



# 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,  
CA 94103-2479

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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, February 27, 2013**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard, Open Space, Expansion of Non-conforming Structure)**

Hearing Body: **Zoning Administrator**

| PORPERTY INFORMATION                            | APPLICATION INFORMATION                |
|---|--|
| Project Address: <b>2445-2449 Larkin Street</b> | Case No.: <b>2012.0036V</b>            |
| Cross Street(s): <b>Greenwich</b>               | Building Permit: <b>201209048875</b>   |
| Block / Lot No.: <b>0524/003</b>                | Applicant/Agent: <b>Tyson Dirksen</b>  |
| Zoning District(s): <b>RH-3 / 40-X</b>          | Telephone: <b>650-339-3376</b>         |
| Area Plan:                                      | E-Mail: <b>tyson@d8development.com</b> |

### PROJECT DESCRIPTION

The proposal is to raise the existing three-unit building by approximately 7'-6" in order to make the following alterations: insert a new ground story three-car garage and basement at rear; horizontally expand the penthouse level; construct new decks at the rear; and make interior alterations.

**PER SECTION 134 OF THE PLANNING CODE**, a 24'-4" rear yard is required for the subject property. Currently the subject property has an 11'-6" rear yard and the proposed rear yard is 13'-6", thereby requiring a variance for rear yard requirements.

**PER SECTION 135 OF THE PLANNING CODE**, each unit requires 100 square feet of open space if private or a total of 400 square feet of common open space. The proposal provides conforming private open space for Units 1 & 3; however Unit 2 does not provide any Code-complying open space.

**PLANNING SECTION 188 OF THE PLANNING CODE** prohibits the expansion or replacement of a noncomplying structure. Because the existing building encroaches into the rear yard it is considered a legal noncomplying structure. Therefore, the proposed raising of the building and deck reconstruction would require a variance from Planning Code Section 188.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Kate Conner**

Telephone: **415-575-6914** Mail: [kate.conner@sfgov.org](mailto:kate.conner@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/2012.0036V.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

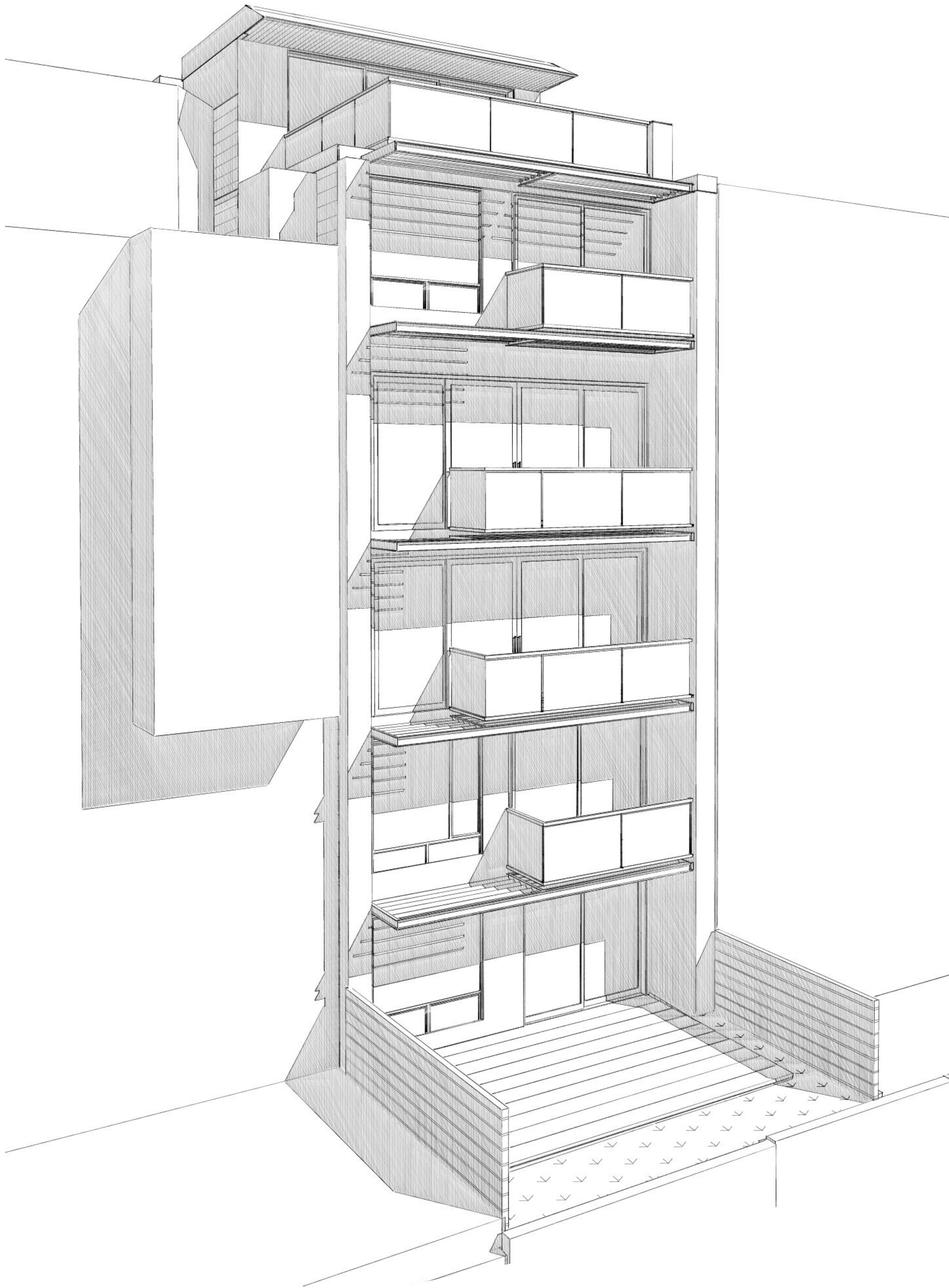
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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.



