



# 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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Suite 400  
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CA 94103-2479

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Information:  
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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: **9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance(Exposure)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>81 Glover Street</b>	Case No.: <b>2012.1293V</b>
Cross Street(s): <b>Jones &amp; Leavenwoth Street</b>	Building Permit:
Block / Lot No.: <b>0151/029</b>	Applicant/Agent: <b>Al Anzoategui</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>408-460-8050</b>
Area Plan:	E-Mail: <b>aaaunited@hotmail.com</b>

### PROJECT DESCRIPTION

The proposal is to add a second unit to an existing single-family home. There is no expansion of building footprint.

**PER PLANNING CODE SECTION 140**, all dwelling units must face a street or alley at least 25 feet in width or a Code-complying rear yard. The subject building is non-complying because it encroaches into the required rear yard and the proposed unit does not front on the street; therefore, the project requires a variance from the exposure requirement.

### ADDITIONAL INFORMATION

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

Planner: **Kate Conner** Telephone: **415-575-6914** Mail: [kate.conner@sfgov.org](mailto:kate.conner@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/2012.1293V.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.

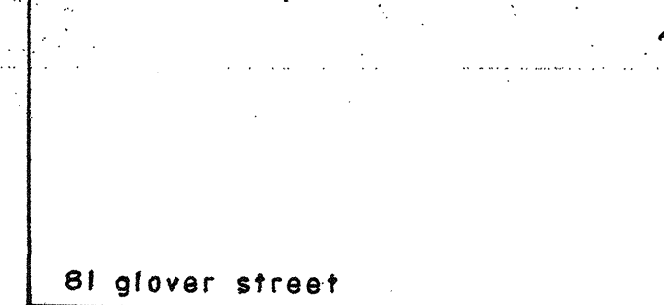
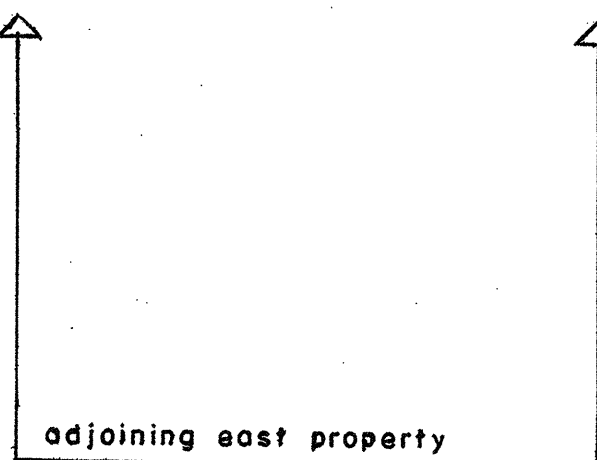
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

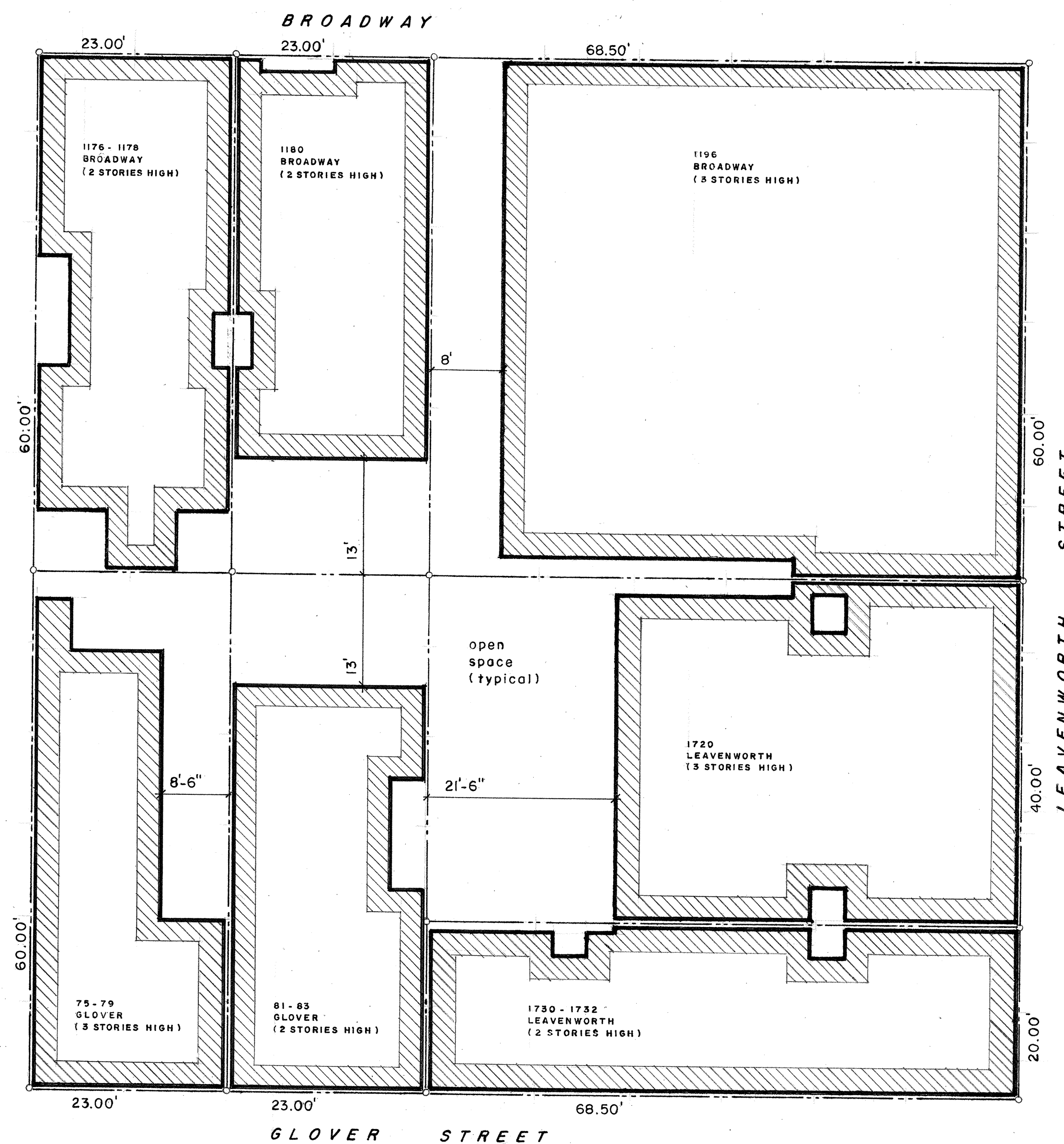
## ABOUT THIS NOTICE

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.

