



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, January 23, 2013**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard and Noncomplying Structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 380A Capp St	Case No.: 2012.0369V
Cross Street(s): 18th And 19th Streets	Building Permit: 2012.10.12.1914
Block / Lot No.: 3590/050	Applicant/Agent: Joram Altman
Zoning District(s): RTO-Mission / 40-X	Telephone: 415-282-2626
Area Plan: Mission	E-Mail: joram@jsaarchitect.com

PROJECT DESCRIPTION

The proposal includes relocation and rehabilitation of a one-story cottage located within the required rear yard behind a four-story, two-family dwelling. The proposal will move the one-story cottage approximately 7 feet 8 inches towards the rear lot line.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 47 feet based upon the average of the two adjacent properties. Currently, the existing one-story cottage is located entirely within the required rear yard and is approximately 18 feet from the rear building wall of the four-story dwelling. The new proposal would rehabilitate and move the one-story cottage towards the rear lot line, increasing the distance between the two buildings on the lot to 30 feet 9 inches. The proposed location of the cottage remains in the required rear yard; therefore, a rear yard variance is required.

PER SECTION 188 OF THE PLANNING CODE, noncomplying structures are not permitted to be altered, except in conformity with the Planning Code. The existing building is considered a legal noncomplying structure because it is located within the required rear yard. The proposal would relocate a noncomplying structure within the required rear yard; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Richard Sucre** Telephone: **415-575-9108** Mail: Richard.Sucre@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/2012.0369V.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 December 24, 2012, the Department issued the required Section 311 notification for this project (expires January 23, 2013).**

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**.

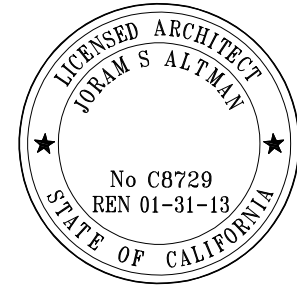
ABOUT THIS NOTICE

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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ALTENDORF COTTAGE REMODEL
380A Capp Street, San Francisco, CA
APN: 3590/050

ISSUED FOR:
11/23/11 Schematic Design
11/30/11 Cottage Options
12/14/11 For northern neighbor
1/4/12 Pricing
1/18/12 Dormer Added
2/2/12 G.C.
2/8/12 Revised Dormer
3/6/12 For Energy Analysis
3/22/12 Historical Intake
3/28/12 Historical Intake
10/11/12 Permit
10/18/12 Variance
11/19/12 NOPDR Response

