



# 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, June 26, 2013**  
 Time: **9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance(Rear Yard Modification)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>2526 California Street / 33 Perine Place</b>	Case No.: <b>2012.0759V</b>
Cross Street(s): <b>Steiner &amp; Pierce Streets</b>	Building Permit: <b>2012.06.11.2329 / 2012.06.11.2336</b>
Block / Lot No.: <b>0634/006</b>	Applicant/Agent: <b>David Sternberg</b>
Zoning District(s): <b>FILLMORE NCD/ 40-X</b>	Telephone: <b>882-9783 x11</b>
Area Plan: <b>n/a</b>	E-Mail: <b>dsternberg@sternbergbenjamin.com</b>

## PROJECT DESCRIPTION

The project proposes construction of two (2) new four-story, two-unit buildings, one at each street frontage of the subject through lot.

**Planning Code Section 134 requires a rear yard of 30 feet** at the second story and above. The project proposes construction of a four-story, two-unit building within the last 30 feet of lot depth (along Perine Place). As two buildings are proposed to be constructed on the lot - one fronting California Street and one fronting Perine Place - an equivalent 30-foot deep rear yard area is proposed between the new structures; therefore, the project requires a rear yard modification.

## ADDITIONAL INFORMATION

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

Planner: **Glenn Cabrerros** Telephone: **415-558-6169** Mail: [glenn.cabrerros@sfgov.org](mailto:glenn.cabrerros@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/2012.0759V.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

Demolition Permit Application No. 2012.06.11.2333 and New Construction Permit Applications Nos. 2012.06.11.2329 and 2012.06.11.2336, as related to the proposed project, have been filed concurrent with this variance application. Pursuant to Planning Code Section 312, the required 30-day public notice for the related permit applications will be mailed under a separate cover.

## 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.

## BUILDING DEPARTMENT NOTES

2526 CALIFORNIA STREET, SAN FRANCISCO, CA.

BLOCK AND LOT: BLOCK 0634 LOT 006

APPLICABLE BUILDING CODES: 2010 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS, 2010 MECHANICAL, ELECTRICAL, PLUMBING AND FIRE CODES.

OCCUPANCY CLASSIFICATION: GROUP R-3, TWO UNIT RESIDENTIAL AND GROUP U, PRIVATE GARAGE.

CONSTRUCTION TYPE: TYPE V-A, 1 HOUR, WOOD FRAME CONSTRUCTION

SPRINKLER WORK: SPRINKLER WORK SHALL BE UNDER SEPARATE PERMIT.

## PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 2526 CALIFORNIA STREET, SAN FRANCISCO, CA, BLOCK 0634, LOT 006.

LOT AREA: 25.833' X 120' = 3,100 SF

ZONING DISTRICT: NCD: FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

RESIDENTIAL DENSITY: ONE UNIT PER 600 SF LOT AREA: 3,100 / 600 = 5 UNITS ALLOWED. 4 UNITS PROPOSED. 2 UNITS PROPOSED IN THIS BUILDING AND 2 UNITS PROPOSED UNDER SEPARATE PERMIT AT 33 PERINE PLACE (ON SAME LOT).

HEIGHT / BULK LIMIT: 40-X. PROPOSED: 40'-0" BUILDING.

REAR YARD SETBACK: 25% AT ALL RESIDENTIAL LEVELS: 25% PROVIDED AT ALL RESIDENTIAL LEVELS. MID BLOCK: SUBJECT TO REAR YARD VARIANCE.

FRONT SETBACK: NOT REQUIRED IN NCD.

USABLE OPEN SPACE: 80 SF PER UNIT PRIVATE AND 100 SF COMMON REQUIRED PER UNIT. UNIT 1: 383 SF PRIVATE TERRACE PROVIDED ON SECOND FLOOR. UNIT 2: 865 PRIVATE ROOF TERRACE PROVIDED.

