



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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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: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variances (Front Setback, Rear Yard, Dwelling Unit Exposure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 3972 - 3974 Sacramento St. Cross Street(s): Cherry St. / Arguello Blvd. Block /Lot No.: 1014/073 Zoning District(s): RH-2 / 40-X Area Plan: N/A	Case No.: 2012.0503V Building Permit: 2012.04.17.8457 Applicant/ <u>Agents</u> : Illeana Figueroa/Stephen Sutro Sutro Architects Telephone: (415) 956-3445 E-Mail: ifigueroa@sutroarchitects.com

PROJECT DESCRIPTION

The proposal is to (1) enlarge the width of the existing garage structure from approximately 10'-6" to 13'; (2) remove the existing one-story rear addition and rear decks and construct a new two-story rear addition with deck above in its place; and (3) reconfigure the existing dwelling units with the lower unit proposed to occupy the basement floor with access to a new courtyard constructed approximately 10 feet below grade and extending into the rear yard.

SECTION 132 OF THE PLANNING CODE requires that the subject property maintain a front setback of 15 feet. The expanded garage extends approximately 11 feet into the required front setback and will be widened from 10'-6" to 13'; therefore, a variance is required.

SECTION 134 OF THE PLANNING CODE requires a rear yard of approximately 32 feet for the subject property. Portions of the proposed two-story rear addition will extend approximately 2'-6" into the required rear yard; therefore, a variance is required.

SECTION 140 OF THE PLANNING CODE requires that every dwelling unit in any use district face directly on an open area, such as a public street, a public alley or courtyard at least 25 feet in every horizontal dimension. The proposed unit on the basement floor will face a new courtyard which is approximately 10' in width and 13'-6" in depth; therefore a variance is required.

ADDITIONAL INFORMATION

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/2012.0503V.pdf>

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon M. Young** Telephone: **(415) 558-6346** E-Mail: sharon.m.young@sfgov.org

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.

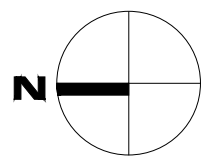
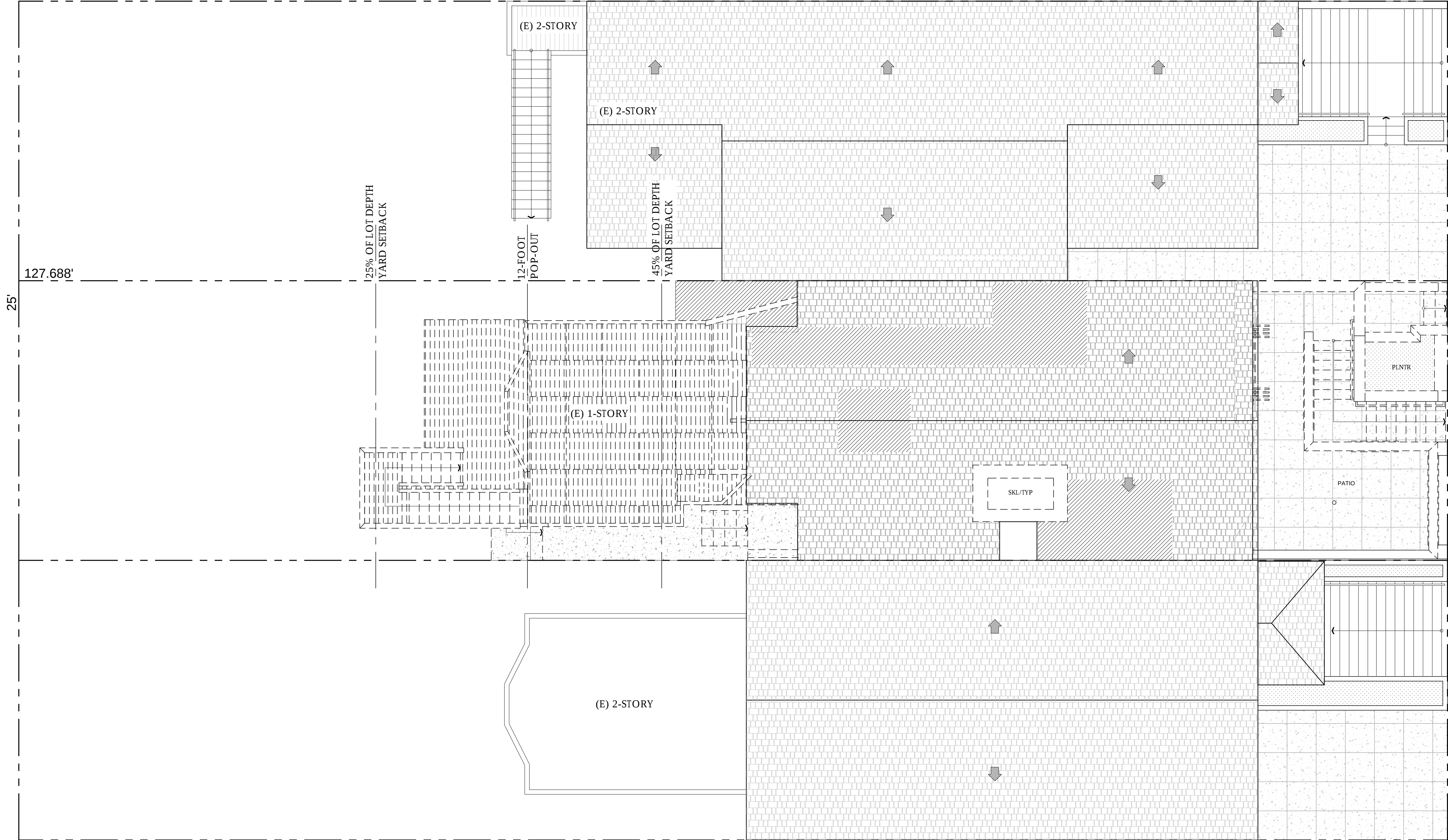
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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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WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

127.688'

TOTAL ROOF AREA OF ALL DORMERS DOES NOT EXCEED 20% OF THE HORIZONTAL AREA OF THE PROPOSED ROOF.

VARIANCE
SCOPE OF WORK -
FOR THIS PERMIT

VARIANCE
SCOPE OF WORK
FOR THIS PERMIT

(E) 2-STORY



AVERAGING
YARD SETBACK

(E) 2-STORY

45% OF LOT DEP
YARD SETBACK

(N) 2-STORY

(N) DORM
134 SQ

DAYLIGHT

SKYL

				(N
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(N) PLANTER
25 SF

PLANTER 25 SF

(N) PLANTER
W/ TREE 33 SF

NOTE

SCOPE OF WORK FOR THIS PERMIT IN DASHED AREA ONLY.

- ENLARGE GARAGE DOOR TO 10 FEET
- SMALL ADDITION AT THE REAR
- COURTYARD FOR LOWER UNIT

ALL OTHER WORK, UNDER SEPARATE PERMIT.

NOTE

- (E) PERMEABLE AREA 28 SQFT
- (P) PERMEABLE AREA 158 SQFT
- (E) LANDSCAPE 30 SQFT
- (P) LANDSCAPE 83 SQFT

TOTAL LANDSCAPING IS MORE THAN 20% OF THE REQUIRED FRONT SETBACK SQFT (75 SQFT).

WALL LEGEND:

 EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

NEW WALLS

SACRAMENTO STREET

④

ISSUED

VARIANCE: 04.16.2012

PLANNING DEPARTMENT
COMMENTS: 11.16.2012

PROPOSED SITE PLAN

$$3/16'' = 1'-0''$$

A0.2

SUTRO ARCHITECTS

415.956.3445

915 Battery Street, First Floor San Francisco, CA 94111
salvagearchitects.com

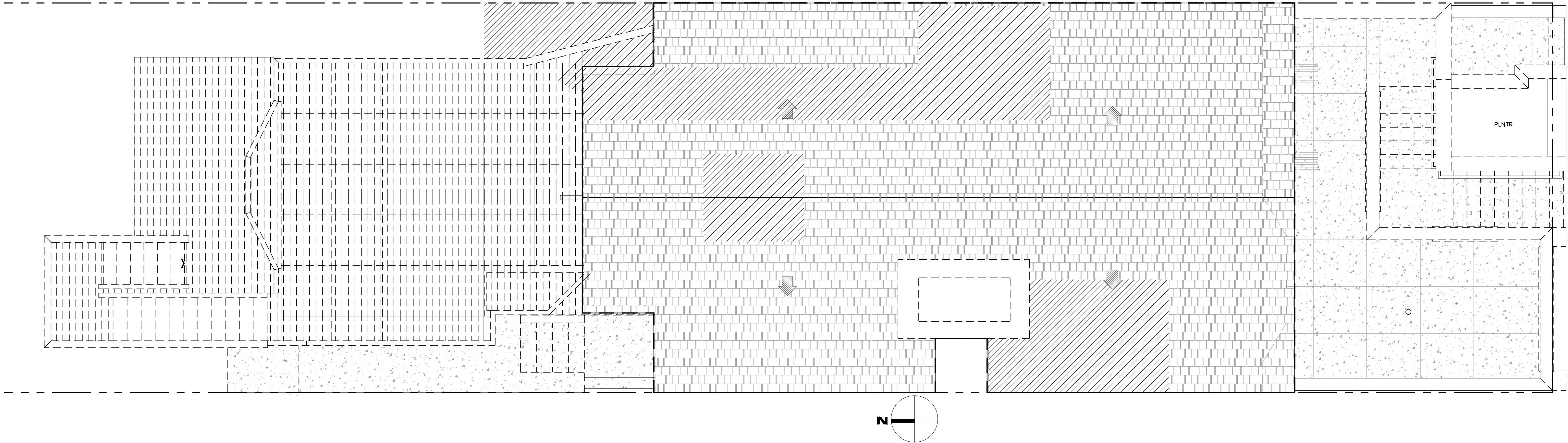
GILBERT RESIDENCE

3972-3974 SACRAMENTO STREET
SAN FRANCISCO CA 94118

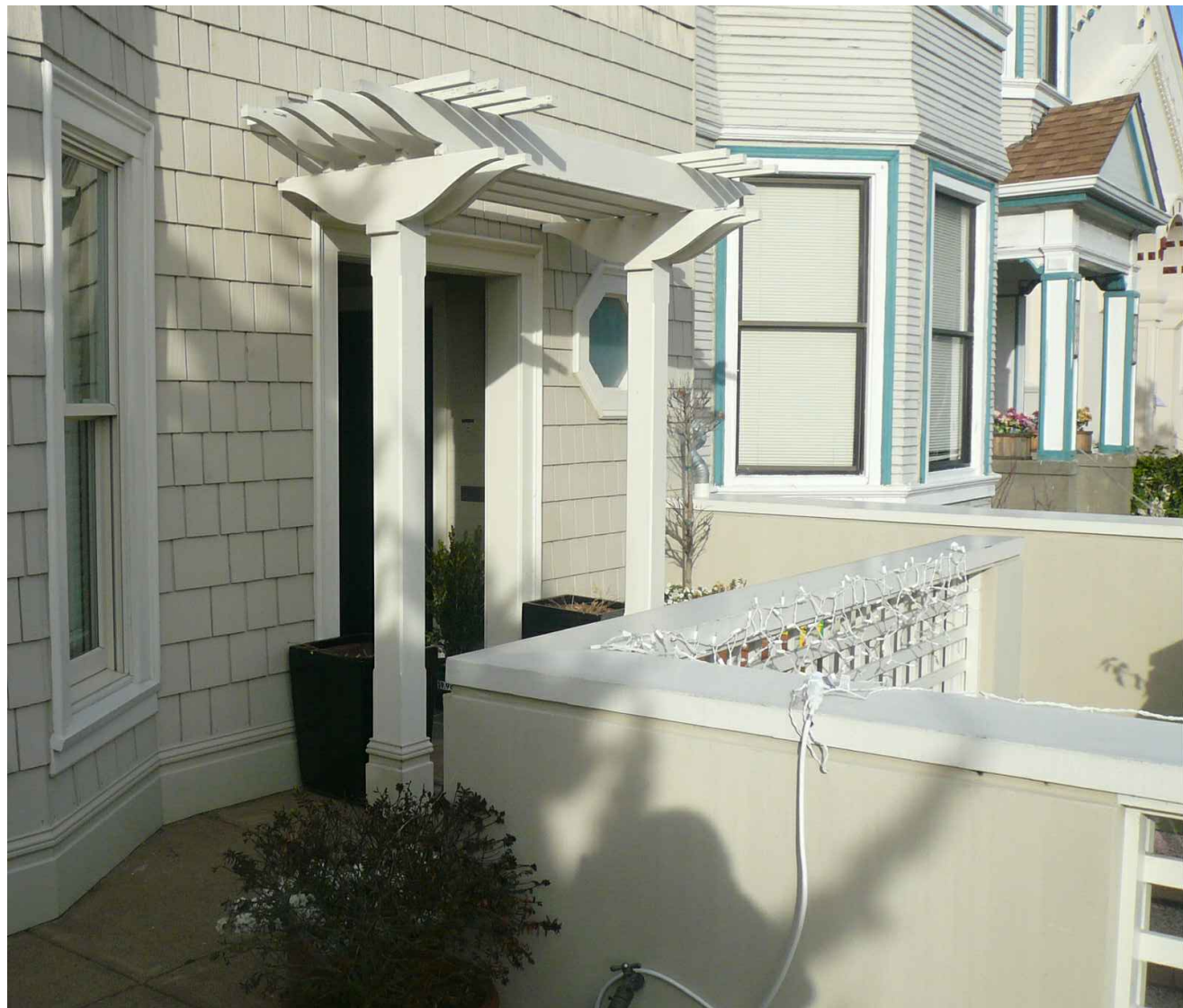
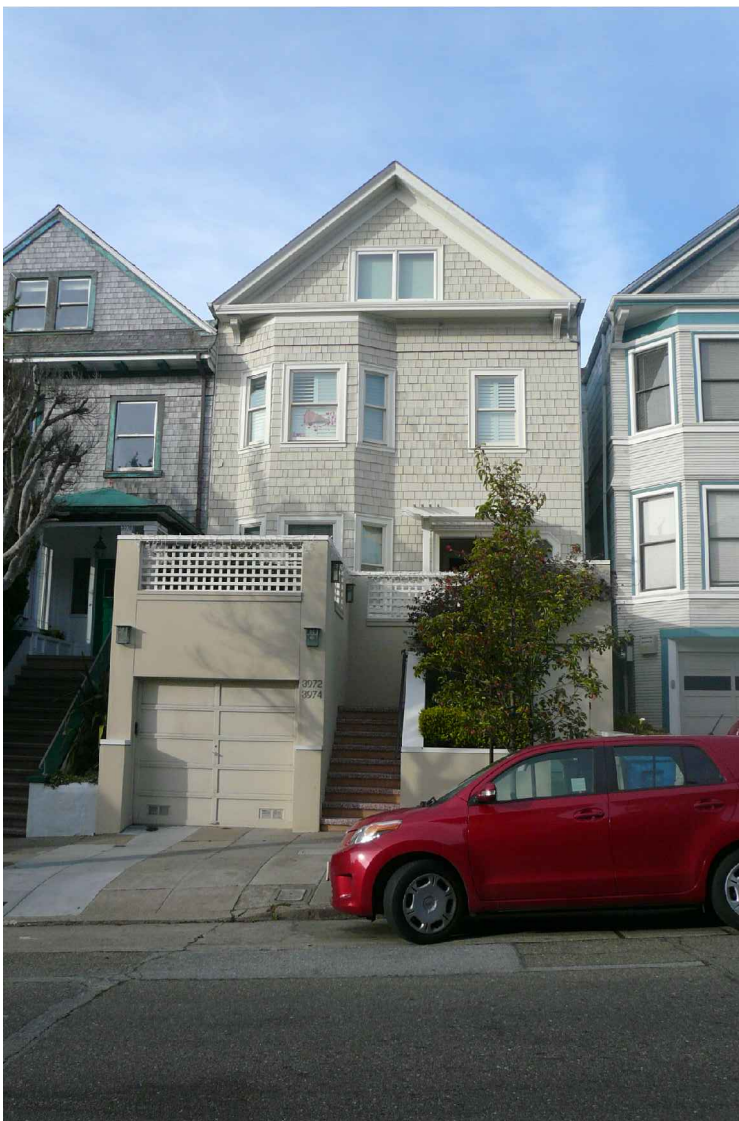
3 SAN FRANCISCO, CA 94118
 BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

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1 PLAN



2 PHOTOS

GILBERT RESIDENCE
3972-3974 SACRAMENTO STREET
SAN FRANCISCO, CA 94118
BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

SUTRO ARCHITECTS
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SITE PROPERTY
PHOTOS

NTS

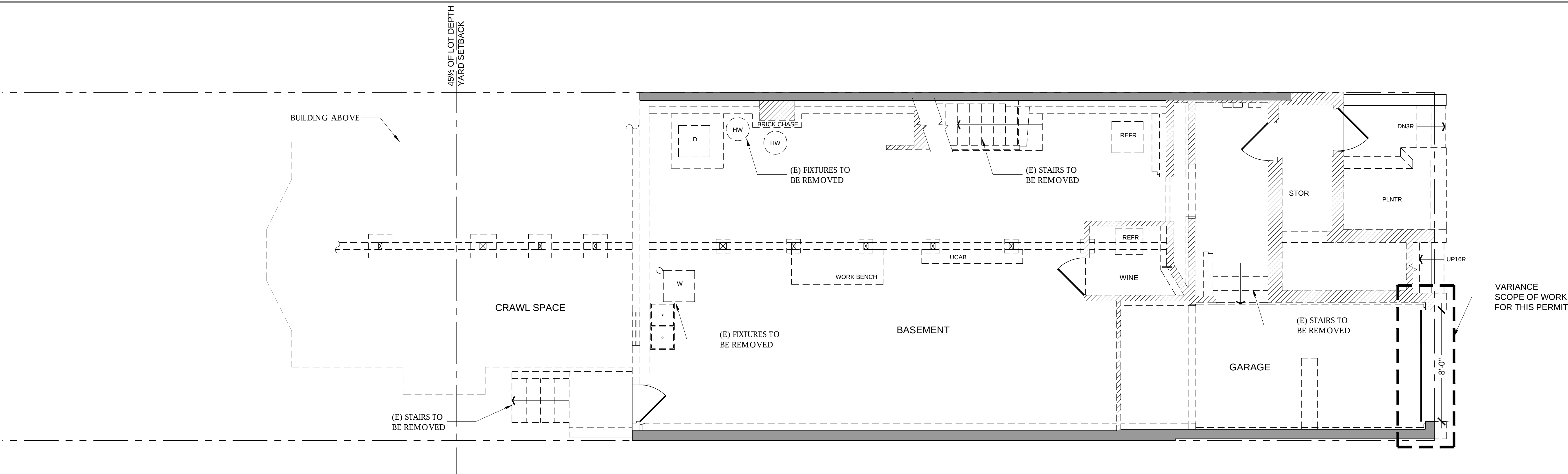
A0.3

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1 EXISTING BASEMENT PLAN

1/4" = 1'-0"

0 1' 2' 5'



NOTE:

SCOPE OF WORK FOR THIS PERMIT IN DASHED AREA ONLY.
-ENLARGE GARAGE DOOR TO 10 FEET
-SMALL ADDITION AT THE REAR
-COURTYARD FOR LOWER UNIT

ALL OTHER WORK, UNDER SEPARATE PERMIT.

