



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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San Francisco,
CA 94103-2479

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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, December 07, 2011**

Time: **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:	28 Montcalm Street	Case No.:	2011.1057V
Cross Street(s):	Peralta And Wright	Building Permit:	2011.11.04.8276
Block / Lot No.:	5530/002	Applicant/Agent:	Karin Payson
Zoning District(s):	RH-1 / 40-X	Telephone:	415-277-9500
Area Plan:		E-Mail:	info@kpad.com
PROJECT DESCRIPTION			
<p>The proposal includes construction of a one-story horizontal addition on the ground floor and construction of a rear deck stair from the ground floor to grade. The proposed addition and deck stair would extend into the required rear yard.</p> <p>PER SECTION 242(e)(2) OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 27 feet, which is based upon a depth of 45.5 feet from the front property line and the 2 feet 6 inch front setback bonus. The proposed addition would project approximately 3 feet 6 inches into the required rear yard, while the proposed deck stair would project approximately 7 feet from the new horizontal addition, thus resulting in a rear yard of approximately 23 feet 6 inches (to the addition). Therefore, the project requires a variance from the rear yard requirement (Section 242(e)(2)) of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Richard Sucre Telephone: 415-575-9108 Mail: Richard.Sucre@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/2011.1057V.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**.

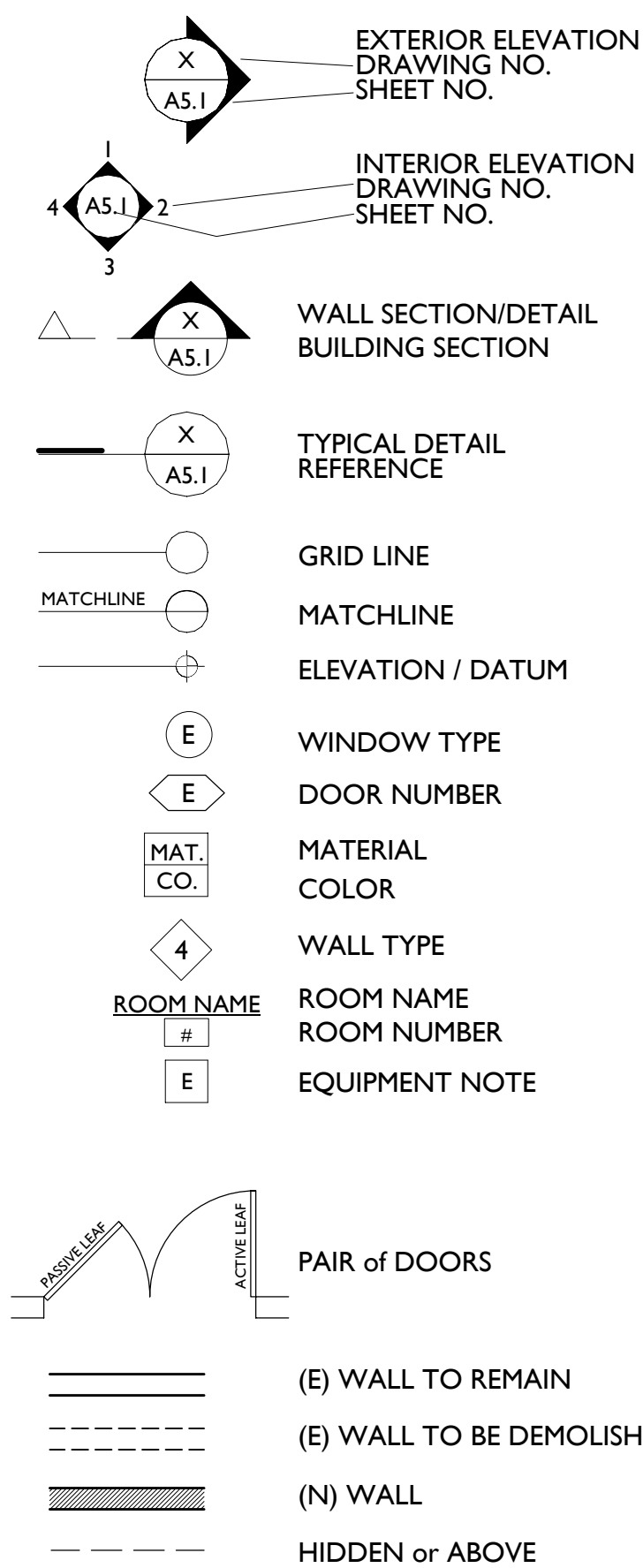
ABOUT THIS NOTICE

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.

SHEET INDEX

ABF	ABOVE FINISH FLOOR
ADJ	ADJACENT
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARCH	ARCHITECT
BLKG	BLOCKING
BLDG	BUILDING
CAB	CABINET
CLG	CEILING
CLR	CLEAR
CL/CLOS	CLOSET
CONC	CONCRETE
CPT	CARPET
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DRW	DRAWER
DOS	DOWNSPOUT
DWG	DRAWING
E	EACH
EL	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
E	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FACE	FACE OF FINISH
OS	FACE OF STUD
FIN	FINISH
A.	FIRE ALARM
E.E.C.	FIRE EXTINGUISHER
FLR	FLOOR
D.	FLOOR DRAIN
FTG	FOOTING
FDN	FOUNDATION
FLUOR	FLOUORESCENT
GL	GLASS
GSWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HW	HOT WATER
HR	HOUR
INFO	INFORMATION
I.D.	INTERIOR DESIGNER
MFR	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
NEW	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OP'G	OPENING
O.H.	OPPOSITE HAND
PLYWD	PLYWOOD
PT	PRESSURE TREATED
R	RADIUS
REQ'D	RELOCATED
R	REQUIRED
RF	RISER
RM	RESILIENT FLOORING
SCHED	SCHEDULE
SEAL	SEALANT
SSD	SEE STRUCTURAL DWG
SHT	SHEET
SIM	SIMILAR
SPEC'D	SPECIFIED
STL	STAINLESS STEEL
STOR	STORAGE
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICKNESS
TME	TO MATCH EXISTING
T.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR	VARIES
I.F.	VERIFY IN FIELD
W/O	WITH
W/O	WITHOUT
WD	WOOD



BLOCK & LOT	5530-2
ZONING CLASSIFICATION	RH-1
YEAR BUILT	1904
LOT AREA	1875 SF
EXISTING GROSS FLOOR AREA	2280.0 SF
PROPOSED GROSS FLOOR AREA	2600.9 SF
MAX ALLOWABLE GROSS FLOOR AREA	2759.2 SF
NUMBER OF STORIES	3 (NO CHANGE)
NUMBER OF UNITS	1 (NO CHANGE)

PROJECT DESCRIPTION: SUPPLEMENTAL TO
WORK UNDER PERMIT #2011.06.22.8702.
HORIZONTAL EXTENSION AT GROUND FLOOR
WITH FIRST FLOOR DECK ABOVE. NEW DECK &
STAIR TO REAR YARD.

