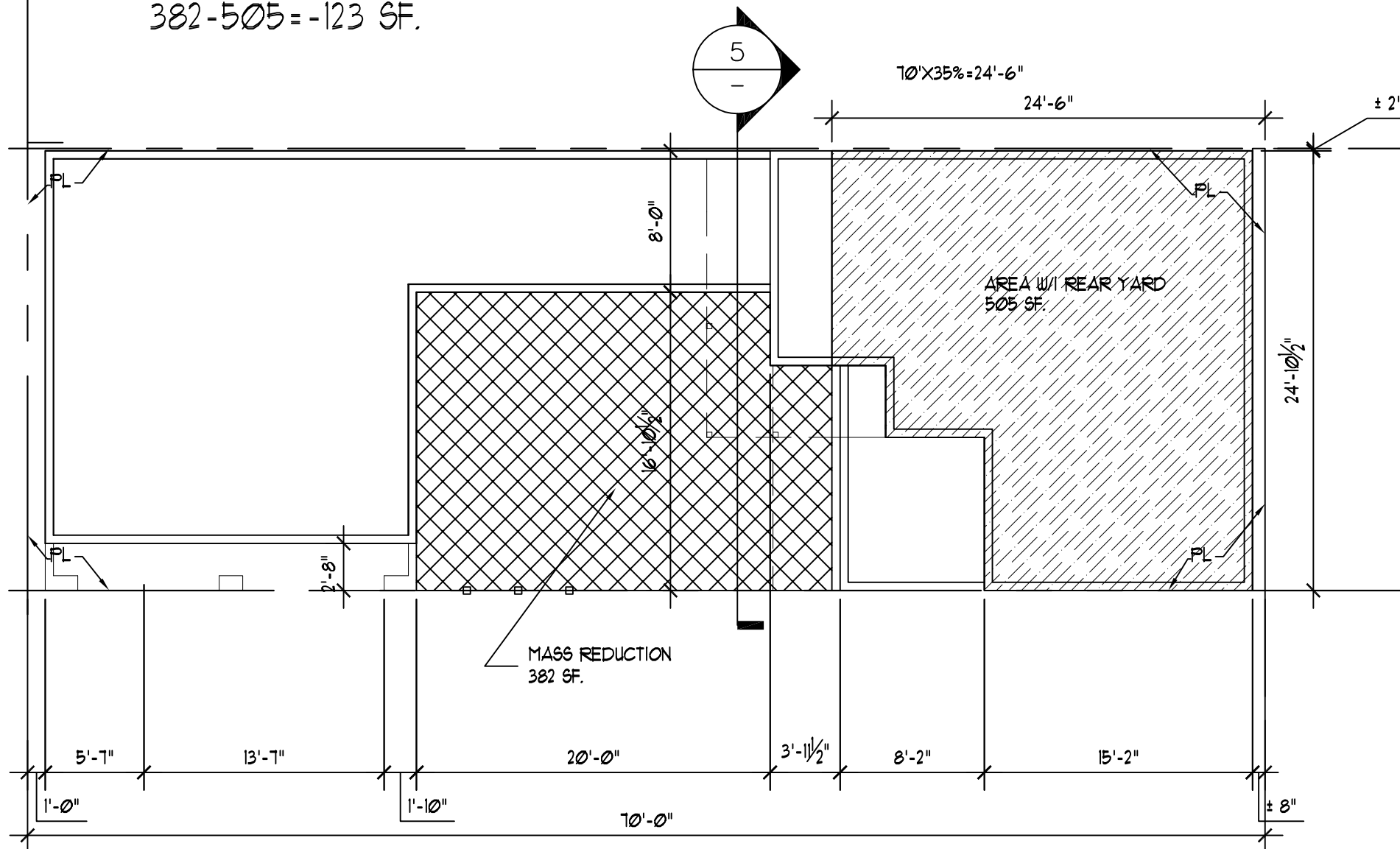
CONTENTS:  
PROPOSED  
SITE PLAN  
(LANDSCAPE)  
&  
MASS  
REDUCTION  
CALCULATION

Date : 6/14/07  
Scale: AS SHOWN  
Drawn:  
Job:  
Sheet:  
**A-2**  
of

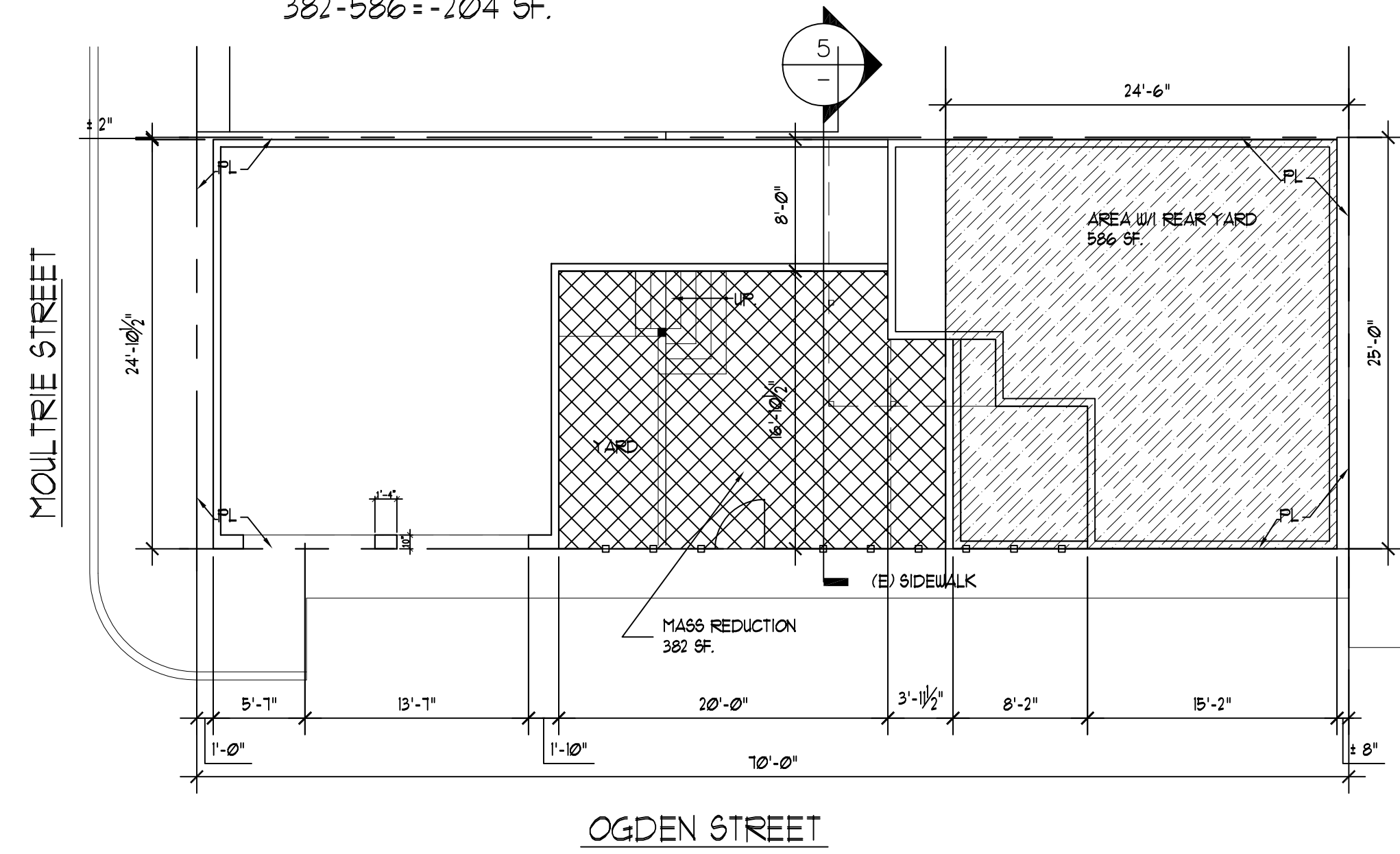
3RD. FLOOR MASS REDUCTION:  
587 SF.



