



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.
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CA 94103-2479

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Information:
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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, June 22, 2011**

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

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

Case Type: **Variance (rear yard and non-complying structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	822 Alvarado Street	Case No.:	2011.0301V
Cross Street(s):	Hoffman Ave/Douglass St	Building Permit:	TBD
Block /Lot No.:	2775/014	Applicant/Agent:	Dale Sessions
Zoning District(s):	RH-2/40-X	Telephone:	(415) 244-1283
Area Plan:	N/A	E-Mail:	dale@daledesignsf.com
PROJECT DESCRIPTION			
<p>The proposal is to replace an existing rear second floor deck and stairs with a new second floor rear deck, open stairs and a property line fire wall for the existing three-story residential building.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 52 feet, where 42 feet, 6 inches is currently provided. The proposed rear deck measuring 14 feet wide by 8 feet deep, the new stairs, and the 14 feet tall (west side property line) fire wall are located within the required rear yard and will be 38 feet away from the rear property line; therefore, the project requires a variance from the rear yard requirement.</p> <p>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 rear deck, stairs and fire wall are located within the required rear yard, which intensifies the non-conformity of the existing condition. The proposed alteration requires a variance from the non-complying structure requirements.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Sharon Lai Telephone: (415) 575-9087 E-Mail: sharon.w.lai@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/2011.0301V.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. **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.



Rear yard at 820 Alvarado
(East of 822 Alvarado)

<p>project</p> <p>822 Alvarado St. Adjacent yard photograph</p>	 <p>DALE DESIGN</p>	<p>date 03-15-11</p> <p>drawn by DS</p> <p>scale NTS</p>	<p>sheet no.</p> <p>SK 1</p>
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project

822 Alvarado St.
Rear yard photograph



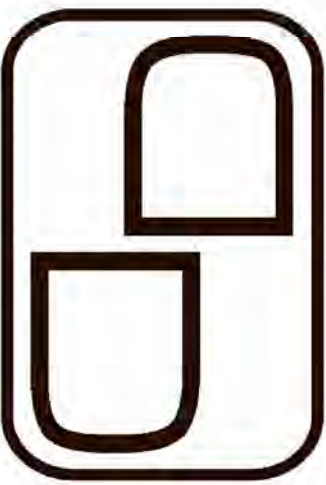
date 03-15-11

drawn by DS

scale NTS

sheet no.

SK
1



DALE DESIGN

195 Margaret Avenue
San Francisco, CA 94112

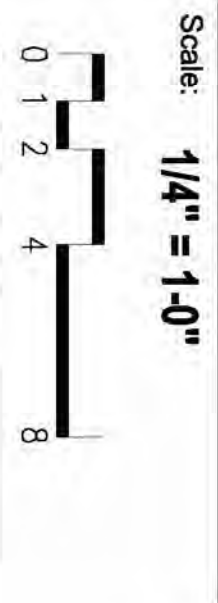
415.244.1283 v
415.841.1851 f
daledesignsf.com

DALE DESIGN is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for its accuracy and for its use in accordance with the applicable building codes and regulations.

