



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, June 22, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Exposure and rear yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 435 Duboce Avenue Cross Street(s): Belcher/Church Streets Block /Lot No.: 3537/087 Zoning District(s): RTO/40-X Area Plan: Market-Octavia	Case No.: 2011.0237V Building Permit: 2011.03.10.1835 Applicant/Agent: Tom McElroy Telephone: (415) 829-3945 E-Mail: tom@mcelroyarch.com

PROJECT DESCRIPTION

The proposal is to add a 6th dwelling unit and rear deck within an existing 3-story mixed-use building, and to clarify related approvals under building permit number 2008.03.20.7576. The existing building measures approximately 96 feet in depth and 50 feet in width.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 45 feet, where 4 feet is currently provided. The proposed rear deck at the third floor is located within the required rear yard and will be 4 feet away from the rear property line, and the proposed rear stair enclosure measuring 6 feet above grade will project to the rear property line; therefore, the project requires a variance from the rear yard requirement.

PER SECTION 140 OF THE PLANNING CODE all dwelling units shall face an open area no less than 25 feet in every horizontal dimension or a public street. 4 of the 6 proposed dwelling units (#3,4,5 and 6) do not face an open area compliant with the Code requirements and therefore requires a variance from the exposure requirements.

PER SECTION 188 OF THE PLANNING CODE the subject building is located partially within the required rear yard and is a non-complying structure. The proposed 6th dwelling unit, rear deck modifications, and rear stair enclosure are located within the required rear yard, which intensifies the non-conformity of the existing conditions. The proposed alteration requires a variance from the non-complying structure requirements.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai** Telephone: **(415) 575-9087** E-Mail: sharon.w.lai@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/2011.0237V.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 31, 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. **June 3, 2011, the Department issued the required Section 311 notification for this project (expires July 3, 2011).**

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.

abbreviations

DIAG. DIAGONAL
DIA. Ø DIAMETER
DN. DOWN
DS. DOWNSPOUT
DWG. DRAWING

F. EAST
(E) EXISTING
V. VERTICAL
N. NORTH
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM
E. ELEVATION
LEC. ELECTRICAL
LEV. ELEVATION
MER. EMERGENCY
NCL. ENCLOSURE
O. EQUAL
OUIP. EQUIPMENT
W. EACH WAY
W.C. ELECTRIC WATER COOLER
W.P. WALKWAY
EXT. EXTERIOR

F.A. FIRE ALARM
D. DRAIN
F.D.C. FIRE DEPARTMENT CONN.
DN. DOWN
E. EXTINGUISHER
F.C. FIRE EXTINGUISHER CABINET
F.F. FIRE FLOOR
N.C. FIRE HOSE CABINET
F.L. FINISH
L. LOW LINE
F.L. FLOOR
FLUOR. FLUORESCENT
ND. FOUNDATION
O.B. FACE OF BRICK
O.C. FACE OF CONCRETE
S.C. FACE OF CONCRETE
T. TOP
F. FOOT OR FEET
TG. FOOTING
FURR. FURRING

GA. GAUGE
GALV. GALVANIZED
G.C. GENERAL CONTRACTOR
G.C. GLASS
G.C. GYPSUM
GYP. BOARD GYPSUM BOARD

H.B. HOSE BIBB
H.C. HOLLOW CORE
H.C. HANDICAPPED
H.W. HARDWOOD
DWE. HARDWARE
H.M. HOLLOW METAL
H. HEIGHT
HVAC HEATING, VENTILATION AND AIR CONDITIONING

O.D. OUTSIDE DIAMETER
OH. OVERHEAD
OPG. OPENING
OPP. OPPOSITE

PCT. PRE-CAST
P.L. PROPERTY LINE
P.LAM. PLASTIC LAMINATE
PLAS. PLASTER
PLWD. PLYWOOD
PR. PAIR

Q.T. QUARRY TILE

R. RISER
(R) REMODELED OR RELOCATED
D. DRAIN
REF. REFERENCE
REFR. REFRIGERATOR
REIN. REINFORCED
REQ'D. REQUIRED
RM. ROOM
R.O. ROUGH OPENING

S. SOUTH
C. SOLID CORE
CHED. SCHEDULE
ECT. SECTION
F. SQUARE FOOT
F.T. FEET
M. SIMILAR
PEC. SPECIFICATION
Q. OR SQUARE
S. STAINLESS STEEL
TAGG. TAGGED
VD. STANDARD
V.D. VIBRATOR
TL. STEEL
TRUC. STRUCTURAL
SUSP. SUSPENDED

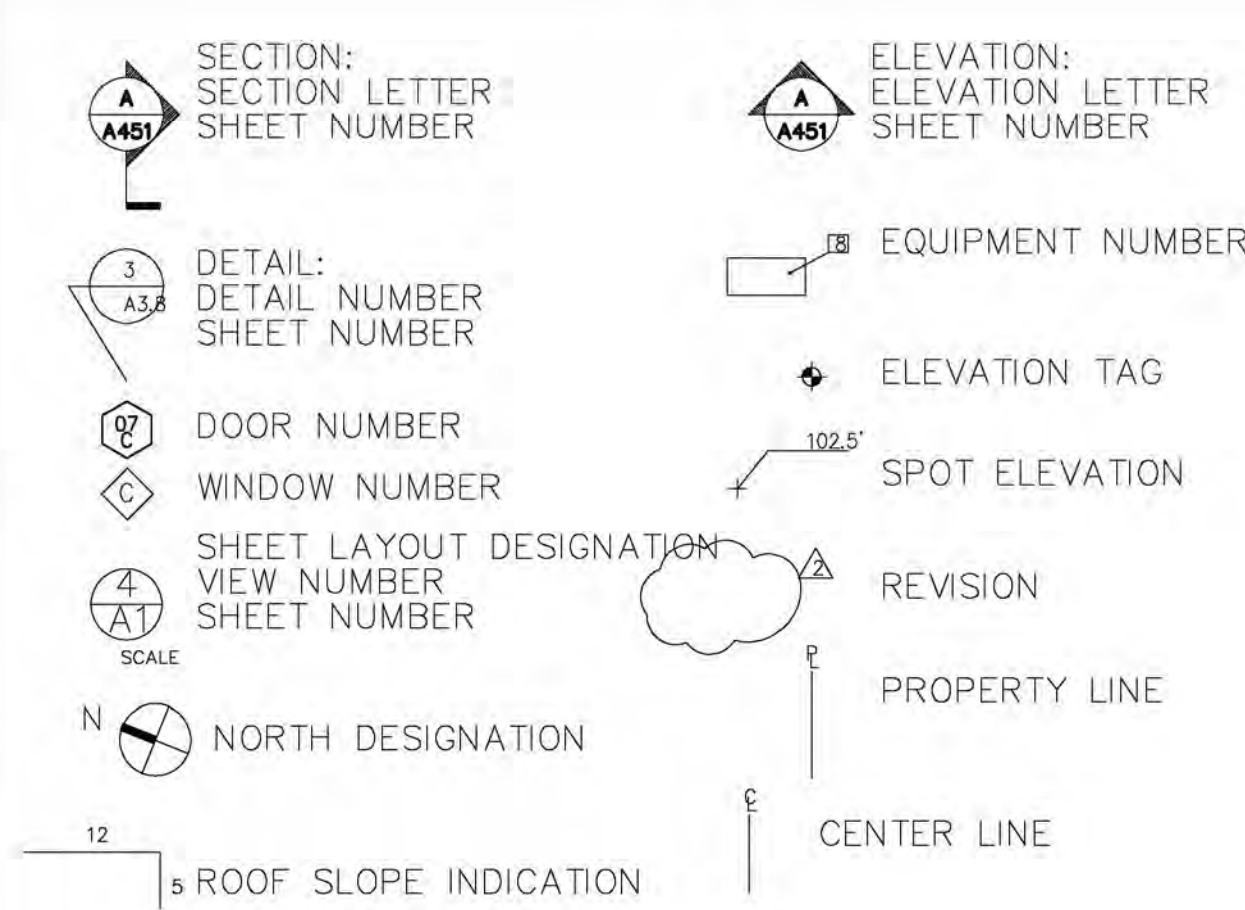
TR. TREAD
T & B TOP AND BOTTOM
TER. TERRAZZO
T & G TONGUE & GROOVE
THK. THICK
TOP OF
TYP. TYPICAL

U.O.N. UNLESS OTHERWISE NOTED
VCT. VINYL COMPOSTION TILE
VER. VERIFY
VERT. VERTICAL

W. WEST
W. WITH
W.C. WATER CLOSET
WD. WOOD
W/O. WITHOUT

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NOTE: Clarify with Architect all abbreviations not listed.

legend



proposed rendering



drawing index

- A1 SITE PLAN, PROPERTY INFO
- A1.1 CODE ANALYSIS / EGRESS
- A2 BUILDING SECTION
- A3 PROPOSED FIRST FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED THIRD FLOOR PLAN
- A6 PROPOSED NORTH ELEVATION
- A7 PROPOSED EAST ELEVATION
- A8 PROPOSED SOUTH ELEVATION
- A9 PROPOSED WEST ELEVATION
- EX EXISTING SITE PLAN
- EX1 EXISTING PLAN
- EX2 EXISTING PLAN
- EX3 EXISTING PLAN
- EX4 EXISTING ELEVATIONS

project description

ADDITION OF (1) DWELLING UNIT AND (1) PARKING SPACE TO BUILDING. NO VERTICAL OR HORIZONTAL EXPANSION TO EXISTING BUILDING ENVELOPE. THIS PROJECT INVOLVES SEEKING A VARIANCE FOR THE EXPOSURE (SEC 140) OF THE NEW DWELLING UNIT AND THE NEW EXTERIOR DECK FOR THIS DWELLING UNIT.

