



# 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**

Fax:  
**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, 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)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>771 Rhodelsland Street</b>	Case No.:	<b>2010.0748V</b>
Cross Street(s):	<b>19<sup>th</sup> / 20<sup>th</sup> Streets</b>	Building Permit:	<b>2010.05.05.1814</b>
Block /Lot No.:	<b>4072/010</b>	Applicant/Agent:	<b>John Hood</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 543-5005</b>
		E-Mail:	<b>john@hoodthomas.com</b>

### PROJECT DESCRIPTION

The proposal is to construct a new third floor vertical addition with rear deck to the existing two-family dwelling.

**PLANNING CODE SECTION 134(a)(2)** requires a rear yard for a lot located in the RH-2 District. The subject property has a rear yard requirement of 45'-0" measured from the rear property line. The existing building already encroaches into the required rear yard by approximately 6'-0", leaving a rear yard of approximately 39'-0". The proposed third floor addition with deck further intensifies the discrepancy of a non-complying structure by extending an additional 6'-0", leaving a proposed rear yard depth of 33'-0".

**PER PLANNING CODE SECTION 188**, a non-complying structure is prohibited from intensification or increase in discrepancy at any level. The existing building is a non-complying structure in terms of rear yard. The proposed addition enlarges the existing non-complying building envelope.

