



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, August 22, 2012**
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:	3719 16th St	Case No.:	2012.0825V
Cross Street(s):	Flint St. & Castro St.	Building Permit:	TBD
Block / Lot No.:	2622/040	Applicant/Agent:	Diego Pacheco
Zoning District(s):	RH-2 / 40-X	Telephone:	415-533-4346
Area Plan:	N/A	E-Mail:	diego@dp-architecture.com

PROJECT DESCRIPTION

The proposal is to construct a new 2nd story balcony with an attached spiral staircase and one-hour rated wall at the rear of the two-story, one-unit building. The proposed 2nd story balcony will extend 6' from the rear wall of the building and will be approximately 11' 8" in width. The 6' diagonal spiral staircase is approximately 16' in height and the one-hour fire-rated wall has a height of approximately 8' 4 1/2" and is located at the east property line.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 45' for the subject property. The proposed balcony and stairs will extend entirely into the required rear yard within 22' of the rear property line.

SECTION 188 OF THE PLANNING CODE prohibits the expansion or replacement of a noncomplying structure. Because a portion of the existing building already encroaches into the required rear yard, it is considered a legal noncomplying structure. Therefore, the proposed replacement and expansion would be contrary to Section 188 of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jessica Look** Telephone: **415-575-6812** E-Mail: jessica.look@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/2012.0825V.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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COLLINGHAM / CHEN REMODEL
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PROJECT DIRECTORY

DESIGNER: DIEGO PACHECO
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San Francisco CA 94114
P: 415.533.4346
F: 415.520.5475
CONTRACTOR: TBD

ASSESSOR'S INFORMATION

ADDRESS: 3719 16TH STREET
PARCEL/LOT: 2622/040
ZONING: RH-2
CONSTRUCTION TYPE: TYPE V-N
OCCUPANCY GROUP: R-3
TOTAL SQ FT: 2,030 sf
VARIANCE SQ FT: 77 sf

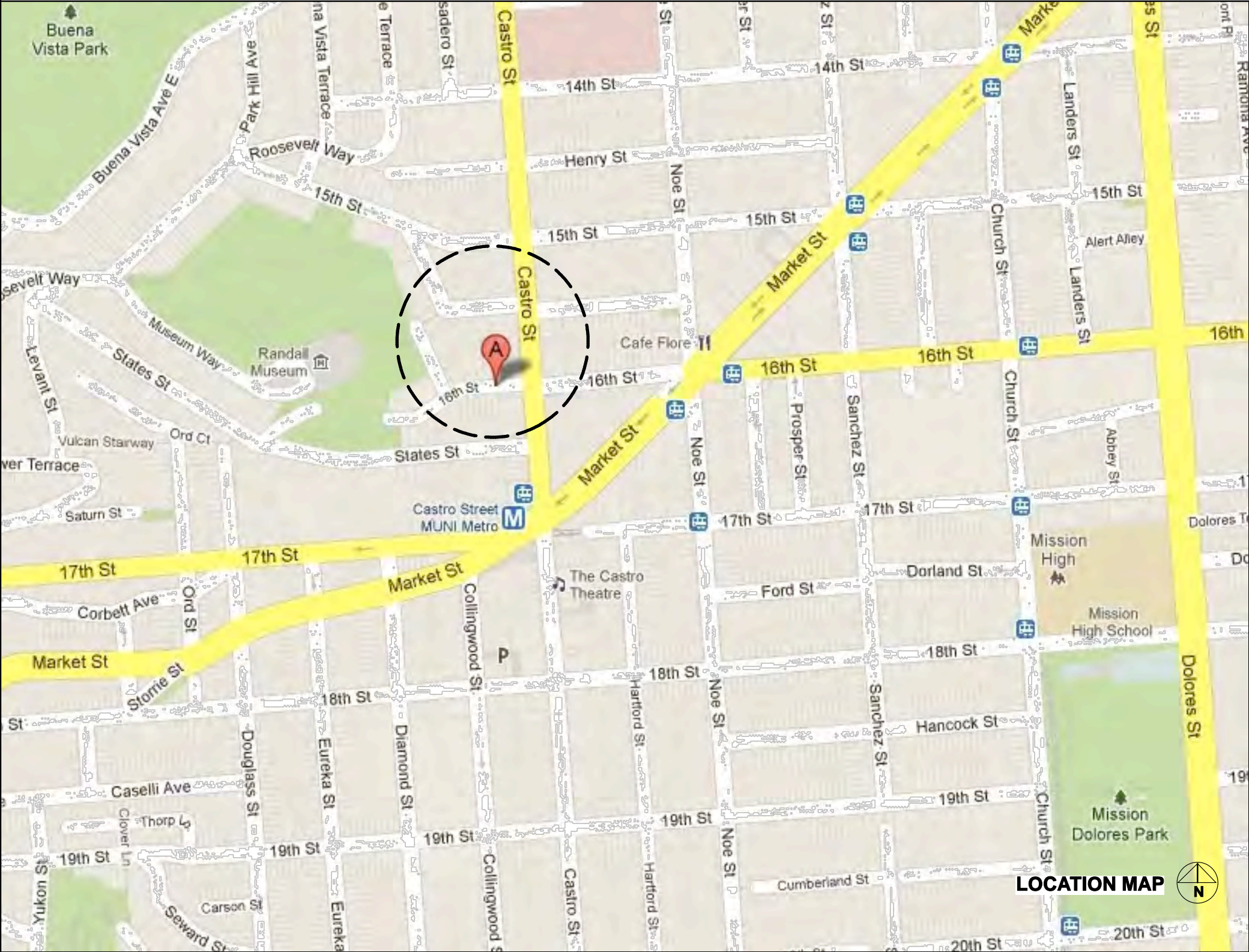
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DRAWING INDEX