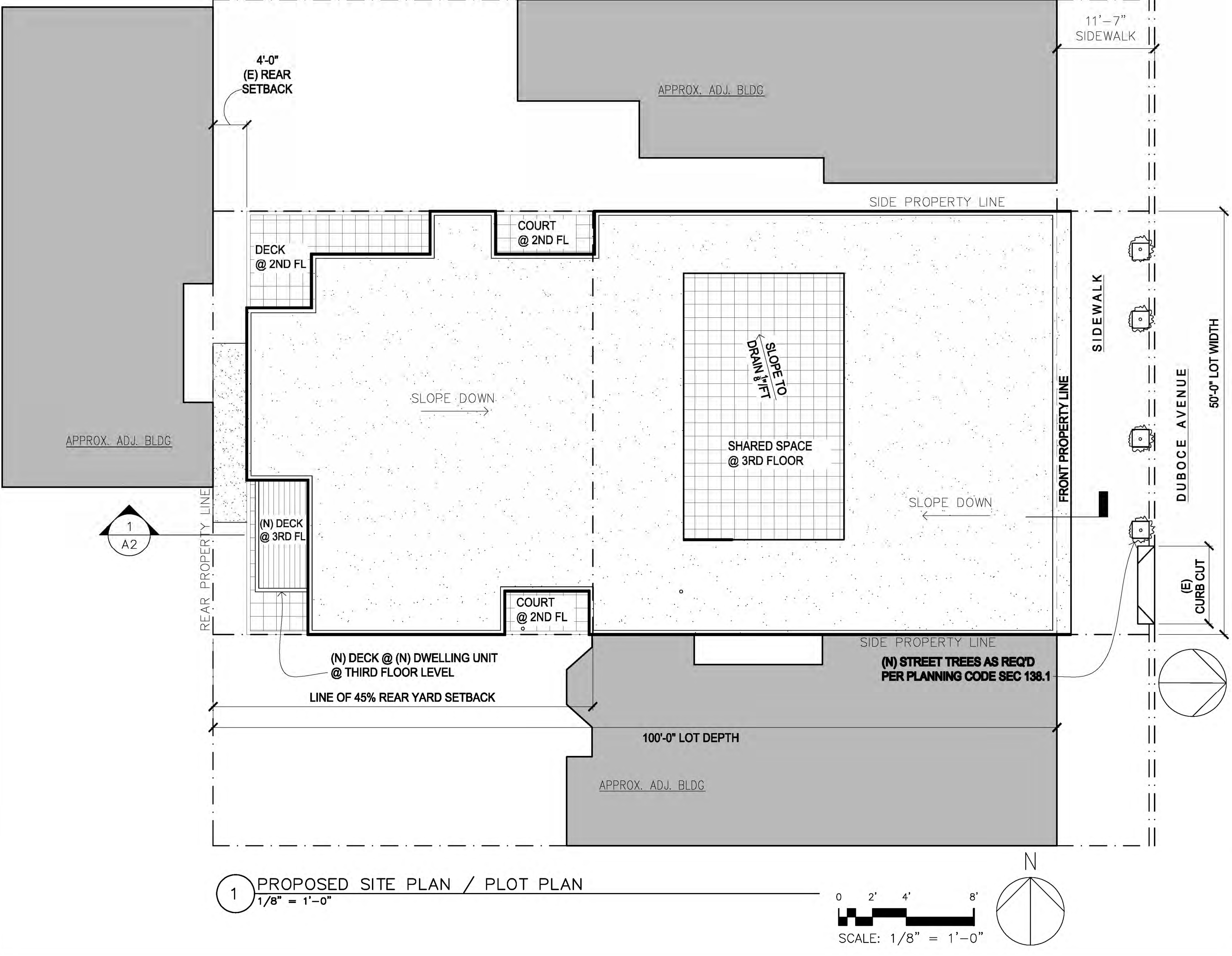
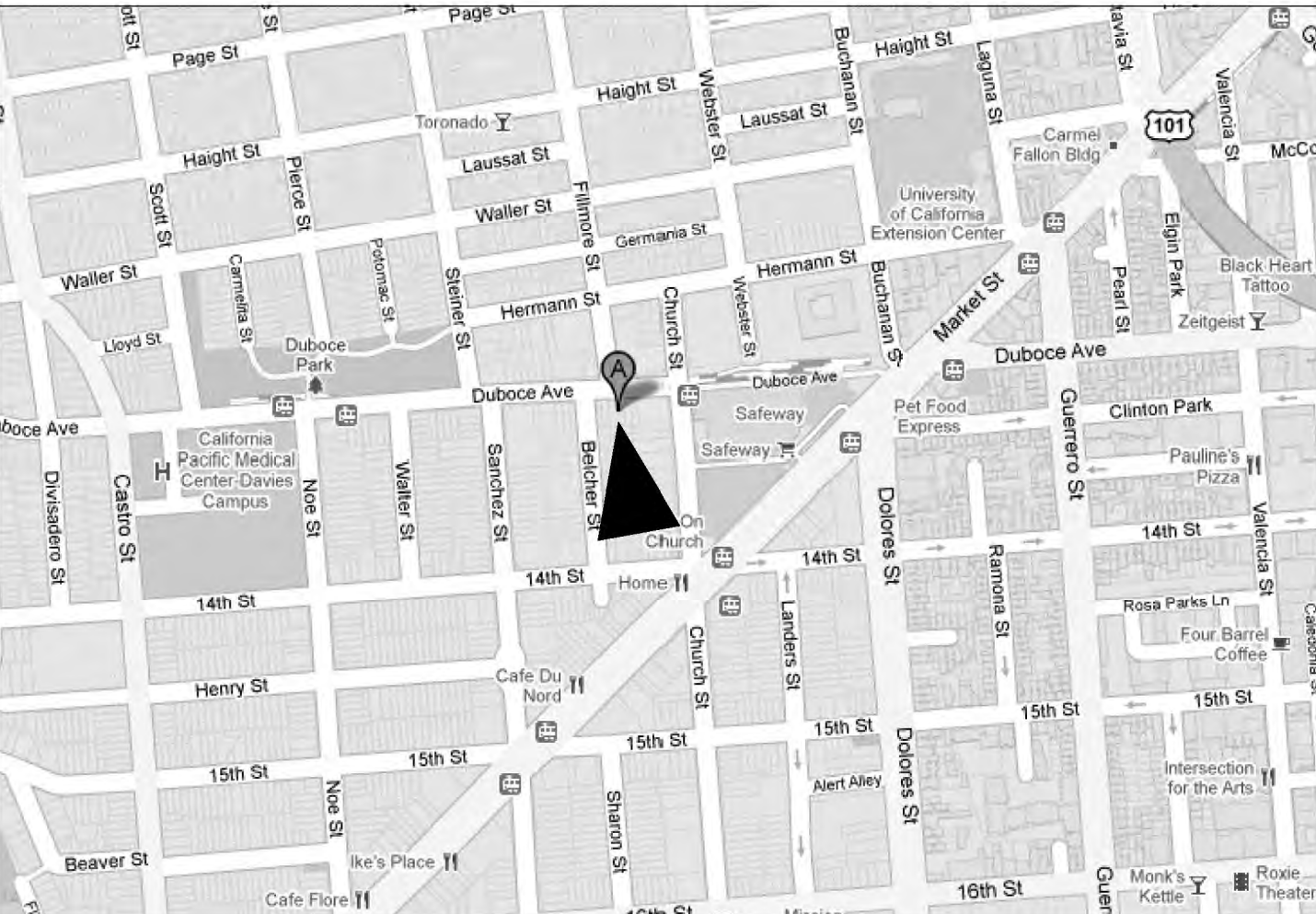
property information

435 DUBOCE AVENUE
BLOCK/LOT: 3537/87
OCCUPANCY GROUP: B / R-2
ZONING: RTO
HEIGHT LIMIT: 40' PROPOSED HEIGHT: 37'-10"
EXISTING & PROPOSED: 3 STORIES, NO BASEMENT
CONSTRUCTION: TYPE VB SPRINKLERED THROUGHOUT
EXISTING USE: TWO-UNIT RESIDENTIAL & CHURCH ASSEMBLY OVER COMMERCIAL
PROPOSED USE: SIX-UNIT RESIDENTIAL OVER COMMERCIAL / PARKING
EXISTING DWELLING UNITS: (2) TWO-BEDROOM APARTMENT UNITS
PROPOSED DWELLING UNITS: (4) TWO-BEDROOM APARTMENT UNITS & (2) ONE-BEDROOM APARTMENT UNITS
EXISTING & PROPOSED COMMERCIAL UNITS: 1
EXISTING PARKING SPACES: 2
PROPOSED PARKING SPACES: 5
LOT SIZE: 5,000 SQ.FT