2ND. FLOOR MASS REDUCTION:  
382-505 = -123 SF.

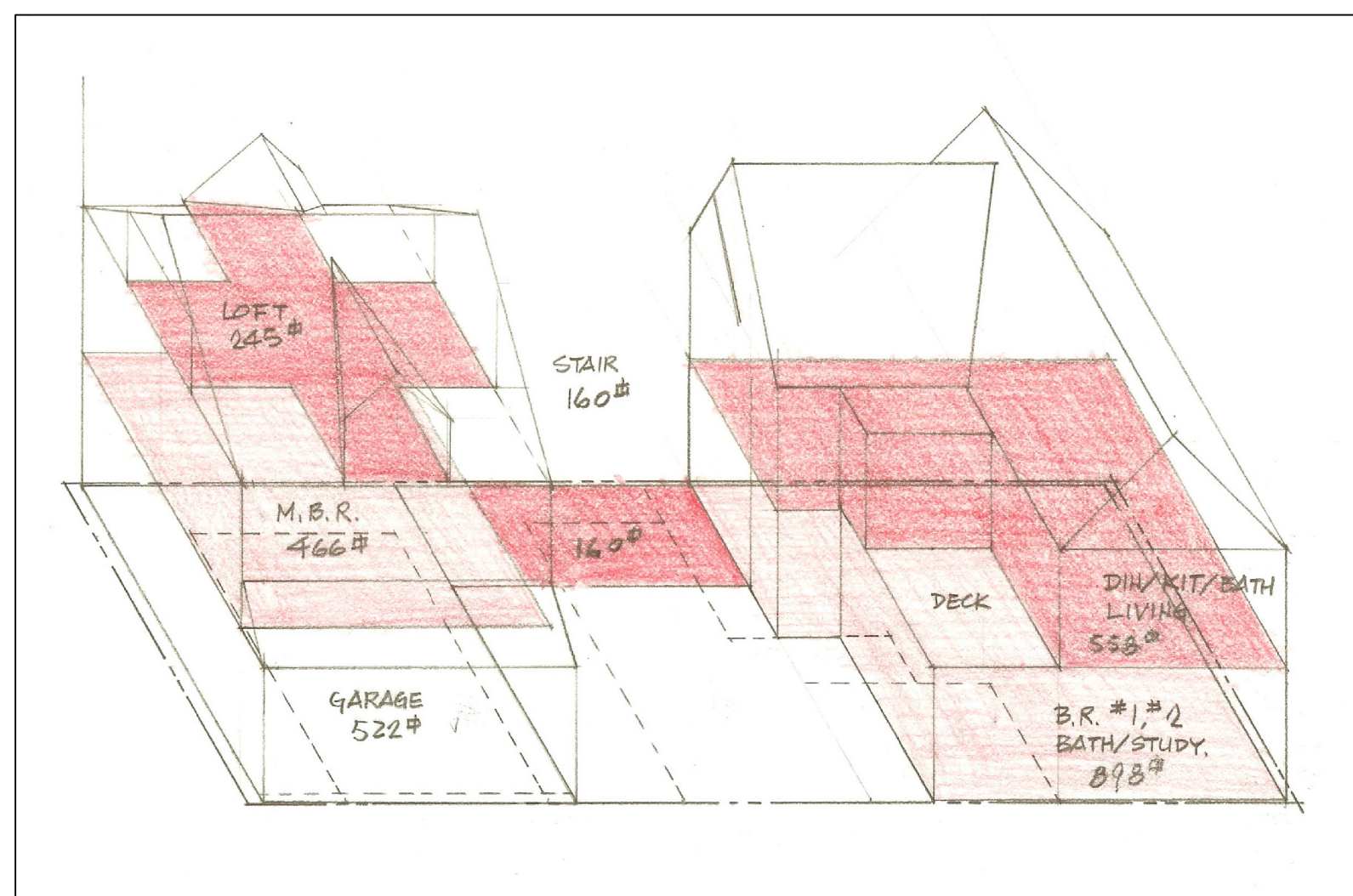
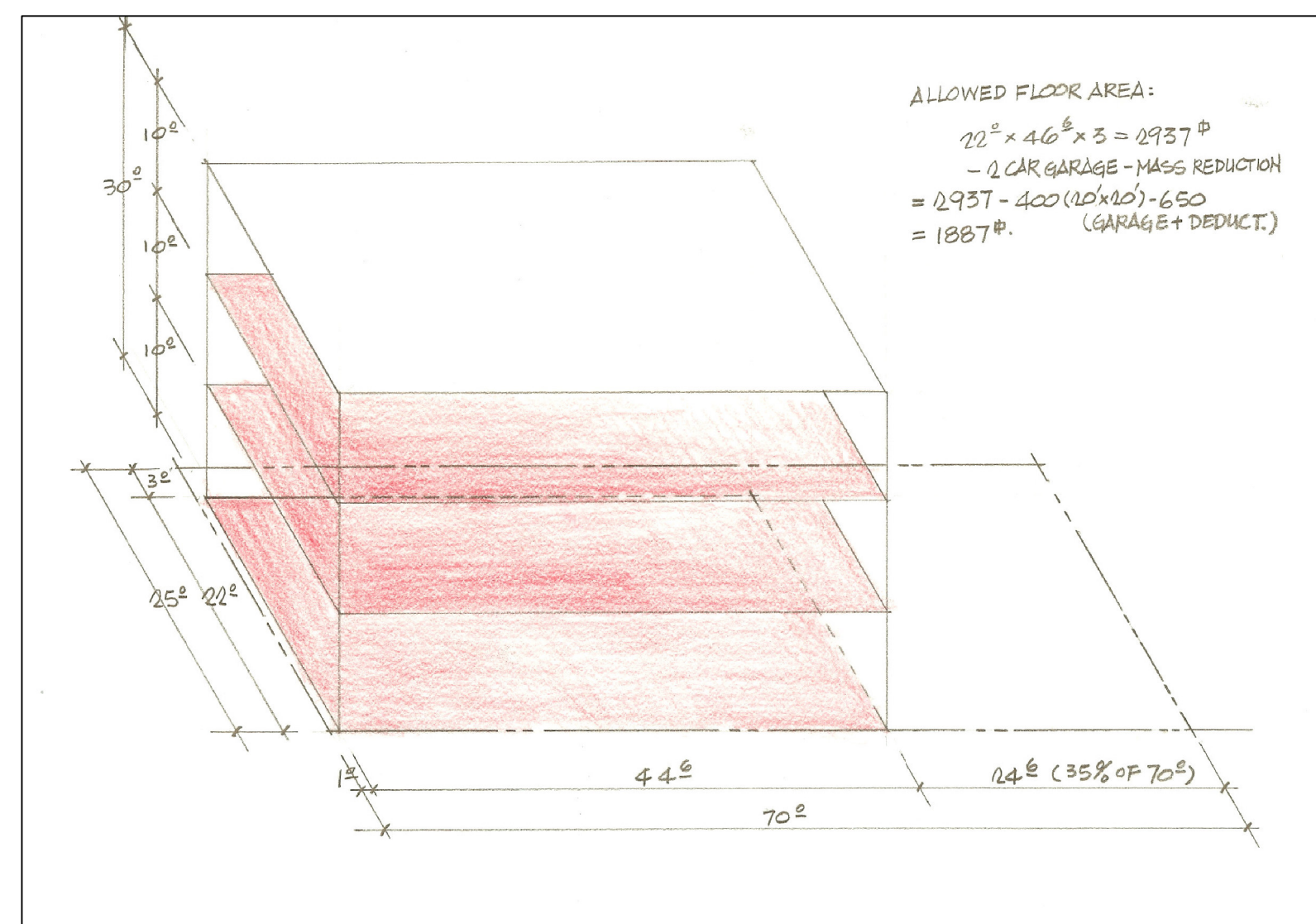


