



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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CA 94103-2479

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

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2881 Vallejo Street	Case No.:	2010.1012V
Cross Street(s):	Baker St./Broderick St.	Building Permit:	to be filed
Block /Lot No.:	0958/015	Applicant/Agent:	Mathew Mosey Architect
Zoning District(s):	RH-1(D) / 40-X	Telephone:	(415) 495-9322
Area Plan:	n/a	E-Mail:	n/a
PROJECT DESCRIPTION			
<p>The proposal is to infill an existing lightwell at the western side property line that is located within the required side yard setback.</p> <p>PER SECTION 133 OF THE PLANNING CODE the subject property is required to maintain a side yard setback of 3' at both side property lines. The proposed lightwell infill is located within the western side yard setback.</p> <p>PER SECTION 188(a) OF THE PLANNING CODE noncomplying structures are not permitted to be expanded. The existing building is considered a legal noncomplying structure because portions of the building already encroach into the required side yard setback. The proposed addition would be contrary to Section 188(a) of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Aaron Starr Telephone: (415) 558-6362 E-Mail: aaron.starr@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/2010.1012V.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.

LE RESIDENCE REMODEL

2881 VALLEJO STREET, SAN FRANCISCO, CALIFORNIA 94123

VARIANCE APPLICATION

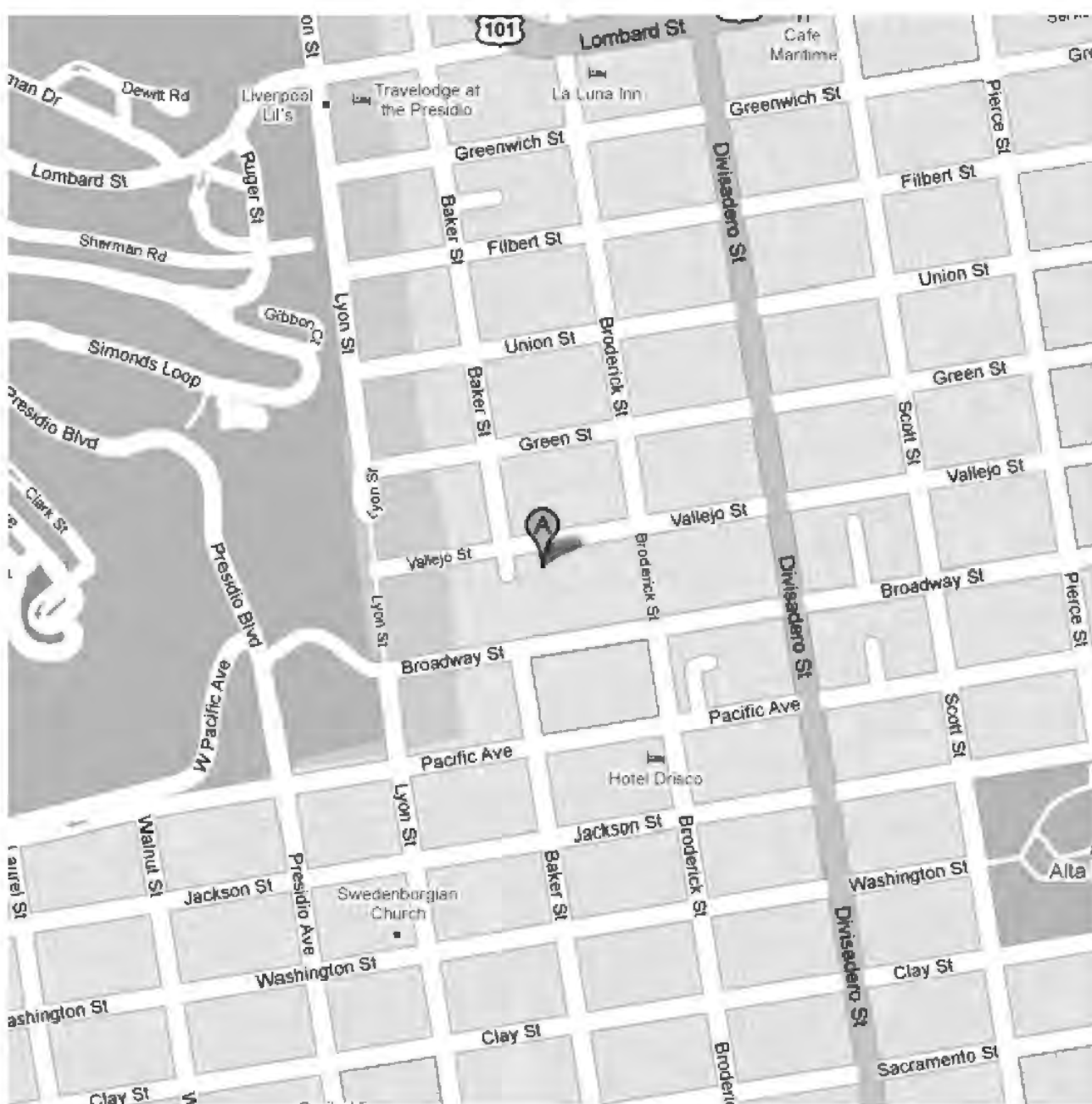
NOVEMBER 9, 2010



EXISTING REAR FACADE



AREA OF WORK FROM ABOVE



LOCATION MAP

N.T.S.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A NEW ONE-STORY, 29 SQUARE FOOT HORIZONTAL INFILL-ADDITION AT AN EXISTING SIDE-YARD LIGHT-WELL. WORK ALSO INCLUDES MODIFICATIONS TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ASSOCIATED WITH THE ARCHITECTURAL MODIFICATIONS.

PROJECT DATA

PROJECT ADDRESS: 2881 VALLEJO STREET,
SAN FRANCISCO, CA 94123
BLOCK/LOT: 0958/015
PLANNING INFORMATION
ZONING DISTRICT: RH-1(D), RESIDENTIAL HOUSE, ONE-FAMILY,
(DETACHED DWELLING)
AUTHORIZED USE: ONE-FAMILY DETACHED DWELLING
CURRENT USE: ONE-FAMILY DETACHED DWELLING
PROPOSED USE: NO CHANGE

PHYSICAL CHARACTERISTICS

CONSTRUCTION TYPE: V-B
YEAR BUILT: 1906
LOT DIMENSIONS: 32.833' x 138.373'
TOTAL LOT AREA: 3,464 SQUARE FEET

AREA, BULK, YARD & HEIGHT REGULATIONS:

AREA REGULATIONS & CHARACTERISTICS:

YARD REGULATIONS & CHARACTERISTICS:

REQUIRED FRONT YARD SETBACK: 15'-0" OR 15% LOT DEPTH
REQUIRED SIDE YARD SETBACK: 3' (WHERE LOT WIDTH > 28')
REQUIRED REAR YARD SETBACK: 34'-3" (25% LOT DEPTH)

HEIGHT REGULATIONS & CHARACTERISTICS:

EXISTING NO. OF STORIES: 4 + BASEMENT
PROPOSED NO. OF STORIES: 4 + BASEMENT
ALLOWABLE HEIGHT: 40'

AREA CALCULATIONS

EXISTING AREA:

GROSS SQUARE FOOT (GSF - MEASURED TO THE OUTSIDE FACE OF WALL)

BASEMENT LEVEL: (+/-) 1048 GSF.
FIRST FLOOR: (+/-) 895 GSF.
SECOND FLOOR: (+/-) 1614 GSF.
THIRD FLOOR: (+/-) 1500 GSF.
FOURTH FLOOR: (+/-) 887 GSF.

TOTAL AREA: (+/-) 5944 GSF.