ISSUES AND REVISIONS

No.	Date	Issue	By
01	03.15.11	VARIANCE	DS

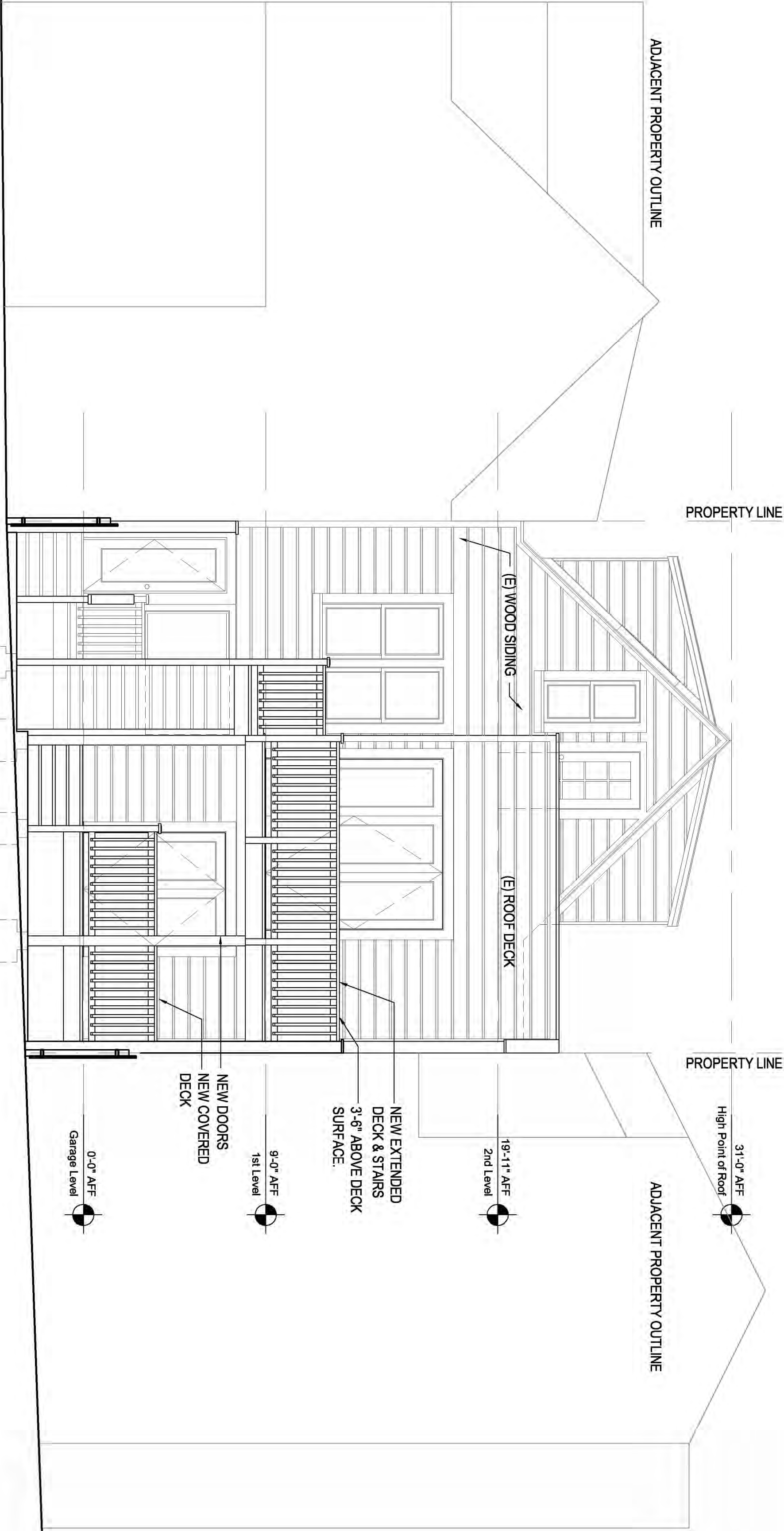
Block & Lot No: 2775 014



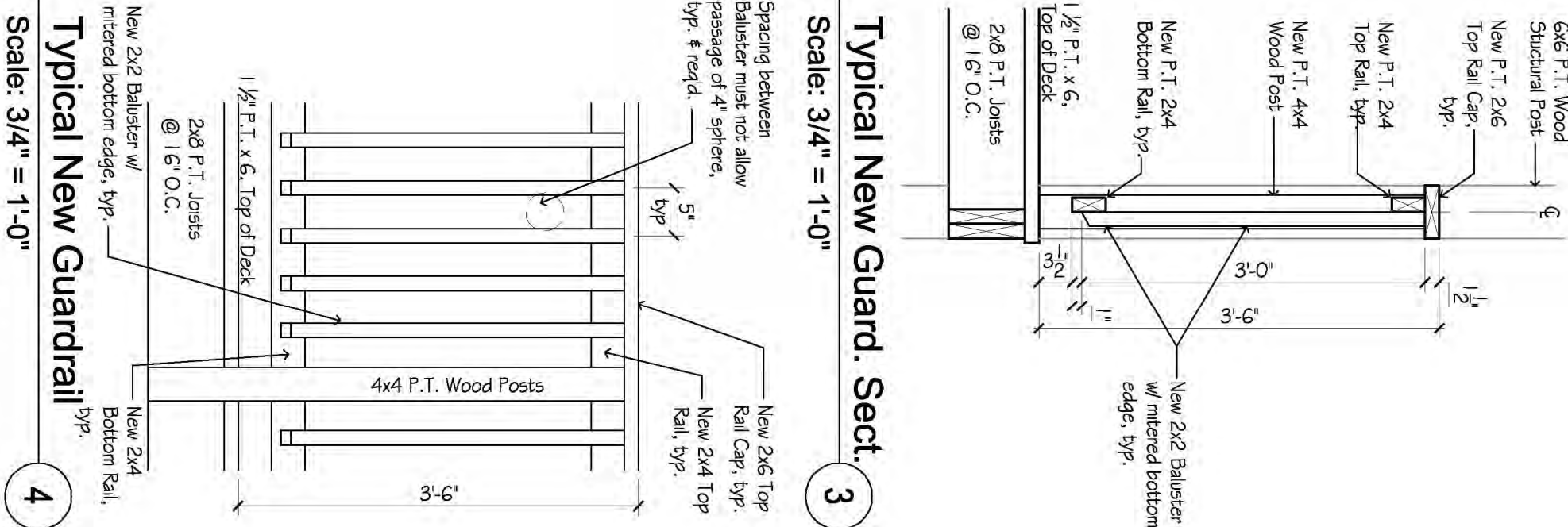
Drawing Description:
**Existing & Proposed
North Elevations**

Drawn By: _____
Checked By: _____
Sheet Number: _____

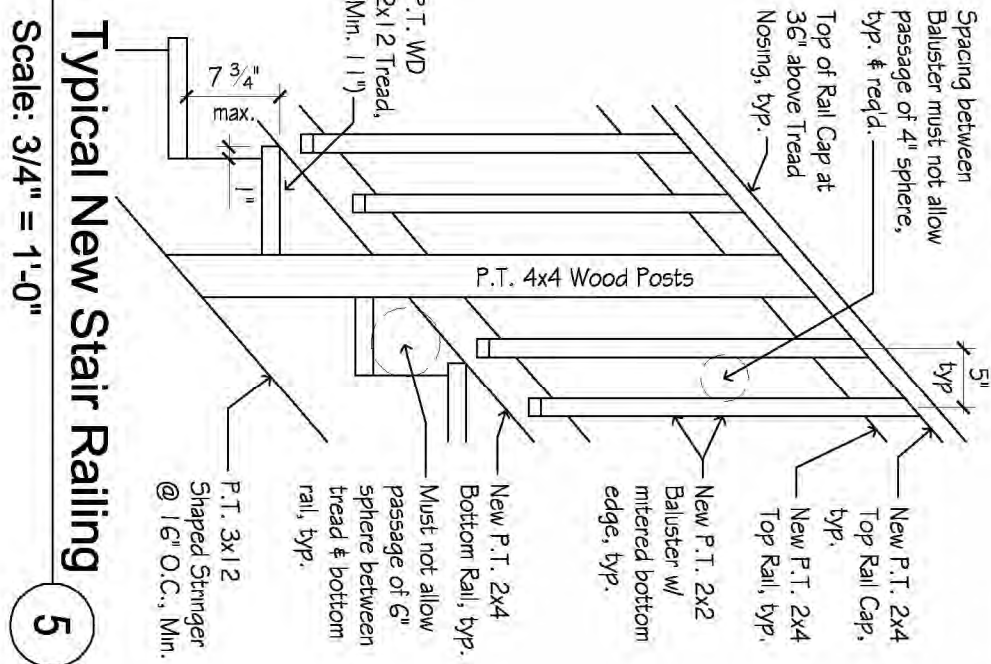
Project:
Ban Residence
822 Alvarado St.
San Francisco, CA
94114