NOTE:

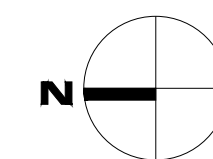
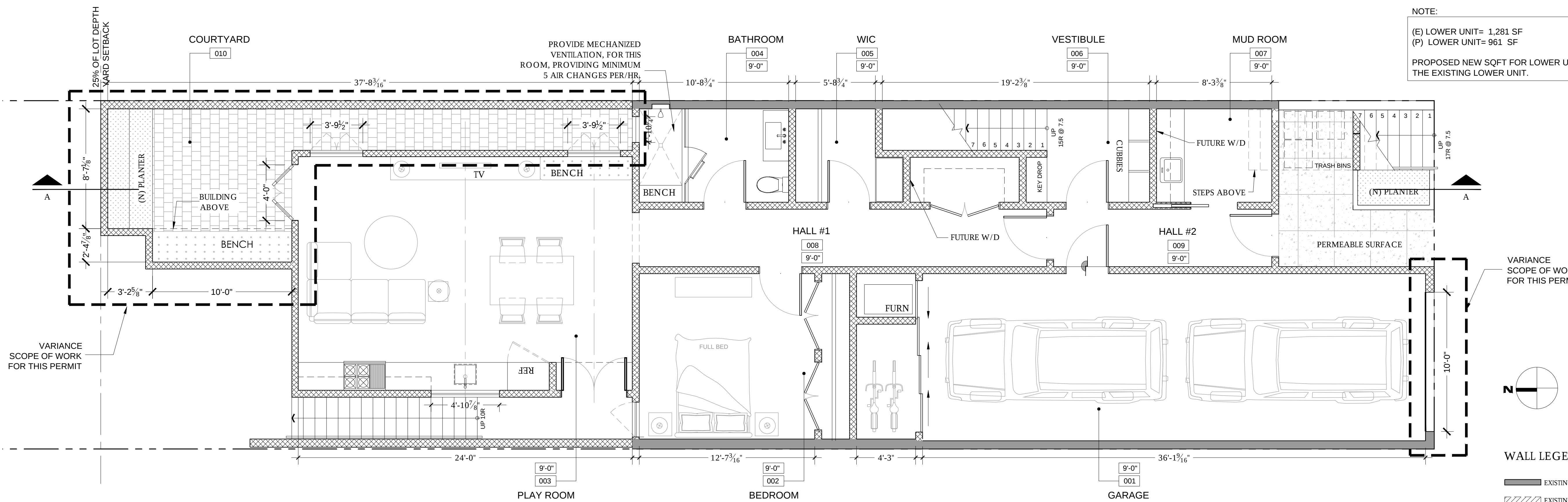
(E) LOWER UNIT= 1,281 SF
(P) LOWER UNIT= 961 SF

PROPOSED NEW SQFT FOR LOWER UNIT IS 75% OF THE EXISTING LOWER UNIT.

2 PROPOSED BASEMENT PLAN

1/4" = 1'-0"

0 1' 2' 5'



WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

SUTRO ARCHITECTS

GILBERT RESIDENCE
3972-3974 SACRAMENTO STREET
SAN FRANCISCO, CA 94118
BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

ISSUED
VARIANCE: 04.16.2012
PLANNING DEPARTMENT
COMMENTS: 11.16.2012

EXISTING & PROPOSED
BASEMENT PLAN

1/4" = 1'-0"

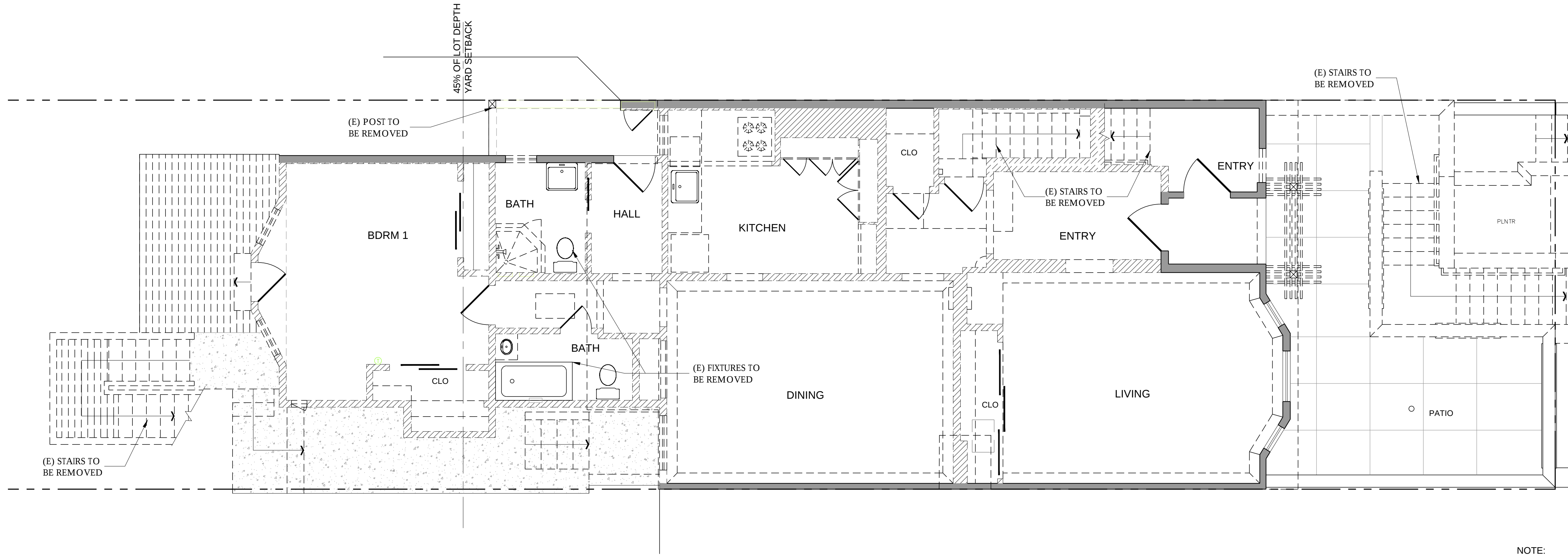
A1.0

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1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

0 1' 2' 5'



NOTE:

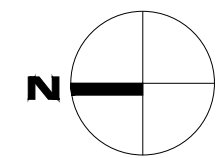
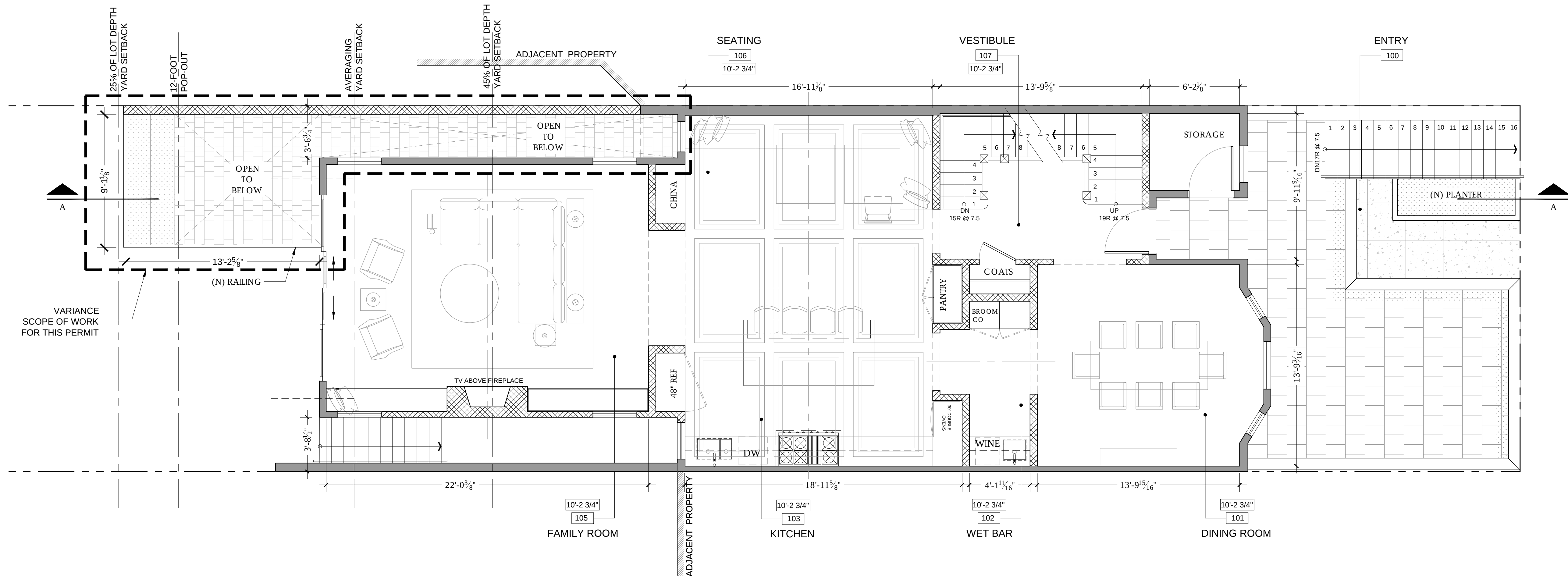
SCOPE OF WORK FOR THIS PERMIT IN DASHED AREA ONLY.
-ENLARGE GARAGE DOOR TO 10 FEET
-SMALL ADDITION AT THE REAR
-COURTYARD FOR LOWER UNIT

ALL OTHER WORK, UNDER SEPARATE PERMIT.