PROJECT TEAM

OWNER: THINH AND CAROLINE LE
2881 VALLEJO STREET
SAN FRANCISCO, CA 94123
EML: TVL@dodgeandcox.com
T: 415-203-4840
ARCHITECT: DUMICAN MOSEY ARCHITECTS
880 HARRISON ST. #302
SAN FRANCISCO, CA 94107
T: 415-495-9322
F: 415-651-9290
EML: mmosey@dumicanmosey.com
C: MATTHEW MOSEY, AIA
INTERIOR DESIGNER: NICOLE HOLLIS
935 NATOMA STREET
SAN FRANCISCO, CA 94103
T: 415-278-9457
F: 415-278-9458

STRUCTURAL ENGINEER: YU-STRANDBERG ENGINEERING
410 12TH STREET, SUITE 200
OAKLAND, CA 94607
T: 510-763-0475
EML: peter@yusengineering.com
C: PETER YU, S.E.

PROPOSED AREA:

GROSS SQUARE FOOT (GSF - MEASURED TO THE OUTSIDE FACE OF WALL)

BASEMENT LEVEL: (+/-) 1048 GSF.
FIRST FLOOR: (+/-) 895 GSF.
SECOND FLOOR: (+/-) 1643 GSF.
THIRD FLOOR: (+/-) 1500 GSF.
FOURTH FLOOR: (+/-) 887 GSF.

