



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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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 27, 2012**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard, Off-Street Parking, Expansion of Nonconforming Use/Structure)**

Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 560 Precita Av	Case No.: 2011.1433V
Cross Street(s): Alabama & Florida	Building Permit: none to date
Block / Lot No.: 5515/033	Applicant/Agent: Stuart Goldberg
Zoning District(s): RH-2 / 40-X	Telephone: 415-215-9283
Area Plan: N/A	E-Mail: stuartgoldberg@sbcglobal.net

PROJECT DESCRIPTION

The proposal includes 1) rear extension of approximately 17 feet, 9 inches in depth at the ground floor, 11 feet, 6 inches at the second floor, 16 feet at the third floor; 2) extension of the existing dormers 13 feet to the rear; and 3) a third story deck at the rear of the existing three-story, single-family dwelling.

PLANNING CODE SECTION 242 requires the subject property to maintain a rear yard of 24 feet (at the east portion of the lot) and 35 feet (at the west portion of the lot). The proposal results in a rear yard of only 10 feet at the east portion of the lot; therefore, a variance is required.

PLANNING CODE SECTION 242 requires three off-street parking spaces for the proposal. The proposal provides two off-street parking spaces; therefore, a variance is required.

PER PLANNING CODE SECTION 188, a non-complying structure cannot be increased in size. The project would expand an existing non-complying single-family dwelling; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Diego Sanchez** Telephone: **415-575-9082** Mail: diego.sanchez@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/2011.1433V.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 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**.

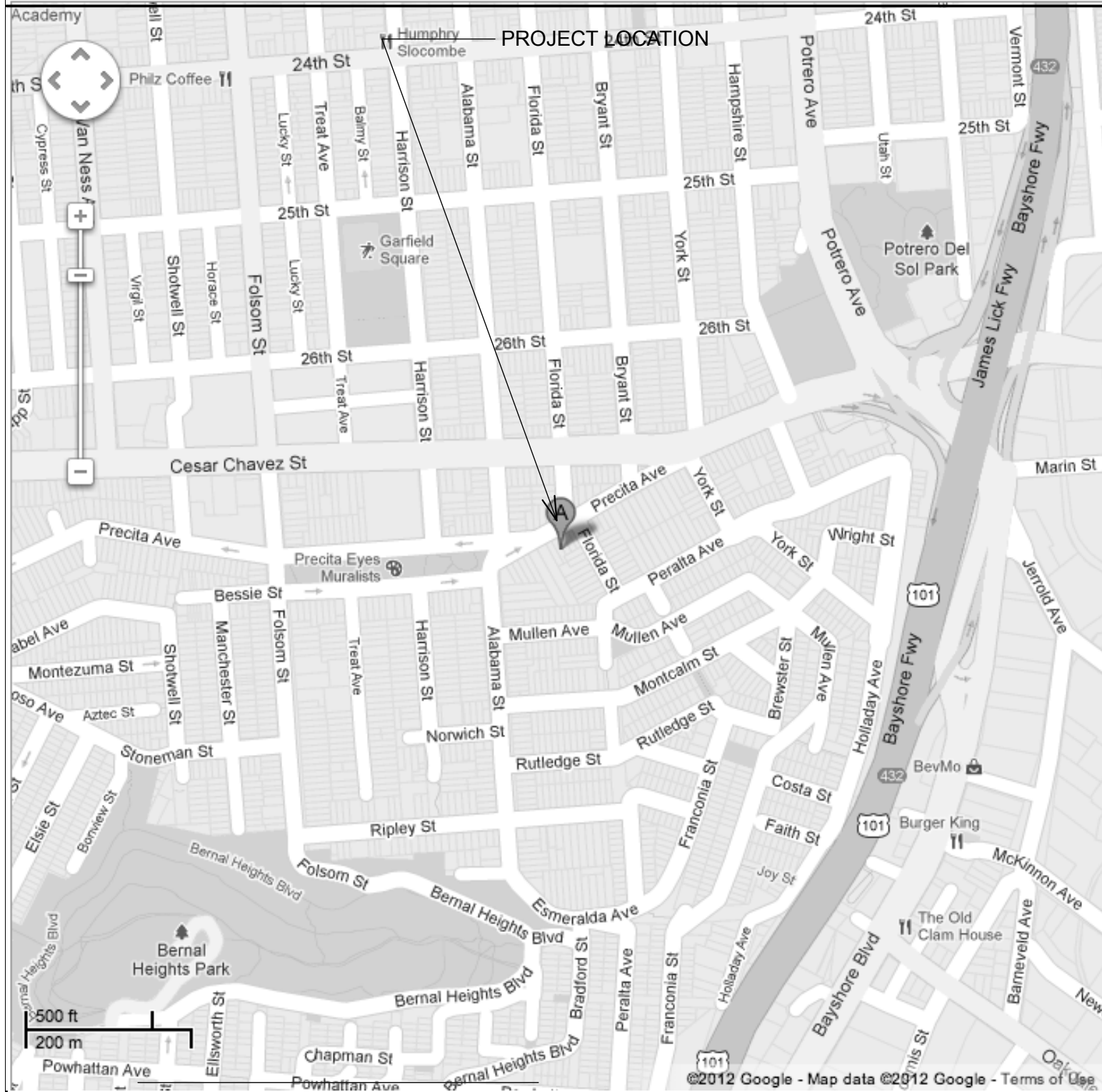
ABOUT THIS NOTICE

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.

Goldberg Residence

560 Precita Ave, San Francisco CA



VICINITY MAP

BUILDING INFORMATION & CODE DATA

PROJECT INFORMATION

PROJECT ADDRESS:	560 Precita Ave
LOT/BLOCK	5515/033
ZONING:	RH-2
HEIGHT LIMIT:	40-X

LEGAL DESCRIPTION & AREA CALCULATIONS

USE:	EXISTING RESIDENTIAL	EXISTING RESIDENTIAL	
OCCUPANCY GROUP:	R3	R3	
CONSTRUCTION TYPE:	VB	VB	
STORIES:	2 over gar	2 over gar	
DWELLING UNITS:	1	1	
BEDROOMS:	2	3	
BATHROOMS:	2	4	
BUILDING HEIGHT	36'-9"	36'-9"	
LOT AREA	2375	2375	
BUILDING FOOTPRINT	964	1147	

AREAS

	GARAGE	1ST	2ND	TOTAL
EXISTING	349	877	617	1843
PROPOSED	700	1117	946	2763
CHANGE	351	240	329	920

CODE COMPLIANCE

Codes Currently in Effect in San Francisco
2010 Codes effective January 1, 2011
2010 San Francisco Code Amendments
2010 San Francisco Building Code Amendments (Includes Green Building Requirements. See Chapter 13C)
2010 San Francisco Electrical Code Amendments
2010 San Francisco Mechanical Code Amendments
2010 San Francisco Plumbing Code Amendments
2007 San Francisco Housing Code Amendments
2010 California Codes
2010 California Building Code
2010 California Electrical Code
2010 California Energy Code
2010 California Plumbing Code
2010 California Mechanical Code

CONTACTS

OWNER:
Stuart Goldberg
560 Precita Ave
San Francisco, CA 94110
voice (415) 215-9283
email stuartgoldberg@sbcglobal.net

ARCHITECT:
Sven Lavine
Sven Lavine Architecture
3730 Folsom Street
San Francisco, CA 94110
voice 415 647-7061
fax 415 276-1769
email sven@slarchitecture.com

SCOPE OF WORK

2 story rear addition over basement
Master Bedroom
Master Bath
Family Room
Enlarged Kitchen