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38 DEVELOPMENT • LARKIN ST RESIDENCES • 201110 • A1

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X  
A1

REAR FACADE

SCALE: 3/8" = 1'-0"



X  
A1

FRONT FACADE

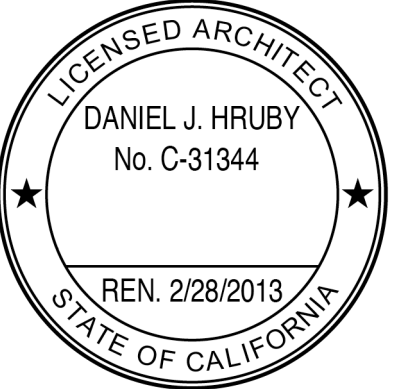
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**PRELIMINARY**  
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**CONSTRUCTION**

LARKIN ST RESIDENCES

2445-2449 LARKIN ST.,  
SAN FRANCISCO, CA  
94109

ISSUED:

SCHEMATIC 41  
10/05/2012

REVISION  
11/18/2012

RENDERINGS

SCALE: AS NOTED

JOB NUMBER: 201110

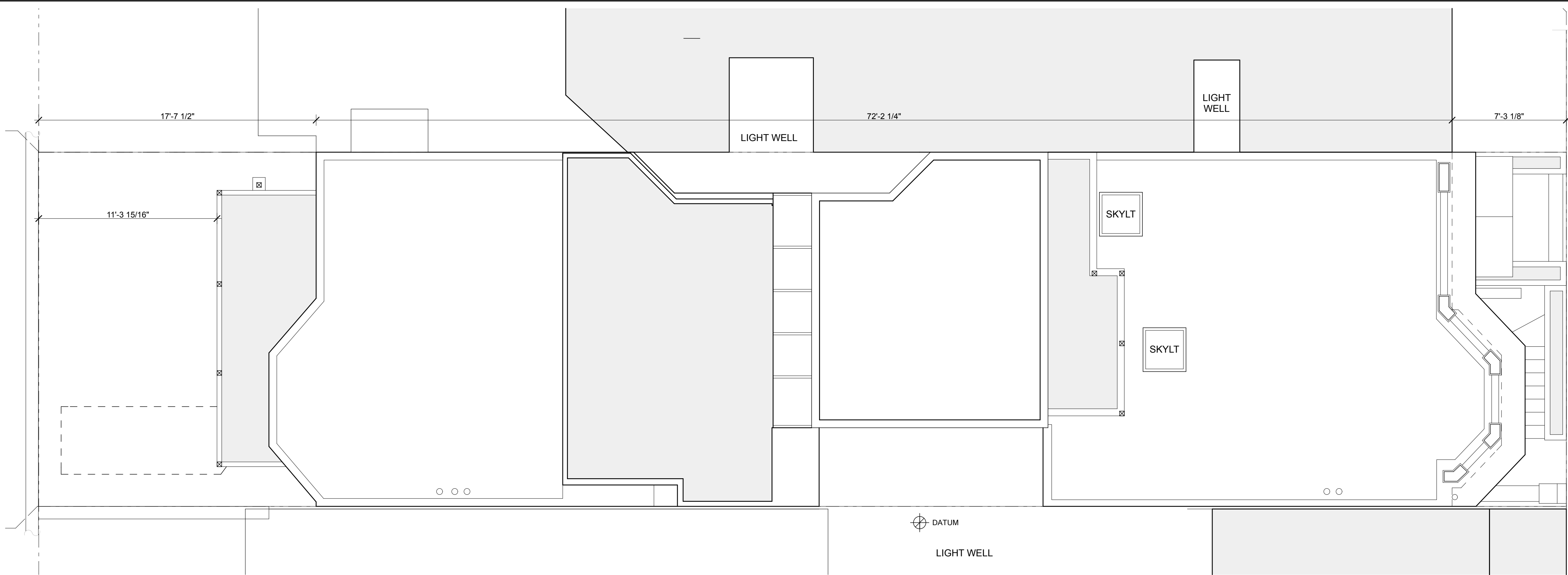
SHEET:

A1



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08 DEVELOPMENT • LARKIN ST RESIDENCES • 20110 • A2.1

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**LEGEND - SITE PLAN:**

- EXISTING CONTOURS
- PROPERTY / SETBACK LINE

**FRONT YARD LANDSCAPING:**

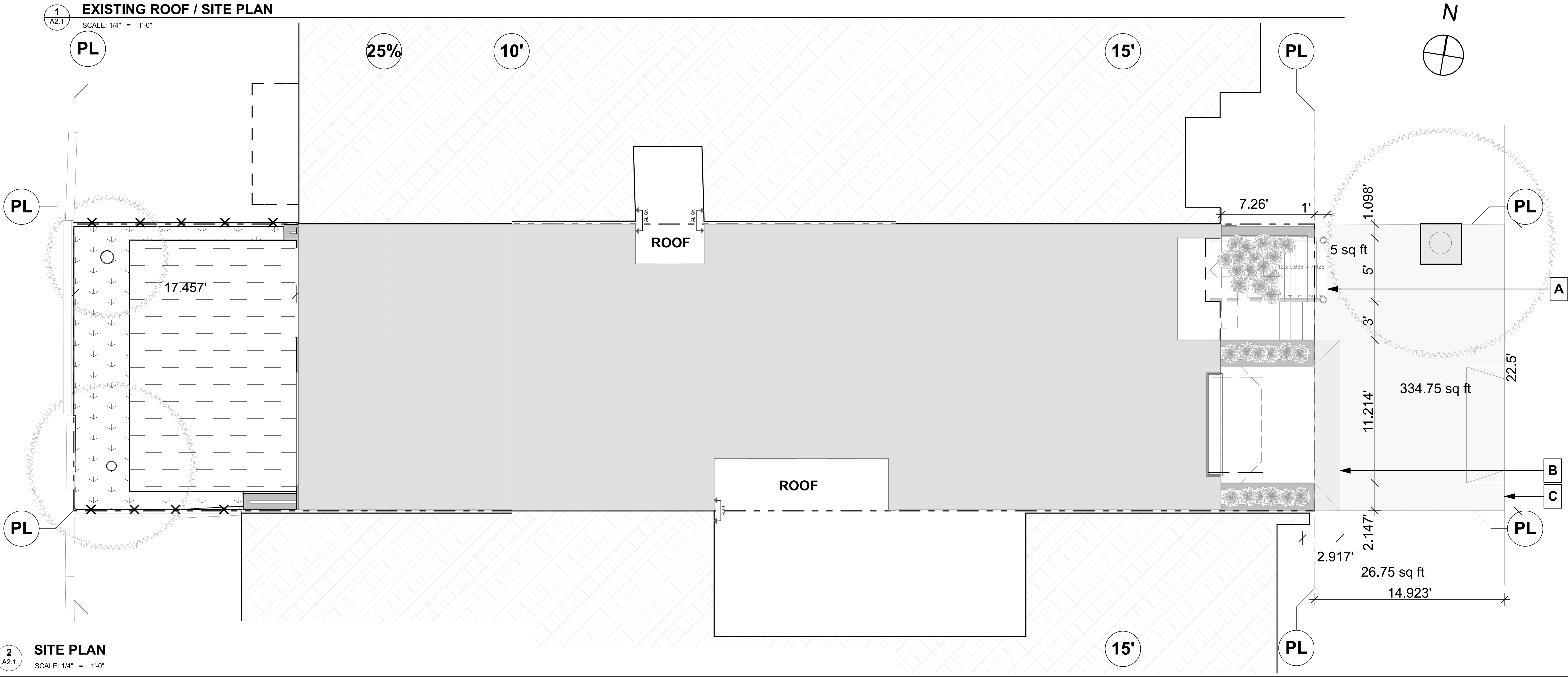
PERMEABLE SURFACE: 127 SF (62%)  
PLANTED AREA: 65 SF (32%)  
IMPERMEABLE SURFACE: 13 SF (6%)  
TOTAL AREA: 205 SF

**SIDEWALK ENCROACHMENT:**

ALLOWABLE SIDEWALK ENCROACHMENT  
A = 5 SF STEP ONTO SIDEWALK  
B = 27 SF CUT FOR DRIVEWAY SLOPE  
C = 338 SF TOTAL SIDEWALK AREA ABUTTING PROPERTY  
A + B = 32 SF  
A + B < 10% x C  
32 SF < 33.5 SF ALLOWABLE