2 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

0 1' 2' 5'



WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

ISSUED
VARIANCE: 04.16.2012
PLANNING DEPARTMENT
COMMENTS: 11.16.2012

EXISTING & PROPOSED
FIRST FLOOR PLAN

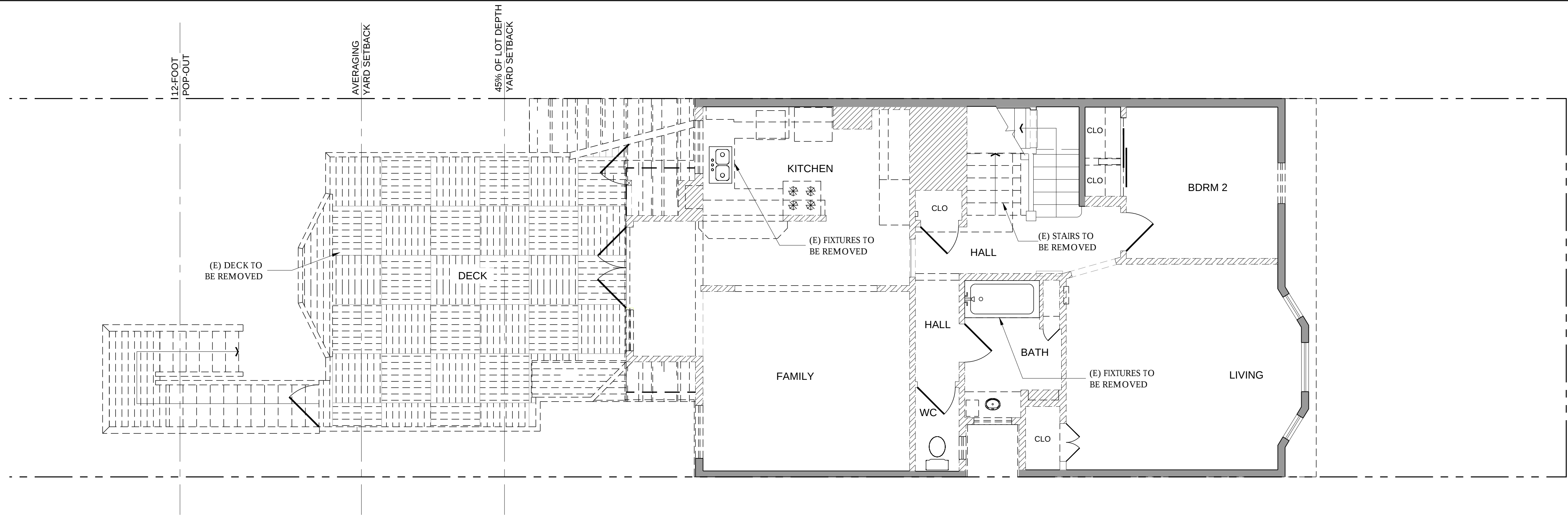
1/4" = 1'-0"

A1.1

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BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

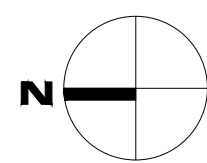
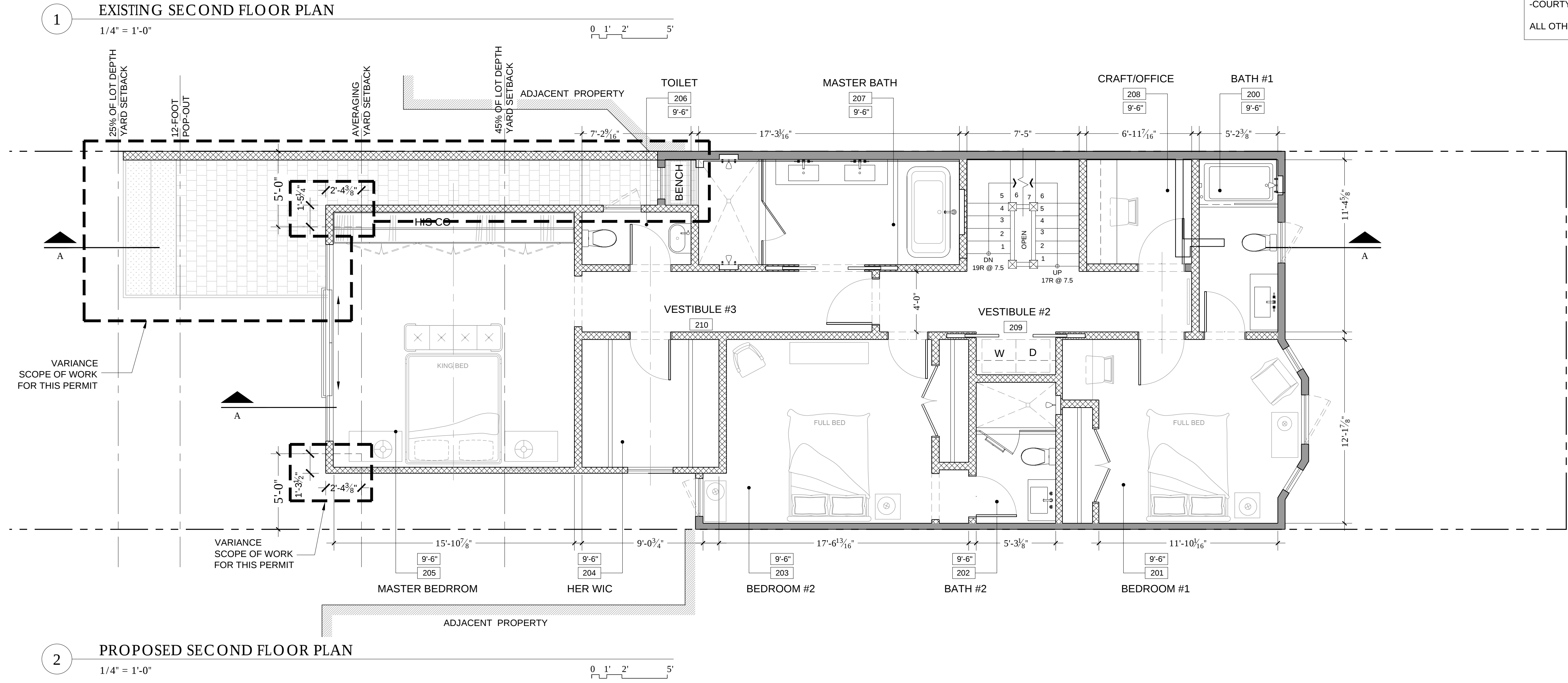
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918 Battery Street, First Floor, San Francisco, CA 94111

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NOTE:
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-ENLARGE GARAGE DOOR TO 10 FEET
-SMALL ADDITION AT THE REAR
-COURTYARD FOR LOWER UNIT

ALL OTHER WORK, UNDER SEPARATE PERMIT.



- WALL LEGEND:
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
 - EXISTING ELEMENTS TO BE REMOVED
 - NEW WALLS

GILBERT RESIDENCE

3972-3974 SACRAMENTO STREET
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BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

SUTRO ARCHITECTS

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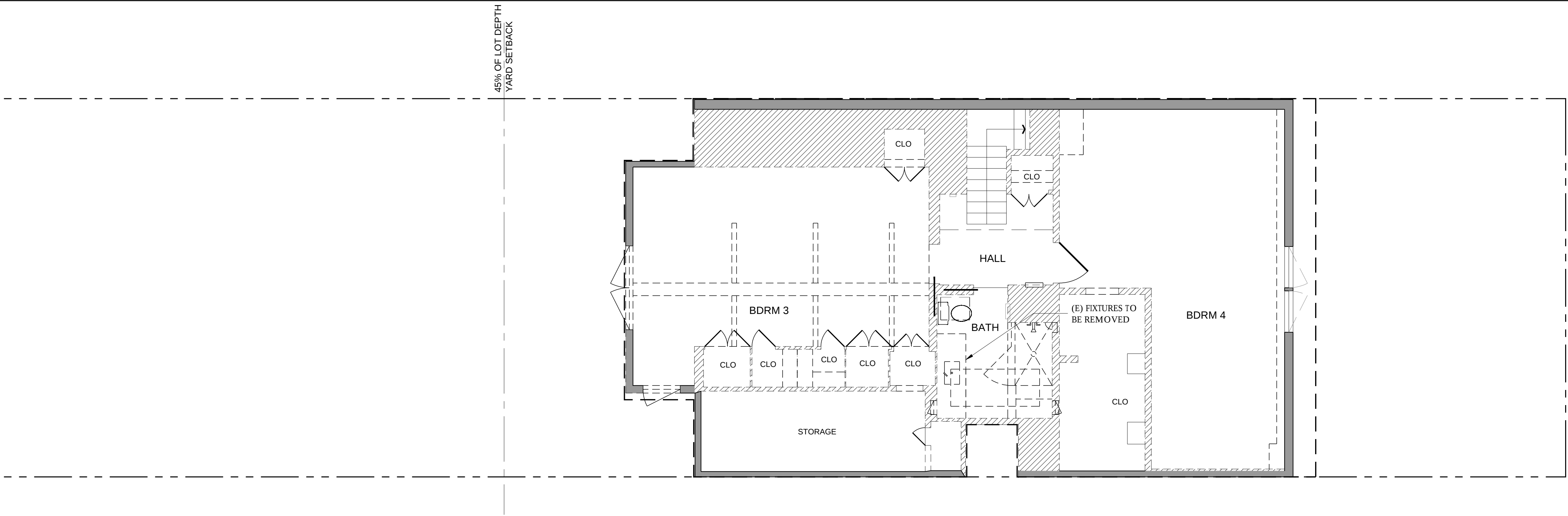
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COMMENTS: 11.16.2012

