



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, April 27, 2011**

Time: **Beginning at 9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance (Front Setback and Noncomplying Structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	3206 Jackson Street	Case No.:	2011.0020V
Cross Street(s):	Walnut St./Presidio Ave.	Building Permit:	2011.02.10.0046
Block /Lot No.:	0973/030	Applicant/Agent:	Brian Shepard
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 699-1542
Area Plan:	n/a	E-Mail:	n/a
PROJECT DESCRIPTION			
<p>The proposal is to change the front angled bay windows to square bay windows at the second and third floor of the 3-story, single-family home, and other façade alterations.</p> <p>PER SECTION 132 OF THE PLANNING CODE the subject property is required to maintain a front setback of approximately 6 feet. The proposed bay alteration would encroach 3' over the sidewalk and therefore require a variance from this section (132) of the Planning Code.</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 front setback. Therefore, the proposed expansion would be contrary to Section 188 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/2011.0020V.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, 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. **On 4/5/11, the Department issued the required Section 311 notification for this project (5/4/11).**

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.

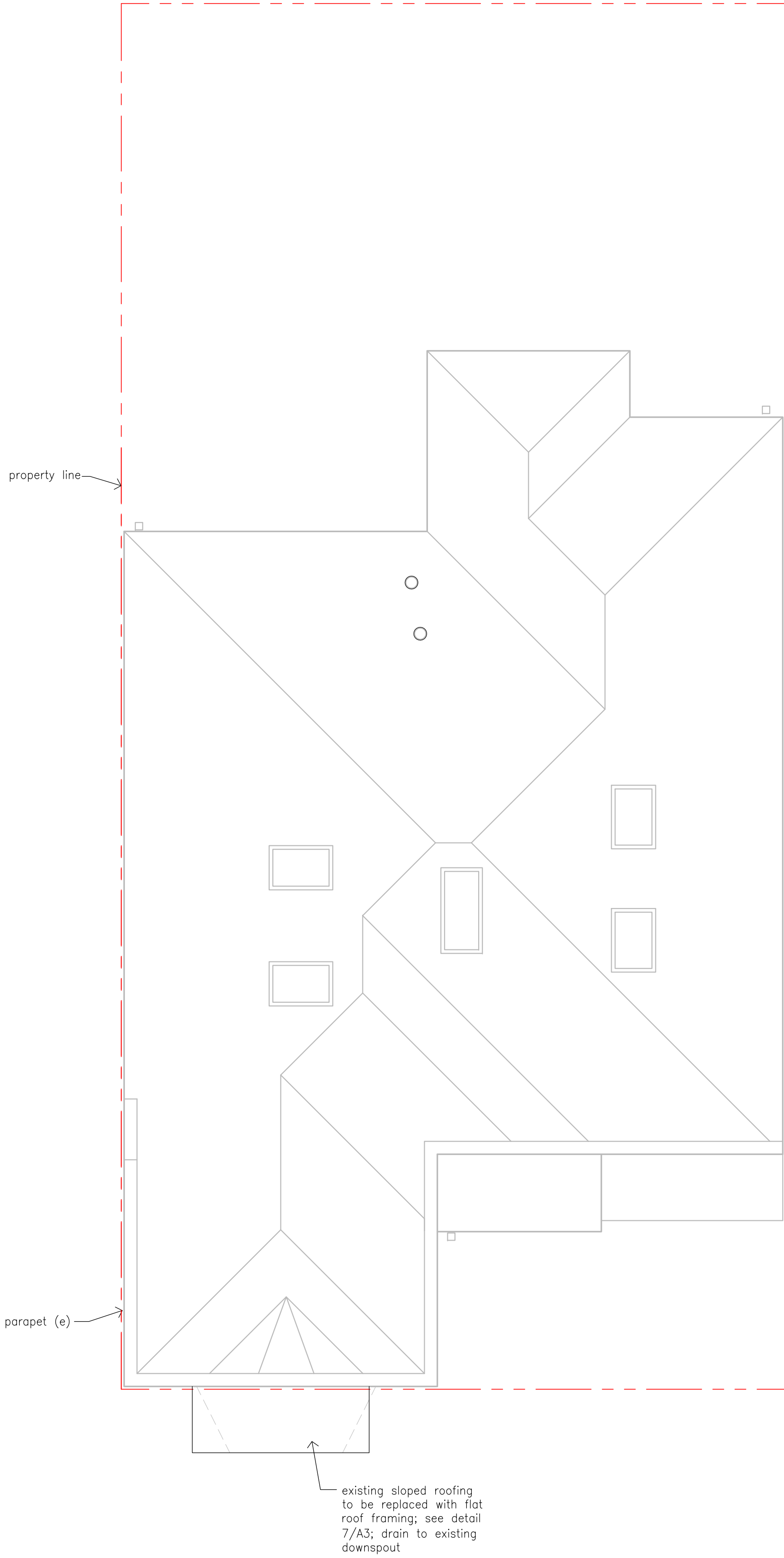
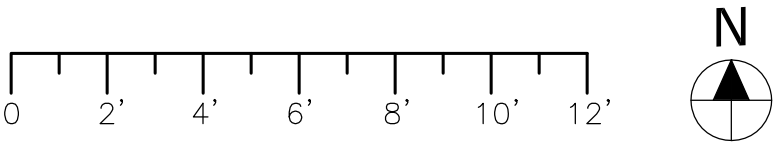
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

