



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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CA 94103-2479

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415.558.6409

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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, August 22, 2012**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard, Open Space, Exposure and Non-Complying Structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1721-1723 Church St	Case No.:	2012.0350V
Cross Street(s):	29th St./ Day St.	Building Permit:	2012.0309.5741; 2012.0309.5742
Block / Lot No.:	6633/020	Applicant/Agent:	Todd Davis
Zoning District(s):	NC-1 / 40-X	Telephone:	415.336.8443
Area Plan:	N/A	E-Mail:	todd@td-architecture.com

PROJECT DESCRIPTION

The proposal includes the conversion of an existing two-story shed at the rear of the property into a new dwelling unit and expansion at the rear of the front building, which contains an existing dwelling unit.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 20 feet for the property. The proposed addition at the rear of the front building (under an existing extension) will extend 2 feet - 6 inches into the required rear yard and 4 feet 6 inches (laterally) to the north. This expansion, in addition to the proposal to convert the existing shed to a second dwelling unit, requires a variance.

SECTION 135 OF THE PLANNING CODE requires 100 sq. ft. of private open space or 133 sq. ft. of common open space per unit. The project does not provide adequate open space and requires a variance.

SECTION 140 OF THE PLANNING CODE requires each dwelling unit to face directly onto a public street/alley/side yard at least 25 feet in width or a Code-complying rear yard. The subject property does not feature a code-complying rear yard; therefore, the proposal requires a variance.

SECTION 188 OF THE PLANNING CODE prohibits intensification of non-complying structures; therefore, conversion of the rear shed into a dwelling unit and expansion of the front building requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Doug Vu**

Telephone: **415-575-9120** Mail: Doug.Vu@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/2012.0350V.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. **On July 9, 2012, the Department issued the required Section 311 notification for this project (expires August 8, 2012).**

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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<div><div><div>@ A.B. A.C. ACOUS. A.D. ADJ. A.F.F. AGGR. ALUM. ALT. APPROX. ARCH. ASB. ASPH.</div><div>AT ANCHOR BOLT ASPHALTIC CONCRETE ACOUSTICAL AREA DRAIN ADJUSTABLE ABOVE FINISHED FLOOR AGGREGATE ALUMINUM ALTERNATE APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT</div><div>GA. GALV. GB. G.D. GFI GL G.L.B. GND. GR. G.S.M. GYP. BD.</div><div>GAUGE GALVANIZED GRAB BAR GARBAGE DISPOSAL GROUND FAULT CIRCUIT INTERRUPTER GLASS GLUED LAMINATED BEAM GROUND GRADE GALVANIZED SHEET METAL GYPSUM BOARD</div><div>HB H.C. HD. HDR. BD. HDWR. H.I.D. H.M. HORIZ. H.P.S. HR. H.S.B. HT. HTR H.W HWD.</div><div>I.D. IN. OR (*) INCL. INSUL. INT. INV.</div><div>JAN. J.H. JST JT.</div><div>KD. KIT. K.O K.P.</div><div>LAM. LAV. LB. LIN. LKR. L.P.S. L.S. LT.</div><div>MAX. M.B. M.C. MECH. MED. MEMB. MEZZ. MFR. M.H. M.I. MIN. MIR. MISC. M.O. MTD. MTL. MUL. M.V.</div><div>N [N] N.I.C. NO. OR # NOM. N.T.S.</div><div>O/ OA. OBS. O.C. O.D. OFF. OH O.H.W.S OPNG. OPP. OV.</div><div>P.D.S. P.E.N. PERF. PL P.LAM. PLAS. PLYWD. P.M.E. PNL. PAIR PRCST. PREFAB. PROJ. PROP. PSI PT. P.T.D. P.T.D.F. PTN. P.T.R.</div><div>Q.T. QTR QUAL.</div><div>QUARRY TILE QUARTER QUALITY</div></div><div><div>R. [R] R.A. R.B. R.C.P. R.D. REF. REFR. REINF. REQ'D. RESIL. RGTR. R.H. R.H.W.S RM. R.O. R.O.W. R.W.D. R.W.L.</div><div>RADIUS OR RISER REMOVE RETURN AIR ROOF BEAM REINFORCED CONCRETE PIPE ROOF DRAIN REFERENCE REFRIGERATOR REINFORCE REQUIRED RESILIENT REGISTER ROBE HOOK ROUND HEAD WOOD SCREW ROOM ROUGH OPENING RIGHT OF WAY REDWOOD RAIN WATER LEADER</div><div>S. S.A.S. S.A. S.C. S.C.D. SCHED. S.D.</div><div>SDG. SECT. SECT. SELECT SH. SHR SHT SHTH. SIM. SK. SL S.L.D. S.M.S. S.N.D. S.N.R. S.P. SPEC SQ. S.S.D. S.SK. S.ST. STA STD. STL. STOR STRUCT. SURF. SUSP. S.V. SYM. SYS.</div><div>T&B T&G T. T.B. T.C. TEL. THK THRU T.N. T.O.C. T.O.P. T.O.W. T.P.H. T.P.D TRD. TV TYP</div><div>UBC U.L. UNFIN. U.N.O.</div><div>V.C.T. VEN. VERT. VEST V.G. V.I.F. V.P. VOL V.W.A.</div><div>W. WIDTH WITH WITHOUT W.A. W.C. WD. W.H. WP. WP.M. WR. WS. WSCOT WT W.W.F. WY.</div><div>XFMR YD.</div><div>TRANSFORMER YARD</div></div></div>
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2