EXISTING RESIDENTIAL FLOOR AREA: 2,343 SQ FT
NEW RESIDENTIAL AREA: 4,027 SQ FT
TOTAL RESIDENTIAL FLOOR AREA: 6,370 SQ FT
EXISTING & PROPOSED COMMERCIAL FLOOR AREA: 1,000 SQ FT
GARAGE / DRIVEWAY AREA: 2,247 SQ FT
NON-HABITABLE AREAS (ENTRY, STORAGE, HALL) 1,585 SQ FT
TOTAL BUILDING AREA: 11,202 SQ FT

COMMON OUTDOOR SPACE FOR 4 UNITS: 597 SQ FT
(REQUIRED: 400 x 1.33 = 532 SQ FT)
PRIVATE OUTDOOR SPACE FOR (2) UNITS: 100 SQ FT MIN EACH

vicinity map



1 PROPOSED SITE PLAN / PLOT PLAN
1/8" = 1'-0"

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

MCELROY ARCHITECTURE
854A 14th Street
San Francisco, CA 94114
p/f 415.829.3945
tom@mcelroyarch.com

435 DUBOCE AVE
san francisco, ca 94117
owner: garrin wong 415-706-8488

CURRENT SET 4.27.11

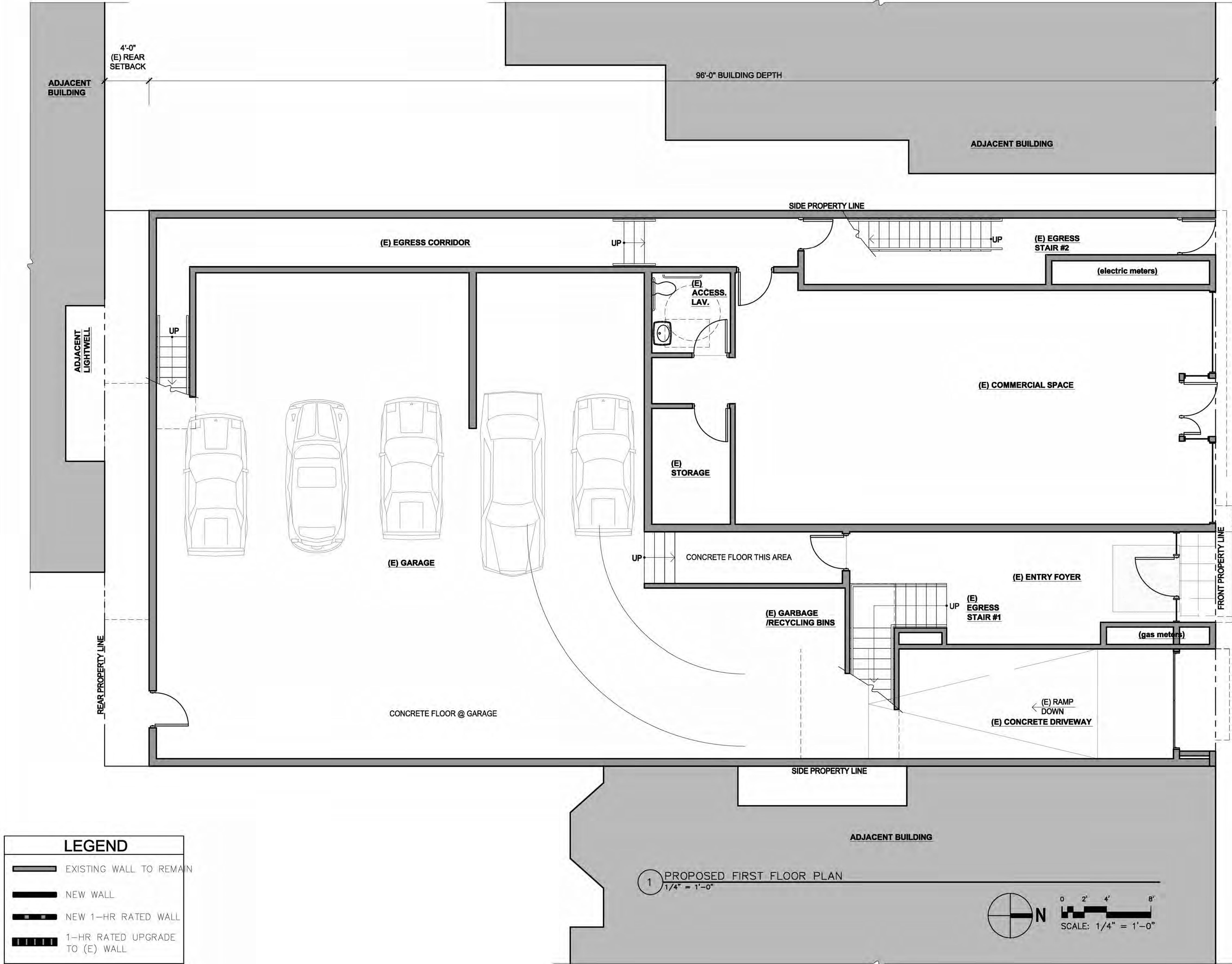
ISSUED FOR VARIANCE

PREVIOUS SETS

TITLE SHEET
SITE PLAN

DRAWING SCALE

A1



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tom@mcelroyarch.com

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san francisco, ca 94117
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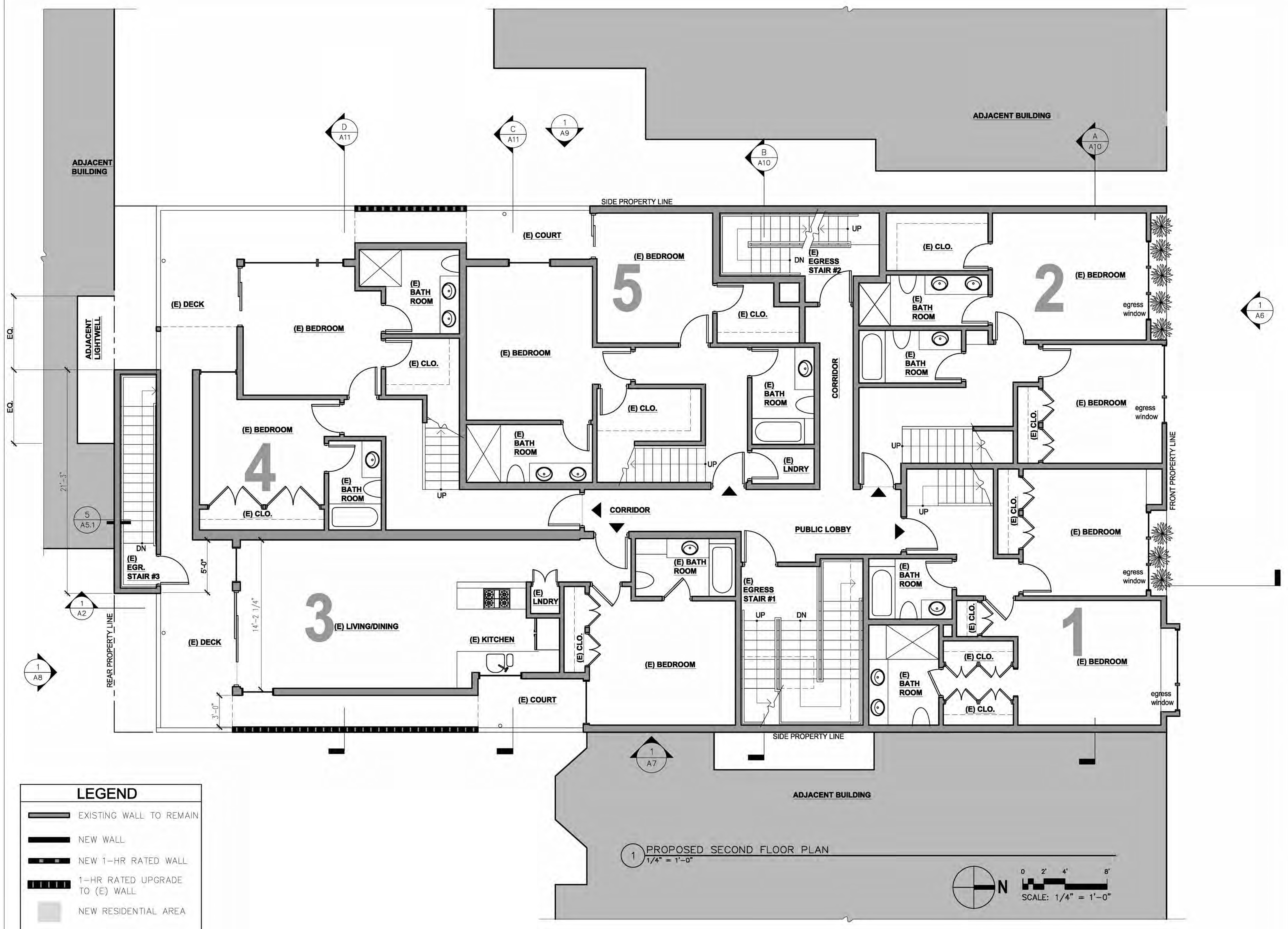
ISSUED FOR
VARIANCE

