



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, March 27, 2013**

Time: **9:30 AM**

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

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

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2555 Divisadero St	Case No.:	2011.1422V
Cross Street(s):	Broadway/Pacific	Building Permit:	201009150963
Block / Lot No.:	0962/002	Applicant/Agent:	Jeremy Paul
Zoning District(s):	RH-1(D) / 40-X	Telephone:	415-552-1888
Area Plan:	n/a	E-Mail:	jeremy@quickdrawsf.com
PROJECT DESCRIPTION			
<p>The project proposes construction of a one-story vertical addition to the existing four-story, single-family house, resulting in a five-story, single-family house.</p> <p>PLANNING CODE SECTION 133 requires the property to maintain two 3-foot side yards. The vertical addition does not propose the required 3-foot side yard along the southern property line.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: glenn cabreros Telephone: 415-558-6169 Mail: glenn.cabreros@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/2011.1422V.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.

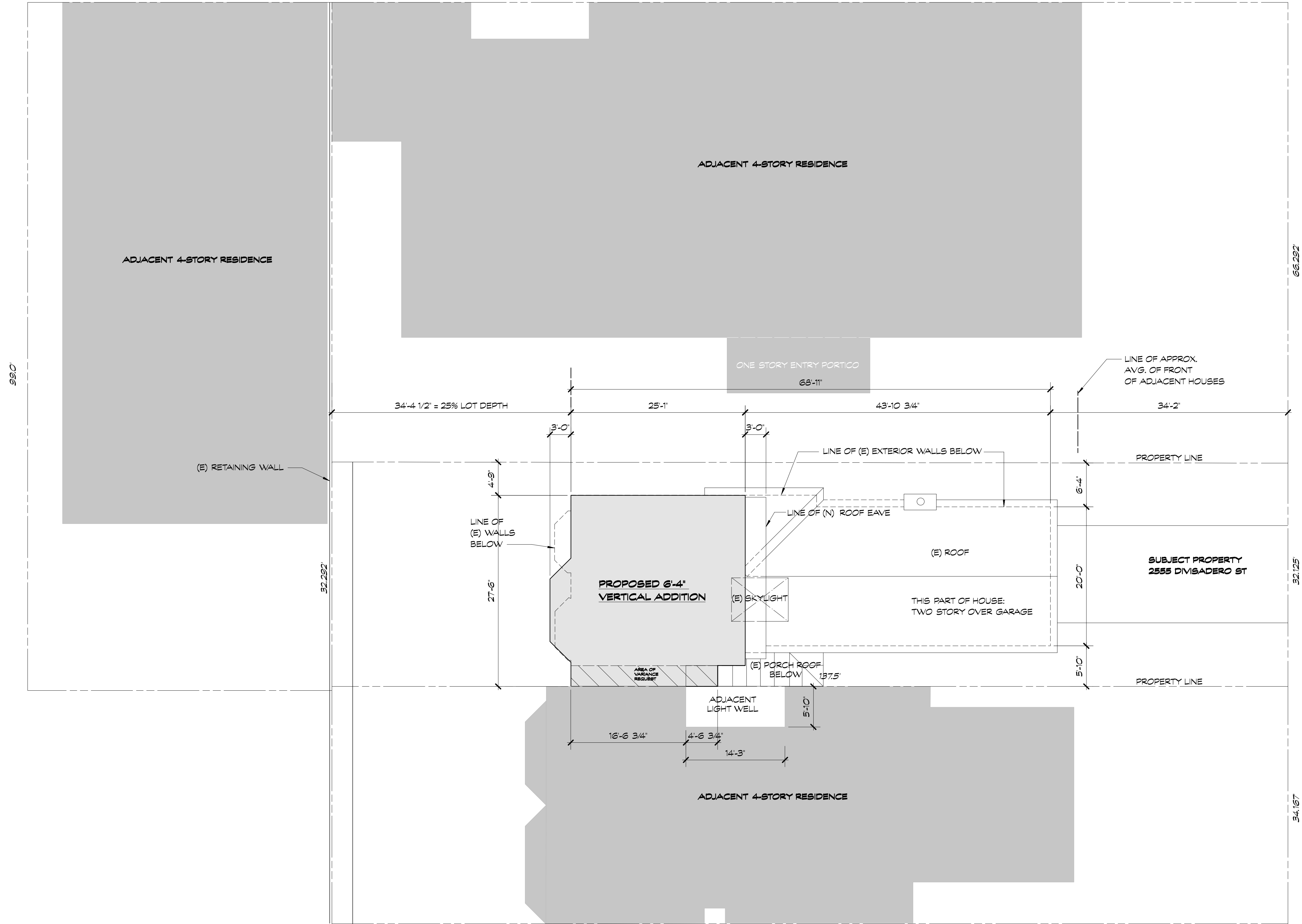
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