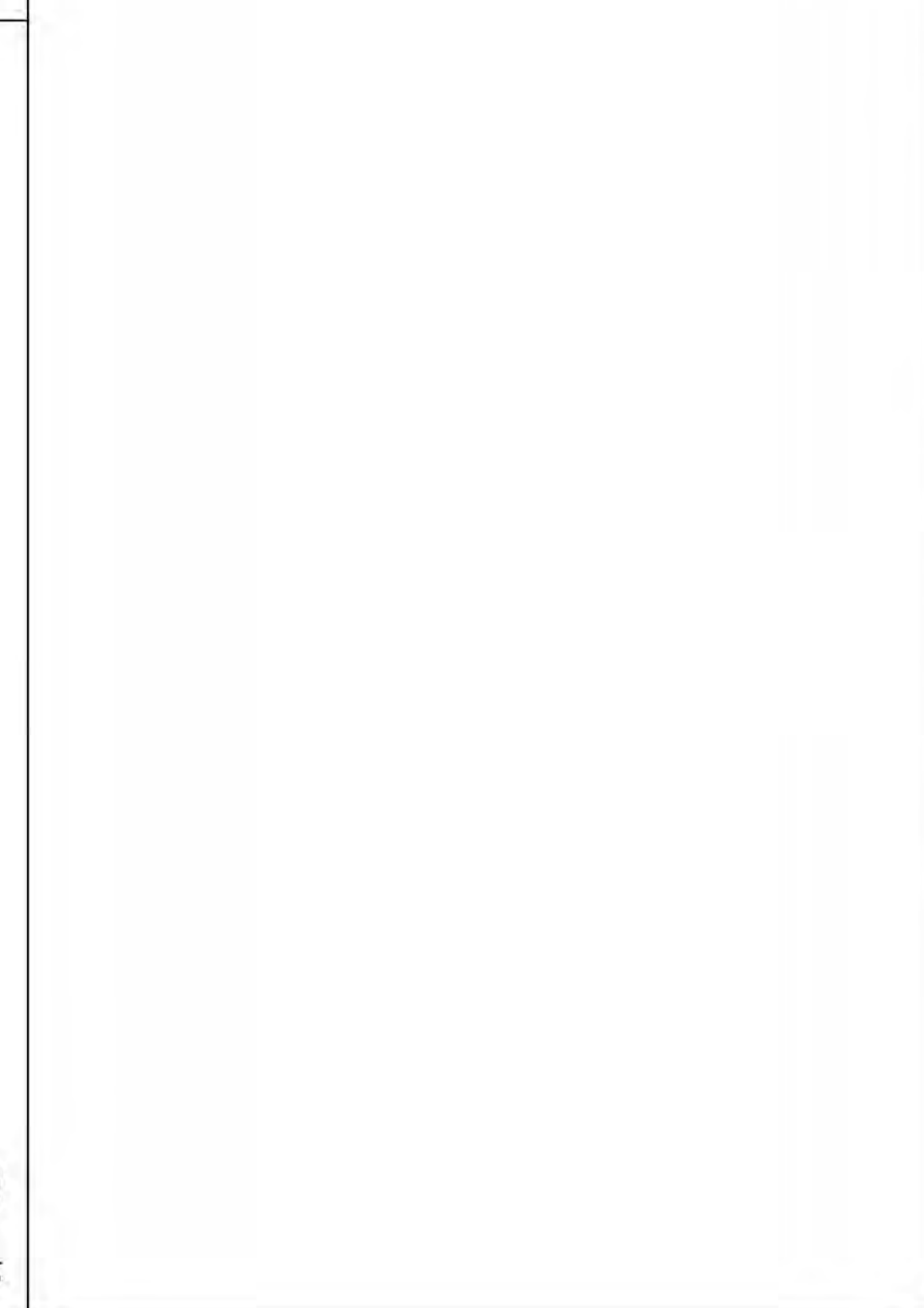
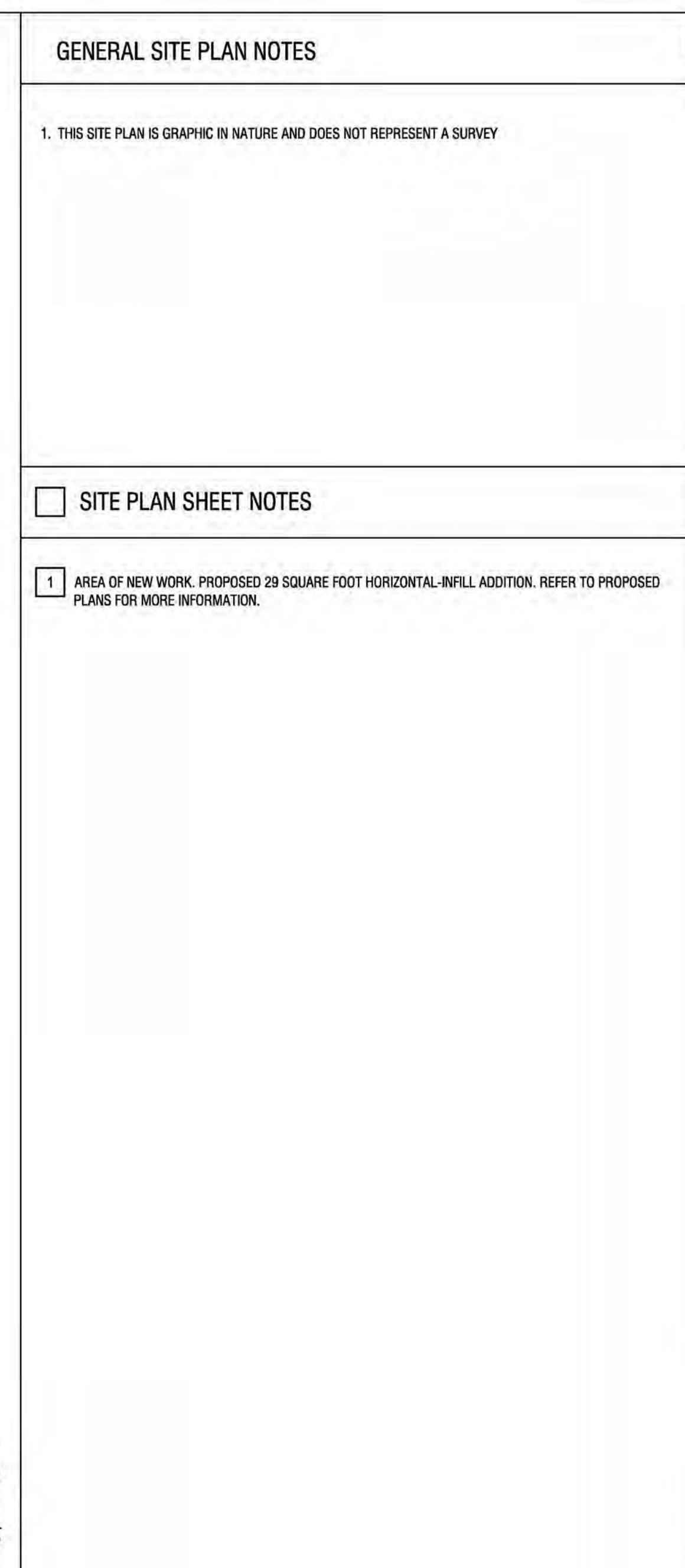
TOTAL AREA: (+/-) 5973 GSF.