**1 EXISTING ROOF / SITE PLAN**

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



**2 SITE PLAN**

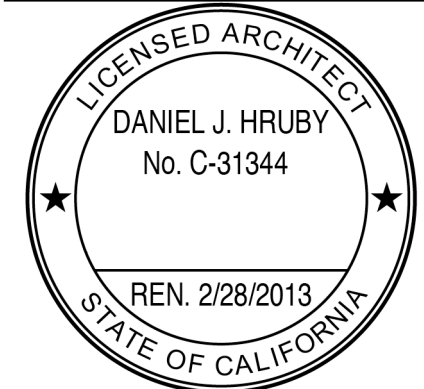
SCALE: 1/4" = 1'-0"

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**PROPOSED SITE PLAN**

SCALE: AS NOTED

JOB NUMBER: 201110

SHEET:

**A2.1**

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38 DEVELOPMENT - LARKIN ST RESIDENCES - 20110 - A3

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**1**  
A3  
**PROPOSED ELEVATION**  
SCALE: 1/4" = 1'-0"



**2**  
A3  
**EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"

**KEY NOTES - EXT. ELEVATIONS:**

- 1 ZONING ENVELOPE
- 2 GRADE PLANE
- 3 2439 LARKIN ST
- 4 2451 LARKIN ST
- 5 (N) PNT'D METAL GARAGE DOOR
- 6 STONE VENEER
- 7 PNT'D WOOD SIDING
- 8 CUSTOM WOOD WINDOWS AND DOORS
- 9 CUSTOM METAL WINDOWS AND DOORS
- 10 STUCCO (COLOR "A" T.B.D.)
- 11 (E) WOOD GUARD RAILING
- 12 GLASS GUARD RAILING
- 13 METAL ROOF, METAL GUTTERS & RAIN WATER LEADERS
- 14 EXISTING WD SIDING
- 15 STUCCO (COLOR "B" T.B.D.)
- 16 WOOD FENCE
- 17 EXPOSED CONCRETE
- 18 STND WOOD SIDING
- 19 PHOTOVOLTAIC PANELS
- 20 (N) ENTRY STAIR
- 21 (N) PORCH ROOF
- 22 (N) SKY LIGHT

**NOTES - EXT. ELEVATIONS:**

ALL LOT LINE EXTERIOR WALLS TO BE MINIMUM  
1 HR RATED FROM INSIDE FACE OF WALL U.O.N.

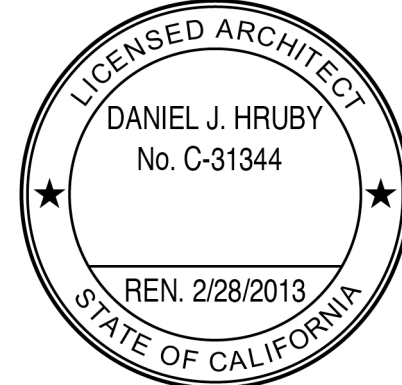
TYPE 1 PODIUM'S PRIMARY STRUCTURE TO BE  
2 HOUR RATED FIRE PROTECTION

TYPE V PRIMARY STRUCTURE TO BE  
1 HOUR RATED FIRE PROTECTION

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10/05/2012

1 REVISION  
11/18/2012

**PROPOSED EAST  
ELEVATION**

SCALE: AS NOTED

JOB NUMBER: 201110

SHEET:

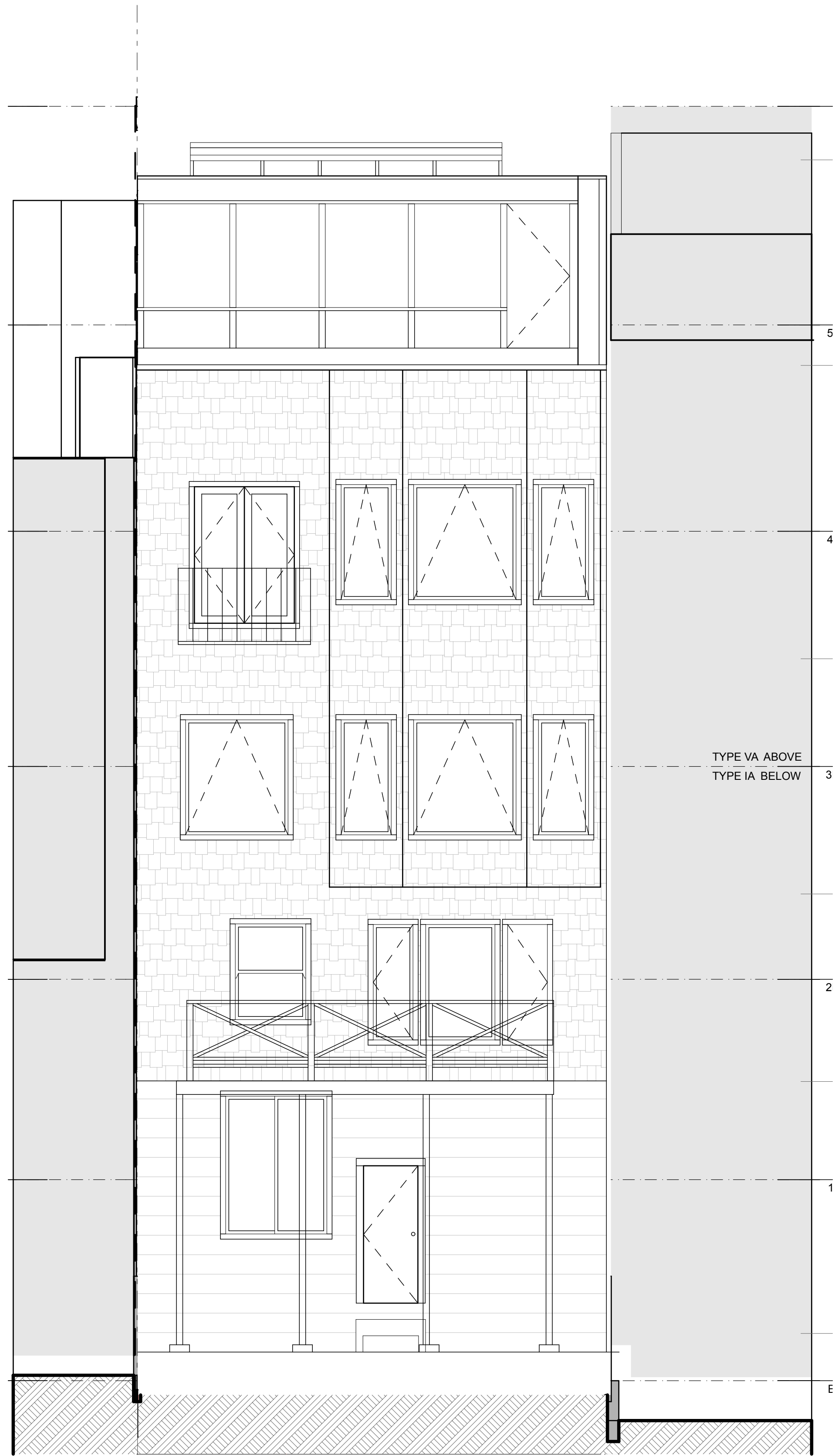
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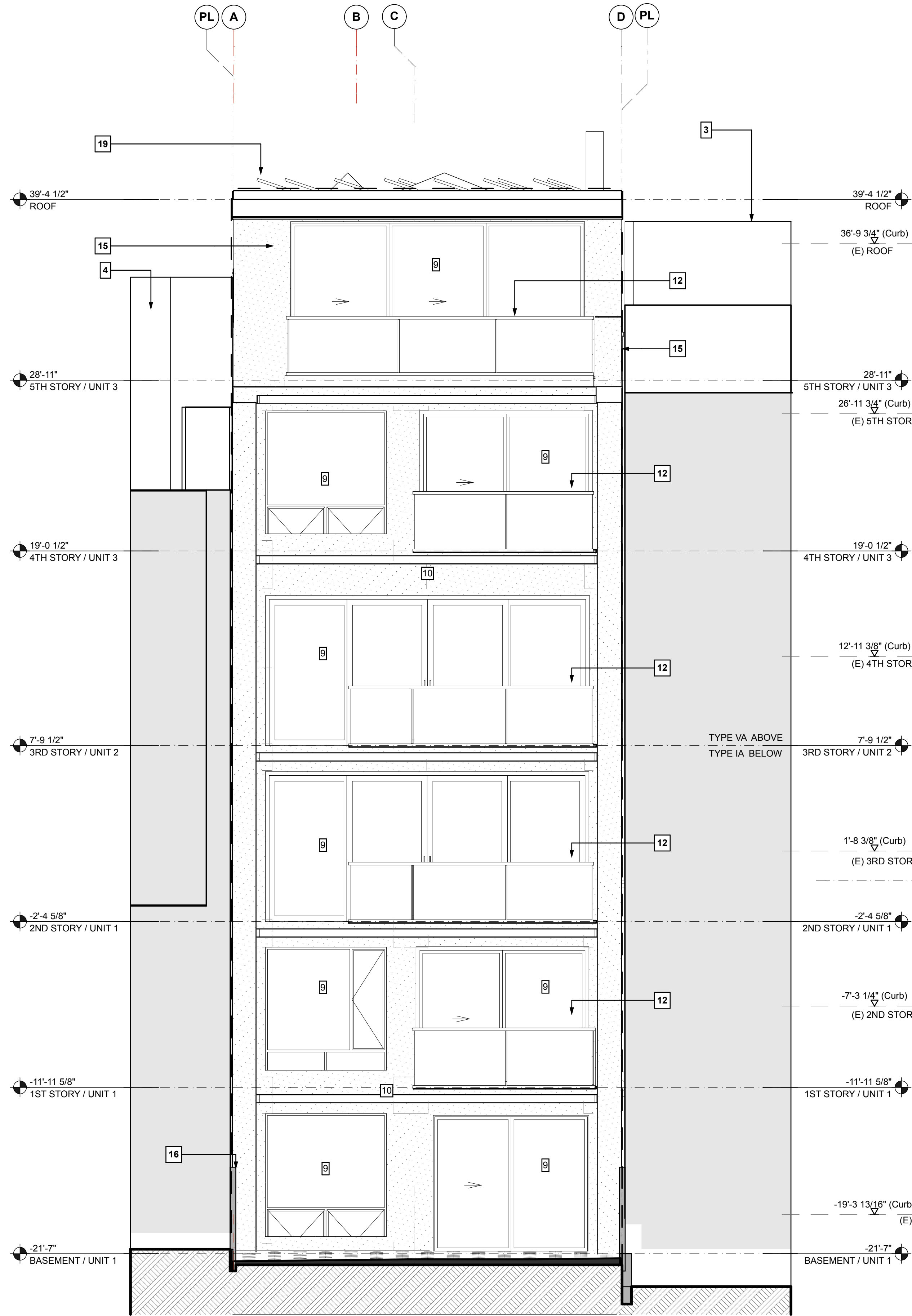
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**2**  
A4  
**EXISTING ELEVATION**  
SCALE: 1/4" = 1'-0"