LEGEND

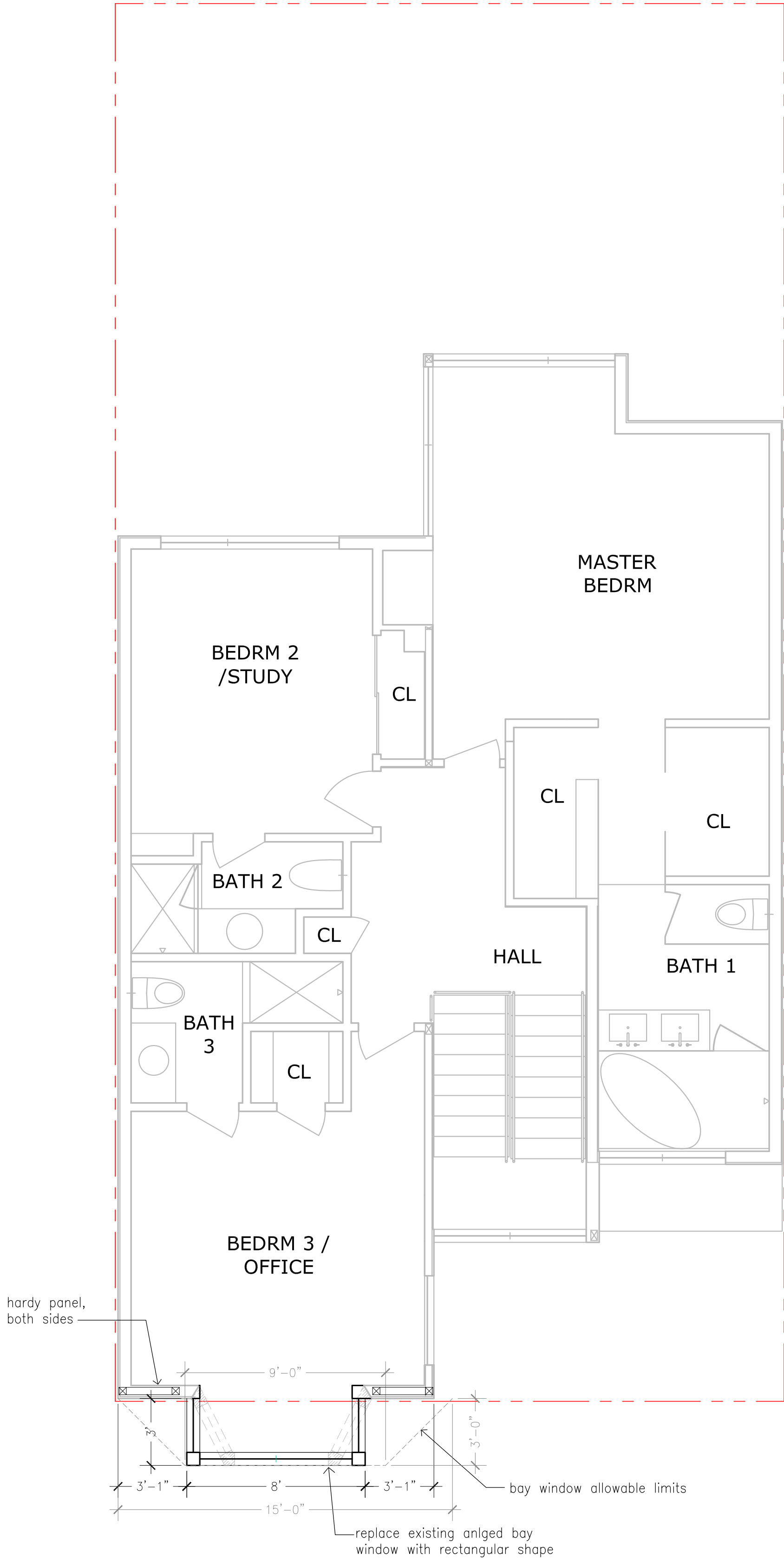
existing conditions to remain,
typically shown grey