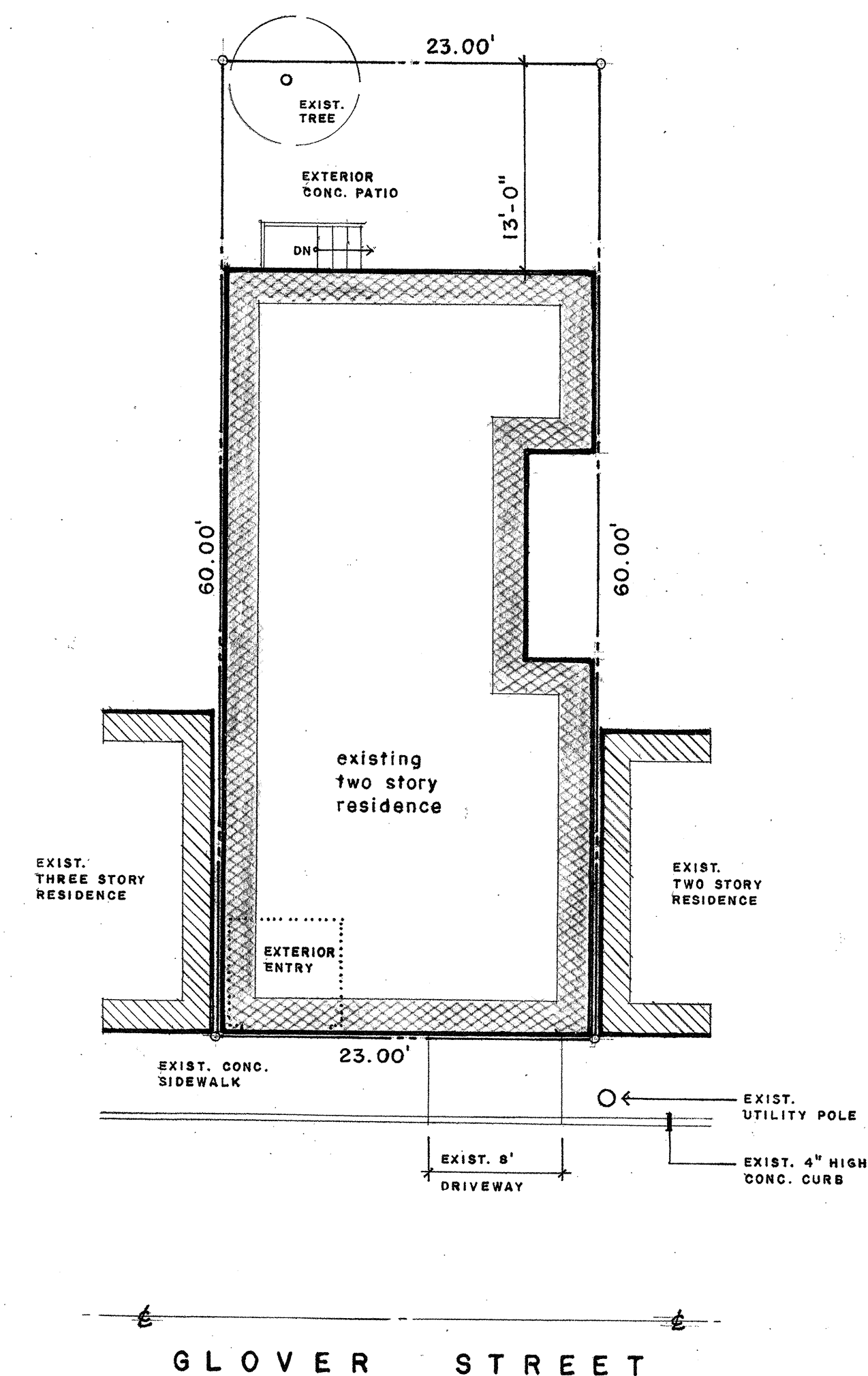
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



EXISTING STREET (north) ELEVATIONS



EXISTING NEIGHBORHOOD SITE PLAN  
scale 3/32" = 1'-0"



GLOVER STREET  
EXISTING SITE PLAN  
scale 1/8" = 1'-0"



SCOPE OF WORK

- provide two apartment units.
- 1st. floor apartment - provide new kitchen; revise location of existing bathroom and closet; eliminate exterior stairway to 2nd. floor.
- 2nd. floor apartment - remodel existing kitchen and bathroom; provide exterior stairway to roof; provide usable open space upon roof.

PROJECT DATA

1. APN = 0151-029
2. site area = 1380 sq.ft. = 0.031 acre
3. zoning is RH-2
4. occupancy: R-3 residence, U garage
5. construction: type V non-rated
6. apartments
 

exist. first floor area	=	570.0 sq.ft.
exist. second floor area	=	1051.0 sq.ft.
total	=	1621.0 sq.ft.
proposed first floor area	=	570.0 sq.ft.
proposed second floor area	=	1045.0 sq.ft.
total	=	1615.0 sq.ft.
7. garage
 

exist. first floor area	=	380.0 sq.ft.
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8. usable open space
 

exist. first floor area	=	299.0 sq.ft.
proposed second floor area	=	200.0 sq.ft. (upon roof)

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DATE 24 AUG. 2012

ADDITIONS & ALTERATIONS for  
TWO APARTMENT UNITS  
for SANDRA RENNIE  
81 GLOVER STREET  
SAN FRANCISCO, CA 94109

Lawrence Cook  
Architect, Inc. AIA 408 353-1500  
20091 Old Santa Cruz Highway  
Los Gatos California 95033