**1**  
A4  
**PROPOSED ELEVATION**  
SCALE: 1/4" = 1'-0"

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- 2 GRADE PLANE
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TYPE V PRIMARY STRUCTURE TO BE 1 HOUR RATED FIRE PROTECTION

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LICENSED ARCHITECT  
DANIEL J. HRUBY  
No. C-31344  
REN. 2/28/2013  
STATE OF CALIFORNIA

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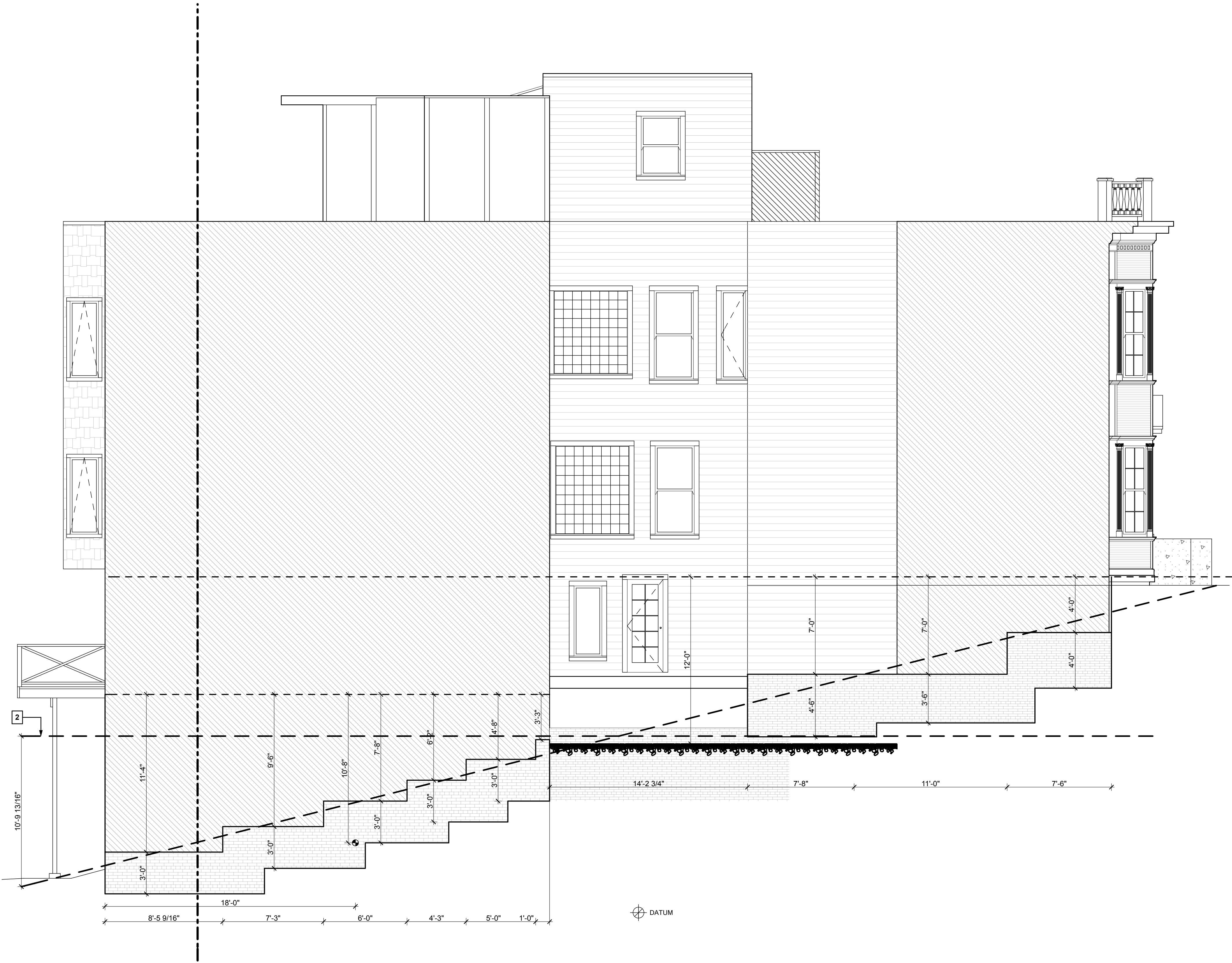
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| SCHEMATIC 41 | 10/05/2012 |
| REVISION     | 11/18/2012 |

