



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

Planning
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, December 04, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance (Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 200 Clayton St	Case No.: 2012.0850V
Cross Street(s): Hayes Street	Building Permit: 201306280807
Block / Lot No.: 1210/030	Applicant/Agent: Daniel Mason
Zoning District(s): RH-3 / 40-X	Telephone: (415) 395-9683
Area Plan: n/a	E-Mail: dmason@mh-a.com

PROJECT DESCRIPTION

The proposal is to construct a series of decks at the second and third floors of the single-family house, and to construct a deck above an existing detached garage at the rear of the property. The project also proposes to remove a portion of the second floor at the rear of the house, construct a new dormer to match existing dormers on the Hayes Street side of the house, construct a minor horizontal addition at the third floor, modify the roof pitch at the southeast portion of the building, interior improvements at the ground floor, and new skylights.

PER SECTION 134 OF THE PLANNING CODE the approximately 106-foot deep subject property requires a rear yard of approximately 27 feet. The proposed firewalls would be entirely within the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: christine.lamorena@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/2012.0850V.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.

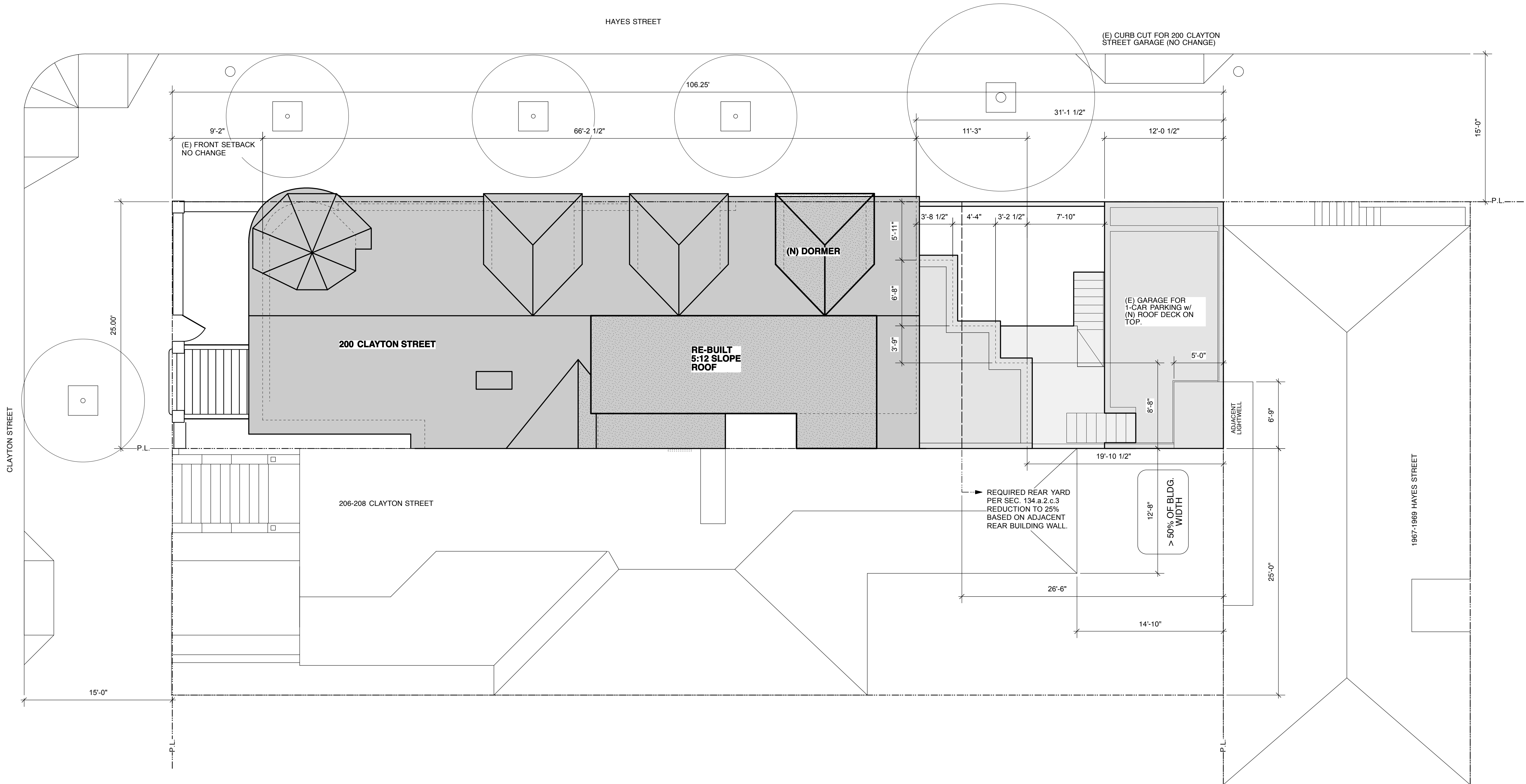
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