PREVIOUS SETS

**PROPOSED
PLAN**

DRAWING SCALE 1/4" = 1'-0"

A3



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San Francisco, CA 94114
p/f 415.829.3945
tom@mcelroyarch.com

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owner: garin wong 415-706-8488

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VARIANCE

PREVIOUS SETS

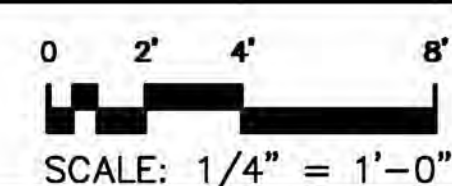
**PROPOSED
PLAN**

DRAWING SCALE 1/4" = 1'-0"

A4



1 PROPOSED NORTH ELEVATION (NO CHANGE)
1/4" = 1'-0"



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VARIANCE

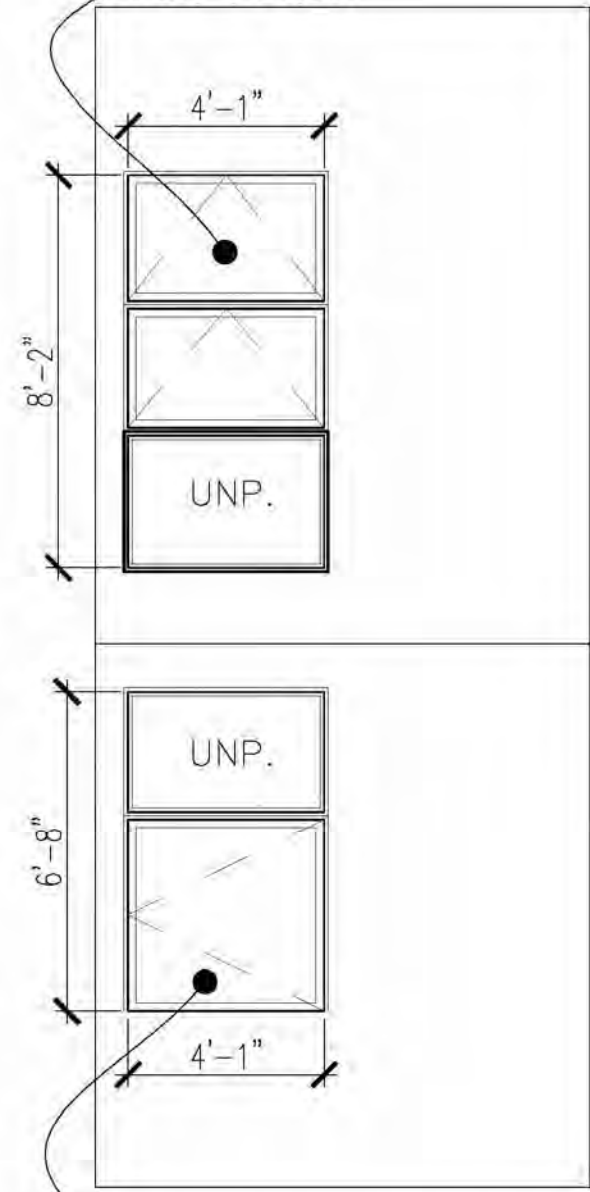
PREVIOUS SETS

PROPOSED
ELEVATION

DRAWING SCALE 1/4" = 1'-0"

A6

EAST ELEVATION WINDOWS @
UNIT #3 UPPER STORY
WALL AREA = 133 SF
25% (33 SQ FT) OPENINGS
ALLOWED
UNPROTECTED OPENINGS:
33 SQ FT PROPOSED
PER 704.8.1



EAST ELEVATION WINDOWS @
UNIT #3 LOWER STORY
WALL AREA = 116 SF
25% (29 SQ FT) OPENINGS
ALLOWED

UNPROTECTED OPENINGS:
26 SQ FT PROPOSED
PER 704.8.1

+39'-2"
ROOF RIDGE @ REAR

+32'-11"
THIRD FLOOR CEILING @
REAR

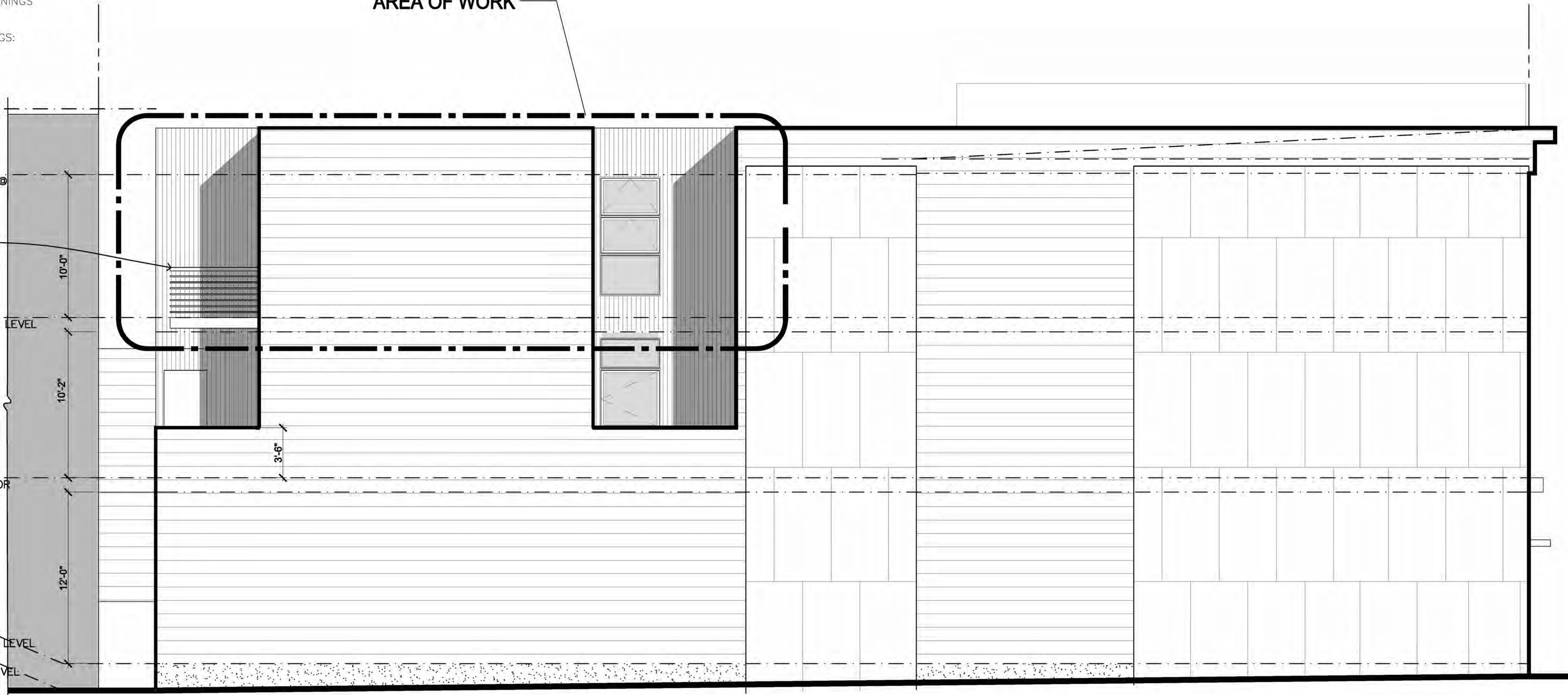
(N) DECK & GUARD RAIL
@ THIRD FLOOR DWELLING
UNIT

+24'-7"
EXISTING THIRD FLOOR LEVEL

+13'-5"
EXISTING SECOND FLOOR
LEVEL

+0'-5"
EXISTING FIRST FLOOR LEVEL
-1'-5"
(N) GARAGE FLOOR LEVEL
@ REAR

AREA OF WORK



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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tom@mcelroyarch.com