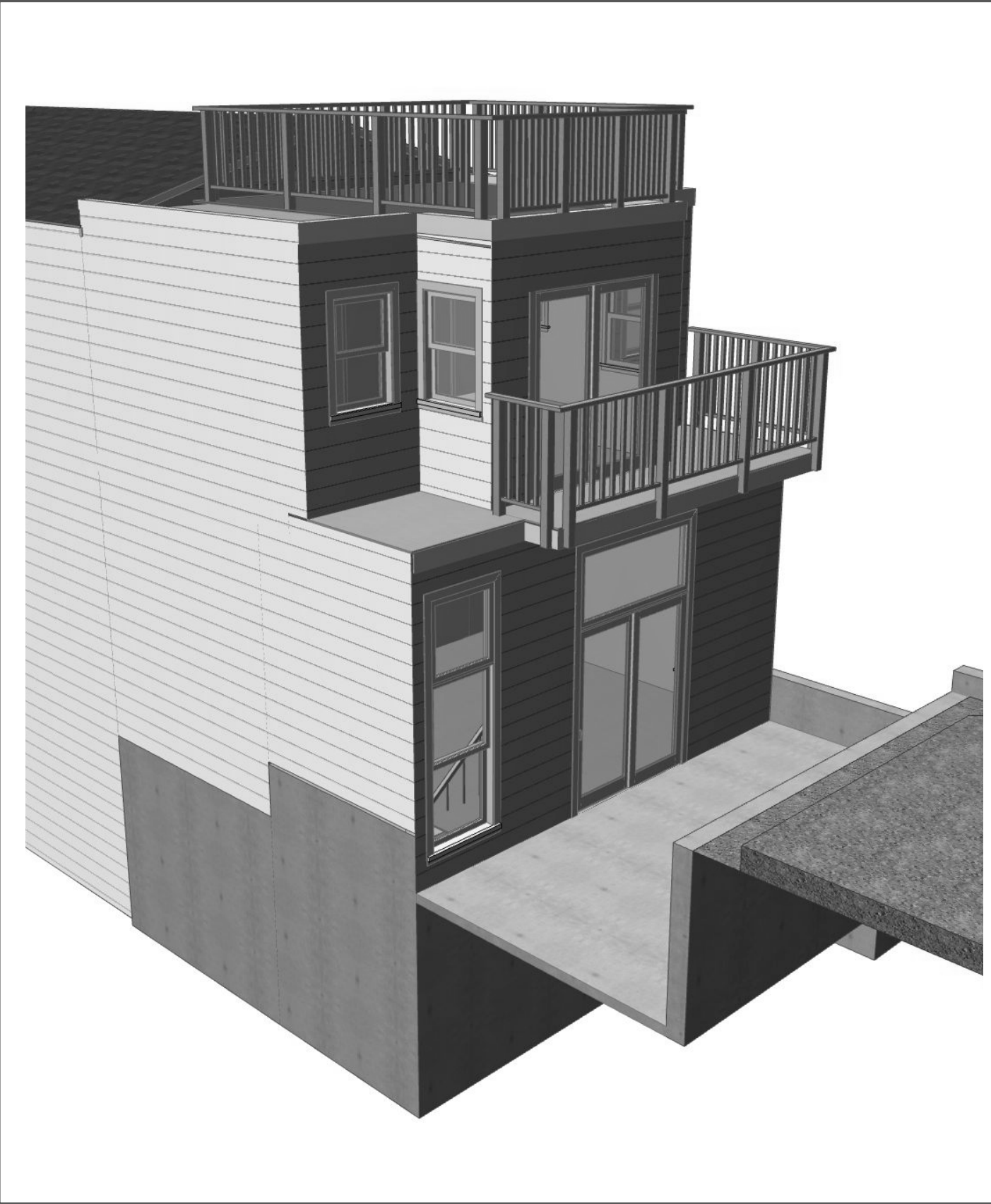
SHEET INDEX

ID	Name	Published
A-001	COVER SHEET	<input checked="" type="checkbox"/>
A-101	SITE PLAN	<input checked="" type="checkbox"/>
A-102	EXISTING PLANS	<input checked="" type="checkbox"/>
A-103	FLOOR PLANS	<input checked="" type="checkbox"/>
A-104	FLOOR PLANS	<input checked="" type="checkbox"/>
A-201	EXISTING ELEVATIONS	<input checked="" type="checkbox"/>
A-202	EXISTING ELEVATIONS	<input checked="" type="checkbox"/>
A-203	PROPOSED ELEVATIONS	<input checked="" type="checkbox"/>
A-301	SECTIONS	<input checked="" type="checkbox"/>

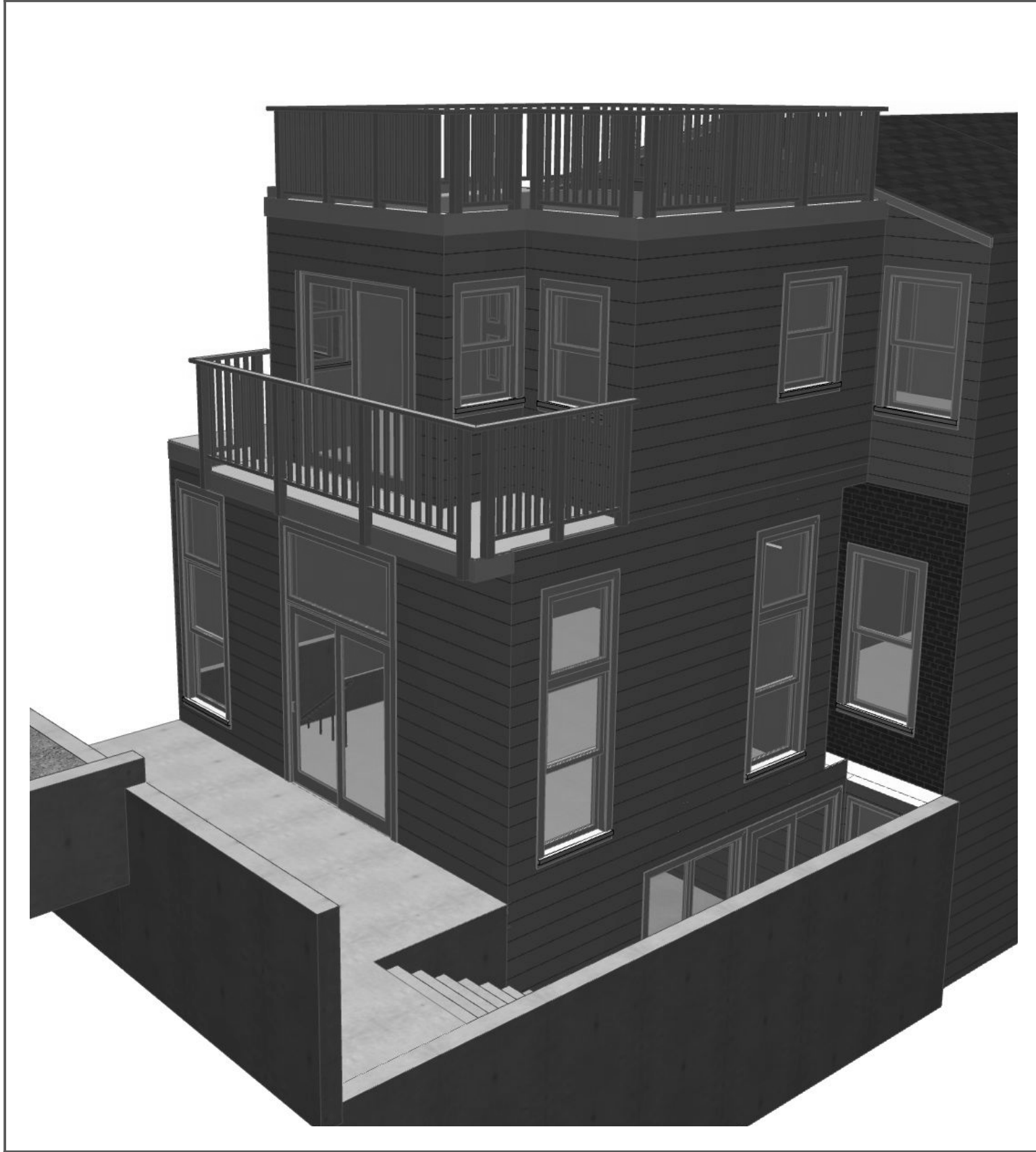


AREA SITE PLAN

SCALE: 1/16" = 1'-0"



left rear



right rear

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Tel: 415.647.7061
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Goldberg Residence