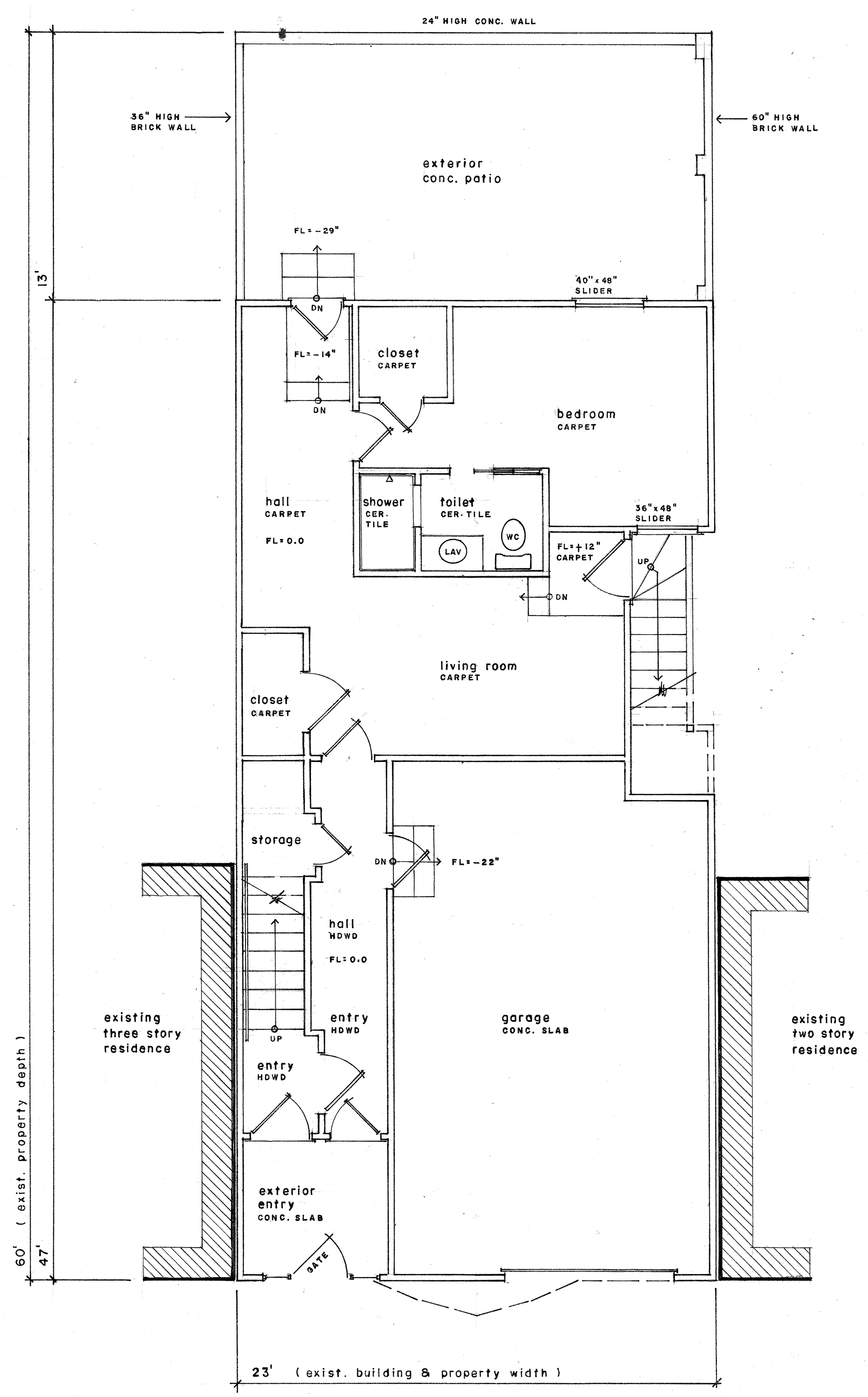


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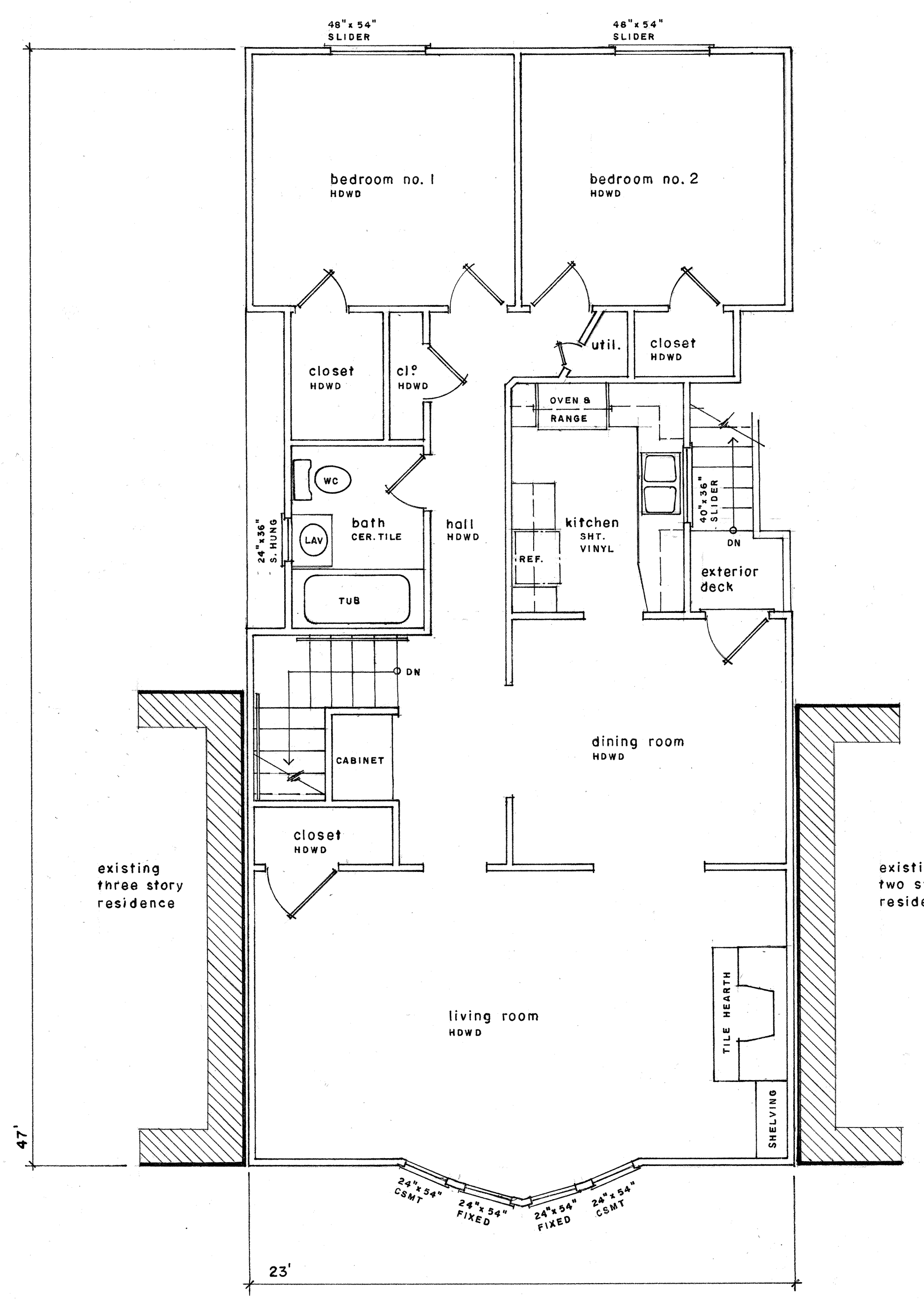
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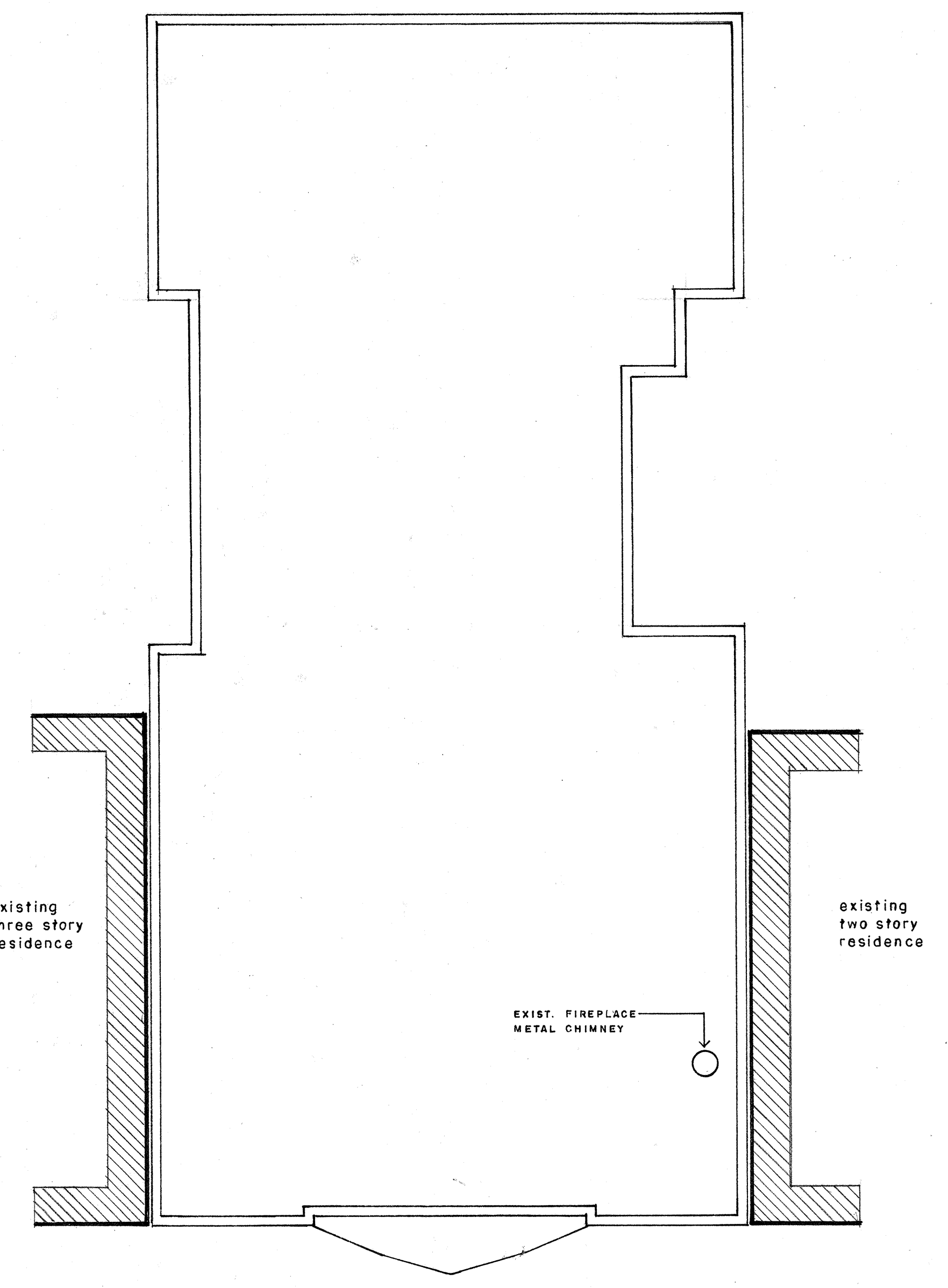
**Lawrence Cook**  
Architect, Inc. 408 353-1500  