1



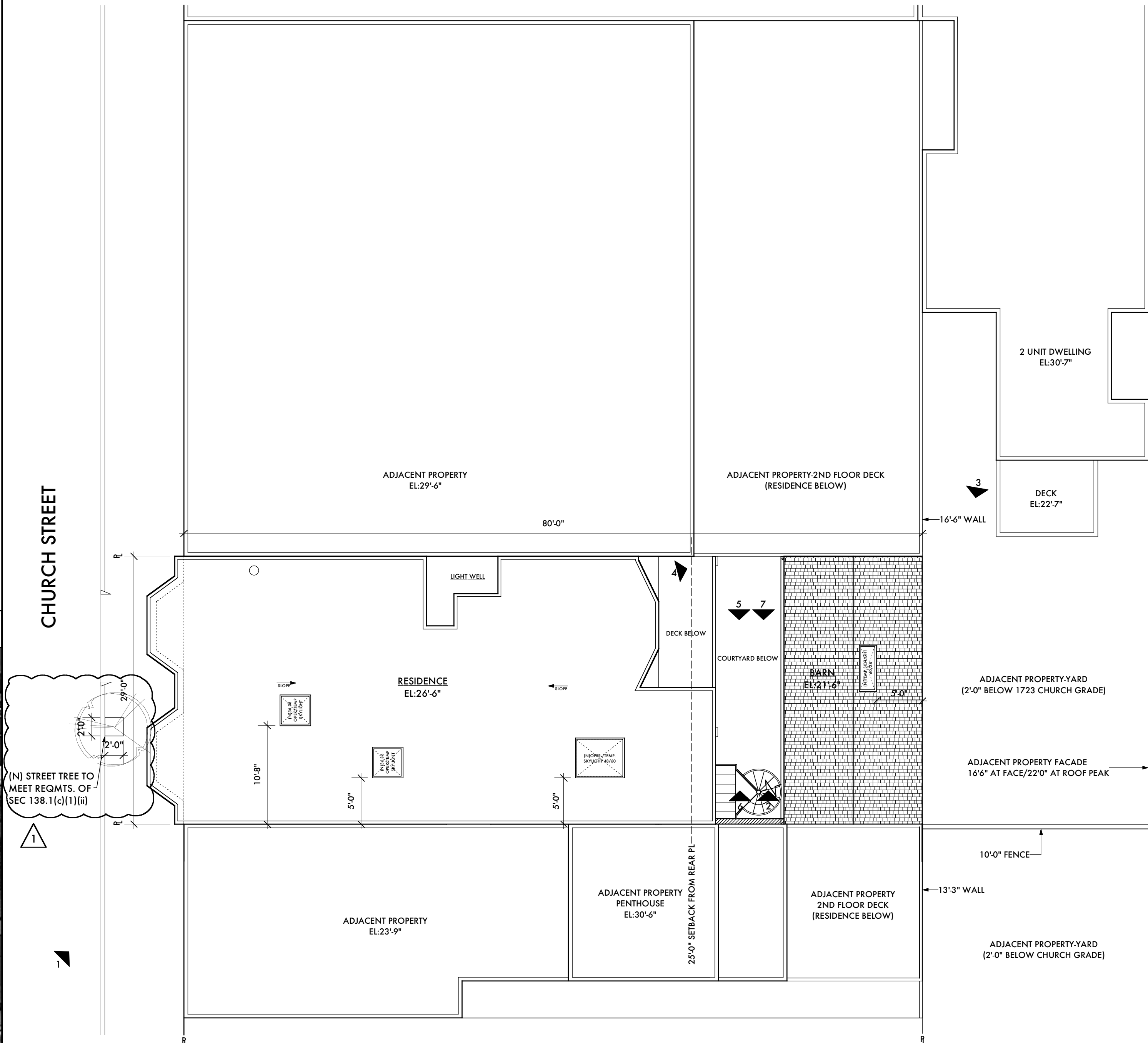
7



6



2 AERIAL VIEW
N.T.S.



1 SITE PLAN
1/8" = 1'-0"

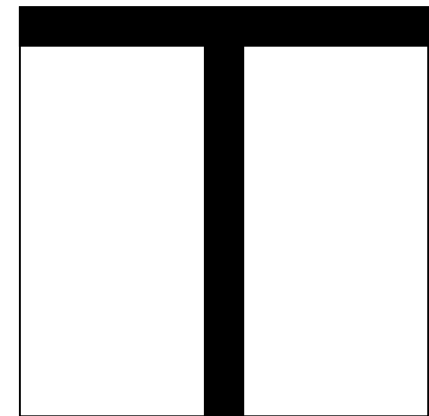
SITE PLAN NOTES

C-1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE FOR CLARIFICATION.

C-2. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL SITE GRADING ADJACENT TO BUILDING ALLOWS FOR NATURAL SITE DRAINAGE AWAY FROM FOOTINGS.

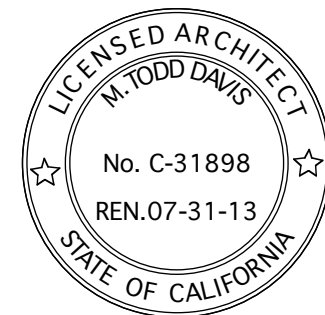
RYAN REMODEL

1721-1723 CHURCH STREET
SAN FRANCISCO CA 94131



TODD DAVIS
ARCHITECTURE

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SAN FRANCISCO CA 94103
415 336 8443 LIC C31898
INFO@TD-ARCHITECTURE.COM
WWW.TD-ARCHITECTURE.COM



REVISIONS

06.11.12

1

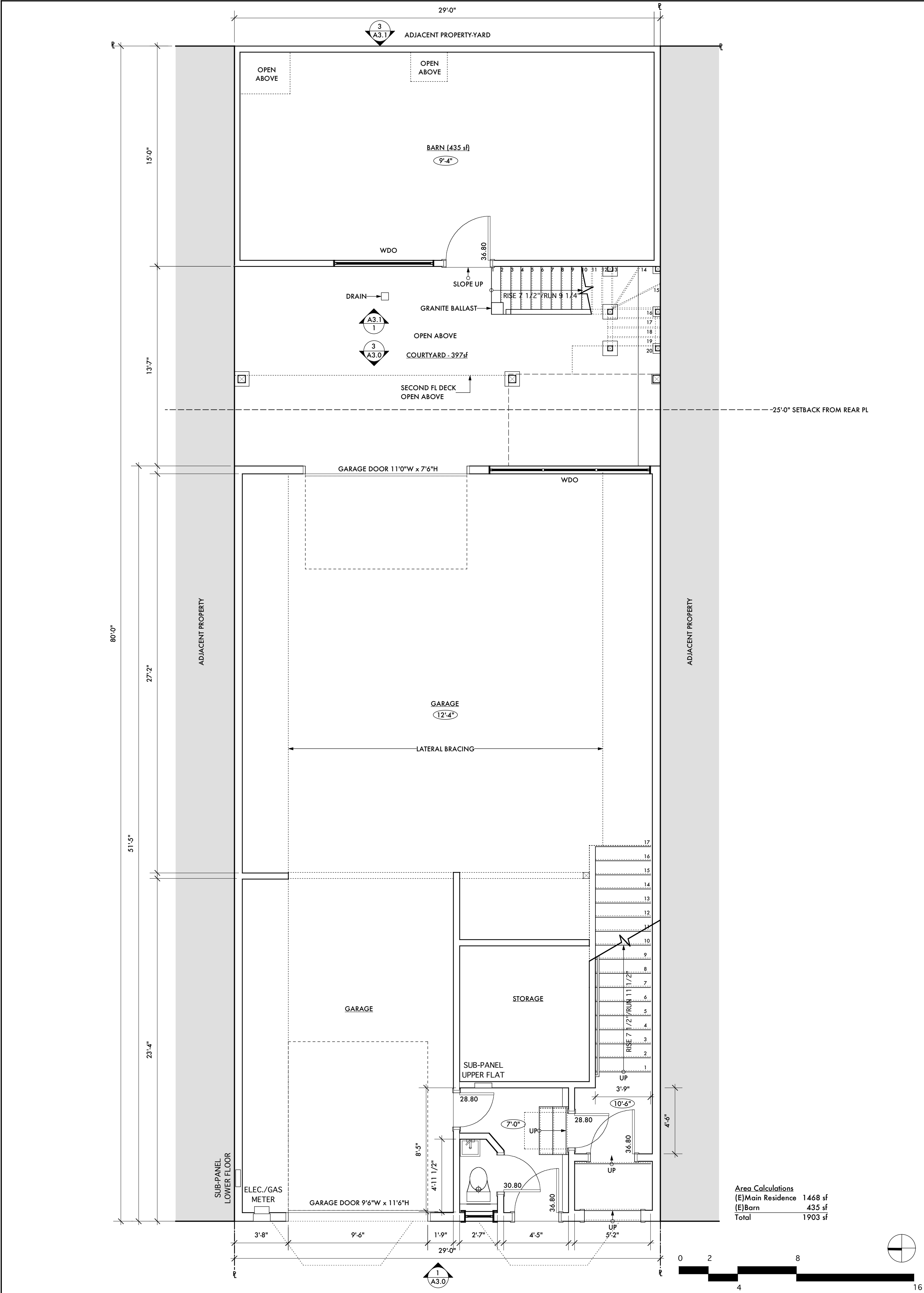
PLANNING SET

SITE PLAN/PHOTOS

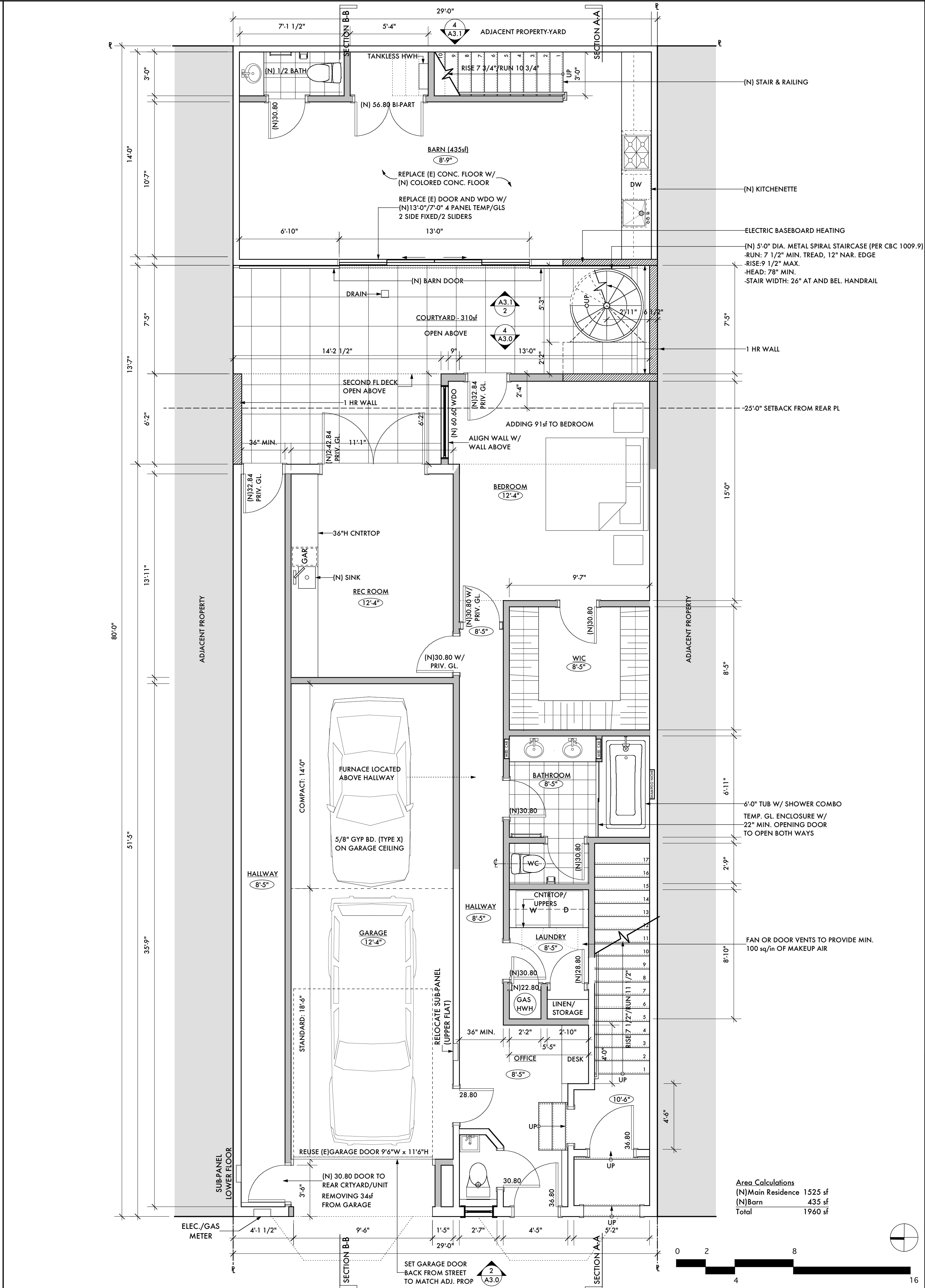
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DATE: 03.09.12