DRAWING LIST:

- TITLE SHEET
- A1.0 EXISTING & PROPOSED SITE PLAN
- A1.1 EXISTING FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A2.0 EXISTING/PROPOSED EXTERIOR WEST ELEVATION
- A3.0 EXISTING/PROPOSED BUILDING SECTION

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DUMICAN MOSEY
ARCHITECTS

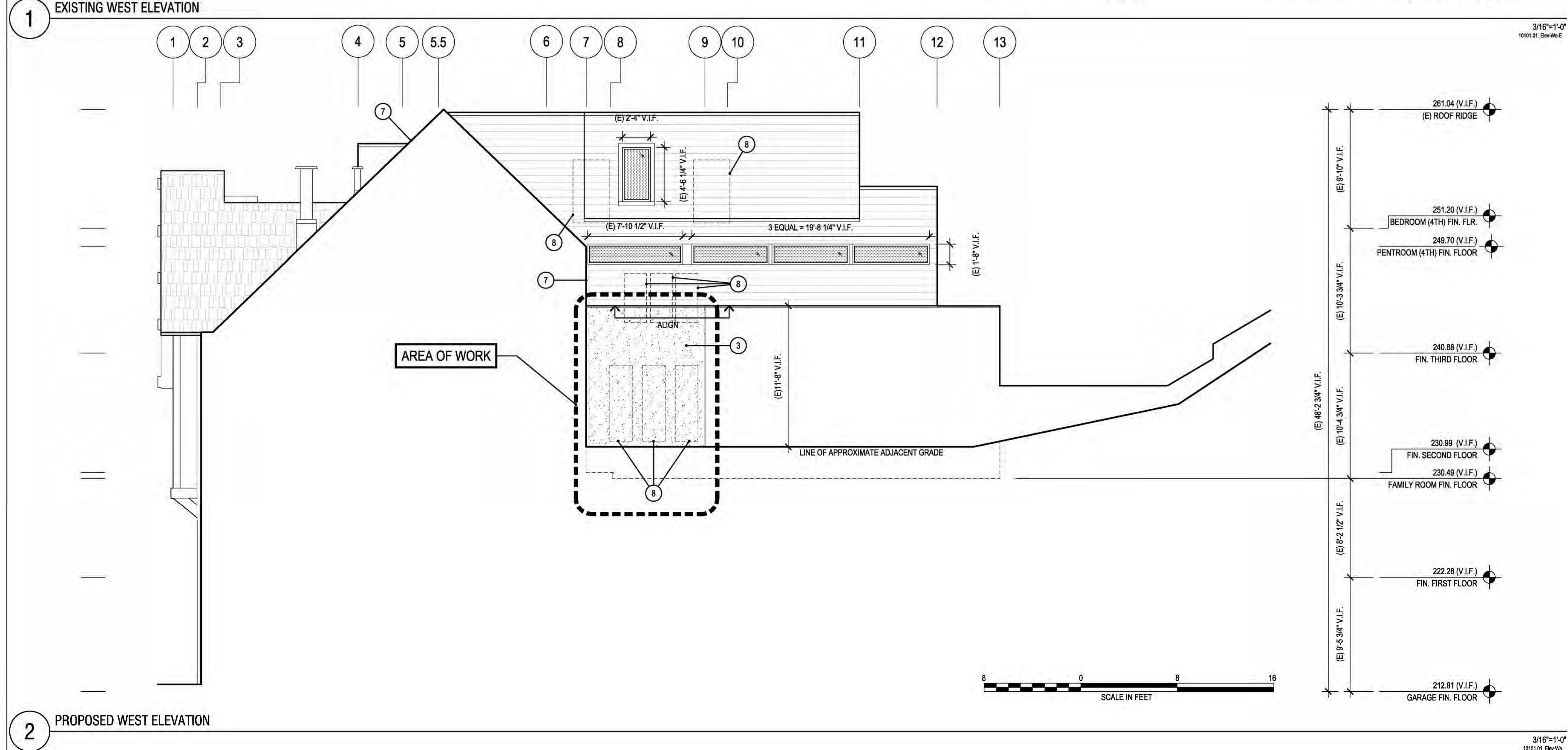
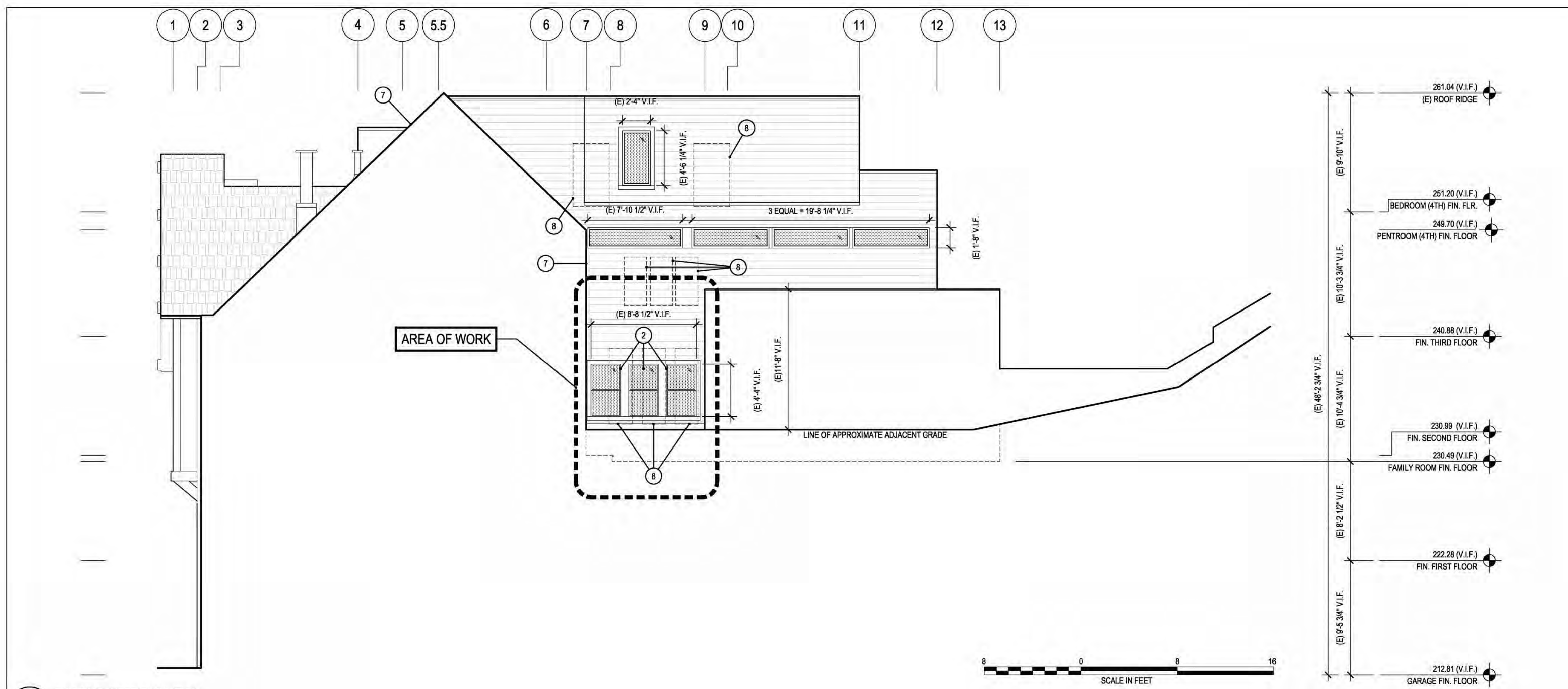


