



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.
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San Francisco,
CA 94103-2479

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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, October 27, 2010**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard & Expansion of non-complying structure)**
Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | | APPLICATION INFORMATION | |
|---|---|-------------------------|------------------------|
| Project Address: | 863 De Haro Street | Case No.: | 2010.0599V |
| Cross Street(s): | 20th & Southern Heights | Building Permit: | 2010.03.08.7767 |
| Block /Lot No.: | 4096/102 | Applicant/Agent: | Fred Horsfield |
| Zoning District(s): | RH-2 / 40-X | Telephone: | (415) 606-8655 |
| Area Plan: | Potrero | E-Mail: | fth@pacbell.net |
| PROJECT DESCRIPTION | | | |
| <p>The proposal is to construct a one-story vertical addition, infill at rear southeast corner, and install a two-story rear deck with spiral stair, and to alter the façade.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property, with an average lot depth of 100' from De Haro Street, is required to maintain a rear yard of approximately 45'. The existing building is legal non-complying as it extends approximately 6' into the required rear yard. Approximately 6' of the horizontal rear infill will encroach into the required rear yard. The proposed infill will not encroach further than the existing building. The proposed deck and stair will encroach an additional approximately 14' into the required rear yard and result in a rear yard of 25'; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.</p> <p>PER SECTION 188 OF THE PLANNING CODE the expansion or replacement of a non-complying structure is prohibited. Because a portion of the existing building already encroaches into the required rear yard, it is considered a legal non-complying structure. Therefore, the proposed expansion would be contrary to Section 188 of the Planning Code and require a variance.</p> | | | |
| ADDITIONAL INFORMATION | | | |
| <p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Pilar LaValley Telephone: (415) 575-9084 E-Mail: pilar.lavalley@sfgov.org</p> <p>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/2010.0599V.pdf</p> | | | |

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.