PROJECT LOCATION: 28 MONTCALM ROAD
SAN FRANCISCO CA 94110

COUNTY: SAN FRANCISCO COUNTY

CONSTRUCTION TYPE: TYPE V

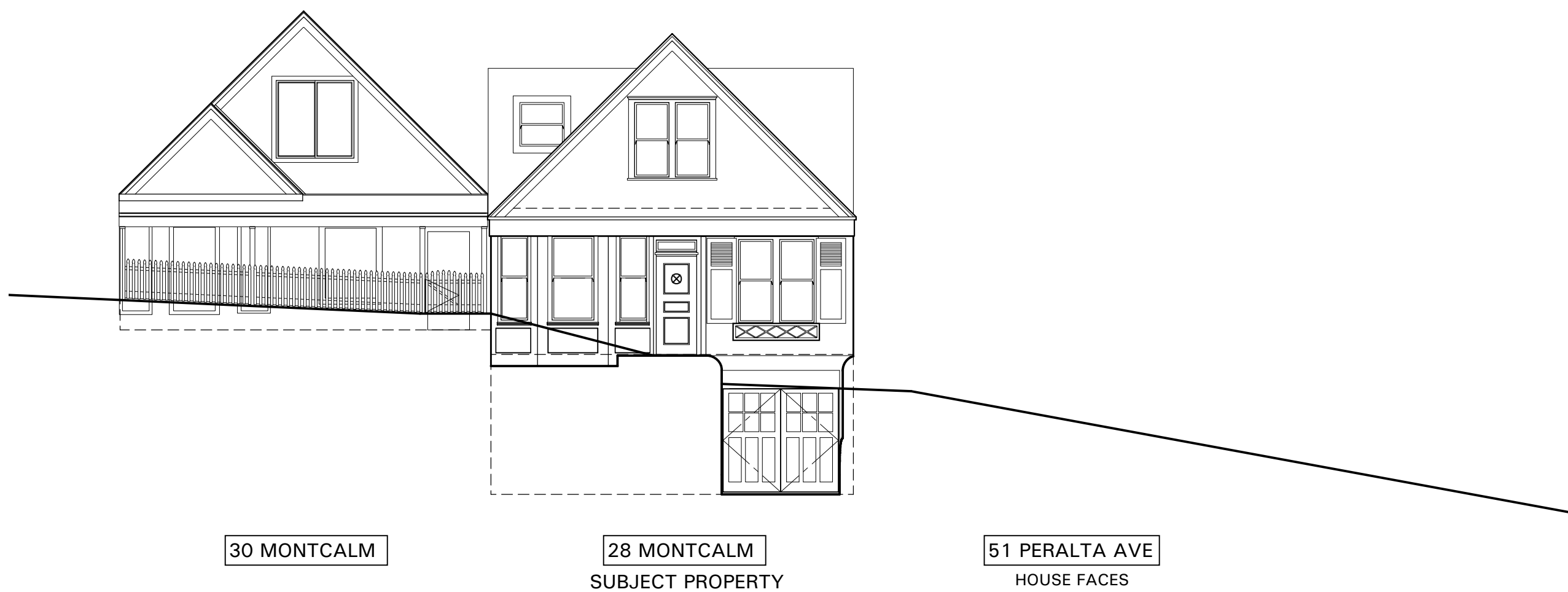
PREVAILING CODE: ALL PROPOSED
CONSTRUCTION COMPLIES WITH THE
FOLLOWING:

2010 CALIFORNIA BUILDING CODE
WITH SF CITY AMENDMENTS

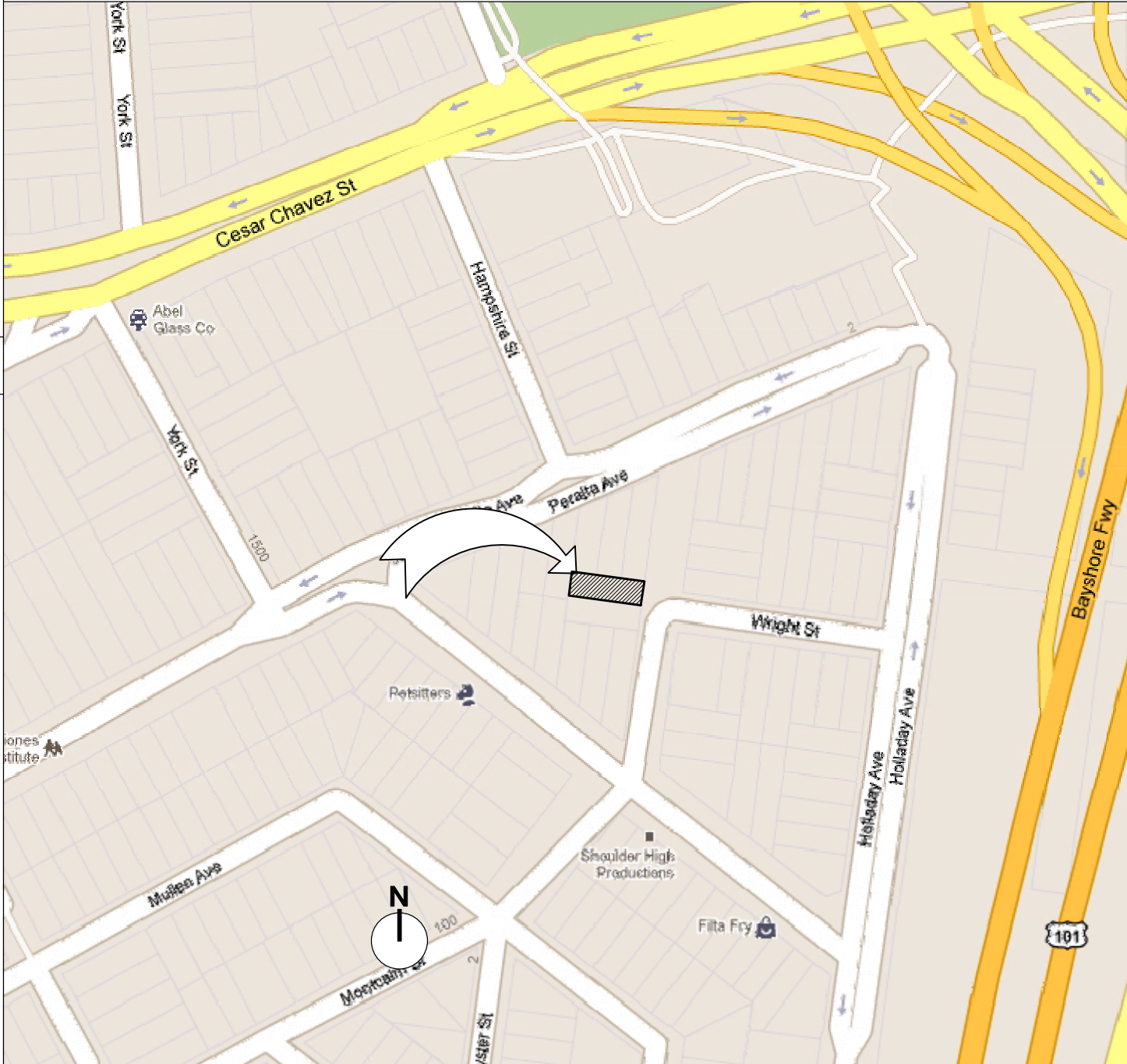
SANTOS + URRUTIA STRUCTURAL ENGINEERING
2451 HARRISON STREET
SAN FRANCISCO CA 94110
415.642.7722