- A0.00 COVER SHEET
- A0.01 PLOT PLAN
- A1.01 FIRST FLOOR PLANS - EXISTING & PROPOSED
- A1.02 SECOND FLOOR PLANS - EXISTING & PROPOSED
- A2.01 EXTERIOR ELEVATIONS
- A3.01 PROPOSED BALCONY PLAN - 1/4" SCALE

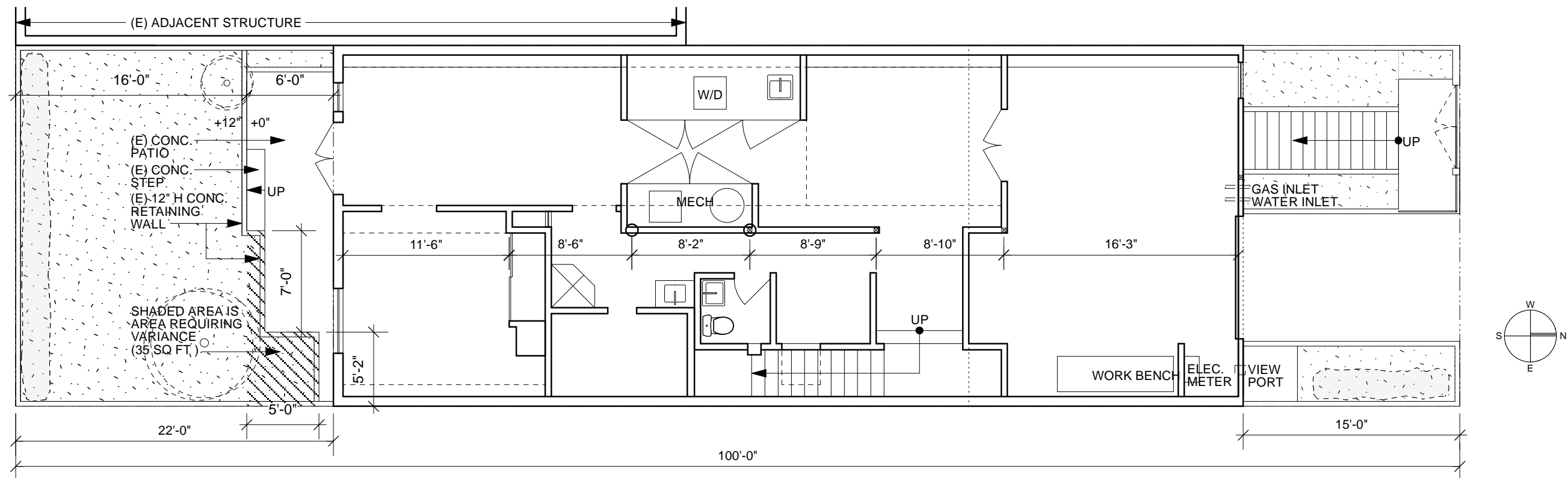
REVISIONS
Variance Set
6/28/2012

A0.00
COVER SHEET

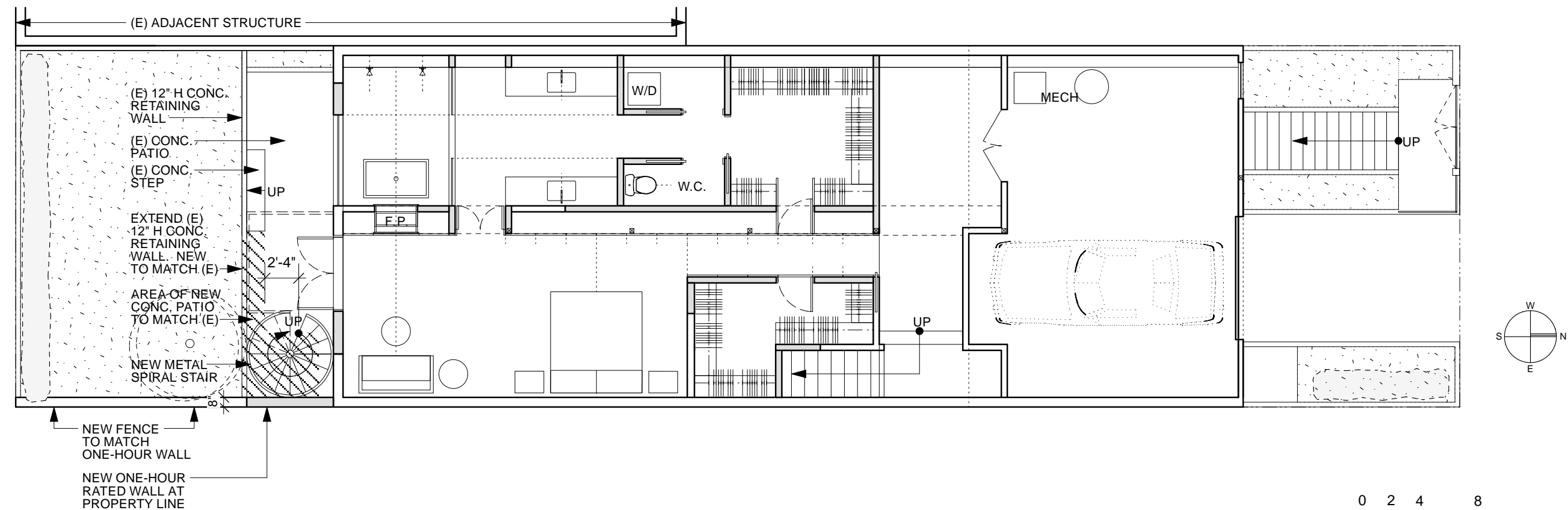


LOCATION MAP





1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