(N) SITE PLAN
SCALE: 1/8"=1'-0"

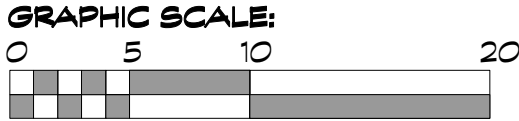
SUBJECT PROPERTY (E) FACADE
2555 DIVISADERO ST



NOTES ON SCOPE:
PARCEL IS ZONED RH1-D
EXISTING 3-STORY RESIDENCE AREA (EXCLUDES GARAGE): 3952 SQ. FT.
ADD 60.5 SQ. FT. 3RD STORY HORIZONTAL ADDITION.
ADD 714 SQ. FT. VERTICAL ADDITION WHICH
RAISES THE TOTAL HT. BY APPROX 6'-4"

TOTAL PROPOSED AREA OF RESIDENCE: 4726.5 SQ. FT.
LOT AREA: 4440.104 SQ. FT.

SHEET INDEX	
A1.0	SITE PLAN/SCOPE
A1.1	ACROSS ST VIEW
A1.2	PHOTOMONTAGE OF BLOCK FACES
A1.3	PHOTOS OF EXISTING CONDITIONS & SURROUNDINGS
A1.4	FRONT/REAR ELEVATIONS - MASSING OF ADJACENCIES
A2.0	(E) GARAGE/FIRST FLOOR PLANS
A2.1	(E) SECOND/THIRD FLOOR PLANS, (E) ROOF PLAN
A2.2	(N) THIRD/FOURTH FLOOR PLANS, (N) ROOF PLAN
A3.0	(E) NORTH/WEST ELEVS
A3.1	(E) SOUTH/EAST ELEVS
A3.2	(N) NORTH/WEST ELEVS
A3.3	(N) SOUTH/EAST ELEVS
A4.0	EAST/WEST SECTION THROUGH PROPOSED