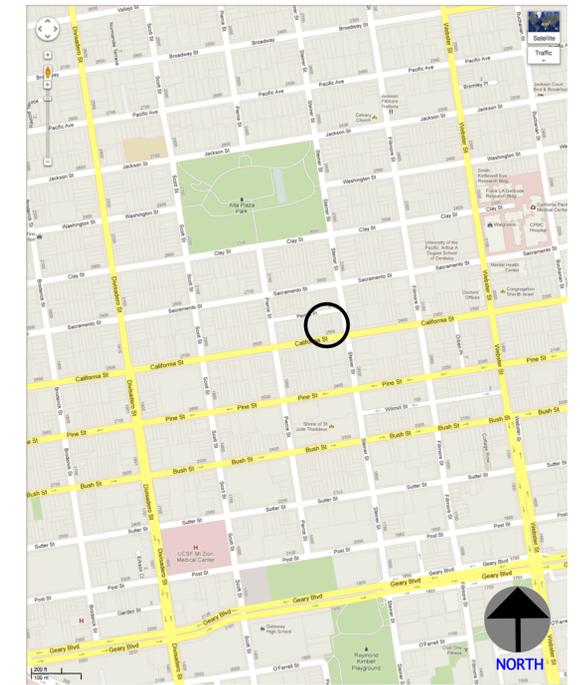
FLOOR AREA RATIO (F.A.R.): NOT APPLICABLE

PARKING: ONE SPACE PER RESIDENTIAL UNIT. THREE PARKING SPACES PROVIDED.

BUILDING AREAS:

	UNIT 1	UNIT 2
FIRST FLOOR:		
GARAGE:	1,224 SF	
ENTRY/STAIRS/UTILITY:	245 SF	
SUBTOTAL:	1,469 SF	
SECOND FLOOR:		
UNIT 1:	947 SF	
COMMON STAIRS:	165 SF	
SUBTOTAL:	1,112 SF	
THIRD FLOOR:		
UNIT 1, UPSTAIRS:	346 SF	
UNIT 2, DOWNSTAIRS:	792 SF	792 SF
SUBTOTAL:	1,139 SF	
FOURTH FLOOR:		
UNIT 2, UPSTAIRS:	1,070 SF	1,070 SF
SUBTOTAL:	1,460 SF	
<b>TOTAL:</b>	<b>4,960 SF</b>	<b>1,862 SF</b>