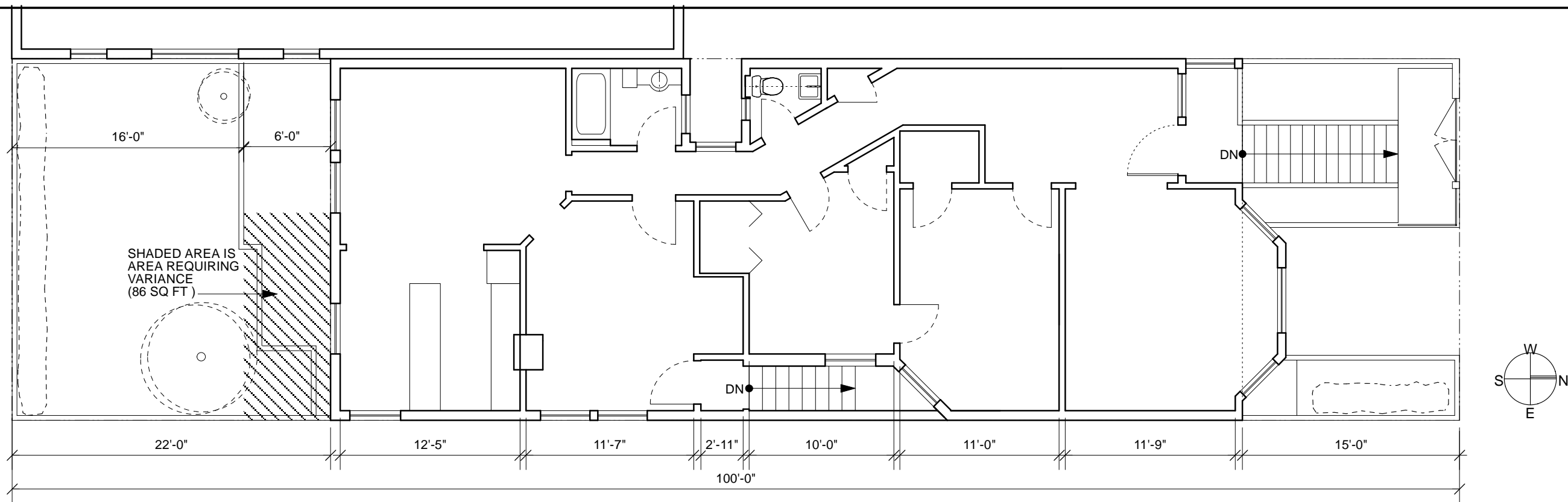
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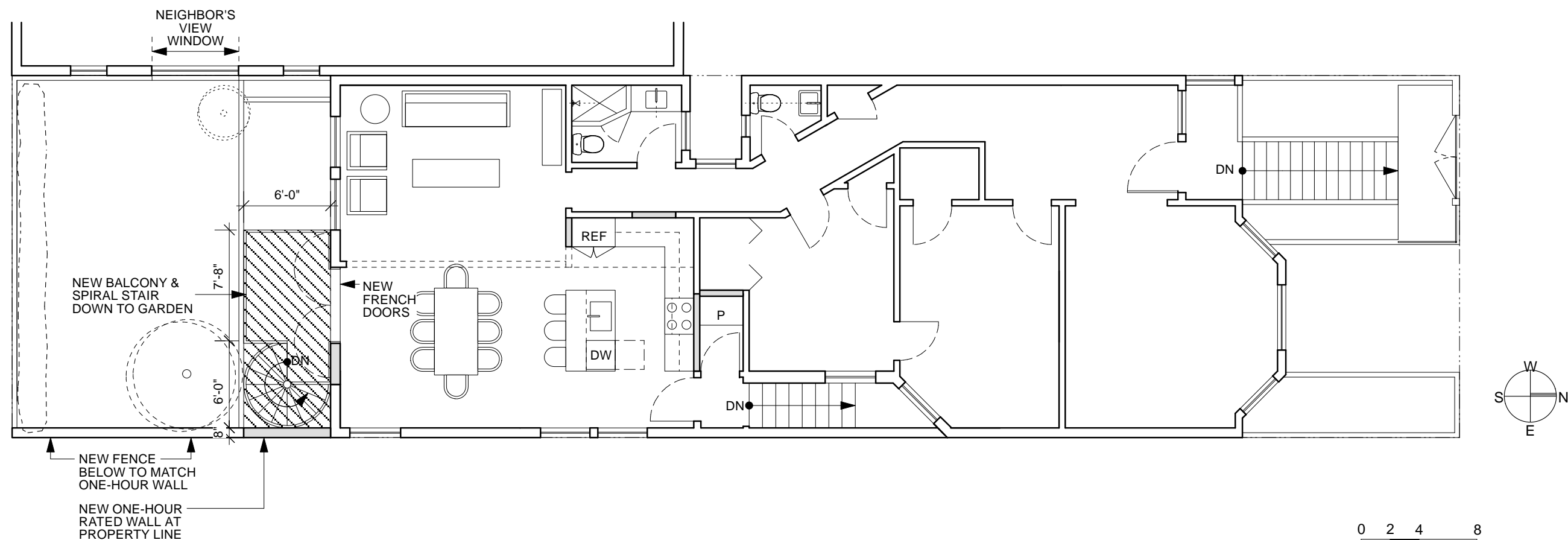
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A1.01
FIRST
FLOOR PLANS



