



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, February 23, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Mass Reduction)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	659 Ellsworth Street	Case No.:	2010.0999V
Cross Street(s):	Ogden Ave/Crescent Ave	Building Permit:	2010.05.06.1844
Block /Lot No.:	5740 / 020	Applicant/Agent:	Misty Potter
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 647-8900
Area Plan:	Bernal Heights SUD	E-Mail:	misty@mistypotter.com

PROJECT DESCRIPTION

The proposal is to (1) remodel the interior, (2) add a new roof deck on top of the two-story portion of the existing building at the rear and set back approximately 5'-0" on both sides, and (3) create more head room on the attic floor by constructing a new roof and changing the roof pitch/slope to the existing single-family dwelling.

PLANNING CODE SECTION 242 requires a total of 650 square feet of usable floor area to be removed from the exterior of the building, causing a reduction in square footage as well as building volume. The existing building is a non-complying building in terms of mass reduction. The building has already maximized the buildable envelope in terms of height and depth. The existing building provides a mass reduction of approximately 360 square feet. The proposal reduces the existing mass reduction to approximately 200 square feet.

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/2010.0999V.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.

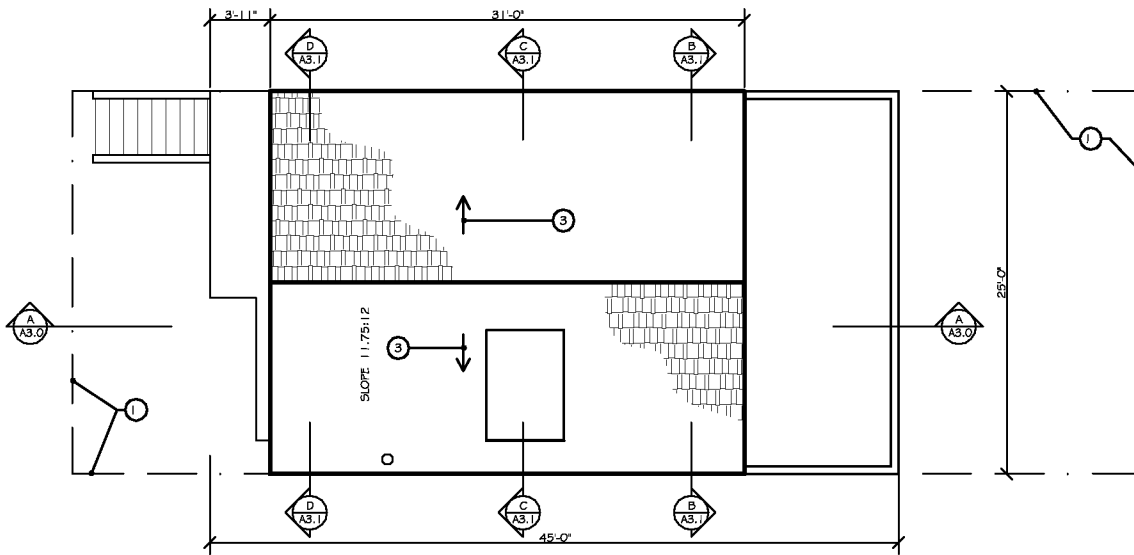
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

