



# 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.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

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**415.558.6378**

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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, January 23, 2013**  
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:	<b>3974-3976 18Th St</b>	Case No.:	<b>2012.1407V</b>
Cross Street(s):	<b>Noe Street and Sanchez Street</b>	Building Permit:	<b>2012.09.06.9097</b>
Block / Lot No.:	<b>3581 / 121 - 122</b>	Applicant/Agent:	<b>Rahul Pathare</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>415.613.3445</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>rahul@rahulpathare.com</b>

### PROJECT DESCRIPTION

The proposal is to construct a new rear yard deck with an attached spiral staircase and a one-hour rated wall at the rear of a three-story, two-unit building. The proposed 3 story deck and staircase will extend 11' from the rear wall of the building and will be approximately 18' in width.

**SECTION 134 OF THE PLANNING CODE** requires a rear yard of approximately 51' 3" for the subject property. The proposed deck and spiral stairs would encroach approximately 11' into the required rear yard respectively; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

**SECTION 188 OF THE PLANNING CODE** prohibits the expansion or replacement of a noncomplying structure. Because a portion of the existing deck 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** Mail: [Jessica.look@sfgov.org](mailto: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/2012.1407V.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. **On December 28, 2012, the Department issued the required Section 311 notification for this project (expires January 26, 2013).**

