



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, 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	Applicant/Agent:	Gary Bell / Val Adams
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 902-5400
Area Plan:	N/A	E-Mail:	<u>bellgary@pacbell.net</u>

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: <http://sf-planning.org/ftp/files/notice/2010.1062V.pdf>

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.

DATE: 06-01-2010
 REVISED 06-08-2010
 11-11-2010
 01-06-2011

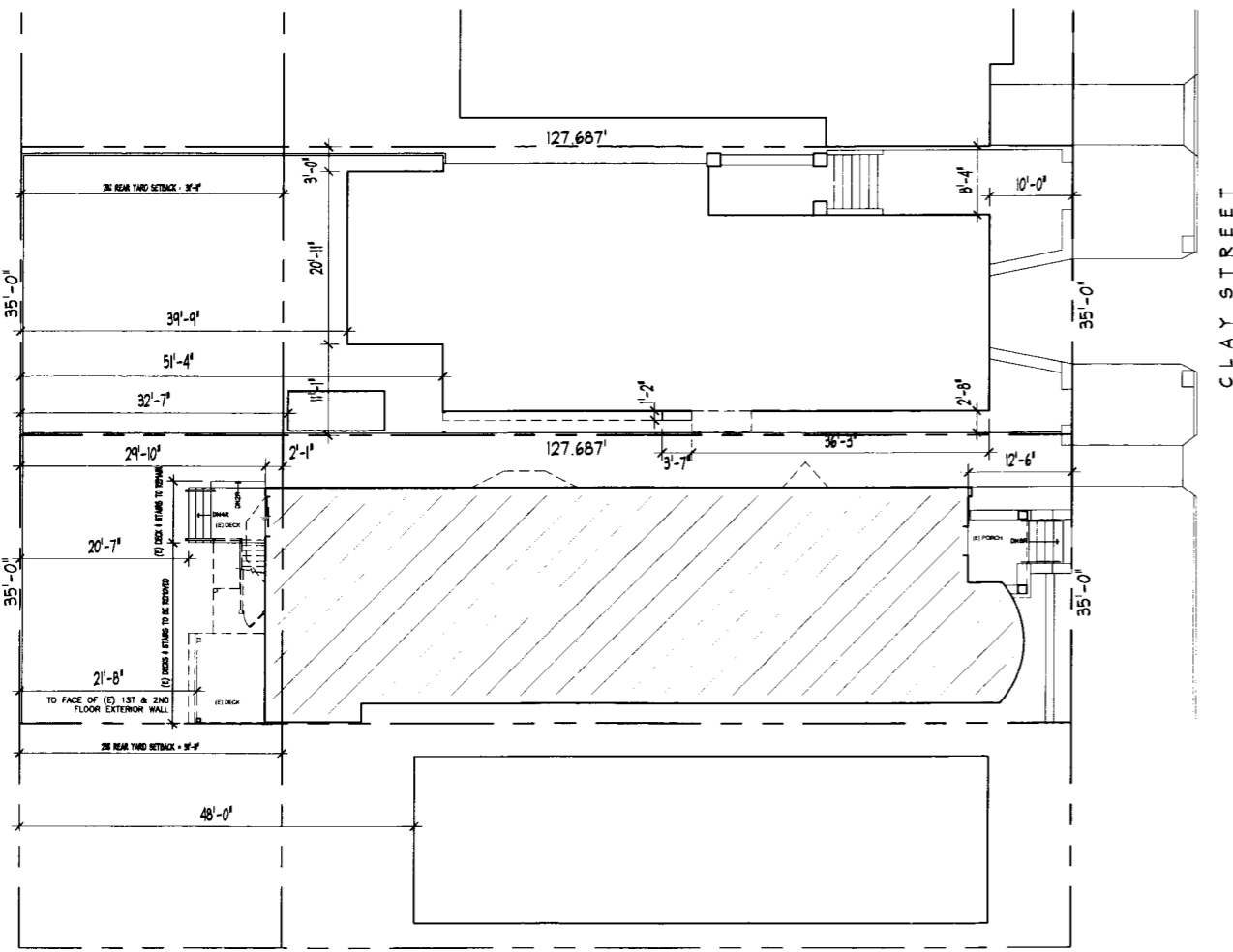


WALKER & MOODY ARCHITECTS A.I.A.
 (415) 885-0800
 FAX 885-1009
 SAN FRANCISCO, CALIF. 94109
 2688 HYDE STREET

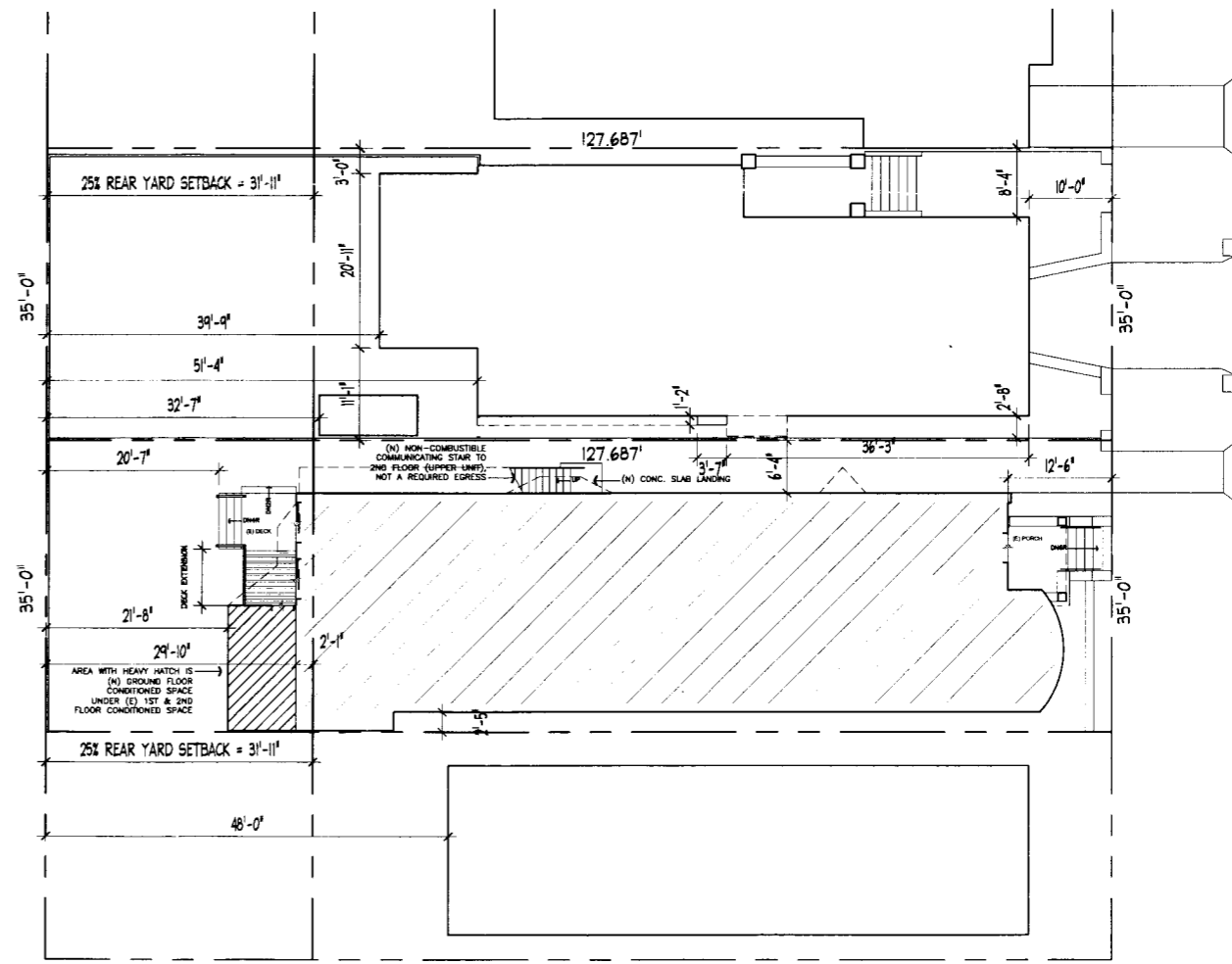
RESIDENCE AT
 3534-3536 CLAY STREET
 SAN FRANCISCO, CA