DWG #	DRAWING TITLE	ISSUE DATE
ARCHITECTURAL DRAWINGS		
A0.0	TITLE SHEET / GENERAL NOTES	08.26.11
A1.0	SITE PLAN - EXISTING/DEMO	08.26.11
A1.1	SITE PLAN - PROPOSED	08.26.11
A2.0	GROUND FLOOR PLAN - DEMOLITION AND PROPOSED	08.26.11
A2.1	FIRST FLOOR PLAN - DEMOLITION AND PROPOSED	08.26.11
A2.2	SECOND FLOOR PLAN - DEMOLITION AND PROPOSED	08.26.11
A2.3	ROOF PLAN - DEMOLITION AND PROPOSED	08.26.11
A3.0	EAST ELEVATION, DEMO & PROPOSED	08.26.11
A3.1	NORTH ELEVATION, DEMO & PROPOSED	08.26.11
A3.2	WEST ELEVATION, DEMO & PROPOSED	08.26.11
A3.3	SOUTH ELEVATION, DEMO & PROPOSED	08.26.11
A6.0	DOOR & WINDOW SCHEDULE	08.26.11

1/8" = 1'-0"



N.T.S.



[KP] a + d
Karin Payson | architecture + design

28 MONTCALM STREET

MONTCALM

RESIDENTIAL REMODEL

SAN FRANCISCO CA 94110

Drawing Title

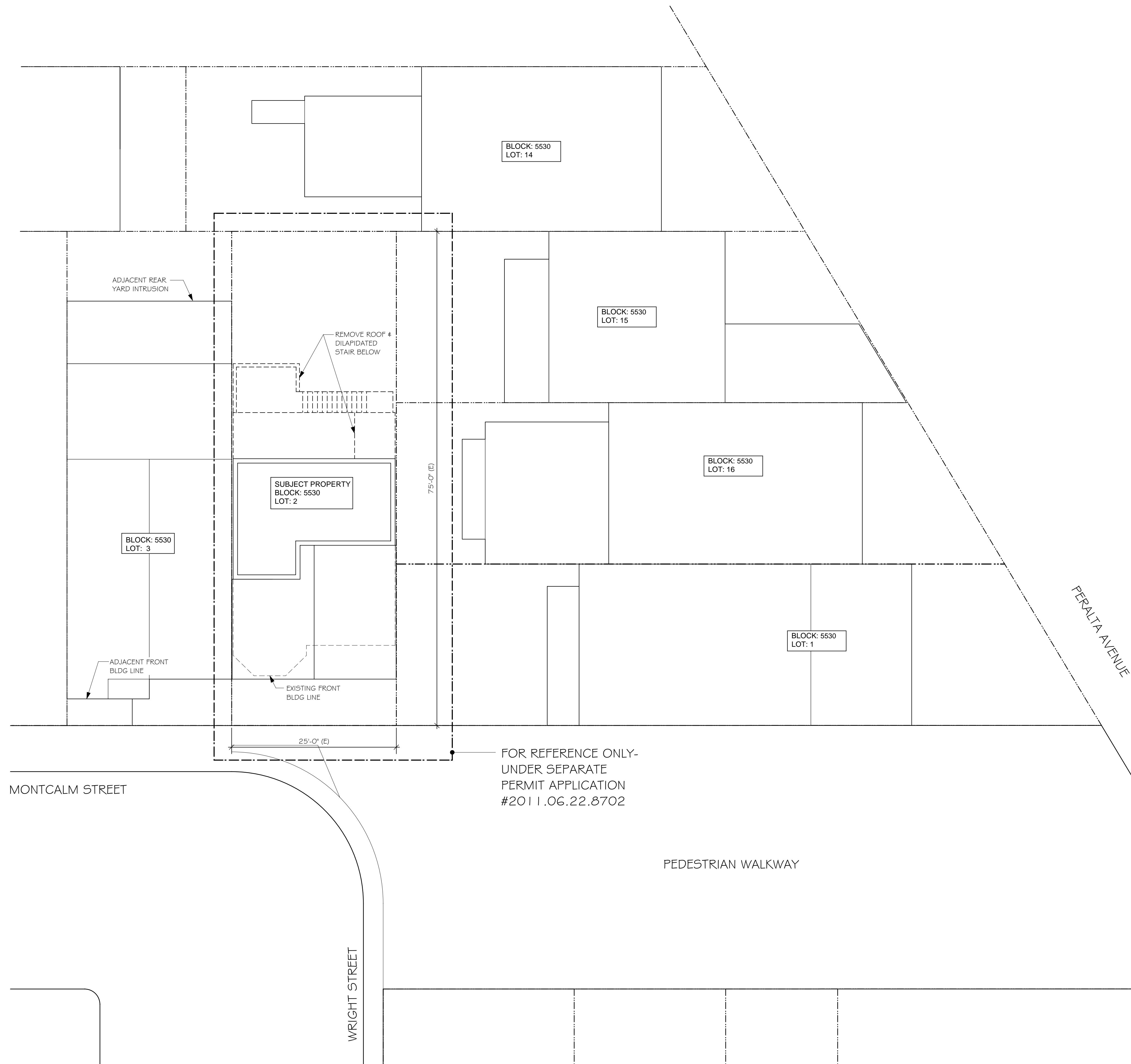
TITLE SHEET/
GENERAL
NOTES

VARIANCE
APPLICATION
SET

By	KO/SS
Date	NOV 03, 2011
Scale	N/A
Drawing No.	