existing conditions to be demolished,
typically shown grey dotted & hatched

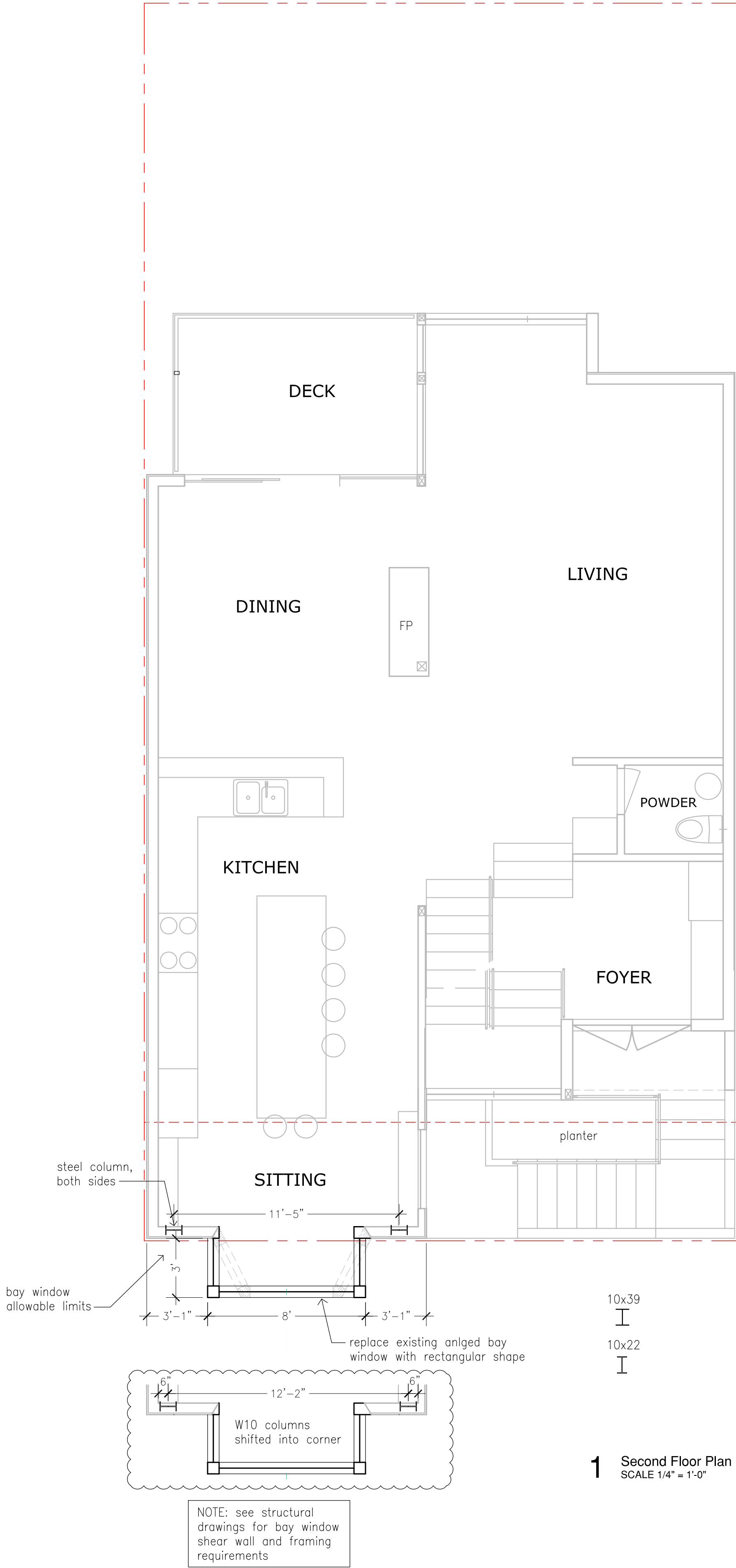
proposed new walls,
typically shown with black lines