### ADDITIONAL INFORMATION

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

Planner: **Ben Fu**

Telephone: **(415) 558-6613**

E-Mail: **ben.fu@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/2010.0748V.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.

VARIANCE REQUEST

This variance is requested because a portion of the existing house sits in what is otherwise required to be a five-foot side-yard setback for the purposes of creating an extension into the rear yard. [Sec. 136(c)(25)]. The Planning Department requires the demolition of an existing 5' x 6' area of the house vertically on each floor in order to meet the current code. Because the subject area is existing and in a location that does not affect other homeowners, a variance is requested to avoid the demolition.

PROJECT DATA

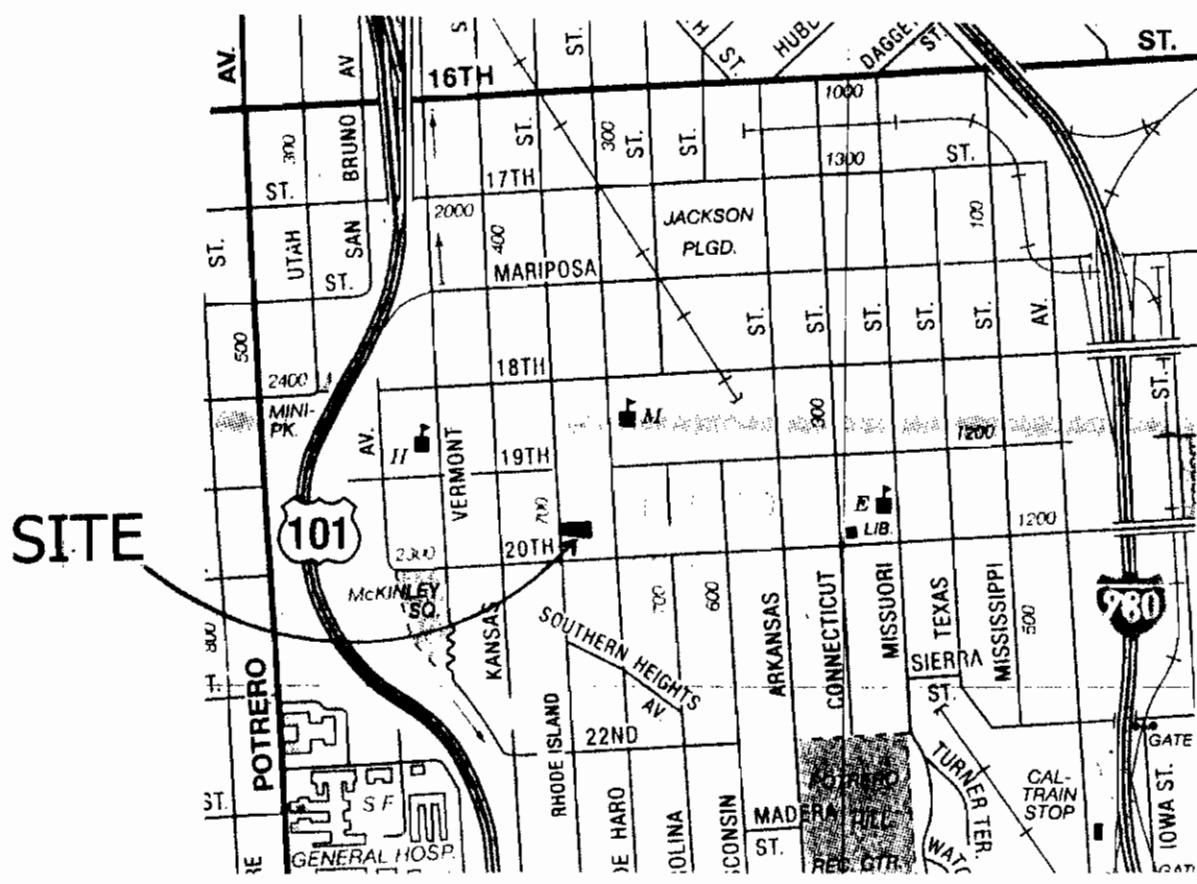
LOCATION: 771-773 Rhode Island St.  
San Francisco, CA 94107  
BLOCK/LOT: 4072/010  
OWNER: Troy L. Thornton  
743 Carolina Street  
San Francisco, CA 94107  
ZONING: RH-2  
HGT. LIMIT: 40-X  
OCCUPANCY: R-3  
EXISTING USE: Two-unit dwelling  
PROPOSED USE: Two-unit dwelling  
CONST. TYPE: V-B  
SPRINKLERS: No  
STORIES (E): 2 over Basement  
STORIES (P): 3 over Basement  
PARKING: Two existing