EXISTING & PROPOSED
SECOND FLOOR PLAN

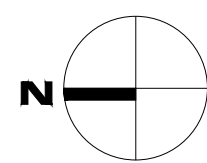
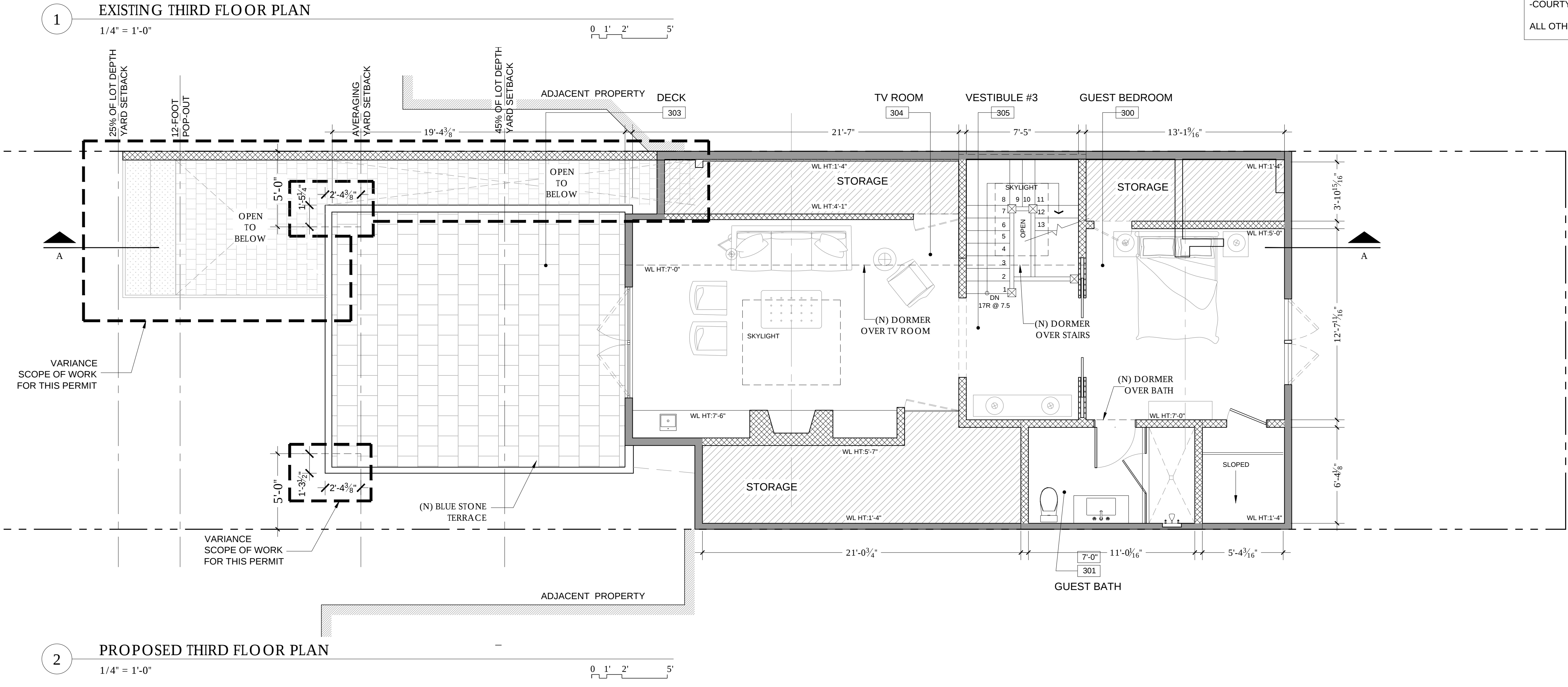
1/4" = 1'-0"

A1.2

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NOTE:
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-SMALL ADDITION AT THE REAR
-COURTYARD FOR LOWER UNIT
ALL OTHER WORK, UNDER SEPARATE PERMIT.



- WALL LEGEND:
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
 - EXISTING ELEMENTS TO BE REMOVED
 - NEW WALLS

GILBERT RESIDENCE
3972-3974 SACRAMENTO STREET
SAN FRANCISCO, CA 94118
BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

SUTRO ARCHITECTS
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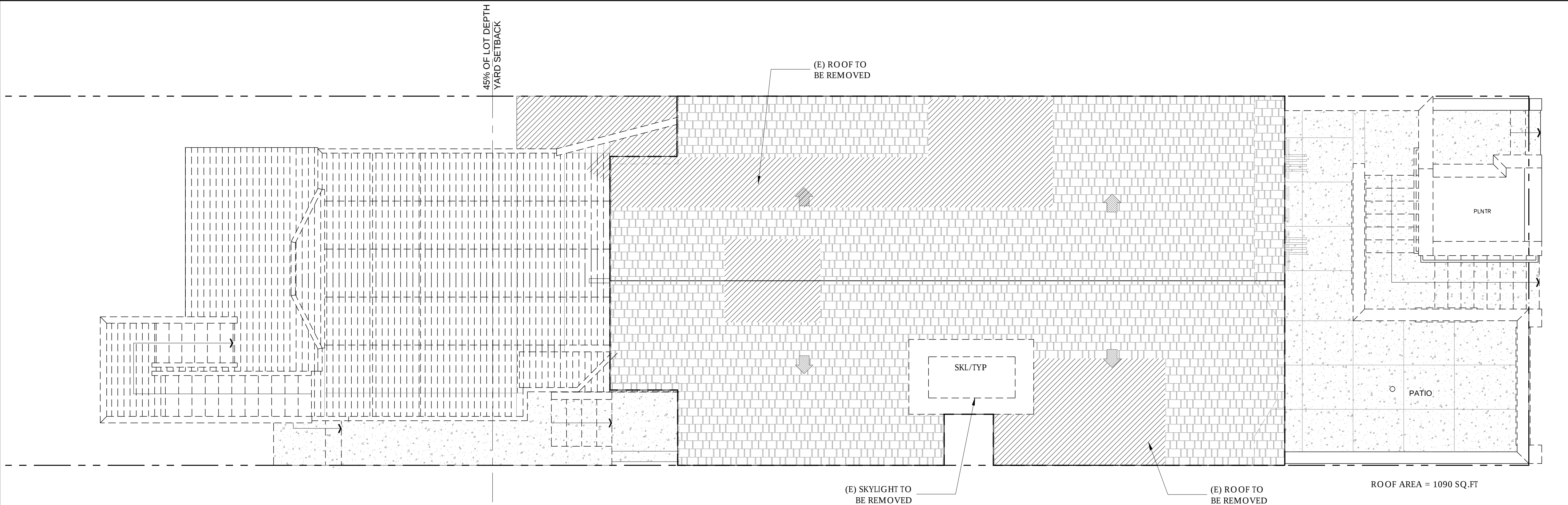
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EXISTING & PROPOSED
THIRD FLOOR PLAN

1/4" = 1'-0"

A1.3

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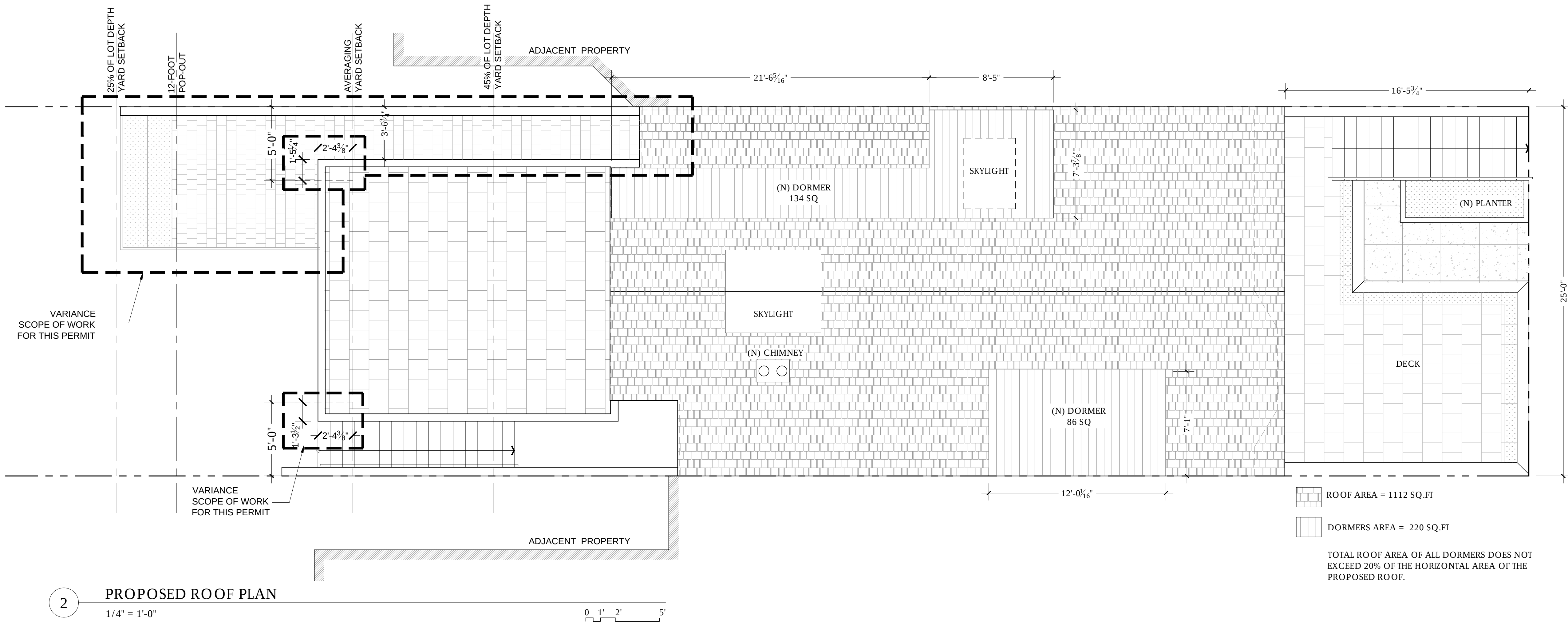


NOTE:

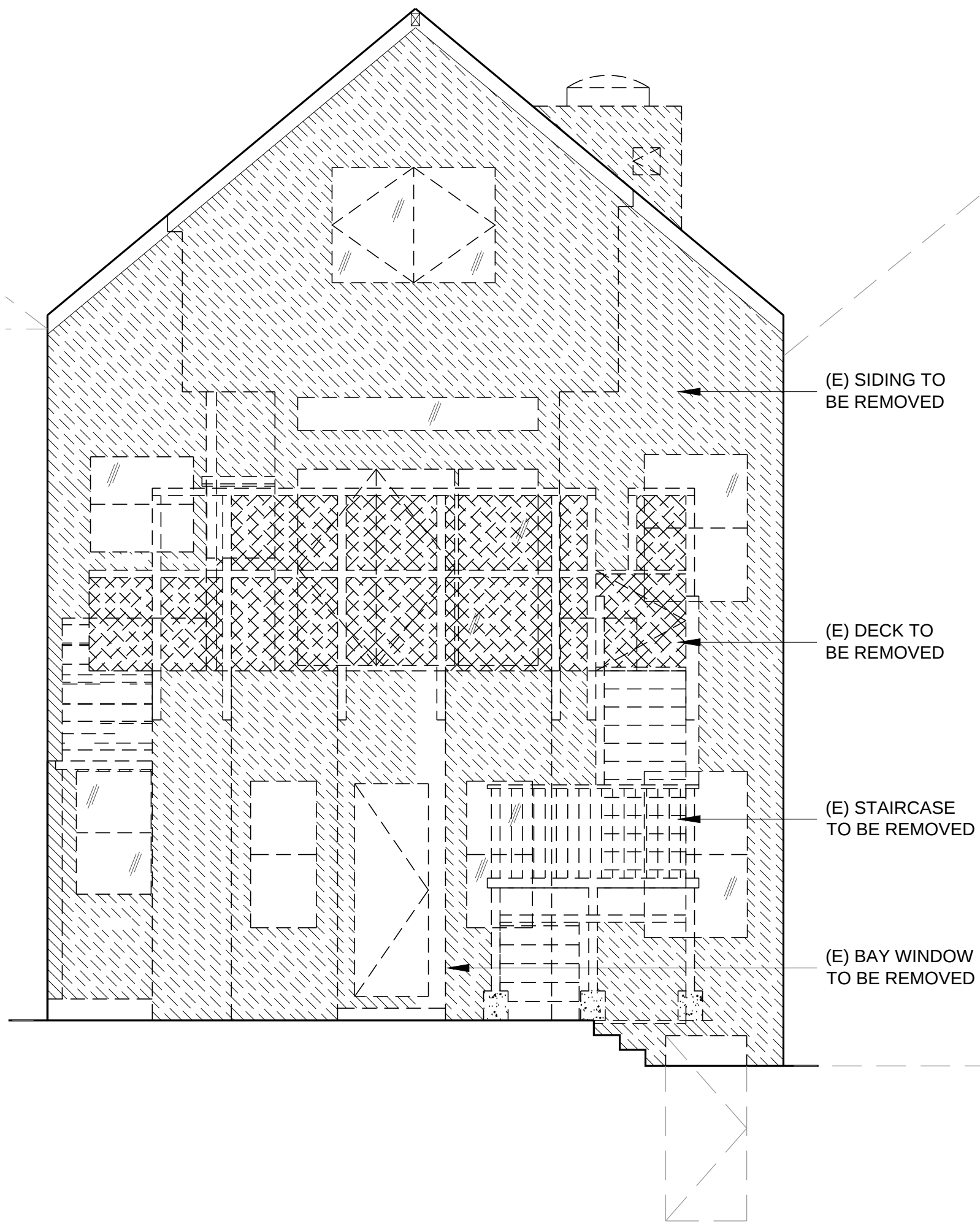
SCOPE OF WORK FOR THIS PERMIT IN DASHED AREA ONLY.

- ENLARGE GARAGE DOOR TO 10 FEET
- SMALL ADDITION AT THE REAR
- COURTYARD FOR LOWER UNIT

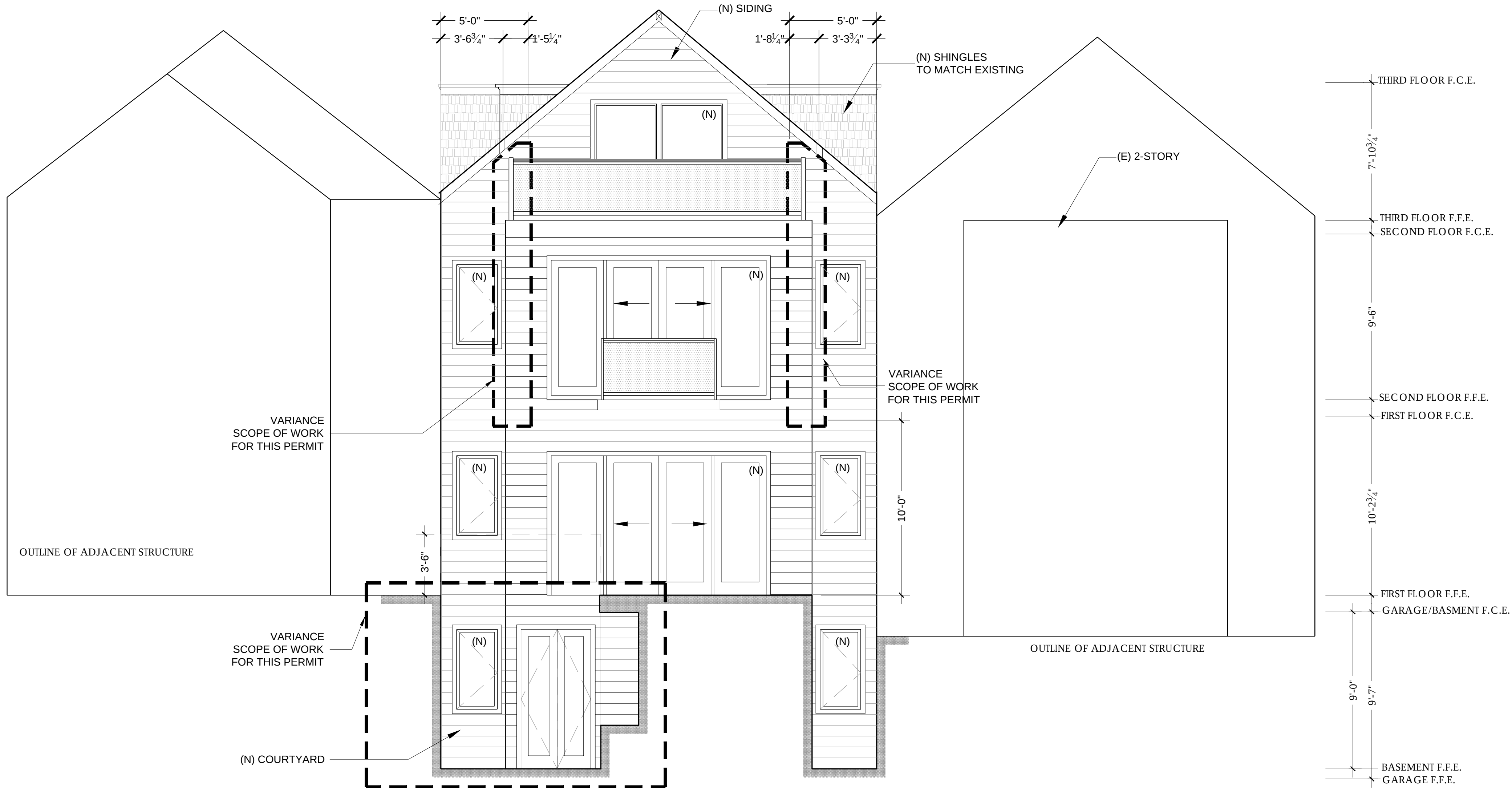
ALL OTHER WORK, UNDER SEPARATE PERMIT.



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1 EXISTING EXTERIOR NORTH ELEVATION
1/4" = 1'-0"



WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

NOTE:

- SCOPE OF WORK FOR THIS PERMIT IN DASHED AREA ONLY.
- ENLARGE GARAGE DOOR TO 10 FEET
- SMALL ADDITION AT THE REAR
- COURTYARD FOR LOWER UNIT

ALL OTHER WORK, UNDER SEPARATE PERMIT.

SUTRO ARCHITECTS

GILBERT RESIDENCE
3972-3974 SACRAMENTO STREET
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BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

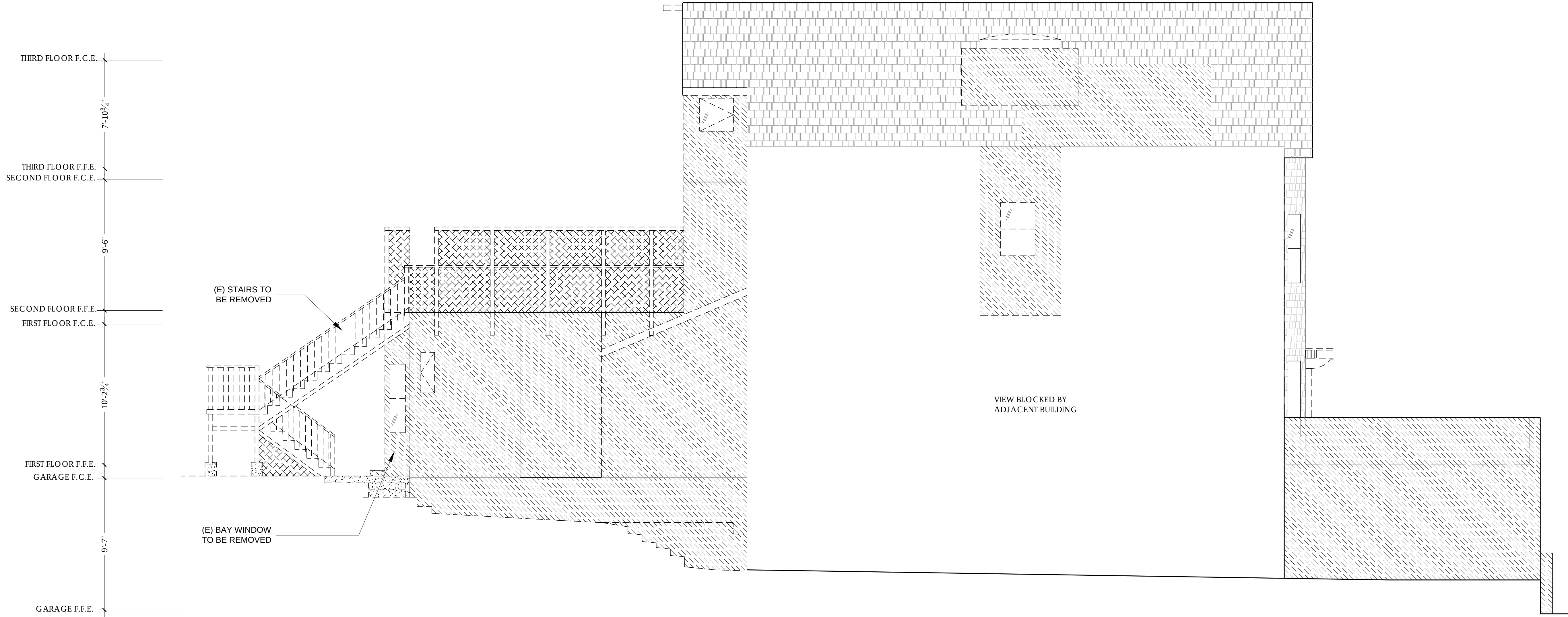
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EXISTING/PROPOSED
EXTERIOR NORTH
ELEVATION