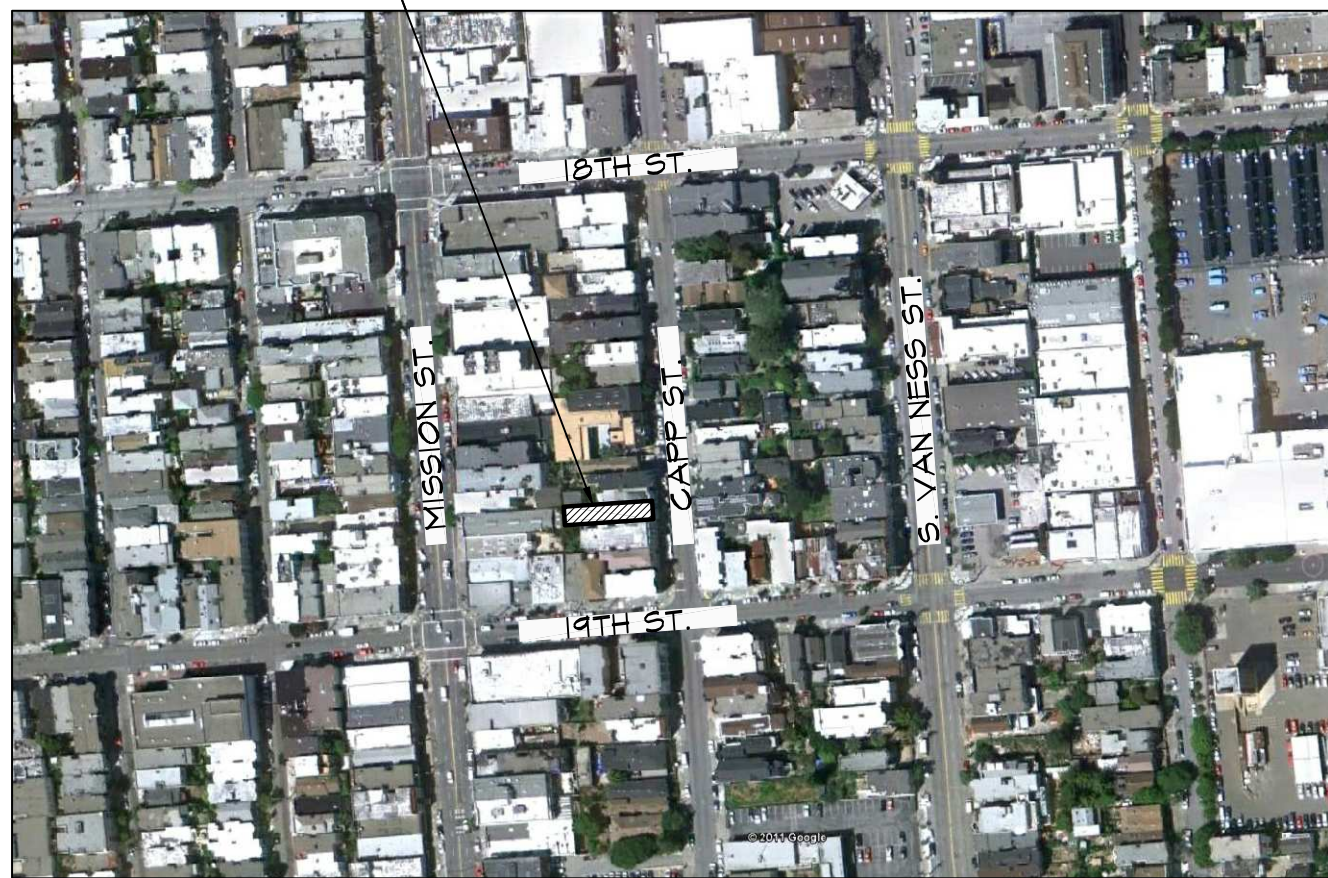
SHEET TITLE

Site Plan & Project
Details

JOB #:	21119
DATE:	11/23/11
DRAWN BY:	GS
SCALE:	AS NOTED

A0.1

SUBJECT PROPERTY



LOCATION MAP

SHEET INDEX

ARCHITECTURAL:

A0.1 SITE PLAN & PROJECT DATA	S1 GENERAL NOTES & TYPICAL DETAILS
A1.1 EXISTING / DEMO PLANS & EXISTING SECTIONS	S2 FOUNDATION & FIRST FLOOR FRAMING PLAN & ROOF FRAMING PLAN
A2.1 REMODELED PLANS & REMODELED SECTION	S3 STRUCTURAL DETAILS
A3.1 EXISTING ELEVATIONS	
A3.2 REMODELED ELEVATIONS	
A5.1 ELECTRICAL/MECHANICAL PLAN, WINDOW/DOOR SCHEDULE, DETAILS	
A6.1 ENERGY ANALYSIS	
A6.2 ENERGY ANALYSIS	

PROJECT SCOPE OF WORK

MOVE COTTAGE TO REAR NORTH-WEST CORNER OF LOT. UPGRADE STRUCTURE AND FOUNDATION. REMODEL KITCHEN, BATH, LIVING ROOM AND BEDROOM. UPGRADE ELECTRICAL, PLUMBING AND MECHANICAL. NEW WINDOWS ON EAST AND SOUTH ELEVATIONS. NEW SKYLIGHTS. NEW FRONT ENTRY STAIR AND DECK. NEW ROOF WITH DORMER OVER ENTRY.