**PROPOSED WEST ELEVATION**

SCALE: AS NOTED

JOB NUMBER: 201110

SHEET: **A4**



**2**  
A5  
**EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**1**  
A5  
**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**KEY NOTES - DEMOLITION:**

- 1 NOT USED
- 2 GRADE PLANE
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED



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**EXISTING ELEVATIONS**

SCALE: AS NOTED

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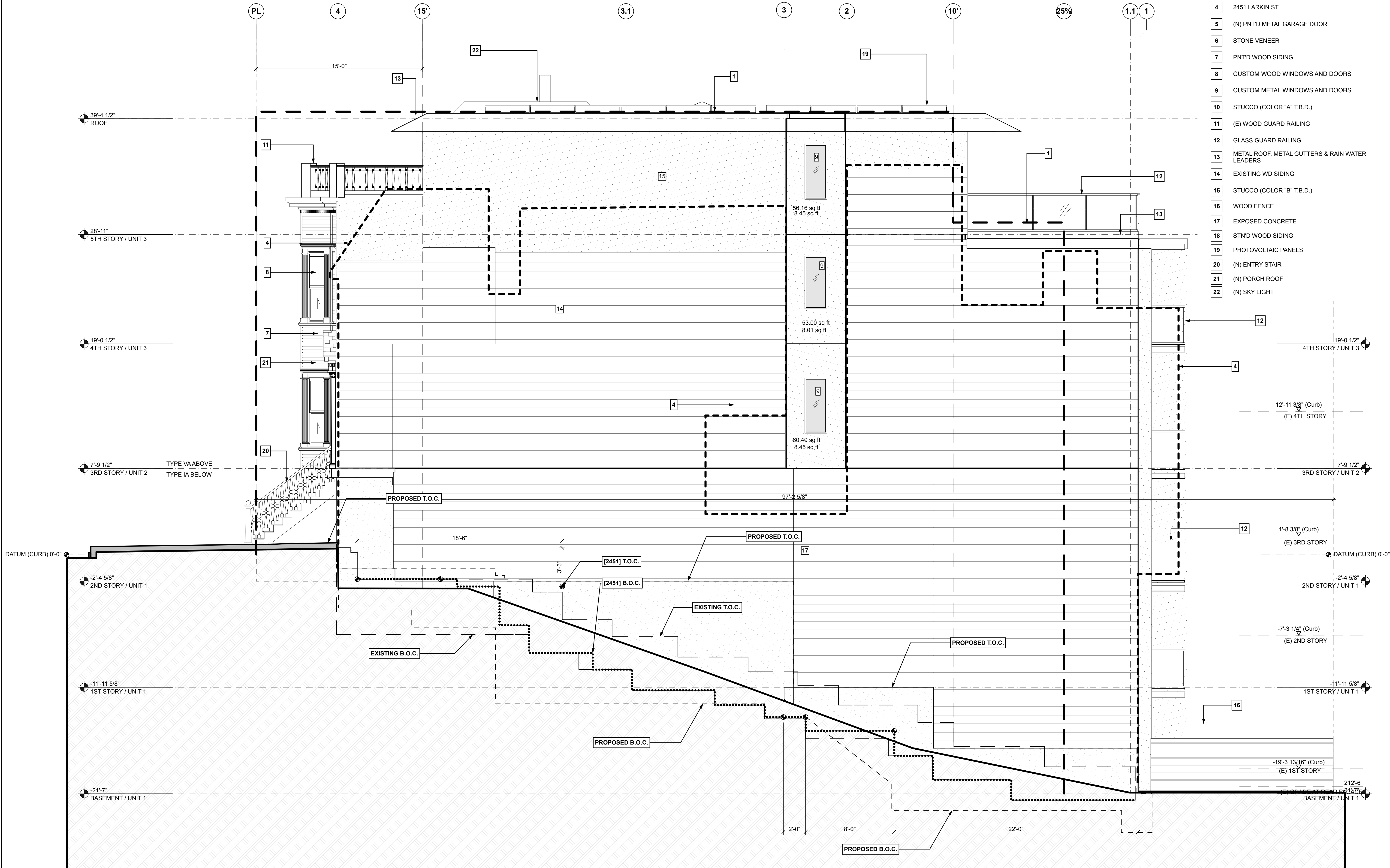
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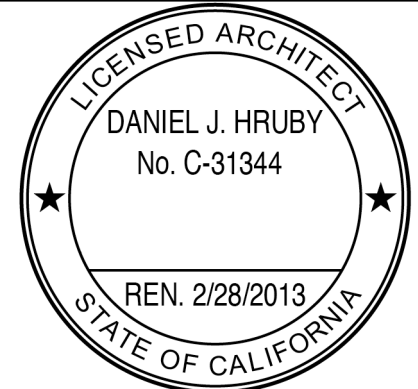
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94109