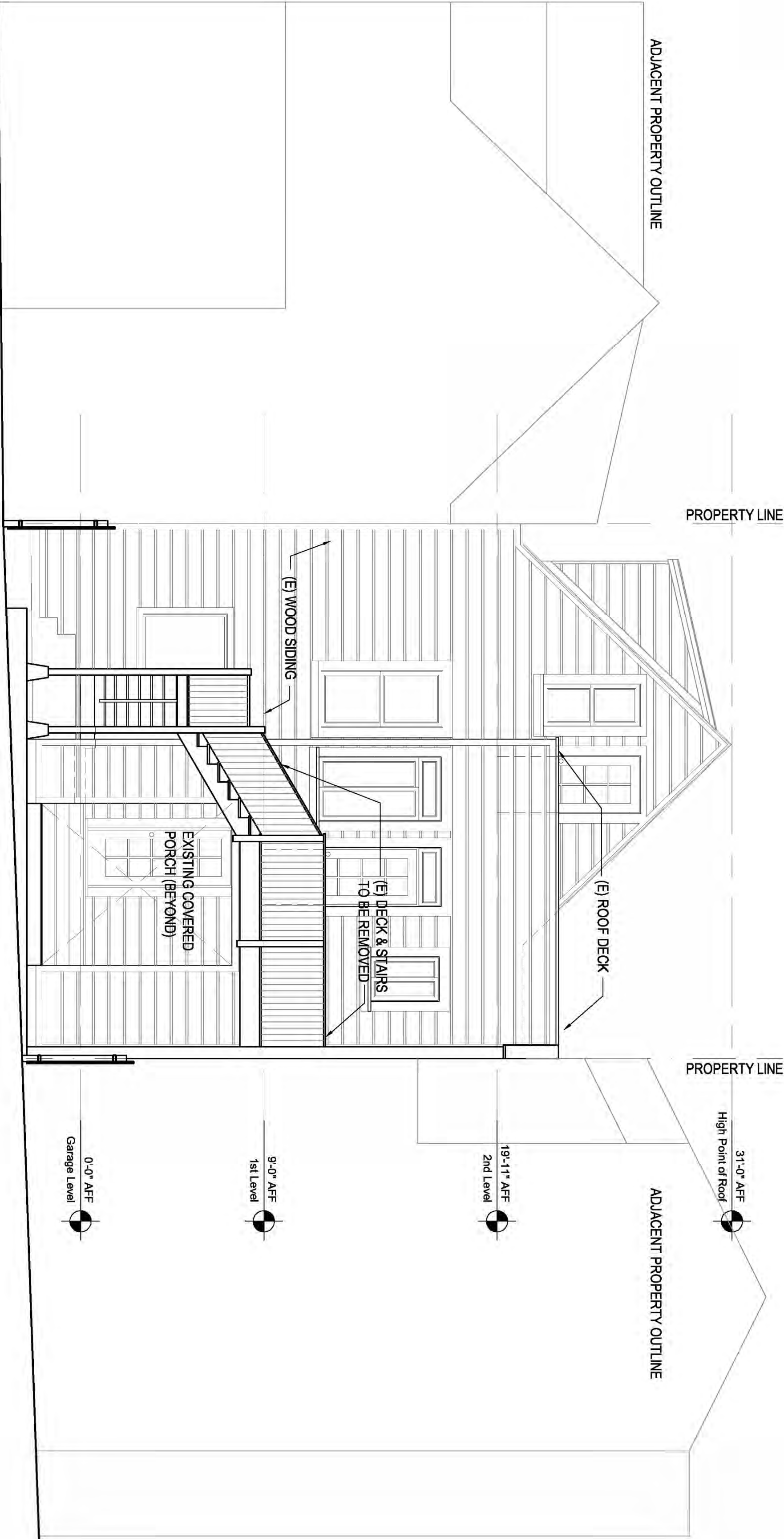
NORTH - PROPOSED ELEVATION (rear yard view)
Scale: 1/4" = 1'-0"



Typical New Guard. Sect. 3
Scale: 3/4" = 1'-0"



Typical New Guardrail
Scale: 3/4" = 1'-0"