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REVISIONS

DATE

SITE PERMIT SET

8/12/10

ENVIRONMENTAL REVISION

2/14/13

VARIANCE SET

3/1/13

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ARCHITECT

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LICENSED ARCHITECT

JAN THRELKELD

No. C19690

REN. 11.30.13

STATE OF CALIFORNIA

PLAN OF ADDITION TO

DIVISADERO STREET

2555 DIVISADERO STREET

SAN FRANCISCO, CA 94115

DATE

6/22/10

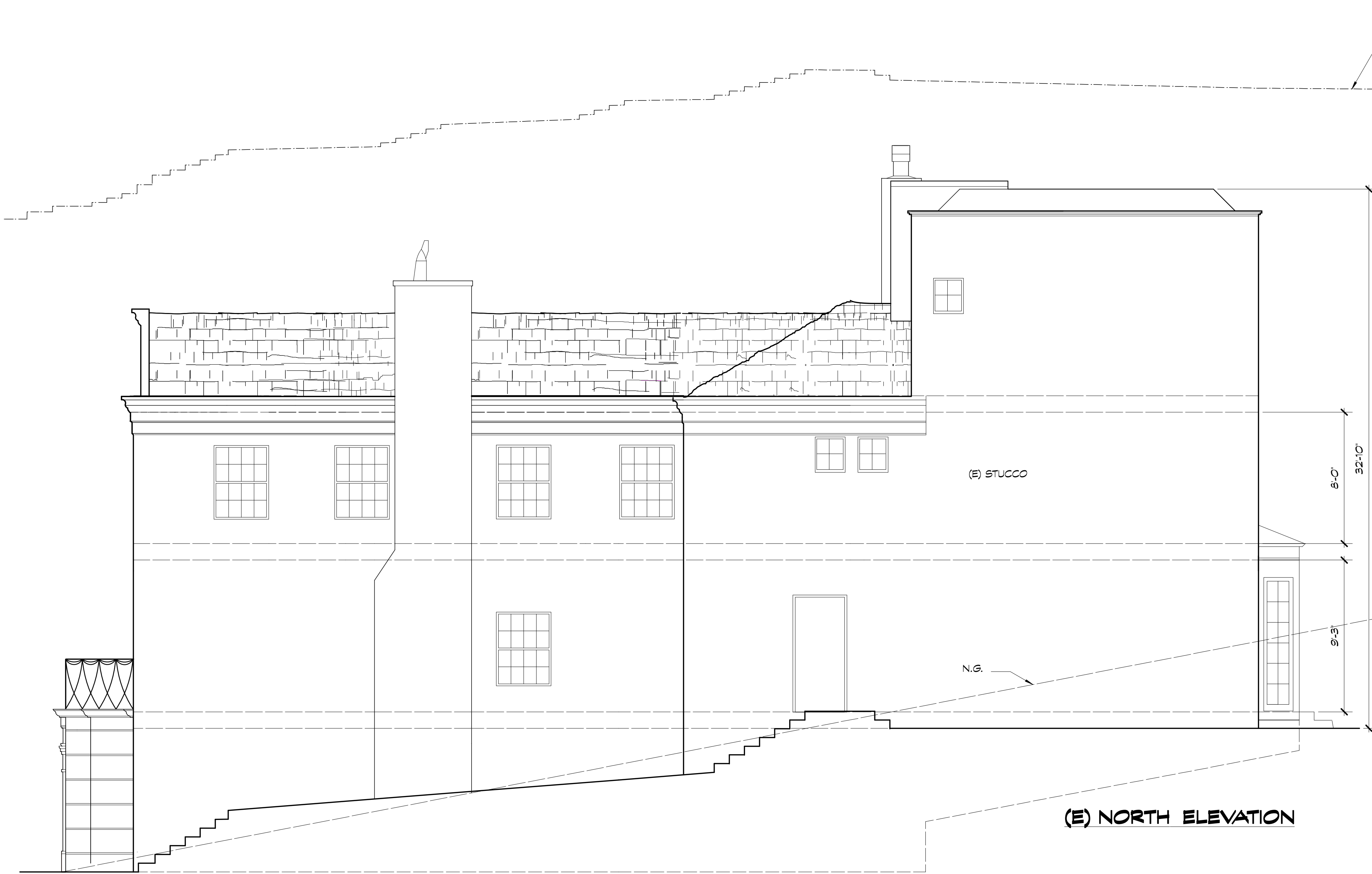
SHEET N°

A1.0

JOB N°

1001

OF



(E) REAR (WEST) ELEVATION

(E) NORTH ELEVATION

GRAPHIC SCALE:



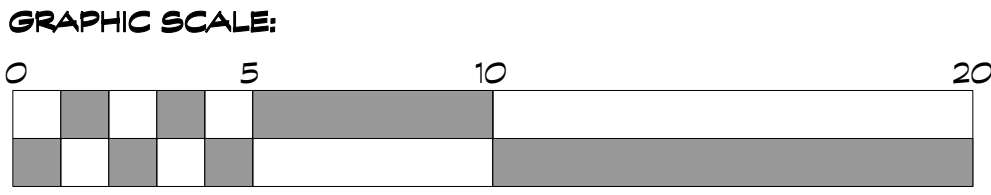
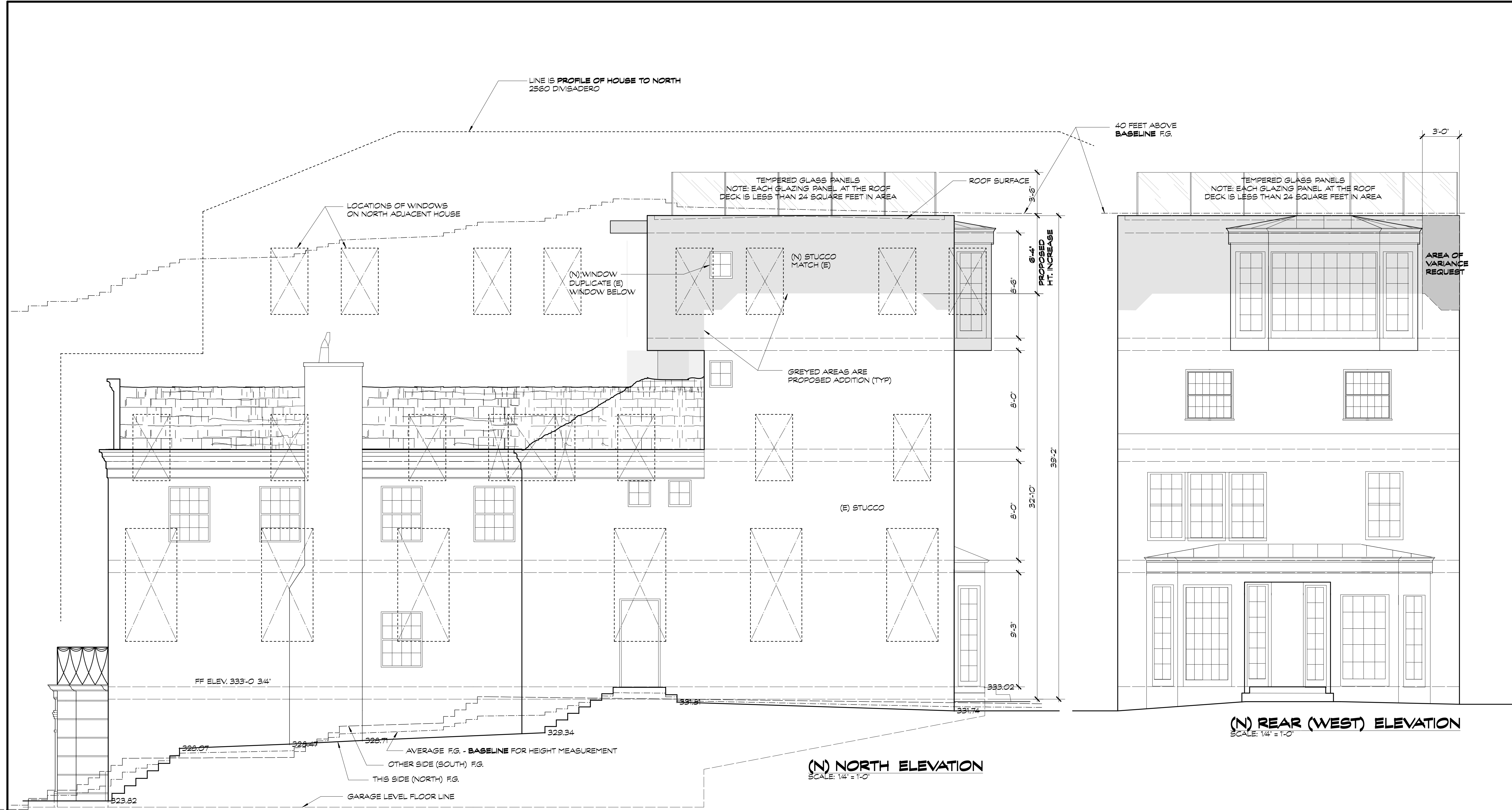
REVISIONS		DATE
SITE PERMIT SET		8/12/10
ENVIRONMENTAL REVISION		2/14/13
VARIANCE SET		3/1/13

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PLAN OF ADDITION TO
2555 DIVISADERO STREET
— SAN FRANCISCO, CA 94115

DATE 6/22/10	SHEET N° A3.0
JOB N° 1001	OF



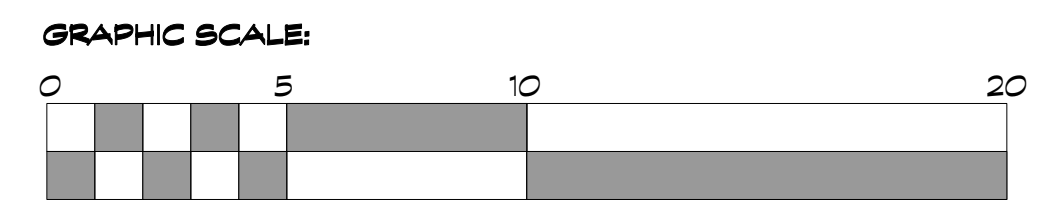
REVISIONS		DATE
SITE PERMIT SET		8/12/10
ENVIRONMENTAL REVISION		2/14/13
VARIANCE SET		3/1/13

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PLAN OF ADDITION TO
2555 DIVISADERO STREET
— SAN FRANCISCO, CA 94115