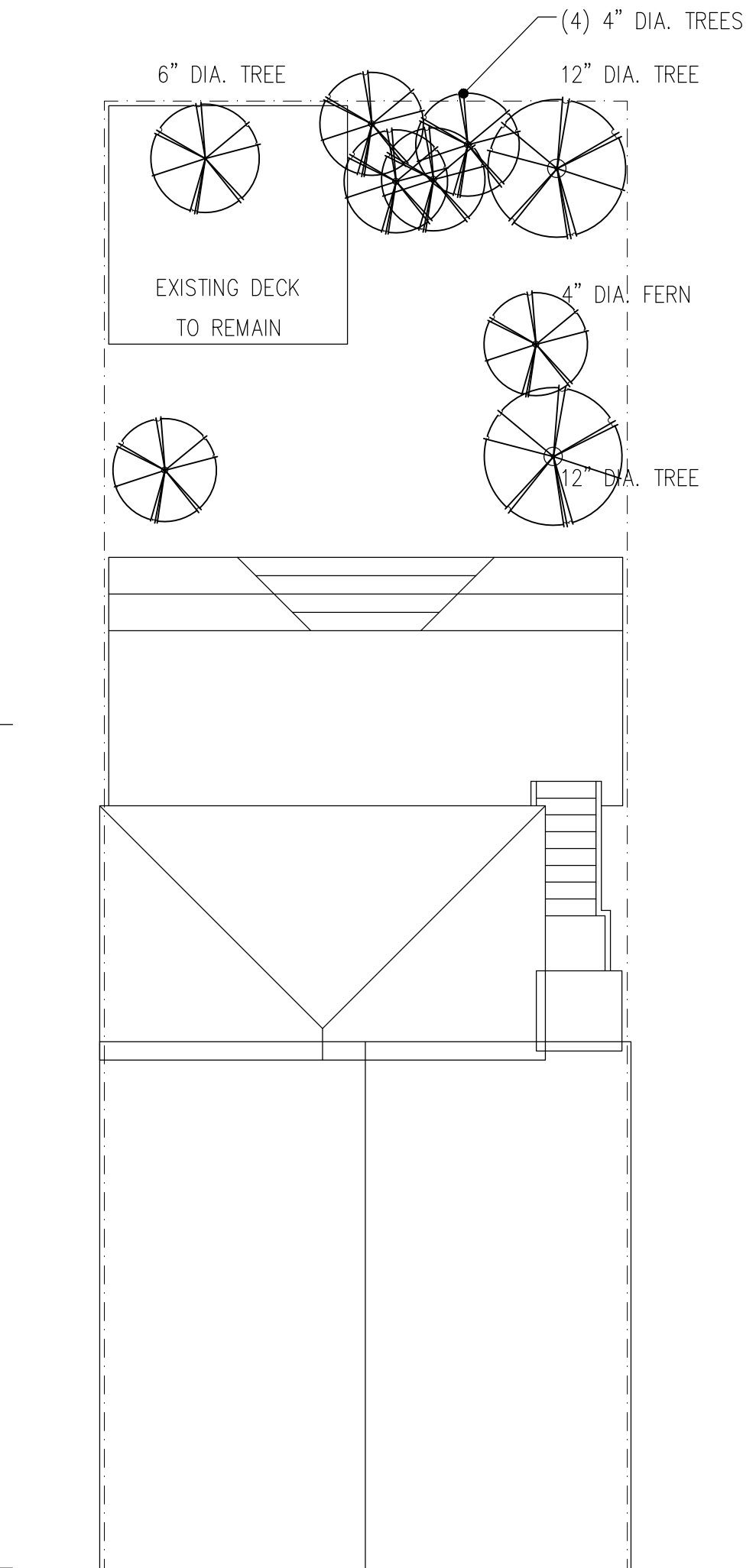
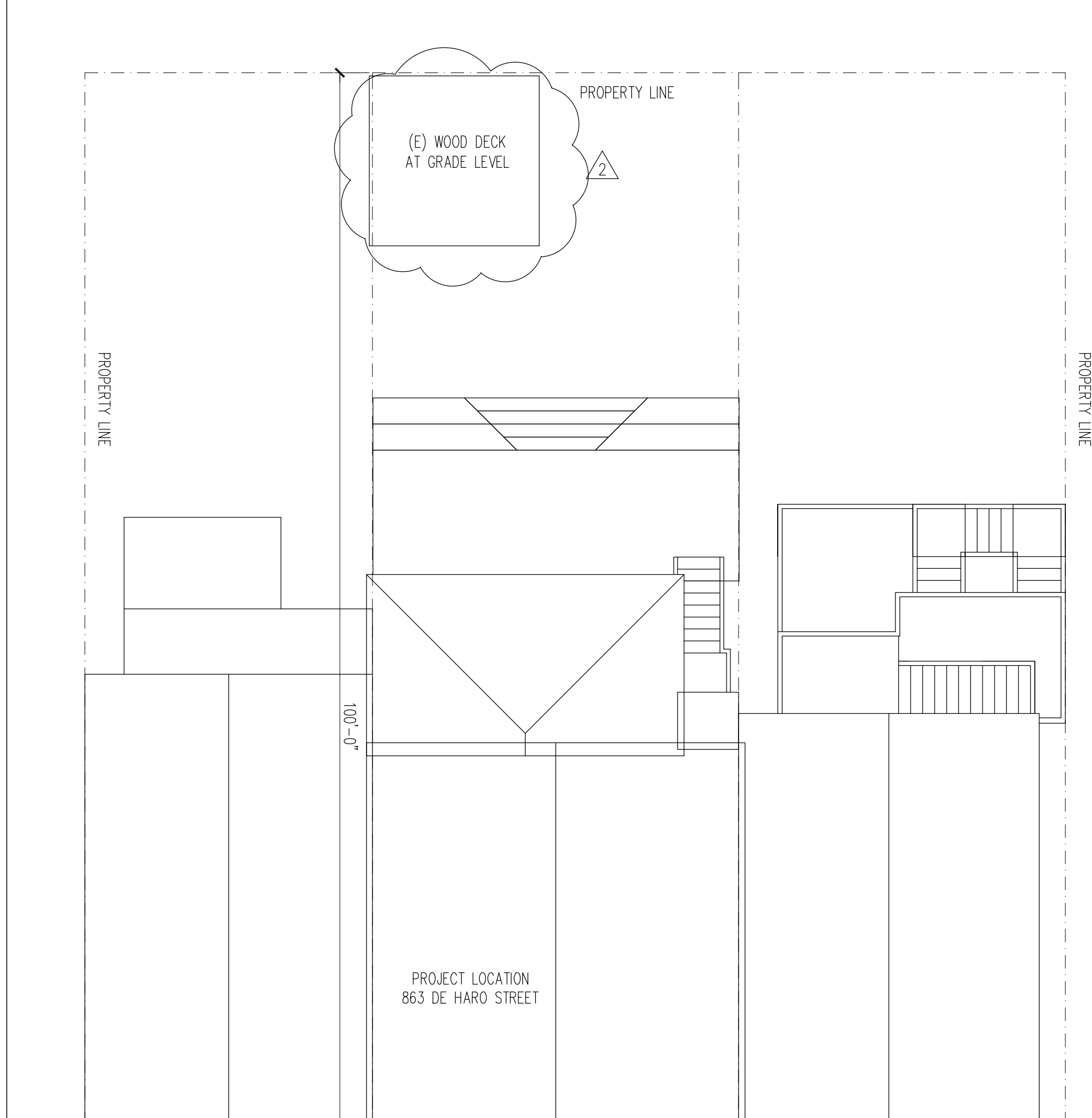
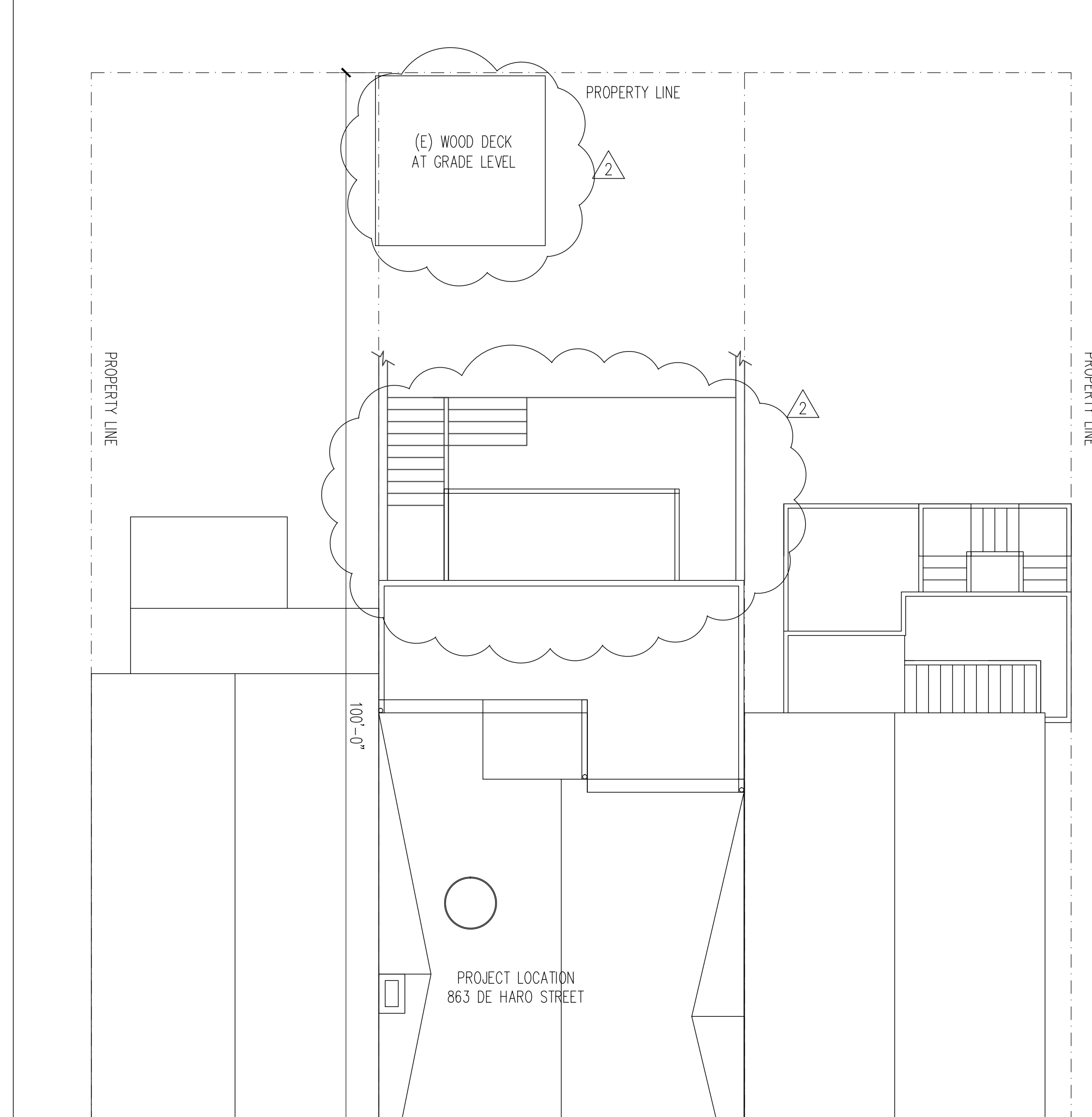
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