SITE PLANS:
 (E) & (N)

SHEET NO.
A-0.1
 2 OF 8



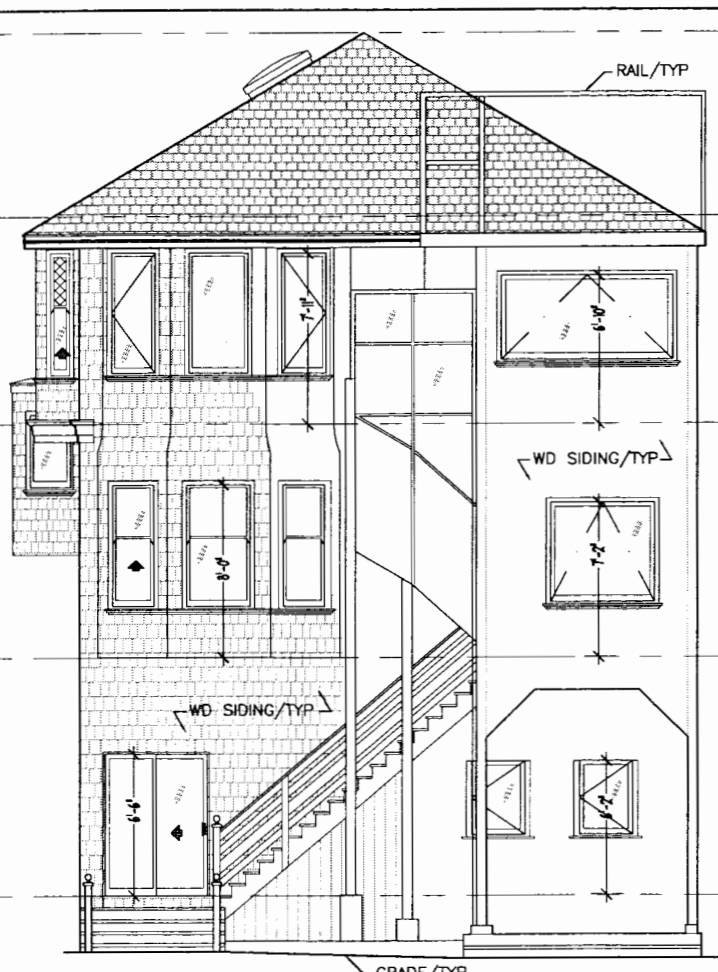
1 EXISTING SITE PLAN
 A0.1 SCALE: 1" = 10'-0"