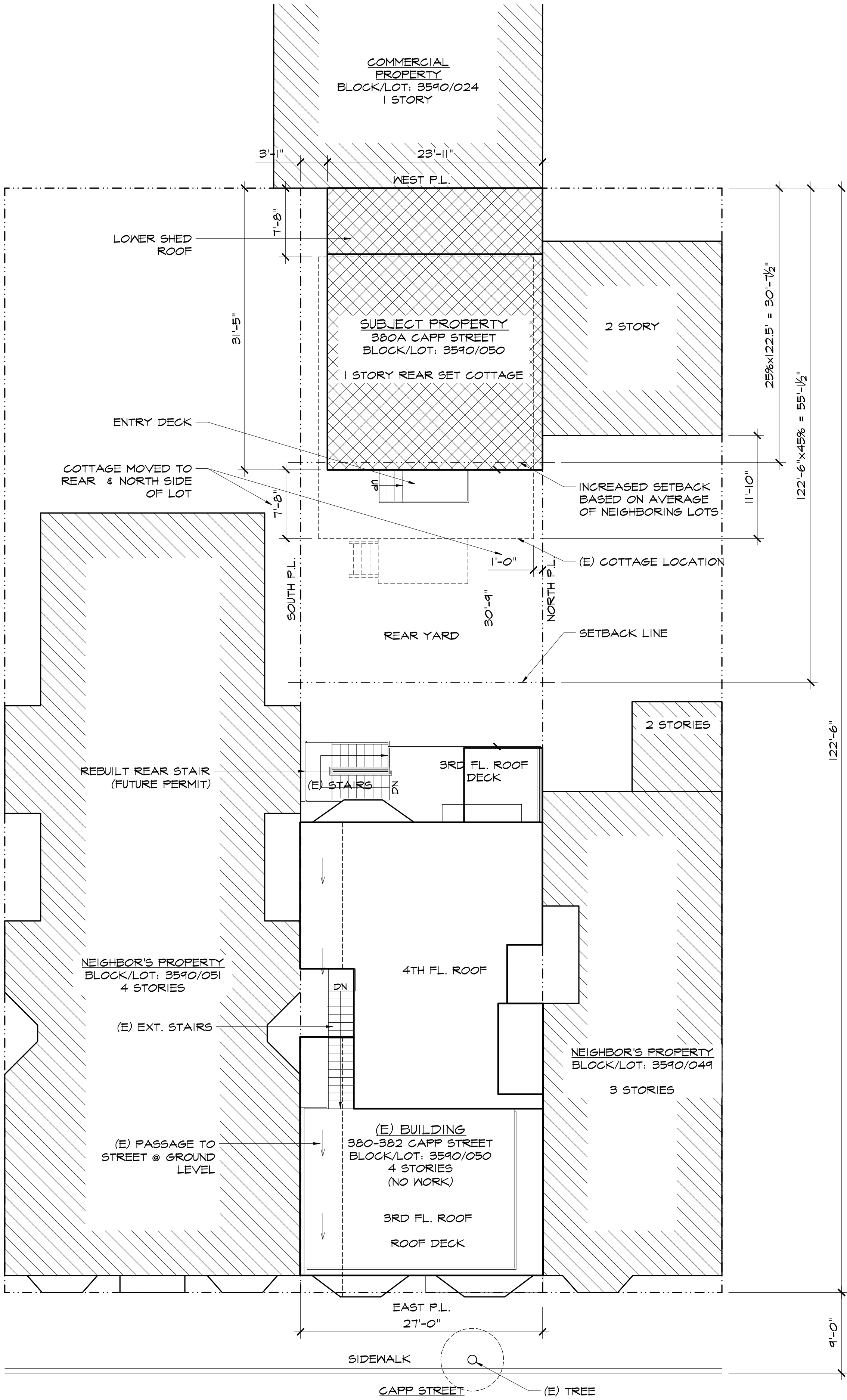
PROJECT INFORMATION

APPLICABLE CODES: 2010 CALIFORNIA CBC, W/SAN FRANCISCO AMENDMENTS, CPC, CMC, CEC AND SFBC

OCCUPANCY GROUP: R-2

CONSTRUCTION TYPE: V-B

STORIES: (E) 1 STORIES



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

DEMOLITION CALCULATIONS (PLANNING CODE SEC. 317)

(B) SUM OF FRONT & REAR FACADE IN LINEAL FEET: 48'-1"
48'-1" x .50 = 24'-1/2"

SUM OF FRONT & REAR FACADE TO BE REMOVED: 18'-5 1/2"

SUM OF ALL EXTERIOR WALLS IN LINEAL FEET: 122'

SUM OF ALL EXTERIOR WALLS TO BE REMOVED IN LINEAL FEET: 34'

18'-5 1/2" < 24'-1/2" AND 34' < 74.3'

(C) TOTAL AREA OF HORIZONTAL ENVELOPE ELEMENTS: 762sf

762sf x .50 = 381sf

TOTAL AREA OF HORIZONTAL ENVELOPE ELEMENTS TO BE REMOVED:

246sf

246sf < 381sf

TOTAL AREA OF VERTICAL ENVELOPE ELEMENTS: 1383sf

1383sf x .50 = 691.5sf

TOTAL AREA OF VERTICAL ENVELOPE ELEMENTS TO BE REMOVED:

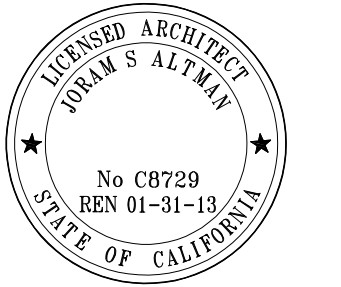
333sf

333sf < 691.5sf

SF AREA TABLE

380A CAPP ST. - REAR BUILDING

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION	PROJECT TOTALS
CONDITIONED SPACE	762	762	0	762
PORCH	56	0	0	0
SUB-TOTALS GSF	818	762	0	762



