



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

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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, April 27, 2011**

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

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

Case Type: **Variance (Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	407 Laurel Street	Case No.:	2011.0156V
Cross Street(s):	California/Sacramento	Building Permit:	N/A
Block /Lot No.:	1019/001C	Applicant/Agent:	Mark Dimalanta
Zoning District(s):	RM-1/40-X	Telephone:	(415) 252-0888
Area Plan:	None	E-Mail:	M.Dimalanta@DScheme.com
PROJECT DESCRIPTION			
<p>The proposal is to reconstruct a demolished deck at the rear of the subject property. The approximately 8-foot high new deck would be approximately 8 feet wide by 8 feet deep measured from the rear of the building. A stair projecting 8 feet from the rear of the building leading to grade would be constructed on the north side of the deck. An approximately 12-foot high solid fire wall would be constructed from grade to the top of the proposed stair railing on the north and from grade to the top of the deck railing on the south.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 16 feet. The proposed deck and stair would encroach approximately 8 feet into the required rear yard and result in a rear yard of 8 feet.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Sara Vellve Telephone: (415) 558-6263 E-Mail: sara.vellve@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/2011.0156V.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.

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.

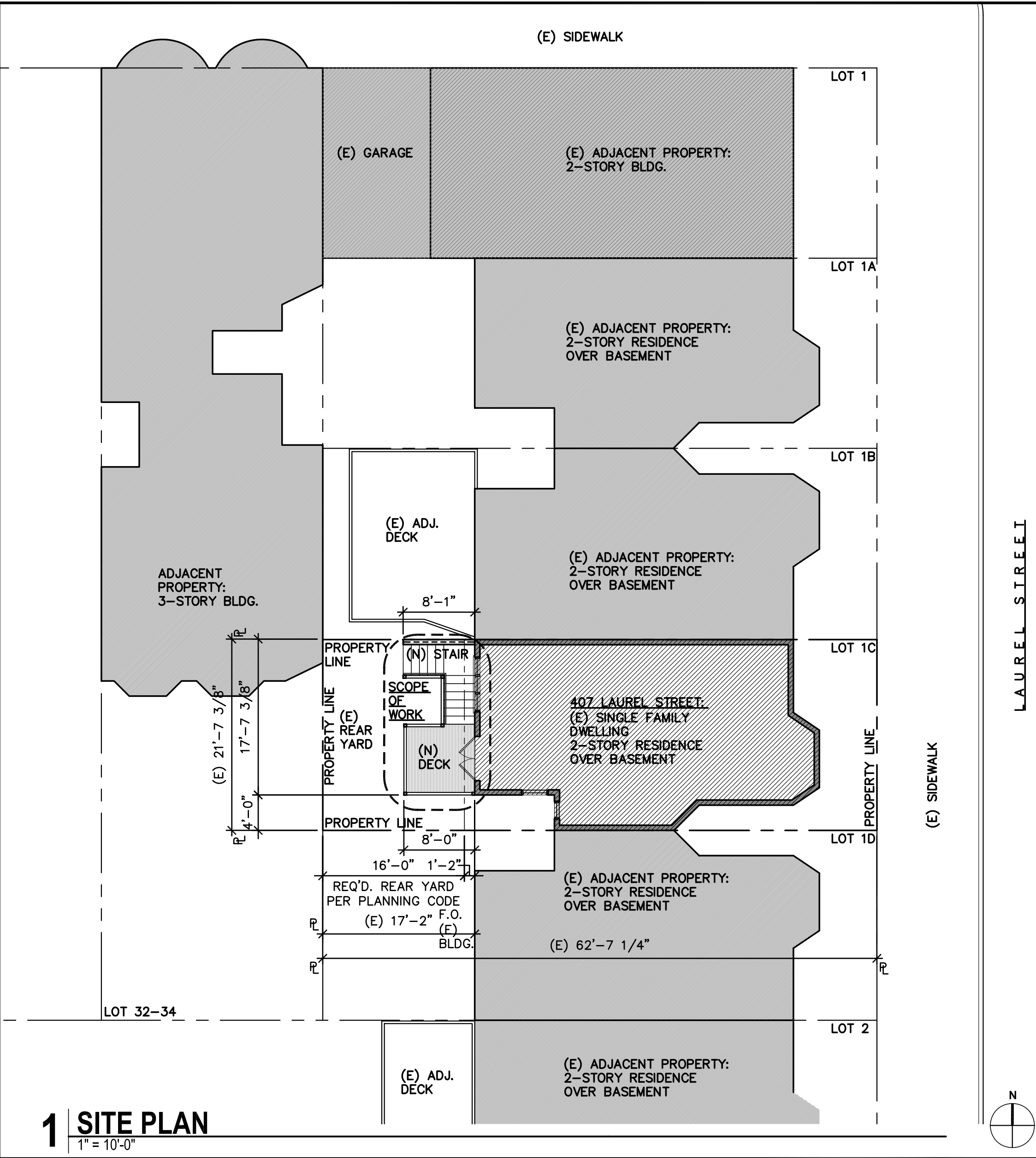
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