#1	480X10	PERMIT SET
N.O.	DATE	REVISION

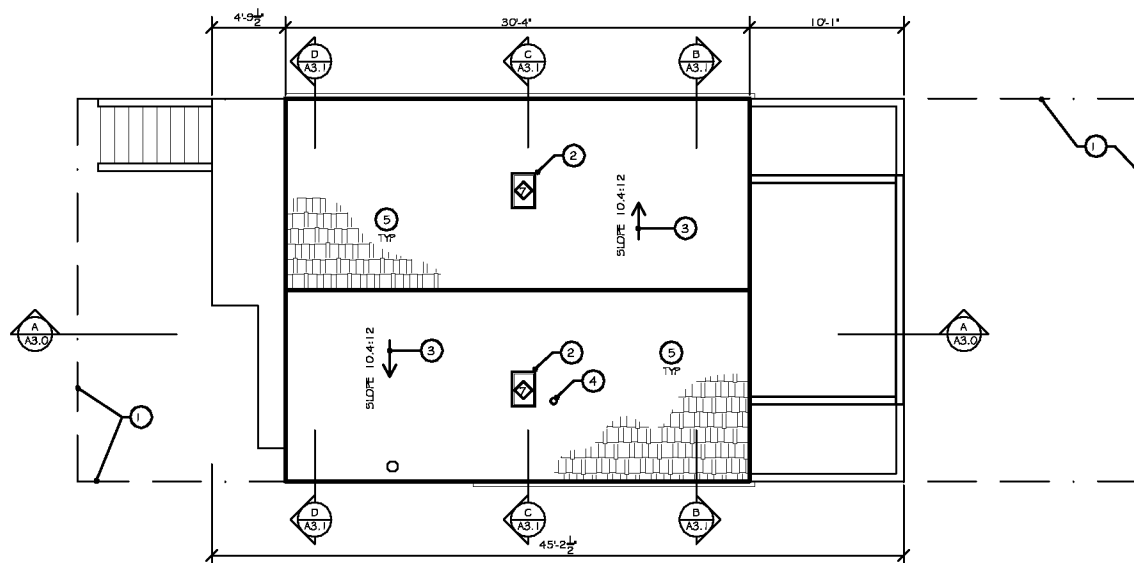


11. THIS DESIGNER IS NOT SUPERVISING CONSTRUCTION, NOR THE CONTRACTUAL RELATIONSHIP BETWEEN THE OWNER AND ANY CONTRACTOR. ALL ARBITRARY MATTERS ARE TO BE HANDLED BY OTHERS.

A0.0



2 ROOF PLAN - EXISTING
SCALE: 1/4"=1'-0"



1 ROOF PLAN - PROPOSED
SCALE: 1/4"=1'-0"

LEGEND

	(E) WALL
	(N) WALL
	REMOVE WALL
	PROPERTY LINE
	WINDOW
	DOOR

KEY NOTES

- 1 PROPERTY LINE
- 2 (N) SKYLIGHT
- 3 ROOF SLOPE
- 4 (N) BATH VENT. ADD FIRE BLOCKING AROUND ALL VENT & PIPE PENETRATIONS. SECTION 7.17.2.5
- 5 (N) COMP. TILE ROOF COVERING

NOTE:

SEE SHEET B/S2.1 AND
OTHER ENGINEERING
SHEETS FOR
STRUCTURAL INFO

NO.	DATE	REVISION
1	4/20/10	PERMIT SET

Missy Pottier
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655 ELLSWORTH STREET
SAN FRANCISCO, CA 94110
415.947.8880
MISSYPOTTIER.COM

Jeanette Conley
655 Ellsworth Street
San Francisco, CA 94110

ROOF PLANS
EXISTING & PROPOSED

DATE: 3/20/10
SCALE: 1/4"=1'-0"
DRAWN BY: MP

A1.3
SHEET 5 OF 13

+25'-1" ROOF HEIGHT

+15'-11 1/2" UPPER FLOOR (2nd STORY)

+6'-5" MAIN FLOOR (2nd story)

0'-0" MAIN FLOOR ENTRY



SUBJECT PROPERTY

2 FRONT ELEVATION - EXISTING

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

KEY NOTES

- ① (N) ROOF - COMPOSITION SHINGLES
- ② (N) TRIM - SEE APPROXIMATE DIMENSIONS - DWG 1 & A3.0/1
- ③ REPLACE WINDOWS - SEE WINDOW SCHEDULE A1.0
- ④ SIDEWALK ELEVATION & MAIN ENTRY
- ⑤ (N) DIMSOLAR PREMIUM GABLE FAN - OWNER TO PROVIDE. MIN. 150 sq ft VENTING AREA FOR AREA BEING VENTED - ATTIC=496 SF, SECTION 1302.2
- ⑥ ADD (N) TRIM TO FAN - SEE DWG 1 FOR APPROXIMATE DIMENSIONS
- ⑦ (N) WINDOW TRIM & SILL - TRIM APPROXIMATE WIDTH = 5'-1/2". PROVIDE FLASHING OVER PROJECTING TRIM. SECTION 1405.3

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (E) ROOF HEIGHT

+15'-11 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-11" GARAGE LEVEL

GRADE PLANE



SUBJECT PROPERTY

1 FRONT ELEVATION - PROPOSED

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

NOTE:

SEE SHEETS 51.0 - 53.0
FOR ALL STRUCTURAL
INFORMATION

NO.	DATE	REVISION
1	4/5/10	PERMIT SET

Missy Pottier
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415.947.8880
missy@missypottier.com

Jeanette Conley
655 Ellsworth Street
San Francisco, CA 94110

FRONT ELEVATIONS
EXISTING & PROPOSED

DATE: 4/5/10
SCALE: 1/4"=1'-0"
DRAWN BY: MP

A2.0
SHEET 6 OF 13

+25'-1" ROOF HEIGHT

+15'-11 1/2" UPPER FLOOR (2nd STORY)

+6'-5" MAIN FLOOR (2nd STORY)

0'-0" MAIN FLOOR ENTRY

-1'-11" LOWER FLOOR (1st STORY)

-4'-11" LOWER FLOOR REAR ENTRY



2 REAR ELEVATION - EXISTING
SCALE: 1/4"=1'-0"

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (E) ROOF HEIGHT

+15'-11 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-11" GARAGE LEVEL

GRADE PLANE



1 REAR ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

KEY NOTES

- ① (N) WINDOWS
- ② (N) DOOR
- ③ (N) GUARDRAIL - 42" - SEC 1013.2; MIN. 5" FROM P.L. 3x6 TOP RAIL, SEE 52.1, 53.0
- ④ INSTALL NEW HOSE BIB
- ⑤ (N) ROOF - SLOPE @ 10.4:12
- ⑥ RAIN GUTTER
- ⑦ (N) DMSOLAR PREMIUM GABLE FAN - OWNER TO PROVIDE
- ⑧ MATCH (E) SIDING WHERE NEEDED; USE (E) IF POSSIBLE
- ⑨ (E) SLOPE TO DRAIN
- ⑩ REAR ENTRY
- ⑪ DOWNSPOUT

NOTE:

SEE SHEETS 51.0 - 53.0
FOR ALL STRUCTURAL
INFORMATION

NO.	DATE	REVISION
1	4/20/10	PERMIT SET

Missy Pottage
designer
655 ELLSWORTH STREET
SAN FRANCISCO, CA 94110
415.447.8880
missy@missypottage.com

Jeanette Conley
659 Ellsworth Street
San Francisco, CA 94110

REAR ELEVATIONS
EXISTING & PROPOSED

DATE: 4/20/10
SCALE: 1/4"=1'-0"
DRAWN BY: MP

A2.1
SHEET 7 OF 13

+25'-1" ROOF HEIGHT

+15'-11 1/2" UPPER FLOOR (2nd STORY)

+6'-5" MAIN FLOOR (2nd STORY)

0'-0" MAIN FLOOR ENTRY

-1'-11" LOWER FLOOR (1st STORY)

-4'-11" LOWER FLOOR REAR ENTRY

2 SOUTH ELEVATION - EXISTING

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

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (E) ROOF HEIGHT

+15'-11 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-11" GARAGE LEVEL

GRADE PLANE

1 SOUTH ELEVATION - PROPOSED

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

KEY NOTES

- ① (N) SKYLIGHT
- ② (E) ROOF - SLOPE @ 1:1.75:12
- ③ (N) ROOF - SLOPE @ 10.4:12
- ④ (N) DECKING
- ⑤ (N) COMP. TILE ROOF COVERING
- ⑥ EXTEND (E) WALL TO NEW EAVE HEIGHT
- ⑦ (N) WALL W/ SIDING - 9.25' WIDTH W/ 8" EXPOSURE - SEE 4/A3.1
- ⑧ (N) GUARDRAIL
- ⑨ (N) DOWNSPOUT
- ⑩ OUTLINE OF ADJ. PROPERTY

NOTE:

SEE SHEETS 51.1, 52.0
FOR ALL STRUCTURAL
INFORMATION

REVISION	DATE	NO.	PERMIT SET

Misty Potter
designer
MISTY POTTER ARCHITECTS
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SAN FRANCISCO, CA 94110
415.398.1100
m.potter@mistypotter.com