## 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**.

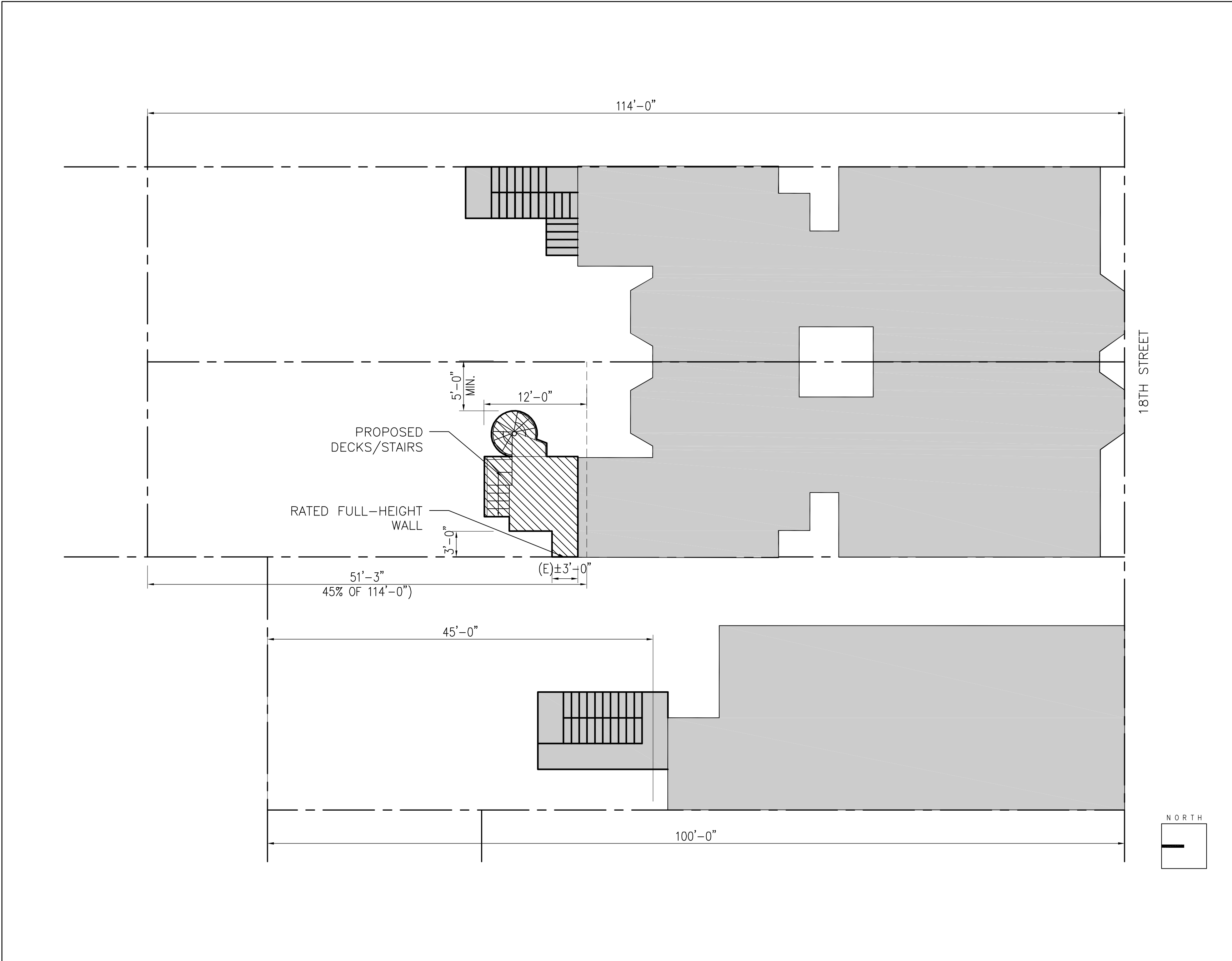
## ABOUT THIS NOTICE

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.

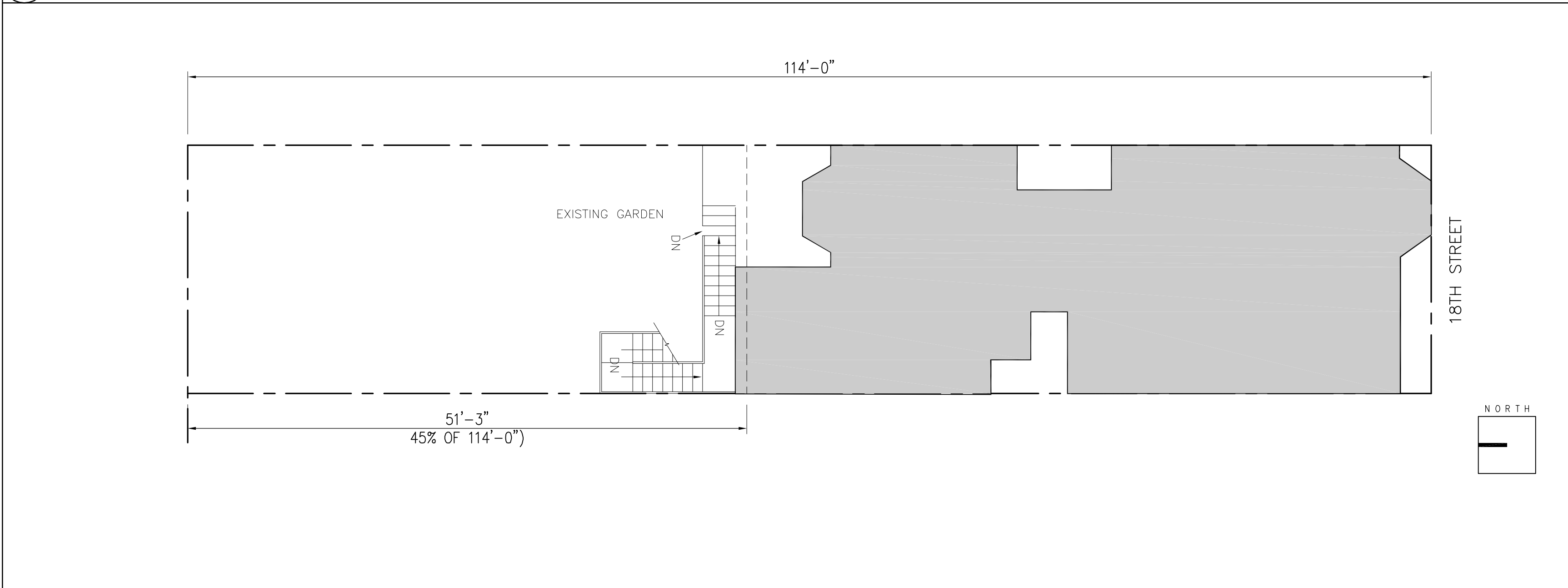
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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Para información en Español llamar al: 558.6378