1ST. FLOOR MASS REDUCTION:  
382-586 = -204 SF.

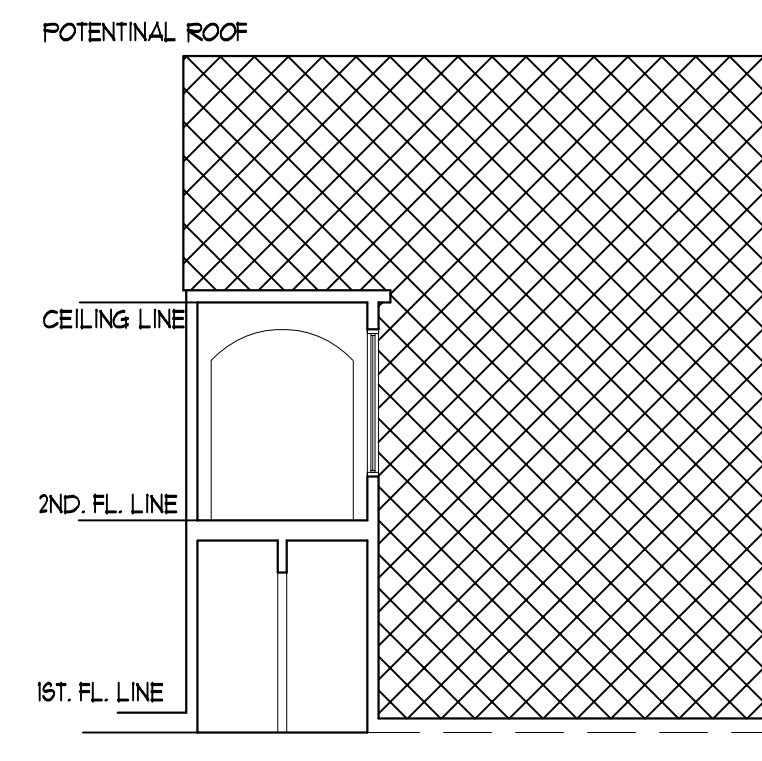


TOTAL MASS REDUCTION=587-123-204=260 SF.  
MASS REDUCTION REQ'D=650 SF.