Jeanette Conley
659 Ellsworth Street
San Francisco, CA 94110

SOUTH ELEVATIONS
EXISTING & PROPOSED

DATE: 4/20/10
SCALE: 1/4"=1'-0"
DRAWN BY: MP

A2.2

SHEET 8 OF 13

KEY NOTES

- ① (N) SKYLIGHT
- ② (E) ROOF - SLOPE @ 11.75:12
- ③ (N) ROOF - SLOPE @ 10.4:12
- ④ (N) DECKING
- ⑤ (N) COMP. TILE ROOF COVERING
- ⑥ EXTEND (E) WALL TO NEW EAVE HEIGHT
- ⑦ (N) WALL W/ SIDING - 9.25' WIDTH W/ 8" EXPOSURE - SEE 4/A3.1
- ⑧ (N) GUARDRAIL
- ⑨ (N) DRAIN PIPE
- ⑩ OUTLINE OF ADJ. PROPERTY

+25'-1" ROOF HEIGHT

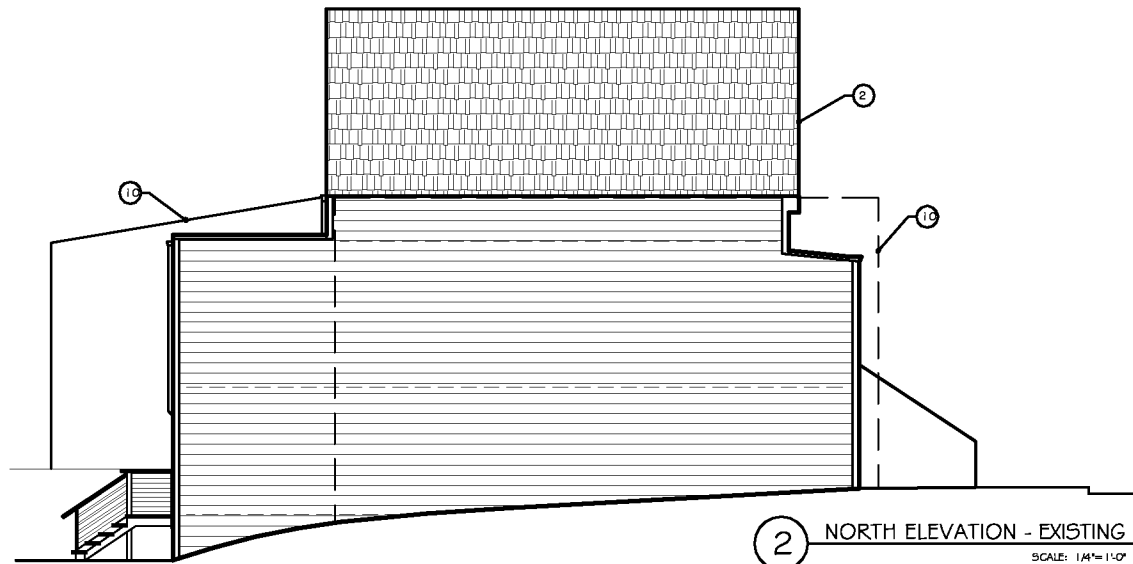
+15'-11 1/2" UPPER FLOOR (3rd STORY)

+6'-5" MAIN FLOOR (2nd STORY)

0'-0" MAIN FLOOR ENTRY

-1'-11" LOWER FLOOR (1st STORY)