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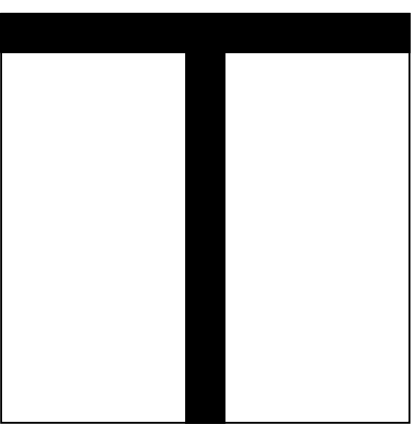
1 EXISTING 1st FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 1st FLOOR PLAN
1/4" = 1'-0"

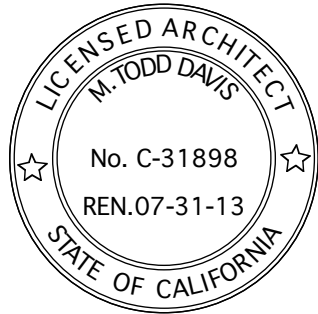
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REVISIONS

06.11.12

1

LEGEND

- EXISTING WALLS
- NEW WALLS

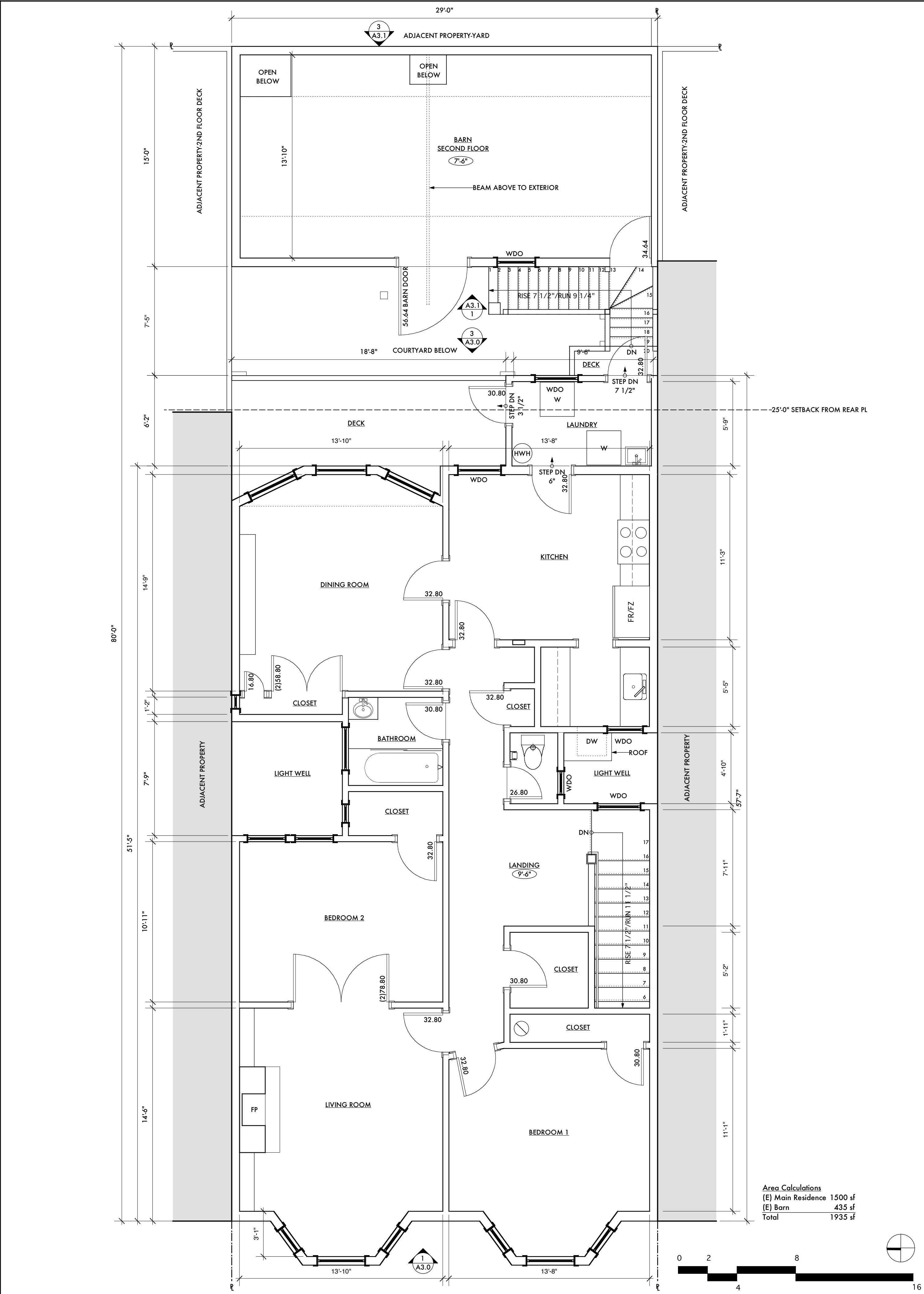
PLANNING SET

1st FLOOR PLAN

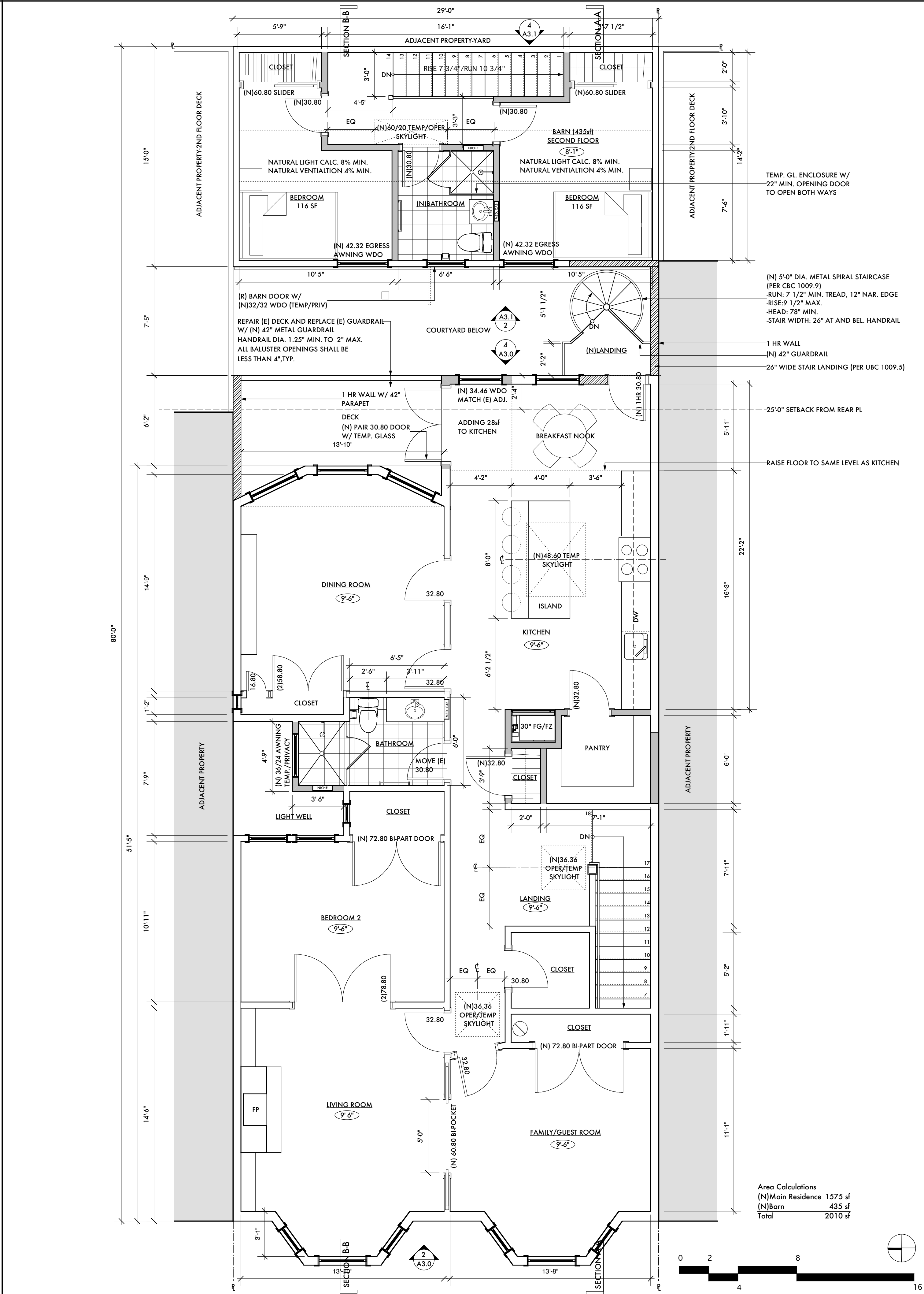
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DATE: 03.09.12