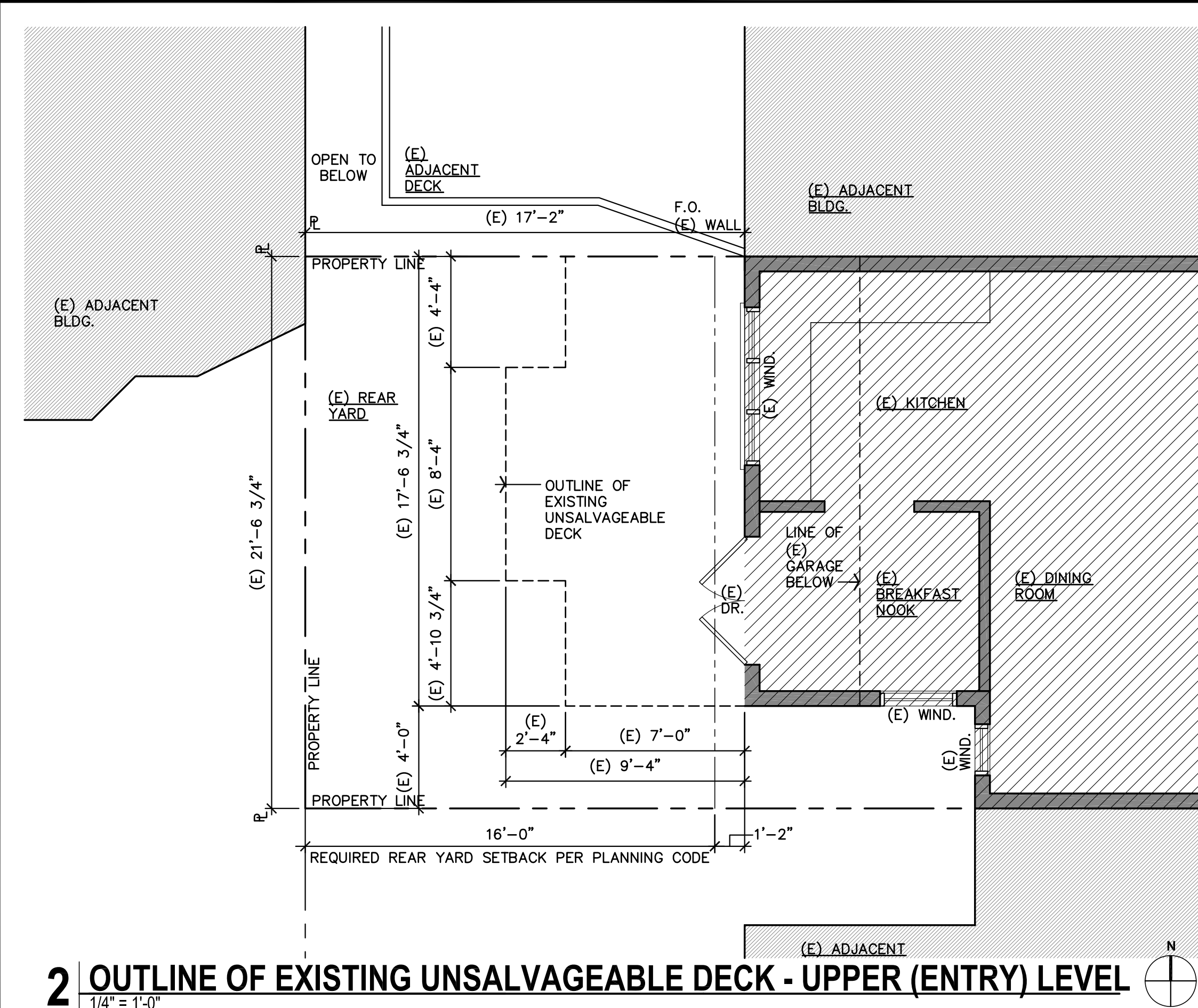
ABOUT THIS NOTICE

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.