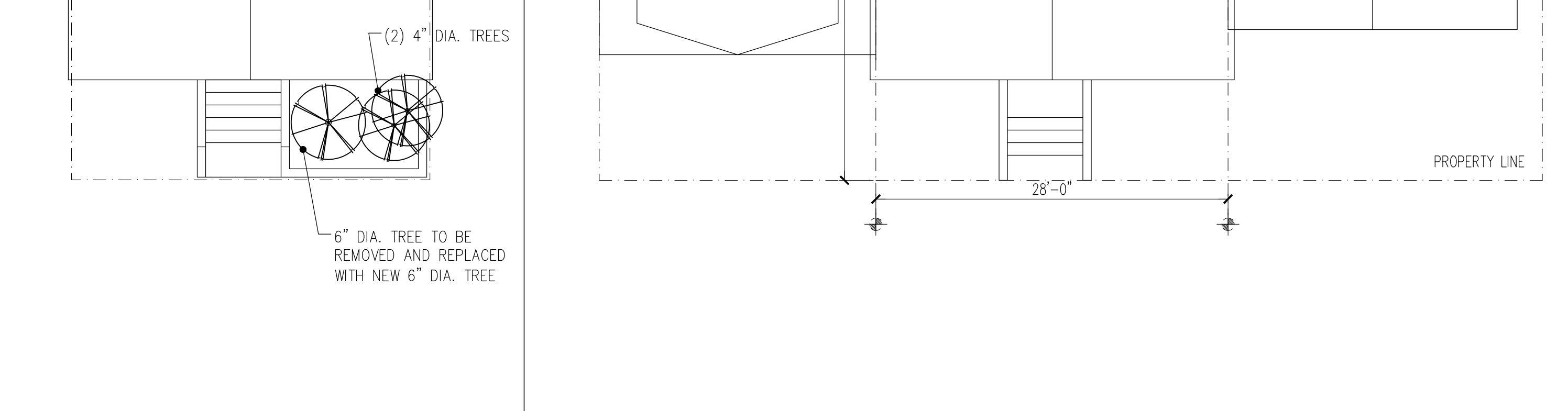
ABOUT THIS NOTICE

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.

| BUILDING INFORMATION | | BUILDING AREA | | | | APPLICABLE CODES | DIRECTORY OF CONTACTS | INDEX OF DRAWINGS |
|-------------------------|--|--|--|---|--|--|--|---|
| LOCATION: | 863 DE HARO STREET SAN FRANCISCO, CA, 94107 | EXISTING BUILDING AREA: BASEMENT NON-LIVABLE (STORAGE) 1,374 SQ. FT. LIVABLE 0 SQ. FT. TOTAL 1,374 SQ. FT. | PROPOSED BUILDING AREA: BASEMENT NON-LIVABLE (STORAGE) 1,449 SQ. FT. LIVABLE 0 SQ. FT. TOTAL 1,449 SQ. FT. | LIVABLE AREA DIFFERENCE: BASEMENT EXISTING 1,374 SQ. FT. PROPOSED 1,449 SQ. FT. (+/-) +75 SQ. FT. | | ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO: A. 2007 CALIFORNIA BUILDING CODE (ADOPTS THE INTERNATIONAL BUILDING CODE, 2006 EDITION WITH STATE AMENDMENTS) B. 2007 CALIFORNIA PLUMBING CODE (ADOPTS THE UNIFORM PLUMBING CODE, 2006 IAPMO EDITION WITH STATE A MENDMENTS) C. 2007 CALIFORNIA MECHANICAL CODE (ADOPTS THE UNIFORM MECHANICAL CODE, 2006 IAPMO EDITION WITH STATE AMENDMENTS) D. 2007 CALIFORNIA ELECTRICAL CODE (ADOPTS THE NATIONAL ELECTRICAL CODE, 2005 EDITION WITH STATE AMENDMENTS) E. 2007 CALIFORNIA REFERENCED STANDARDS CODE F. 2007 – CALIFORNIA ENERGY CODE G. ALL APPLICABLE LOCAL BUILDING CODES (CITY AND COUNTY). H. ALL APPLICABLE LOCAL FIRE DEPARTMENT CODES AND ORDINANCES (CITY AND COUNTY). | OWNER: TOM AND MARY HAAK-FRENDSCHO 650.745.9356 (O) 863 DE HARO STREET SAN FRANCISCO, CA 94107 CONTACT: MARY HAAK-FRENDSCHO ARCHITECT: DE JESUS ARCHITECTS 510.808.4142 (O) 4400 MARKET STREET, SUITE 200 OAKLAND, CA 94608 CONTACT: CONRAD DE JESUS GENERAL CONTRACTOR: DNP CONSTRUCTION 1317 CARL STREET VALLEJO, CA 94590 CONTACT: DWAYNE PAULITECH STRUCTURAL ENGINEER: ADVANCED ENGINEERING 925.516.3502 (O) 201 SAND CREEK ROAD, STE. L BRENTWOOD, CA 94513 CONACT: JUSTEN PEEK | ARCHITECTURAL G0.0 COVER SHEET, EXISTING & PROPOSED SITE PLANS AND STREET TREE PLAN A0.0 EXISTING & PROPOSED BASEMENT PLANS A1.0 EXISTING & PROPOSED FIRST FLOOR PLANS A2.0 EXISTING & PROPOSED SECOND FLOOR PLANS A3.0 EXISTING AND PROPOSED THIRD FLOOR PLANS A4.0 EXISTING & PROPOSED ROOF PLAN A5.0 EXISTING & PROPOSED FRONT ELEVATIONS A6.0 EXISTING & PROPOSED REAR ELEVATIONS A7.0 EXISTING & PROPOSED LEFT ELEVATIONS A8.0 EXISTING & PROPOSED RIGHT ELEVATIONS A9.0 BUILDING SECTIONS |
| OCCUPANCY: | SINGLE FAMILY RESIDENCE, R2 | 1ST FLOOR NON-LIVABLE (GARAGE) 659 SQ. FT. LIVABLE 530 SQ. FT. TOTAL 1,189 SQ. FT. | 1ST FLOOR NON-LIVABLE (GARAGE) 804 SQ. FT. LIVABLE 643 SQ. FT. TOTAL 1,147 SQ. FT. | 1ST FLOOR EXISTING 530 SQ. FT. PROPOSED 643 SQ. FT. (+/-) +113 SQ. FT. | | | | |
| CONSTRUCTION TYPE: | TYPE V-B | 2ND FLOOR NON-LIVABLE (ATTIC) 894 SQ. FT. LIVABLE 478 SQ. FT. TOTAL 1,372 SQ. FT. | 2ND FLOOR NON-LIVABLE (DECK) 355 SQ. FT. LIVABLE 1,013 SQ. FT. TOTAL 1,368 SQ. FT. | 2ND FLOOR EXISTING 1,410 SQ. FT. PROPOSED 1,454 SQ. FT. (+/-) +44 SQ. FT. | | | | |
| FIRE SPRINKLER: | NONE | BUILDING TOTAL: LIVABLE 2,418 SQ. FT. GARAGE 659 SQ. FT. TOTAL 3,077 SQ. FT. | BUILDING TOTAL: LIVABLE 3,110 SQ. FT. GARAGE 804 SQ. FT. TOTAL 3,914 SQ. FT. | 3RD FLOOR EXISTING 478 SQ. FT. PROPOSED 1,013 SQ. FT. (+/-) +535 SQ. FT. | | | | |
| NUMBER OF FULL STORIES: | THREE (3) | | | TOTAL: +1,046 SQ. FT. | | | | |