560 Precita Ave
San Francisco, CA
94110

PLANNING REVISION 04.10.12

No. Revisions/Submissions Date

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Drawing

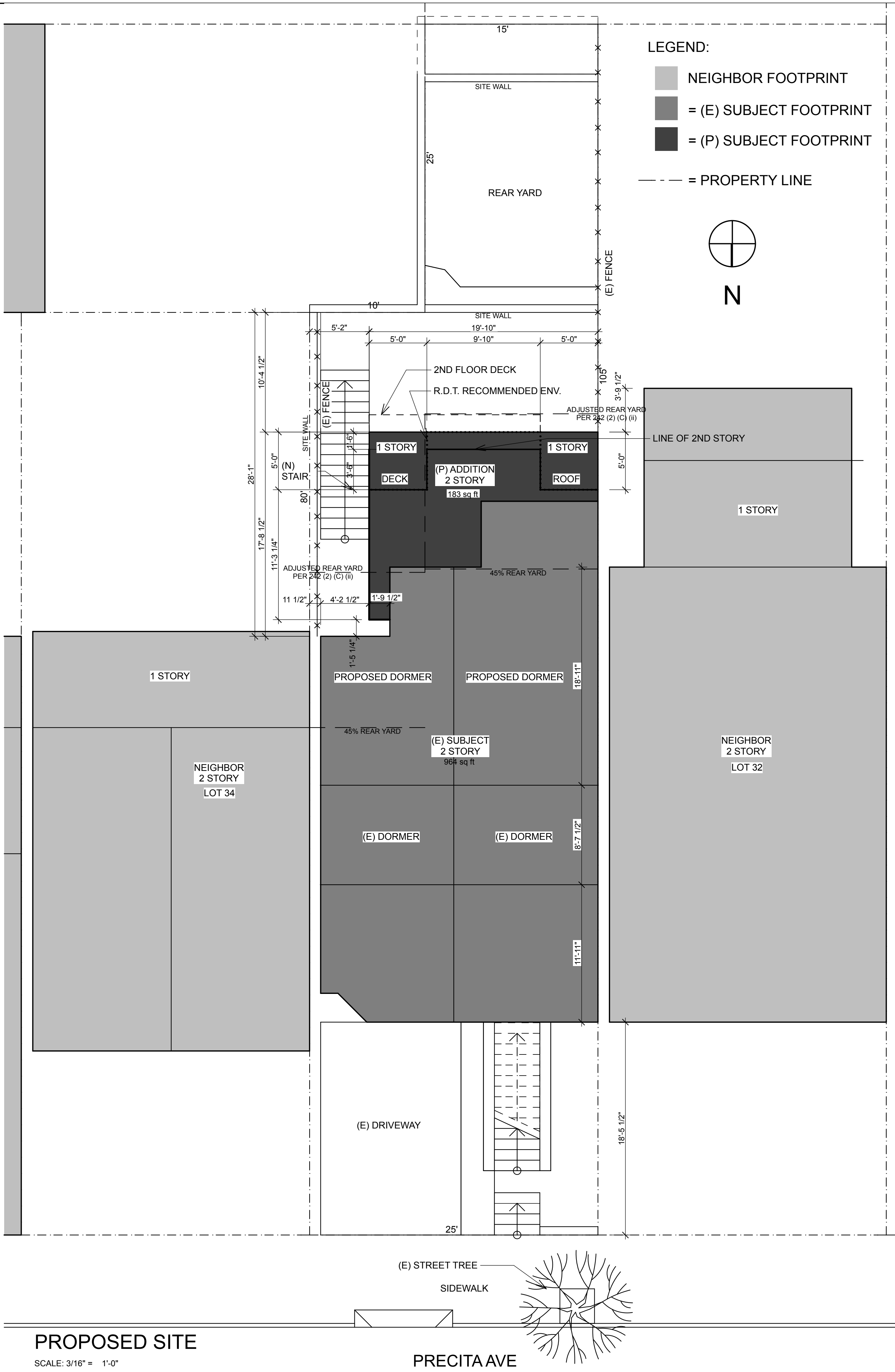
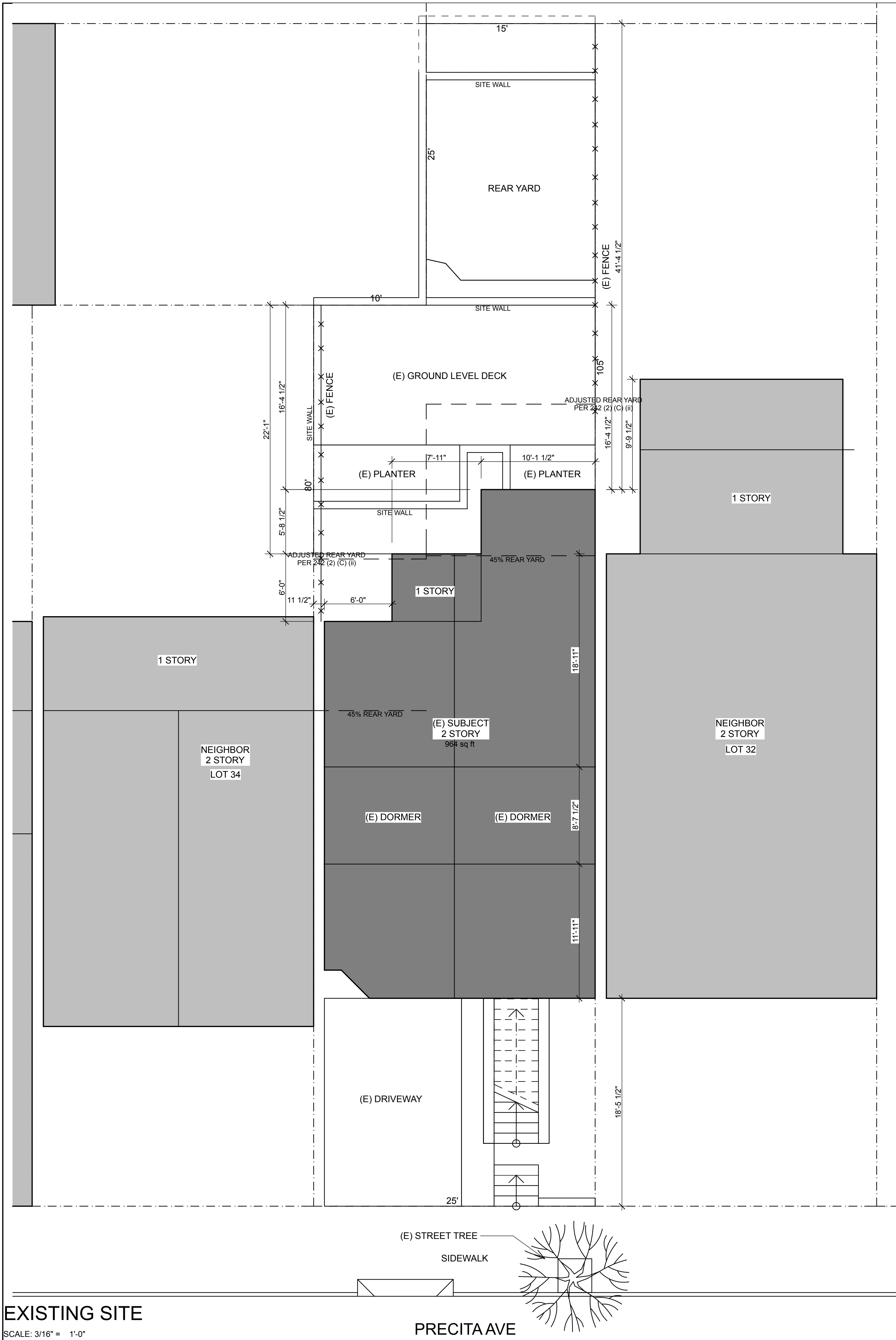
COVER SHEET

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Drawing No.

A-001



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Drawing

SITE PLAN

Designed
Sven Lavine

Date
####/####/####

Drawn
#Last saved by

Scale
3/16" = 1'-0"

Checked
SEL

Project No.
202

Reviewed
XX

Sheet

Drawing No.