ROOF MODIFICATION SUMMARY:
MAIN BUILDING ROOF AREA: 1,692 S.F.
NEW DORMER AREA: 98 S.F. = 5.8% OF TOTAL ROOF AREA.
RE-BUILT 5:12 SHED ROOF AREA: 315 S.F. = 18.6% OF TOTAL ROOF AREA.

200 CLAYTON STREET - PROPOSED PROPERTY INFORMATION:
SITE: 2,656.25 S.F.
HEIGHT / BULK DISTRICT: 40-X
PRESENT USE: DWELLING
BUILDING AREA: 2,952 S.F. (NET REDUCTION OF 78 S.F.)
GARAGE AREA: 300 S.F.
STORIES: 2 OVER STORAGE

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RIGHTS, INCLUDING THE COPYRIGHT
THERE TO.



200 CLAYTON ST.
SAN FRANCISCO,
CALIFORNIA
94117
LOT: 1210
BLOCK: 030

FOR _____
PERMIT
DATE
27 OCTOBER 2013
SCALE
AS NOTED
DRAWN BY
DM
JOB NUMBER
11123
REVISIONS

**PROPOSED SITE
PLAN**

A0.6



2 PROPOSED HAYES STREET (NORTH) BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING HAYES STREET (NORTH) BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



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200 CLAYTON ST.