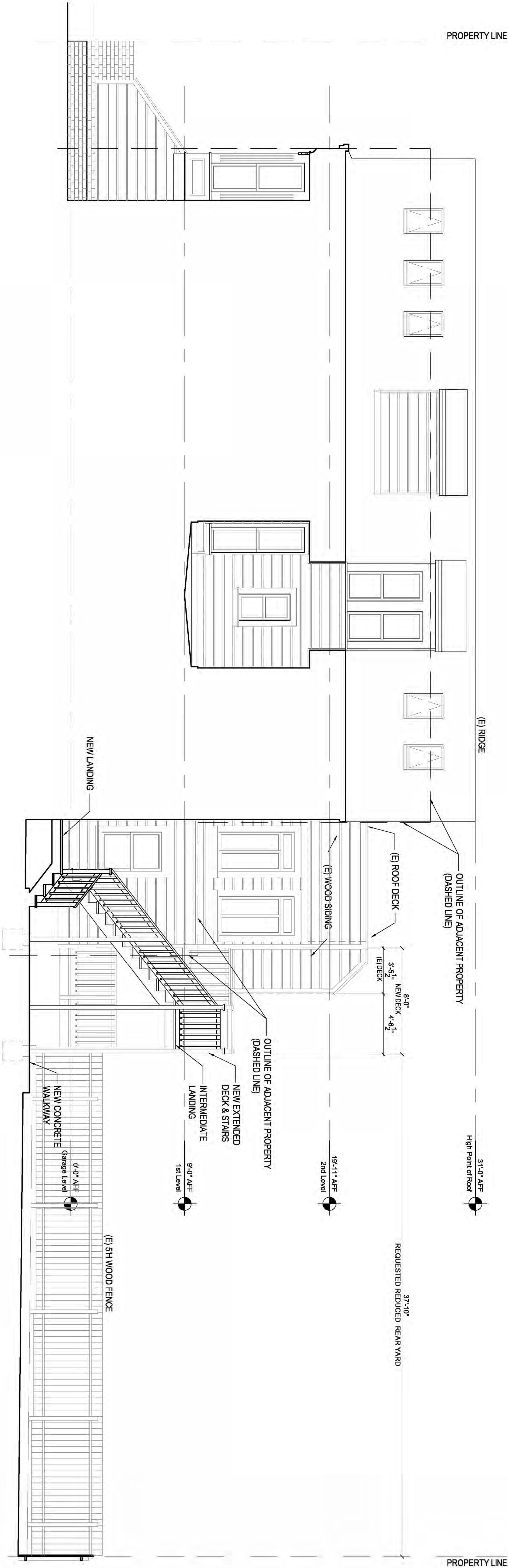


NORTH - EXISTING ELEVATION (rear yard view)
Scale: 1/4" = 1'-0"

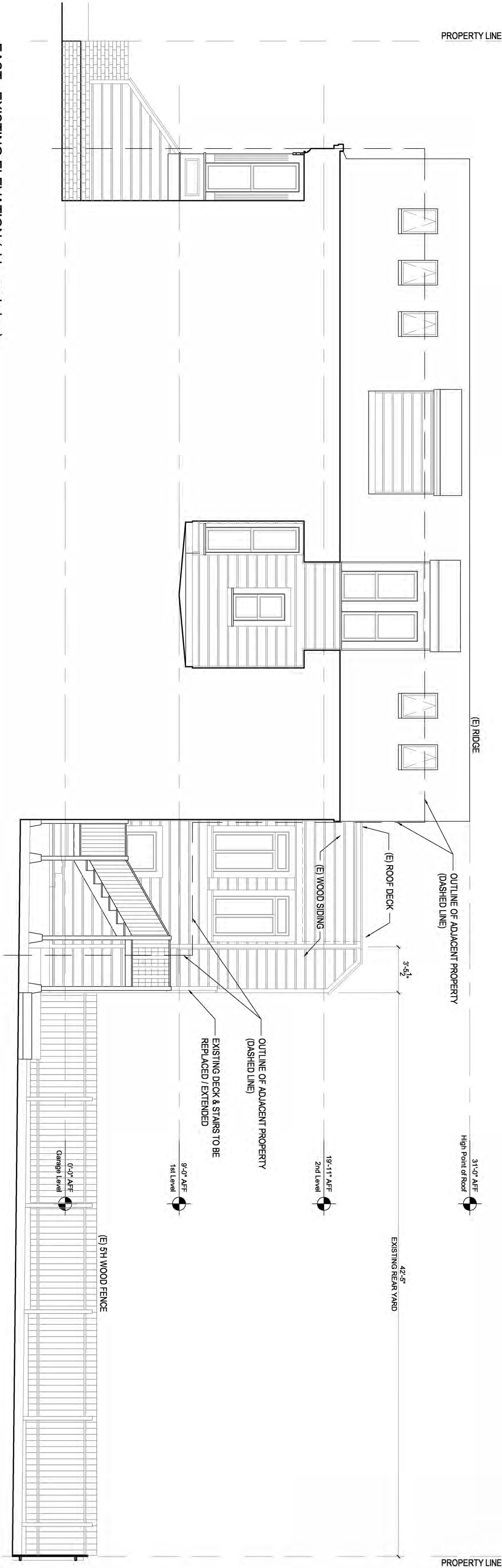
All drawings are written material considered herein constituting original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer. Accuracy of drawings is for design purposes only. Do not scale of drawings.

ISSUES AND REVISIONS		
No.	Date	Issue
01	03.15.11	VARIANCE

Scale: 1/4" = 1'-0"

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Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

2

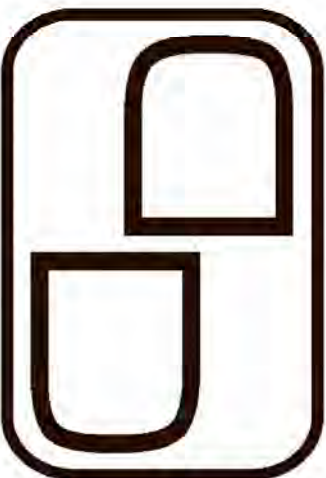
Ban Residence

822 Alvarado St.
San Francisco, CA
94114

Existing & Proposed East Elevations

Drawn By:	Checked By:
Sheet Number:	

A3



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415.841.1851 f
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DALE DESIGN is the registered architect and the architect of record for this project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