| STREET TREE PLAN | EXISTING SITE PLAN | PROPOSED SITE PLAN | NOTE TO PLAN CHECKER |
|---|---|--|--|
|  |  |  | PER THE NOTICE OF PLANNING DEPARTMENT REQUIREMENTS #1, COMMENT #4, THE FOLLOWING DRAWINGS CAN BE SEEN IN THIS SET: A. PROPOSED SITE PLAN THAT INCLUDES FULL FOOTPRINT OF ADJACENT PROPERTIES. PLEASE SEE EXISTING AND PROPOSED SITE PLAN, THIS SHEET. B. (E) REAR AND SIDE ELEVATION DRAWINGS. PLEASE SEE EXISTING REAR AND SIDE ELEVATIONS ON SHEETS A1.0, A2.0 AND A3.0. C. PROPOSED REAR ELEVATION THAT INCLUDE PROFILE OF ADJACENT PROPERTIES. PLEASE SEE PROPOSED REAR ELEVATION ON SHEET A1.0. D. PROPOSED SIDE ELEVATIONS THAT INCLUDE PROFILE OF THE FULL WIDTH AND ROOFLINE OF ADJACENT PROPERTIES AND ALSO INCLUDE (N) REAR DECKS. PLEASE SEE PROPOSED LEFT AND RIGHT ELEVATIONS ON SHEETS A2.0 AND A3.0. E. IF PROPOSED REAR DECKS REQUIRE FIRE WALL PER DEPARTMENT OF BUILDING INSPECTION, PLEASE INCLUDE THIS ELEMENT IN THE PROPOSAL. DBI DOES NOT REQUIRE A FIRE WALL FOR THIS DECK. |

| VICINITY MAP | |
|---|--|
|  | |

Haak-Frendscho Residential Addition & Remodel

863 De Haro Street
San Francisco, CA 94107



DE JESUS ARCHITECTS
Commercial | Planning | Residential

4400 Market Street, Suite 200
Oakland, CA 94608
510-227-0701 (o) 925.354.8071 (c)
info@dejesusarchitects.com
www.dejesusarchitects.com

Stamp

Consultant

Issue/Revision:

Proj. No.:

No. Date: Description
2010.02.25 INITIAL ISSUE

2010.06.18 SECOND SUBMITTAL

2010.08.09 THIRD SUBMITTAL

2010.08.31 FOURTH SUBMITTAL

2010.10.05 FIFTH SUBMITTAL

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Approval Signature:

Title: Date:

COVER SHEET, EXISTING & PROPOSED SITE PMAN & STREET TREE PLAN

Scale: See Dwg Issue Date: 08.03.10
Drawn By: CED Reviewed By: CED
Sheet: 1 of 10

G0.0

EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



8" LAP SIDING
WOOD TRIM @ DOORS AND WINDOWS
WOOD BELLY BAND
SLOPED ROOF AND PORCH COVER
CORBELS
CRAFTSMAN STYLE

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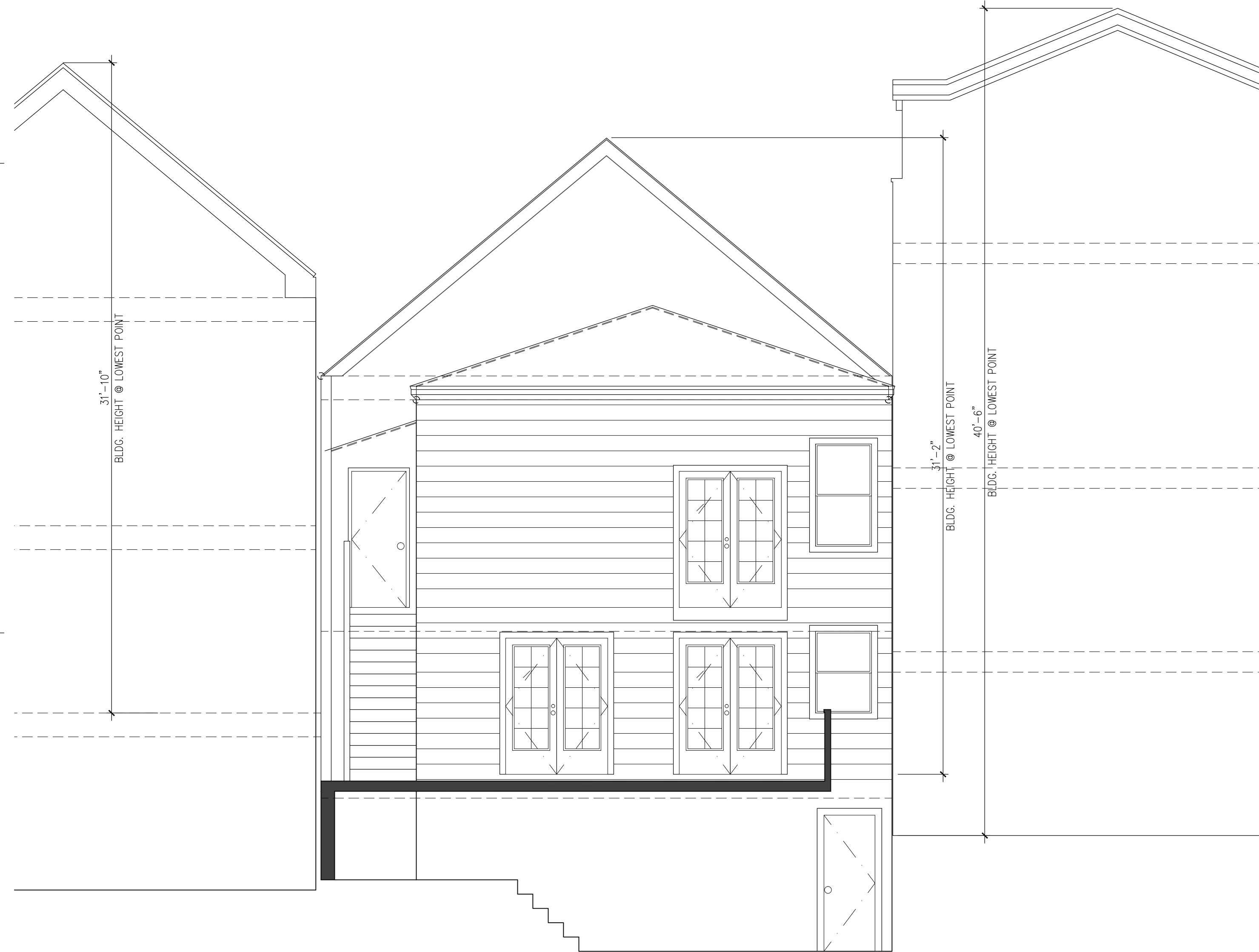
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EXISTING & PROPOSED
FRONT ELEVATIONS