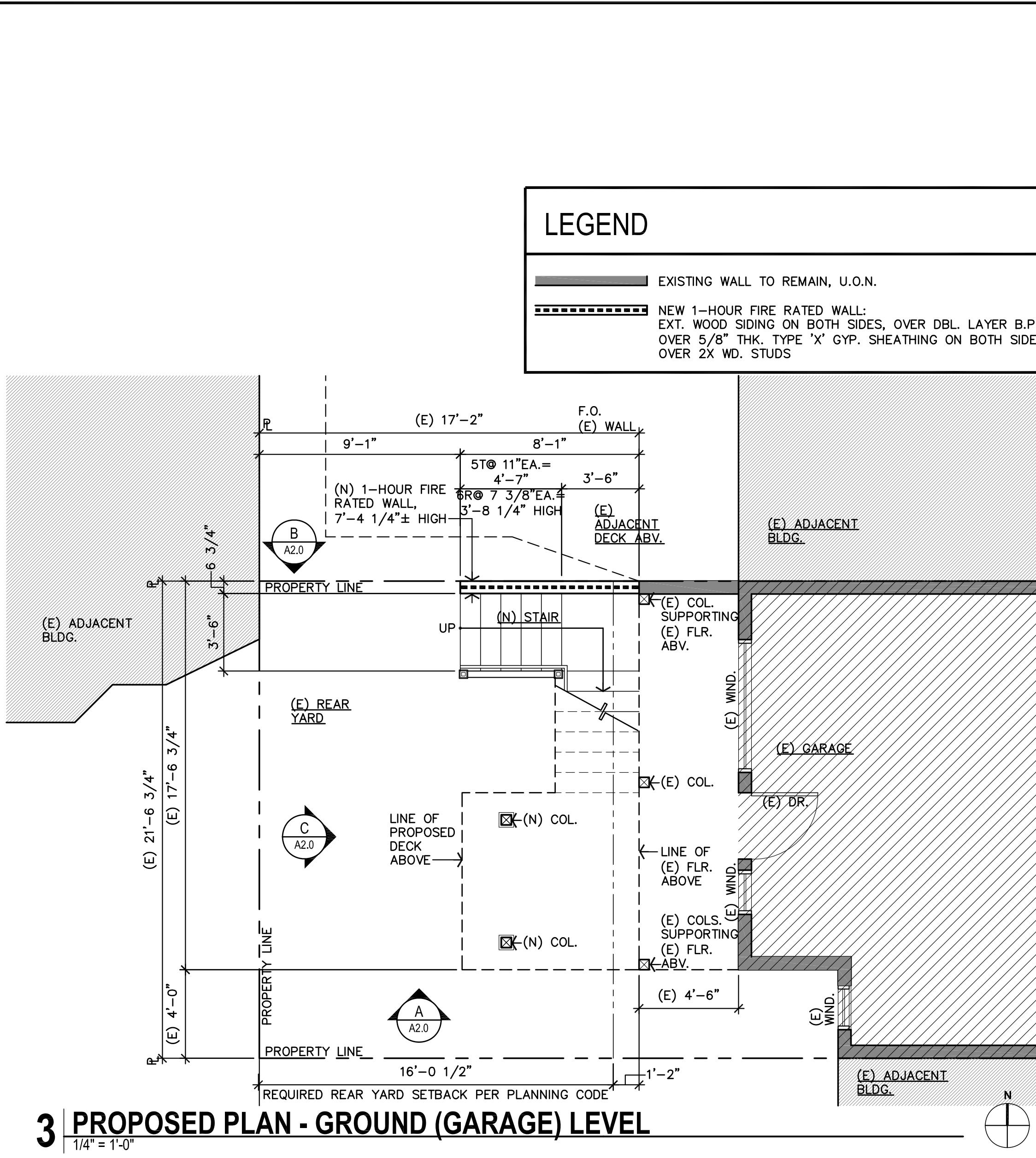
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