ISSUED:

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10/05/2012

REVISION  
11/18/2012

PROPOSED NORTH  
ELEVATION

SCALE: AS NOTED

JOB NUMBER: 201110

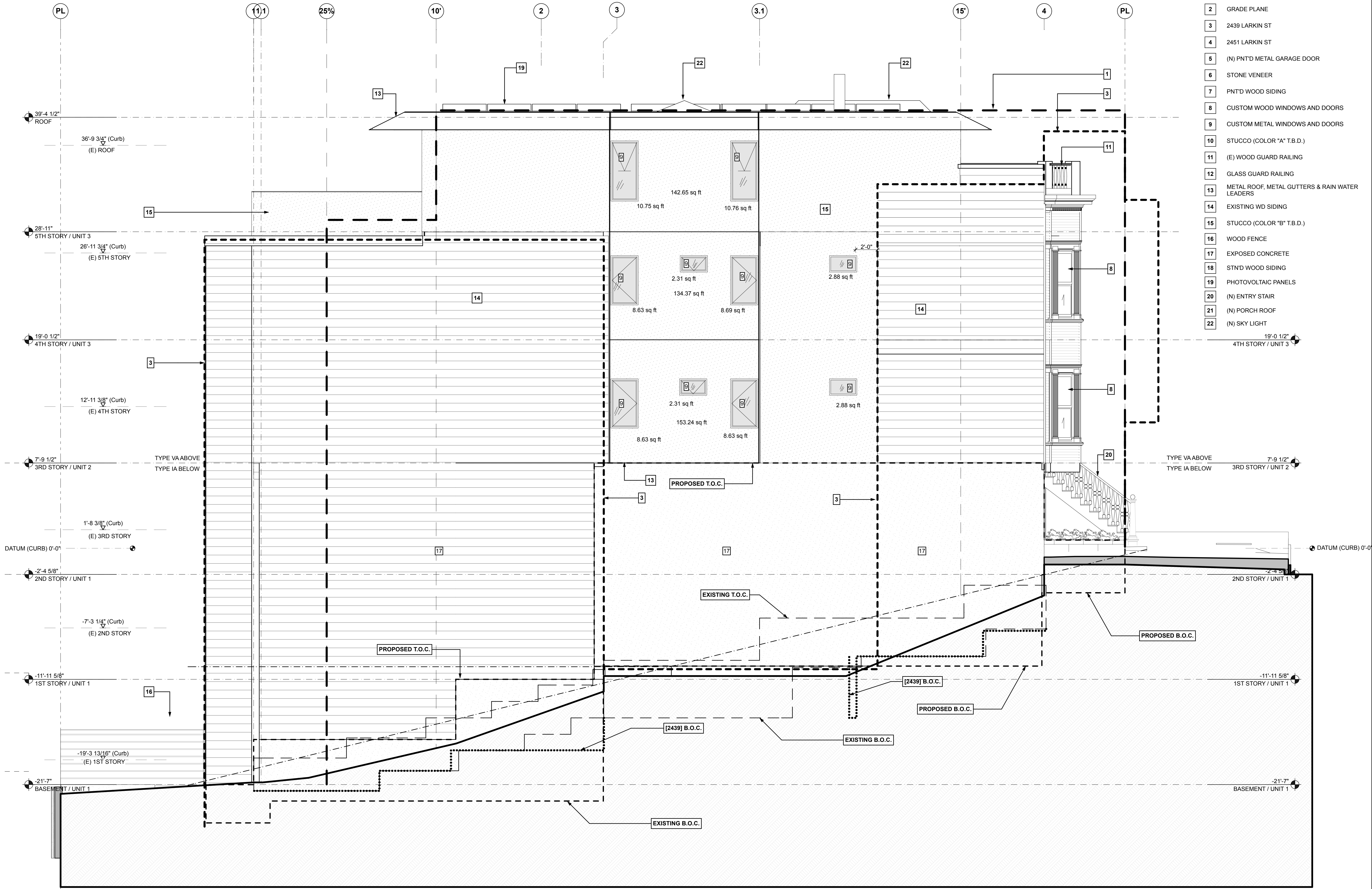
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A6



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PROPOSED SOUTH  
ELEVATION

SCALE: AS NOTED

JOB NUMBER: 201110

SHEET: A7