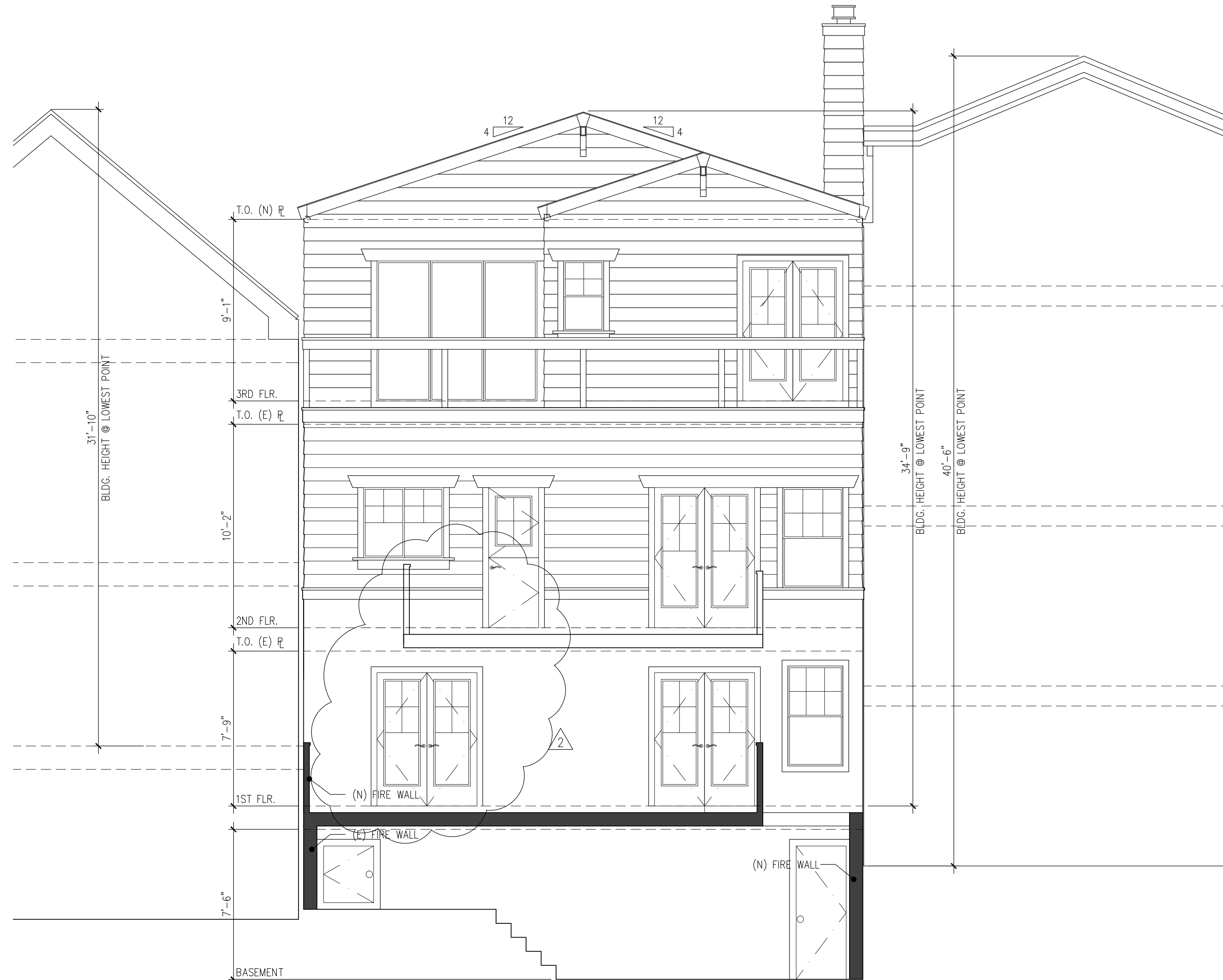
Scale: See Dwgs Issue Date: 08.03.10
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Sheet: 6 of 10