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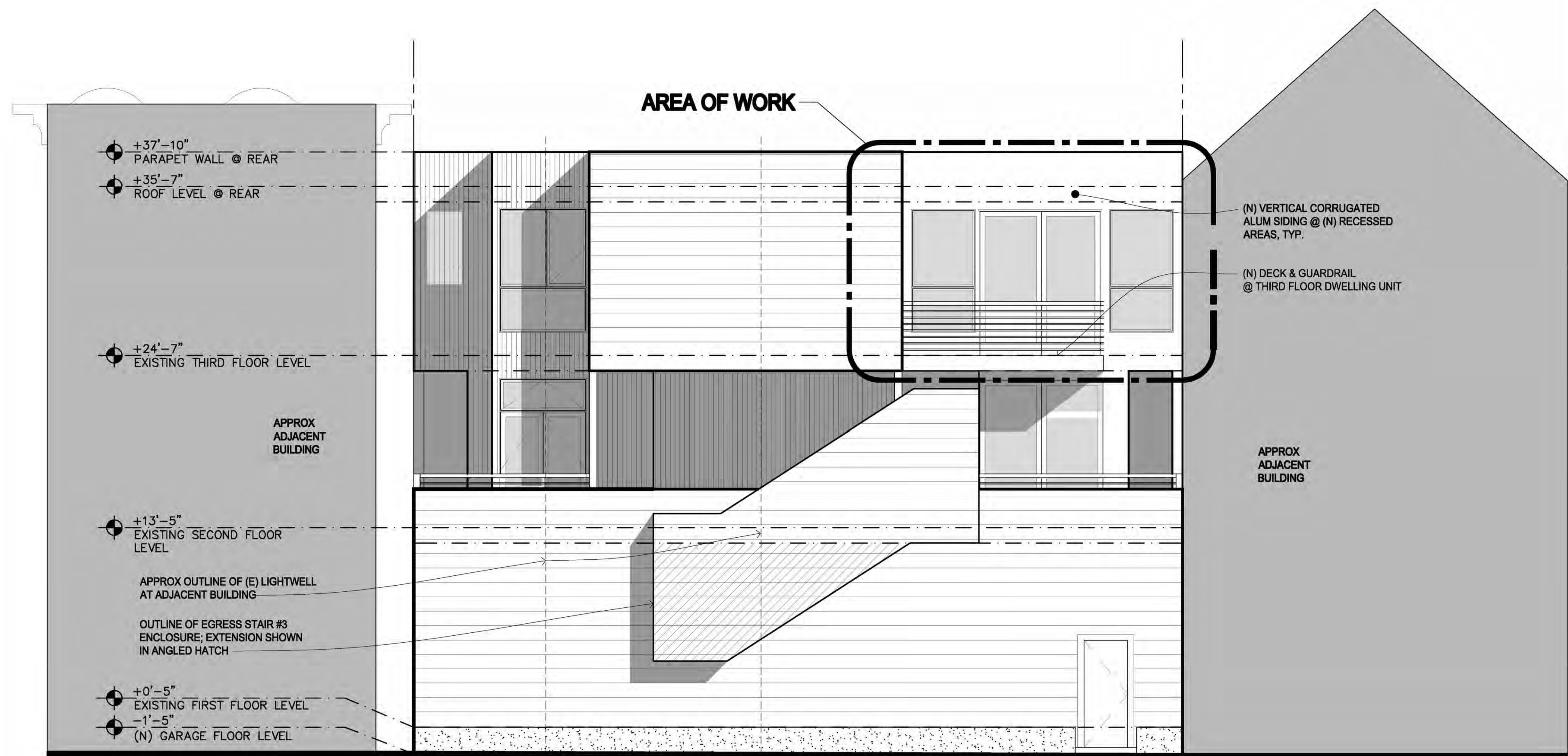
ISSUED FOR
VARIANCE

PREVIOUS SETS

**PROPOSED
ELEVATION**

DRAWING SCALE 1/4" = 1'-0"

A7



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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PREVIOUS SETS

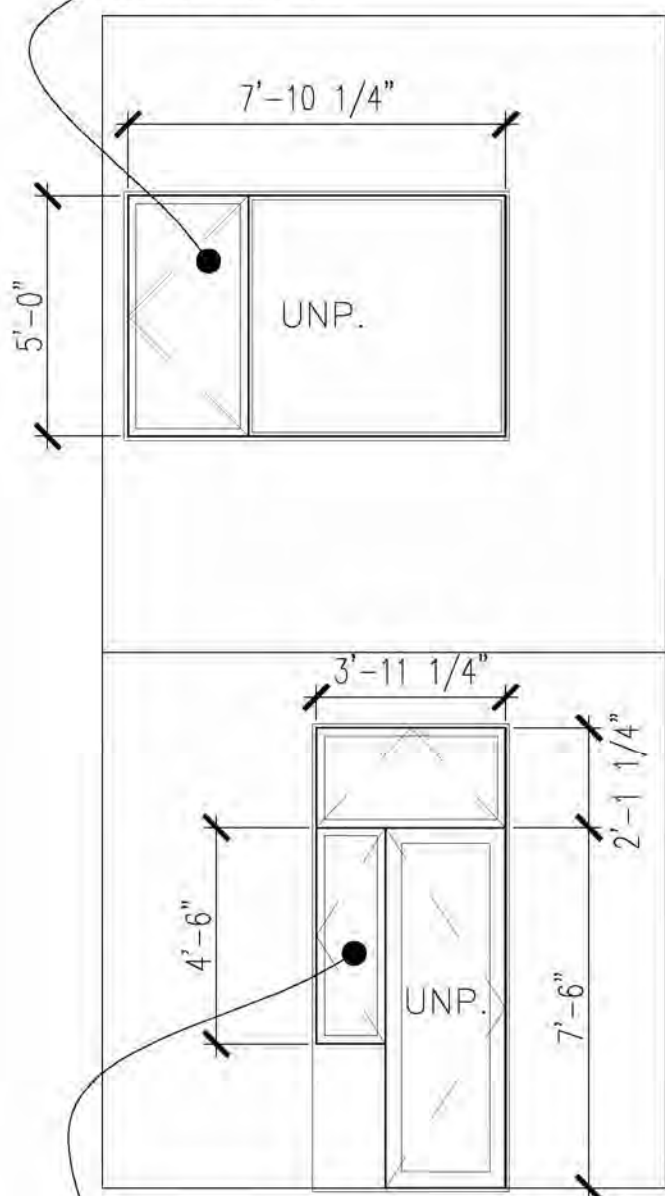
**PROPOSED
ELEVATION**

DRAWING SCALE 1/4" = 1'-0"