ISSUES AND REVISIONS			
No.	Date	Issue	By
01	03.15.11	VARIANCE	DS

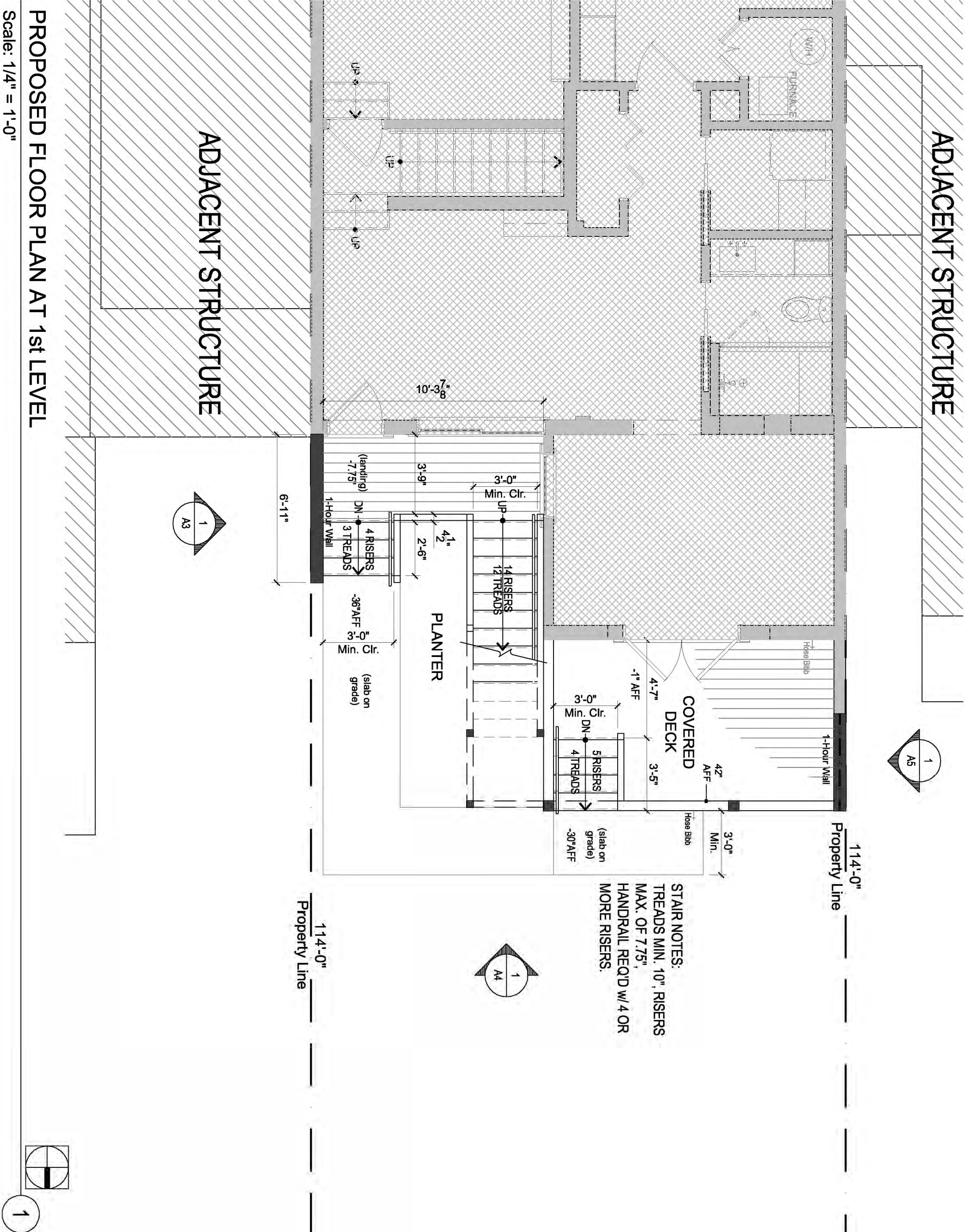
Block & Lot No: 2775 014

Scale: 1/4" = 1'-0"

Drawing Description:
**Existing & Proposed
Floor Plans at
1st & 2nd Levels**

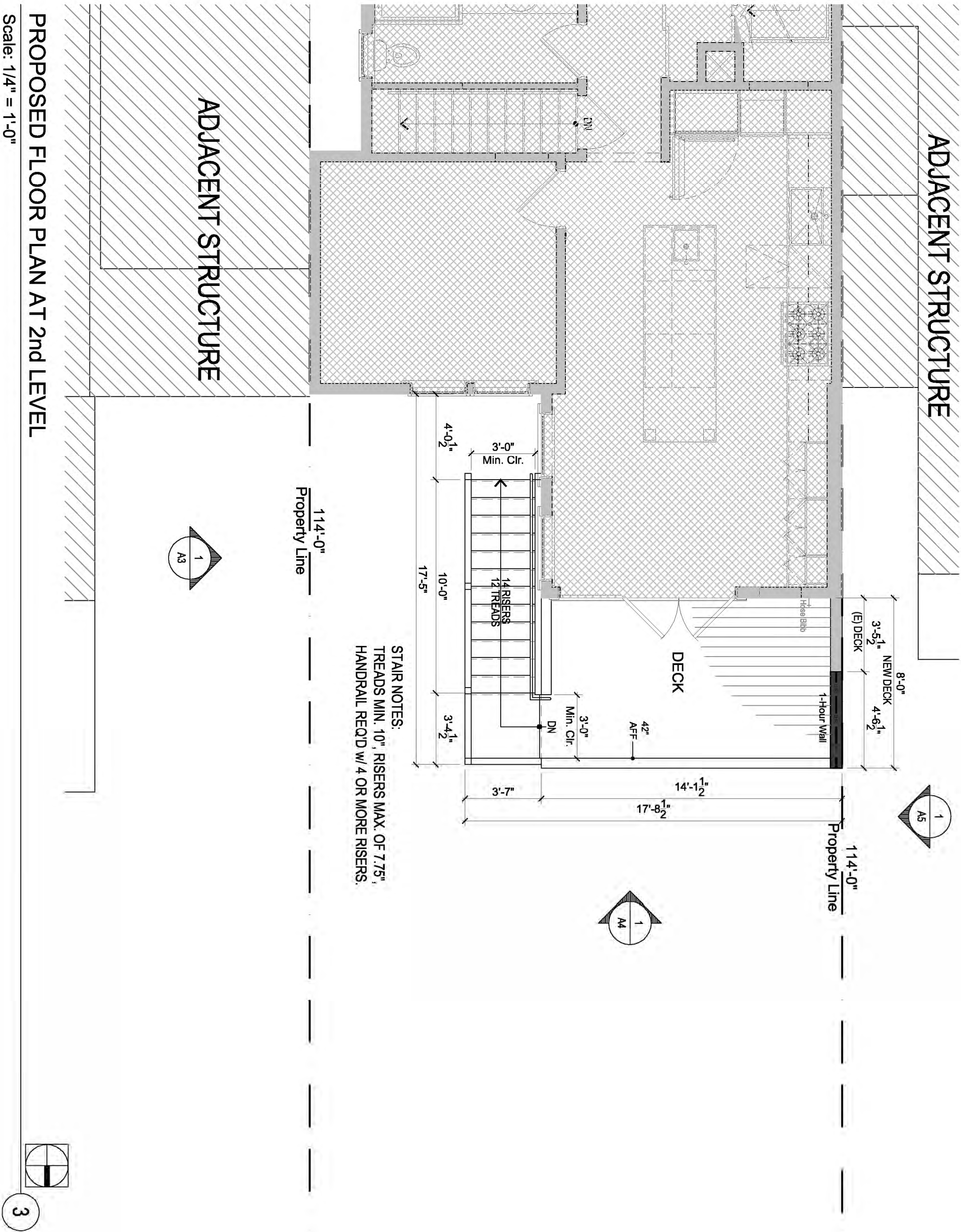
Drawn By: _____
Checked By: _____
Sheet Number: _____