A-101

Goldberg Residence

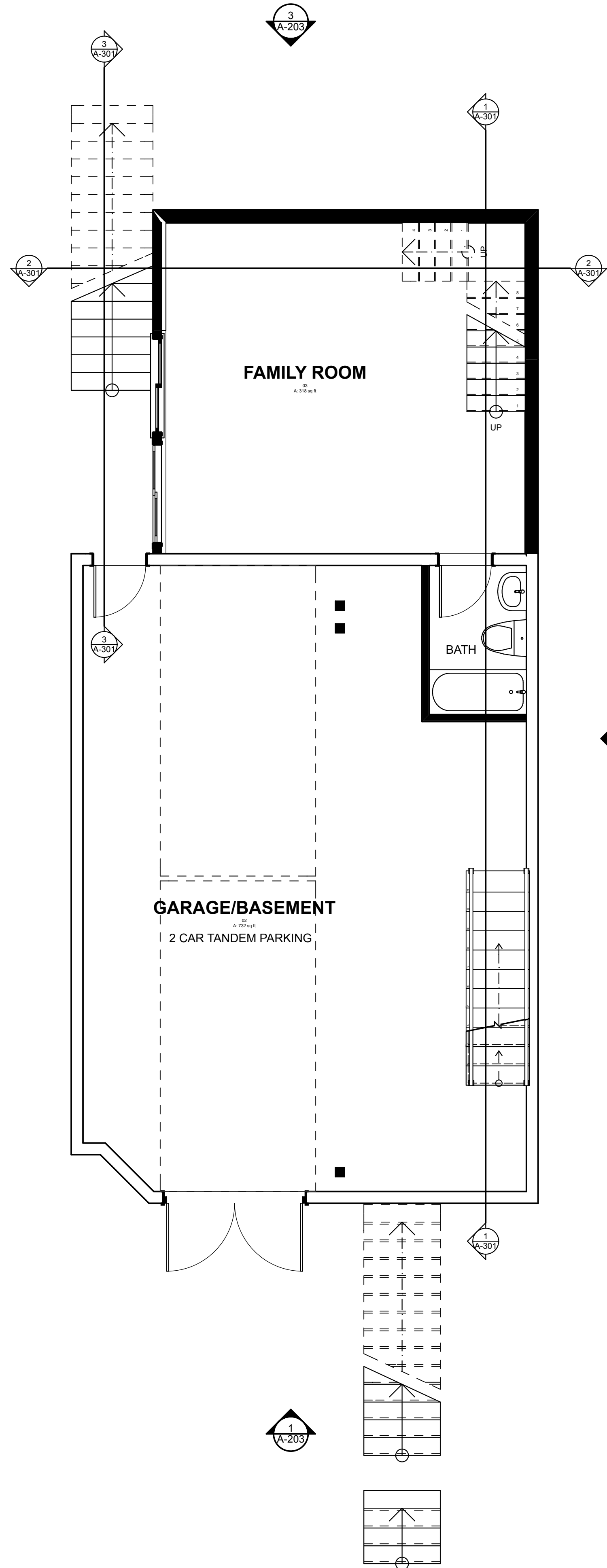
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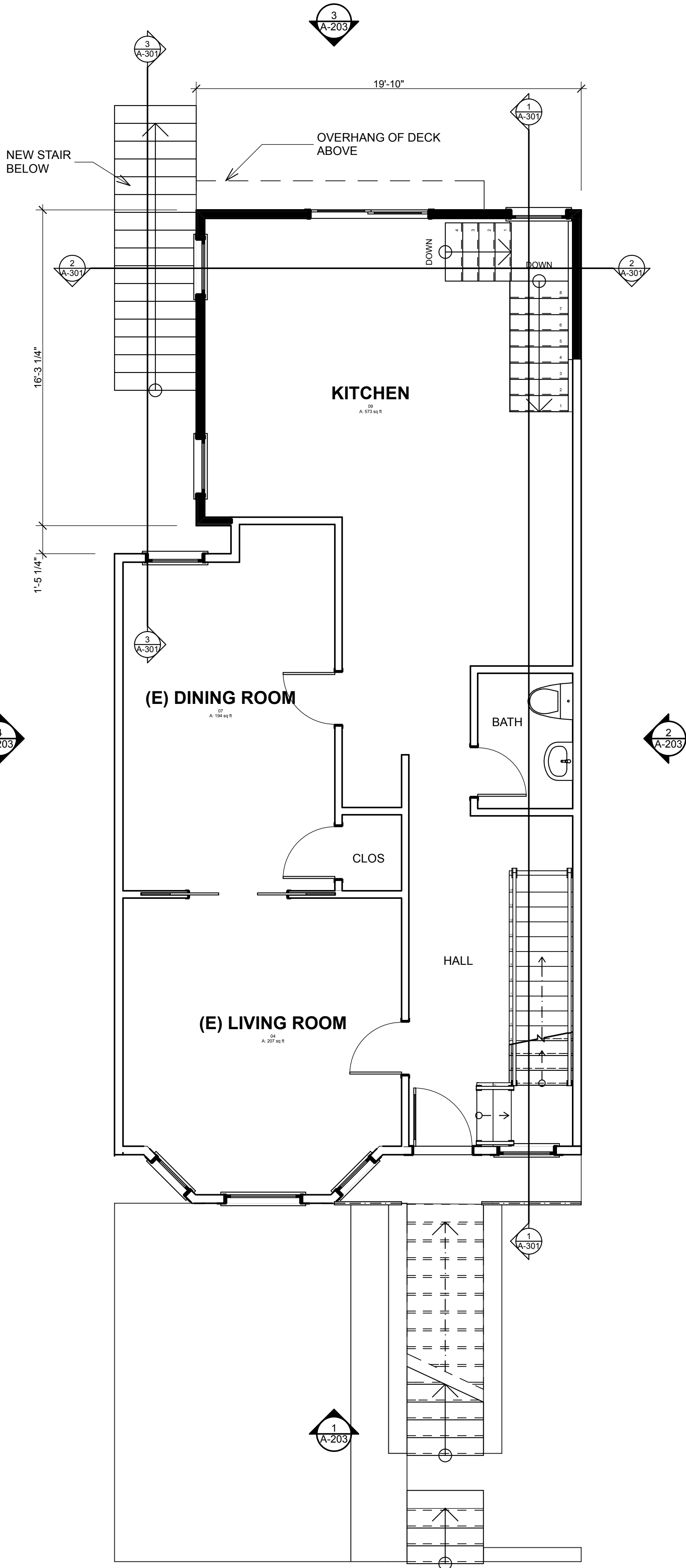
No.	Revisions/Submissions	Date
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Drawing	
EXISTING PLANS	
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Reviewed XX	Sheet
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	A-102



GARAGE/BASEMENT
SCALE: 1/4" = 1'-0"



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION.
- NEW WOOD STUD WALL. SEE NOTES BELOW, GENERAL NOTES, & STRUCTURAL DWGS.
- DUPLEX RECEPTACLE 110V - MTD. @ 12" A.F.F. U.O.N.
- GFI GROUND FAULT INTERRUPTER RECEPTACLE PER CEC SECTION 210-8A(6)
- FOUR-PLEX RECEPTACLE 110V - MTD. @ 12" A.F.F. U.O.N.
- DUPLEX RECEPTACLE 110V W/ 1 SWITCHED OUTLET. SEE R.C.P. FOR SWITCH LOCATION. MTD. HORIZONTALLY IN BASE BOARD U.O.N.
- RECEPTACLE 220 V
- DUPLEX RECEPTACLE 110V -DEDICATED CIRCUIT
- WP WEATHER-PROOF DUPLEX OUTLET. ON GFI CIRCUIT.
- QUAD RECEPTACLE WITH 1 SWITCHED OUTLET. SEE R.C.P. FOR SWITCHING.
- CABLE TV OUTLET - PROVIDE FLUSH FACE PLATE WITH 2 COAX RECEPTACLES & 1 TELEPHONE. USE COAX CABLE RATED FOR SATELLITE USE. HOME RUN TO CABLE SERVICE LOCATION.
- SPEAKER TERMINAL. FACE PLATE W/ "BANNANA" SPEAKER TERMINALS.
- DATA RECEPTACLE -CAT 5 U.O.N. HOME RUN TO DATA HUB.
- TELEPHONE RECEPTACLE. 12" A.F.F. U.O.N.
- W.M. TELEPHONE RECEPTACLE WITH . WALL PHONE MOUNTING PLATE. 48" A.F.F. U.O.N.
- ELECTRICAL PANEL
- N.G. NATURAL GAS SUPPLY
- NEW DOOR - MATCH (E) SEE G001 FOR RATED DOOR ASSEMBLY REQUIREMENTS.
- HOSE BIBB
- SMOKE DETECTOR-110V HARDWIRED/INTERCONNECTED PER CBC 903.2.7
- CEILING MOUNTED DUCTED EXHAUST FAN. VENT TO EXTERIOR. CAPABLE OF PROVIDING MINIMUM 50 C.F./MIN INTERMITTANT OR 20 C.F./MIN CONTINUOUS