## VICINITY MAP

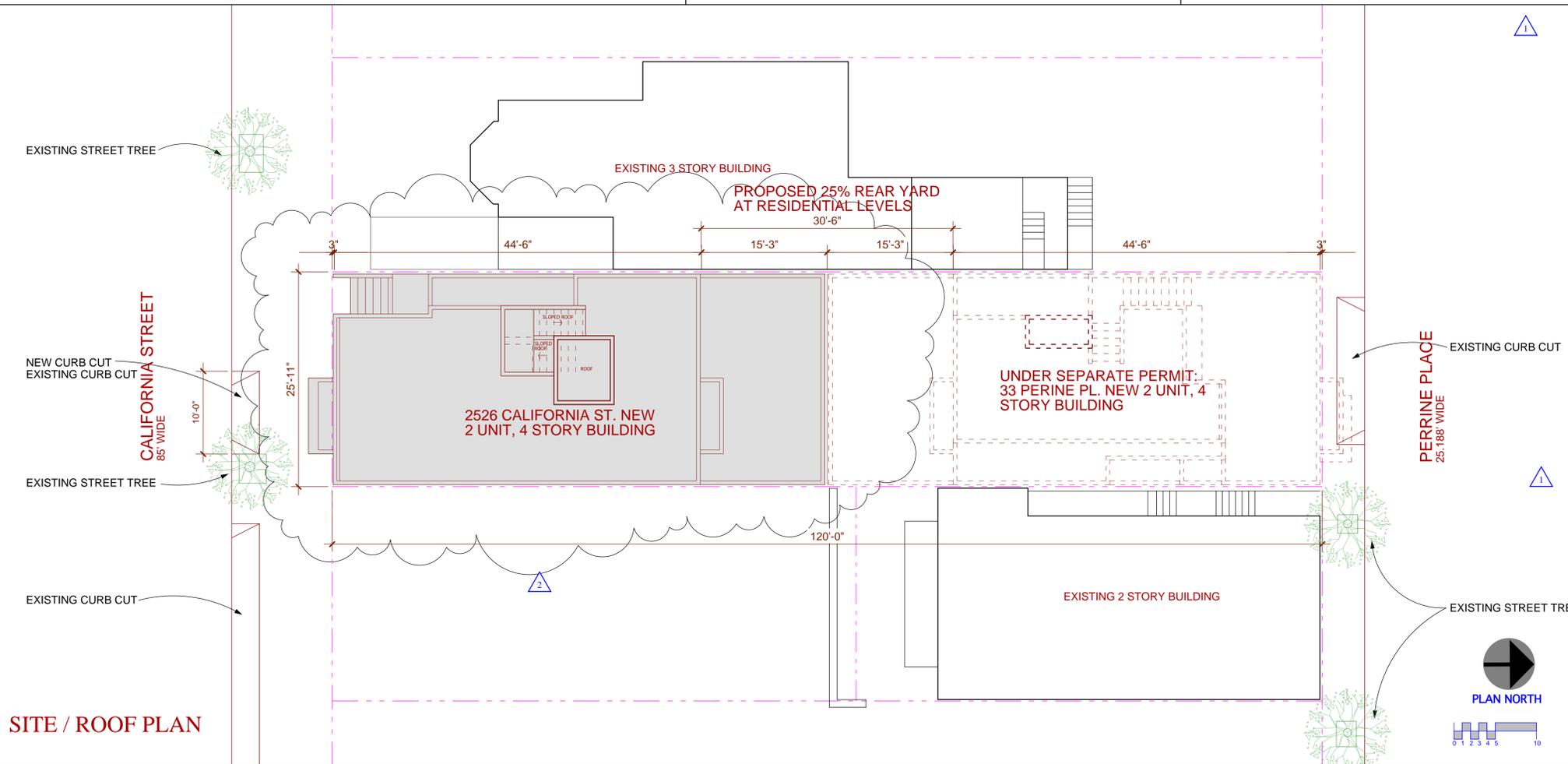


## SCOPE OF WORK

DEMOLITION OF EXISTING ONE STORY COMMERCIAL BUILDING AND NEW CONSTRUCTION OF A FOUR STORY BUILDING WITH TWO RESIDENTIAL UNITS ON THREE FLOORS OVER GROUND FLOOR GARAGE.

## DRAWING INDEX

- A0 COVER SHEET / SITE / ROOF PLAN
- A0.1 GREEN BLDG. CHECKLIST
- A0.2 DEMOLITION PLAN
- A1 SITE PHOTOS
- A2 FIRST AND SECOND FLOOR PLANS
- A3 THIRD AND FOURTH FLOOR PLANS
- A4 ROOF PLAN
- A5 SOUTH AND WEST ELEVATIONS
- A6 NORTH AND EAST ELEVATIONS
- A7 BUILDING SECTION
- A8 SOUTH ELEVATION IN CONTEXT
- A9 BUILDING SECTION COMBINED SURVEY
- C1



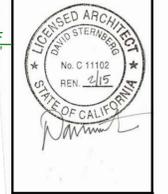
SITE / ROOF PLAN

Rev./Issue	Date
PERMIT	05/29/12
PLAN'G. REV.	02/18/13
PLAN'G. REV.	04/17/13

Date:	04/06/12
Scale:	1/8"=1'-0"
Drawn:	DS
Sheet:	

P.A. # 2012.06.11.2336 S  
Demolition P.A. # 2012.06.11.2333  
Variance Case # 2012.0759 V