Project:
Ban Residence
822 Alvarado St.
San Francisco, CA
94114



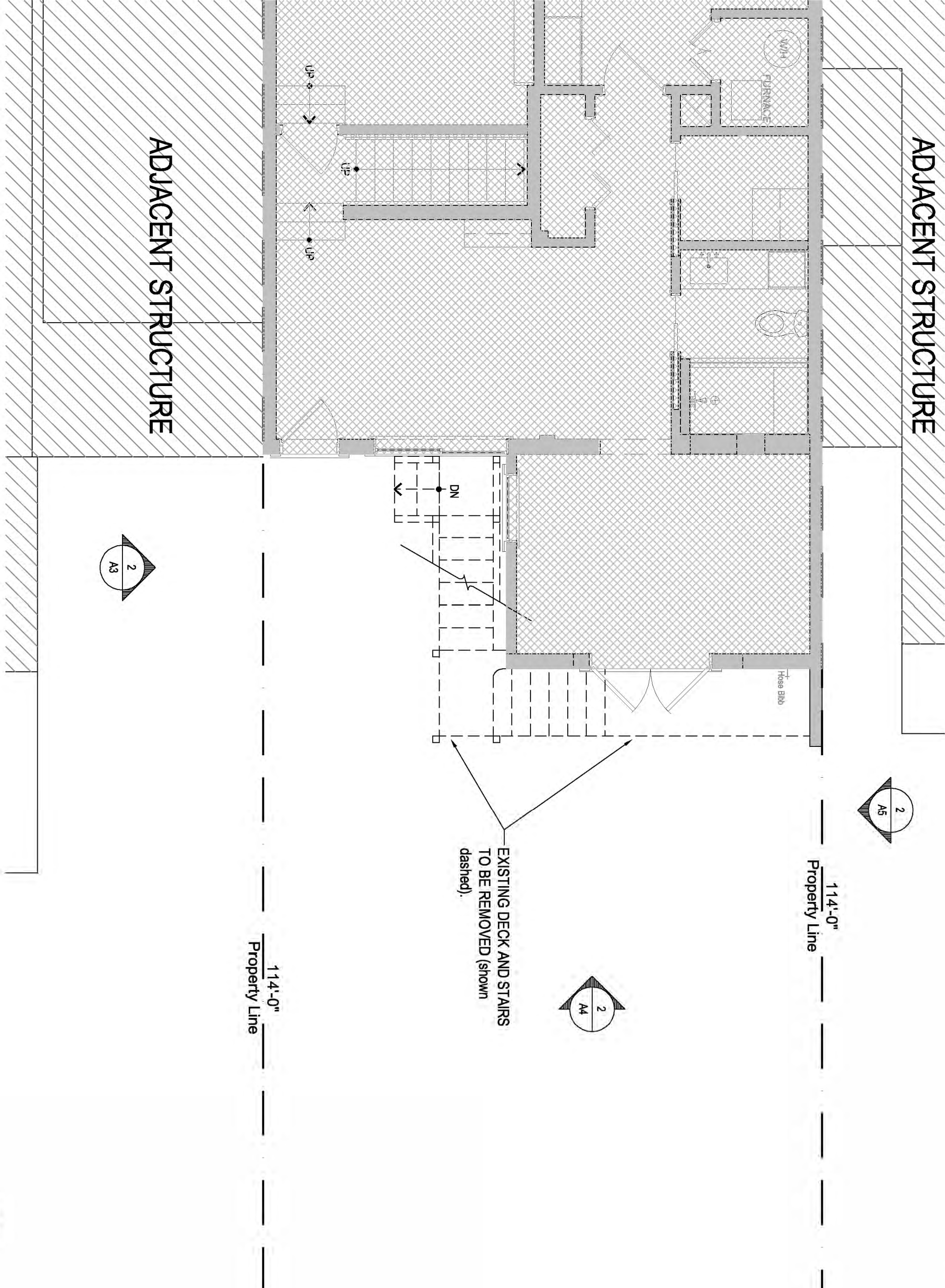
PROPOSED FLOOR PLAN AT 1st LEVEL

Scale: 1/4" = 1'-0"