A2.0



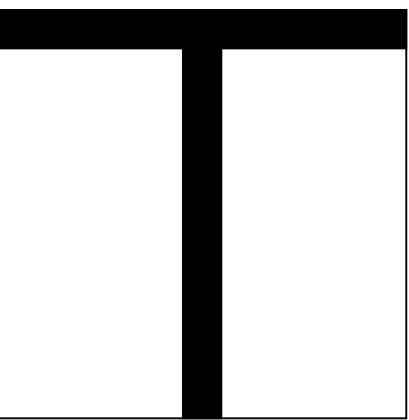
1 EXISTING 2nd FLOOR PLAN
1/4" = 1'-0"



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

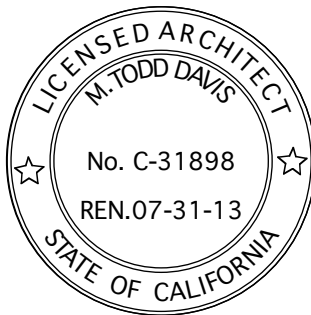
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REVISIONS

06.11.12

1

LEGEND

- EXISTING WALLS
- NEW WALLS

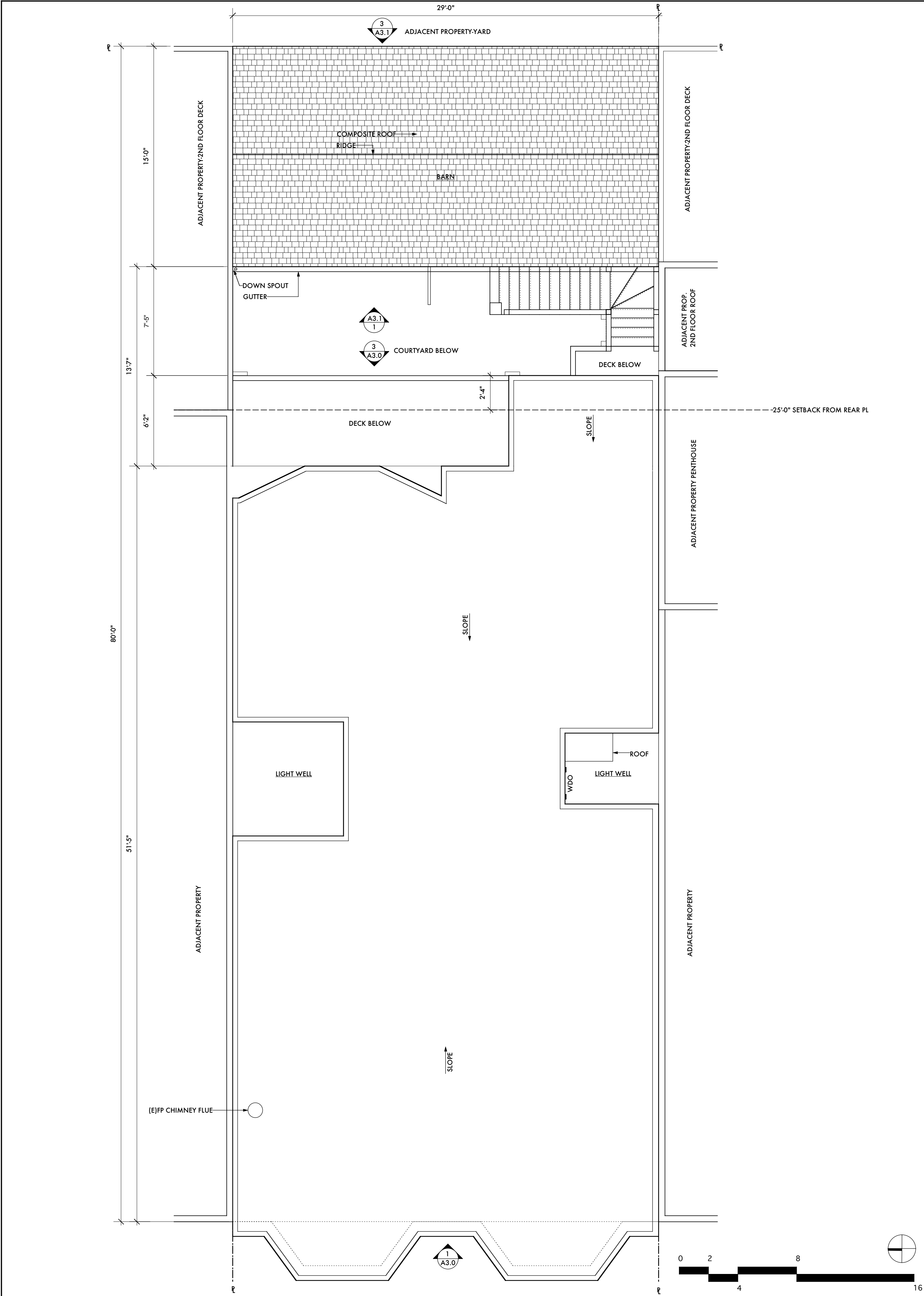
PLANNING SET

2nd FLOOR PLAN

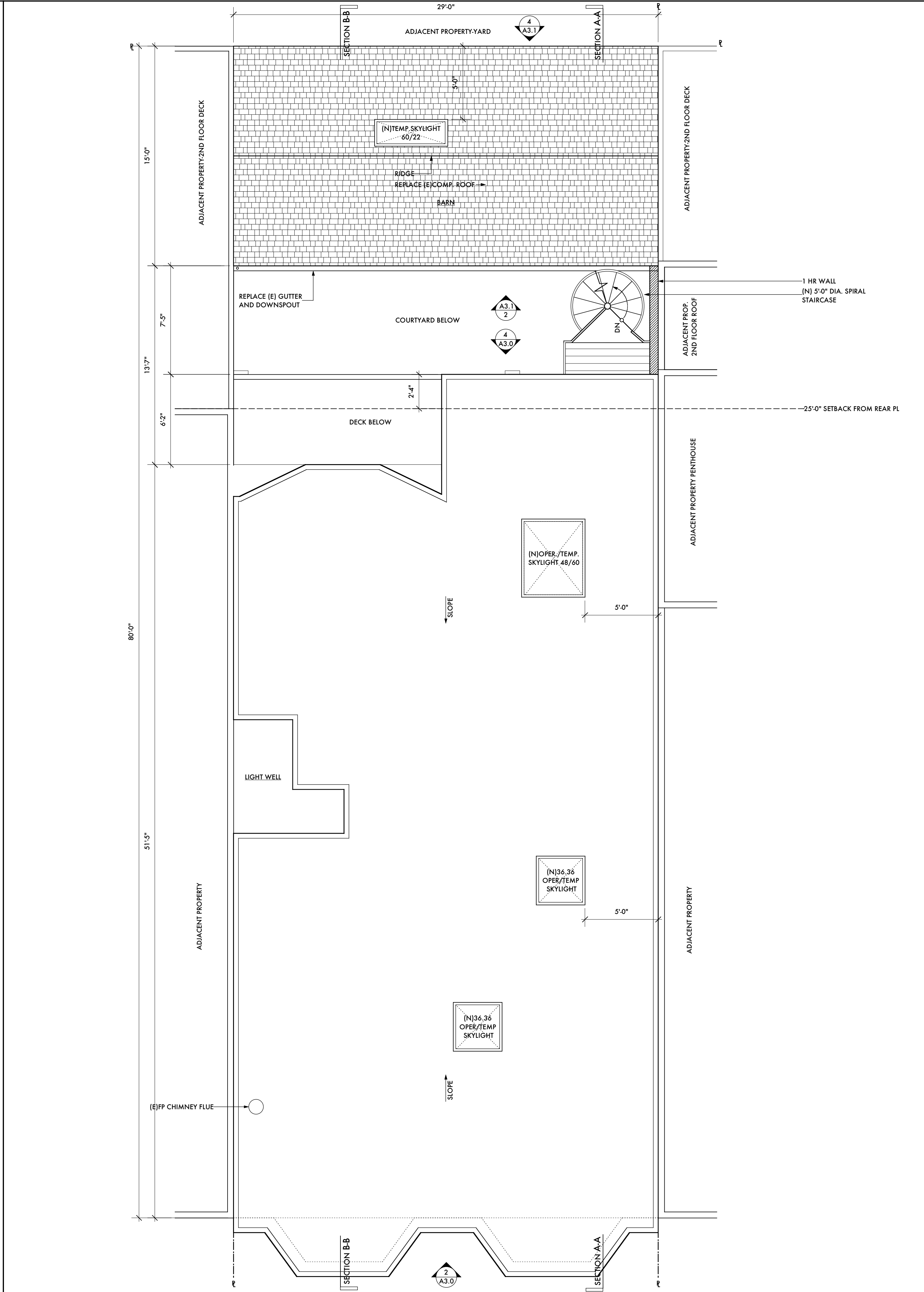
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DATE: 03.09.12