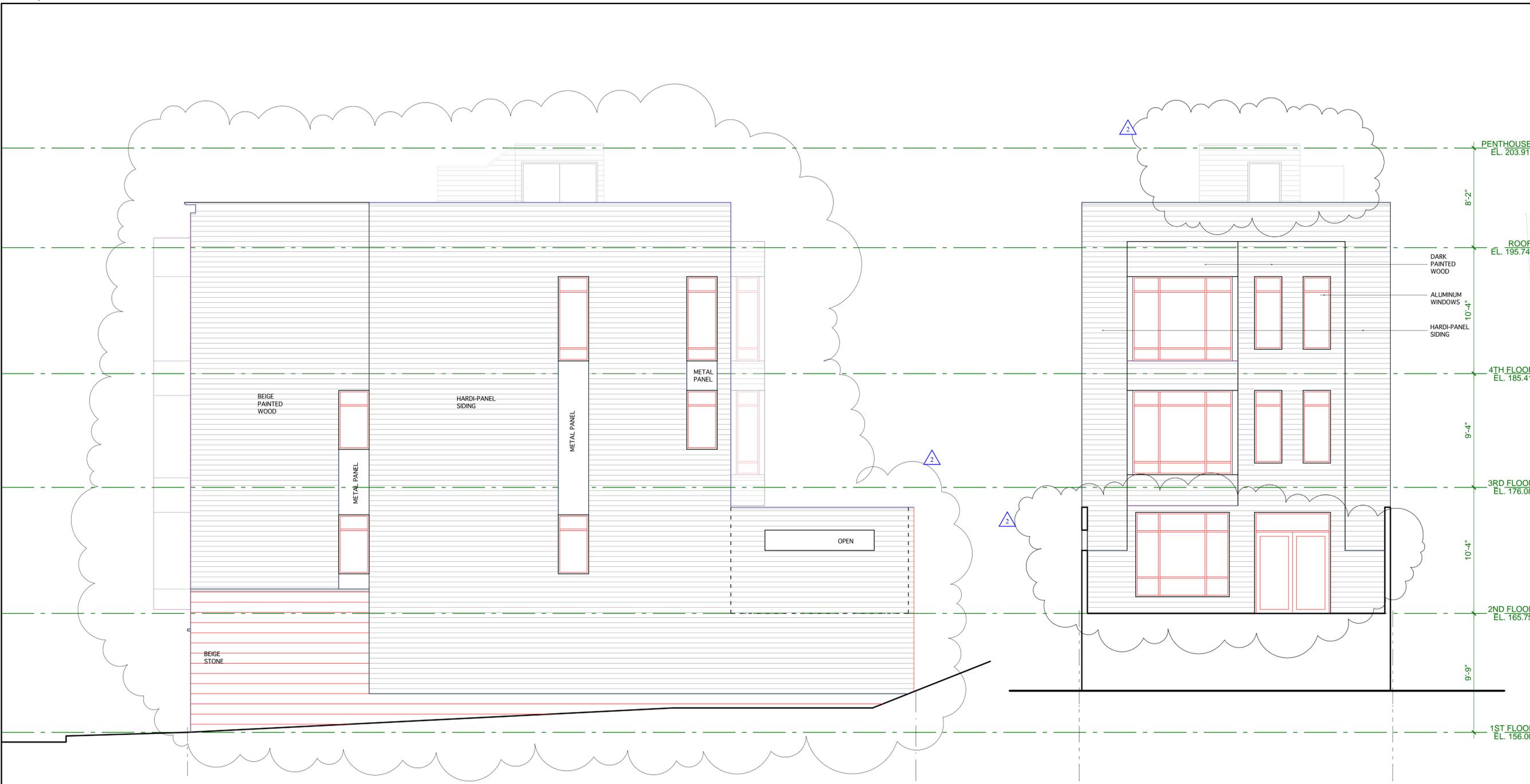
**NORTH AND EAST ELEVATIONS**

**NEW TWO UNIT BUILDING**  
 2526 CALIFORNIA STREET  
 BLOCK 0634, LOT 006  
 SAN FRANCISCO, CA

Rev./Issue	Date
PERMIT	05/29/12
PLANG. REV.	02/18/13
PLANG. REV.	04/17/13

Date: 04/06/12  
 Scale: 1/4"=1'-0"  
 Drawn: DS  
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P.A. # 2012.06.11.2336 S  
 Demolition P.A. # 2012.06.11.2333  
 Variance Case # 2012.0759 V