DATE 6/22/10	SHEET N° A3.2
JOB N° 1001	OF



REVISIONS	DATE
SITE PERMIT SET	8/12/10
ENVIRONMENTAL REVISION	2/14/13
VARIANCE SET	3/1/13

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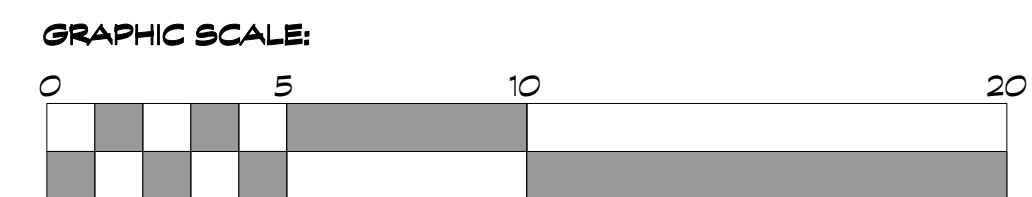
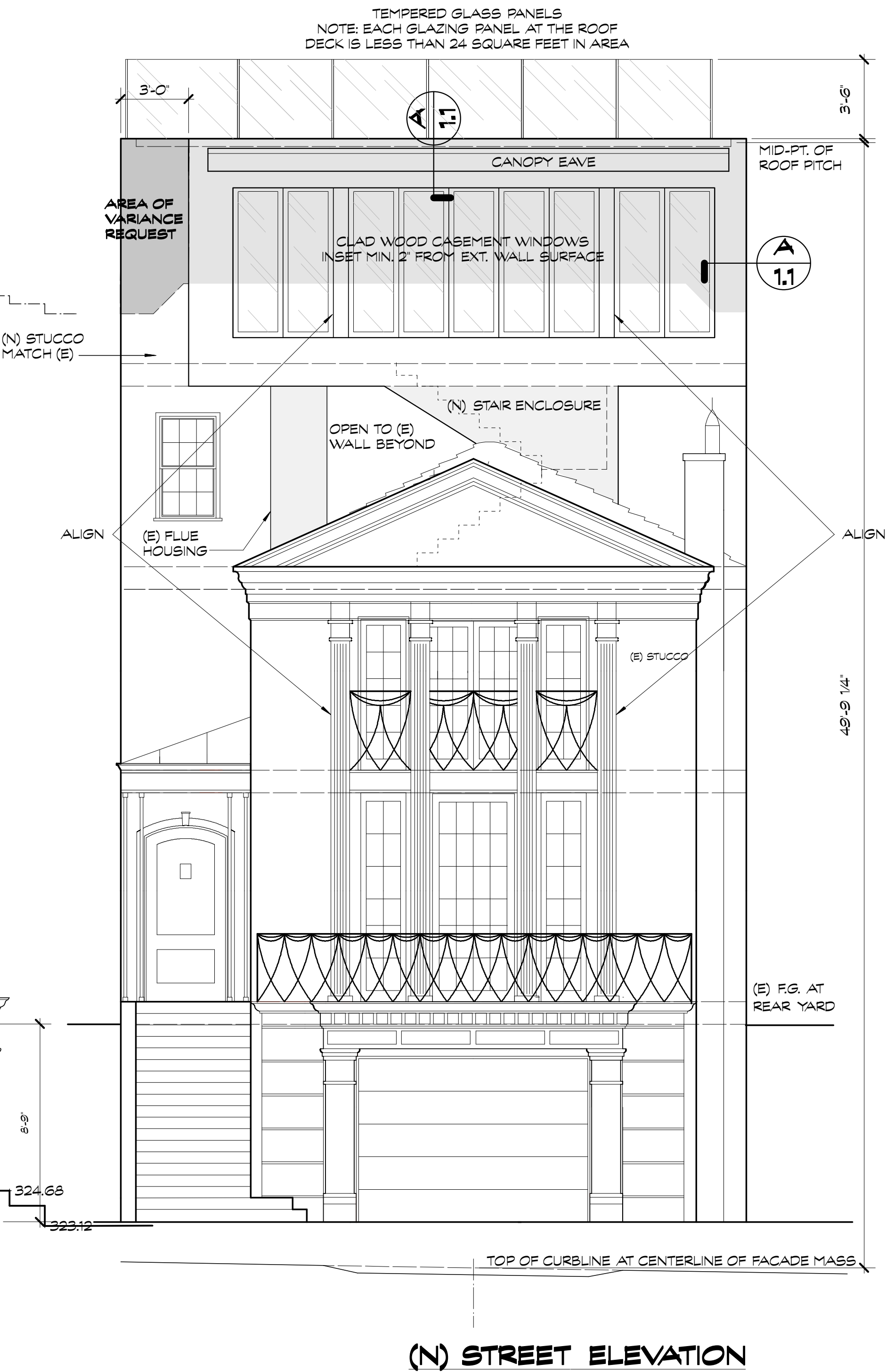
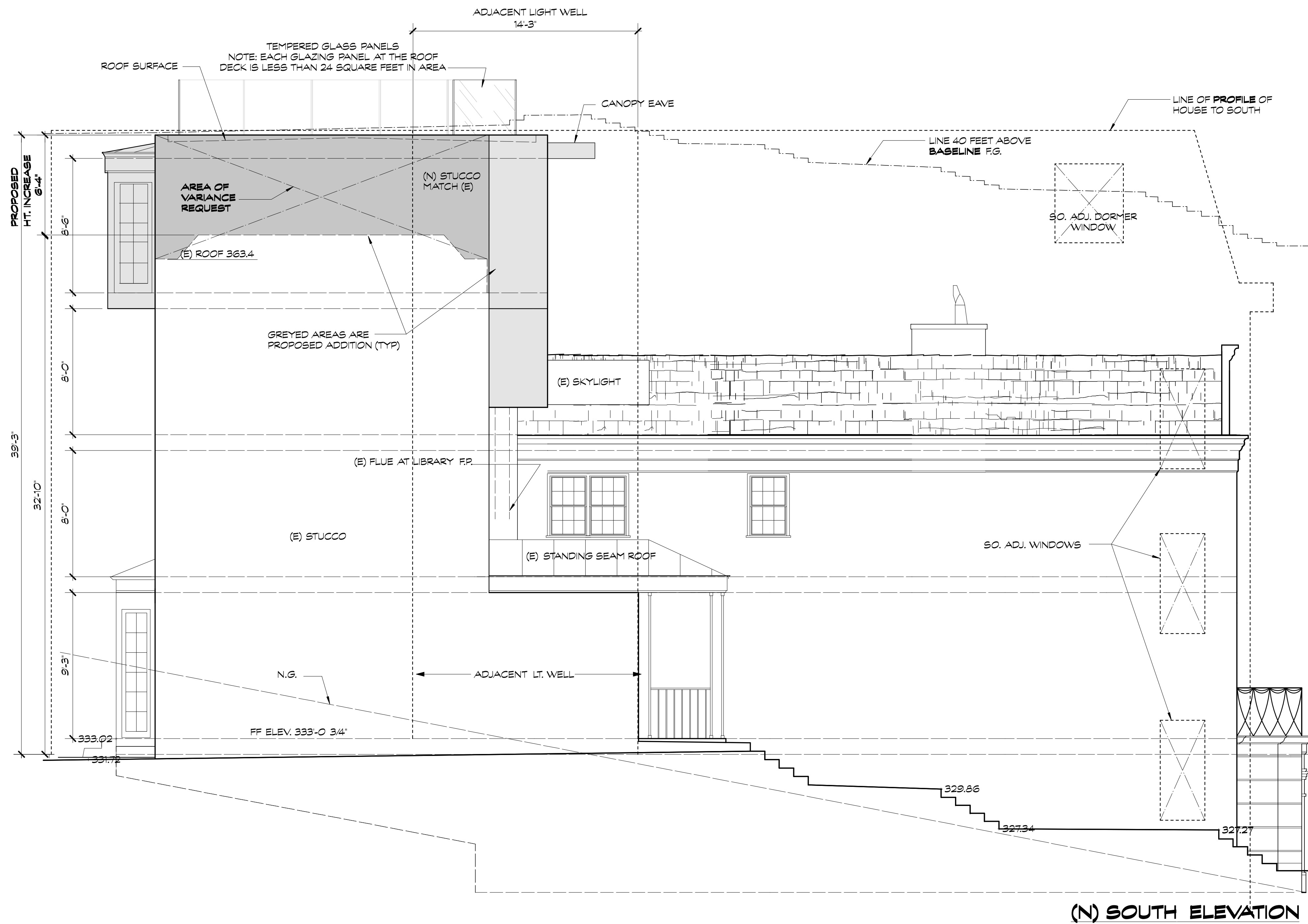
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STATE OF CALIFORNIA

PLAN OF ADDITION TO
2555 DIVISADERO STREET
— SAN FRANCISCO, CA 94115

DATE 6/22/10	SHEET N° A3.1
JOB N° 1001	OF



REVISIONS	DATE
SITE PERMIT SET	8/12/10
ENVIRONMENTAL REVISION	2/14/13
VARIANCE SET	3/1/13

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PLAN OF ADDITION TO
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— SAN FRANCISCO, CA 94115

DATE 6/22/10	SHEET N° A3.3
JOB N° 1001	OF