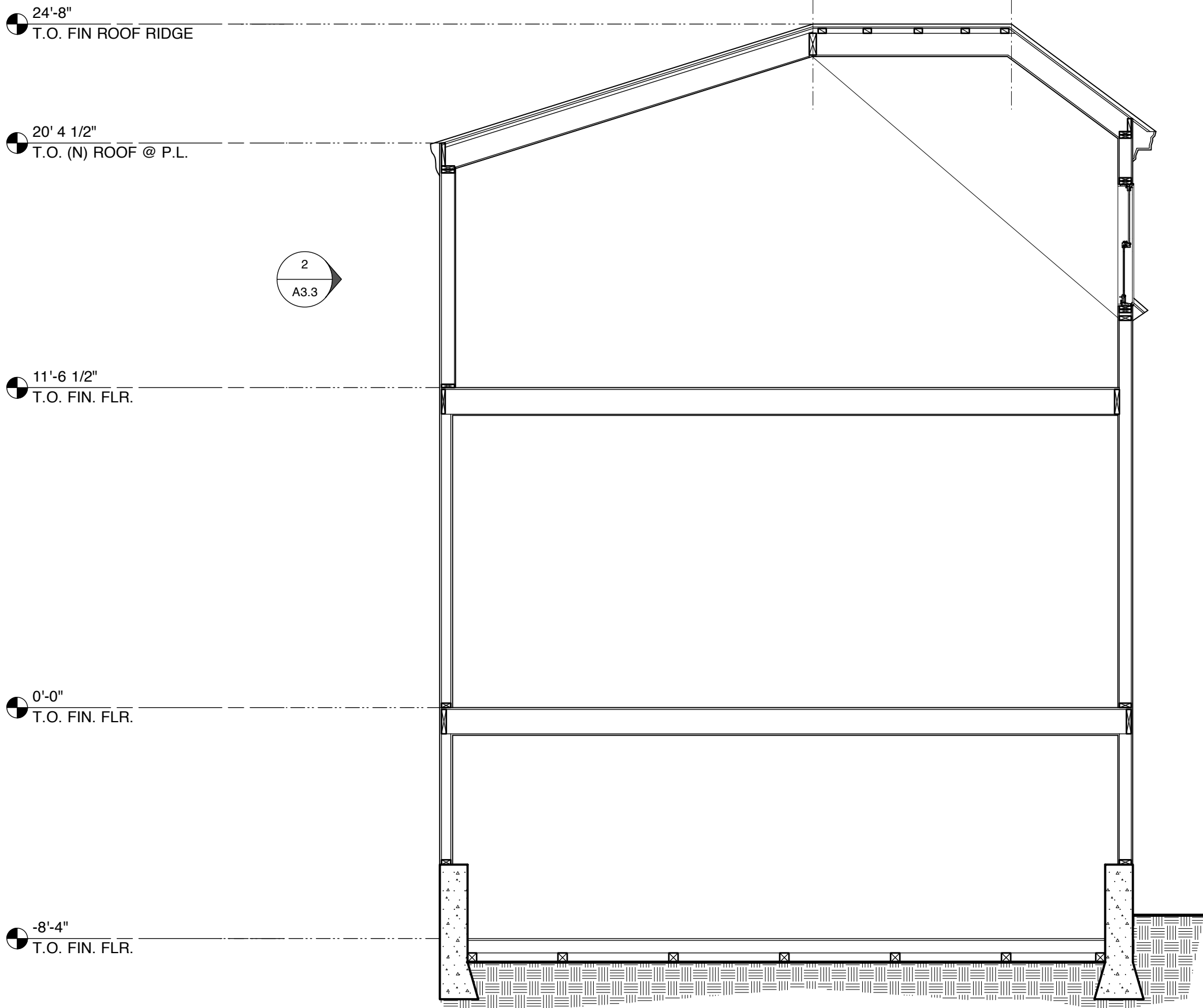
SAN FRANCISCO,
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