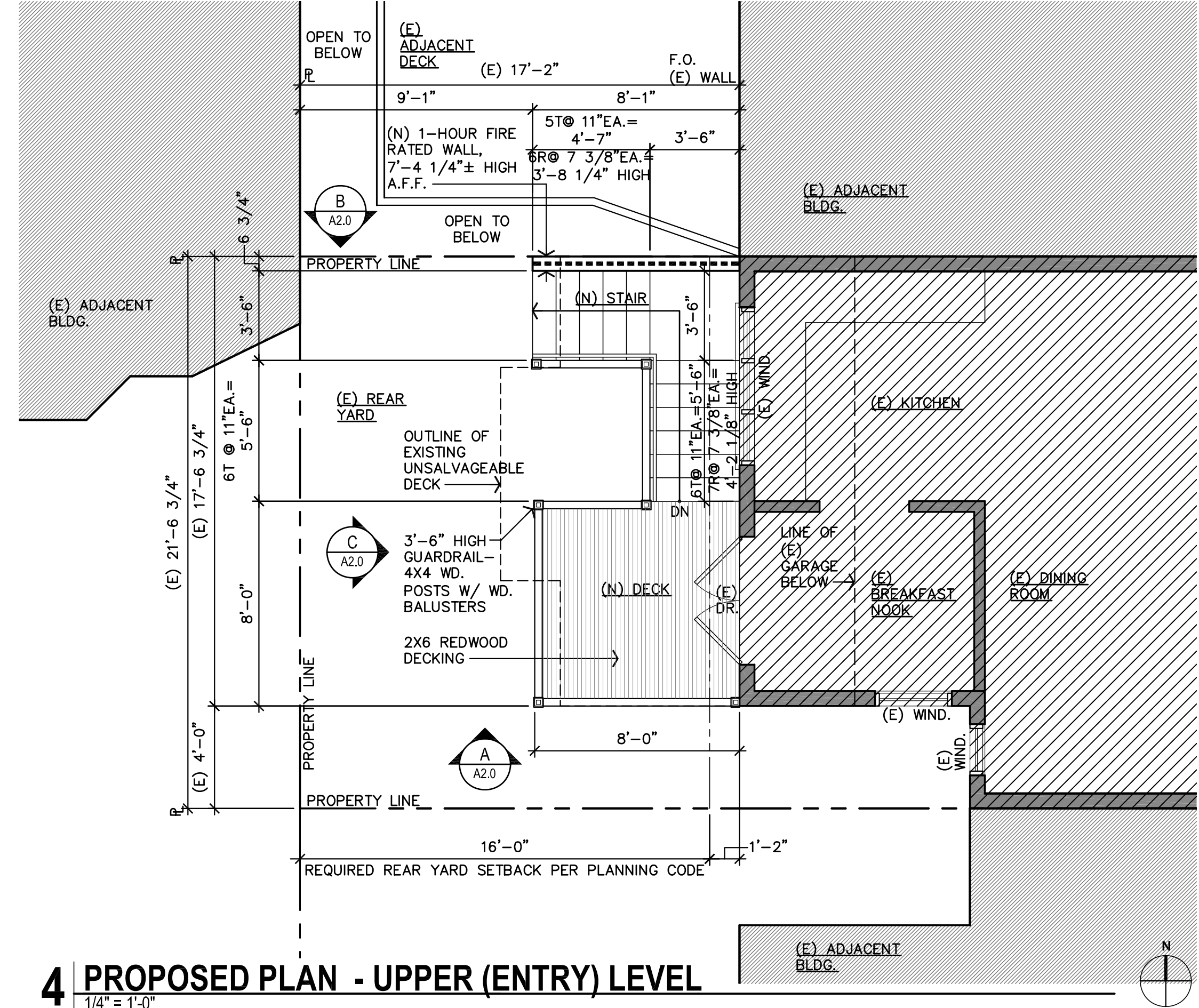
1 SITE PLAN
1" = 10'-0"