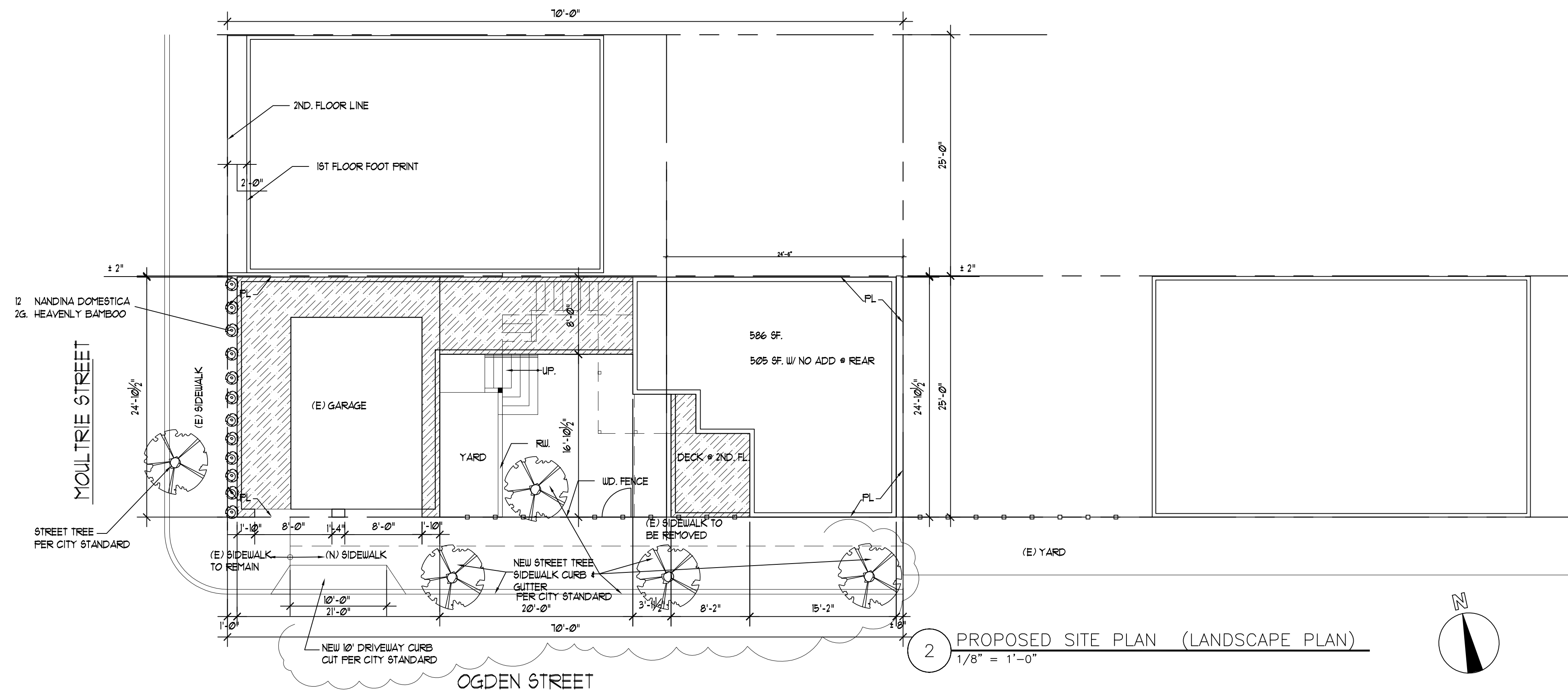
3 MASS REDUCTION CALCULATIONS  
1/8" = 1'-0"



4 AREA CALC.  
NTS



5 SECTION  
1/8" = 1'-0"



2 PROPOSED SITE PLAN (LANDSCAPE PLAN)  
1/8" = 1'-0"



REVISION	BY
03/05/09 PLANNING COMMENTS	

**L H A**  
 LUNG HWA ASSOCIATES  
 ARCHITECTS ENGINEERS  
 180 MARITIME DRIVE, FREMONT, CALIFORNIA 94538  
 TEL: (510) 656-8227 FAX: (510) 656-8980  
 www.lung-hwa.com