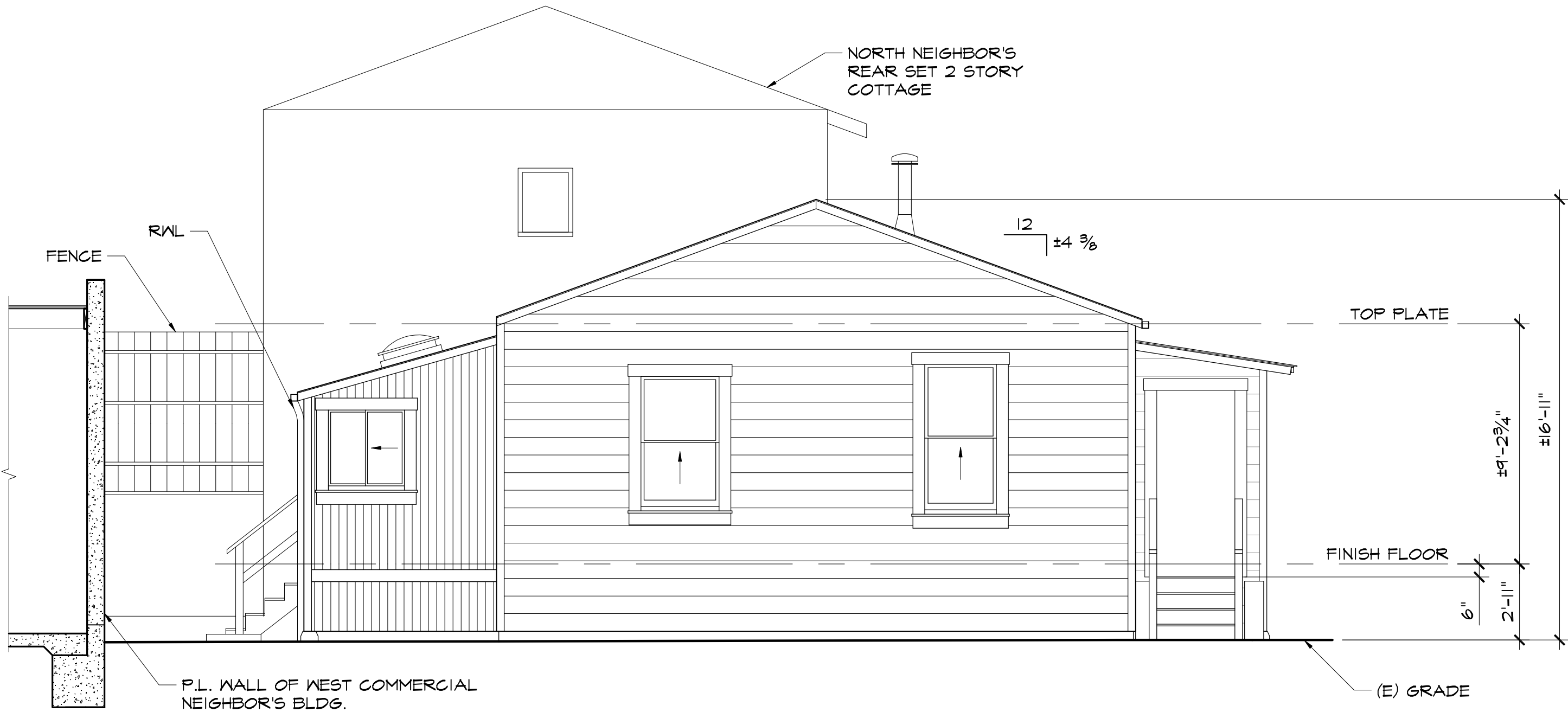
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SHEET TITLE