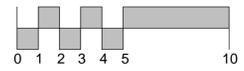


**EAST (SIDE) ELEVATION**

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

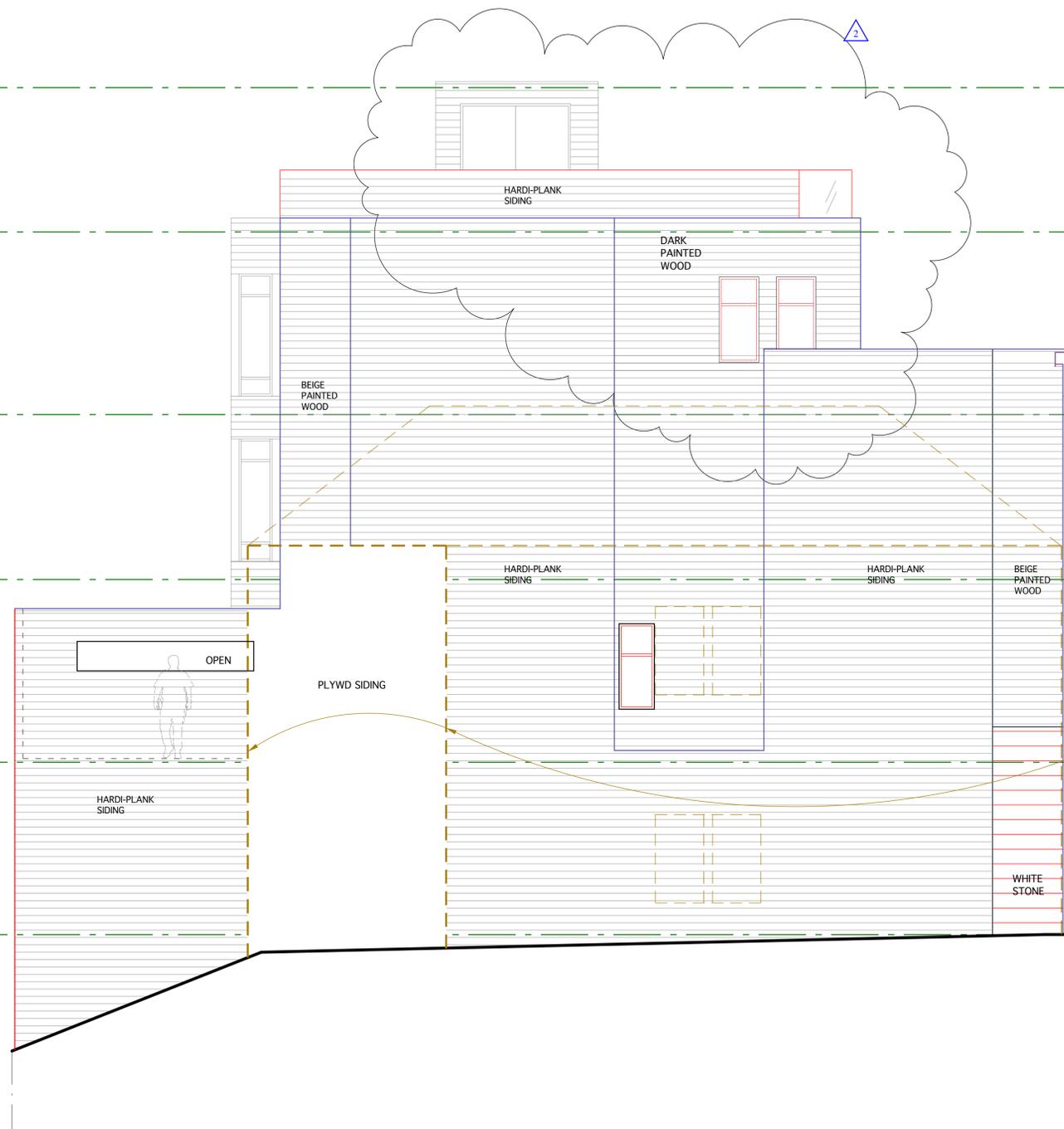
**NORTH (REAR) ELEVATION**

**2**  
 SCALE 1/4" = 1'-0"



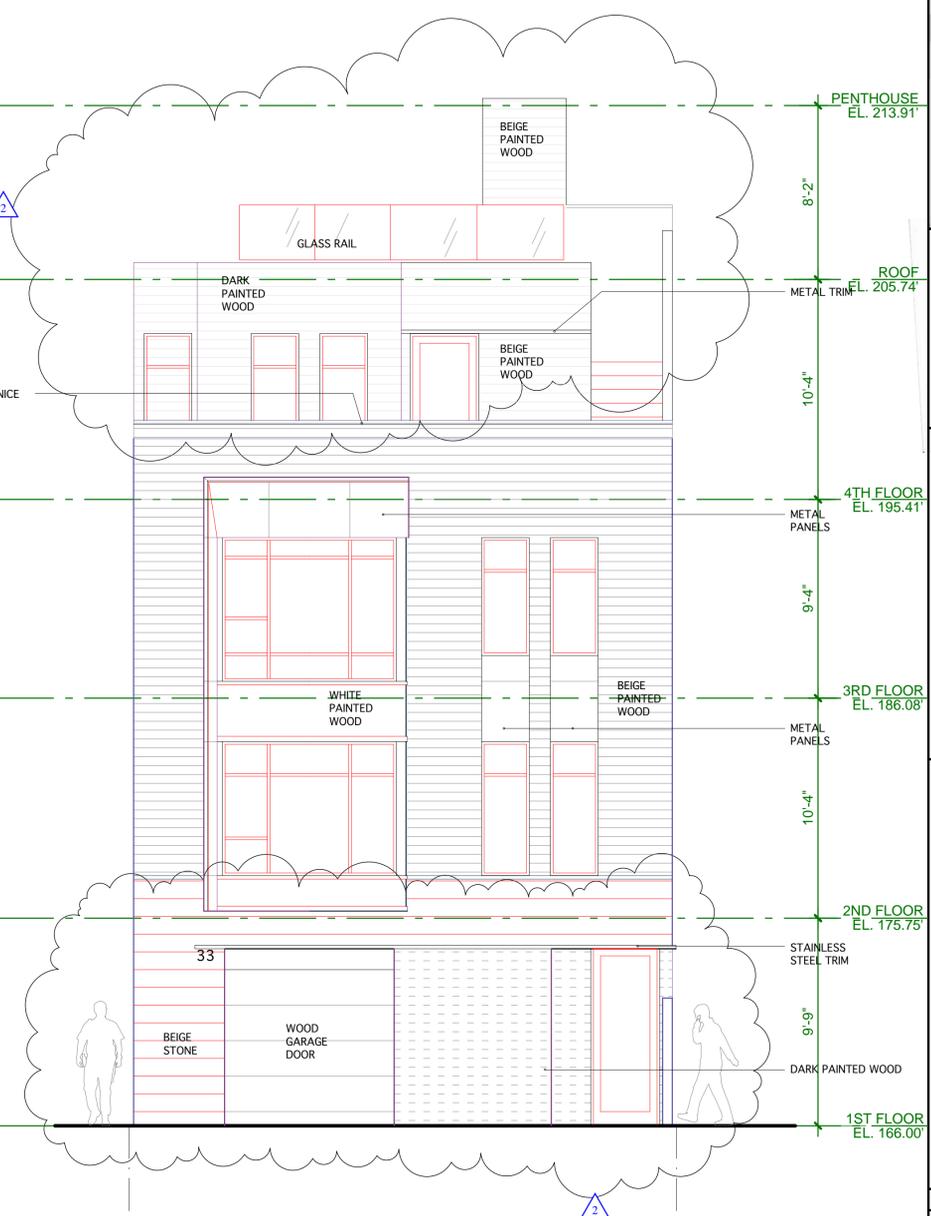






EAST (SIDE) ELEVATION

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

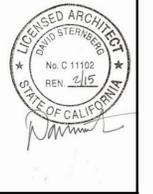


NORTH (FRONT) ELEVATION

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

PENTHOUSE  
EL. 213.91'  
8'-2"  
ROOF  
METAL TRIM  
EL. 205.74'  
10'-4"  
4TH FLOOR  
EL. 195.41'  
METAL PANELS  
9'-4"  
3RD FLOOR  
EL. 186.08'  
METAL PANELS  
10'-4"  
2ND FLOOR  
EL. 175.75'  
9'-9"  
1ST FLOOR  
EL. 166.00'