SHEET NOTES

- REFER TO SHEETS G000, A000 AND A001 FOR ADDITIONAL INFORMATION
- REFER TO R.C.P. (REFLECTED CEILING PLANS) FOR ALL LIGHTING AND SWITCHING INFORMATION
- FRAMING @ NEW WALLS:
-SEE ENGINEERS DRAWINGS.
- DIMENSIONS:
-FROM FACE OF SHEATHING @ EXTERIOR WALLS.
-FROM FACE OF STUD @ INTERIOR WALLS.
- INSULATION @ NEW CONSTRUCTION:
-SEE CA TITLE 24 MANDATORY MEASURES/G001
- SAFETY GLASS:
-WHERE CALLED FOR IN DRAWINGS & AS REQUIRED BY CODE (CBC 2406.3), PROVIDE FULLY TEMPERED OR LAMINATED PANELS AFFIXED WITH A PERMANRNT LABEL.

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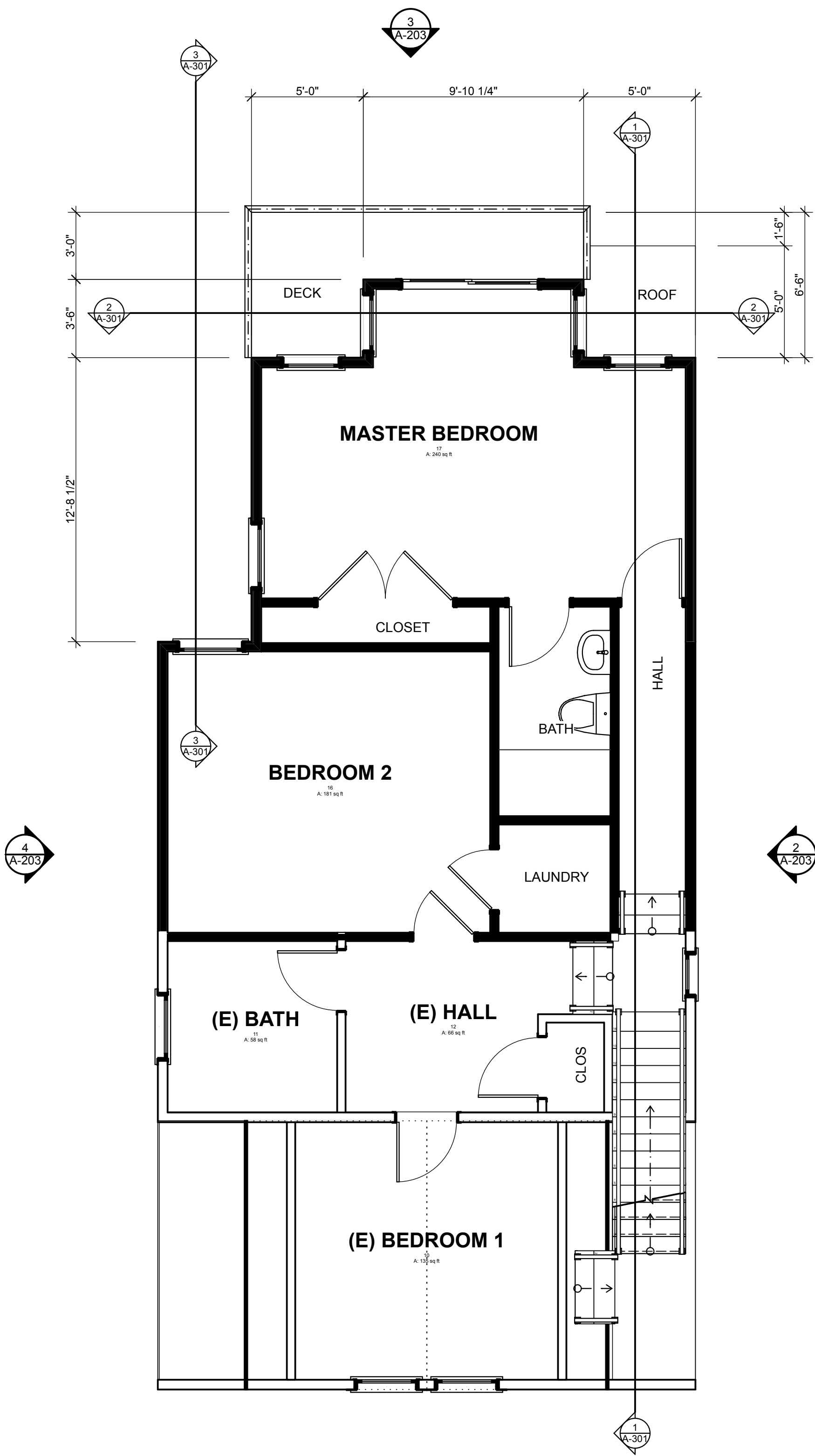
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FLOOR PLANS

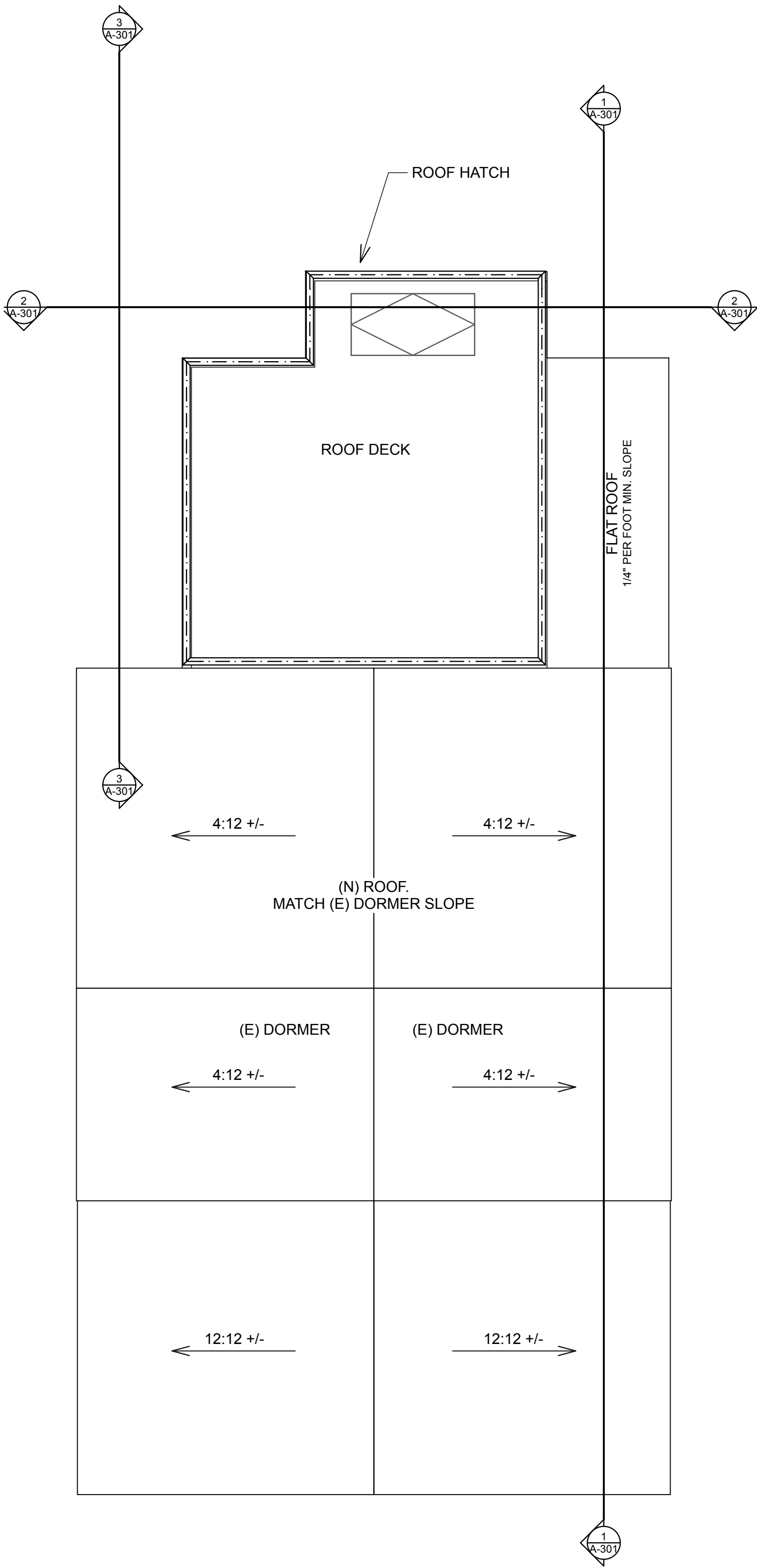
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	Drawing No.