Existing Elevations

JOB #:	21119
DATE:	11/23/11
DRAWN BY:	GS
SCALE:	AS NOTED



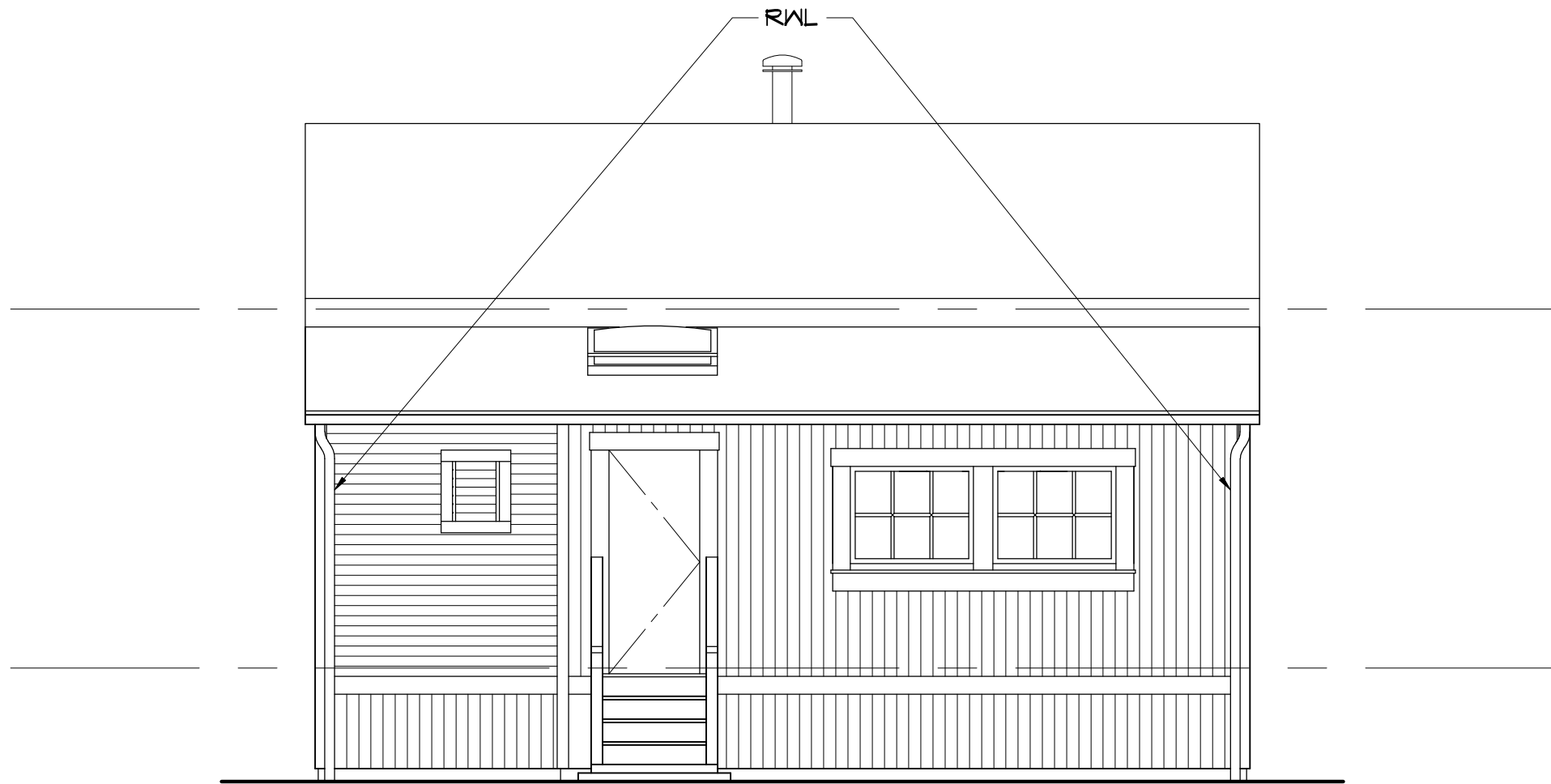
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



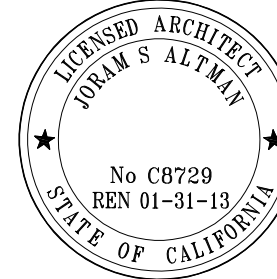
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