BLDG. CODES:

This project conforms to the following codes:  
2007 California Building Code  
2007 San Francisco Building Code  
2007 California Mechanical Code  
2007 California Plumbing Code  
2007 California Electrical Code  
2007 California Fire Code  
2007 California Title 24

BUILDING AREAS

	EXISTING	PROPOSED
BASEMENT	325	325
FIRST FL.	462	689
SECOND FL.	1429	(951 GARAGE) 1403
THIRD FL.	0	812
TOTAL	2216 SF	3229 SF
	+951 SF GARAGE	+724 SF GARAGE

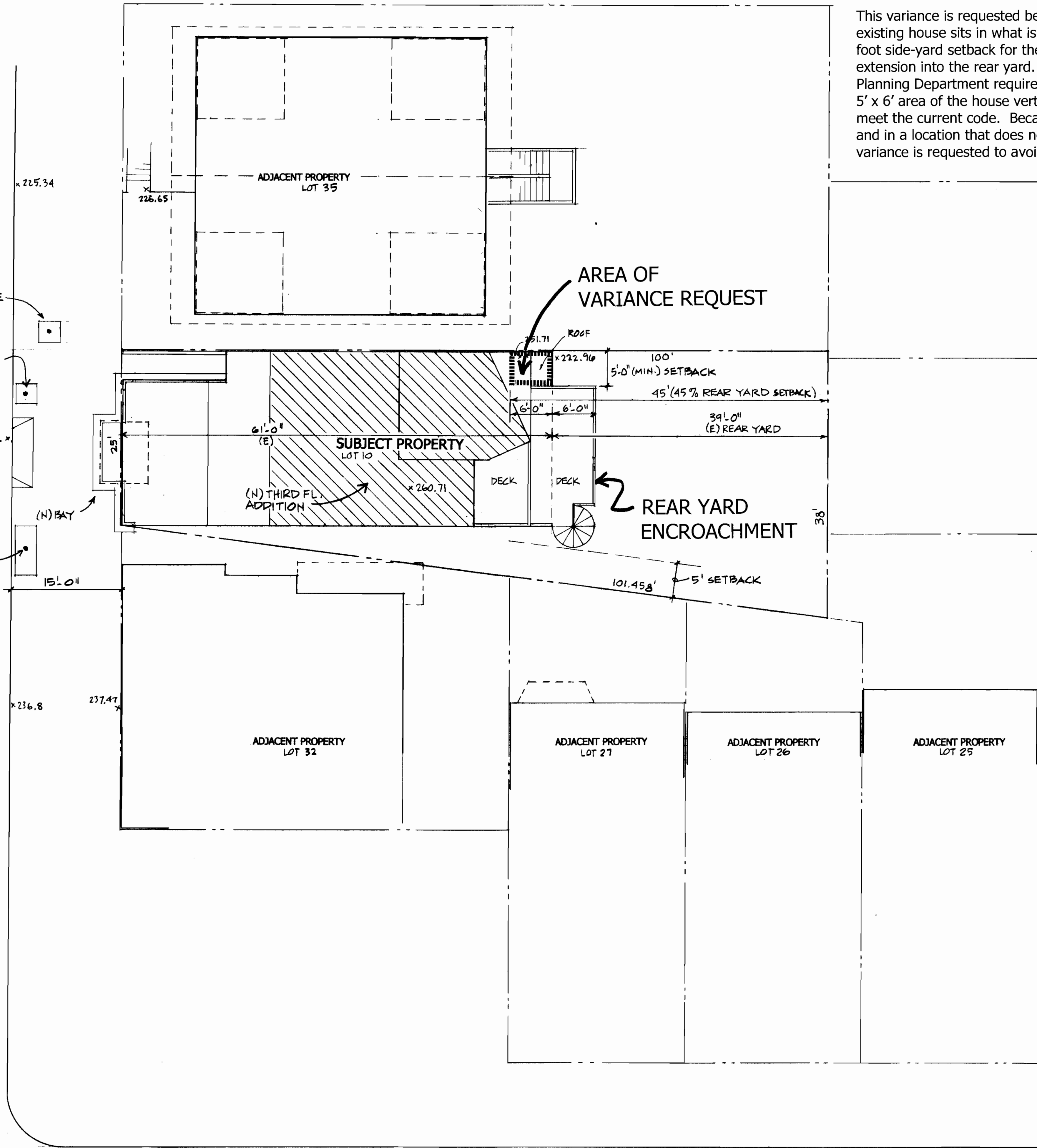


VICINITY MAP

INDEX TO DRAWINGS

- A1 Site Plan, Project Data, Index, Scope of Work
- A1.1 Existing Basement, First & Second Floors
- A2 Proposed Basement, First & Second Floors
- A3 Proposed Third Floor and Roof Plan
- A3.1 Existing Exterior Elevations
- A4 Proposed Front Elevation (West)
- A5 Proposed Rear Elevation (East)
- A6 Proposed Side Elevations (North & South)
- A7 Sections

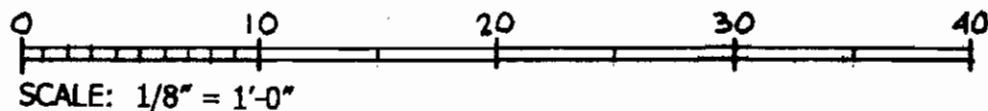
SS1. Site Survey.



SITE PLAN



TWENTIETH STREET



REVISIONS	BY
5.5.10 (311)	

HOOD THOMAS  
ARCHITECTS

HTA!

440 SPEAR STREET  
SAN FRANCISCO  
CALIFORNIA 94105  
TEL: 415 • 543 • 5005

Thornton Residence  
771-773 Rhode Island St. San Francisco CA 94107  
BLOCK 4072 LOT 010

Date	4-14-10
Scale	1/8" = 1'-0"
Drawn	
Job	
Sheet	A1
Of	Sheets

REVISIONS	BY
5-5-10 (311)	