-4'-11" LOWER FLOOR REAR ENTRY



2 NORTH ELEVATION - EXISTING
SCALE: 1/4"=1'-0"

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (E) ROOF HEIGHT

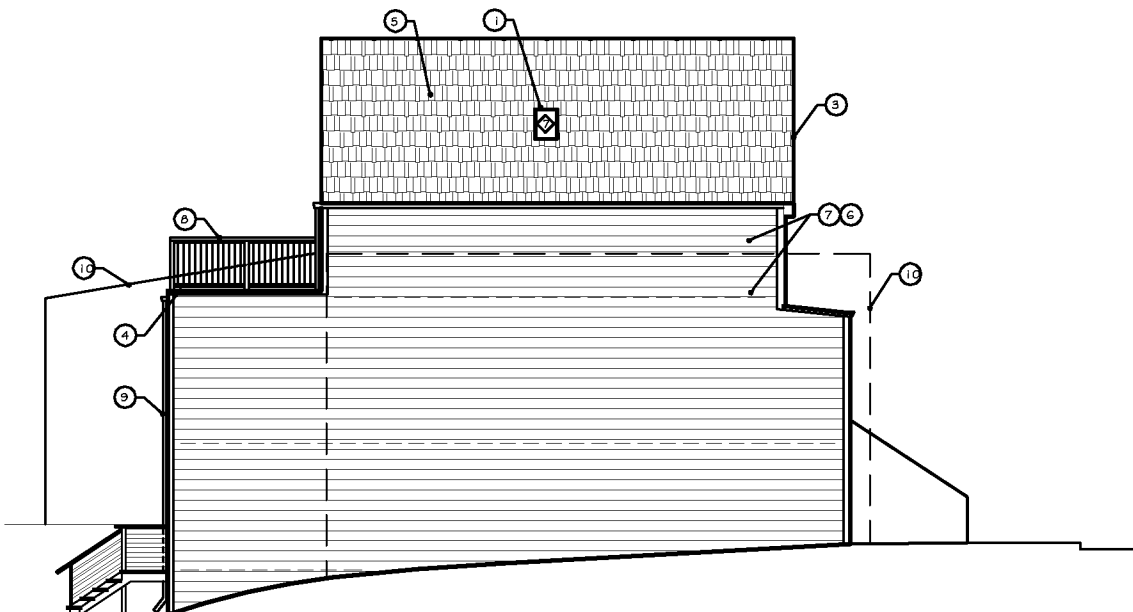
+15'-11 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-11" GARAGE LEVEL

GRADE PLANE



1 NORTH ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

NOTE:

SEE SHEETS 51.1, 52.0
FOR ALL STRUCTURAL
INFORMATION

REVISION	DATE	NO.	PERMIT SET

Misty Potter
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415.398.1100
m.potter@mistypotter.com

Jeanette Conley
659 Ellsworth Street
San Francisco, CA 94110

NORTH ELEVATIONS
EXISTING & PROPOSED

DATE: 4/20/10
SCALE: 1/4"=1'-0"
DRAWN BY: MP

A2.3

SHEET 9 OF 13

+25'-1" ROOF HEIGHT

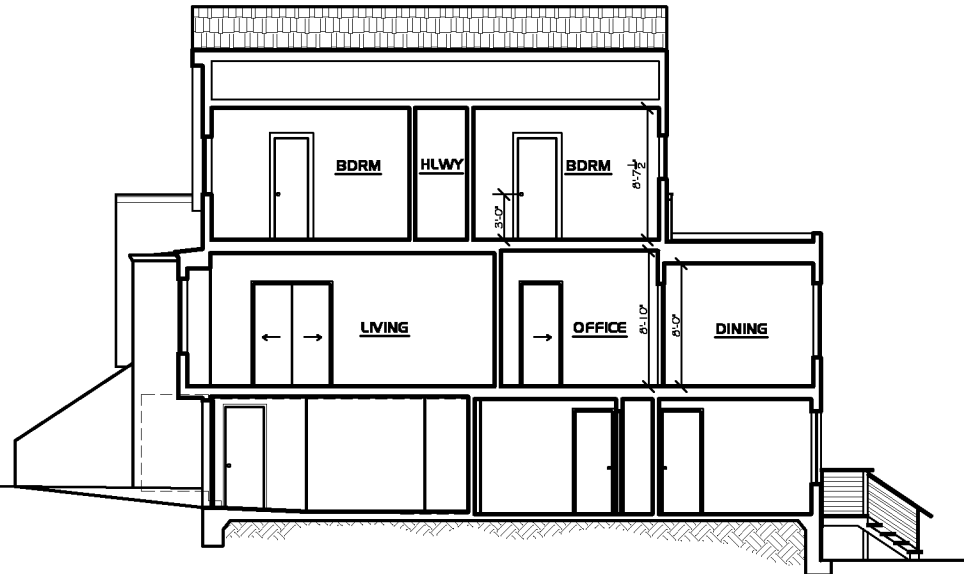
+15'-11 1/2" UPPER FLOOR (2nd STORY)

+6'-5" MAIN FLOOR (2nd STORY)

0'-0" MAIN FLOOR ENTRY

-1'-11" LOWER FLOOR (1st STORY)

