#### 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 (Rear Yard & Noncomplying Structure)

Hearing Body: Zoning Administrator

#### PROPERTY INFORMATION APPLICATION INFORMATION Project Address: 3534 - 3536 Clay Street Case No.: 2010.1062V Cross Street(s): Locust St. / Laurel St. Building Permit: To be filed Block /Lot No.: 0995/032 - 033 Gary Bell / Val Adams Applicant/Agent: Zoning District(s): RH-1 / 40-X Telephone: (415) 902-5400 Area Plan: E-Mail: bellgary@pacbell.net N/A

## PROJECT DESCRIPTION

The proposal is to: (1) infill an existing approximately 120 square-foot open area at the rear of the ground floor; (2) add a 34 square-foot horizontal addition at the rear of the first floor and to replace an enclosed rear staircase with a new deck at the first floor; and (3) reconstruct an existing 'observation platform' (roof deck) and replace the rear stairway providing access to the roof deck from the second floor, which will extend into the required rear yard of the three-story, two-family dwelling.

**SECTION 134 OF THE PLANNING CODE** requires a rear yard area in an RH-1 Zoning District to be equivalent to 25 percent of the total lot depth at grade level and at each succeeding story of the building. The subject property, with a lot depth of approximately 128 feet, has a required rear yard of 32 feet. The proposed rear addition would encroach entirely into the required rear yard.

**SECTION 188 OF THE PLANNING CODE** prohibits the expansion or replacement of a noncomplying structure. Because a portion of the existing building already encroaches into the required rear yard, it is considered a legal noncomplying structure. Therefore, the proposed expansion would be contrary to Section 188 of the Planning Code.

#### ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Sharon M. Young Telephone: (415) 558-6346 E-Mail: sharon.m.young@sfgov.org

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2010.1062V.pdf">http://sf-planning.org/ftp/files/notice/2010.1062V.pdf</a>

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 <a href="http://upn.sfplanning.org">http://upn.sfplanning.org</a> for more information.

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# RESIDENCE AT 3534-3536 CLAY STREET SAN FRANCISCO, CA

#### **GENERAL NOTES**

#### FIRE SPRINKLER REQUIREMENTS

ATTOMATE FRE SYMBOLES STREETS ME REQUIRED TO BE INSTALLED. THE STREET DESIGN & DESCRILLATION SMALL COUNTY WITH SZAMMON 13-0 OF THE MINISTAL FRESTRETCH ASSOCIATION AND THE URC. THE DESIGN A SECTIOLATION SYSTEMATIC STREET, THE DESIGN AS EXTRALATION OF SYMBOLES STREETS SMALL BE APPROVED BY THE FREE MARSHALL INCLUDING FLANS & HORMALIC CALCULATIONS. THE PRESURE TEST OF THE SYSTEM SMALL BE CONTINUED BY THE FREE STRUCTURE. A FIRST SYMBOLES SYSTEM SMALL BE CONTINUED BY THE FREE DESTRUCTURE A FIRST SYMBOLES SYSTEM SMALL BE CONDUCTED BY THE FREE DESTRUCT PRIOR TO THE SYMBOLES SYSTEM SMALL BE CONDUCTED BY THE FREE DESTRUCT PRIOR TO THE SSUAMICE OF THE COUNTRYCH SHE SHALL BE CONTINUED BY THE FREE DESTRUCT PRIOR TO THE SSUAMICE OF THE CONTINUED AS OF THE SYMBOLES SYSTEM.

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- PROVIDE FIRE AND DRAFT STOPS AS REDURED BY CODE.

- MISULATE ALI MITERIOR ACCUS. MALES (AS MUNICATED), OR FILANDS AND CALLINGS AND UNCONDITIONED SPACES AS FOLLOWS:
  WALLS: 244(R13), 208(R13), UNFACED INTERIOR MISUL; FLOOR: (R13), CELLINGS (R30)
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- EXHAUST SYSTEMS SHALL HAVE BACK-DRAFT OR AUTOMATIC DAMPERS.
- HNAC EQUIPMENT, WATER HEATERS, SHOWER MEADS AND FAUCETS SHALL ME CERTIFIED BY THE C.E.C.
- WATER NEATER BLANKET INSULATION: MIN. II-12. FIRST FIVE FREE OF PIPES CLOSET TO WILL MIN II-4.

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  SUBSACES AND LEASE THE WORK "MINORICEM". ALL CAMPETS ARE TO BE VACUUMED CLEAN.
- CONTRACTOR SWALL PROVIDE FOR TRAFFIC CONTROL AS BECURED.

- 14. THE CONTINCTUR WILL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEN COMPLIANCE WITH ALL THESE COMPLIANCE, THE COMPLIANCE WITH ALL THESE COMPLIANCE, AS INDECTED BY THESE COMPLIANCES, DURBON THE LITTURE OF THE AFFECTED TRACES. THE CONTINCTOR WILL REVEW THESE CONDITIONS WITH THE ARCHITECT FOR RESIDENCE MANY EXEMPTION.
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- 25. WHERE BITTERED, ALL NEW WORK SHALL ALICH AND BE OF THE SALE MATERIAL FINISH AND QUALITY.