A8

WEST ELEVATION WINDOWS @
UNIT #5 UPPER STORY
WALL AREA = 155 SF
25% (39 SQ FT) OPENINGS
ALLOWED

UNPROTECTED OPENINGS:
39 SQ FT PROPOSED
PER 704.8.1



WEST ELEVATION WINDOWS @
UNIT #5 LOWER STORY
WALL AREA = 131 SF
25% (32 SQ FT) OPENINGS
ALLOWED

+37'-10"
EXISTING PARAPET @ FRONT
+35'-8"
EXISTING ROOF @ FRONT

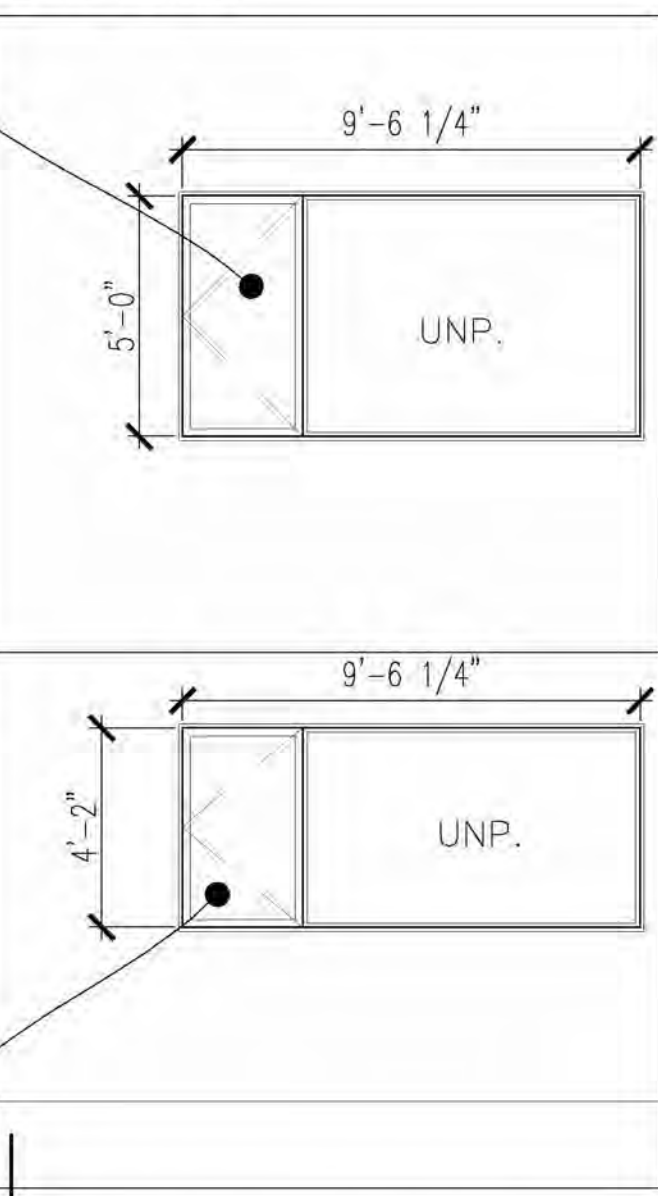
+24'-7"
EXISTING THIRD FLOOR LEVEL

+13'-5"
EXISTING SECOND FLOOR LEVEL

+0'-5"
EXISTING FIRST FLOOR LEVEL
-1'-5"
(N) GARAGE FLOOR LEVEL @
REAR

WEST ELEVATION WINDOWS @
UNIT #4 UPPER STORY
WALL AREA = 185 SF
25% (46 SQ FT) OPENINGS
ALLOWED

UNPROTECTED OPENINGS:
46 SQ FT PROPOSED
PER 704.8.1



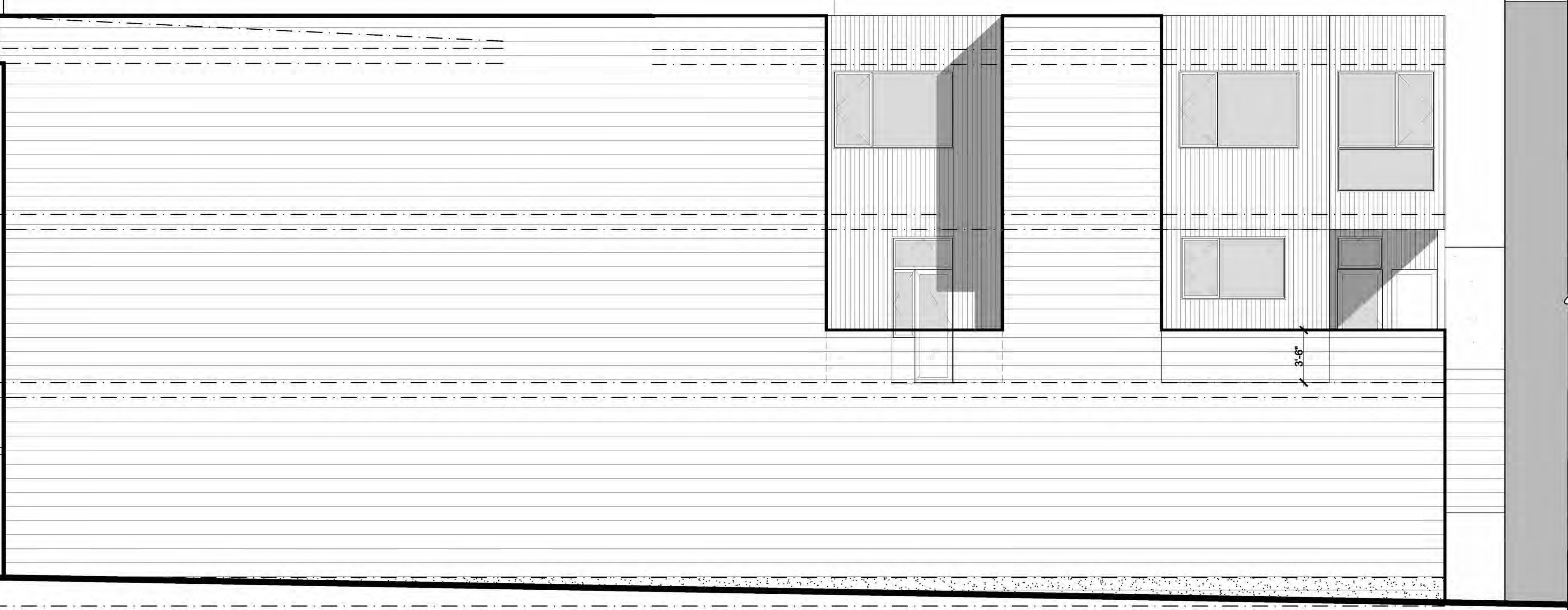
WEST ELEVATION WINDOWS @
UNIT #4 LOWER STORY
WALL AREA = 158 SF
25% (39 SQ FT) OPENINGS
ALLOWED

+37'-10"
EXISTING PARAPET @ FRONT
+35'-8"
EXISTING ROOF @ FRONT

+24'-7"
EXISTING THIRD FLOOR LEVEL

+13'-5"
EXISTING SECOND FLOOR LEVEL

+0'-5"
EXISTING FIRST FLOOR LEVEL
-1'-5"
(N) GARAGE FLOOR LEVEL @
REAR



0 2' 4' 8'
SCALE: 1/4" = 1'-0"

1 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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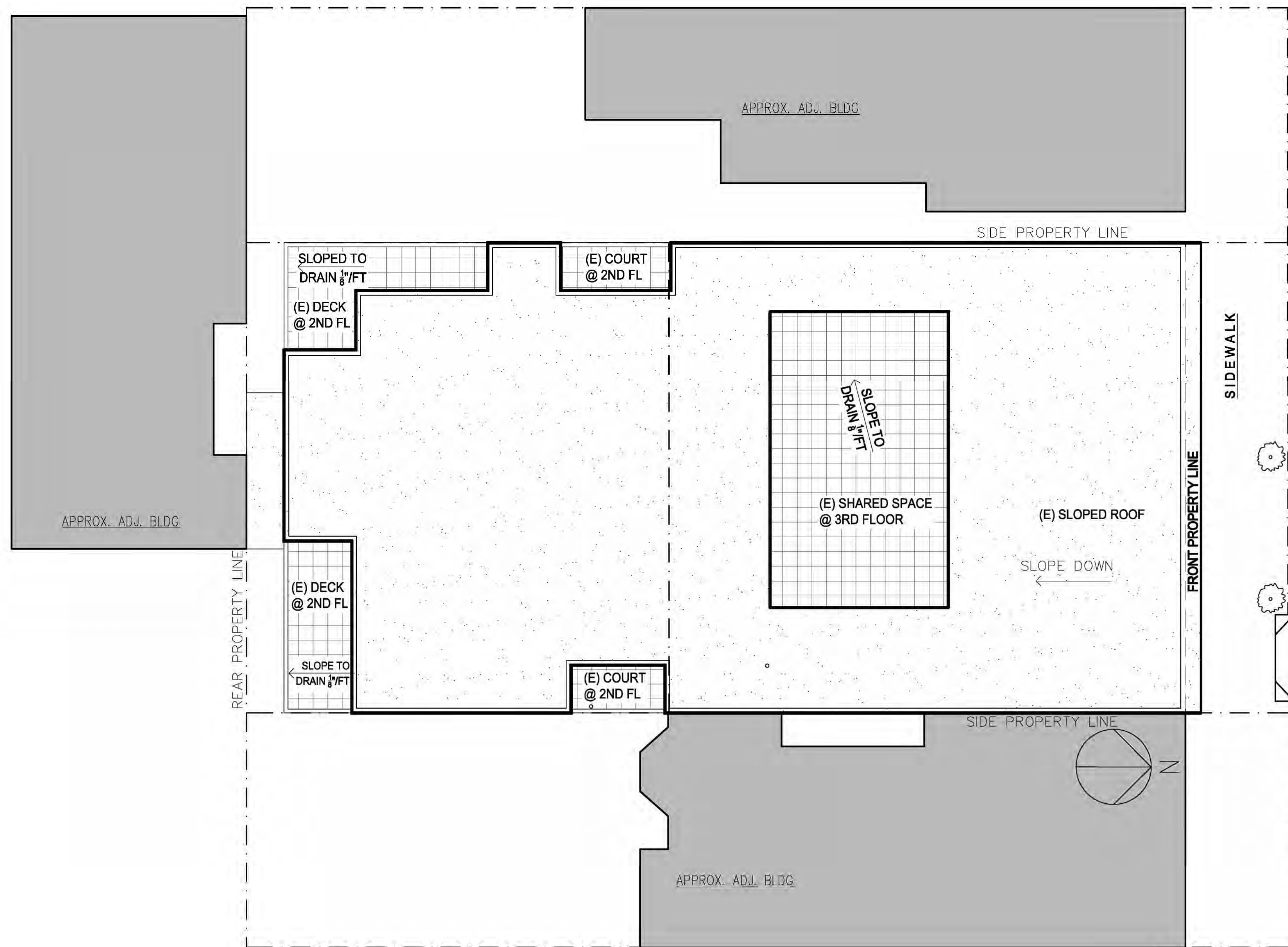
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PREVIOUS SETS

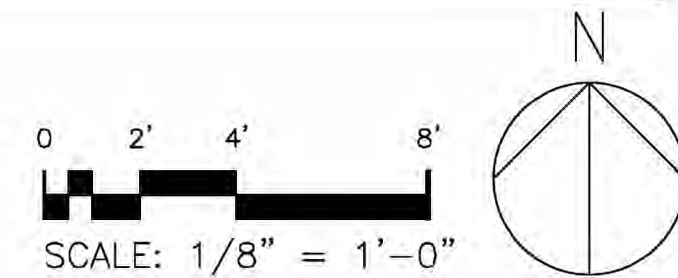
PROPOSED
ELEVATION

DRAWING SCALE 1/4" = 1'-0"