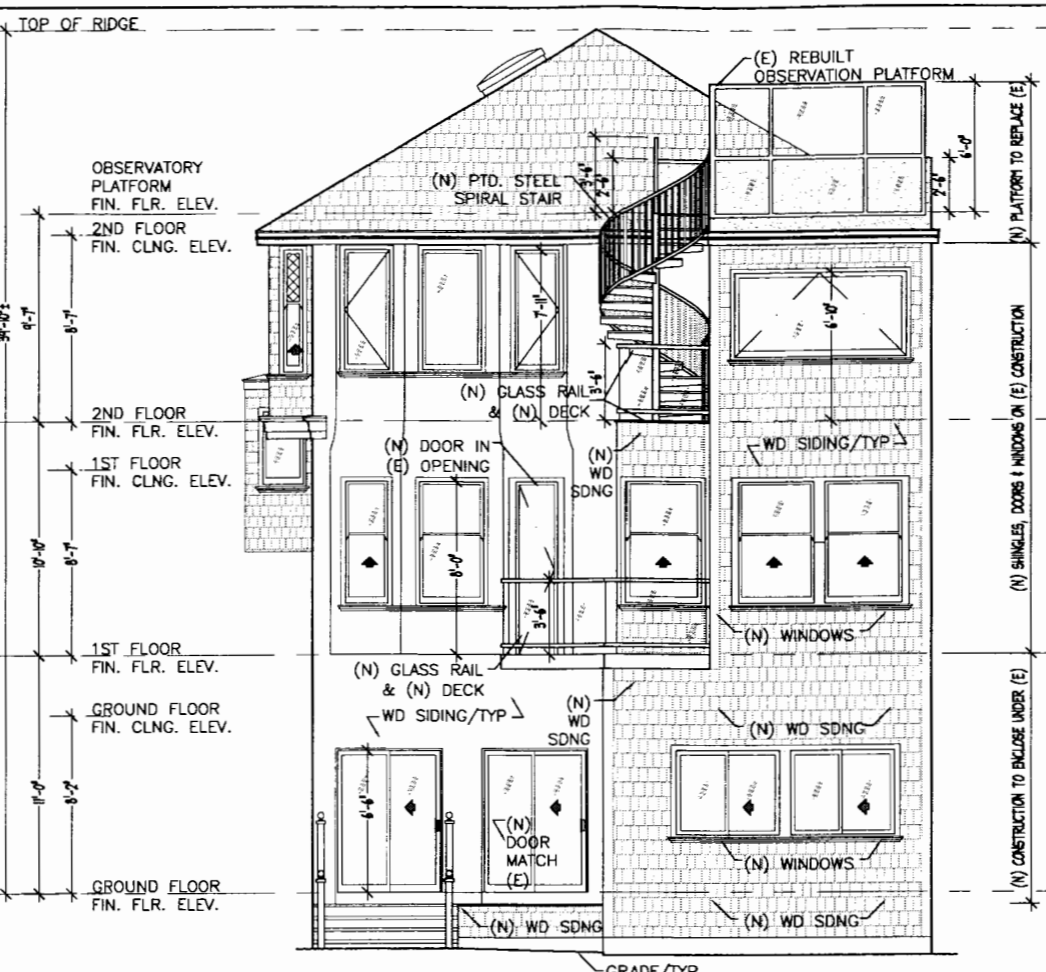
2 PROPOSED SITE PLAN
 A0.1 SCALE: 1" = 10'-0"