ADDITION TO  
 687 MOULTRIE STREET  
 SAN FRANCISCO, CALIFORNIA

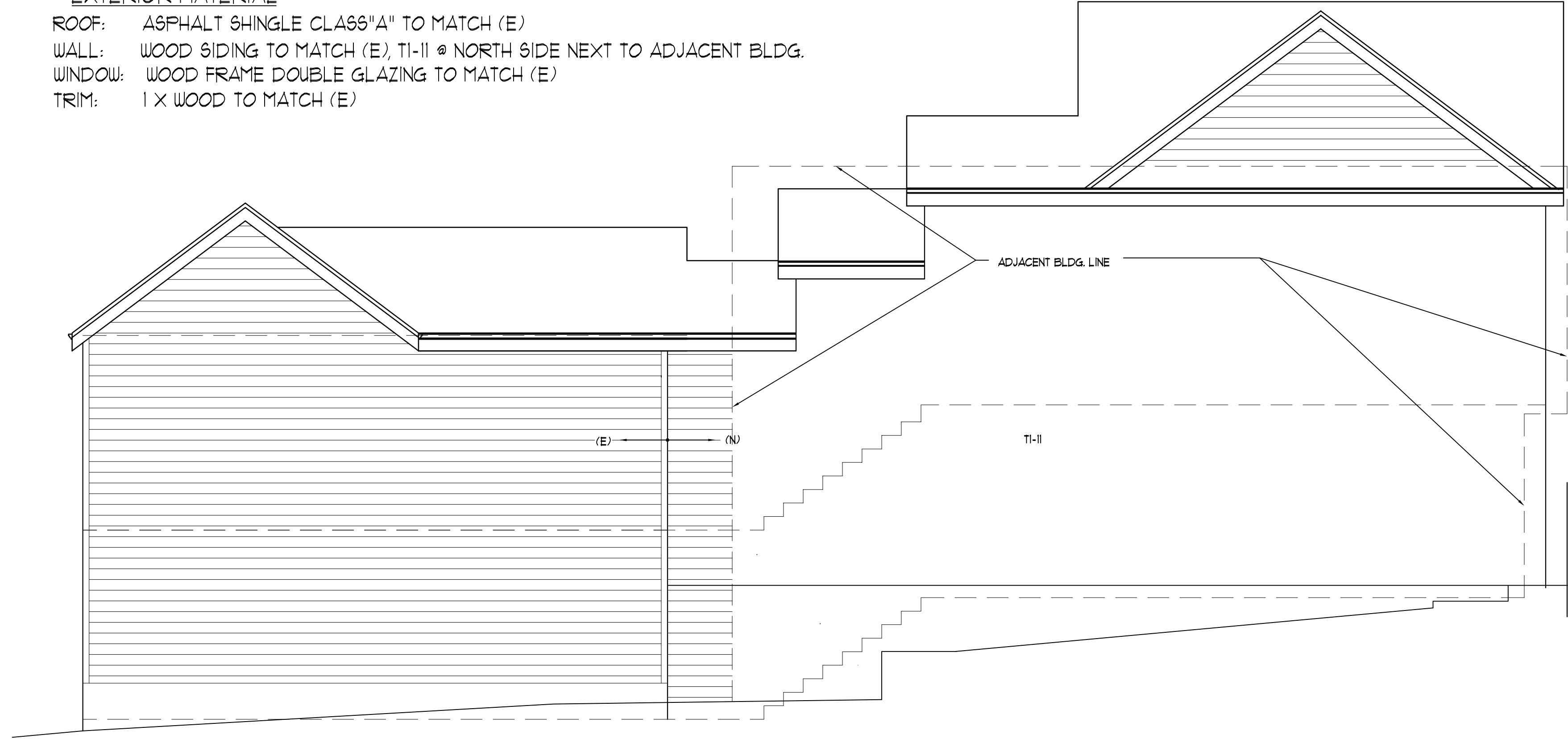
CONTENTS:  
 PROPOSED  
 ELEVATIONS

Date : 06/ 14/ 07  
 Scale: 1/ 4" = 1'-0"  
 Drawn:  
 Job:  
 Sheet:  
**A-4**  
 of

**EXTERIOR MATERIAL**  
 ROOF: ASPHALT SHINGLE CLASS "A" TO MATCH (E)  
 WALL: WOOD SIDING TO MATCH (E), T1-11 @ NORTH SIDE NEXT TO ADJACENT BLDG.  
 WINDOW: WOOD FRAME DOUBLE GLAZING TO MATCH (E)  
 TRIM: 1 X WOOD TO MATCH (E)



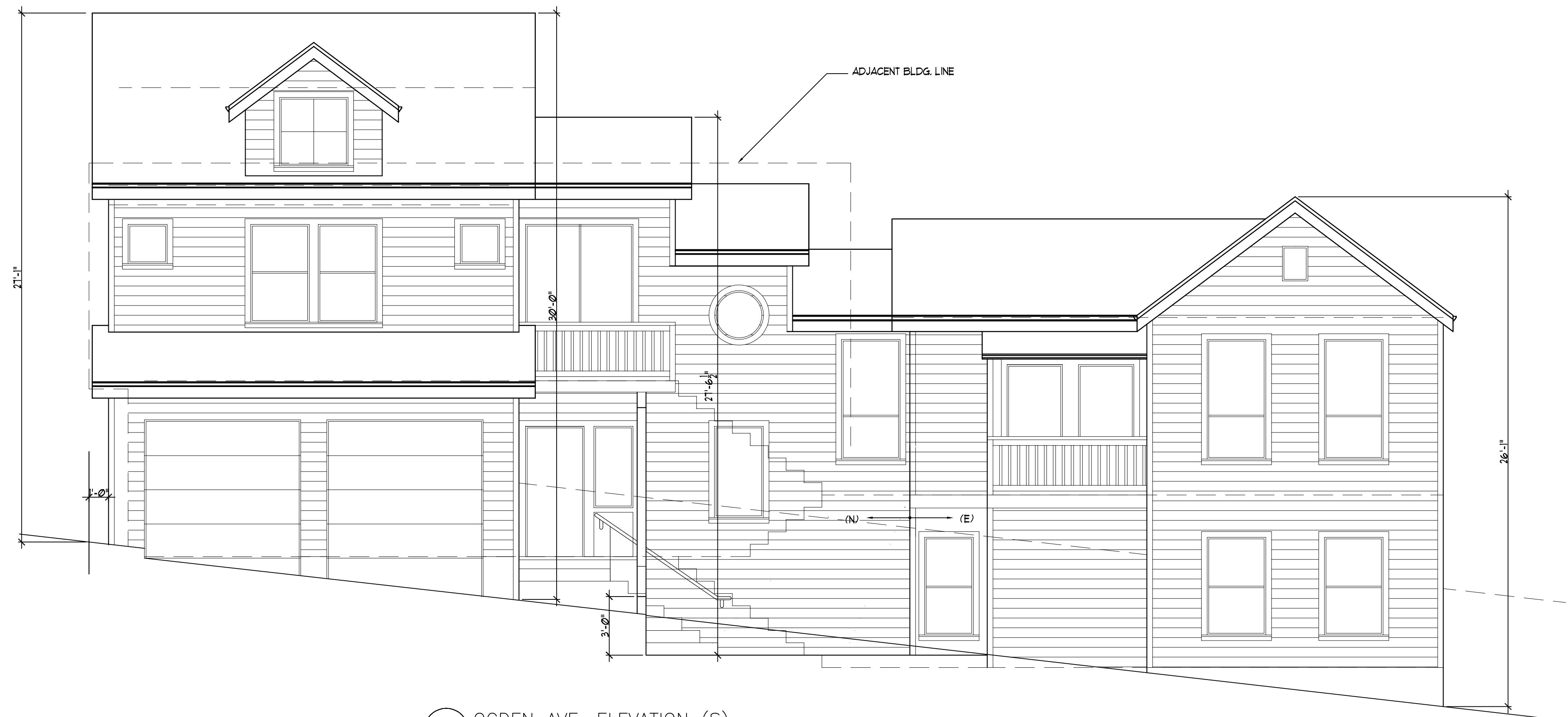
4 REAR ELEVATION (E)  
 1/4" = 1'-0"



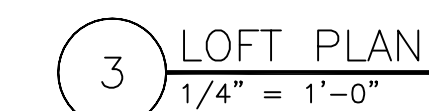
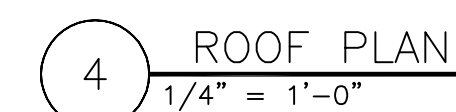
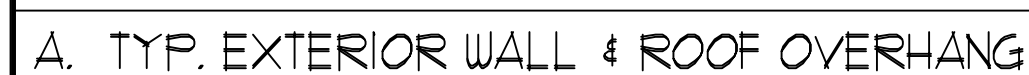
3 SIDE ELEVATION (N)  
 1/4" = 1'-0"