### **ABBREVIATIONS**

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GREATER THAN

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ADL
AFF.
AGGR
AL
APPROX
ASPH
BD.
BIGS.
BLDQ.
BLL
BQ.
BLUE

APPENDIATE
ARCHITECT
ASPHALT
BOARD
BACKING
BUILDING
BLOCKING
BEAM
BOTTOM OF

CAUTCH BASIN CEMENT CEMANC

CLOSET
CLEAR
CLEANOUT
COLLIAN
CONCRETE
CONCRETE
MASCHRY UNIT

CONTROL JOHN CASEWORK COUNTER CERAMIC TILE CENTER

DOWN OFFERING DOOR OFFERING DOOR DRAWER

EAST EACH

EXPANSION BOLT EXPANSION JOINT ELECTRICAL

ELECTRICAL PANEL

ER EL BEY. BICL. EP.

CONT CONT CONT

CONT. C.J. CSMK. CMTR. C.T. CTR. CTSK.

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AMEA DINAN
ADJACENT
ABOVE FILUL
AGGREGATE
ALIMINUM
APPROXIMATE

EQUIPMEN EXPOSED

FOLINGATION FINESH FLOOR

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T.P. TOUR FAMOUR DESP.
T.Y. TELEMESON
T.D.IK STEEL
TYPICAL
T.S. THE STEEL
TYPICAL RESALATION
BITTEROR
JOINT
KITCHEN
LAMBATE
LAWRORY
LOW PORT
LIGHT
MAXIMAM
MEDICINE CAR
MEDICINE C

MECHANICAL
MEMBRANE
METAL
MANUFACTURER
MINNAM
MISCELLANEOUS
MASURITY OPENING NEW

NORTH "/
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NOT IN CONTRACT BD.
NOT ID SCALE BY.
ON CORE BANKETER OR BT.
OWENCLOW DRAIN BY.

SYMBOLS PROPERTY LINE PLASTIC OR PLATE

BOOF DRAM BENFORCING

SHELF SHOWER SHELT SMALAR

STANDARD STEEL STORAGE STRUCTURAL

SMETERICAL

THEAD
TORIEL BAR
TELEPHONE
TEMPERED
TORIGUE & GROOME
THRESHOLD
THRES

AEZEMTE AEXILOYT AEXEEX VEXT. VEXT.

WHAT THE VEHILY IN FRED

WEST
WITH
WOOD
WEERE OCCURS
WITHOUT
WATERPROOF
WATER RESISTANT
WEIGHT

SPECIFICATION
SQUARE
STABLESS STLEEL

NOUGH OPENING NEDWOOD NAME WATER LEADER

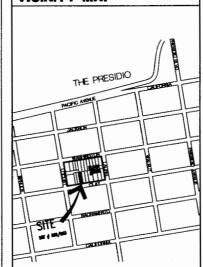
EXISTING CONSTRUCTION TO BE REMOVED

-D HUMBER

INTERIOR ELEVATION

SHEET NOTE#-SEE-A2.0

VICINITY MAP



DIRECTORY

ARCHITECT WALKER & MOODY ARCHITECTS SAN FRANCISCO, CA 94109 P: 415-885-0800 F: 415-885-1009 E: info@walkermoody.com CONTACT: GLENN REYNOLDS

STRUCTURAL ENGINEER

F: CONTACT:

TITLE 24 ENERGY CONSULTING COMPANY 6367 SWAINLAND RD. OAKLAND, CA 94611 P: 510-595-1323 CONTACT: ROBERT MAO P.E.

CONTRACTOR
PETER DOWNEY CONSTRUCTION 1224 CARLETON STREET BERKELEY, CA 94702 P: 510-913-6107 F: 510-644-7021

**BUILDING DATA** ADDITION UNDER (E) THIRD STORY AT REAR (N) ACCESS STAIR AT SIDE YARD

032/033

**Q-3** 

ZONING OCCUPANCY CONST. TYPE

DESCRIPTION

# OF STORIES SQUARE FOOTAGE TOTAL EXISTING

6,081 SF 157 SF TOTAL NEW TOTAL 6,238 SF

10.1062

ARCHITECT

MOODY

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WALKER

EXISTING AND PROPOSED SECOND FLOOR PLANS: EXISTING AND PROPOSED

EXTERIOR ELEVATIONS: NORTH - EXISTING AND PROPOSED SOUTH - FYISTING WEST - EXISTING/ PROPOSED

GROUND FLOOR PLANS:

EXTERIOR FLEVATIONS: EAST - EXISTING AND PROPOSED

EXISTING AND PROPOSED

SHEET INDEX

TITLE SHEET

SIDENCE AT 134-3536 CLAY STREET A FRANCISCO, CA 94118

SHEET