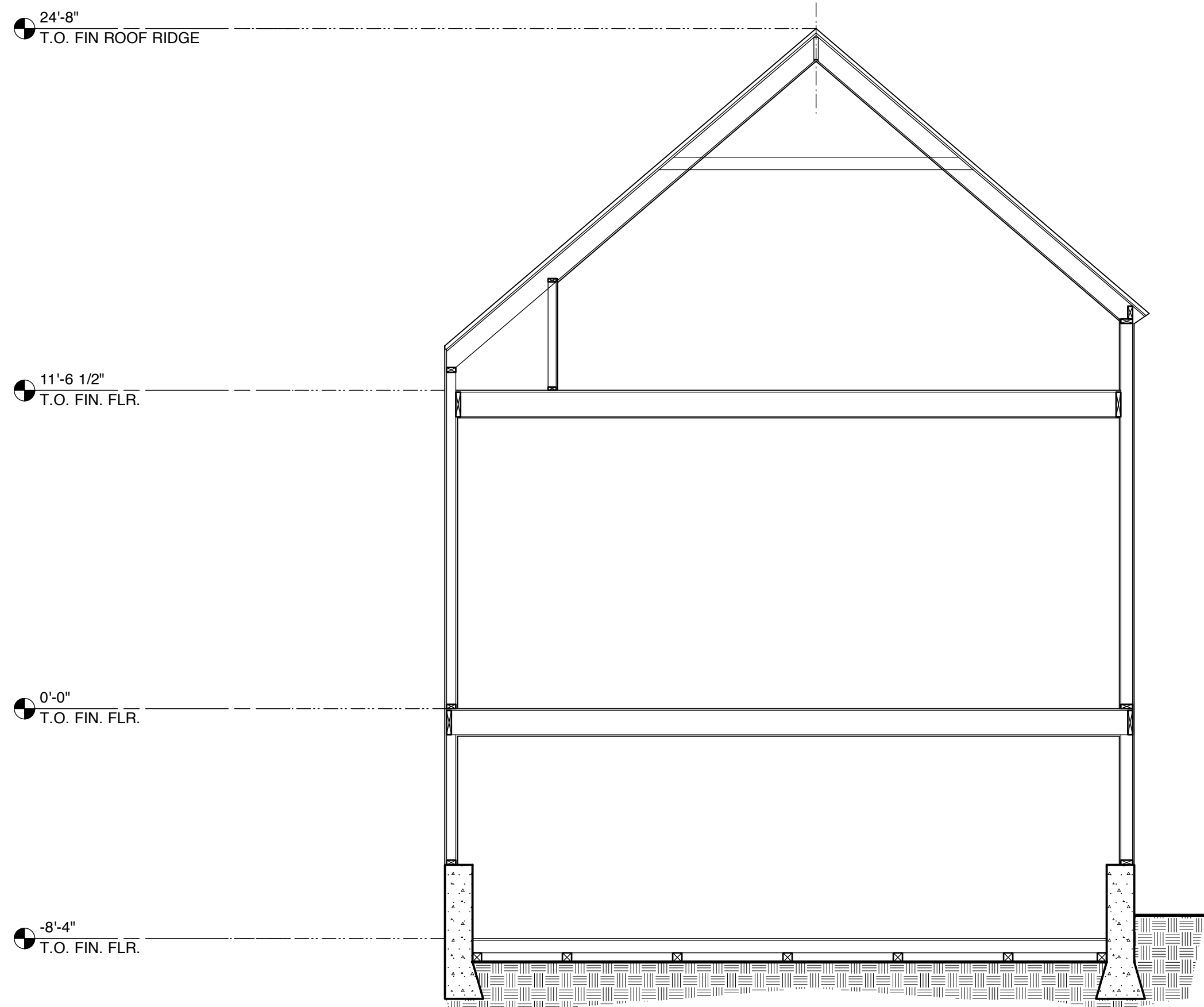
FOR
PERMIT
DATE
27 OCTOBER 2013
SCALE
AS NOTED
DRAWN BY
DM
JOB NUMBER
12102
REVISIONS