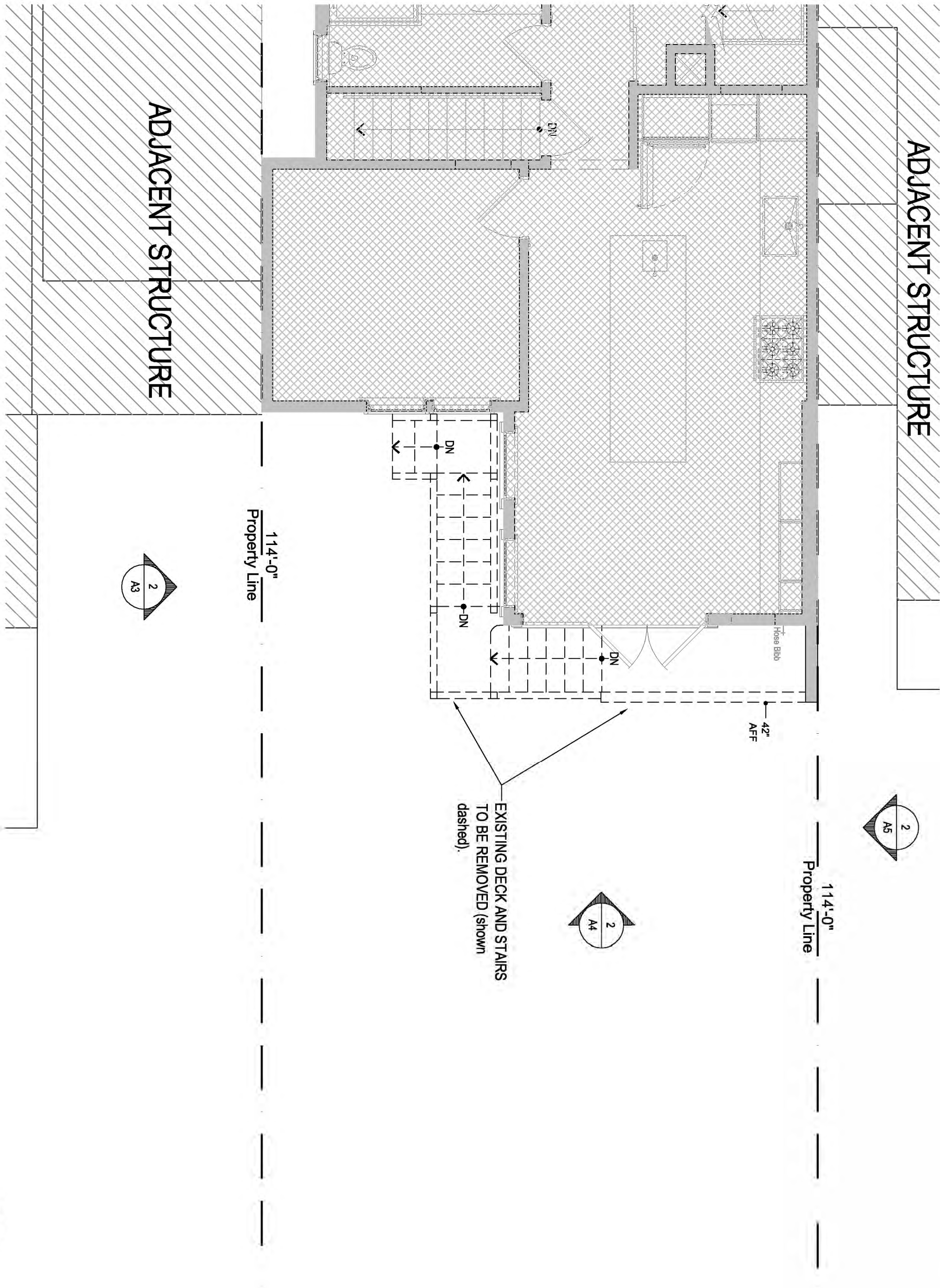
PROPOSED FLOOR PLAN AT 2nd LEVEL

Scale: 1/4" = 1'-0"



EXISTING & DEMOLITION FLOOR PLAN AT 1st LEVEL

Scale: 1/4" = 1'-0"



EXISTING & DEMOLITION FLOOR PLAN AT 2nd LEVEL

Scale: 1/4" = 1'-0"

Proposed VARIANCE for New Rear Yard Deck Extension

822 ALVARADO STREET PROPERTY

PROJECT INFORMATION		LOCATION MAP	PROPOSED ROOF / SITE PLAN
<p>DESCRIPTION:</p> <p>Proposed rear yard deck extension & new exterior stairs.</p> <p>PROPERTY LOCATION: 822 Alvarado St., San Francisco, CA 94114</p> <p>ZONING CLASSIFICATION: RH-2</p> <p>CITY BLOCK / LOT NO.: 2775 014</p> <p>YEAR BUILT: 1900</p> <p>ALL WORK SHALL COMPLY WITH:</p> <p>1. CODE CLASSIFICATION:</p> <p>OCCUPANCY: Group R3 Residential Single Family</p> <p>TYPE OF CONSTRUCTION: Type V-B, Not Required for Fire Resistance</p> <p>FIRE SPRINKLERS: None</p> <p>EXISTING BUILDING STORIES: 3</p> <p>PROPOSED BUILDING STORIES: NO CHANGE</p> <p>2. BUILDING CODES: 2007 California Building Code with San Francisco Amendments</p> <p>2007 California Plumbing Code</p> <p>2007 California Mechanical Code</p> <p>2007 California Electrical Code</p> <p>2007 California Energy Code</p>			
<p>CONTACTS</p> <p>OWNER: Marcia Bean 822 Alvarado St. San Francisco, CA 94114 T (415) 487-2188</p> <p>DESIGNER: Dale Design, LLC Date Sessions 2553 16th Ave San Francisco, CA 94112 T (415) 244-1283 F (415) 841-1851</p> <p>ENGINEER: Hom Planno Engineering Michael Planno 2553 16th Ave San Francisco, CA 94116 T (415) 713-8097 F (415) 587-2117</p> <p>CONTRACTOR: Canillo Construction, Inc. Joe Canillo 2553 16th Ave Mission, CA 94039 T (415) 810-2408 Lic. No. 812310</p>		<p>SHEET INDEX</p> <p>ARCHITECTURAL DRAWINGS</p> <p>A1 Overall Project Information, Site/Roof plans</p> <p>A2 (E) & Proposed Floor Plans at 1st & 2nd levels</p> <p>A3 Exterior Elevations EAST (side yard)</p> <p>A4 Exterior Elevations NORTH (rear yard)</p> <p>A5 Exterior Elevations WEST (side yard)</p>	
<p>SANBORNE MAP</p>			