A9



1 EXISTING SITE PLAN / PLOT PLAN
1/8" = 1'-0"



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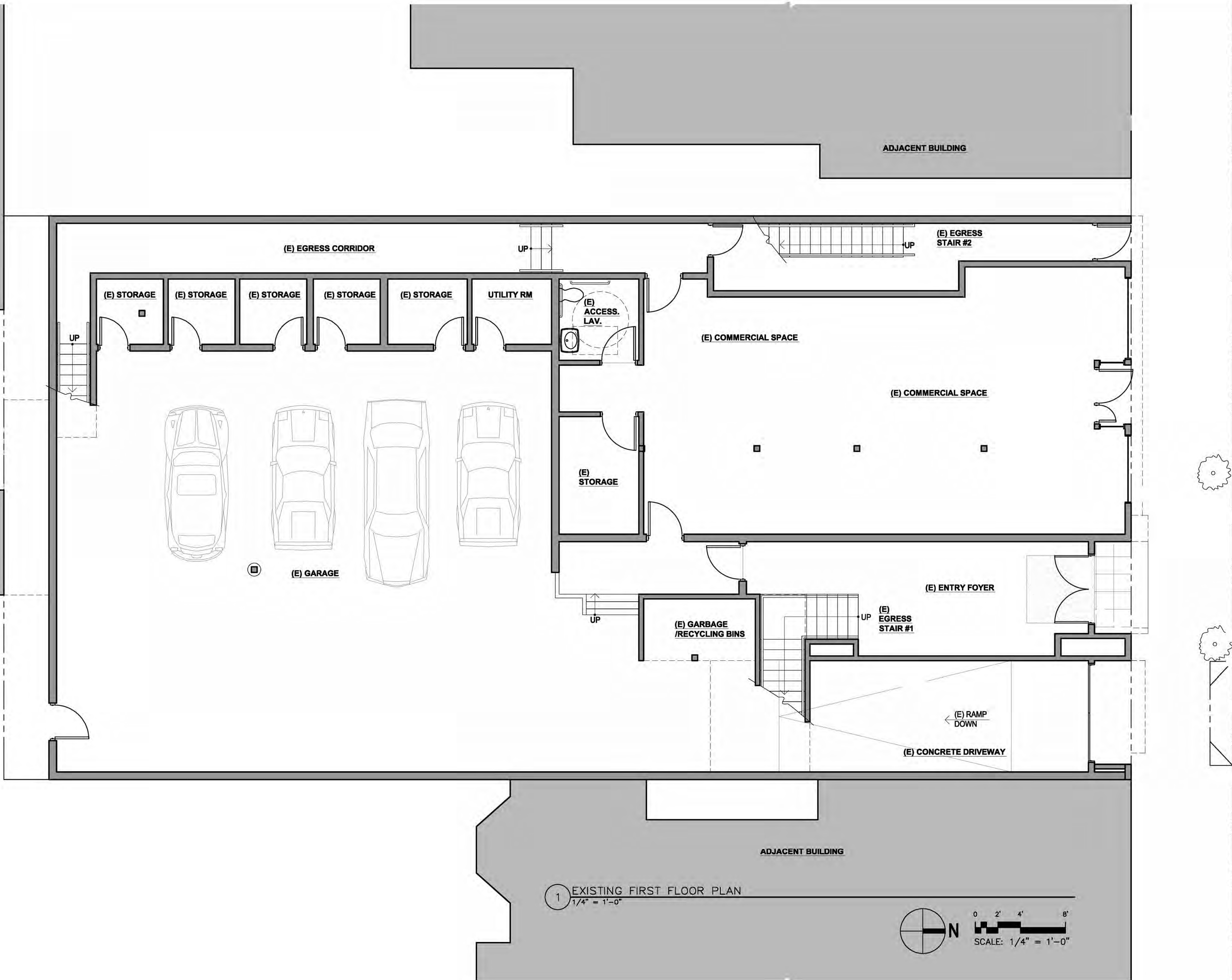
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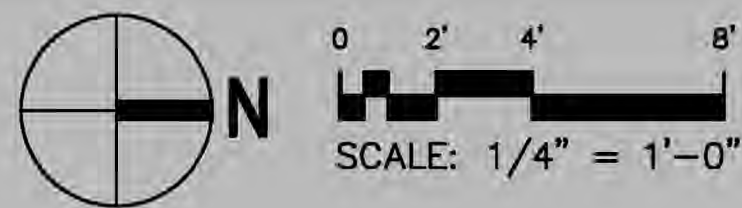
EXISTING
SITE PLAN

DRAWING SCALE 1/8" = 1'-0"

EX



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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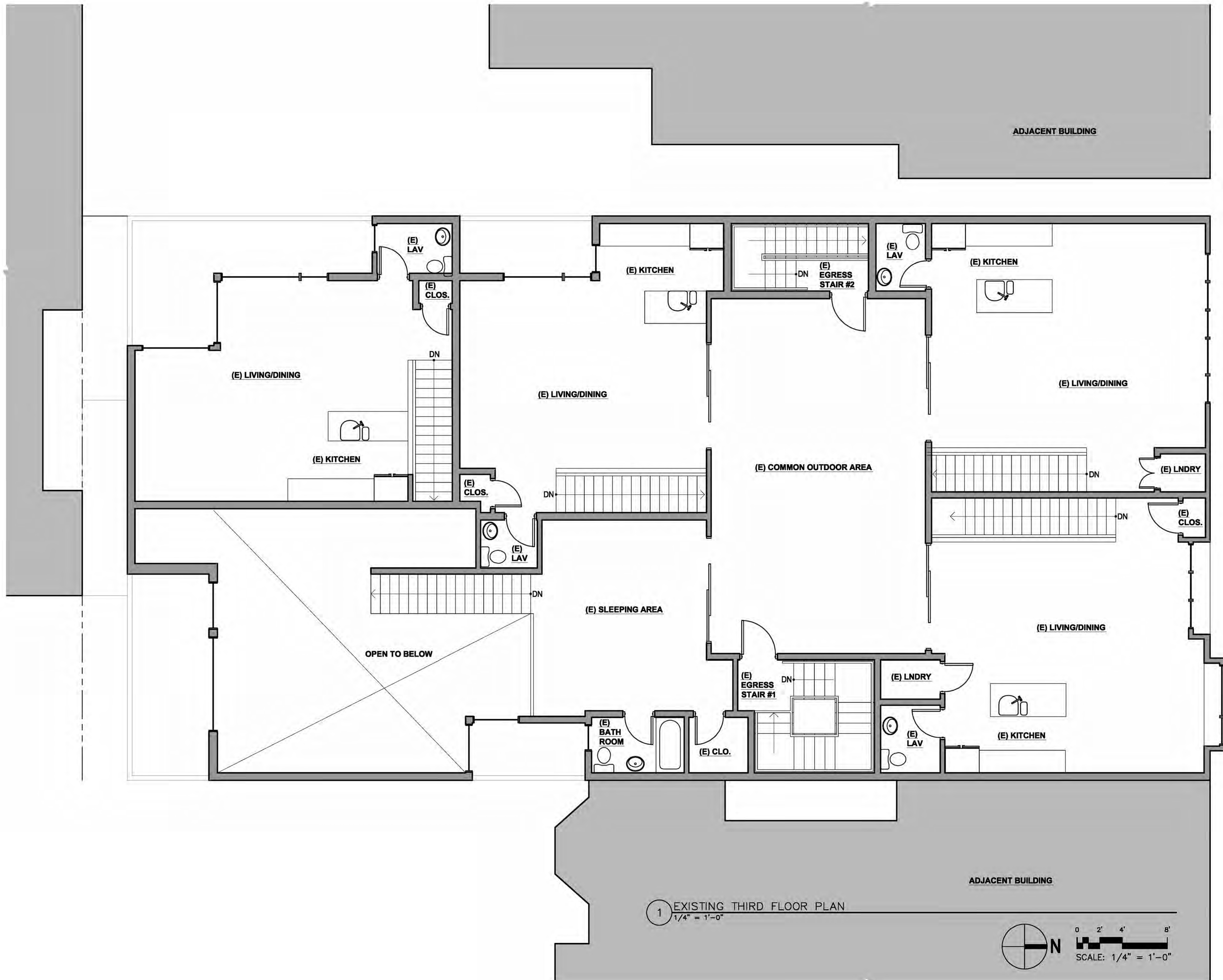
ISSUED FOR
VARIANCE

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EXISTING
PLANS

DRAWING SCALE 1/8" = 1'-0"