3 Roof Plan
SCALE 1/4" = 1'-0"



2 Third Floor Plan
SCALE 1/4" = 1'-0"



10x39
I
10x22
I

1 Second Floor Plan
SCALE 1/4" = 1'-0"

Agrawal Weber
RENOVATION

for
Renu Agrawal
and
David Weber

at
3206 Jackson St
San Francisco, CA

LORI HSU
architect

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in partnership with



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ISSUE

PROGRESS PRINT 12/20/10

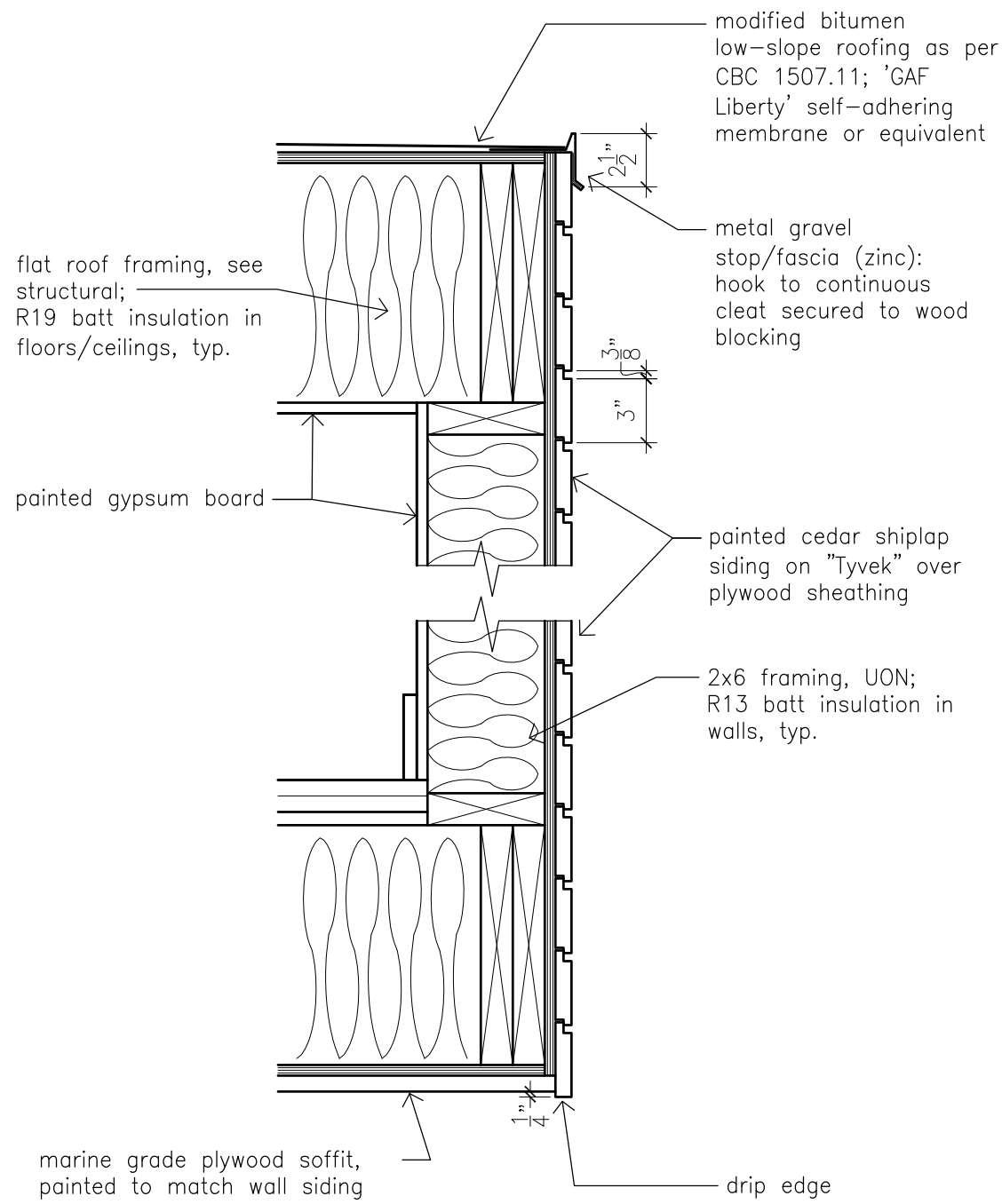
TITLE

PHASE 2

SHEET

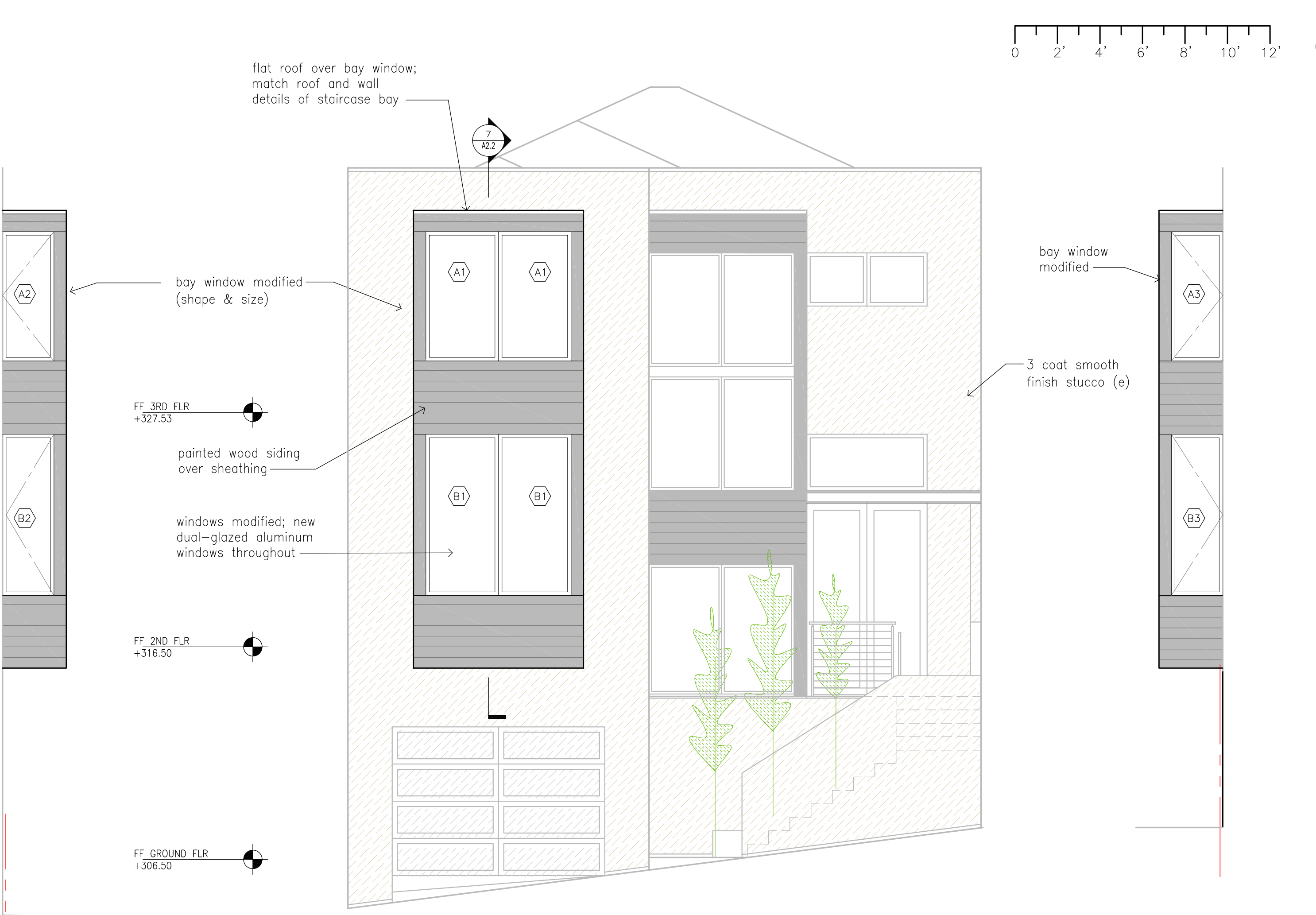
A1.2

LEGEND		existing conditions to remain, typically shown grey
		existing conditions to be demolished, typically shown grey dotted & hatched
		proposed new walls, typically shown with black lines