1/4" = 1'-0"

A2.0

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

0 1' 2' 5'

WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

ISSUED
VARIANCE: 04.16.2012

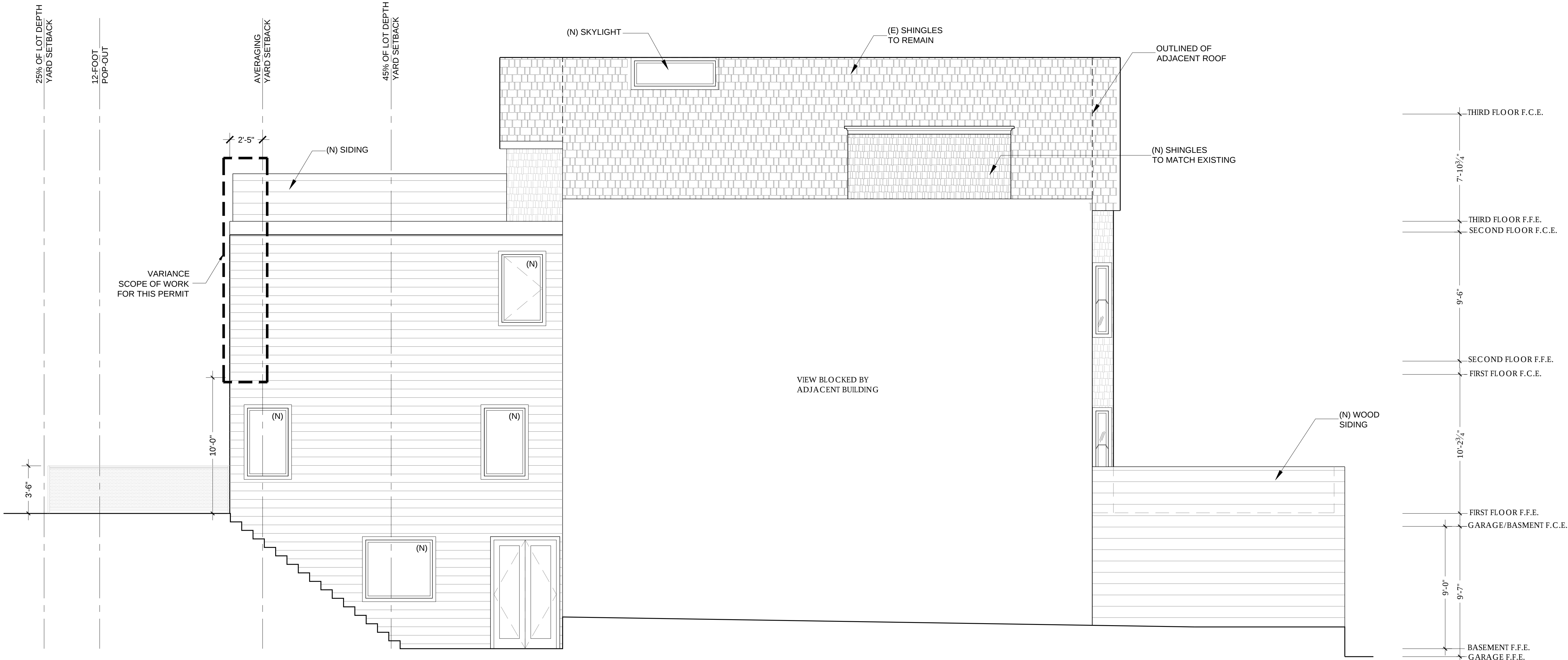
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EXISTING EXTERIOR
WEST ELEVATION

1/4" = 1'-0"

A2.3

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NOTE:
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-SMALL ADDITION AT THE REAR
-COURTYARD FOR LOWER UNIT
ALL OTHER WORK, UNDER SEPARATE PERMIT.

WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

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PROPOSED EXTERIOR
WEST ELEVATION

1/4" = 1'-0"

A2.4

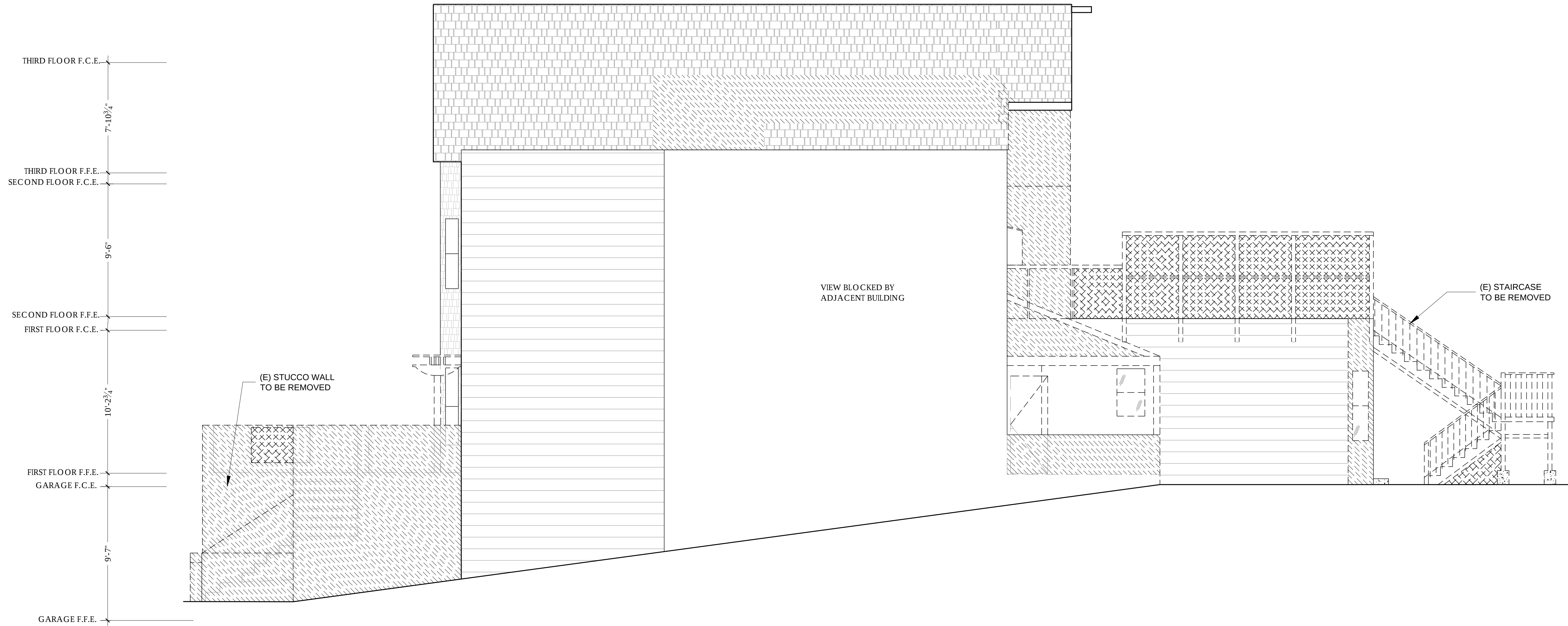
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WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

1 EXISTING EXTERIOR EAST ELEVATION
1/4" = 1'-0"

0 1' 2' 5'

ISSUED
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EXISTING EXTERIOR
EAST ELEVATION