2 MOULTRIE STREET ELEVATION (W)  
 1/4" = 1'-0"



1 OGDEN AVE. ELEVATION (S)  
 1/4" = 1'-0"



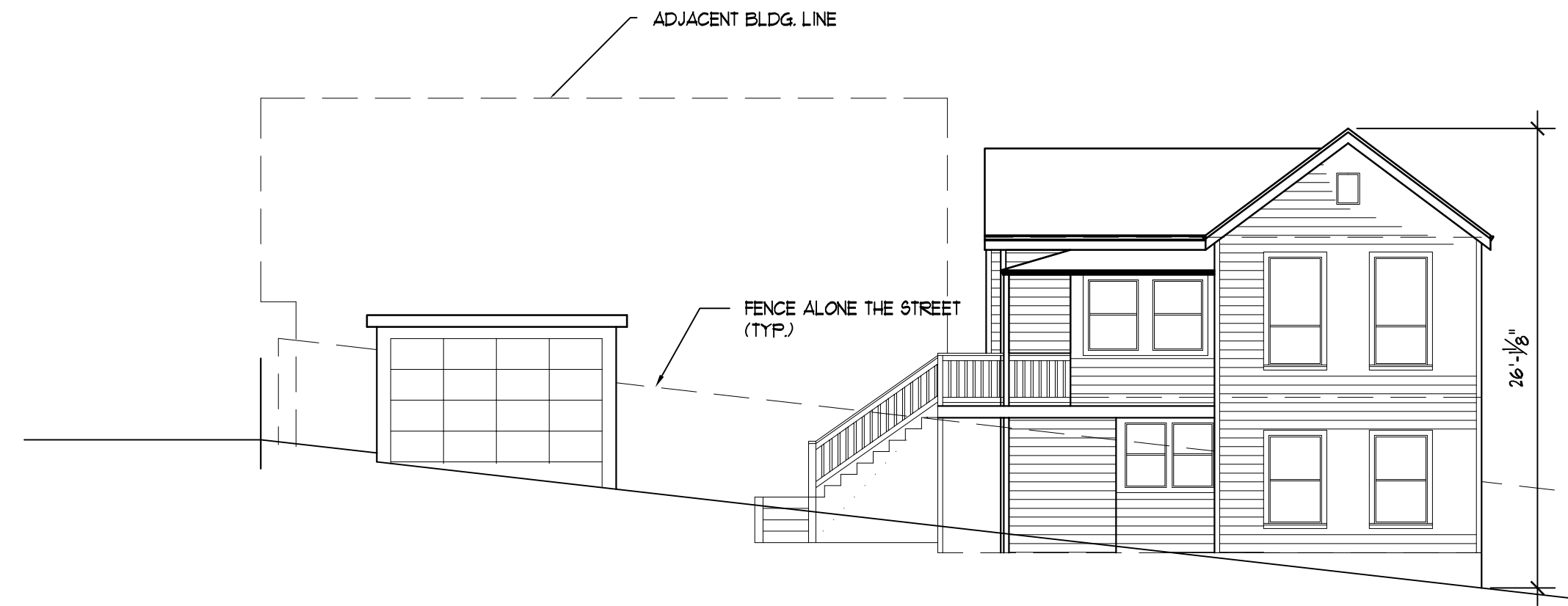
	REVISION	BY
A	NEW @ 10' 10" ON PLANNING COMMENTS	
L H A LUNG HWA ASSOCIATES ARCHITECTS ENGINEERS PLANNERS TEL.: (916) 688-9287 FAX: (916) 688-9880		
ADDITION TO <b>687 MOULTRIE STREET</b> <b>SAN FRANCISCO, CALIFORNIA</b>		
CONTENTS: PROPOSED ELEVATIONS, LOFT PLAN , ROOF PLAN DETAILS		
Date : 03/ 05/ 09		
Scale: 1/ 4" = 1'-0"		
Drawn:		
Job:		
Sheet:		
<b>A-5</b> of		



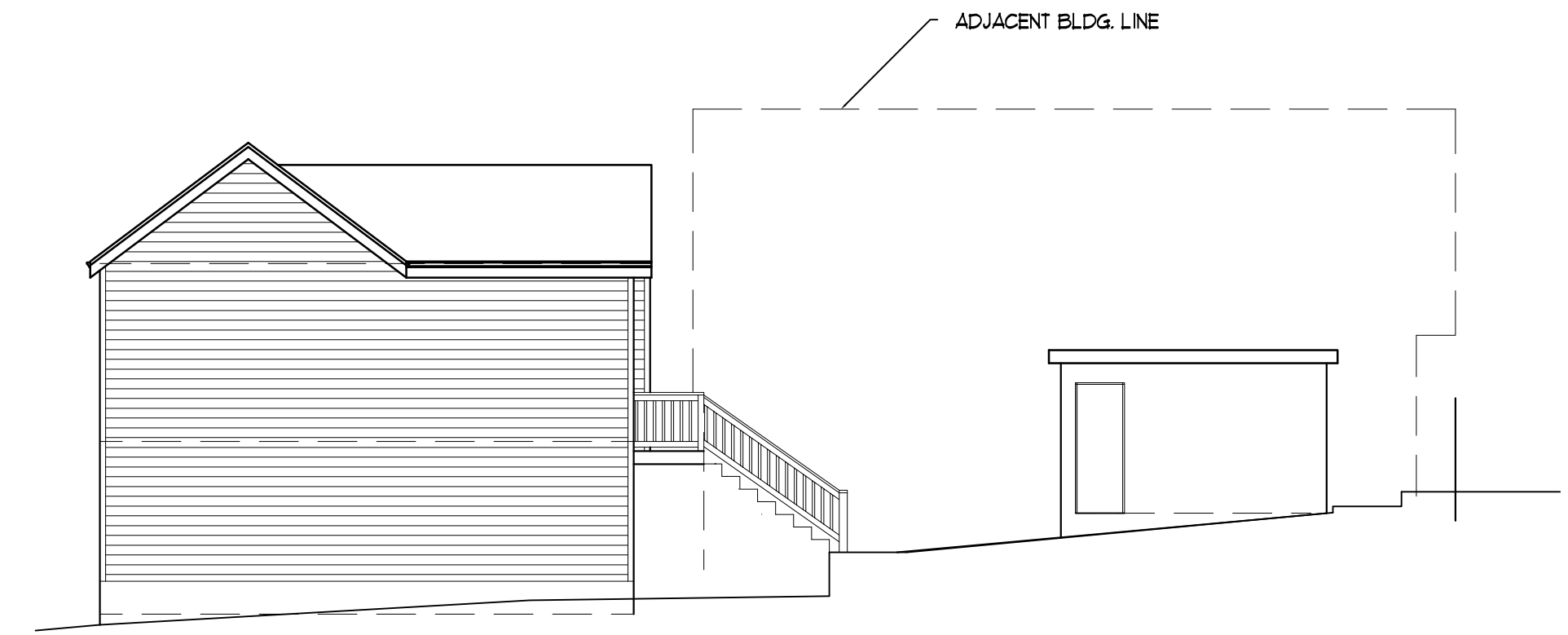
4 (E) REAR ELEVATION  
1/8" = 1'-0"