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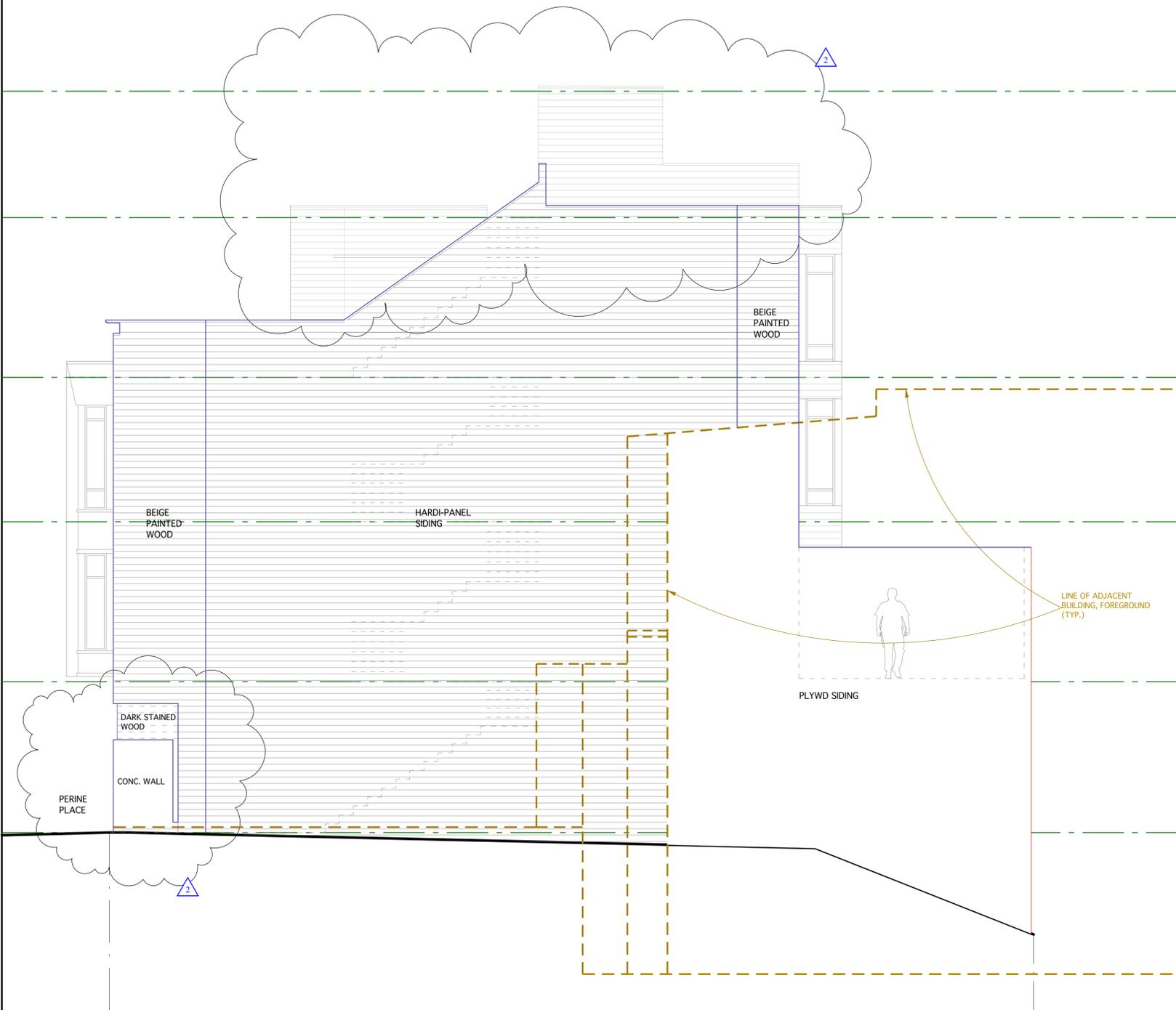
NORTH AND EAST  
ELEVATIONS