A-103



2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION.
- NEW WOOD STUD WALL. SEE NOTES BELOW, GENERAL NOTES, & STRUCTURAL DWGS.
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Drawing

FLOOR PLANS

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A-104



2 WEST ELEVATION
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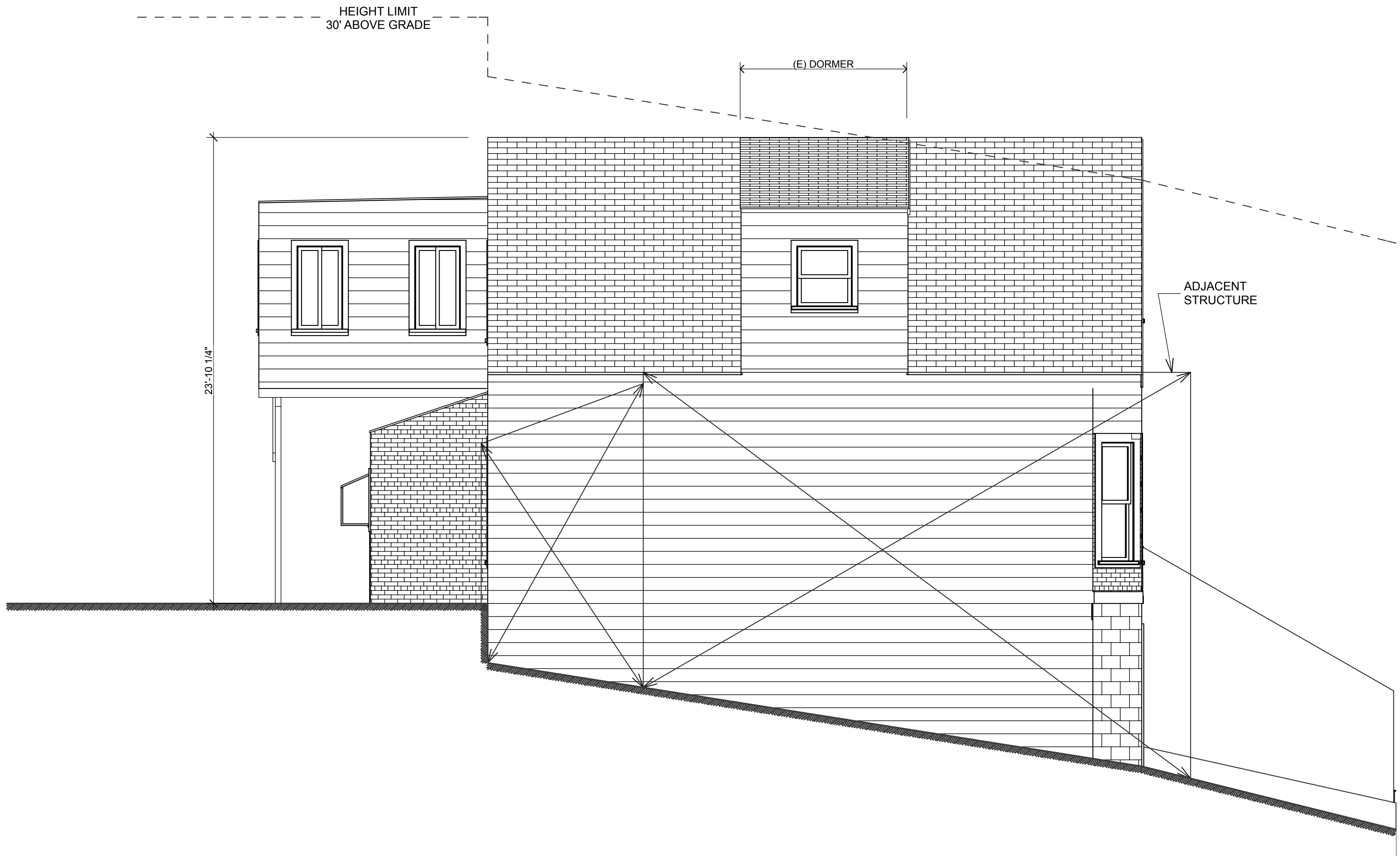


A circular professional engineer seal for the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the name "SVEN ERIK LAVINE", the license number "C-30122", and the expiration date "REN. 1/31/13".

/Volumes/Wolfgang/SL Architecture/Jobs/202 - Goldberg/Drawings/CD/



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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Drawing
EXISTING ELEVATIONS