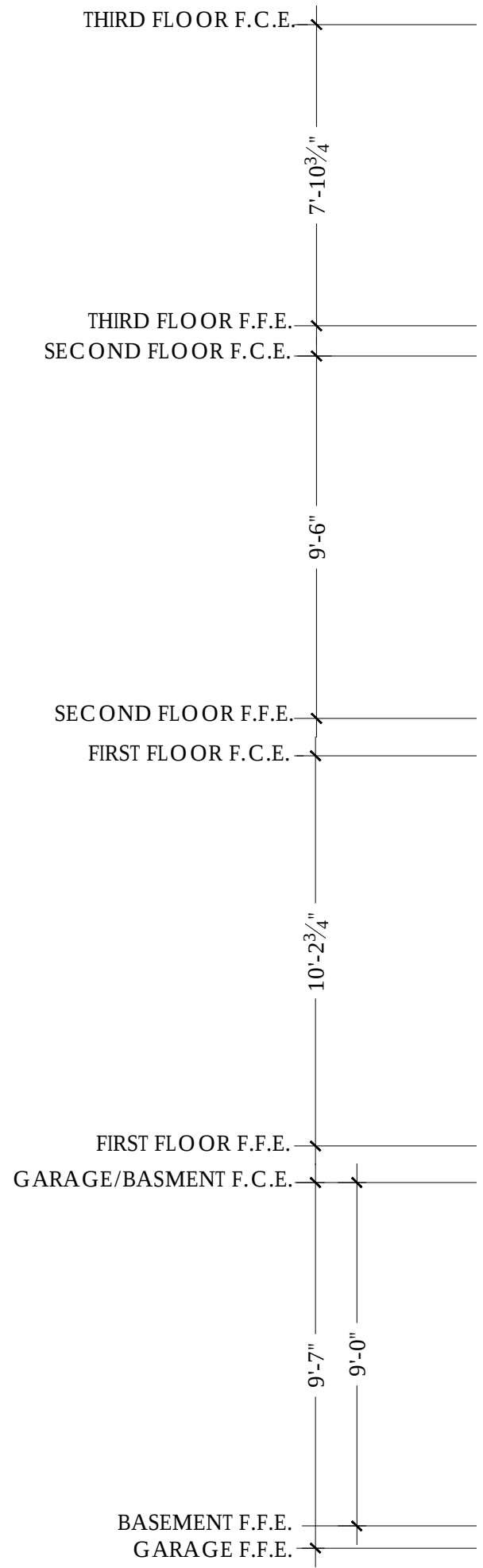
1/4" = 1'-0"

A2.5

GILBERT RESIDENCE
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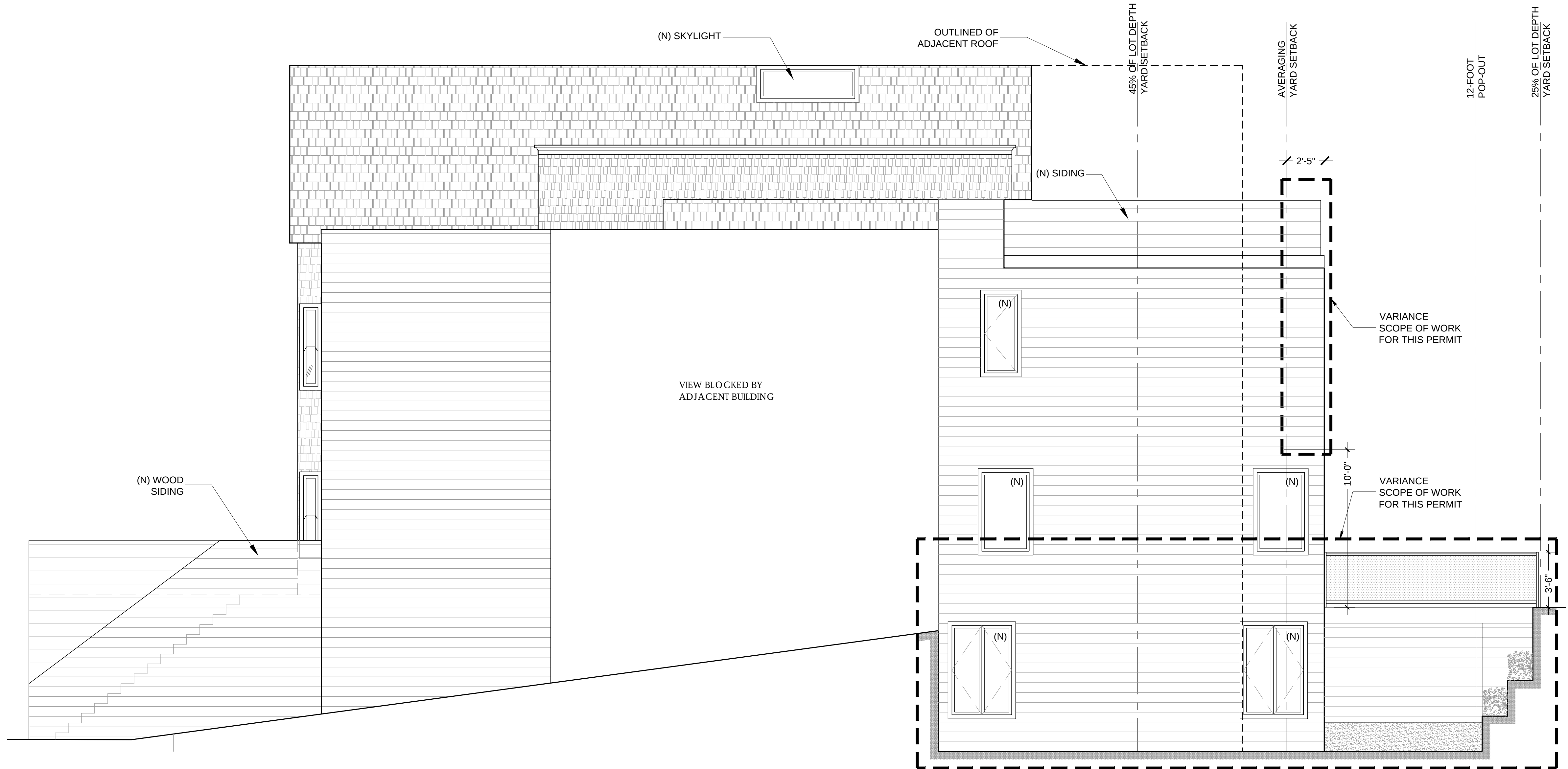
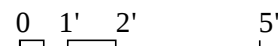
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1 PROPOSED EXTERIOR EAST ELEVATION

1/4" = 1'-0"



NOTE:
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-ENLARGE GARAGE DOOR TO 10 FEET
-SMALL ADDITION AT THE REAR
-COURTYARD FOR LOWER UNIT
ALL OTHER WORK, UNDER SEPARATE PERMIT.

WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS

ISSUED
VARIANCE: 04.16.2012
PLANNING DEPARTMENT
COMMENTS: 11.16.2012

PROPOSED EXTERIOR
EAST ELEVATION

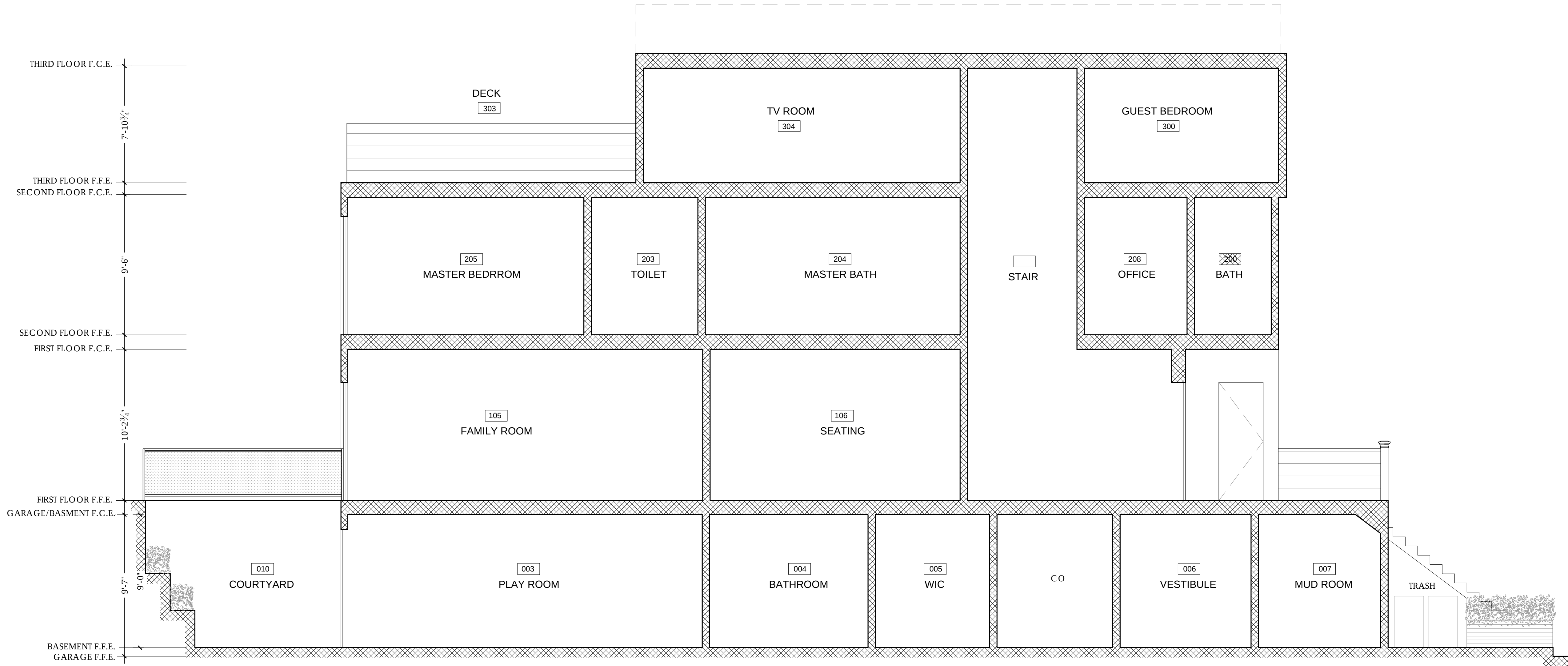
1/4" = 1'-0"

A2.6

GILBERT RESIDENCE
3972-3974 SACRAMENTO STREET
SAN FRANCISCO, CA 94118
BLOCK 1014 LOT 073 | PROJECT NO. 2011.035

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
918 Battery Street, First Floor San Francisco, CA 94111

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NOTE:

SCOPE OF WORK FOR THIS PERMIT IN DASHED AREA ONLY.

- ENLARGE GARAGE DOOR TO 10 FEET
- SMALL ADDITION AT THE REAR
- COURTYARD FOR LOWER UNIT

ALL OTHER WORK, UNDER SEPARATE PERMIT.

1 SECTION

1/4" = 1'-0"

0 1' 2' 5'

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SECTION

1/4" = 1'-0"

A3.0