PLOTTED Jan 07, 2011 - 6:03pm

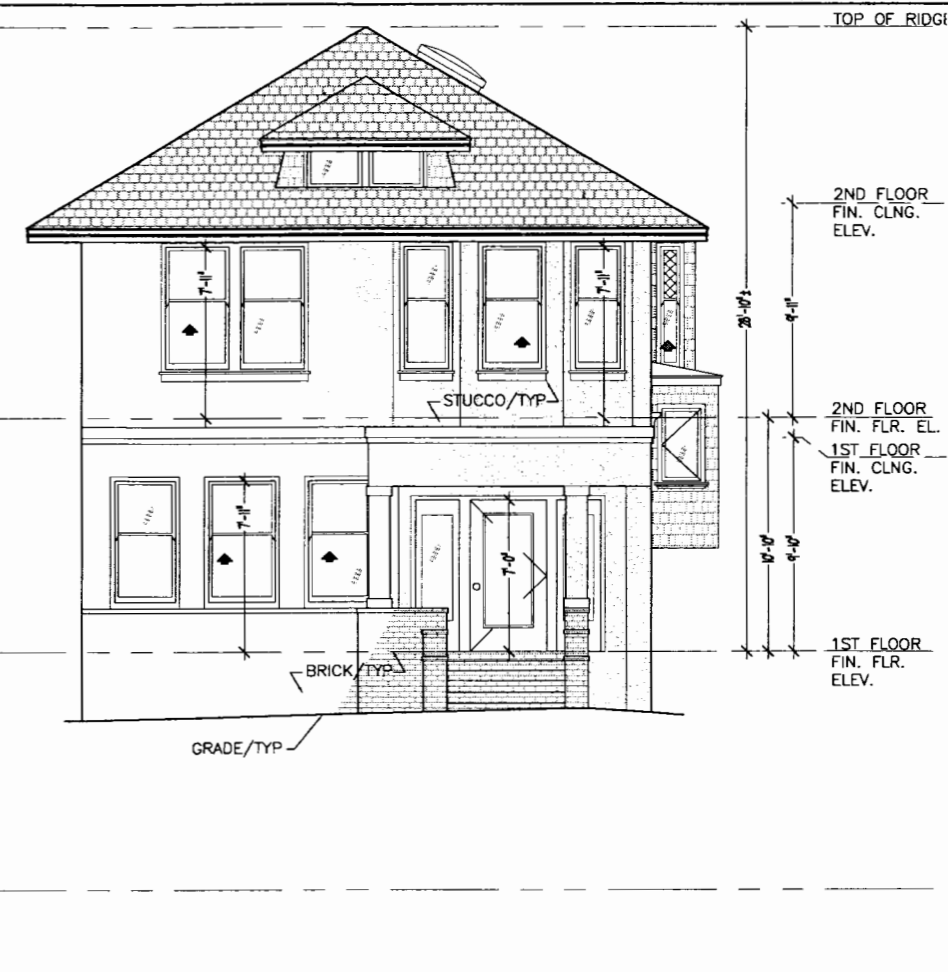
DATE: 06-01-2010
 REVISED: 06-08-2010
 08-10-2010
 08-23-2010
 1-1-2010



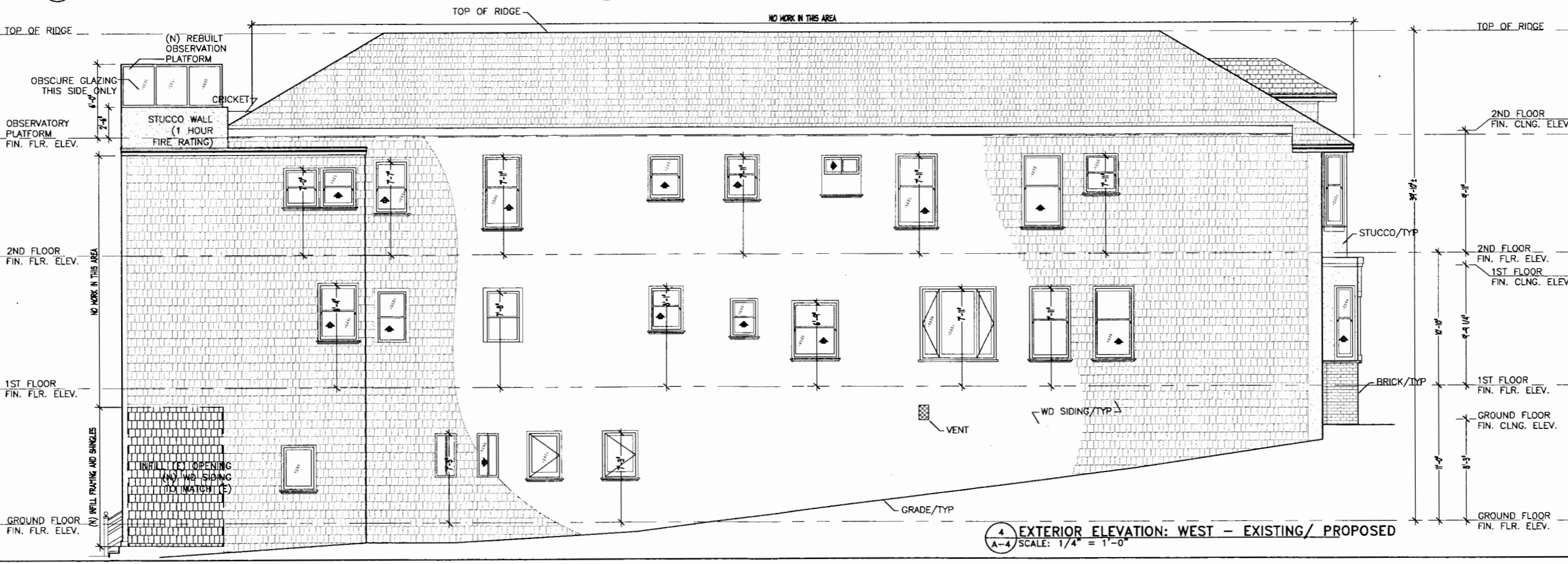
1 EXTERIOR ELEVATION: NORTH - EXISTING
 A-4 SCALE: 1/4" = 1'-0"