-4'-11" LOWER FLOOR REAR ENTRY



2 A-A SECTION - EXISTING
SCALE: 1/4"=1'-0"

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (D) ROOF HEIGHT

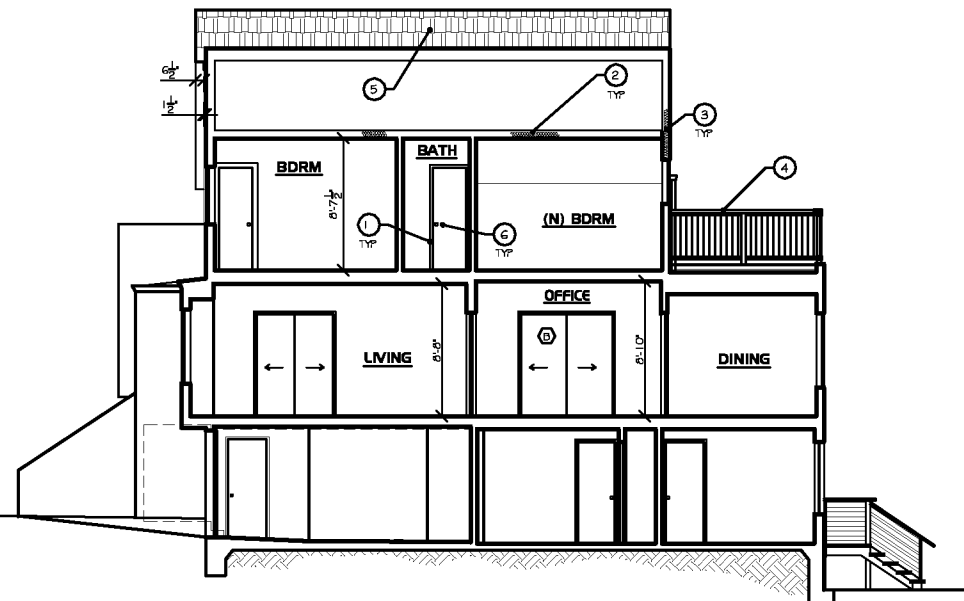
+15'-11 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-11" GARAGE LEVEL

GRADE PLANE



1 A-A SECTION - PROPOSED
SCALE: 1/4"=1'-0"

KEY NOTES

- ① ALL TRIM & WAINSCOTING TO BE INSTALLED BY OWNER
- ② R-19 INSULATION - ALL (N) ROOF AREA - MIN. 1" CLEARANCE TO ROOF SHEATHING - TYP. SEC 1203.2
- ③ R-13 INSULATION - ALL (N) WALLS - TYP
- ④ (N) ROOF DECK & GUARDRAIL
- ⑤ (N) ROOF
- ⑥ KNOBS - MIN. HEIGHT 34" - TYP

NOTE:

SEE SHEETS S1.0 - S3.0
FOR ALL STRUCTURAL
INFORMATION

NO.	DATE	REVISION
1	4/20/10	PERMIT SET

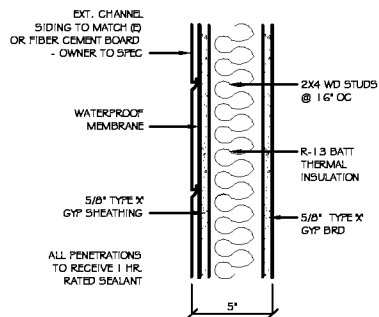
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MISSY@POTTIERDESIGN.COM

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659 Ellsworth Street
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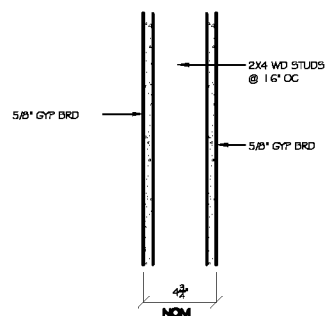
LONGITUDINAL SECTION
EXISTING & PROPOSED

DATE: 4/20/10
SCALE: 1/4"=1'-0"
DRAWN BY: MP

A3.0
SHEET 10 OF 13



4 1-HR RATED EXTERIOR WALL
SCALE: 3/4" = 1'-0"