A5.0

EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



8" LAP SIDING
WOOD TRIM @ DOORS AND WINDOWS
WOOD BELLY BAND
SLOPED ROOF AND PORCH COVER
CORBELS
CRAFTSMAN STYLE

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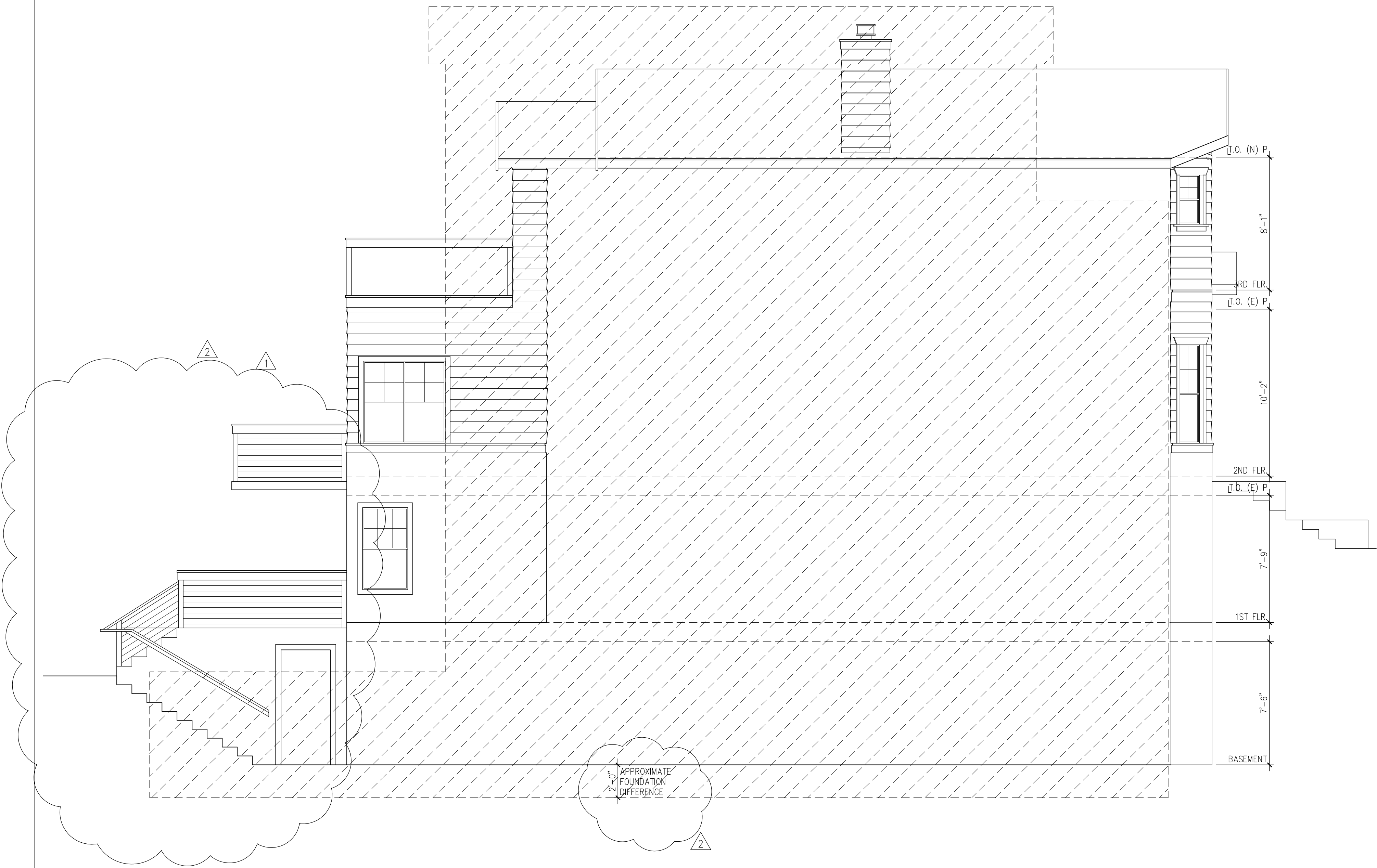
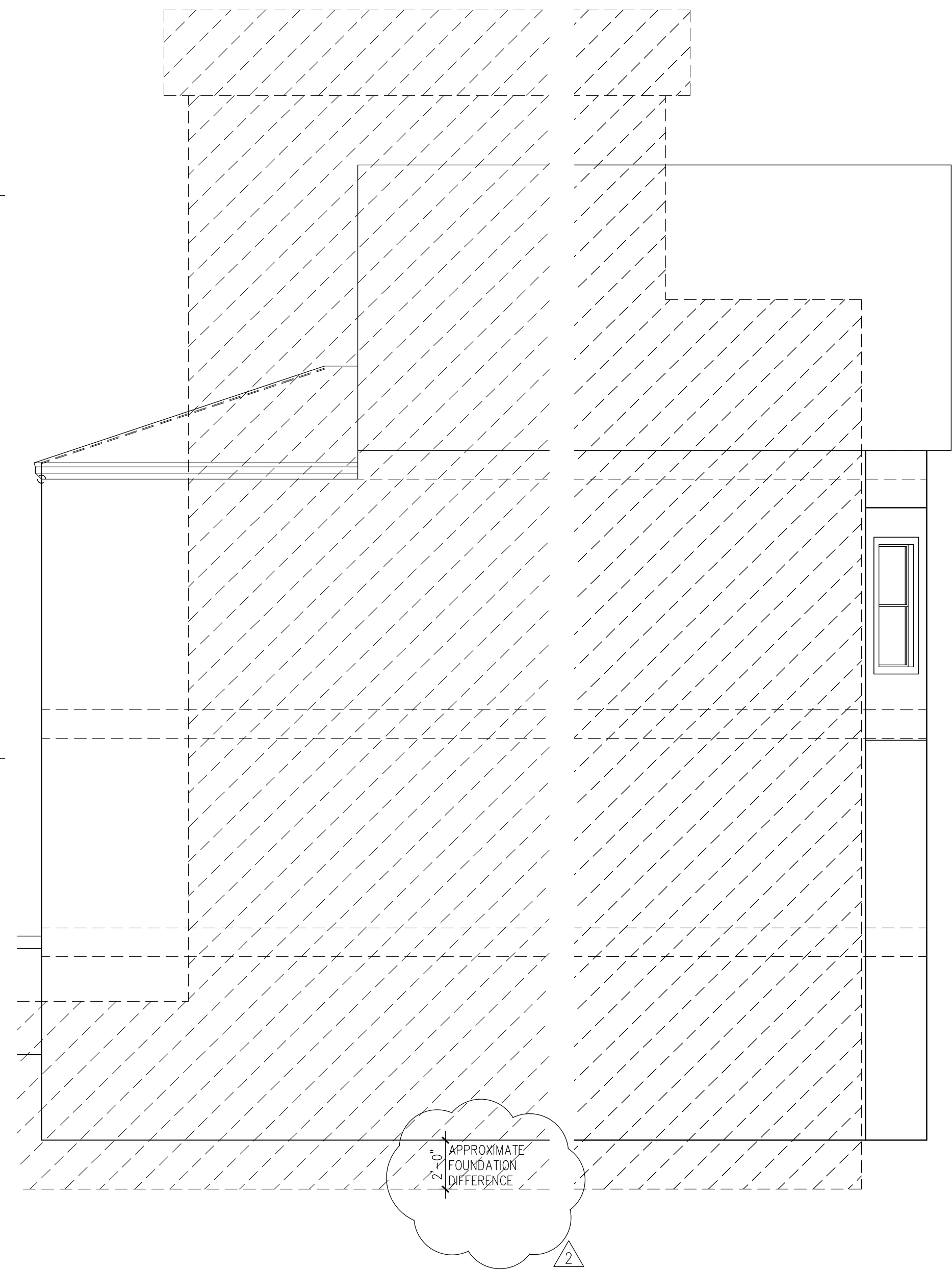
EXISTING & PROPOSED
REAR ELEVATIONS

Scale: See Dwgs Issue Date: 08.03.10
Drawn By: CED Reviewed By: CED
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A6.0