A2.1



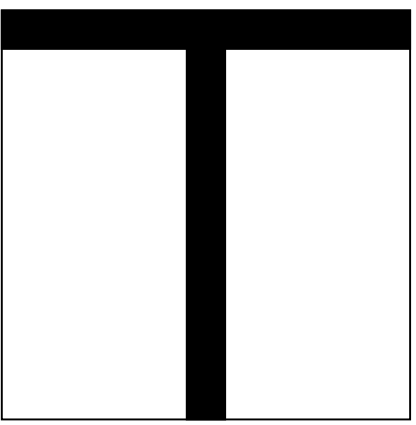
1 EXISTING ROOF PLAN
1/4" = 1'-0"



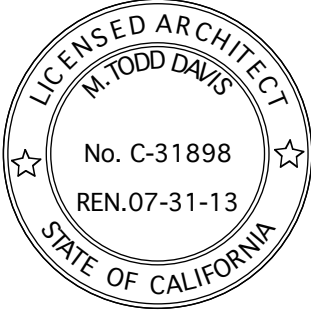
2 PROPOSED ROOF PLAN
1/4" = 1'-0"

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REVISIONS

06.11.12	1

LEGEND

- EXISTING WALLS
- NEW WALLS

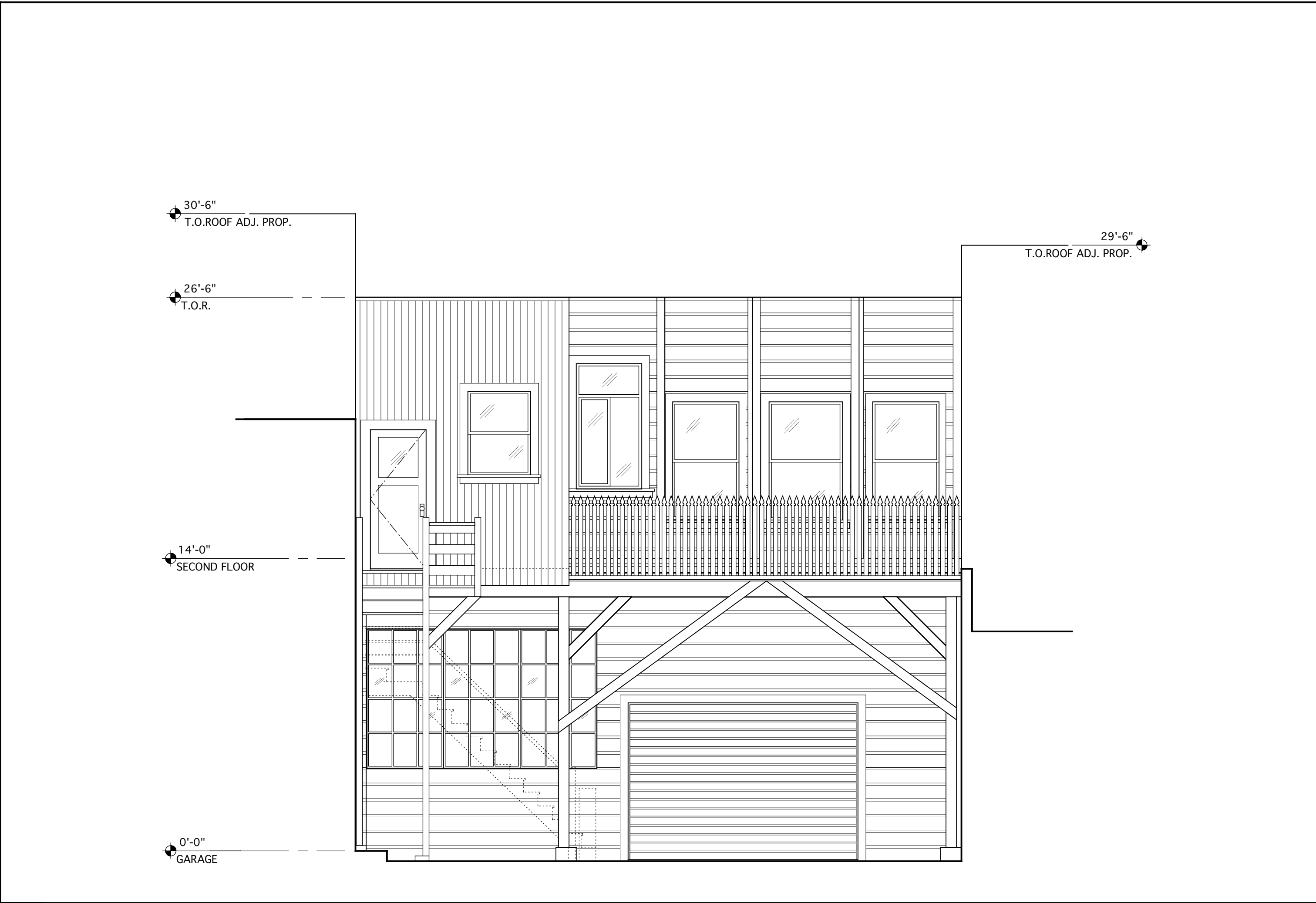
PLANNING SET

ROOF PLAN

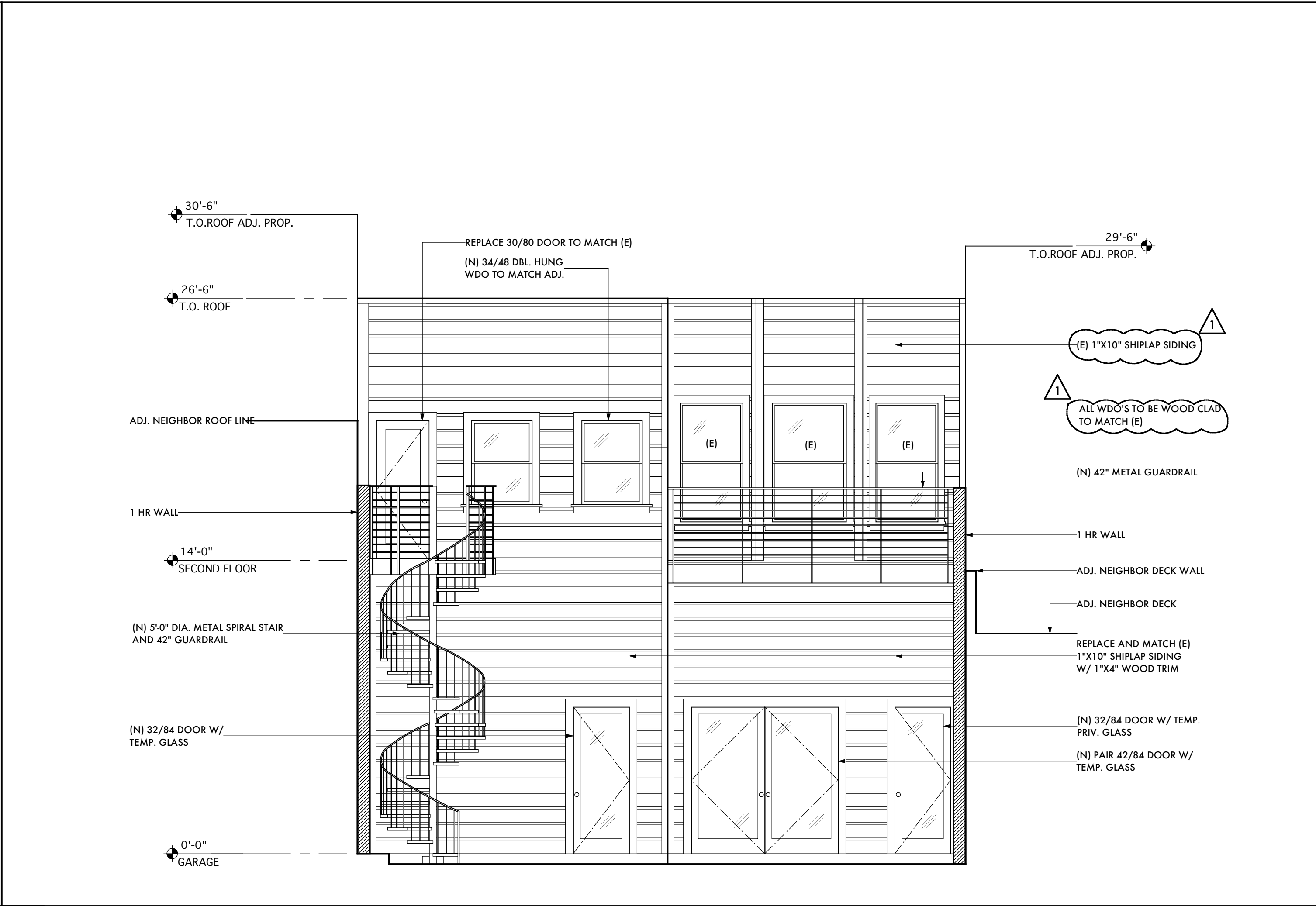
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DATE: 03.09.12