7 WOOD CLADDING @ BAY WINDOW
SCALE 1-1/2" = 1'-0"

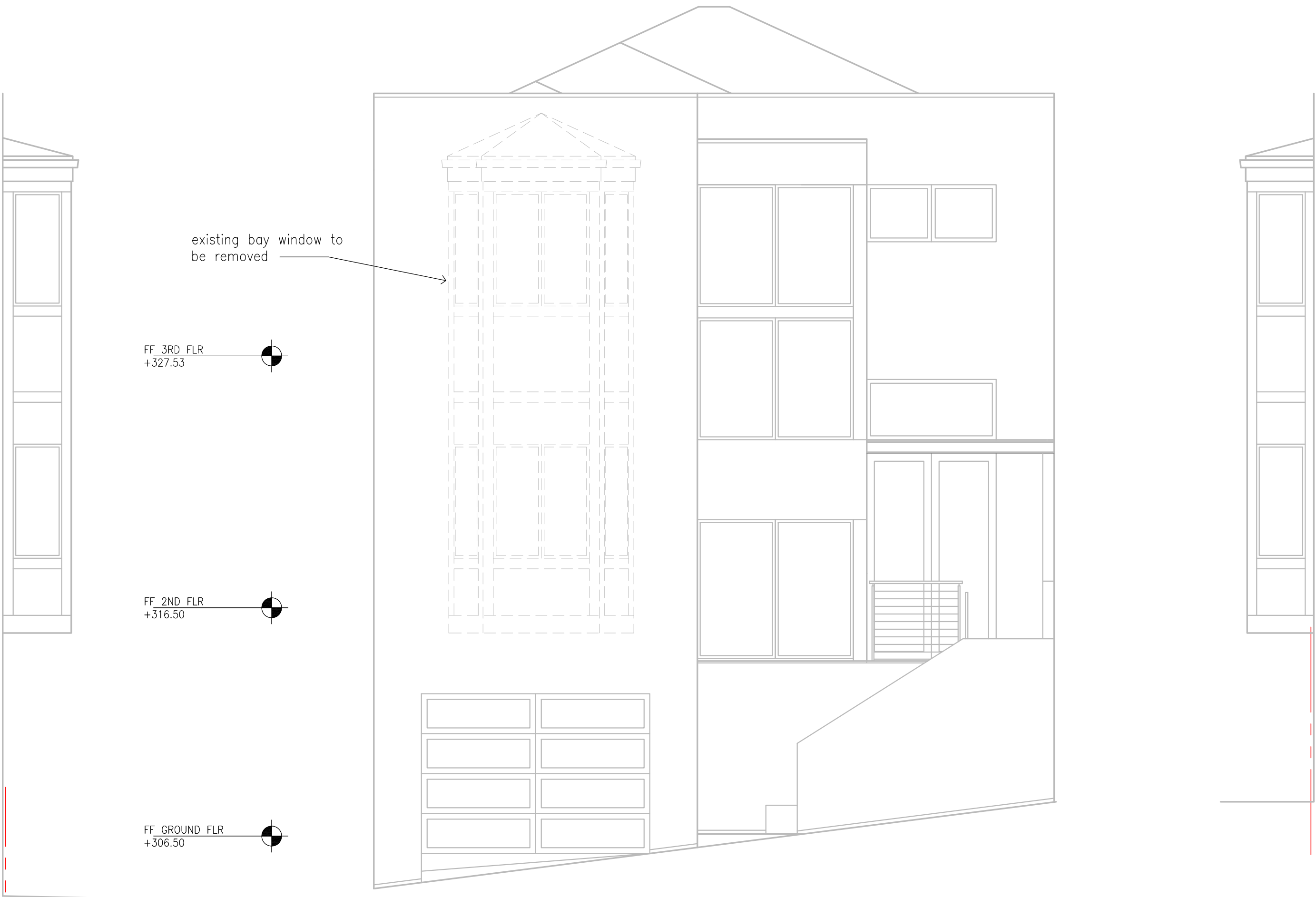
WINDOW SCHEDULE						
no screens required at windows; final window order to be based on field verified rough openings						
MARK	QUANTITY	MANF	MODEL	FRAME SIZE	TYPE	NOTES
A1	2	Fleetwood	Westwood	3'5"w 6'1"h	fixed	
A2	1	typical	typical	2'5"w 6'1"h	casement	
A3	1	unless	unless	2'5"w 6'1"h	casement	
B1	2	otherwise	otherwise	3'5"w 7'7"h	fixed	
B2	1	noted	noted	2'5"w 7'7"h	casement	
B3	1			2'5"w 7'7"h	casement	



6 Partial West Elevation, proposed
SCALE 1/4" = 1'-0"

4 South Elevation, proposed
SCALE 1/4" = 1'-0"

5 Partial East Elevation, proposed
SCALE 1/4" = 1'-0"



3 Partial West Elevation, existing
SCALE 1/4" = 1'-0"

1 South Elevation, existing
SCALE 1/4" = 1'-0"

2 Partial East Elevation, existing
SCALE 1/4" = 1'-0"

Agrawal Weber RENOVATION

for
Renu Agrawal
and
David Weber

at
3206 Jackson St
San Francisco, CA

LORI HSU architect

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SHEET

A2.2