AIA 20091 Old Santa Cruz Highway  
Los Gatos California 95033



**EXIST. FIRST FLOOR PLAN**  
scale 1/4" = 1'-0"  
true



**EXIST. SECOND FLOOR PLAN**  
scale 1/4" = 1'-0"  
true



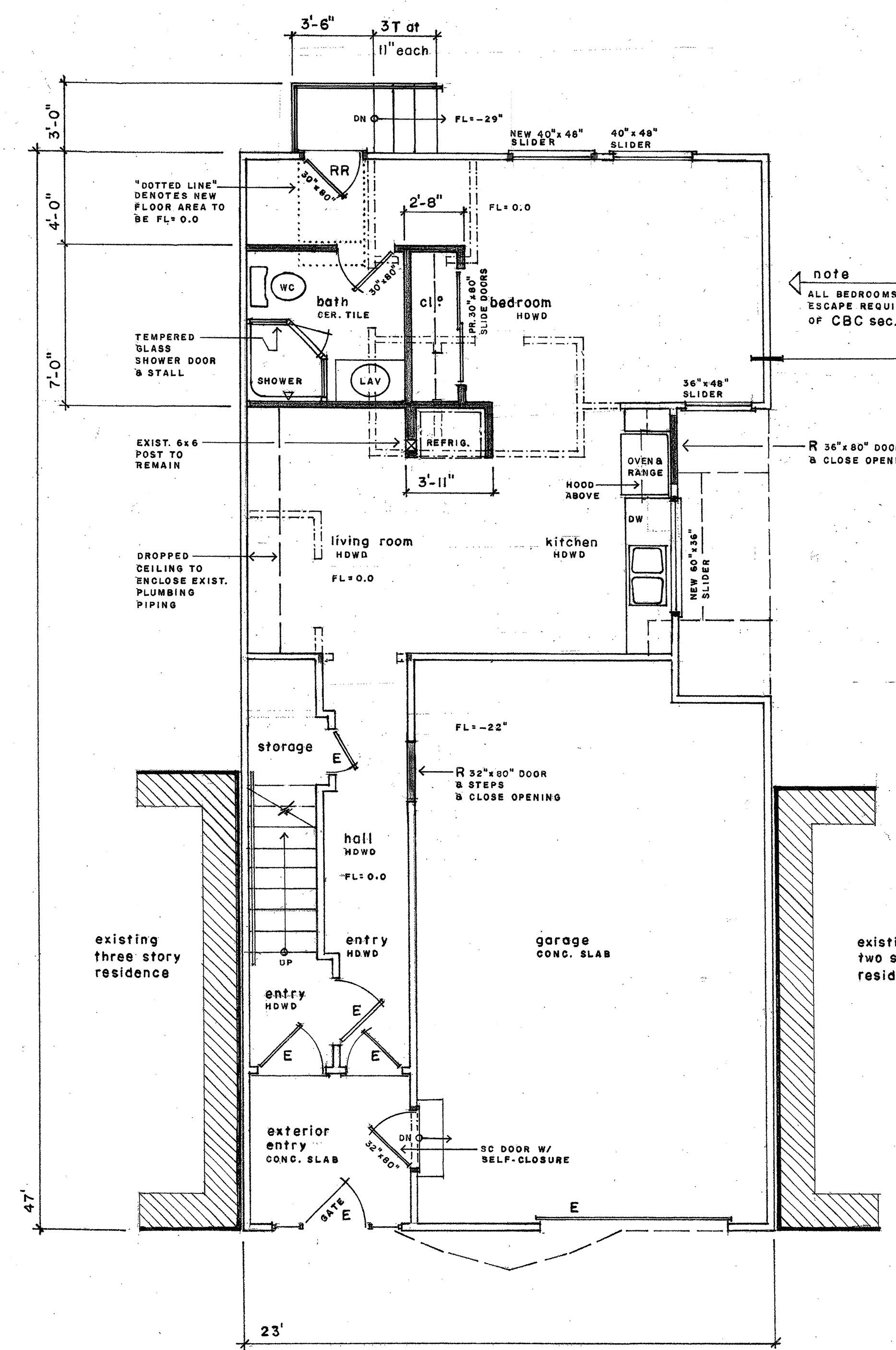
**EXIST. ROOF PLAN**  
scale 1/4" = 1'-0"  
true