EXISTING LEFT ELEVATION

PROPOSED LEFT ELEVATION



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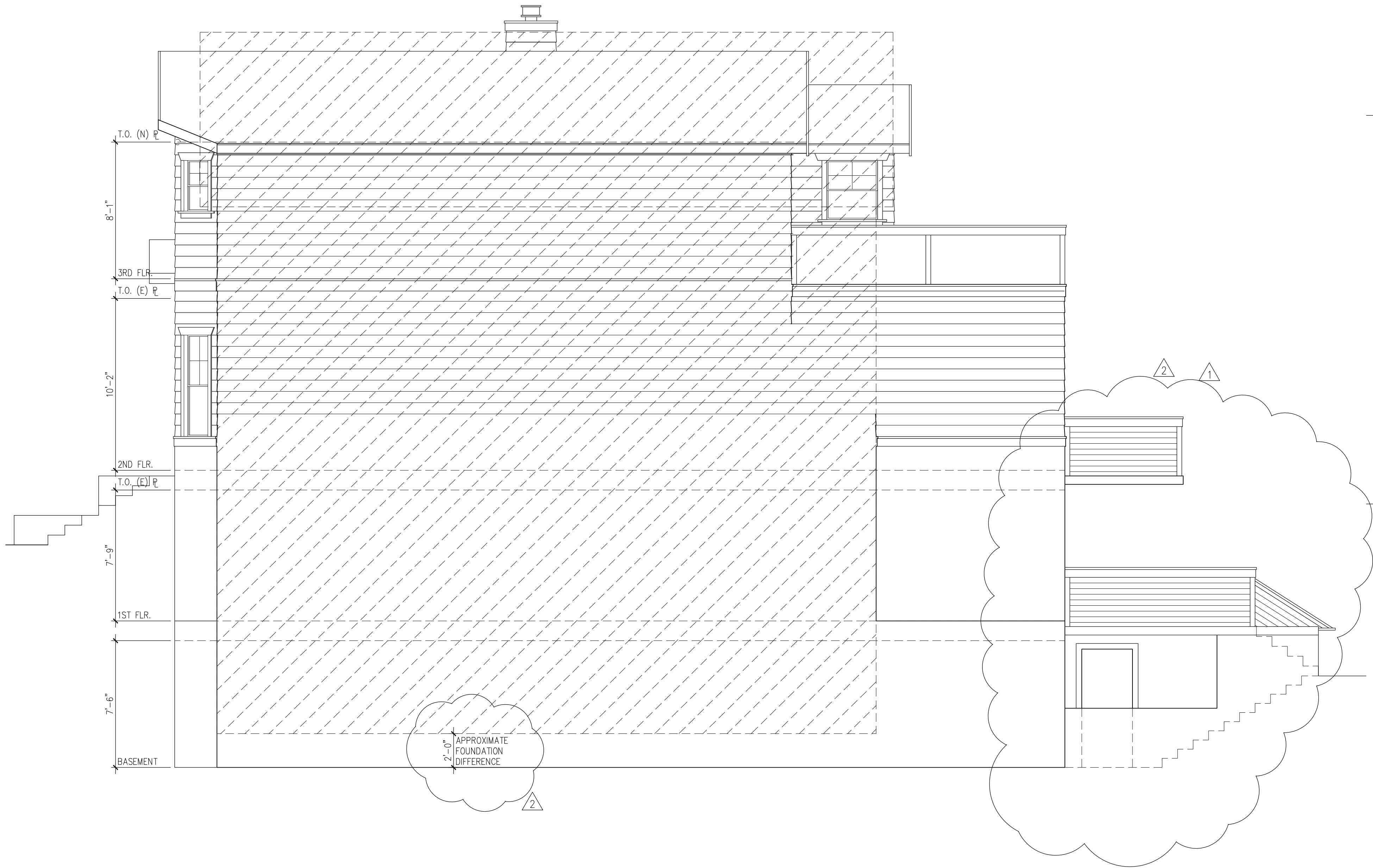
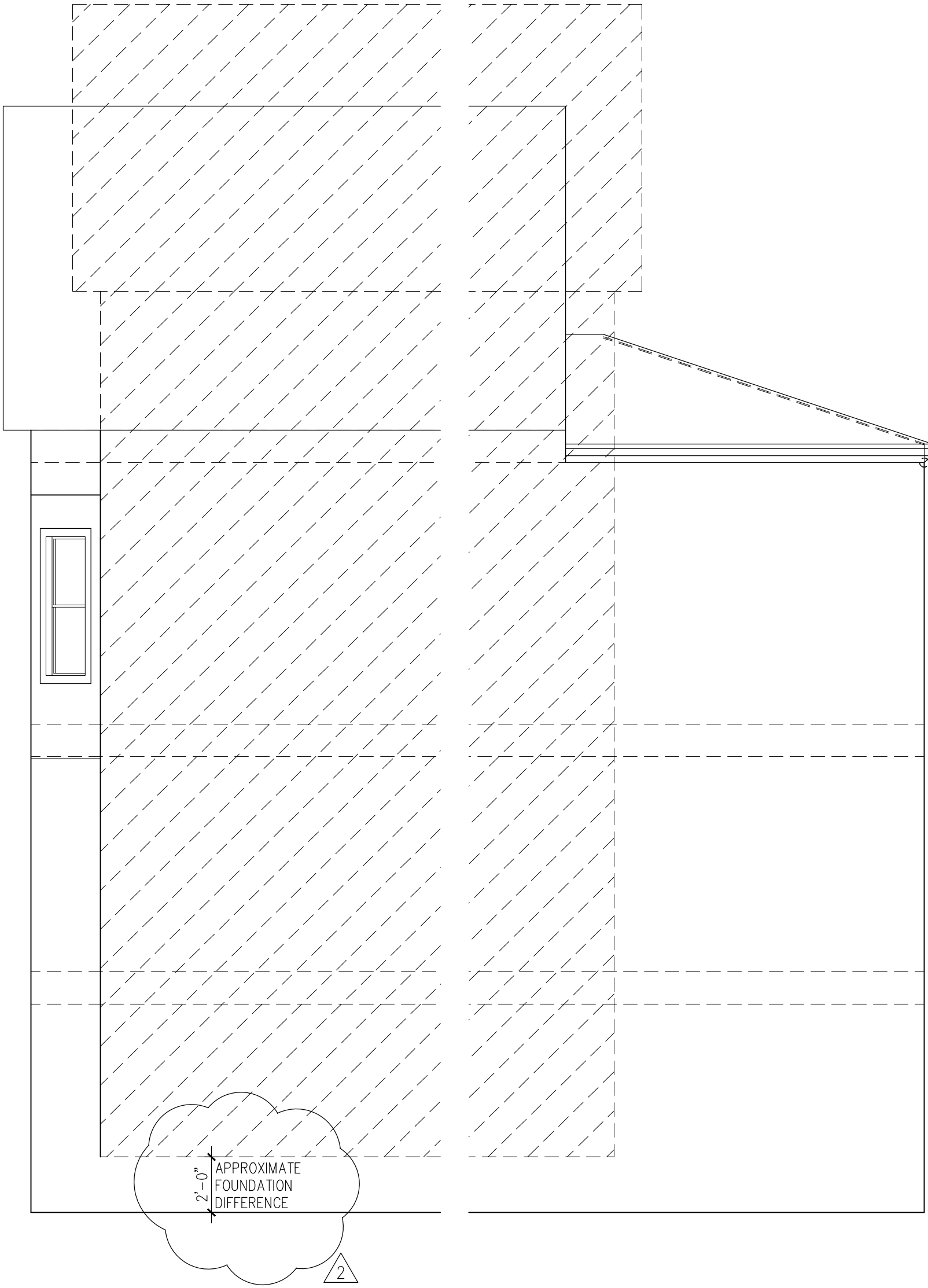
EXISTING & PROPOSED
LEFT ELEVATIONS

Scale: See Dwg Issue Date: 08.03.10
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A7.0