4 VICINITY MAP (SHOWING EXTENT OF NEW DECKS/STAIRS) 1/8"=1'-0"



5 PLOT PLAN (SHOWING EXTENT OF EXISTING STAIRS) 1/8"=1'-0"

INDEX:  
A-1.0 COVER SHEET  
A-1.1 DEMOLITION PLANS  
A-1.2 NEW DECK & STAIRS  
A-1.3 ELEVATIONS

PROJECT DATA:  
BLOCK & LOT: 3581 & 121/122  
TYPE OF CONSTRUCTION: V-B  
USE: RESIDENTIAL  
OCCUPANCY: R-3

3974 18TH STREET: 1,058 SQ. FT.  
3976 18TH STREET: 1,225 SQ. FT.

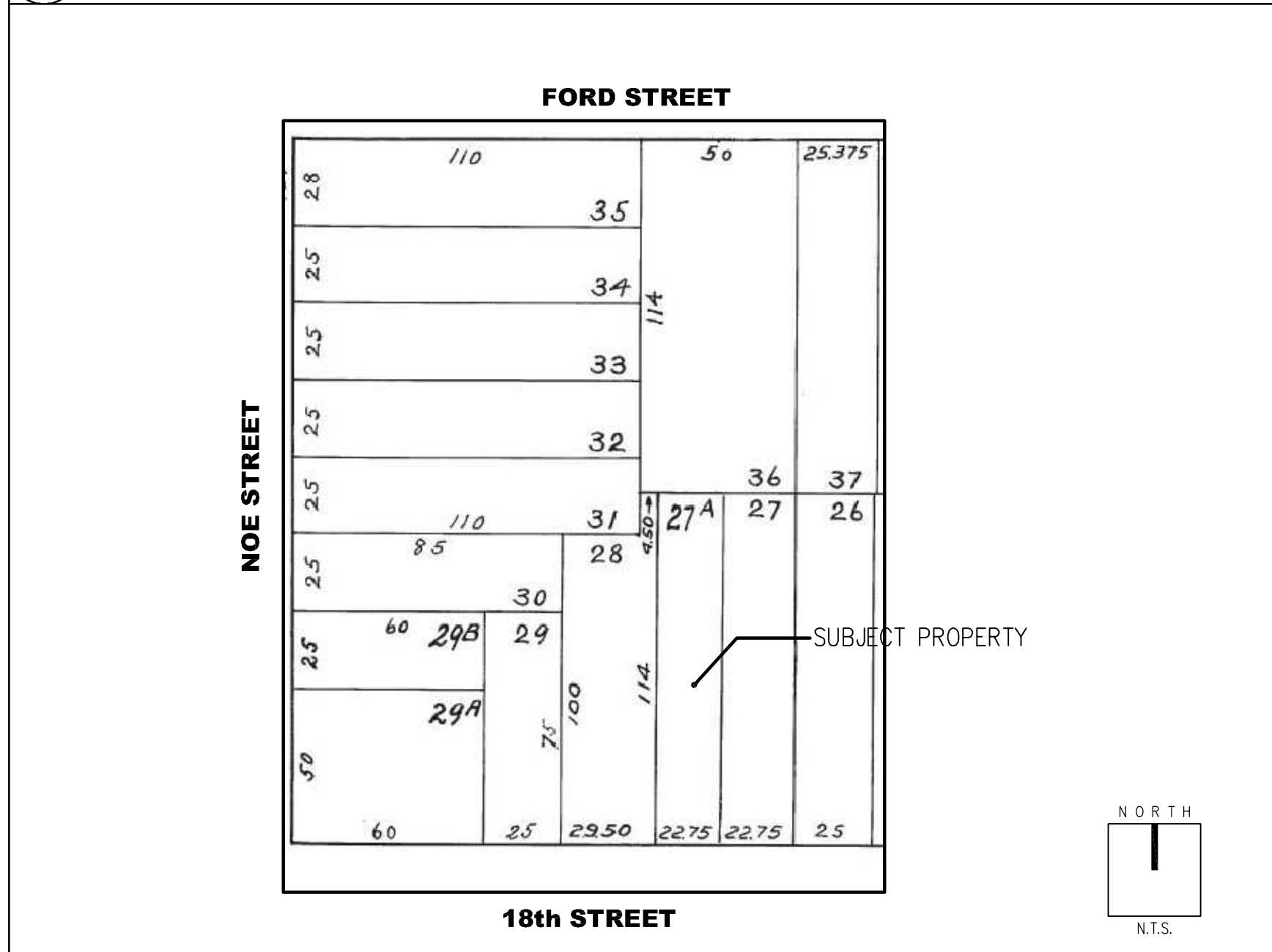
SCOPE OF WORK:  
REPLACE (E) STAIRS WITH NEW STAIRS & DECK.