A0.0

Project No. 1105



1 SITE PLAN - EXISTING/DEMO
Scale: 1/8" = 1'-0"

17 Jack Kerouac Alley
San Francisco
CA 94133
tel: 415.277.9500
fax: 415.277.9505
www.kpad.com

[KP] a + d
Karin Payson | architecture + design

28 MONTCALM STREET
**MONTCALM
RESIDENTIAL REMODEL**
SAN FRANCISCO CA 94110

Drawing Title
**SITE PLAN -
DEMOLITION/
EXISTING**

VARIANCE
APPLICATION
SET

By KO/SS

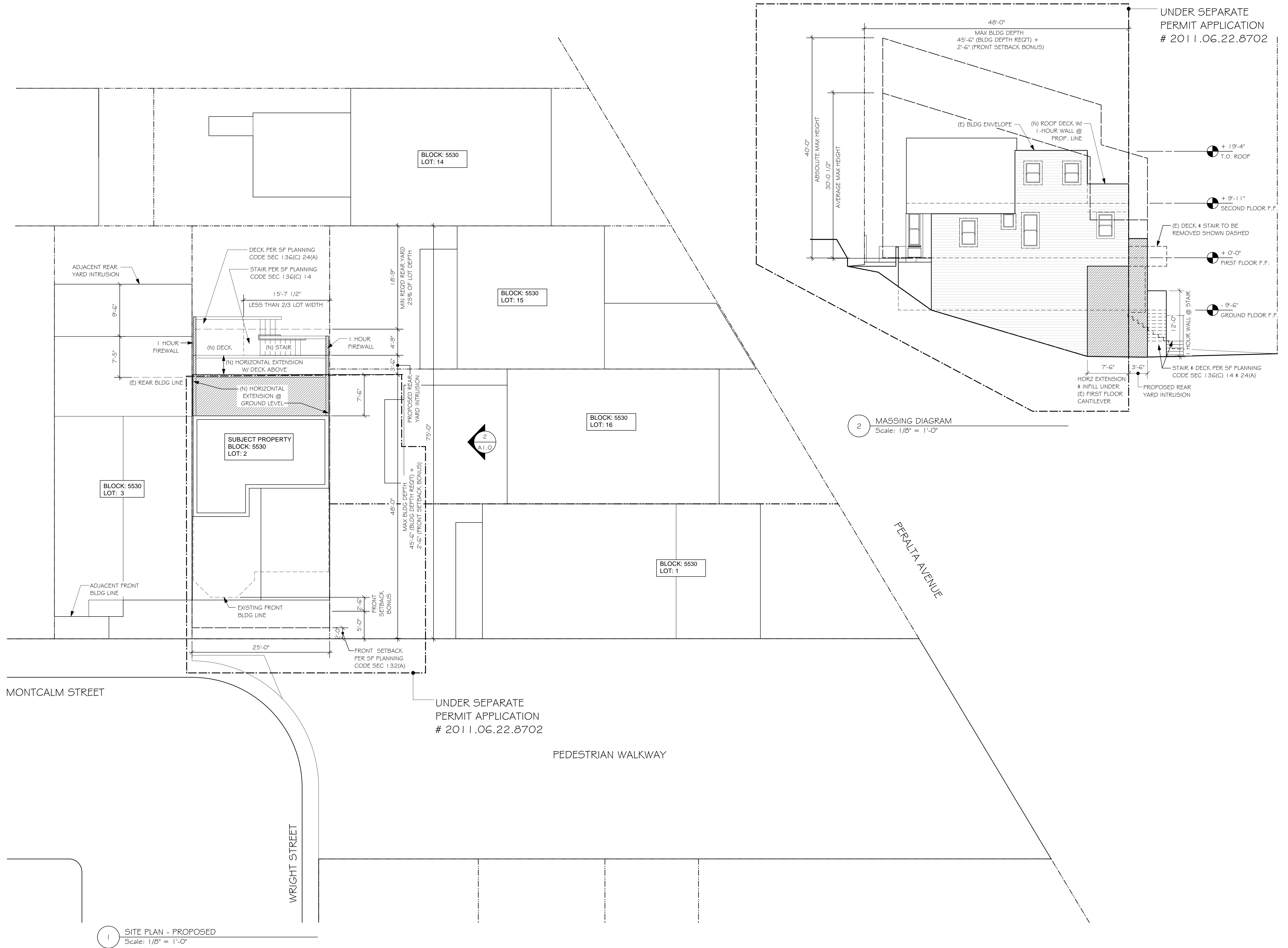
Date NOV 03, 2011

Scale 1/4" = 1'-0"

Drawing No.

A1.0

Project No. 1105



17 Jack Kerouac Alley
San Francisco
CA 94133
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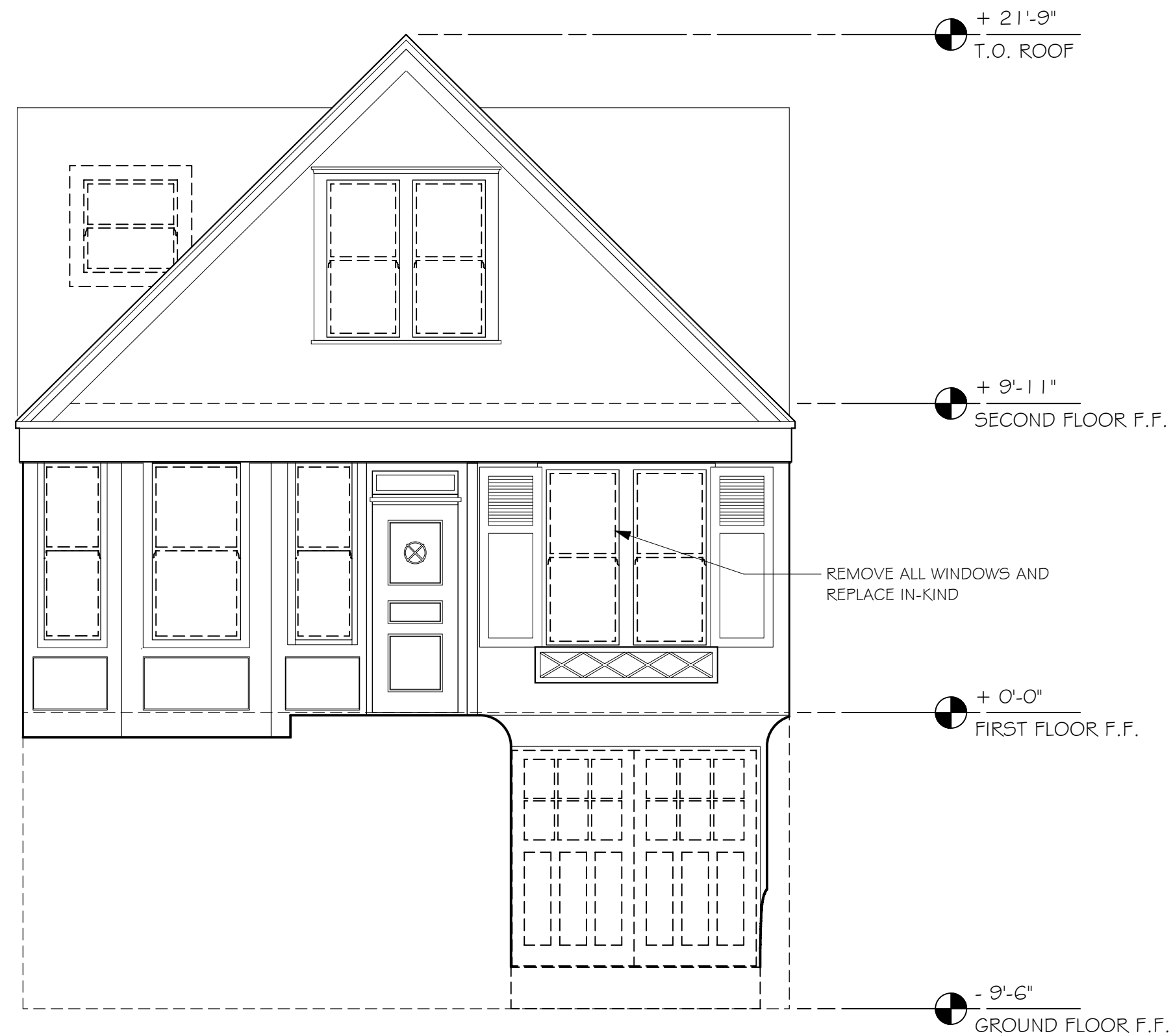
[KP] a + d
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28 MONTCALM STREET
**MONTCALM
RESIDENTIAL REMODEL**
SAN FRANCISCO CA 94110