HOOD THOMAS  
ARCHITECTS

**HTA!**

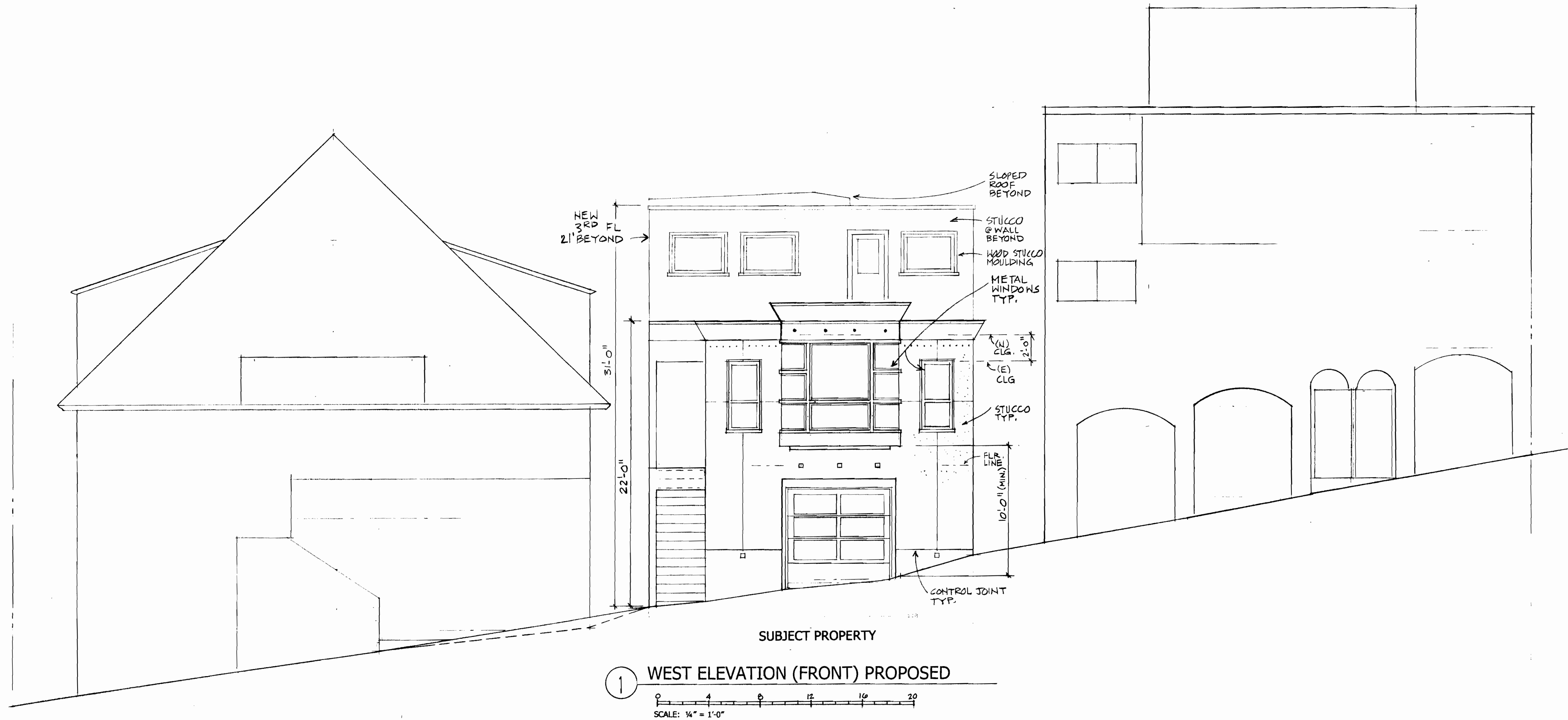
440 SPEAR STREET  
SAN FRANCISCO  
CALIFORNIA 94105  
TEL: 415 • 543 • 5005

**Thornton Residence**  
771-773 Rhode Island St. San Francisco CA 94107  
BLOCK 4072 LOT 010

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
Of

**A4**

Sheets





REVISIONS	BY
5-5-10 (311)	