1 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

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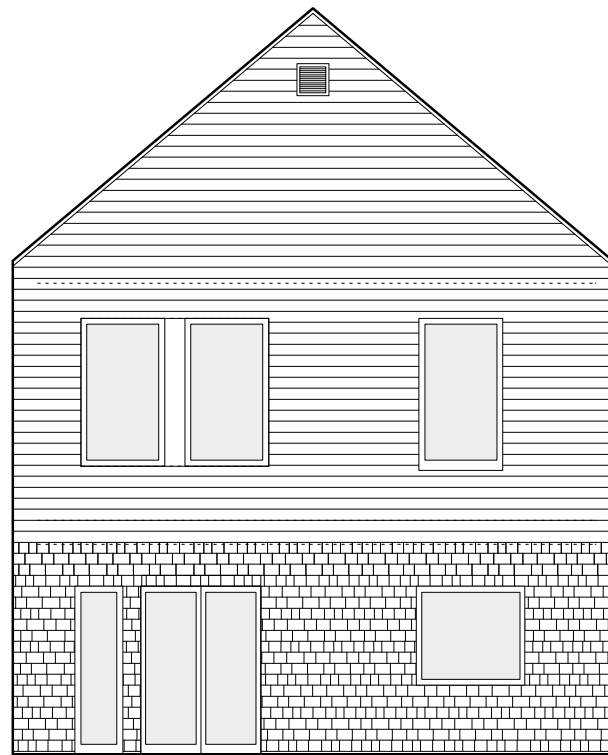
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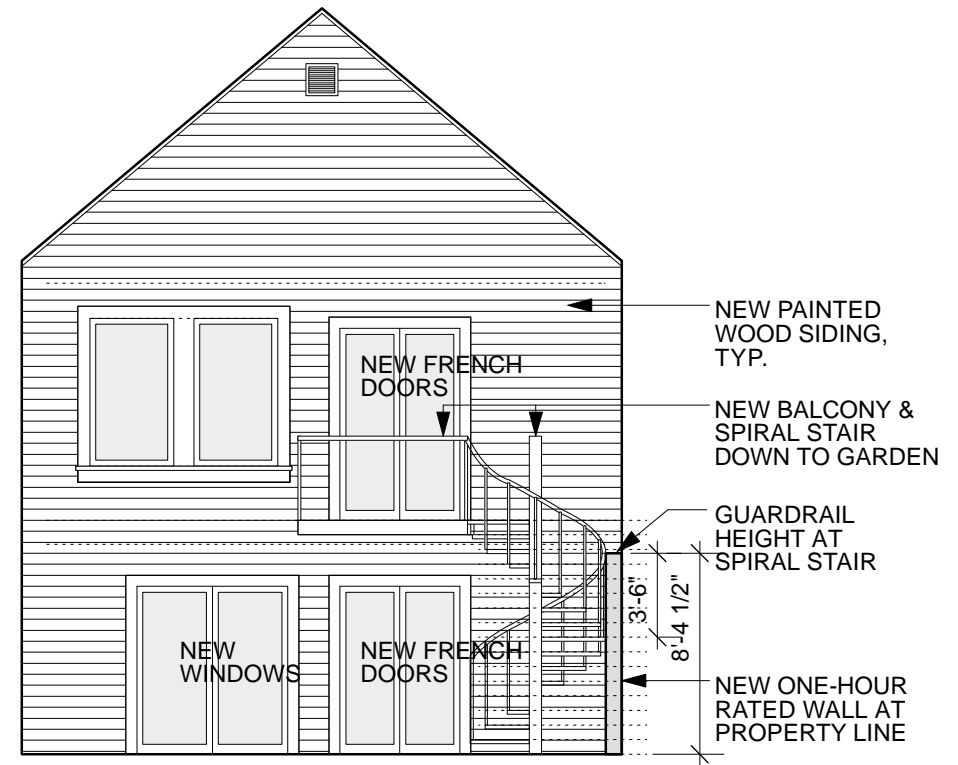
A1.02
SECOND
FLOOR PLANS