1.) NEW SPIRAL STAIRS TO COMPLY WITH 2010 CBC SECTION 1009.9.  
SPIRAL STAIRWAY SHALL HAVE A 71/2-INCH (191 MM) MINIMUM CLEAR TREAD DEPTH AT A POINT 12 INCHES (305 MM) FROM THE NARROW EDGE. THE RISERS SHALL BE SUFFICIENT TO PROVIDE A HEADROOM OF 78 INCHES (1981 MM) MINIMUM, BUT RISER HEIGHT SHALL NOT BE MORE THAN 91/2 INCHES (241 MM). THE MINIMUM STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26 INCHES (660 MM).

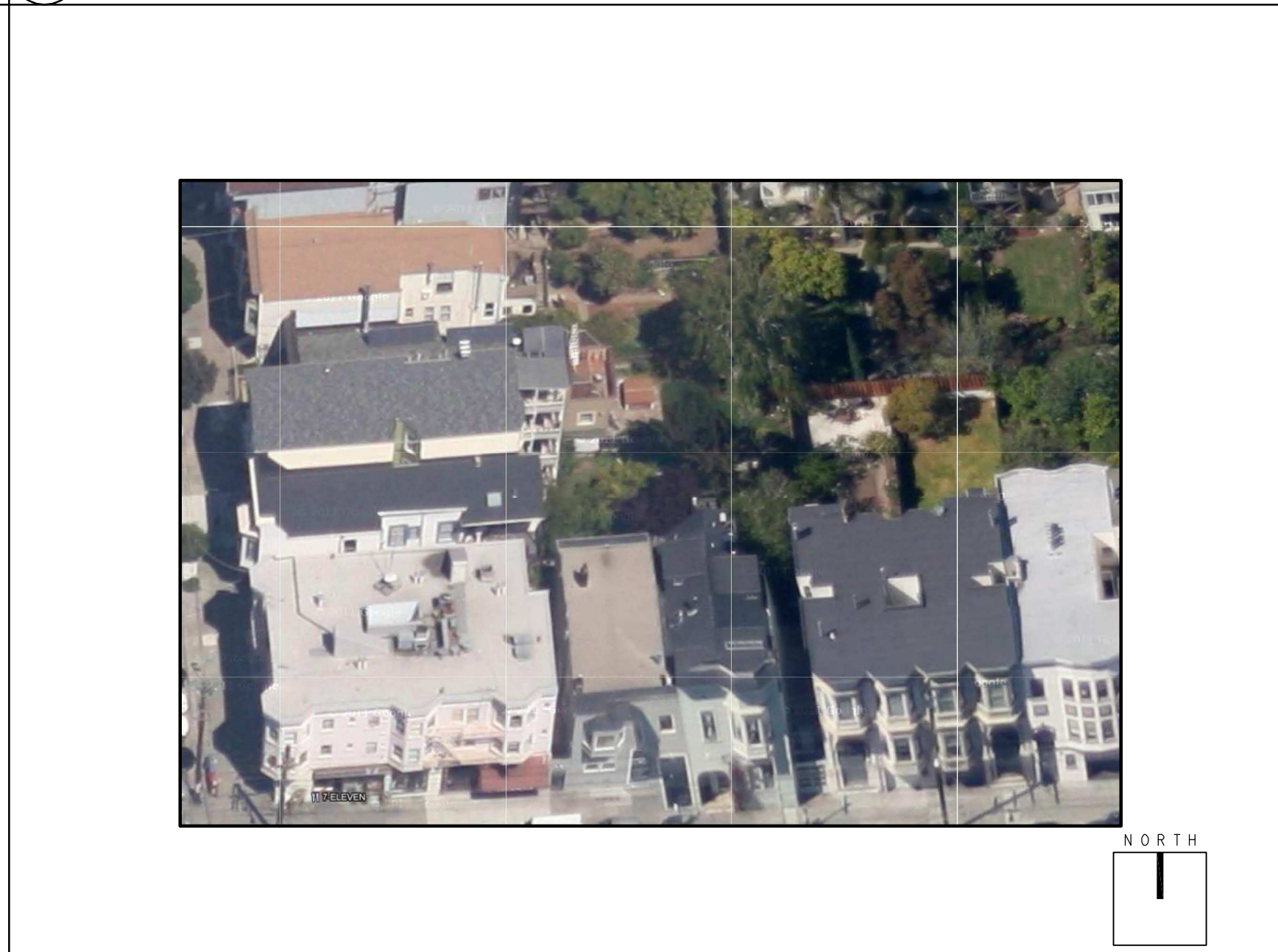
2.) NEW HANDRAILS SHALL COMPLY WITH 2010 CBC SECTION 1012.