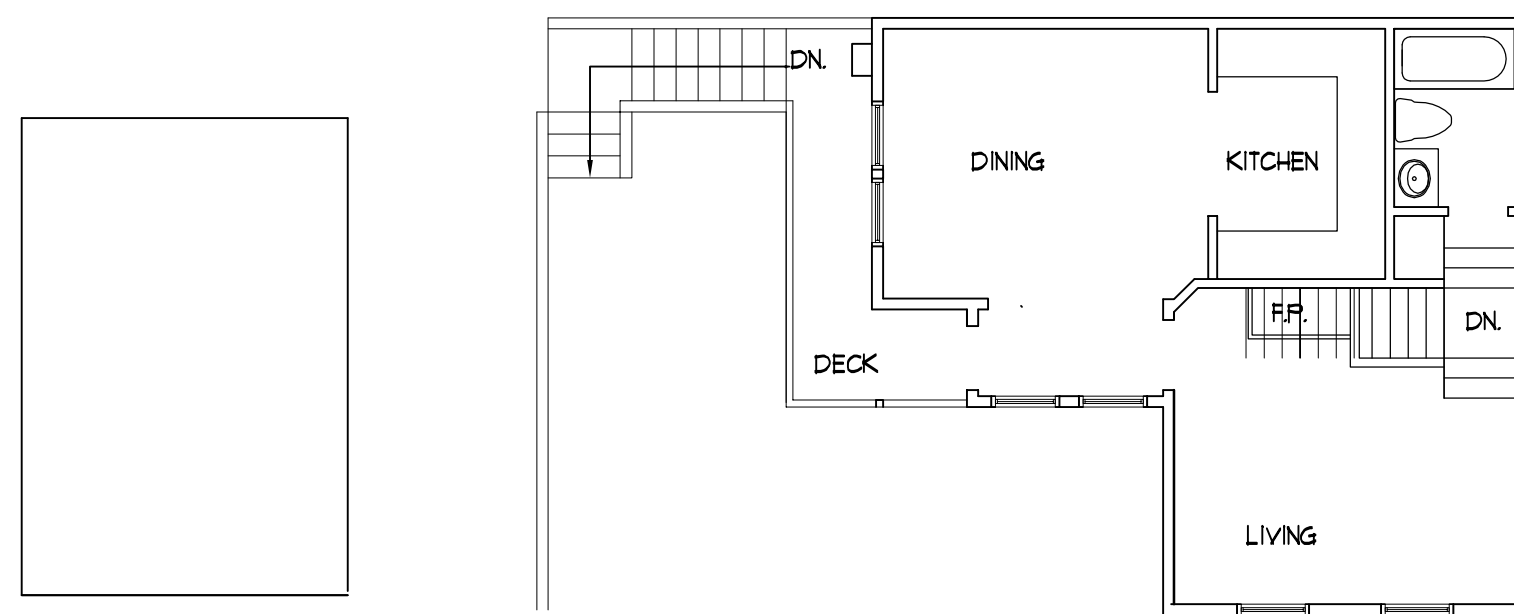
5 (E) FRONT ELEVATION  
1/8" = 1'-0"



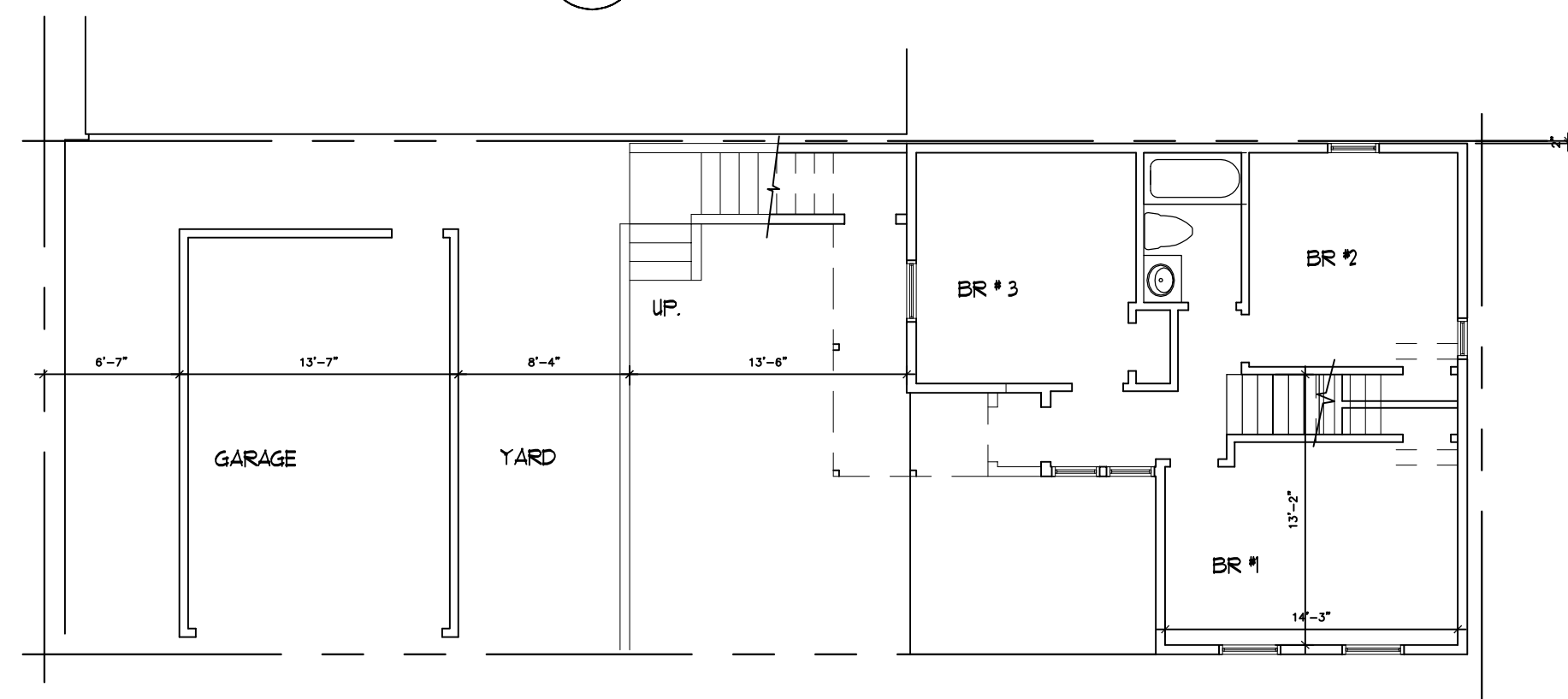
6 (E) OGDEN AVE. ELEVATION  
1/8" = 1'-0"