3 NON-RATED INTERIOR WALL
SCALE: 3/4" = 1'-0"

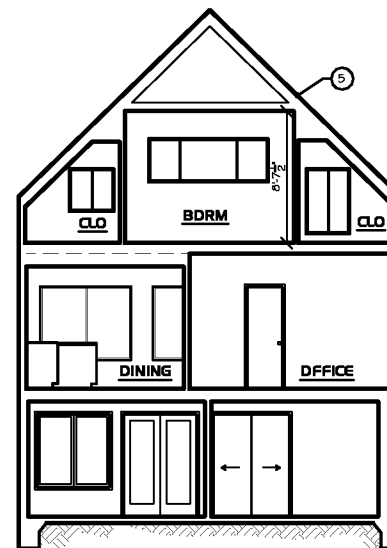
+25'-1" ROOF HEIGHT

+15'-1 1/2" UPPER FLOOR (2nd STORY)

+6'-5" MAIN FLOOR (2nd STORY)

0'-0" MAIN FLOOR ENTRY

-1'-11" LOWER FLOOR (1st STORY)



2 B-B SECTION - EXISTING
SCALE: 1/4" = 1'-0"

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (E) ROOF HEIGHT

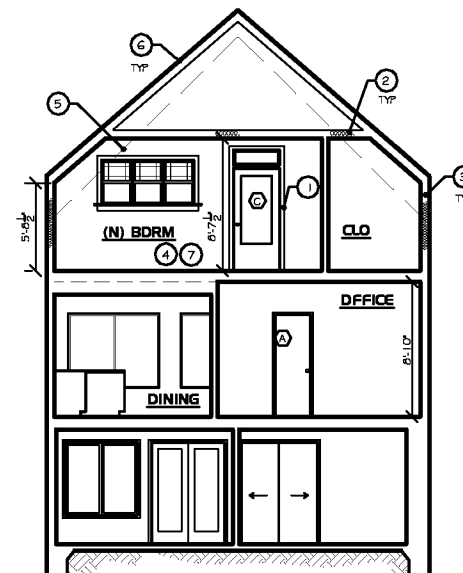
+15'-1 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-11" GARAGE LEVEL

GRADE PLANE



1 B-B SECTION - PROPOSED
SCALE: 1/4" = 1'-0"

KEY NOTES

- ALL TRIM & WAINSCOTING TO BE INSTALLED BY OWNER
- R-19 INSULATION - ALL (N) ROOF AREA - MIN. 1" CLEARANCE TO ROOF SHEATHING. SEC 1203.2 - TYP
- R-13 INSULATION - ALL (N) WALLS - TYP
- NATURAL LIGHT IN (N) BDRM = 29.0 SF. MIN. REQ. = 16.0 SF - SEC. 1203.2
- (E) ROOF LINE
- (N) ROOF LINE
- VENTILATION IN (N) BDRM = 31 SF. MIN. REQ. = 0.4 SF - SEC 1203.4.1

NOTE:

SEE SHEET B/S2.0 AND
OTHER ENGINEERING
SHEETS FOR
STRUCTURAL INFO

NO.	DATE	REVISION
1	4/20/10	PERMIT SET

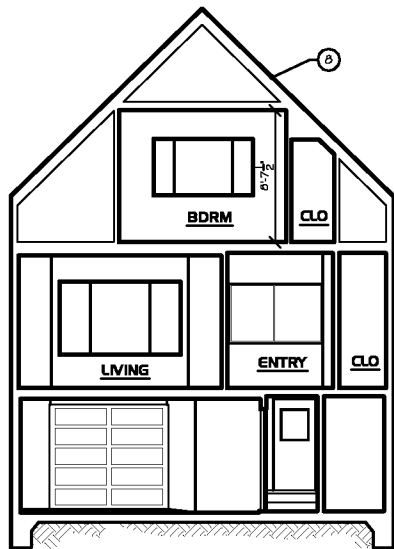
Missy Peltzer
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missy@missypeltzer.com

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LATERAL SECTIONS (E) & (P)
WALL DETAILS