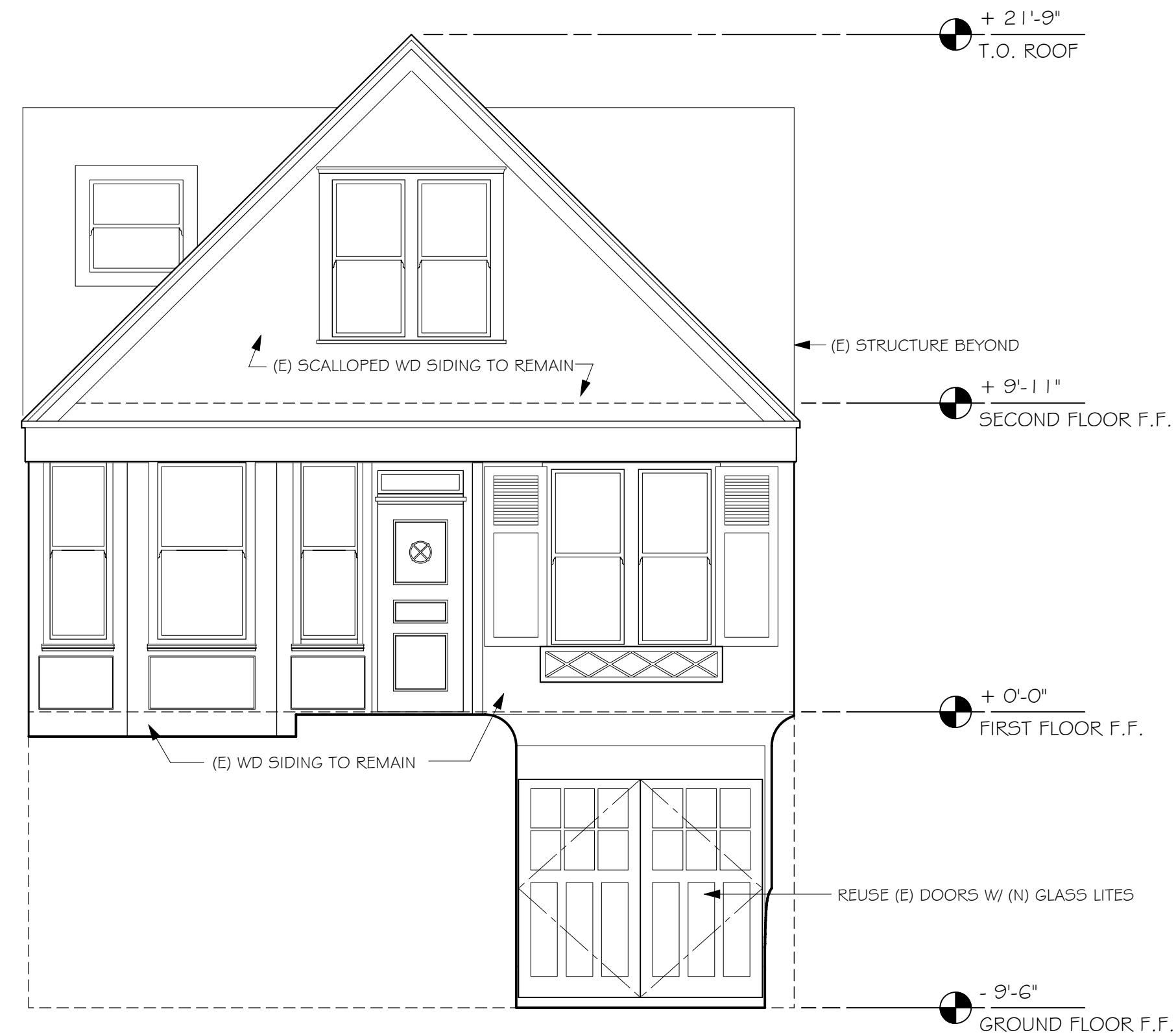
Drawing Title
**SITE PLAN -
PROPOSED**
VARIANCE
APPLICATION
SET
By KO/SS
Date NOV 03, 2011
Scale 1/4" = 1'-0"
Drawing No.