A2.2



3 EXISTING EAST ELEVATION - MAIN RESIDENCE
1/4" = 1'-0"



4 PROPOSED EAST ELEVATION - MAIN RESIDENCE
1/4" = 1'-0"



1 EXISTING WEST ELEVATION - MAIN RESIDENCE
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - MAIN RESIDENCE
1/4" = 1'-0"

RYAN REMODEL

1721-1723 CHURCH STREET
SAN FRANCISCO CA 94131

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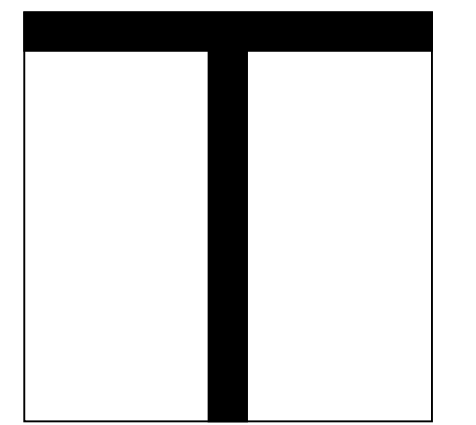
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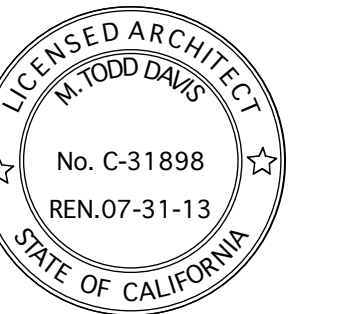
LICENSED ARCHITECT
M. TODD DAVIS
No. C-31898
REN.07-31-13
STATE OF CALIFORNIA


REVISIONS	
06.11.12	1
PLANNING SET	
ELEVATIONS-MAIN RESIDENCE	
SCALE: 1/4"=1'-0"	
DATE: 03.09.12	
A3.0	

1721-1723 CHURCH STREET
SAN FRANCISCO CA 94131



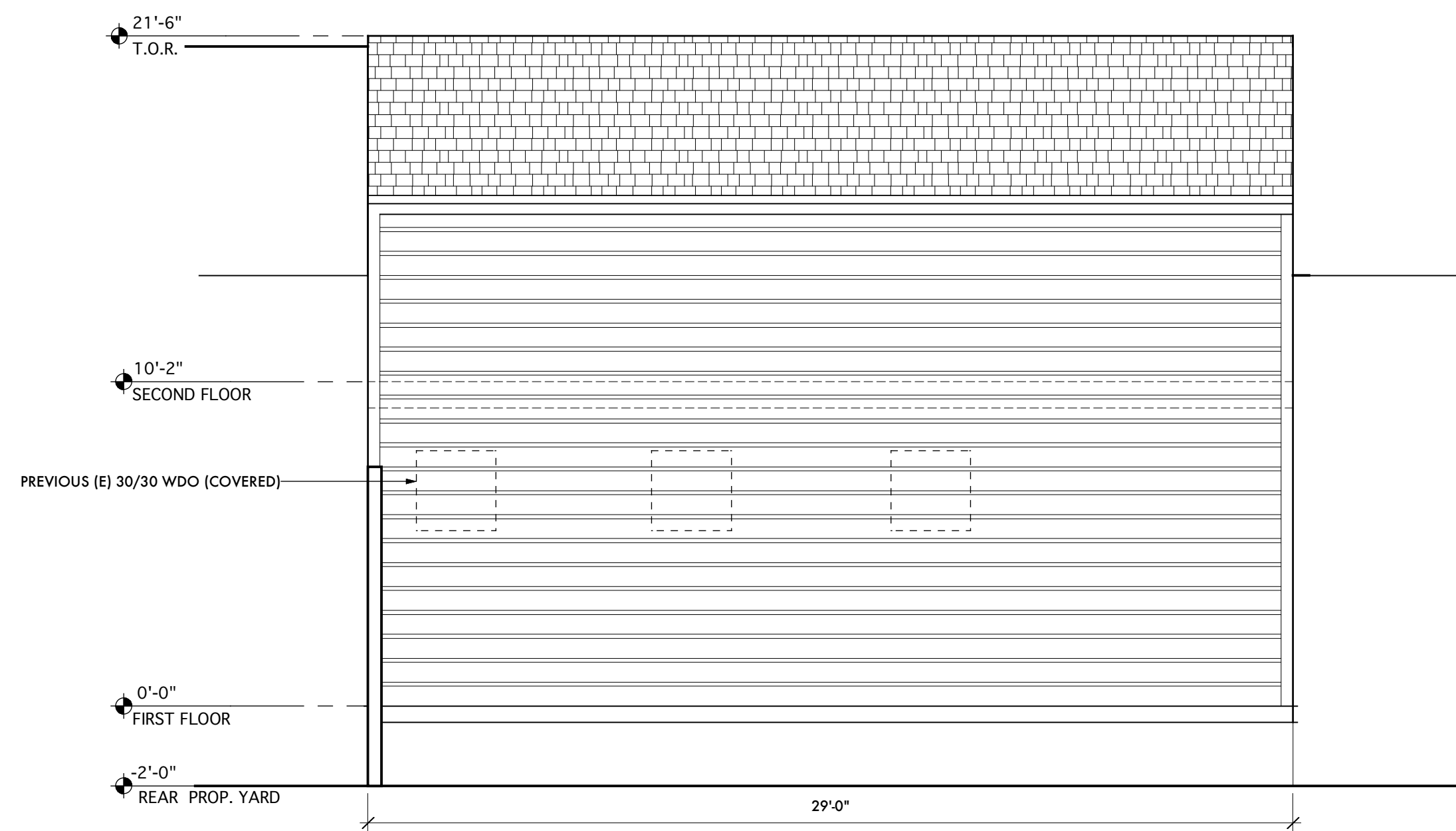
355 11TH STREET SUITE 300
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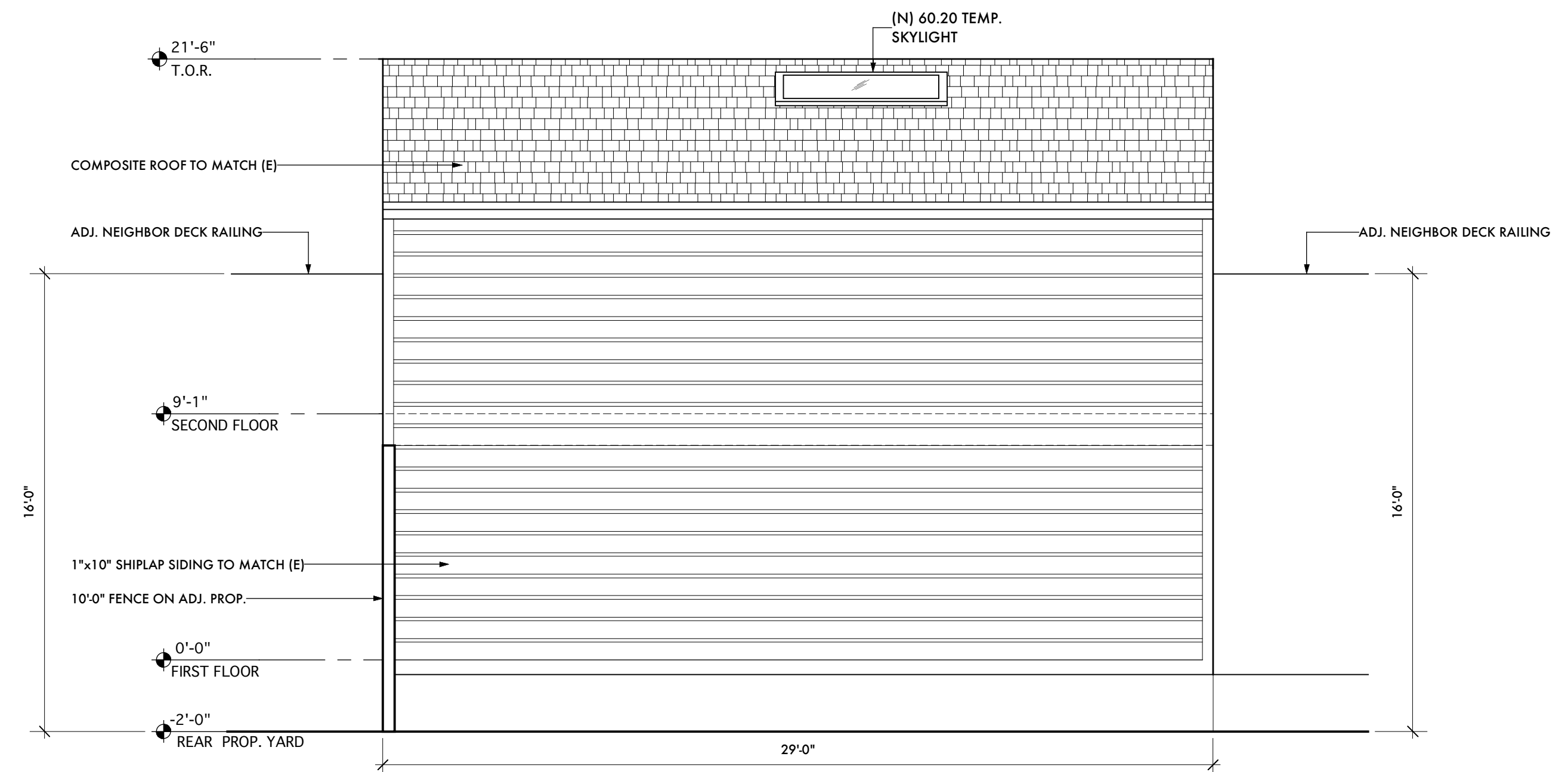
REVISIONS	
06.11.12	