HAYES STREET (NORTH)
BUILDING ELEVATIONS

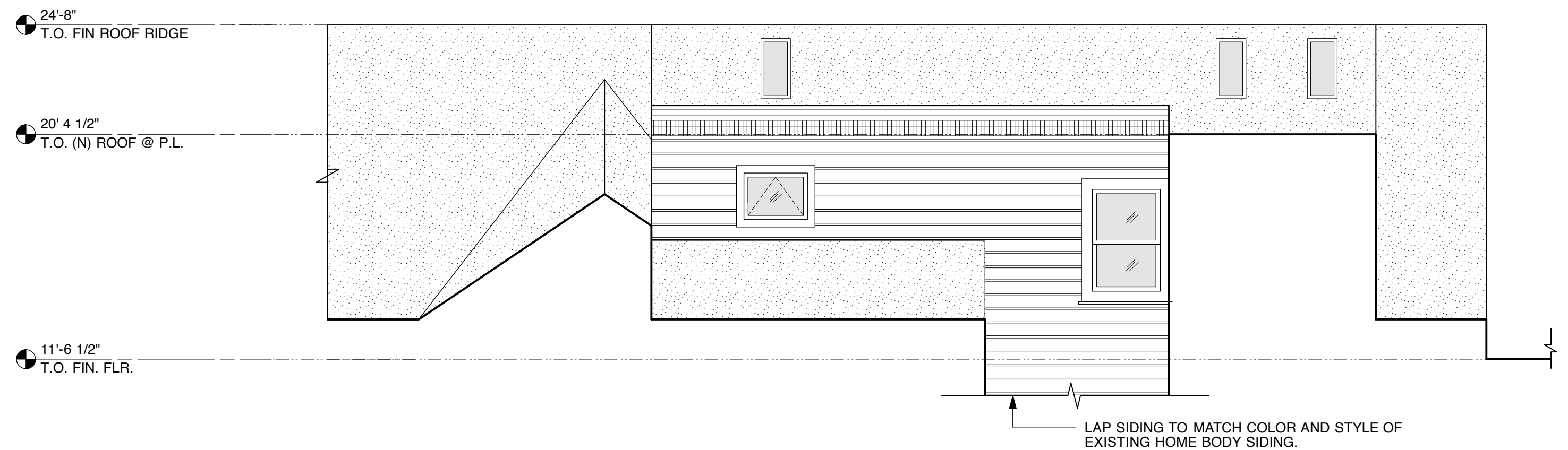
A3.1



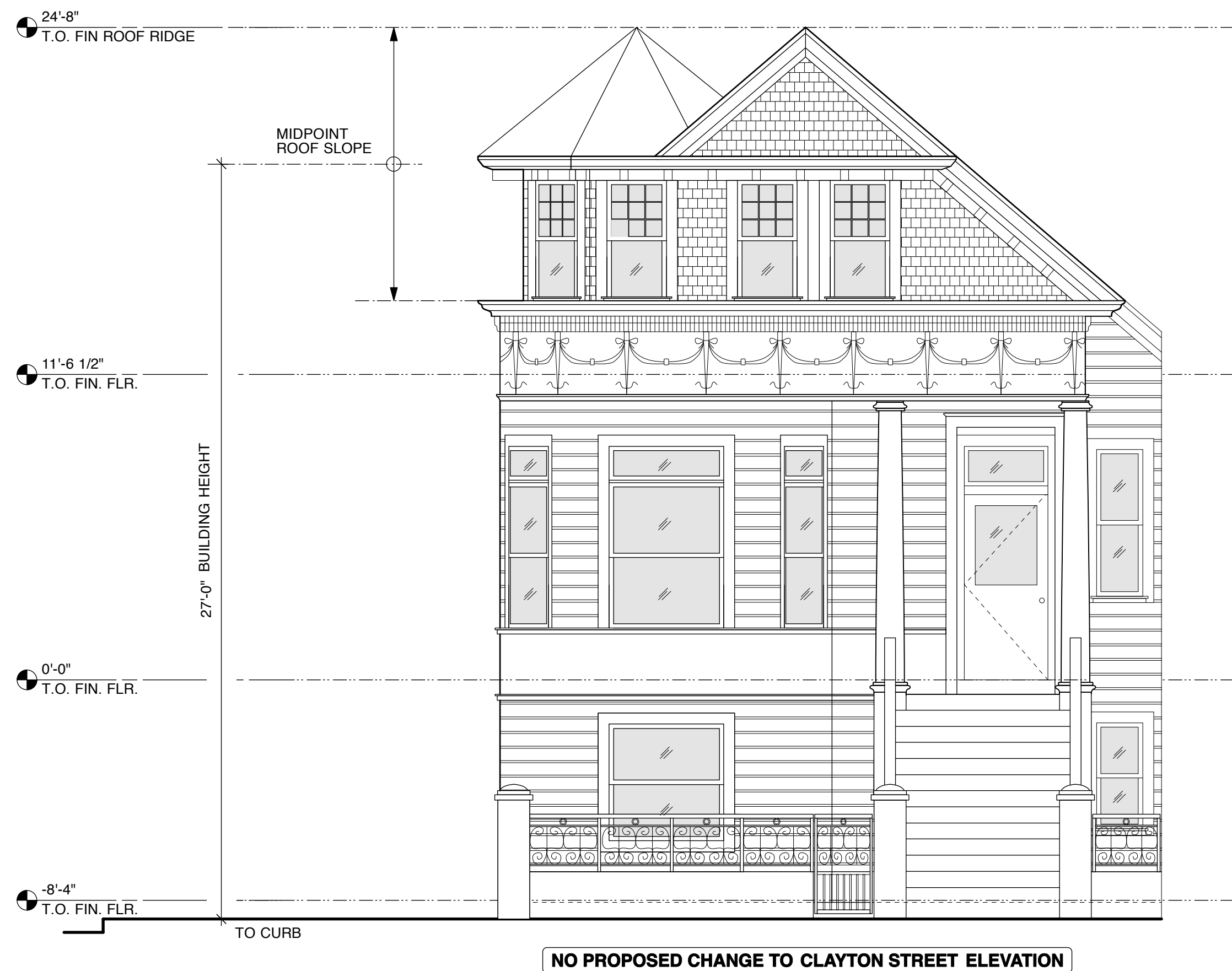
4 PROPOSED TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 EXISTING TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED PARTIAL SOUTH ROOF ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING CLAYTON STREET (WEST) BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



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BUILDING SECTIONS AND
ELEVATION