DATE: 4/20/10
SCALE: 1/4" = 1'-0"
DRAWN BY: MP

A3.1
SHEET 11 OF 13



4 D-D SECTION - EXISTING
SCALE: 1/4" = 1'-0"

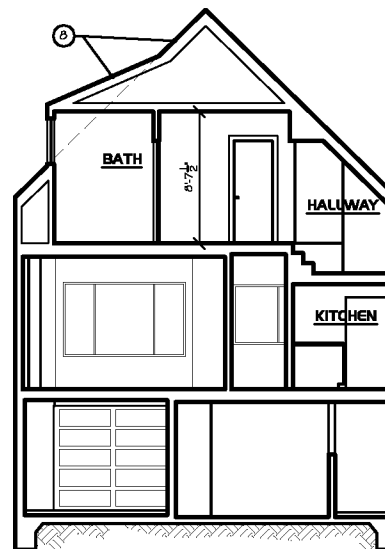
+25'-1" ROOF HEIGHT

+15'-1 1/2" UPPER FLOOR (2nd STORY)

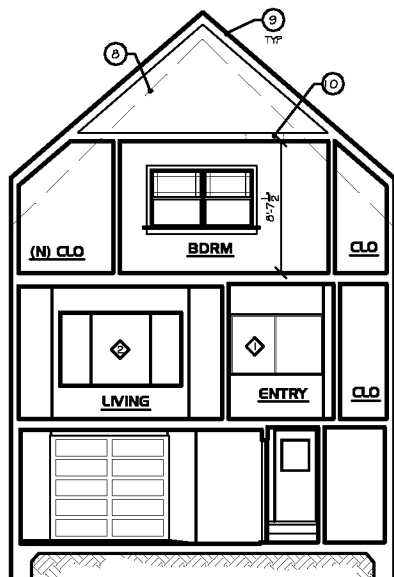
+6'-5" MAIN FLOOR (2nd STORY)

0'-0" MAIN FLOOR ENTRY

-1'-1 1/2" LOWER FLOOR (1st STORY)



3 C-C SECTION - EXISTING
SCALE: 1/4" = 1'-0"



2 D-D SECTION - PROPOSED
SCALE: 1/4" = 1'-0"

+30'-0" (N) ROOF HEIGHT ABOVE GRADE PLANE

+25'-1" (E) ROOF HEIGHT

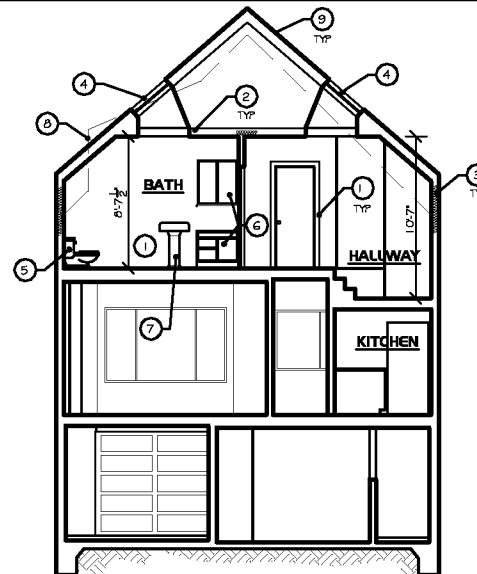
+15'-1 1/2" UPPER FLOOR

+6'-5" MAIN FLOOR

0'-0" MAIN FLOOR ENTRY

-1'-1 1/2" GARAGE LEVEL

GRADE PLANE



1 C-C SECTION - PROPOSED
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 ALL TRIM & WAINSCOTING TO BE INSTALLED BY OWNER
- 2 R-19 INSULATION - ALL (N) ROOF AREA - MIN. 1" CLEARANCE TO ROOF SHEATHING. SEC 1203.2 - TYP
- 3 R-13 INSULATION - ALL (N) WALLS - TYP
- 4 (N) SKYLIGHTS
- 5 (N) W.C.
- 6 (N) CABINETS
- 7 INSTALL OWNERS SINK
- 8 (E) ROOF LINE
- 9 (N) ROOF LINE
- 10 (N) ATTIC CRAWL SPACE OPENING - MIN 20" x 30" w/ 30" HEADROOM - SEC 1203.2

NOTE:

SEE SHEET B/52.0 AND OTHER ENGINEERING SHEETS FOR STRUCTURAL INFO

NO.	DATE	REVISION
1	4/20/10	PERMIT SET
2		
3		
4		
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Missy Peltier designer	DATE: 4/20/10
659 Ellsworth Street San Francisco, CA 94110	SCALE: 1/4" = 1'-0"
	DRAWN BY: MP
A3.2	SHEET 120F 13