PLANNING SET
ELEVATIONS - BARN
SCALE: 1/4"=1'-0"
DATE: 03.09.12

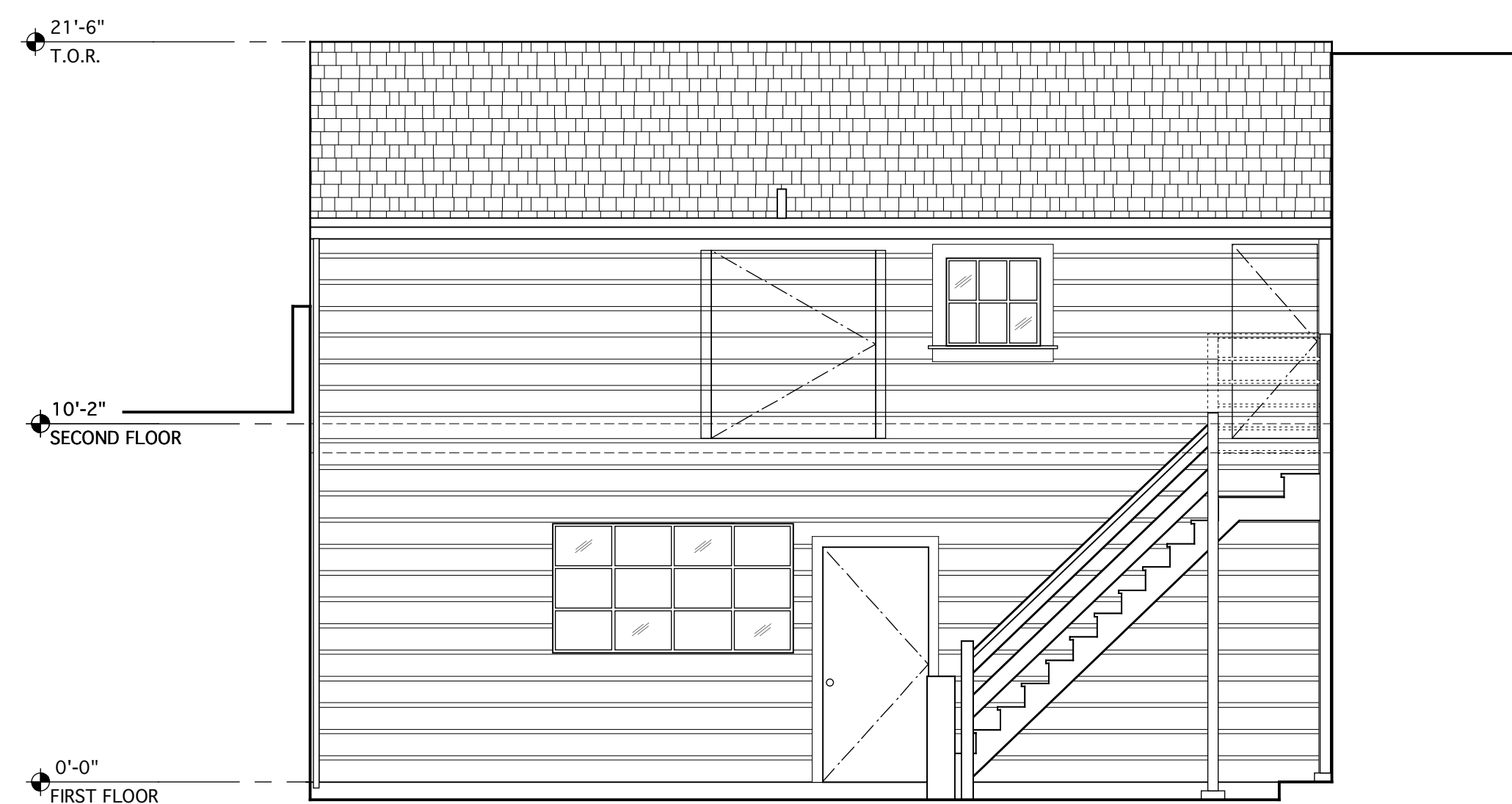
A3.1



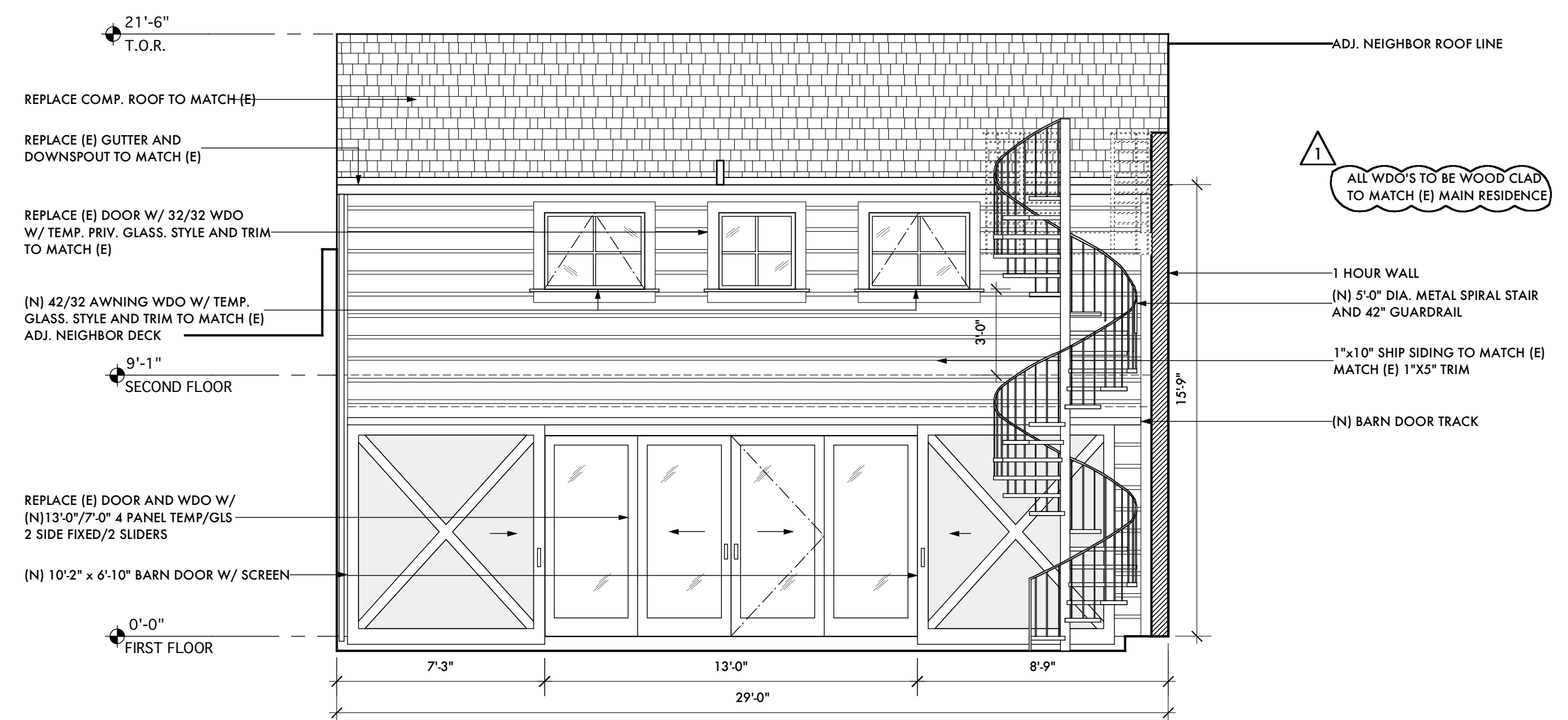
3	EXISTING EAST BARN ELEVATION 1/4" = 1'-0"
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4	PROPOSED EAST BARN ELEVATION 1/4" = 1'-0"
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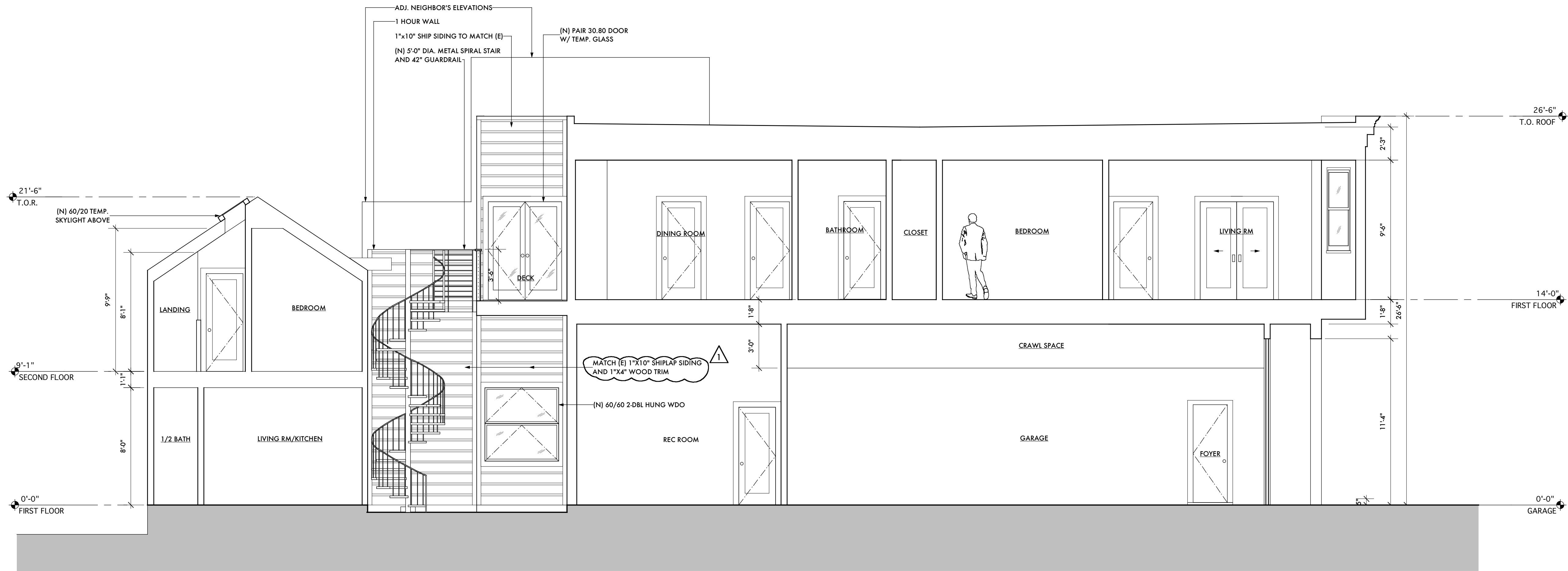


1	EXISTING WEST BARN ELEVATION 1/4" = 1'-0"