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



3 EXTERIOR ELEVATION: SOUTH - EXISTING
 A-4 SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION: WEST - EXISTING/ PROPOSED
 A-4 SCALE: 1/4" = 1'-0"

WALKER & MOODY ARCHITECTS A.I.A.
 2880 HYDE STREET
 SAN FRANCISCO, CALIF. 94109
 (415) 865-0800
 FAX 865-1009

RESIDENCE AT
 3534-3536 CLAY STREET
 SAN FRANCISCO, CA

EXTERIOR ELEVATIONS: NORTH
 WEST & SOUTH

SHEET NO.
A-4
 5 OF 7

PLOTTED Nov 29, 2010 - 11:35am

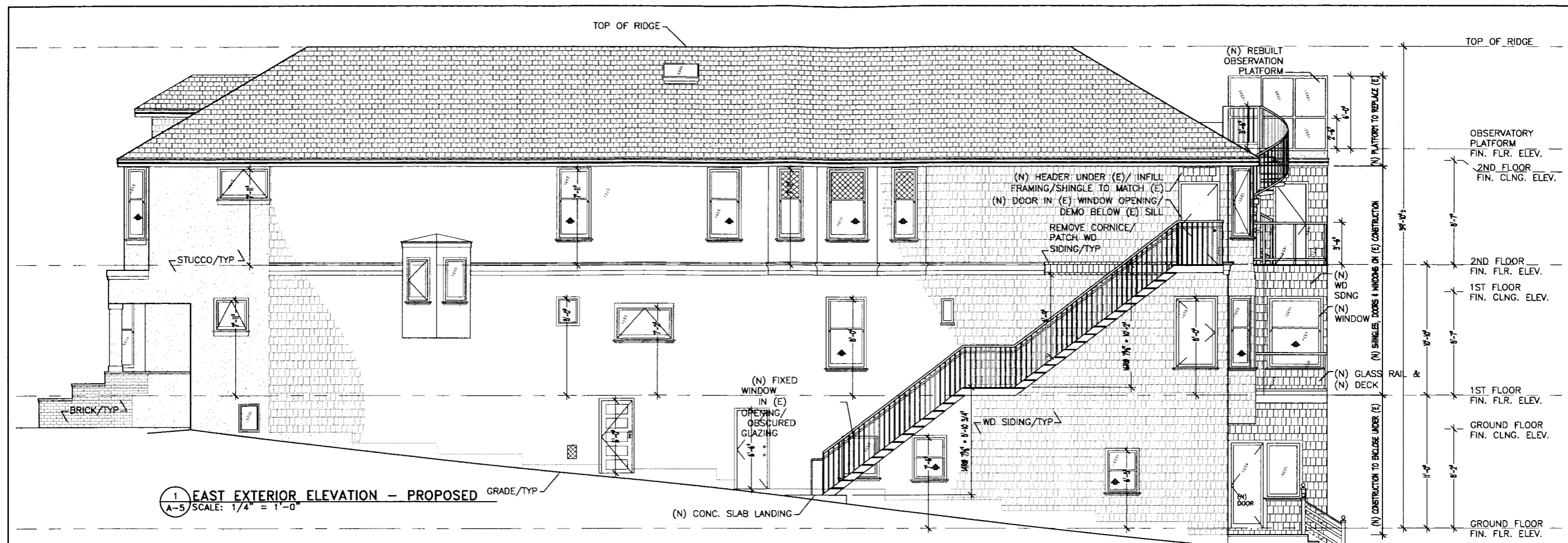
DATE: 07-08-2010
 REVISIONS:
 07-08-2010
 08-10-2010
 08-23-2010
 11-11-2010