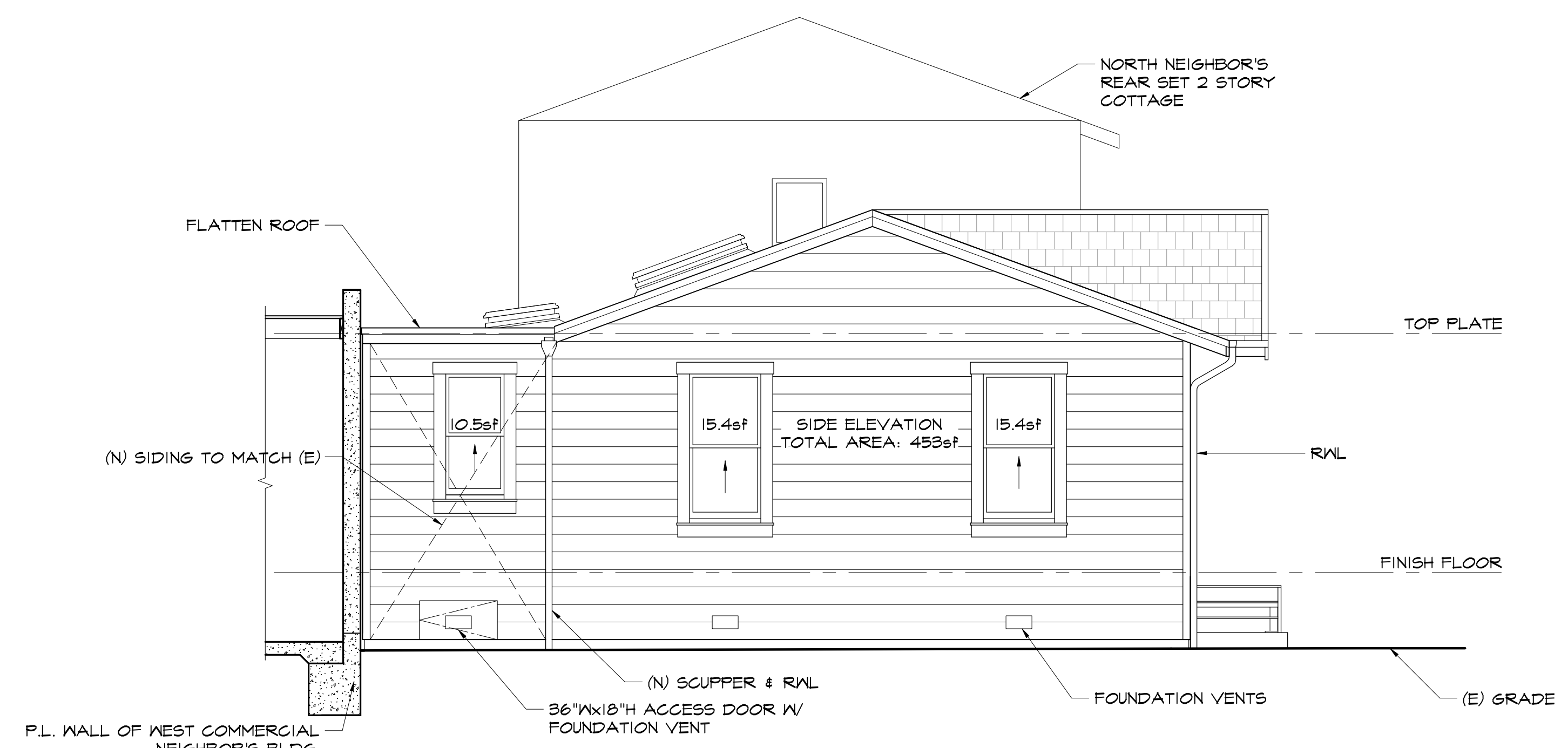
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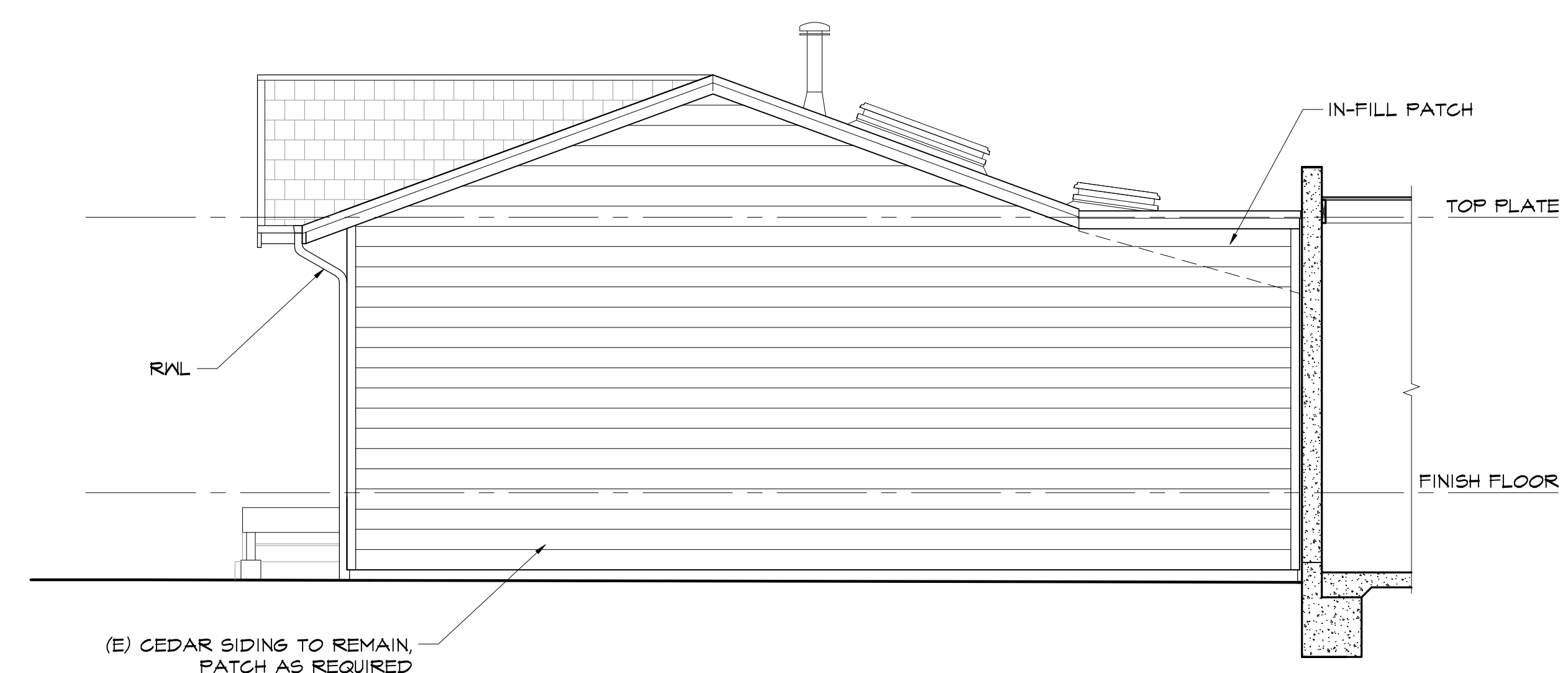
Remodeled Elevations