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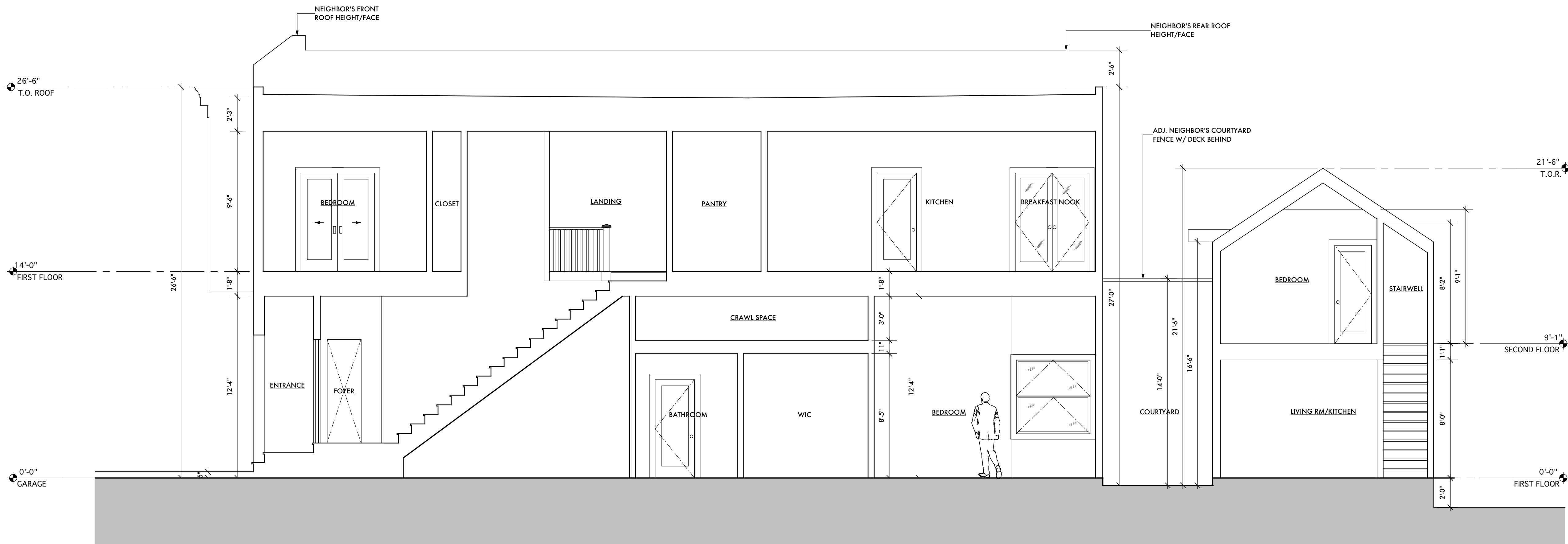


2	PROPOSED WEST BARN ELEVATION 1/4" = 1'-0"
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2 SECTION B-B
1/4" = 1'-0"

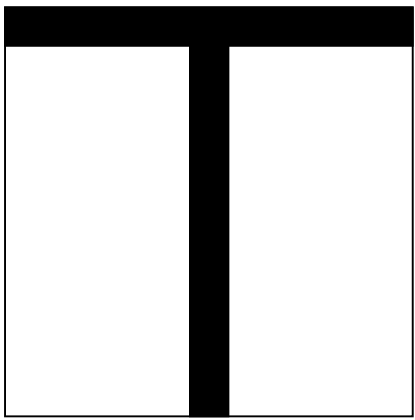


1 SECTION A-A
1/4" = 1'-0"



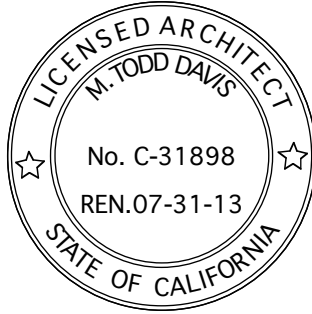
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PLANNING SET

SECTIONS/ELEVATIONS

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

DATE: 03.09.12

A4.0