AI.I

Project No. 1105

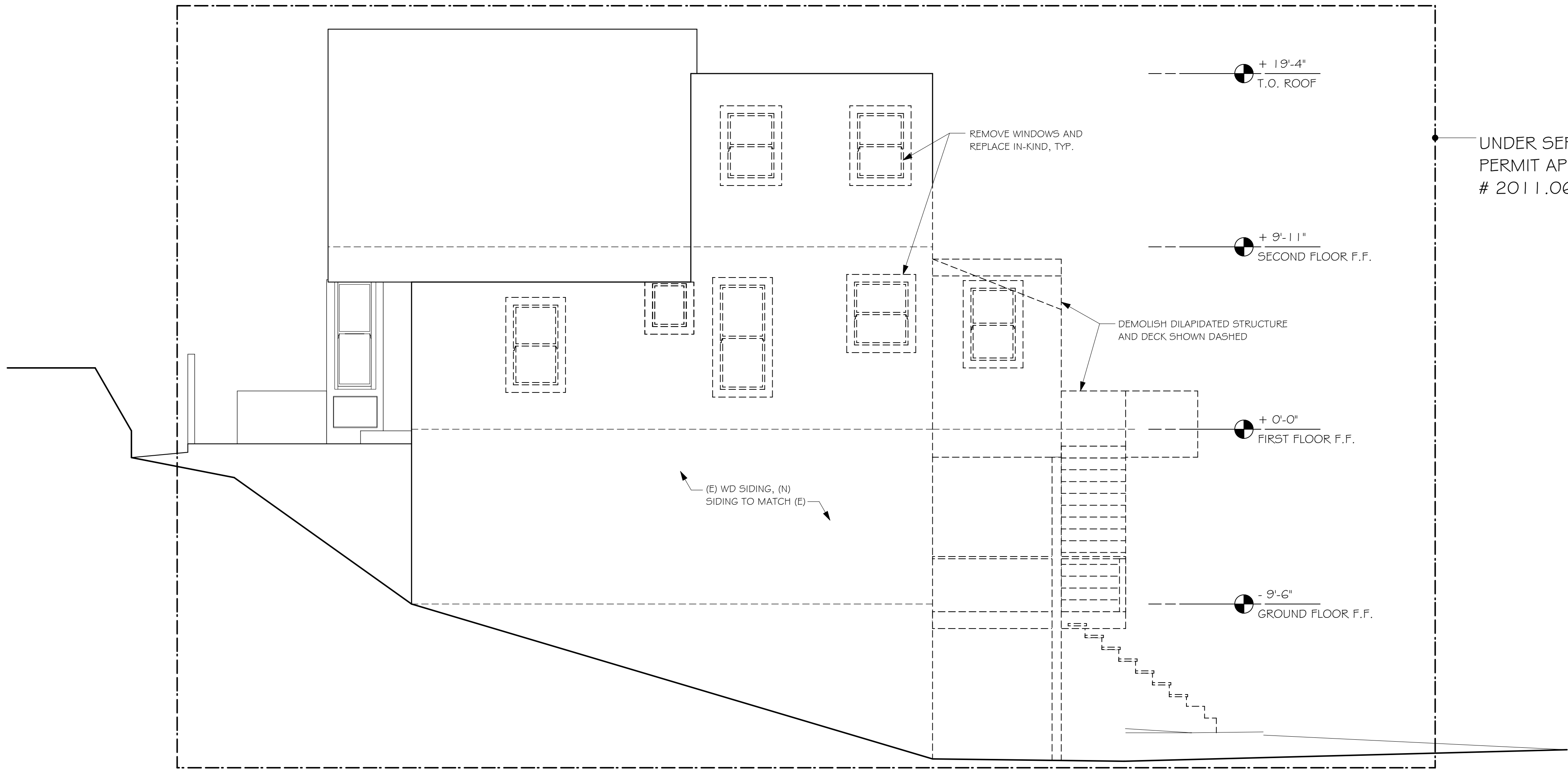


2 EAST ELEVATION - DEMOLITION
Scale: 1/4" = 1'-0"

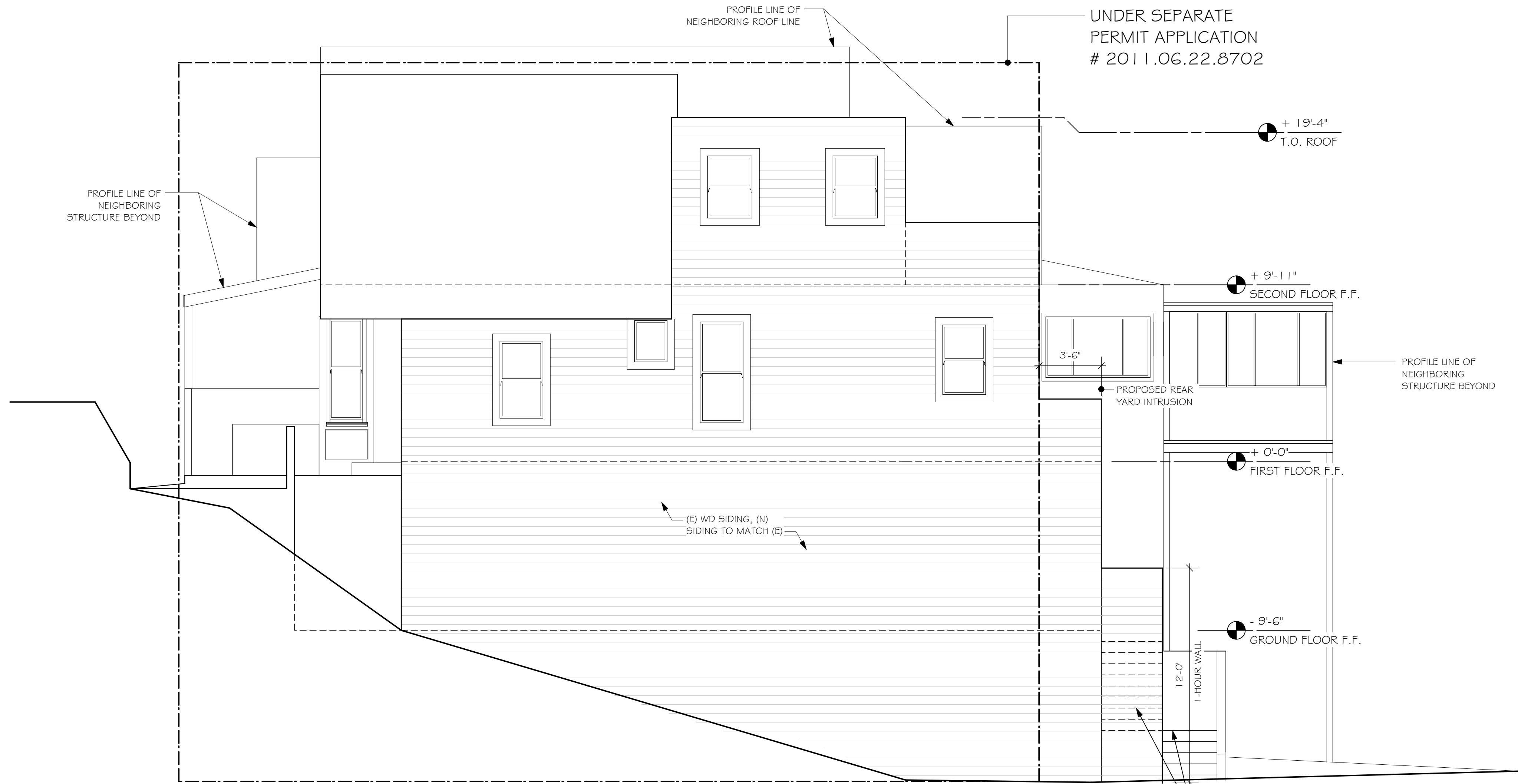


1 EAST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

FOR REFERENCE ONLY -
UNDER SEPARATE PERMIT
APPLICATION # 2011.06.22.8702