EX1



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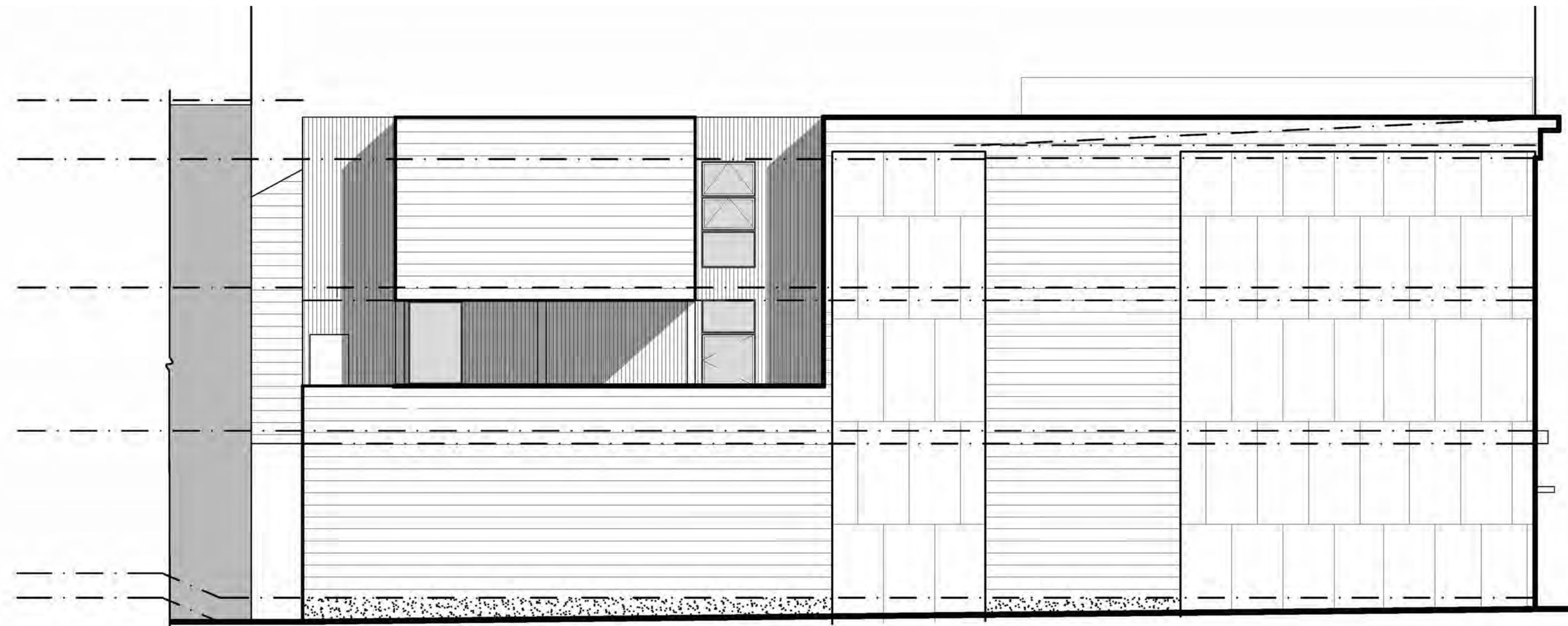
EXISTING
PLANS

DRAWING SCALE 1/8" = 1'-0"

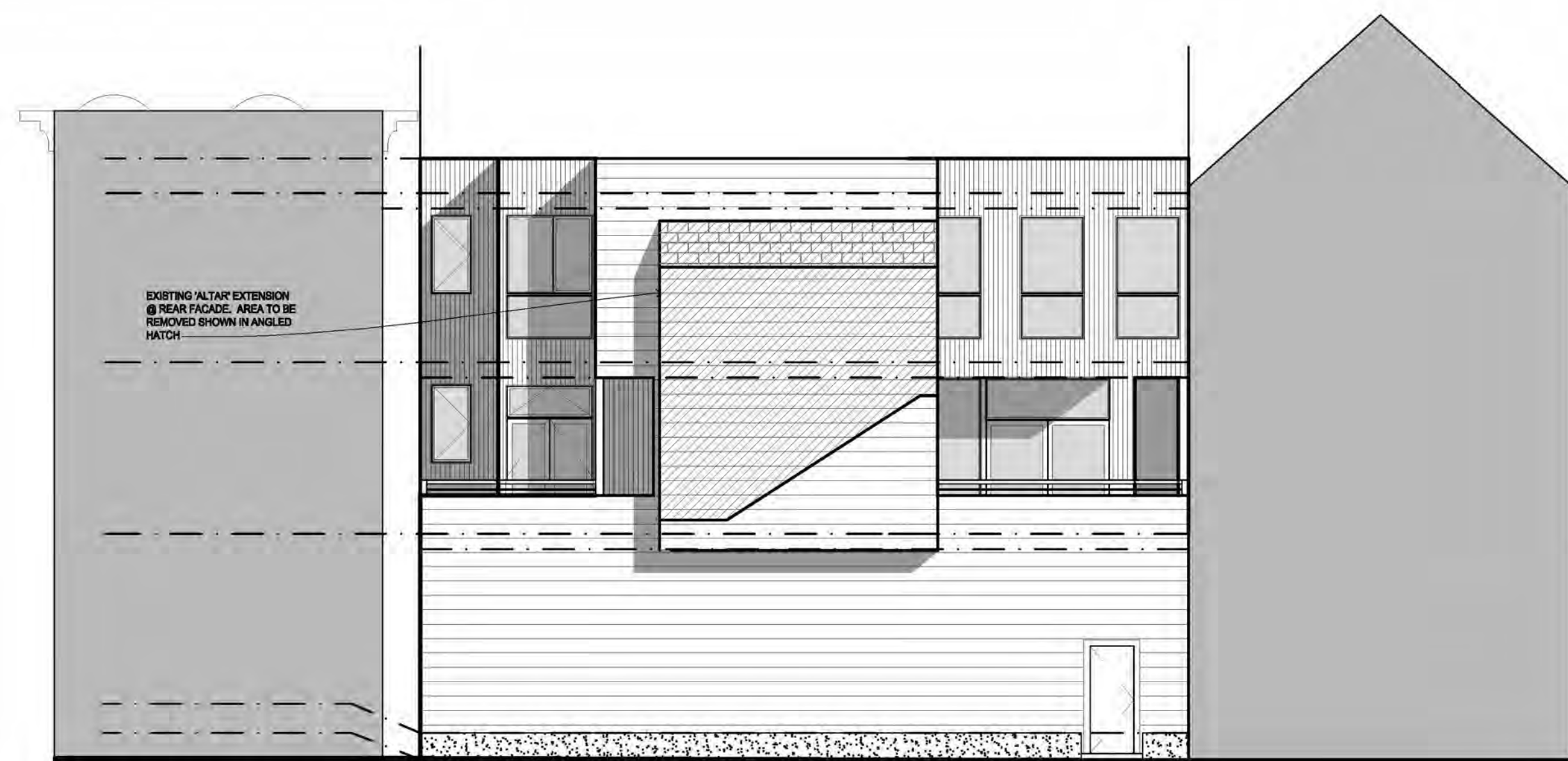
EX3



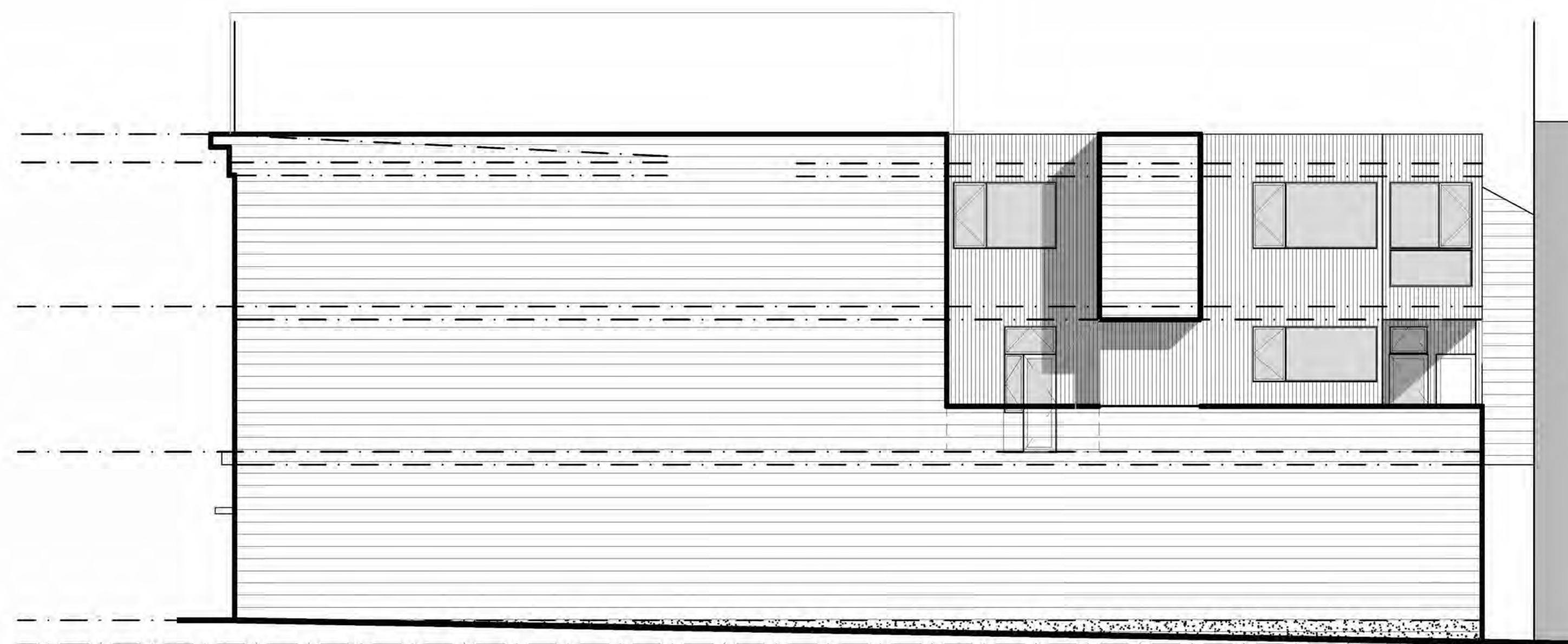
4 EXISTING NORTH ELEVATION
1/4" = 1'-0"



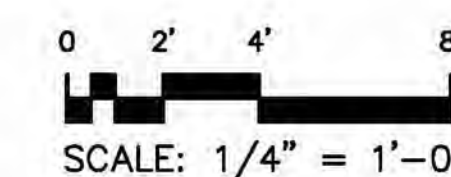
3 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



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EX4