NEW TWO UNIT BUILDING  
33 PERINE PLACE  
BLOCK 0634, LOT 006  
SAN FRANCISCO, CA

Rev./Issue	Date
PERMIT	05/29/12
PLANG. REV.	02/18/13
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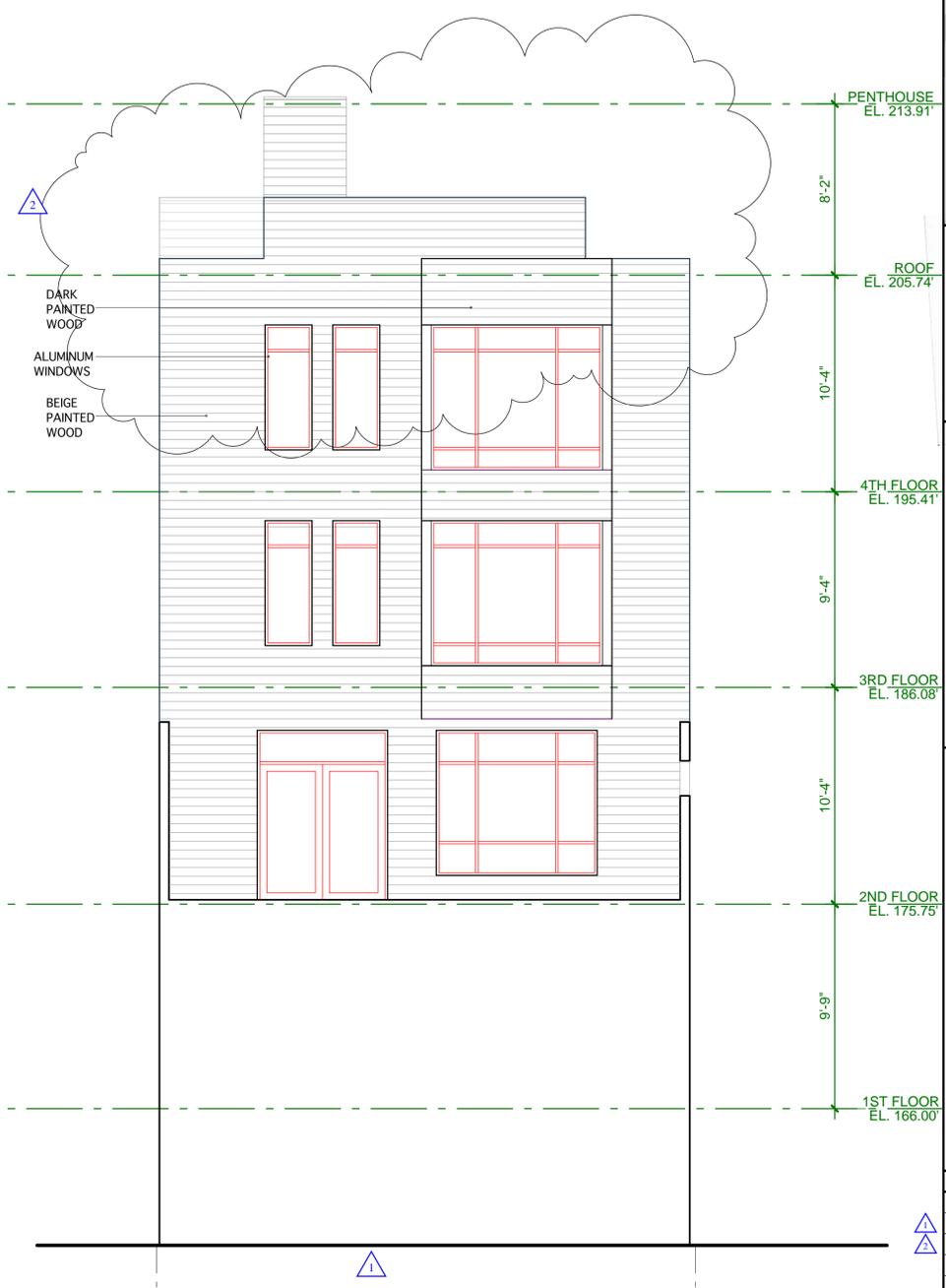
Date: 04/06/12  
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P.A. # 2012.06.11.2329 S  
Demolition P.A. # 2012.06.11.2333  
Variance Case # 2012.0759 V

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WEST (SIDE) ELEVATION

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



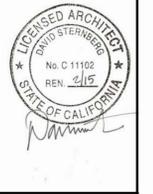
SOUTH (REAR) ELEVATION

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

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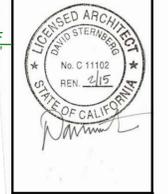
**SOUTH AND WEST ELEVATIONS**

**NEW TWO UNIT BUILDING**  
33 PERINE PLACE  
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PERMIT	05/29/12
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Date: 04/06/12  
Scale: 1/4"=1'-0"  
Drawn: DS  
Sheet: **A6**

P.A. # 2012.06.11.2329 S  
Demolition P.A. # 2012.06.11.2333  
Variance Case # 2012.0759 V



**NORTH ELEVATION  
 IN CONTEXT**

**NEW TWO UNIT BUILDING**  
 33 PERINE PLACE  
 BLOCK 0634, LOT 006  
 SAN FRANCISCO, CA

Rev./Issue	Date
PERMIT	05/29/12
PLAN'G. REV.	02/18/13
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 Demolition P.A. # 2012.06.11.2333  
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Date: 04/06/12  
 Scale: 1/4"=1'-0"  
 Drawn: DS  
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**NORTH (FRONT) ELEVATION**

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