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By the undersigned, I hereby certify that I am a duly licensed professional engineer in the State of California, and that I am the author of the design shown on the attached drawings, and that I am not providing any design services to any other party for the same project.

ISSUES AND REVISIONS

No.	Date	Issue	By
01	03.15.11	VARIANCE	DS

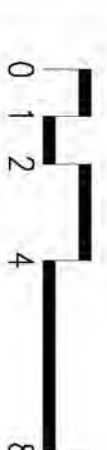
Block & Lot No: 2775 014

Project:

Ban Residence

822 Alvarado St.
San Francisco, CA
94114

Scale: As noted



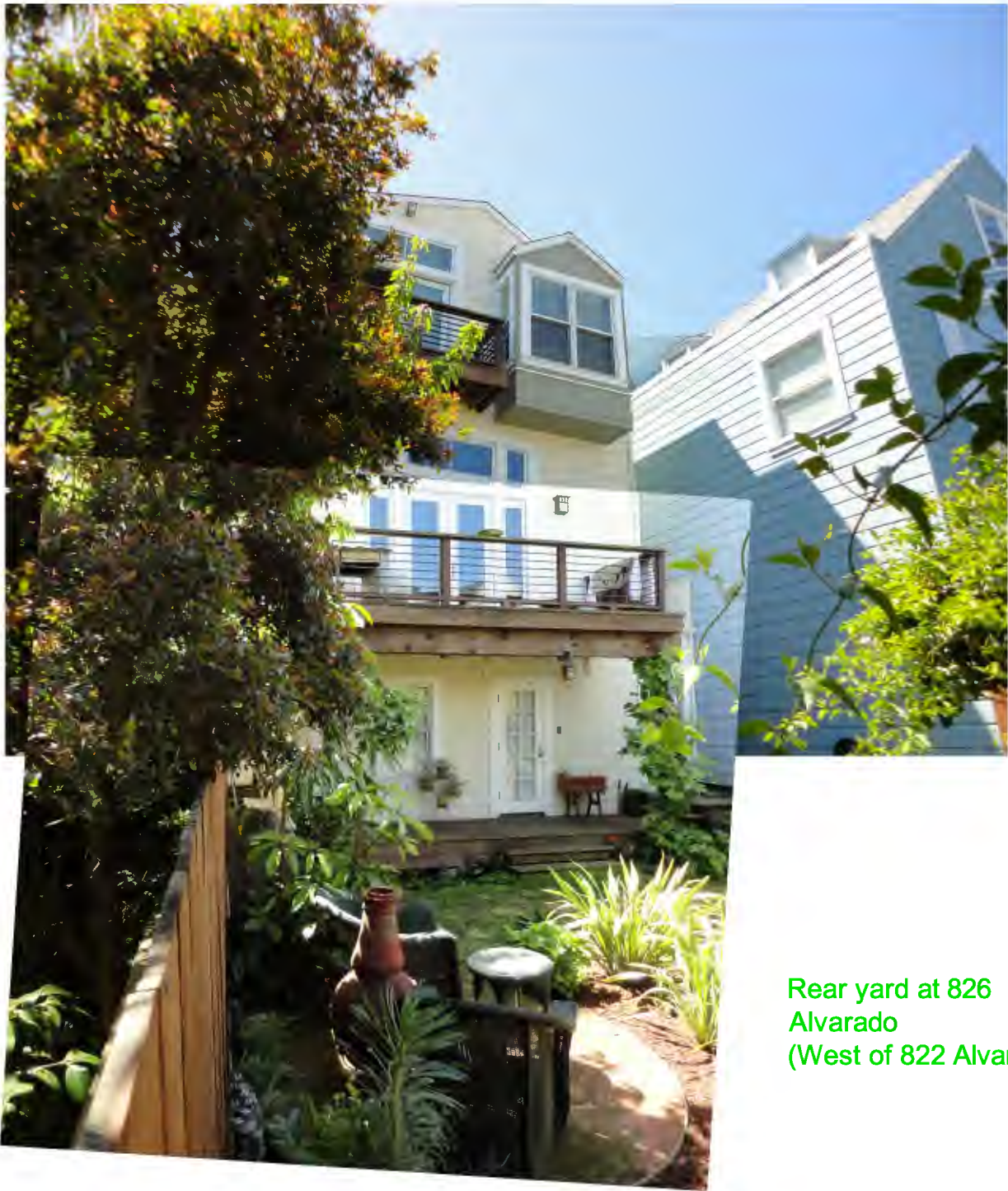
Drawing Description:

Overall Project Information


Drawn By: Checked By:

Sheet Number:

A1



Rear yard at 826
Alvarado
(West of 822 Alvarado)

<div>project</div> <div>822 Alvarado St.</div> <div>Adjacent yard photograph</div>	<div>  <div>DALE DESIGN</div> </div>	<div>date</div> <div>03-15-11</div> <div>drawn by</div> <div>DS</div> <div>scale</div> <div>NTS</div>	<div>sheet no.</div> <div>SK</div> <div>1</div>
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