2881 VALLEJO STREET SAN FRANCISCO, CA. 94123

880 harrison street, no. 302
san francisco, california 94107
t: 415.495.9322 f: 415.651.9290

Job No.	10101.01	
Issue	Date	
VARIANCE APPLICATION	11.09.10	

A1.0



GENERAL EXTERIOR ELEVATION NOTES

1. ALL CONDITIONS ILLUSTRATED OUTSIDE THE AREA OF WORK SHALL BE PERMITTED UNDER APPLICATION NUMBER 2010.0628.5487, AND SHALL REMAIN UNLESS OTHERWISE NOTED.

○ EXTERIOR ELEVATION KEY NOTES

- 1 NOT USED THIS SHEET.
- 2 (E) WINDOWS TO BE REMOVED.
- 3 (N) ONE-HOUR STUCCO EXTERIOR WALL ASSEMBLY TO MATCH EXISTING ADJACENT.
- 4 NOT USED THIS SHEET.
- 5 NOT USED THIS SHEET.
- 6 NOT USED THIS SHEET.
- 7 (E) LINE OF ADJACENT BUILDING, FOR REF. ONLY.
- 8 (E) WINDOWS OF ADJACENT BUILDING FACING THE SUBJECT PROPERTY, FOR REF. ONLY.
- 9 NOT USED THIS SHEET.