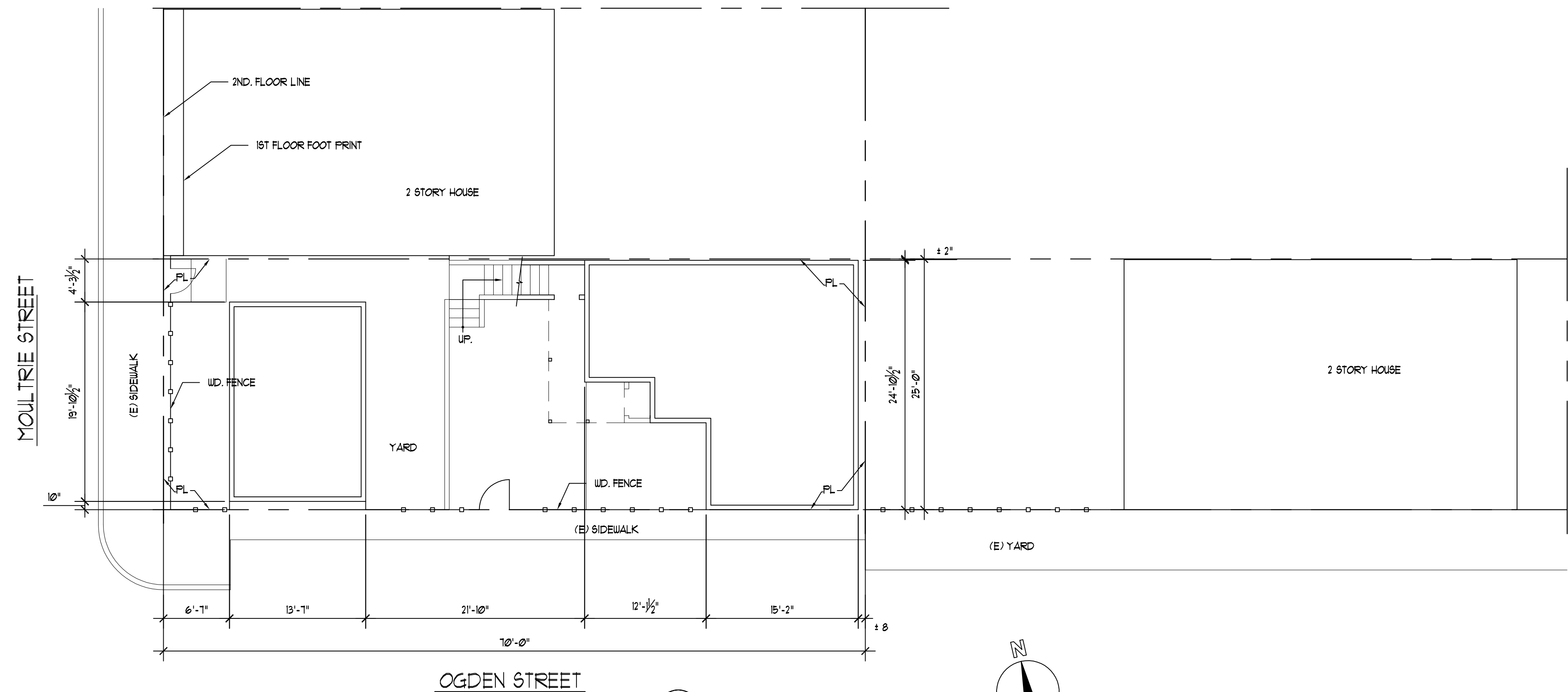
7 (E) SIDE ELEVATION  
1/8" = 1'-0"



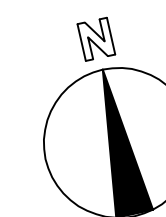
3 (E) 2ND. FLOOR PLAN  
1/8" = 1'-0"



2 (E) 1ST. FLOOR & GARAGE PLAN  
1/8" = 1'-0"

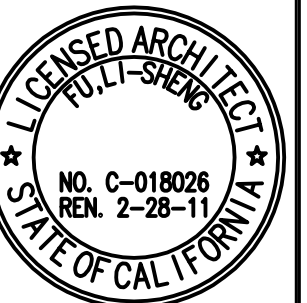


1 EXISTING SITE PLAN  
1/8" = 1'-0"



REVISION	BY
03/08/09 PLANING COMMENTS	

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FAX: (510) 666-8880



ADDITION TO  
687 MOULTRIE STREET  
SAN FRANCISCO, CALIFORNIA

CONTENTS:  
EXISTING  
SITE PLAN,  
FLOOR PLANS,  
& ELEVATIONS

Date : 6/14/07

Scale: 1/8" = 1'-0"

Drawn:

Job:

Sheet:

**A-6**  
of