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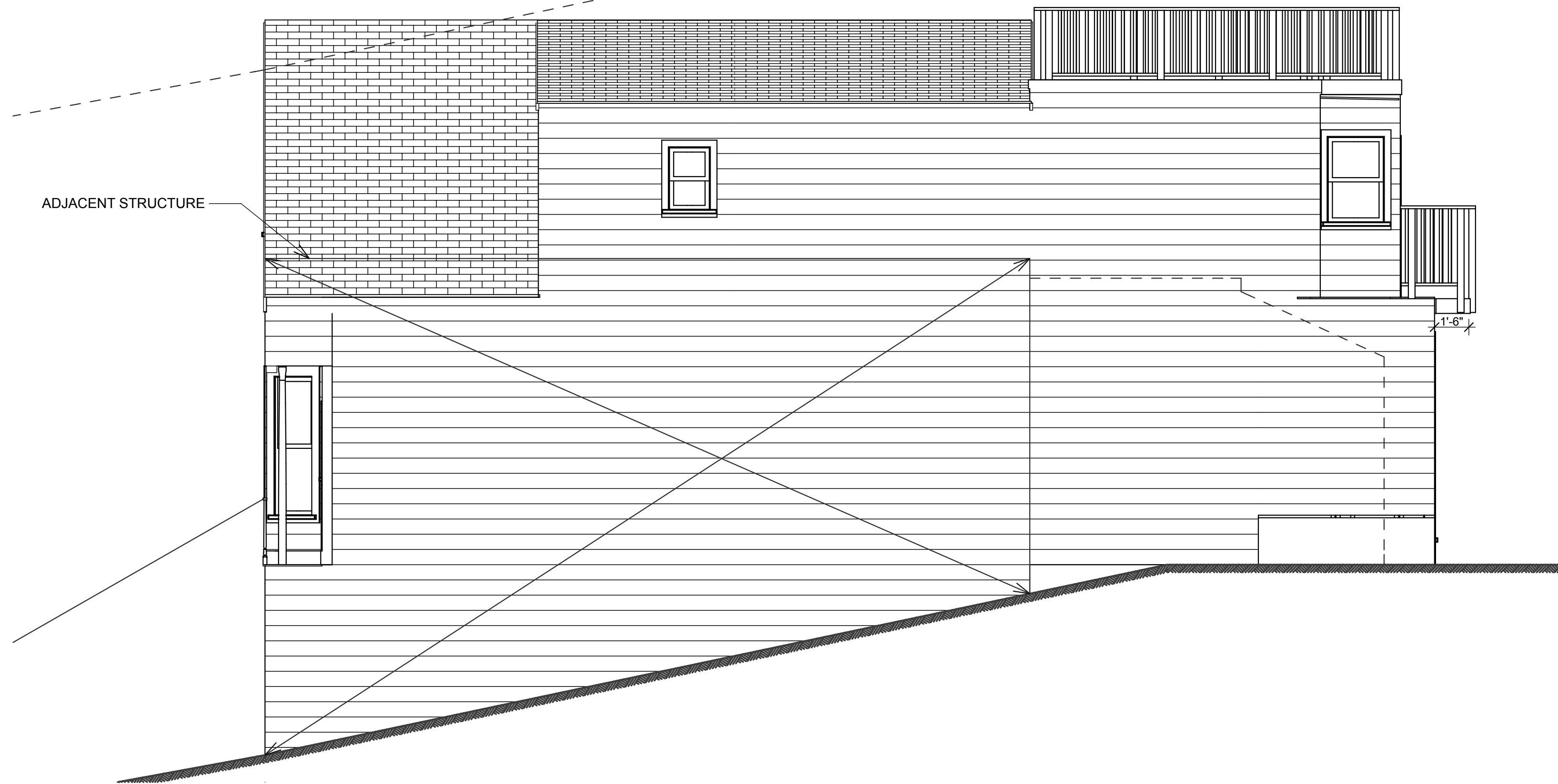
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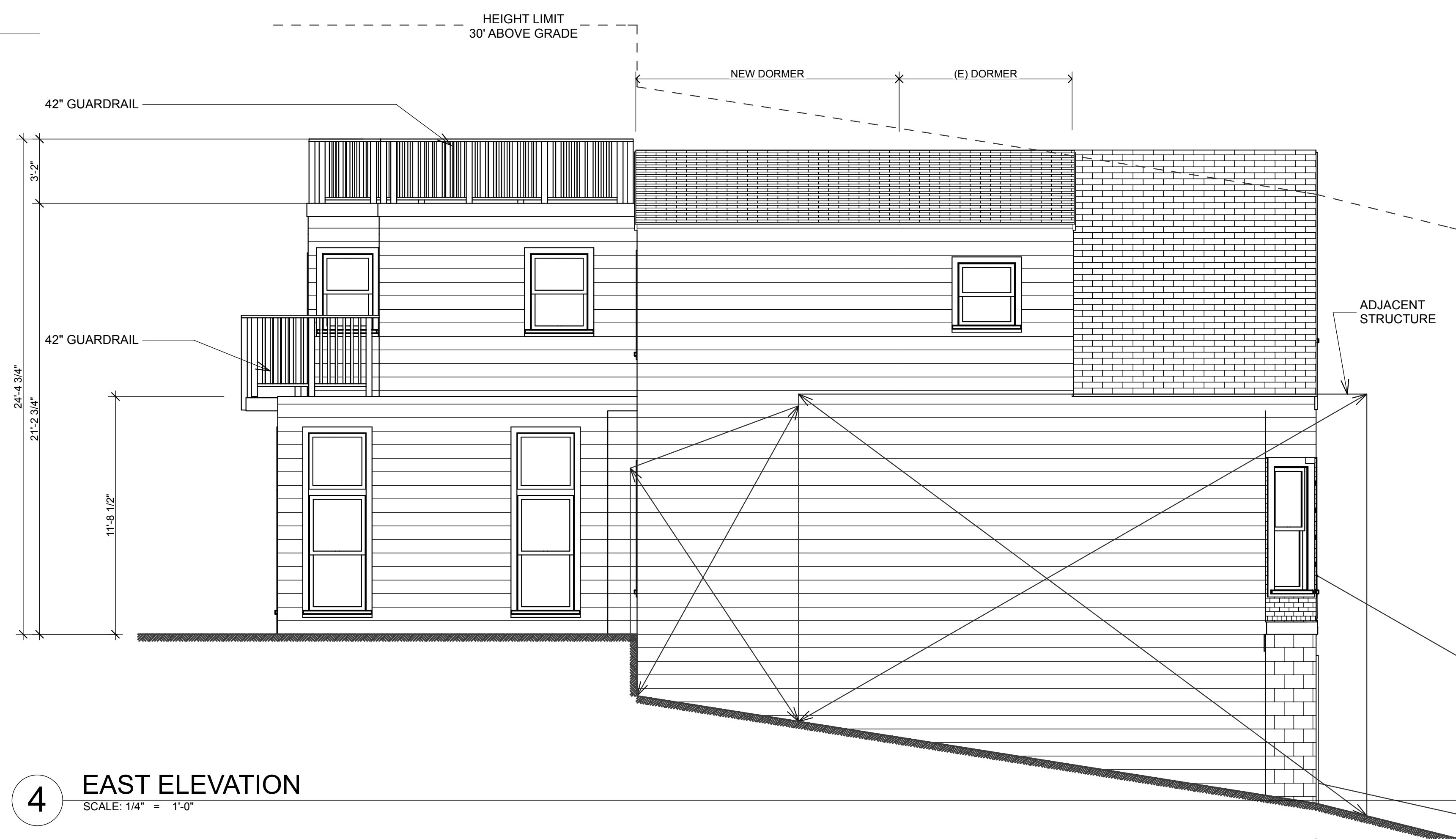
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3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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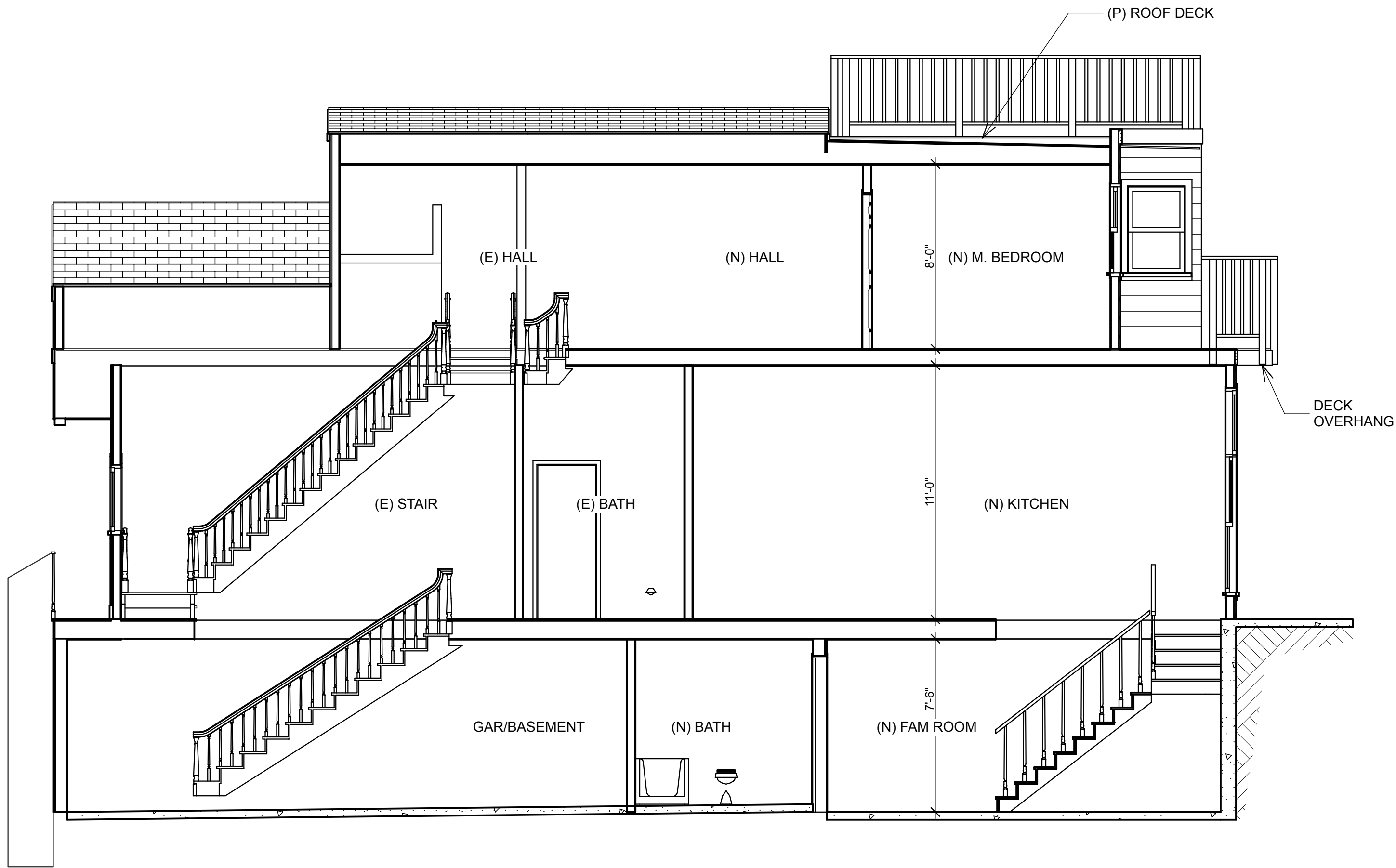
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Drawing
PROPOSED ELEVATIONS