LE RESIDENCE REMODEL

2881 VALLEJO SIREEI SAN FRANCISCO, CA. 94123

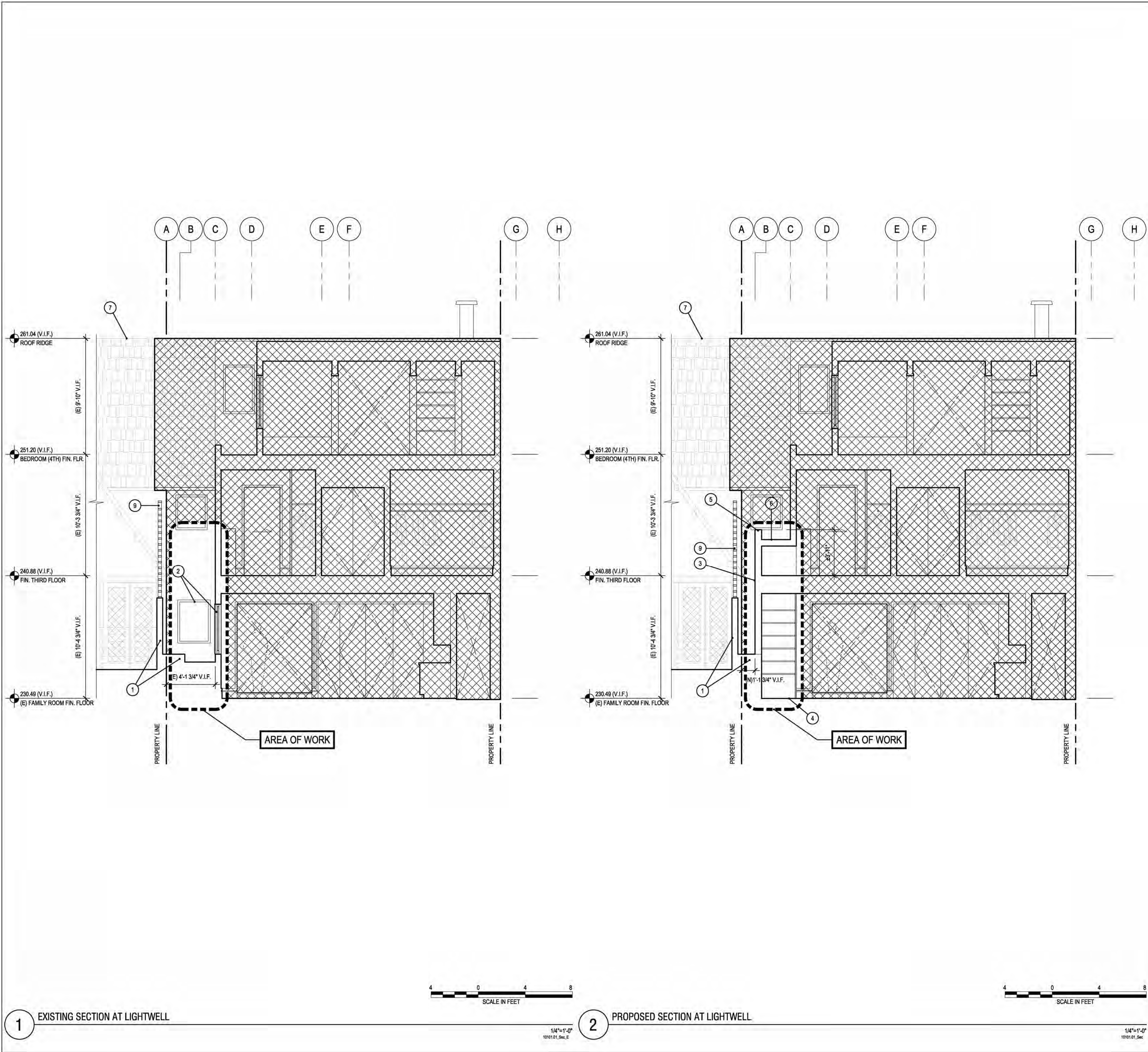
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Job No.		10101.01
Issue	Date	
	VARIANCE APPLICATION	11.09.10

EXTERIOR
WEST ELEVATIONS

A2.0



GENERAL EXTERIOR ELEVATION NOTES

1. ALL CONDITIONS ILLUSTRATED OUTSIDE THE AREA OF WORK SHALL BE PERMITTED UNDER APPLICATION NUMBER 2010.0828.5487, AND SHALL REMAIN UNLESS OTHERWISE NOTED.

- EXTERIOR ELEVATION KEY NOTES
- 1 (E) RETAINING WALL AND STEPPED FOUNDATION TO REMAIN.
 - 2 (E) WINDOWS TO BE REMOVED.
 - 3 (N) ONE-HOUR STUCCO EXTERIOR WALL ASSEMBLY TO MATCH EXISTING ADJACENT.
 - 4 (N) WOOD FLOORING ON S.O.G. ASSEMBLY TO MATCH EXISTING ADJACENT.
 - 5 (N) PAINTED GSM COPING AND PARAPET.
 - 6 (N) MOD. BIT. ROOF ASSEMBLY TO MATCH EXISTING ADJACENT.
 - 7 (E) LINE OF ADJACENT BUILDING, FOR REF. ONLY.
 - 8 NOT USED THIS SHEET.
 - 9 (E) FENCE AND LATTICE ON NEIGHBORING PROPERTY, FOR REF. ONLY.

LEGEND

NOT IN SCOPE

LE RESIDENCE REMODEL

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SECTION
AT EXISTING
LIGHTWELL

A3.0