2 OUTLINE OF EXISTING UNSALVAGEABLE DECK - UPPER (ENTRY) LEVEL
1/4" = 1'-0"



3 PROPOSED PLAN - GROUND (GARAGE) LEVEL
1/4" = 1'-0"



4 PROPOSED PLAN - UPPER (ENTRY) LEVEL
1/4" = 1'-0"

PROJECT DESCRIPTION

SCOPE OF WORK:
PROPOSED 64 S.F. REAR DECK AND STAIR AT EXISTING REAR YARD TO REPLACE (E) UNSALVAGEABLE DECK DUE TO EXTENSIVE DRY-ROT AND RESULTING SAFETY CONCERNS.

DRAWING INDEX

ARCHITECTURAL
A1.0 SITE PLAN & PROPOSED DECK PLAN
A2.0 EXTERIOR ELEVATIONS

PROJECT DATA

LOCATION: 407 LAUREL STREET
SAN FRANCISCO, CALIFORNIA 94118
BLOCK / LOT NO.: BLOCK 1019, LOT 001C
ZONING: RM-1 (RESIDENTIAL - MIXED, LOW DENSITY)
CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY GROUP: R-3, SINGLE FAMILY RESIDENCE (NO CHANGE)
SCOPE OF WORK: PROPOSED REAR DECK & STAIR AT REAR YARD TO REPLACE (E) UNSALVAGEABLE DECK DUE TO EXTENSIVE DRY-ROT & RESULTING SAFETY CONCERNS.
AREA OF WORK: PROPOSED 64 S.F. REAR DECK
APPLICABLE CODES: 2007 CBC, 2007 CPC, 2007 CMC, 2007 CEC, 2007 CFC, 2007 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF SAN FRANCISCO, AND SAN FRANCISCO MUNICIPAL CODE.

PROJECT TEAM

OWNER:
TRENDELL RESIDENCE
407 LAUREL STREET
SAN FRANCISCO, CA 94118
CONTACT: P. TRENDELL
DESIGNER:
D-SCHEME STUDIO
1488 HARRISON STREET, SUITE 204
SAN FRANCISCO, CA 94103
CONTACT: MARC DIMALANTA
T: 415.252.0888
F: 415.252.8388

VICINITY MAP

BLOCK & LOT MAP

JOB NUMBER: DRAWN BY: JF
DATE: 01.31.2011 CHECKED BY: MD
SCALE: AS NOTED
SHEET TITLE: SITE PLAN & PROPOSED DECK PLAN
SHEET NUMBER:

407 LAUREL STREET
SAN FRANCISCO,
CALIFORNIA 94118
(BLOCK 1019, LOT 001C)

D-Scheme Studio
Dream :: Design :: Develop
1488 HARRISON STREET, STE. 204
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.dscheme.com

02.07.2011	FOR CLIENT REVIEW
02.08.2011	FOR CLIENT REVIEW
02.09.2011	FOR CLIENT REVIEW
02.11.2011	FOR CLIENT REVIEW
02.15.2011	FOR PLANNING DEPT.
02.16.2011	PER PLANNING COMMENTS
02.28.2011	FOR BLDG. PERMIT
03.03.2011	PER PLANNING COMMENTS
03.28.2011	PER PLANNING COMMENTS

A1.0

(BLOCK 1019, LOT 001C)

1488 HARRISON STREET, STE. 204
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.dscheme.com

[illegible]

SCALE: _____

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER: _____

A2.0