HOOD THOMAS  
ARCHITECTS

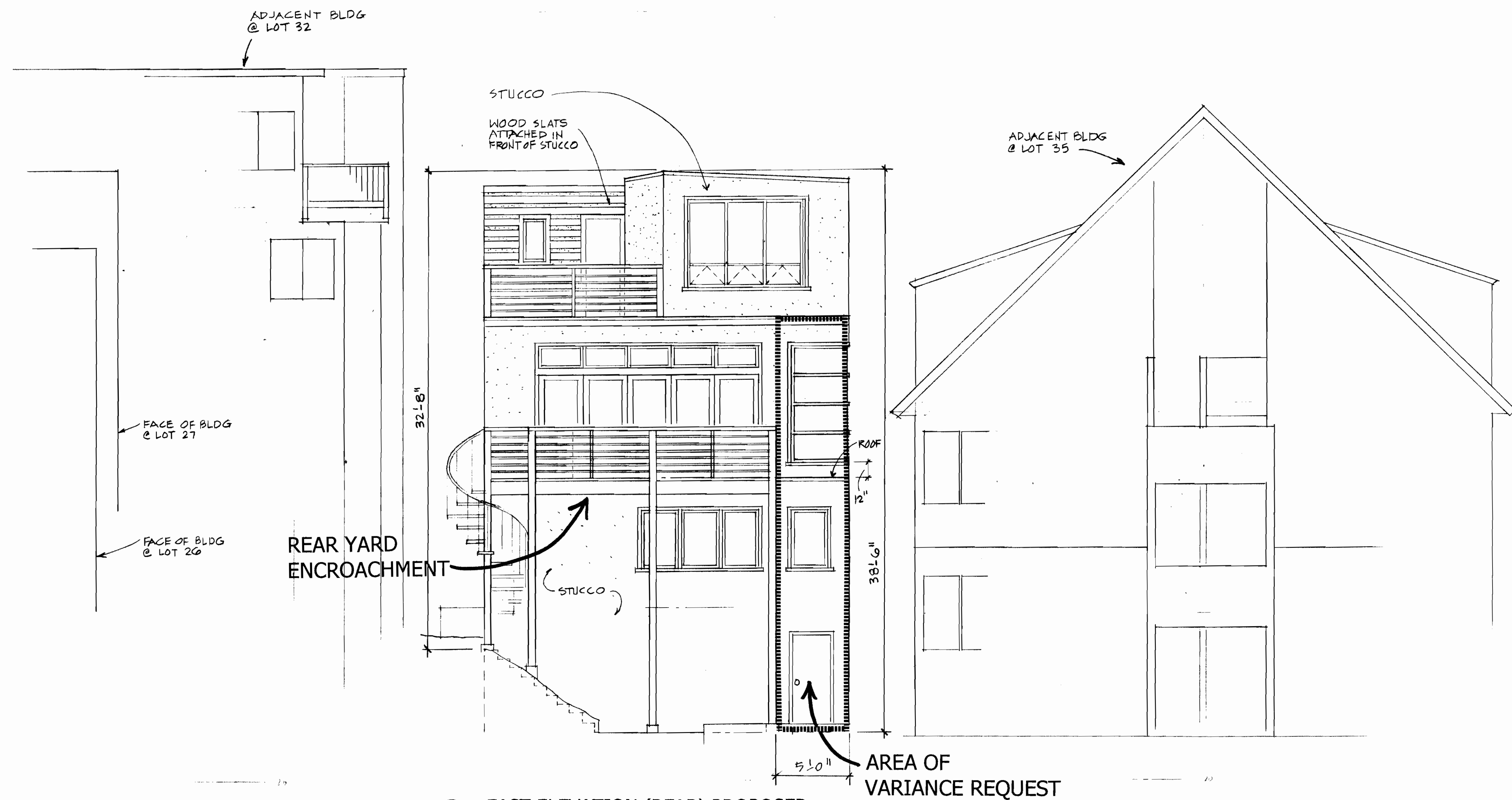
**HTA!**

440 SPEAR STREET  
SAN FRANCISCO  
CALIFORNIA 94105  
TEL: 415 • 543 • 5005

**Thornton Residence**  
771-773 Rhode Island St. San Francisco CA 94107  
BLOCK 4072 LOT 010

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