2 NORTH ELEVATION - DEMOLITION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

28 MONTCALM STREET
MONTCALM
RESIDENTIAL REMODEL
SAN FRANCISCO CA 94110

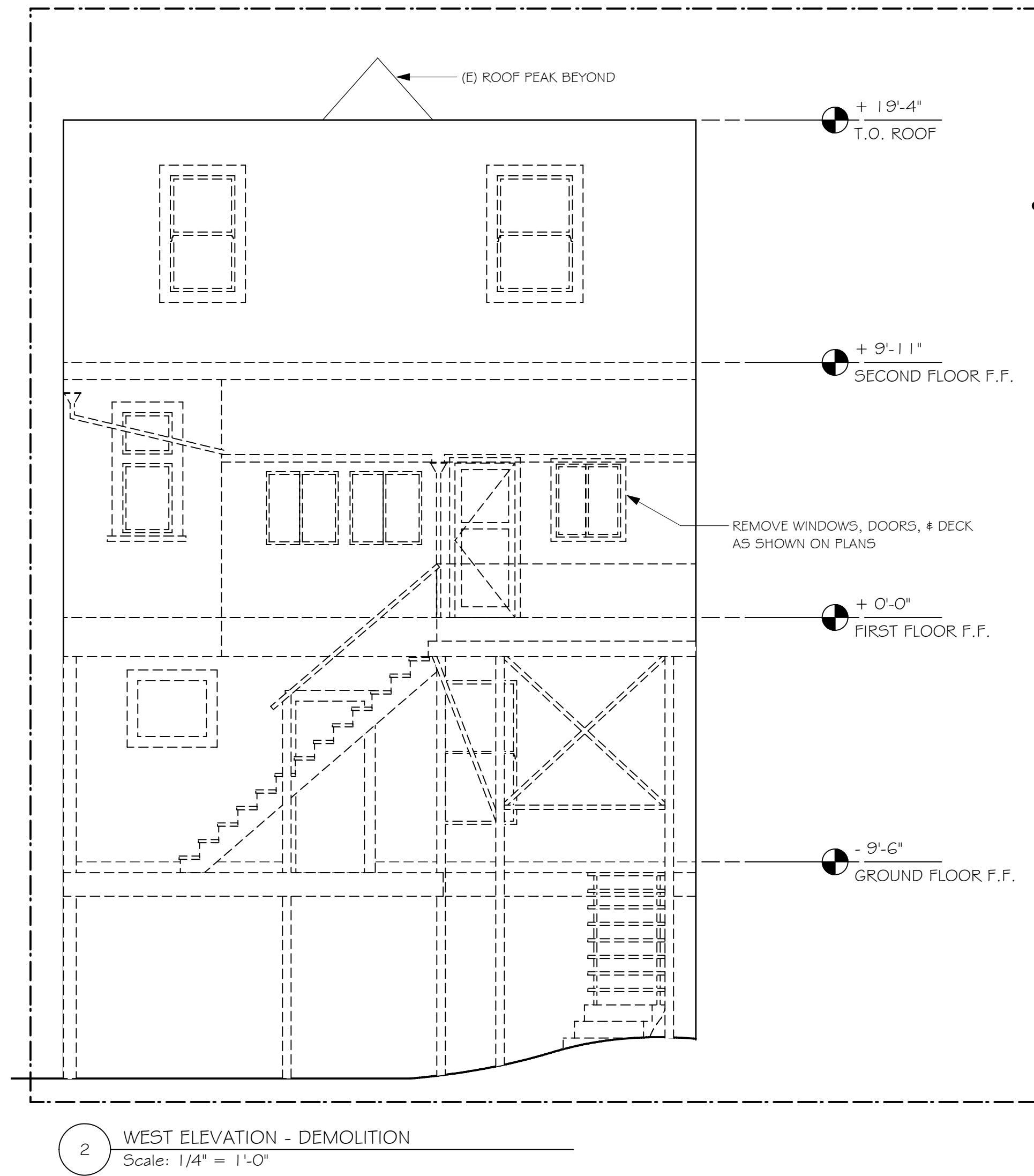
Drawing Title
NORTH
ELEVATION-
DEMOLITION
& PROPOSED

VARIANCE
APPLICATION
SET

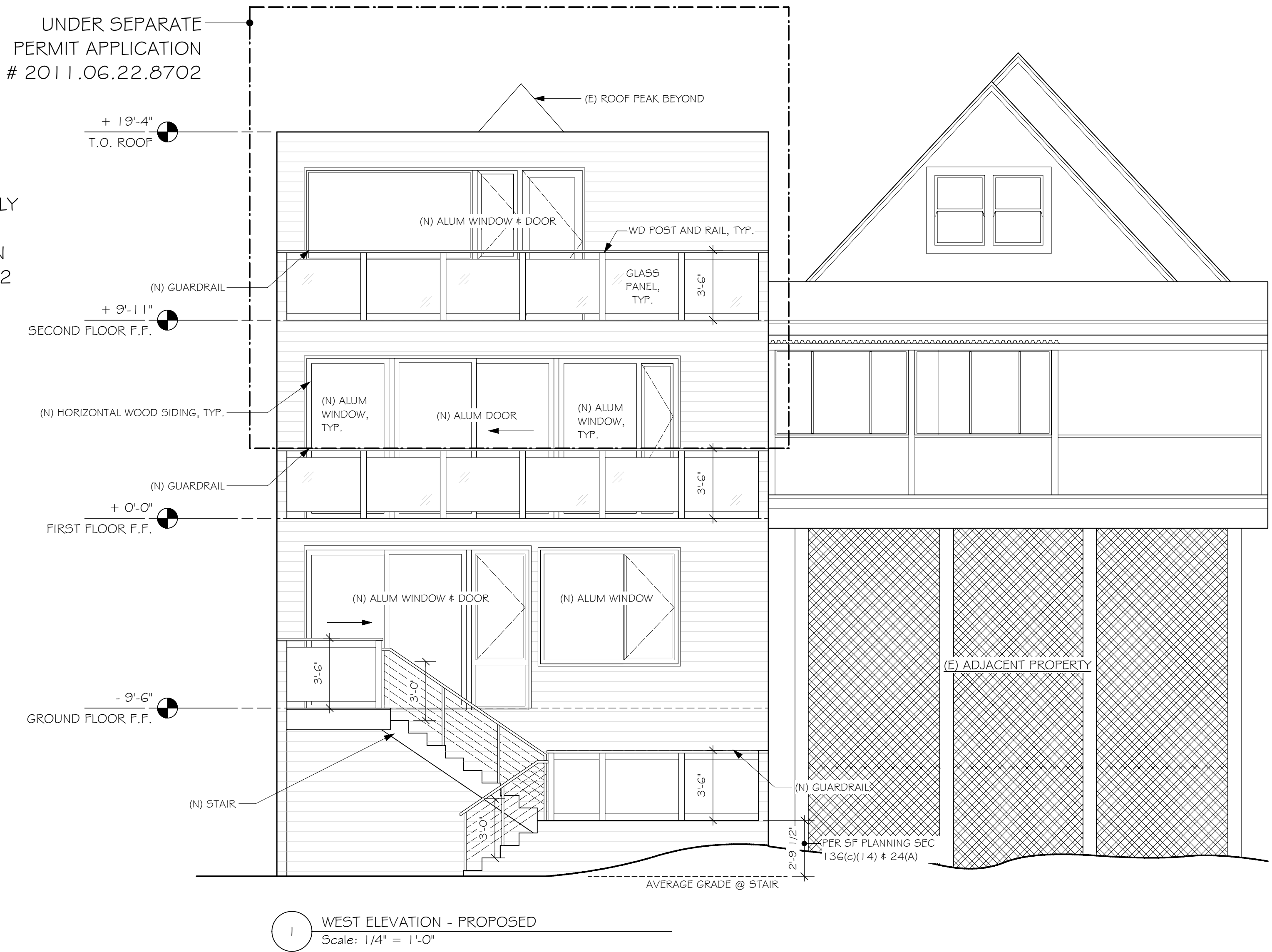
By KO/SS
Date NOV 03, 2011
Scale 1/4" = 1'-0"
Drawing No.