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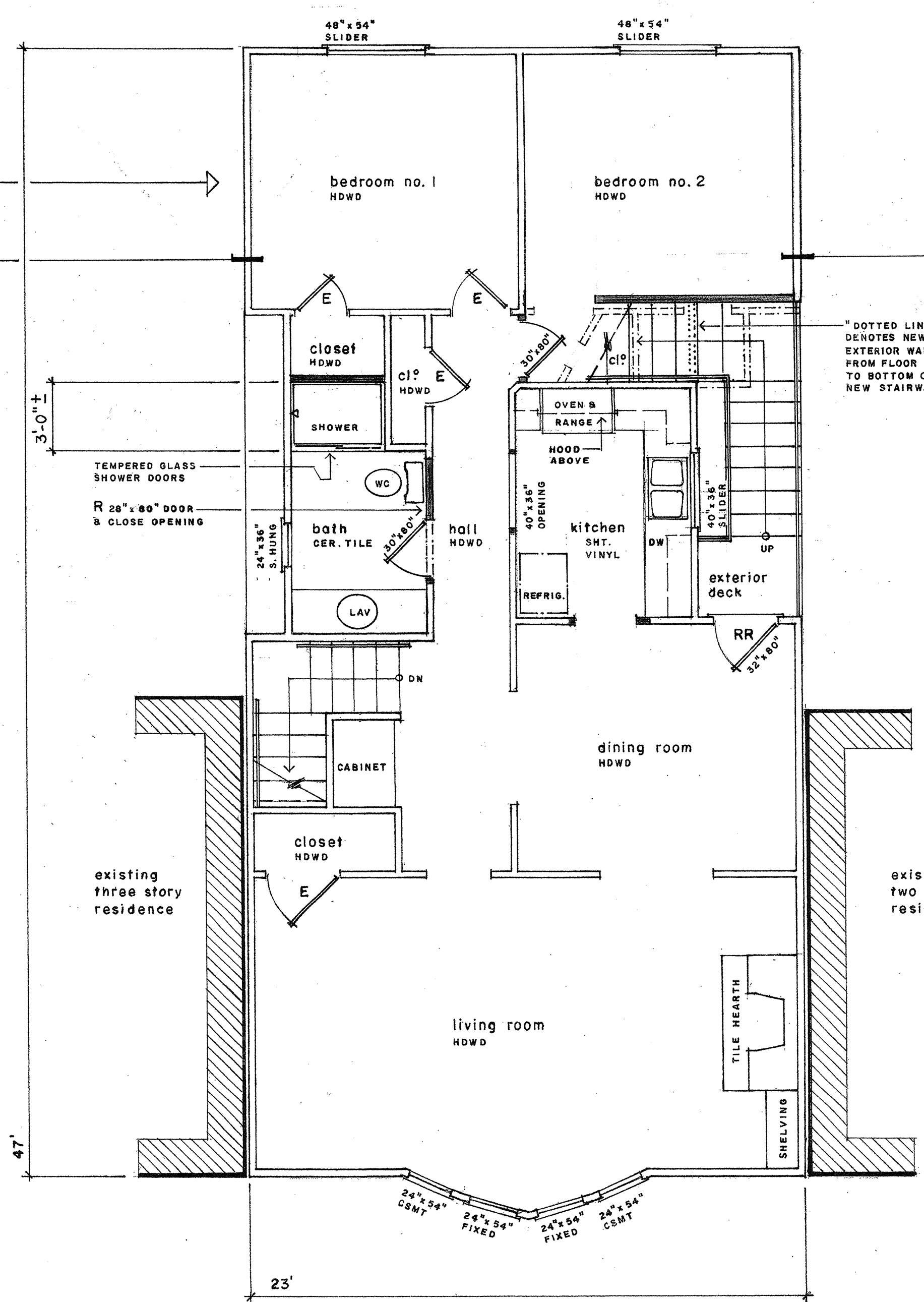
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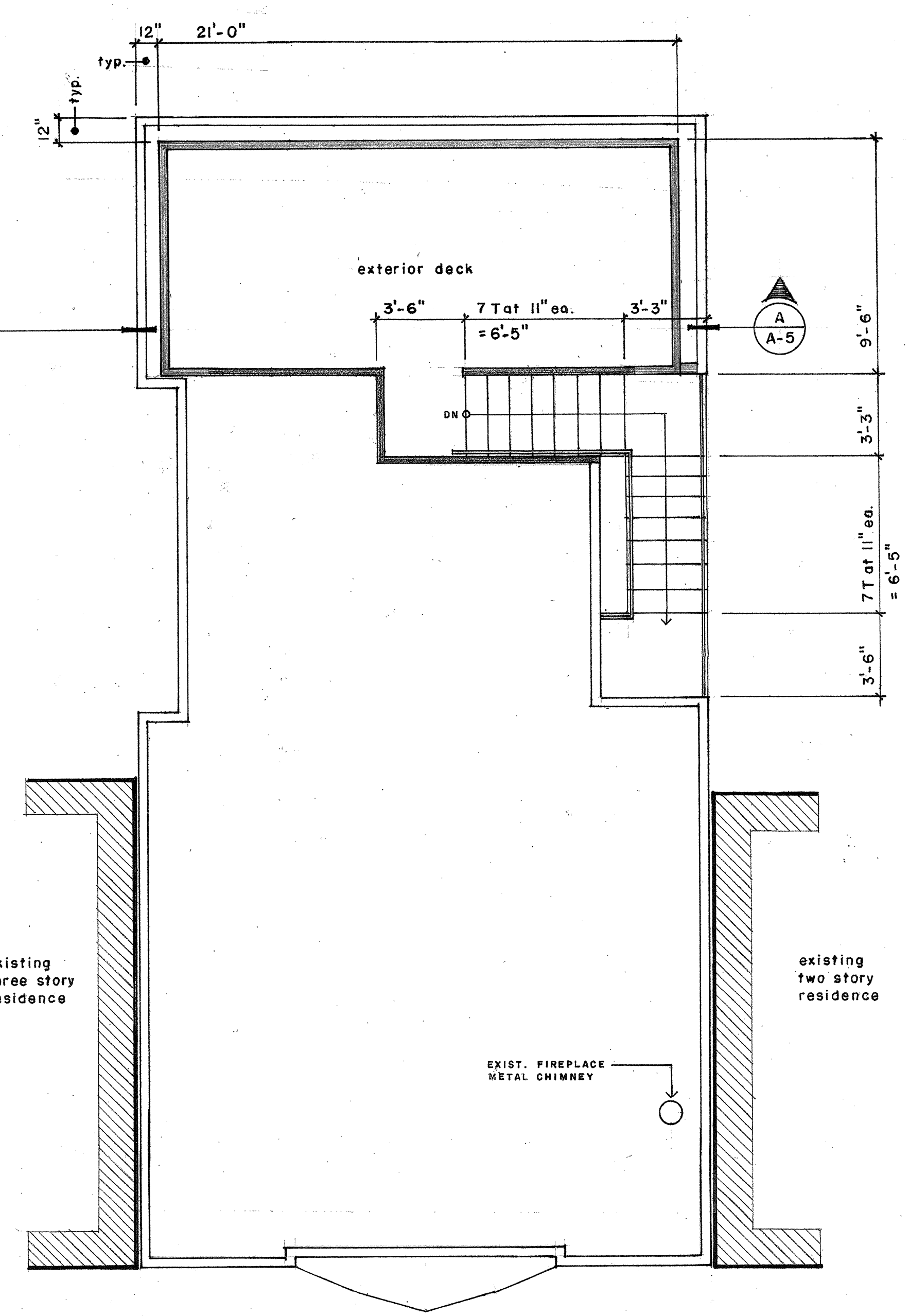