Of

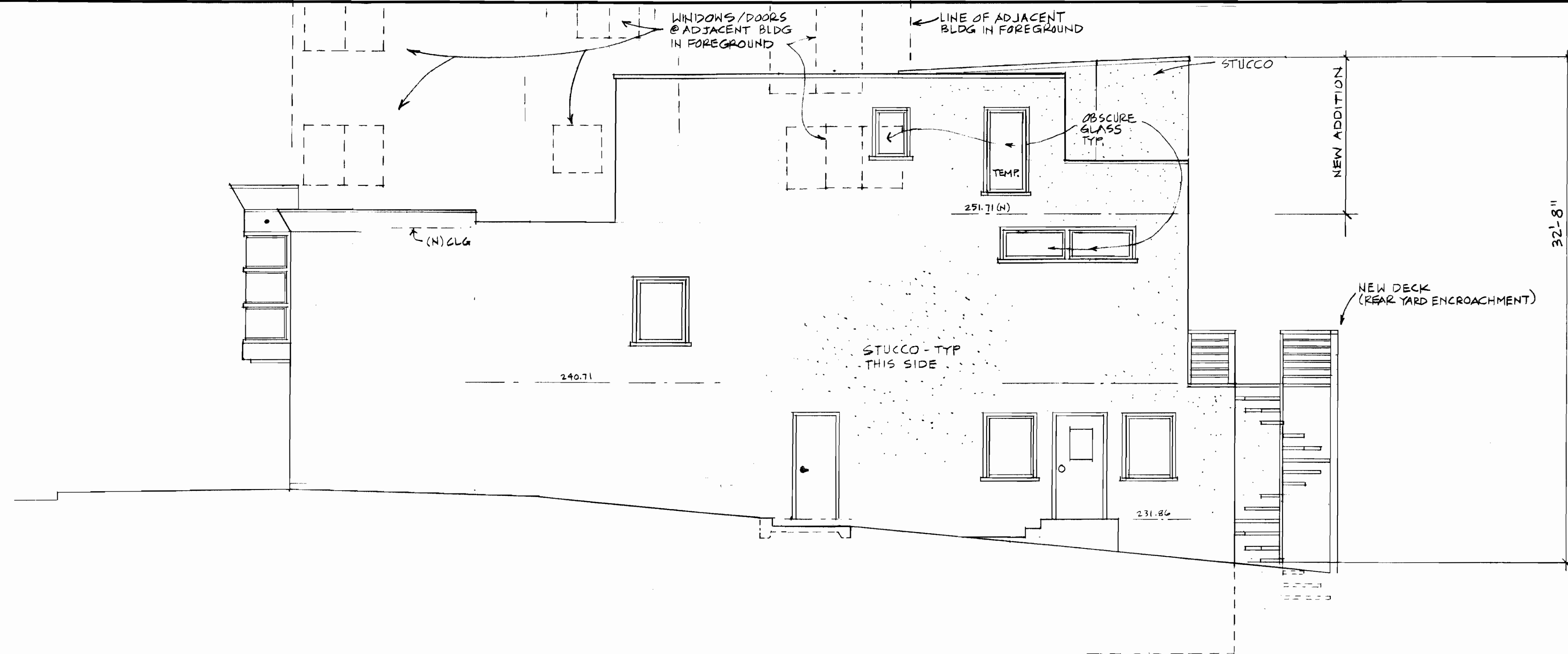
**A5**



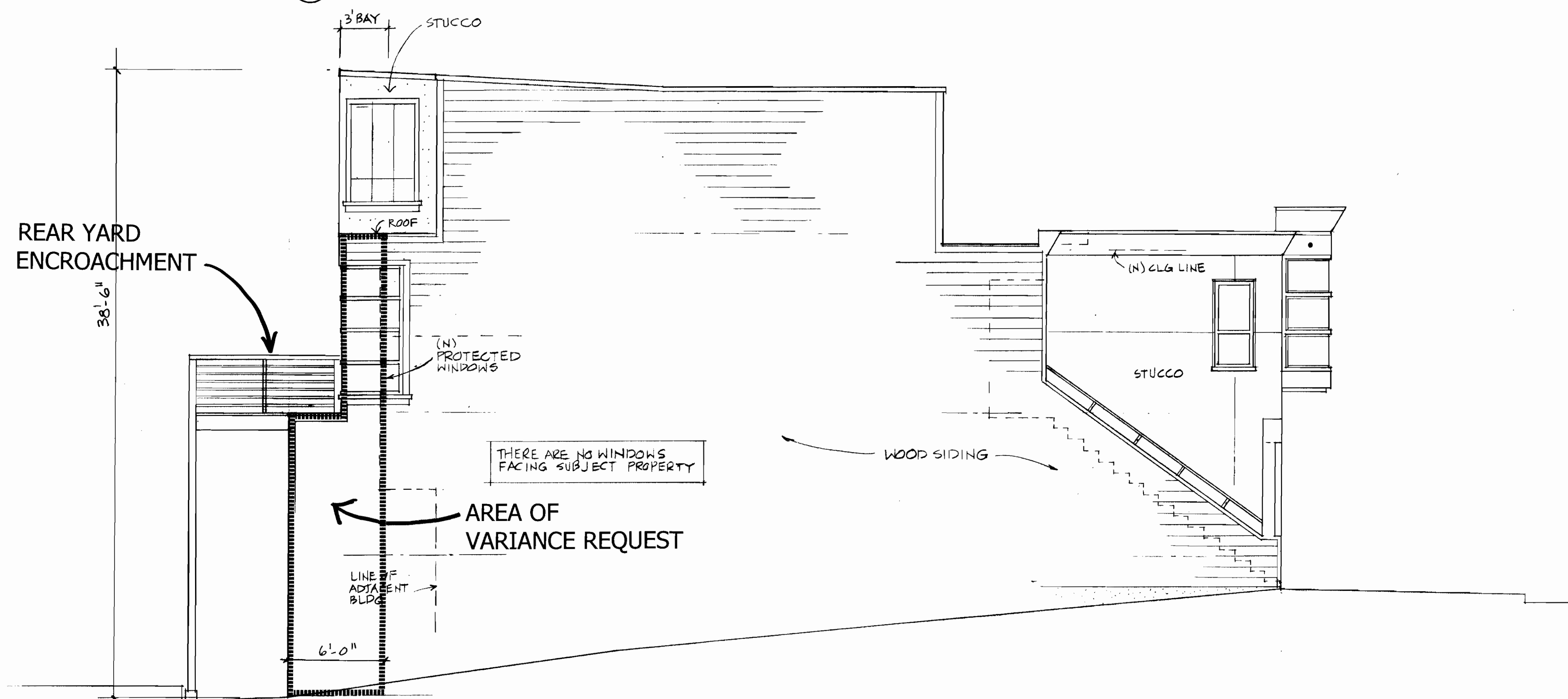
1 EAST ELEVATION (REAR) PROPOSED

SCALE: 1/4" = 1'-0"

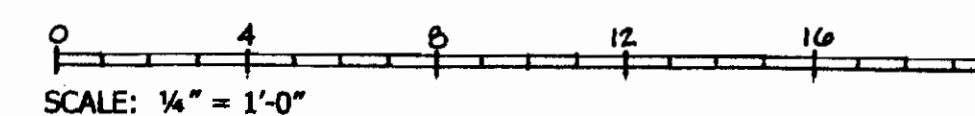
DATE: 5-5-10



1 SOUTH ELEVATION (PROPOSED)



2 NORTH ELEVATION (PROPOSED)



REVISIONS	BY
5-5-10 (311)	

HOOD THOMAS  
ARCHITECTS

**HTA!**

440 SPEAR STREET  
SAN FRANCISCO  
CALIFORNIA 94105  
TEL: 415 • 543 • 5005

**Thornton Residence**  
771-773 Rhode Island St. San Francisco CA 94107  
BLOCK 4072 LOT 010

Date	
Scale 1/4" = 1'-0"	
Drawn	
Job	
Sheet	<b>A6</b>
Of	Sheets