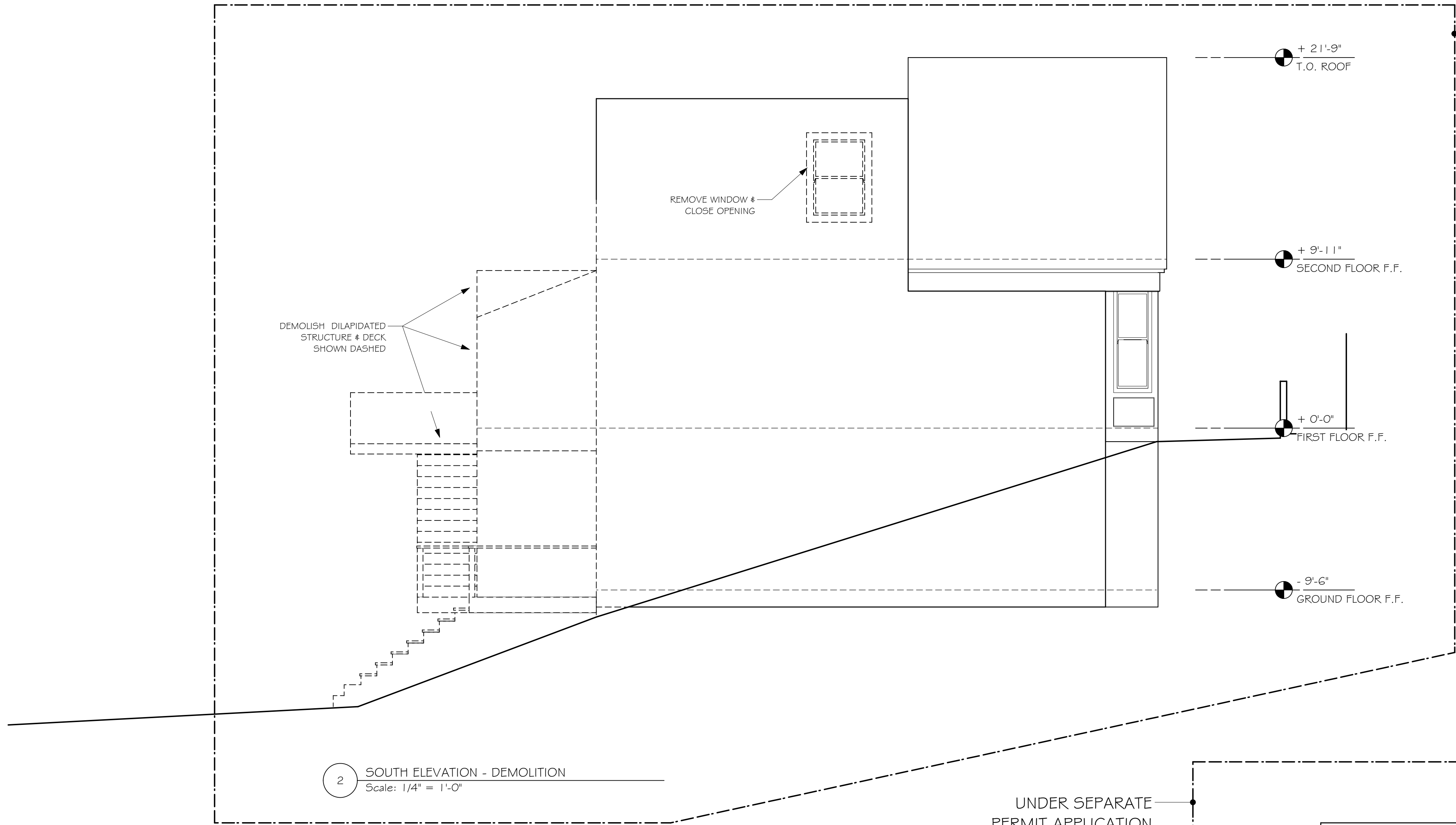
A3.1

Project No. 1105



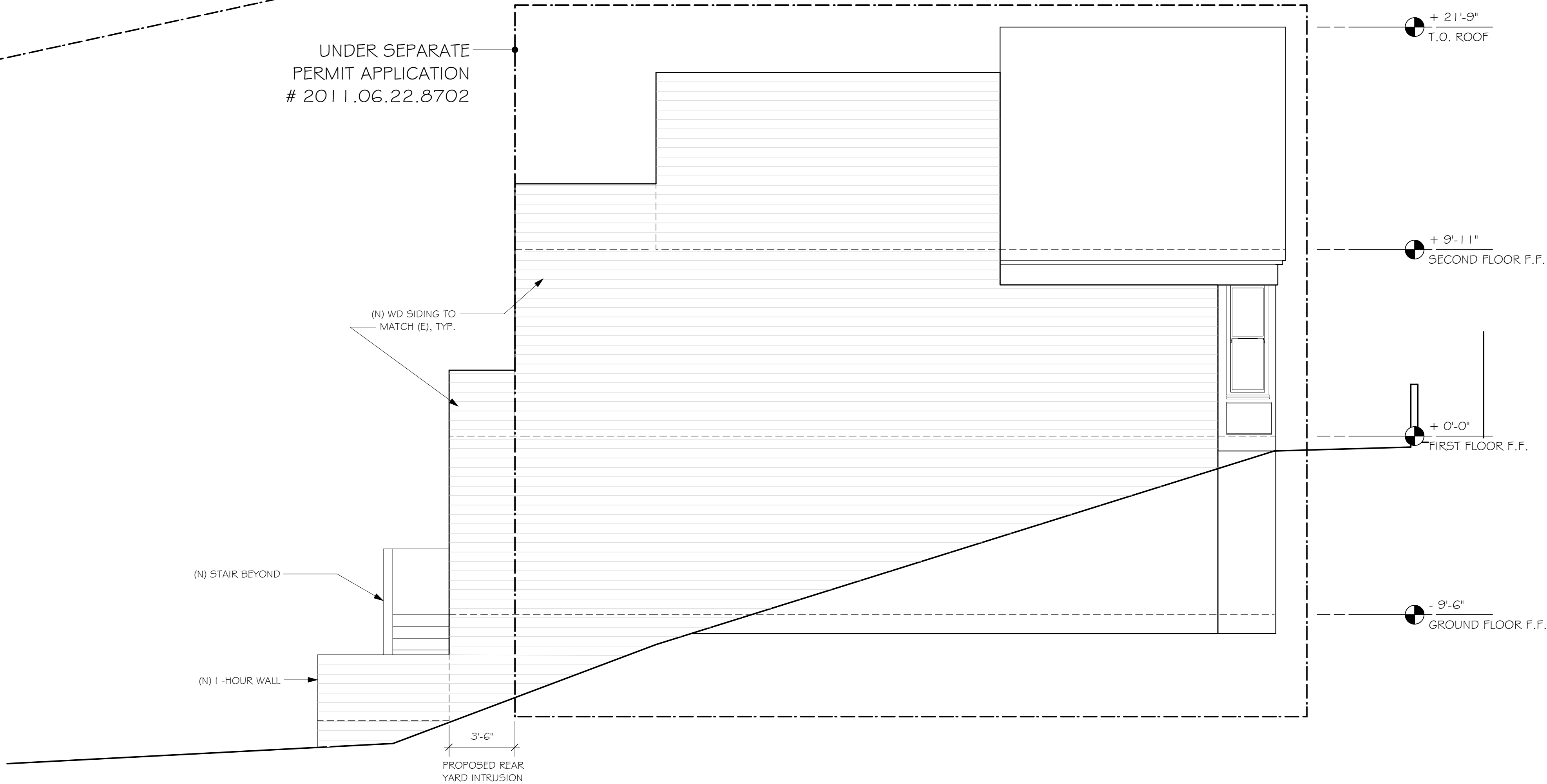
FOR REFERENCE ONLY
UNDER SEPARATE
PERMIT APPLICATION
2011.06.22.8702





2 SOUTH ELEVATION - DEMOLITION
Scale: 1/4" = 1'-0"

UNDER SEPARATE
PERMIT APPLICATION
2011.06.22.8702



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

UNDER SEPARATE
PERMIT APPLICATION
2011.06.22.8702