**PROPOSED FIRST FLOOR PLAN**  
scale 1/4" = 1'-0"

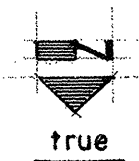
**LEGEND**  
 [Symbol] DENOTES EXIST. WOOD STUD CONSTRUCTION TO REMAIN.  
 [Symbol] DENOTES NEW WOOD STUD CONSTRUCTION.  
 [Symbol] DENOTES EXIST. WALL CONSTRUCTION TO BE REMOVED.  
 E DENOTES EXIST. CONSTRUCTION TO REMAIN.  
 R DENOTES EXIST. CONSTRUCTION TO BE REMOVED.  
 RR DENOTES EXIST. CONSTRUCTION TO BE REMOVED AND REPLACED.



**PROPOSED SECOND FLOOR PLAN**  
scale 1/4" = 1'-0"

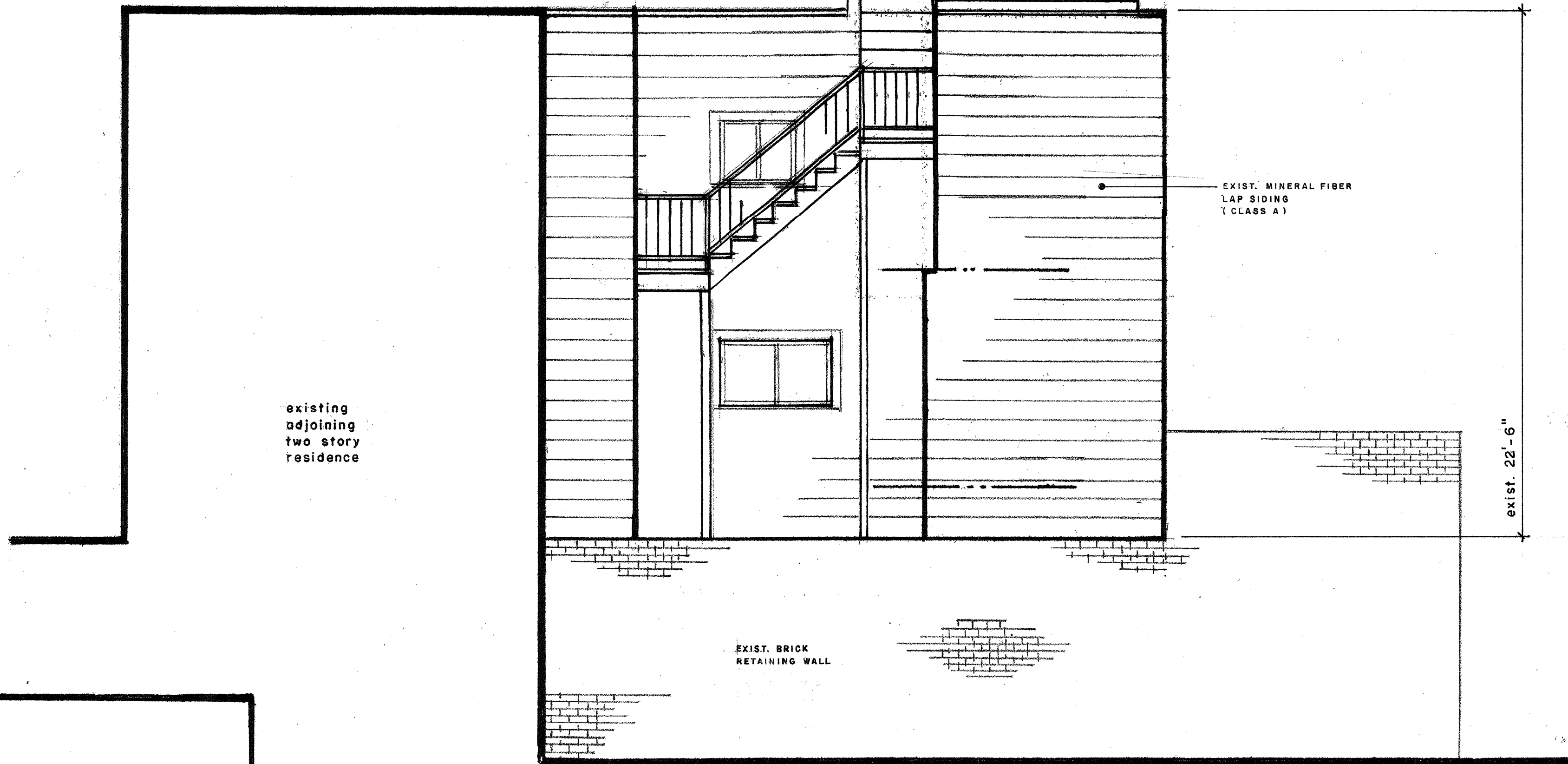


**PROPOSED ROOF PLAN**  
scale 1/4" = 1'-0"

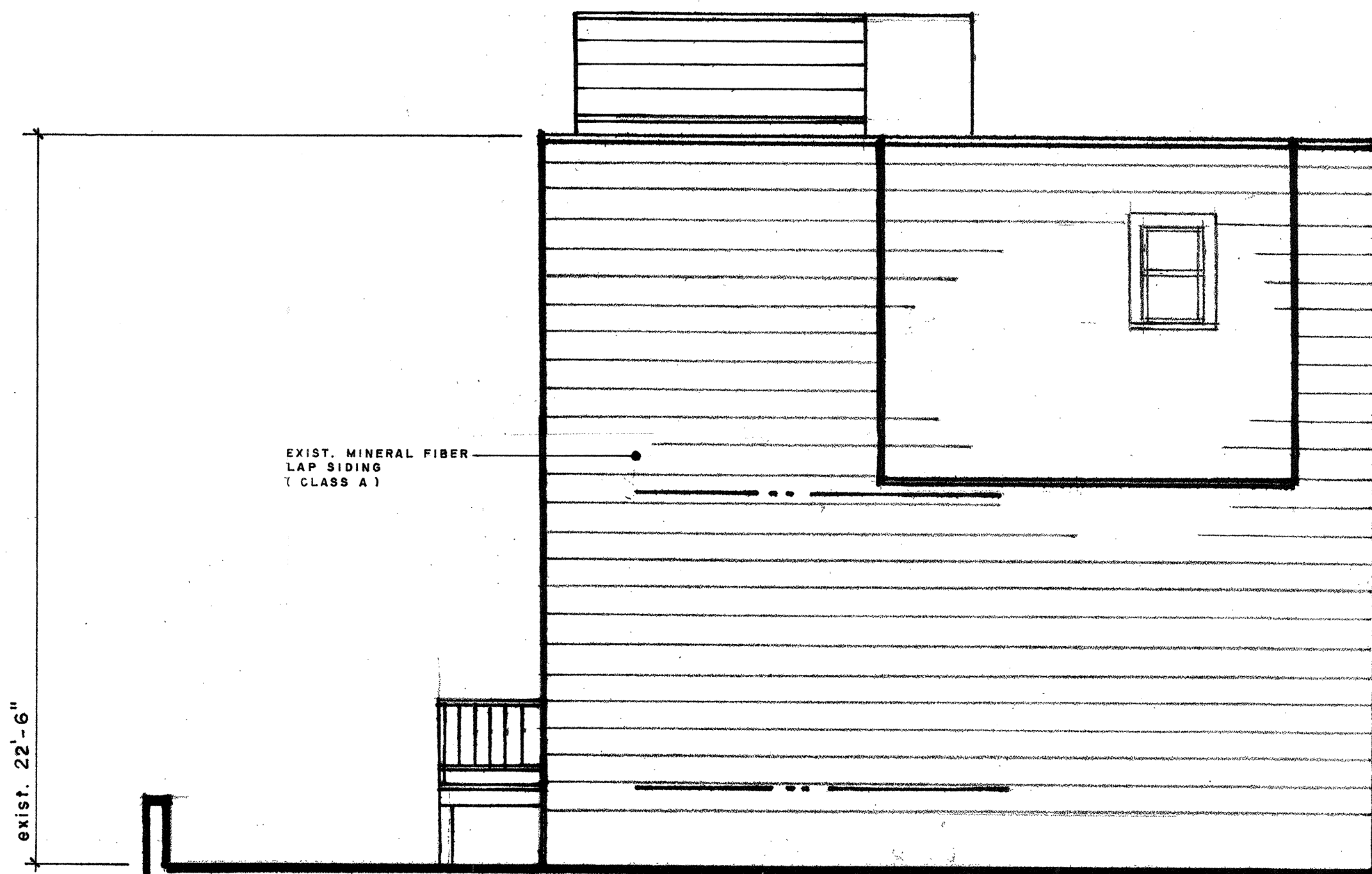




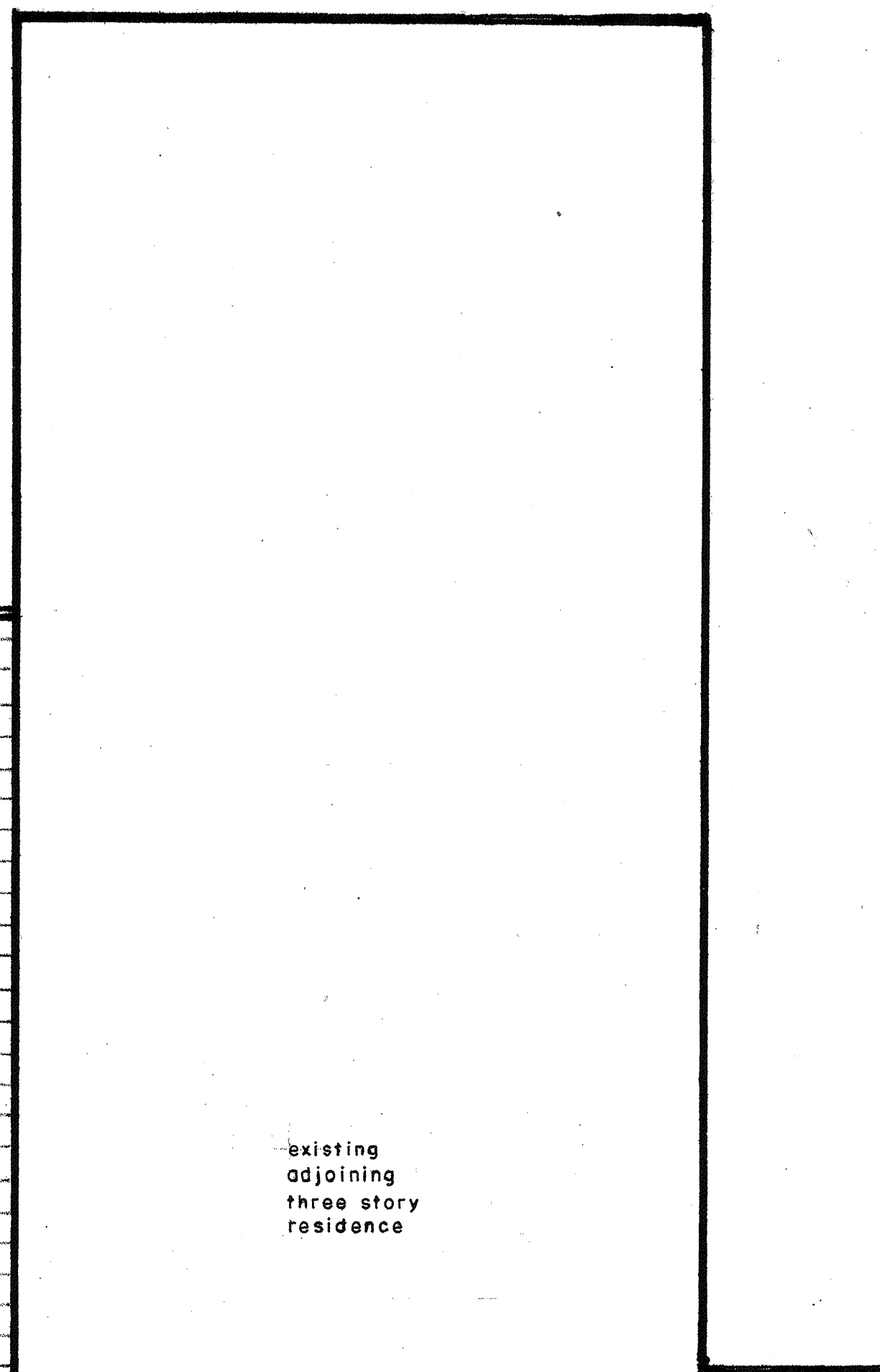