3 EXISTING FRONT ELEVATION (NO CHANGE)
1/8" = 1'-0"



2 EXISTING REAR ELEVATION
1/8" = 1'-0"



1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

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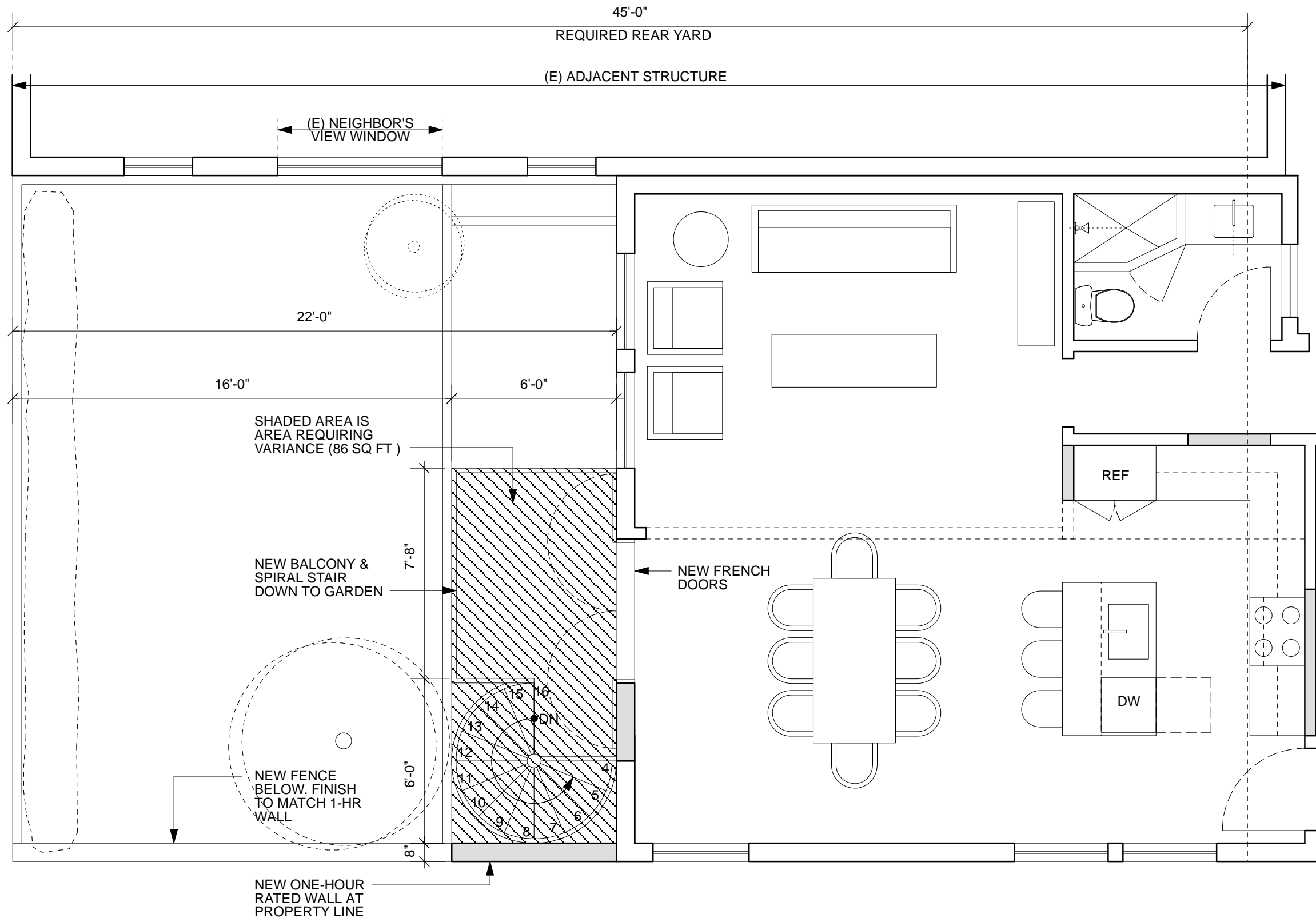
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A2.01

EXTERIOR
ELEVATIONS



1

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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A3.01

BALCONY
PLAN



FRONT FACADE (NO CHANGE)



REAR ELEVATION (BALCONY & STAIR PROPOSED)

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NEIGHBORING STRUCTURE (ON SOUTH SIDE)



REAR CORNER WHERE BALCONY & STAIR IS PROPOSED AND EXISTING PATIO IS ENLARGED

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