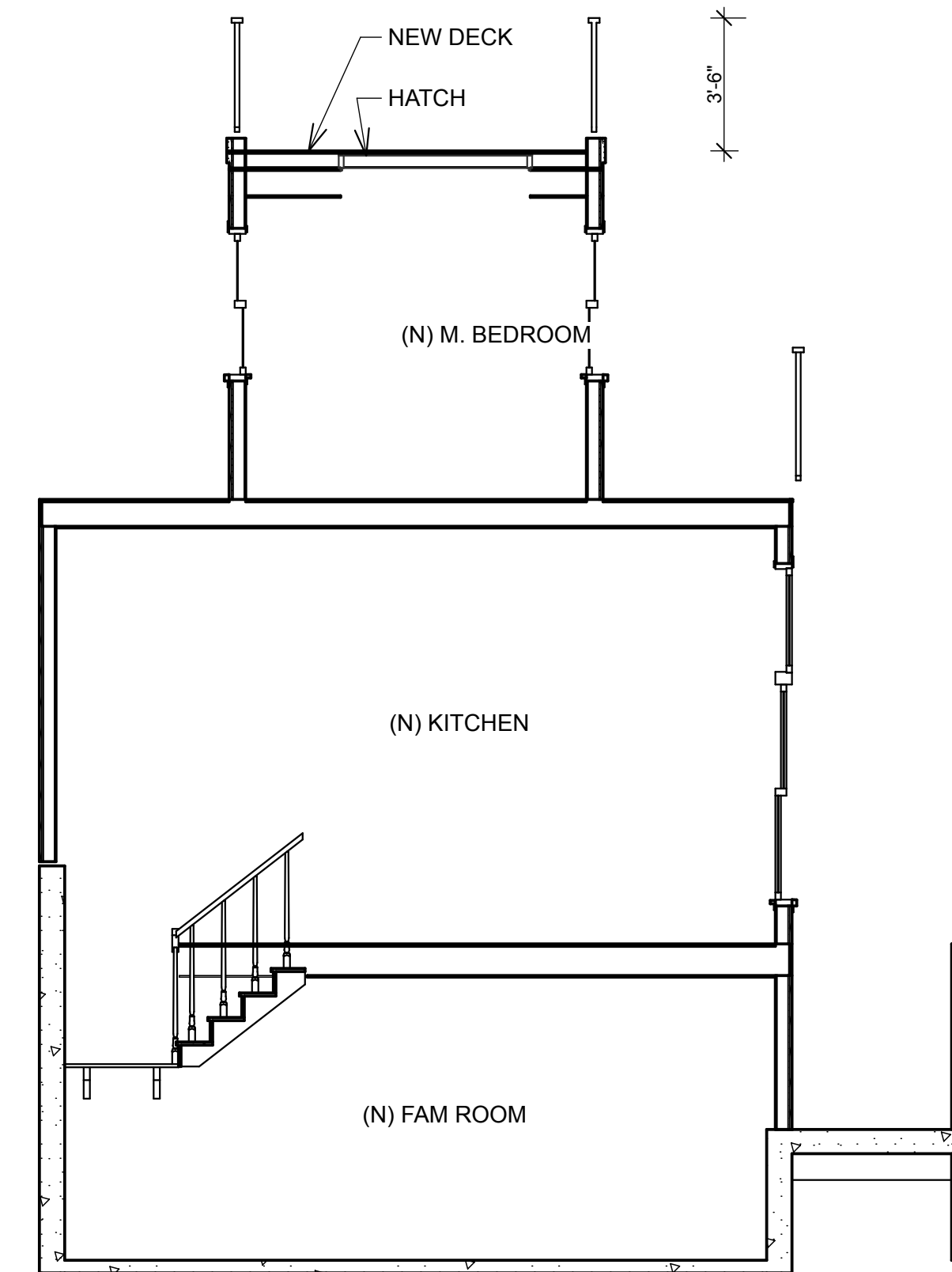
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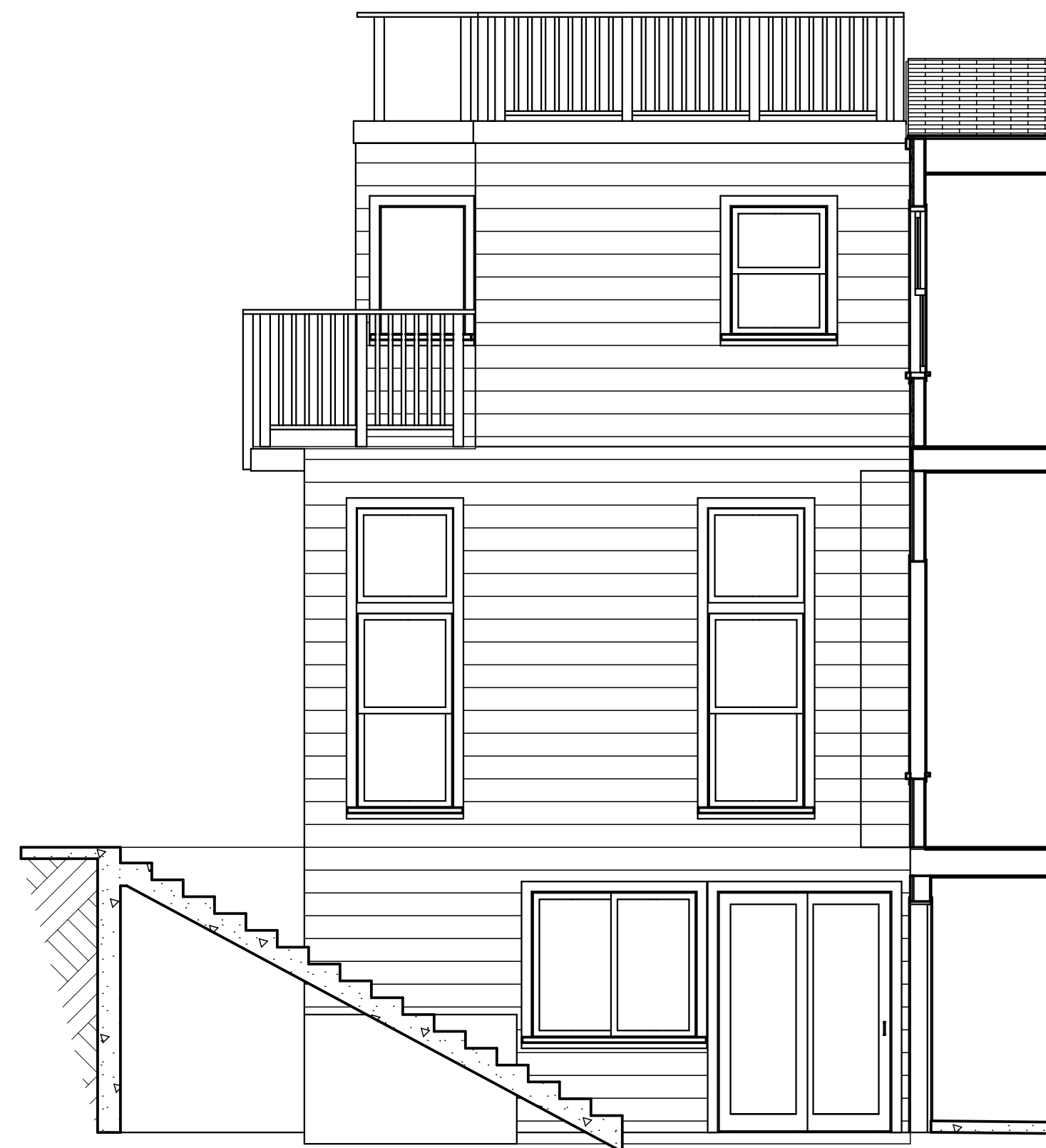
A-203



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



3 SECTION
SCALE: 1/4" = 1'-0"

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Drawing

SECTIONS

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A-301