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

existing adjoining two story residence

existing adjoining three story residence

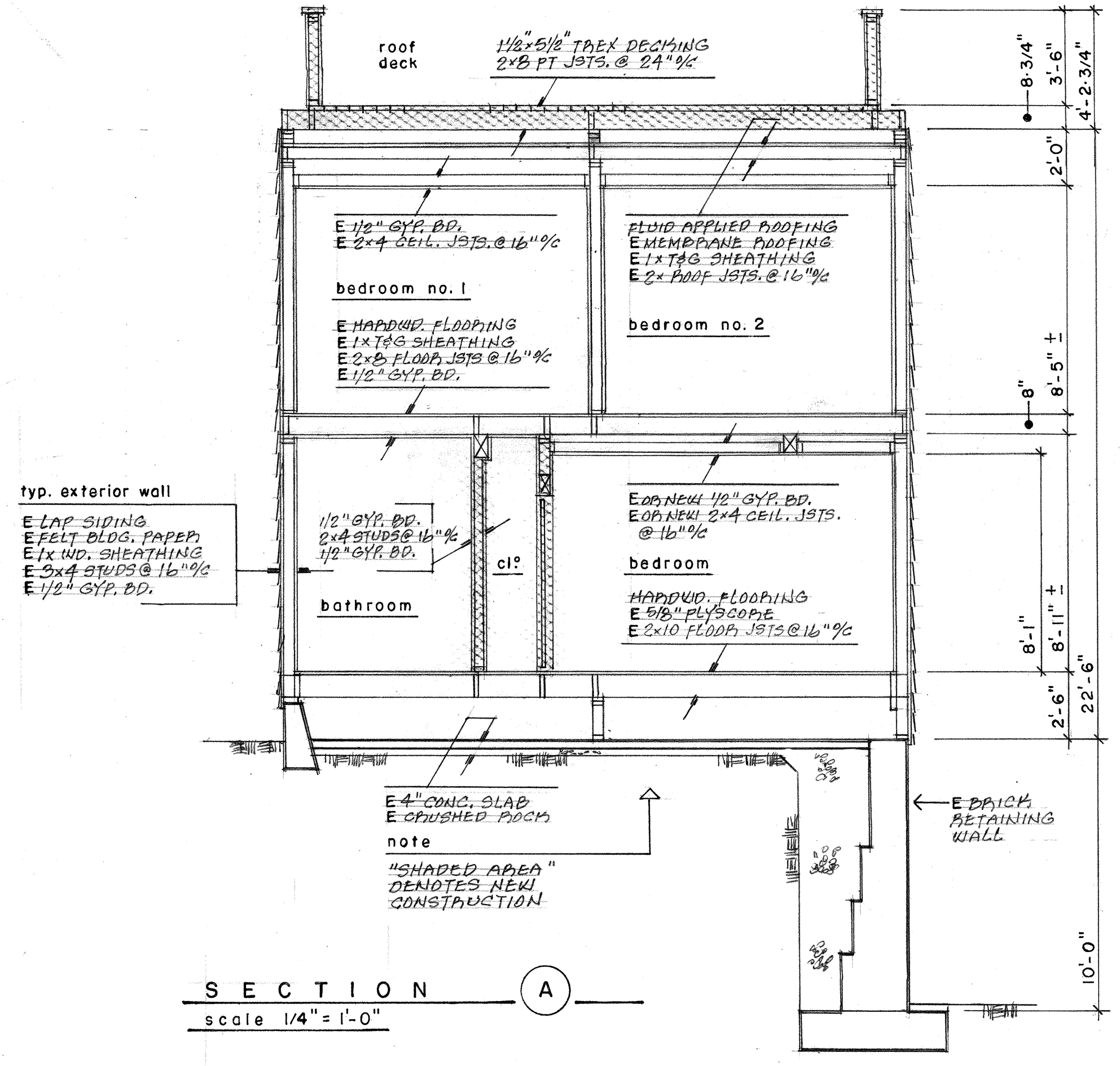
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SECTION A  
 scale 1/4" = 1'-0"

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