EXISTING RIGHT ELEVATION

PROPOSED RIGHT ELEVATION



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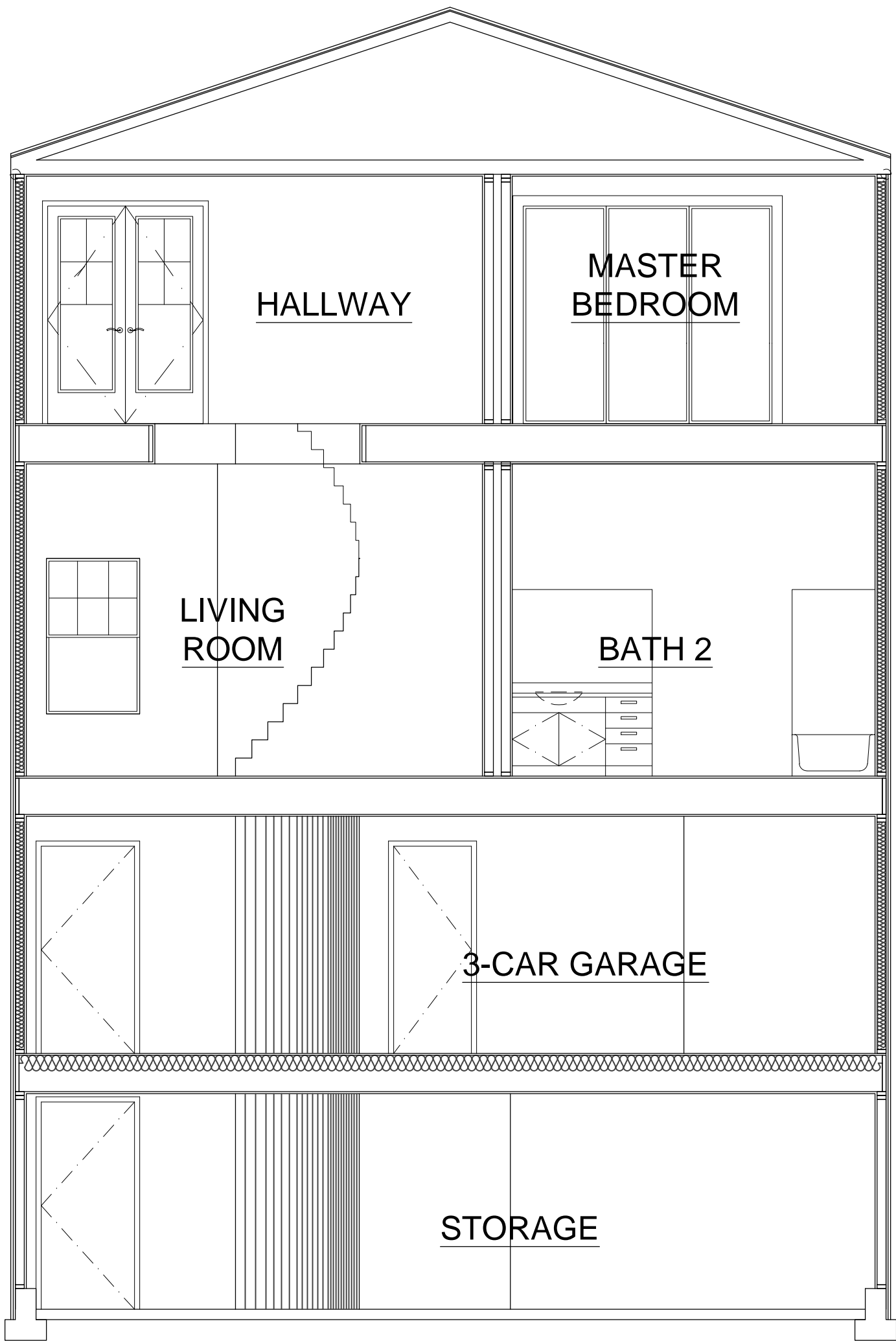
Title: Date:

EXISTING & PROPOSED
RIGHT ELEVATIONS

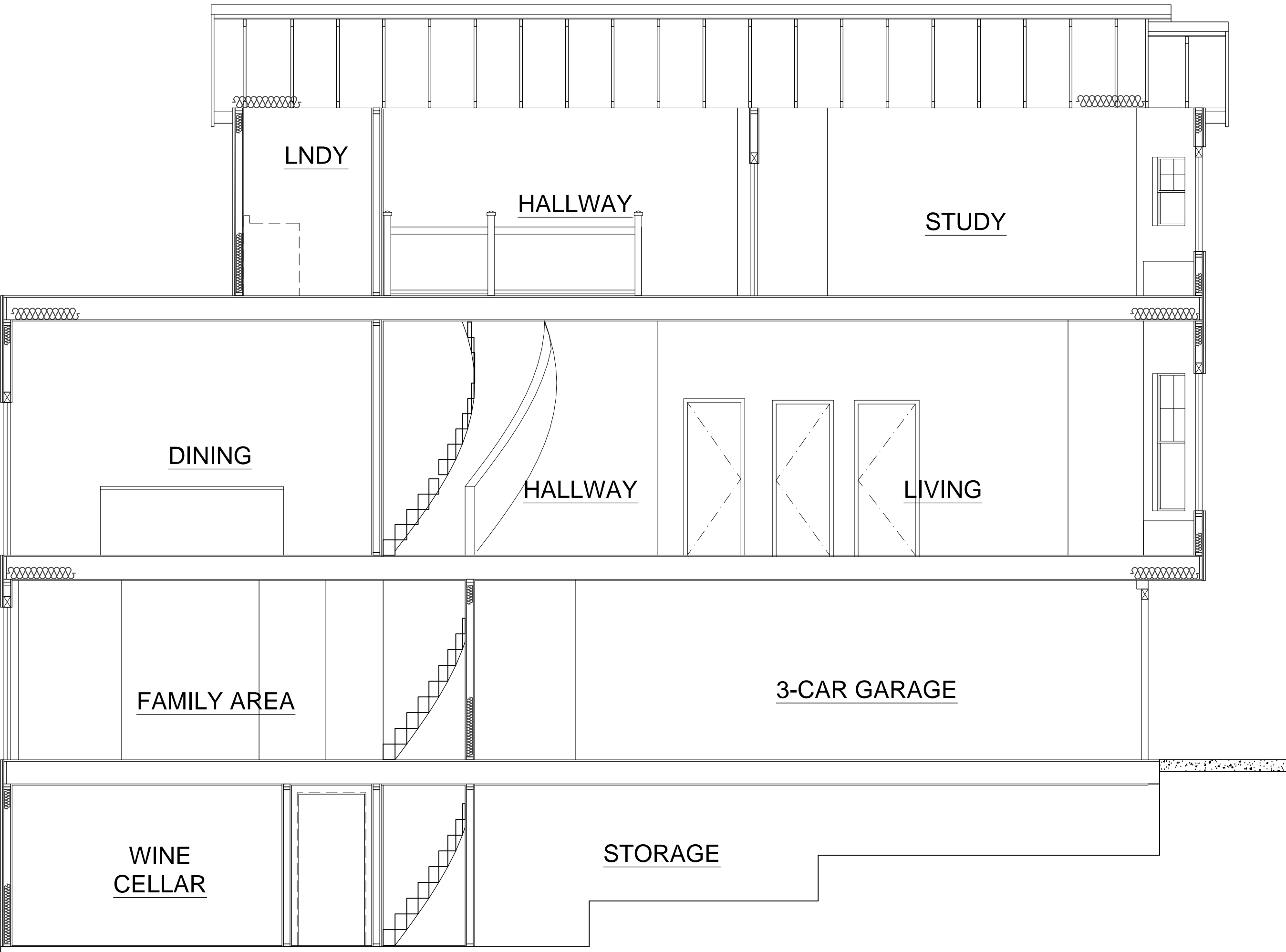
Scale: See Dwgs Issue Date: 08.03.10
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A8.0

NORTH-SOUTH CUT SECTION



EAST-WEST CUT SECTION



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BUILDING
SECTIONS

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