WALKER & MOODY ARCHITECTS A.I.A.
 2686 HIDE STREET
 SAN FRANCISCO, CALIF. 94118
 (415) 863-0000
 FAX 865-1008

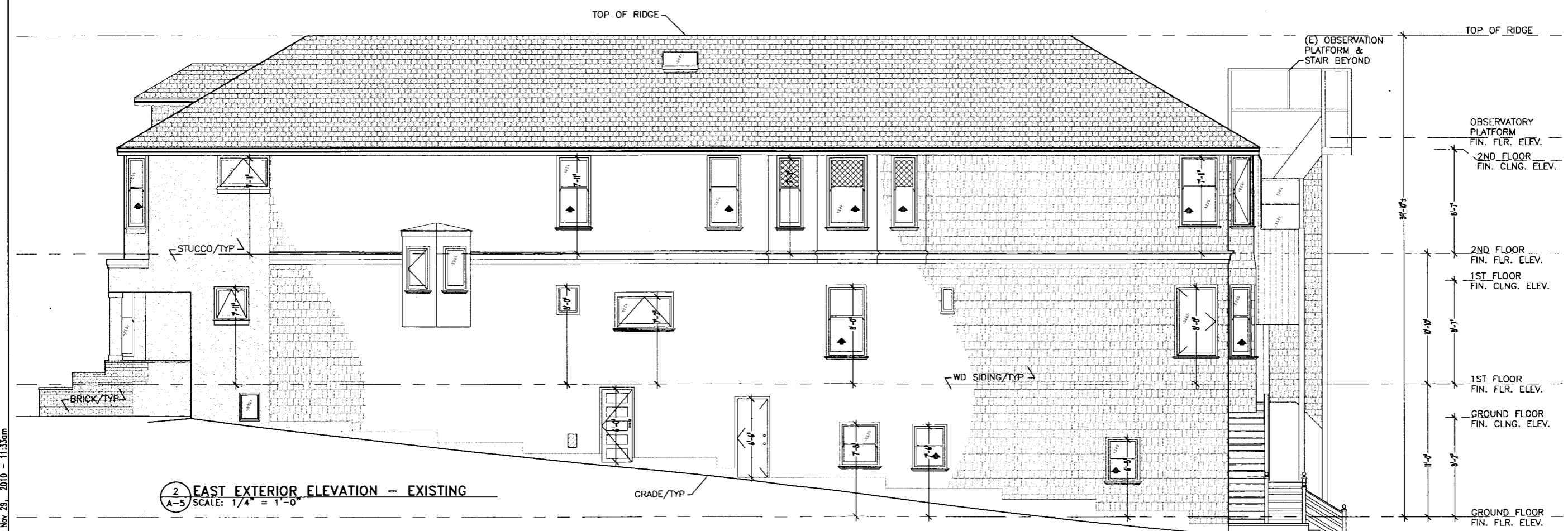
RESIDENCE AT
 3534-3536 CLAY STREET
 SAN FRANCISCO, CA

EXTERIOR ELEVATIONS: EAST
 EXISTING & NEW

SHEET NO.
A-5
 6 OF 7



1 EAST EXTERIOR ELEVATION - PROPOSED
 A-5 SCALE: 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION - EXISTING
 A-5 SCALE: 1/4" = 1'-0"

PLOTTED Nov 29, 2010 - 11:35am