JOB #:	21119
DATE:	11/23/11
DRAWN BY:	GS
SCALE:	AS NOTED

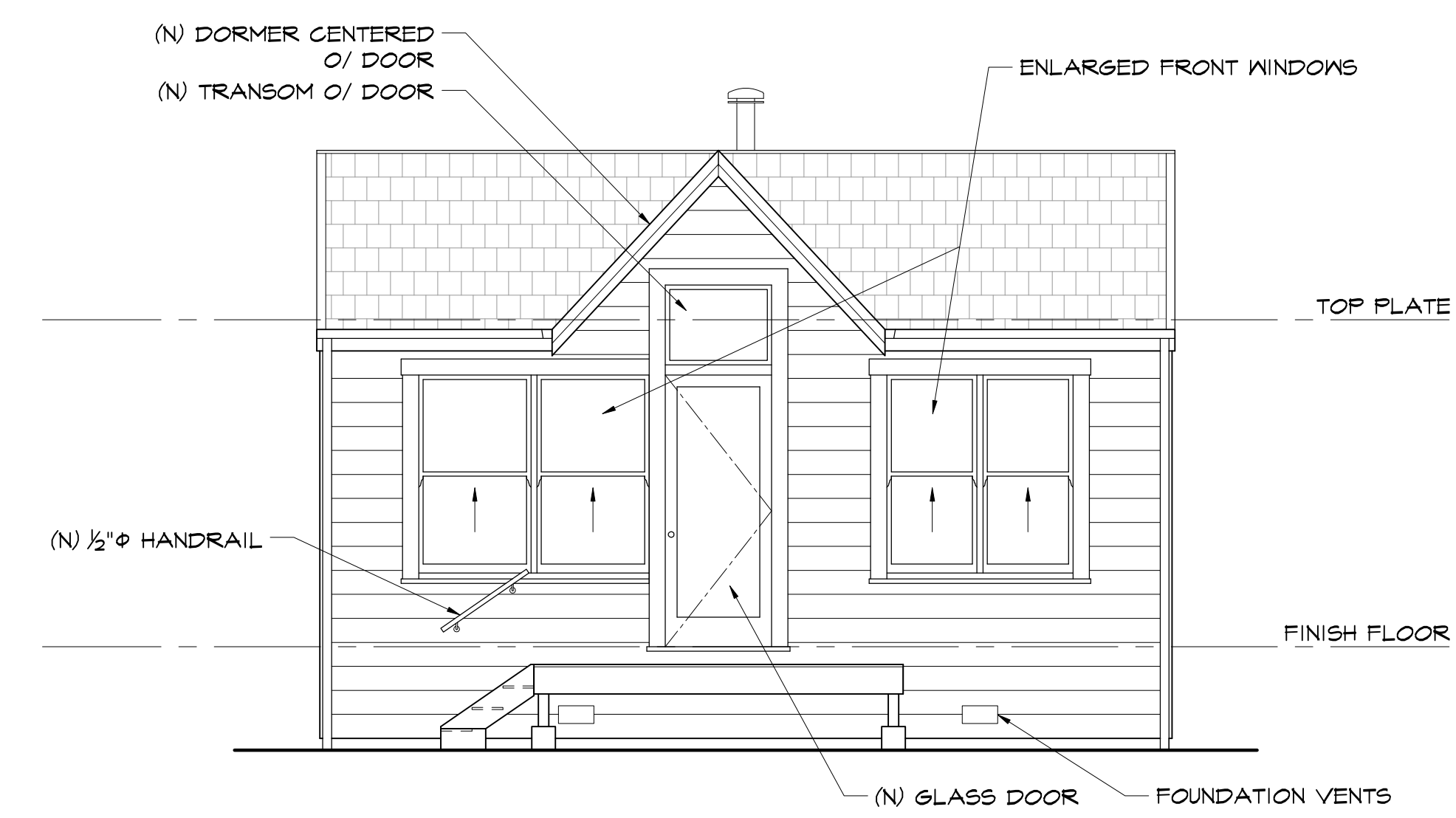


REMODELED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

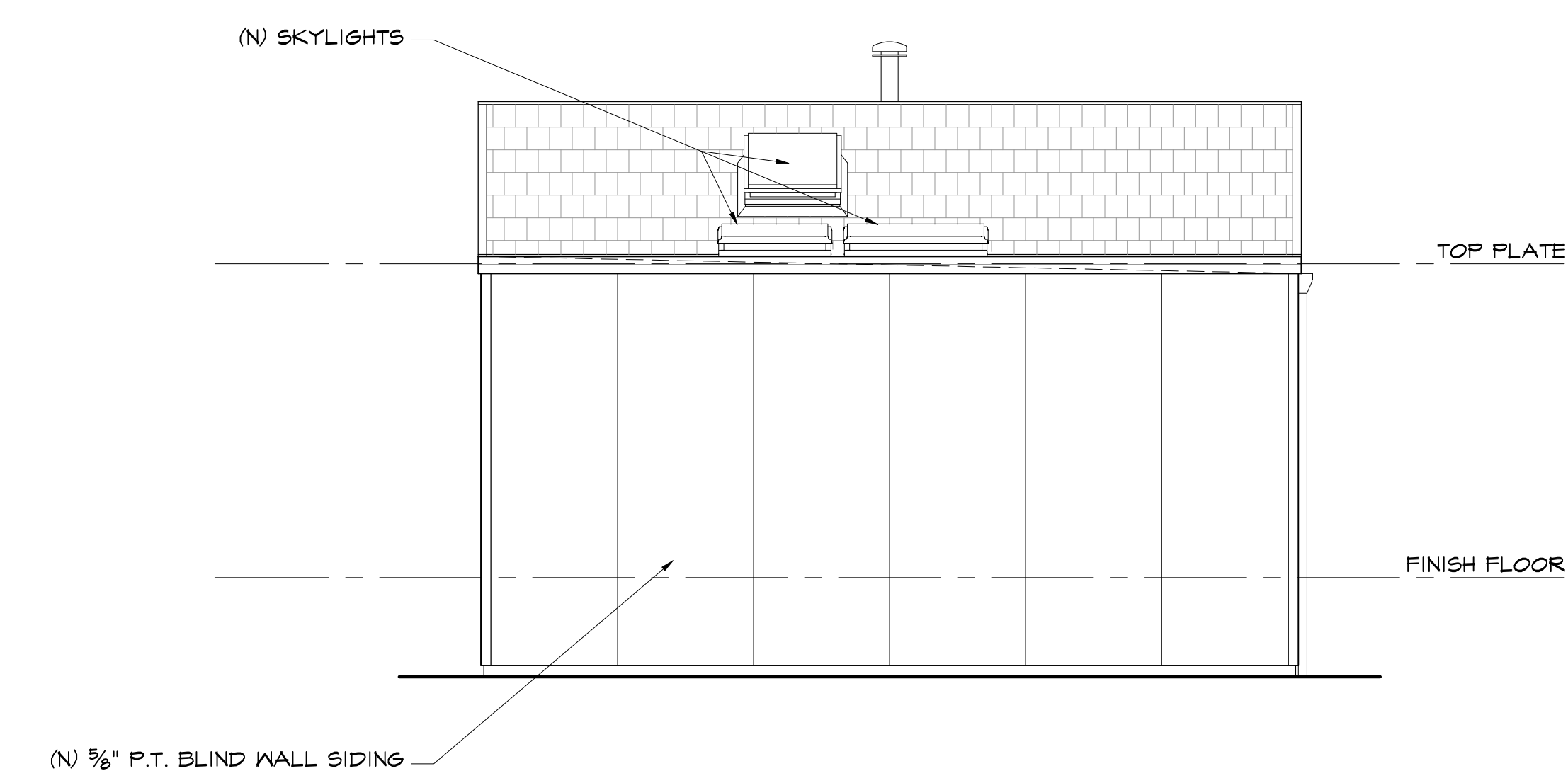
UNPROTECTED WINDOW OPENINGS, CBC TABLE 705.8.4
TOTAL WINDOW AREA: 41.3sf
TOTAL WALL AREA: 453sf
41.3 / 453 = 9.1%
9.1% < 25%



REMODELED NORTH ELEVATION (P.L. WALL)
SCALE: 1/4" = 1'-0"



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



REMODELED WEST ELEVATION (P.L. WALL)
SCALE: 1/4" = 1'-0"