3.) NEW DECK GUARDRAILS SHALL COMPLY WITH 2010 CBC SECTION 1013.

1 SHEET INDEX & GENERAL NOTES



2 LOCATION MAP 1/8"=1'-0"



3 SATELLITE MAP 1/8"=1'-0"

11.13.12 PLANNING REVISIONS/VARIANCE RMP  
09.06.12 ISSUE FOR PLANNING REVIEW RMP  
NO. DATE ISSUE BY/CHECK

Rahul Pathare  
3976 18th Street, San Francisco California 94114  
T: 415.613.3445

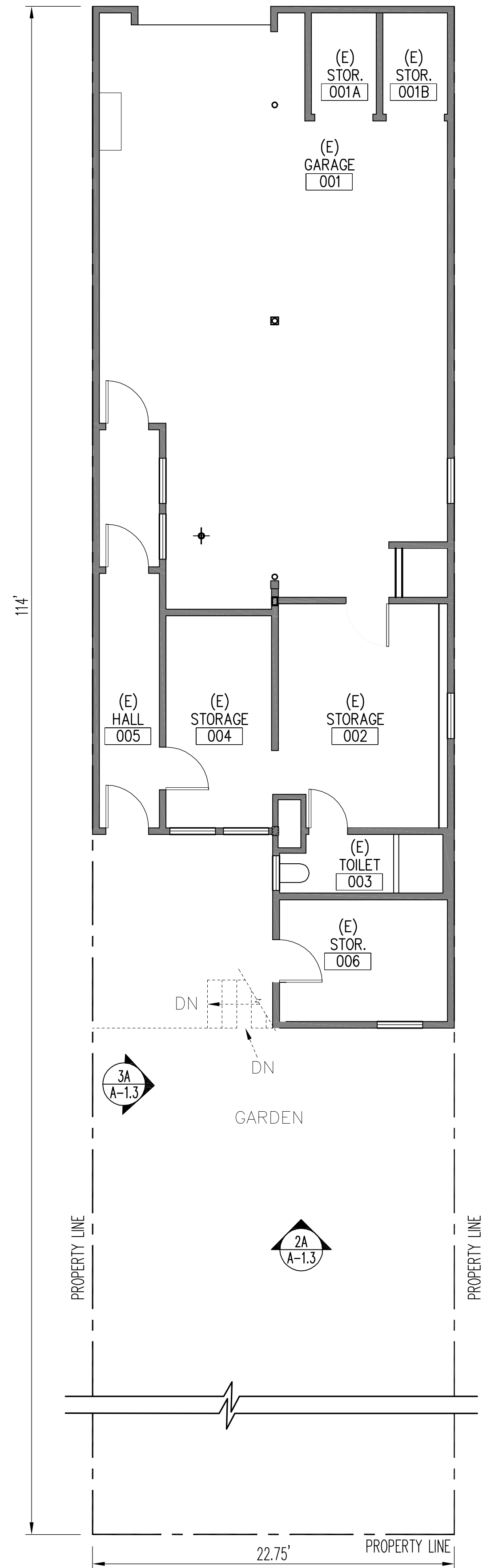
STAIR  
REPLACEMENT/  
DECK ADDITION  
3976 18TH STREET  
SAN FRANCISCO, CA

PROJECT:

COVER SHEET

A-1.0

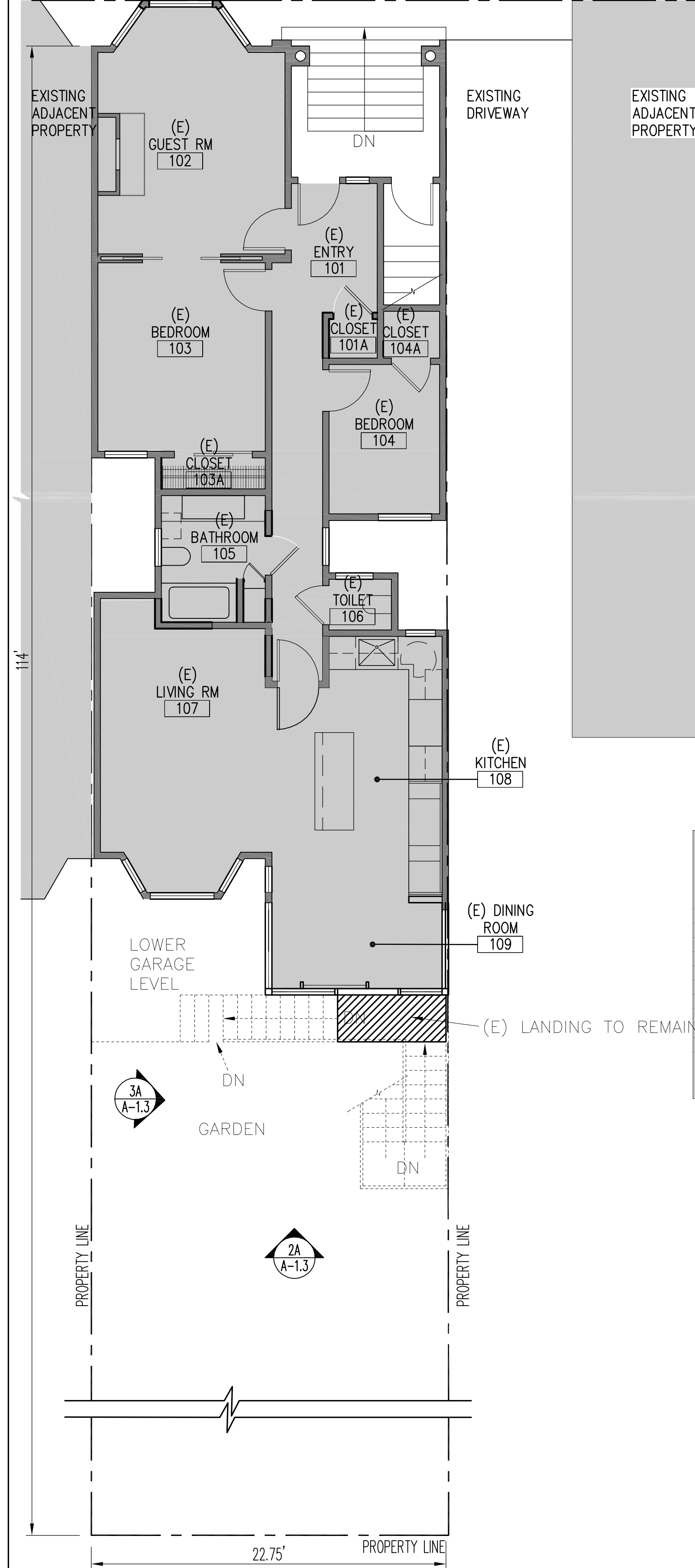




GARAGE LEVEL PLAN

1 EXISTING GARAGE LEVEL PLAN

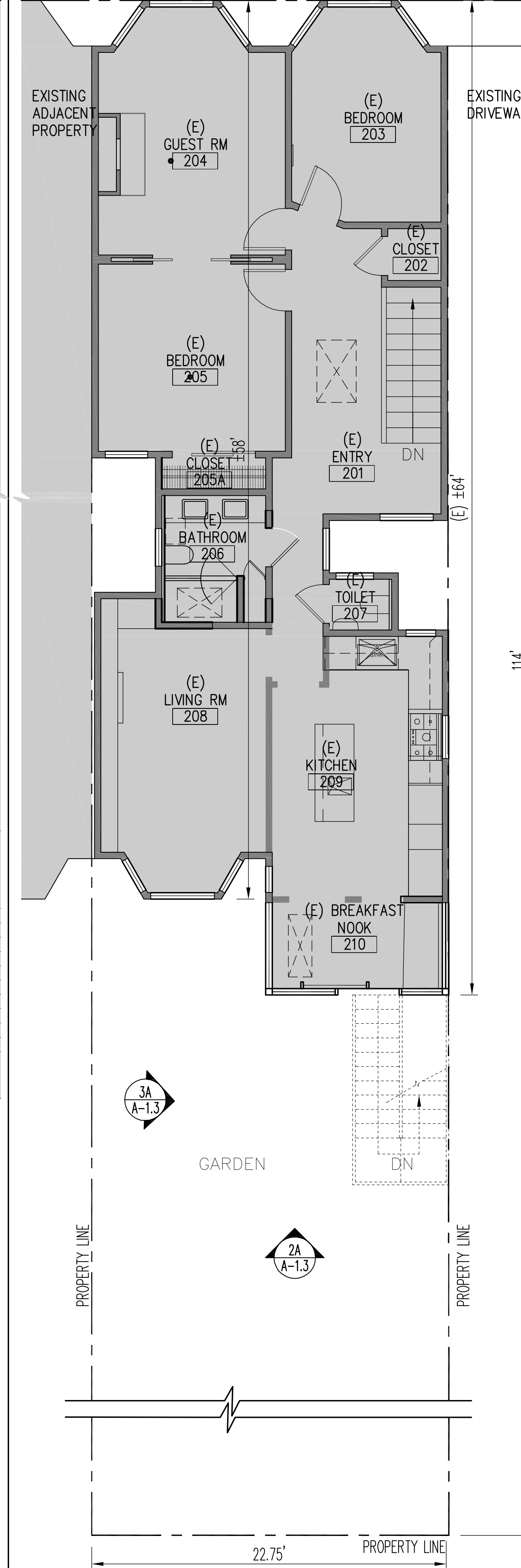
3/16"=1'-0"



LOWER UNIT PLAN  
3974 18TH STREET

2 EXISTING LOWER LEVEL PLAN  
W/EXISTING STAIRS (SHOWN BEING DEMOLISHED)

3/16"=1'-0"



UPPER UNIT PLAN  
3976 18TH STREET

3 EXISTING UPPER LEVEL PLAN  
W/EXISTING STAIRS (SHOWN BEING DEMOLISHED)

3/16"=1'-0"

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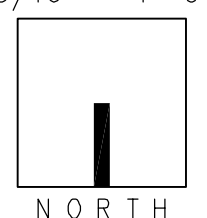
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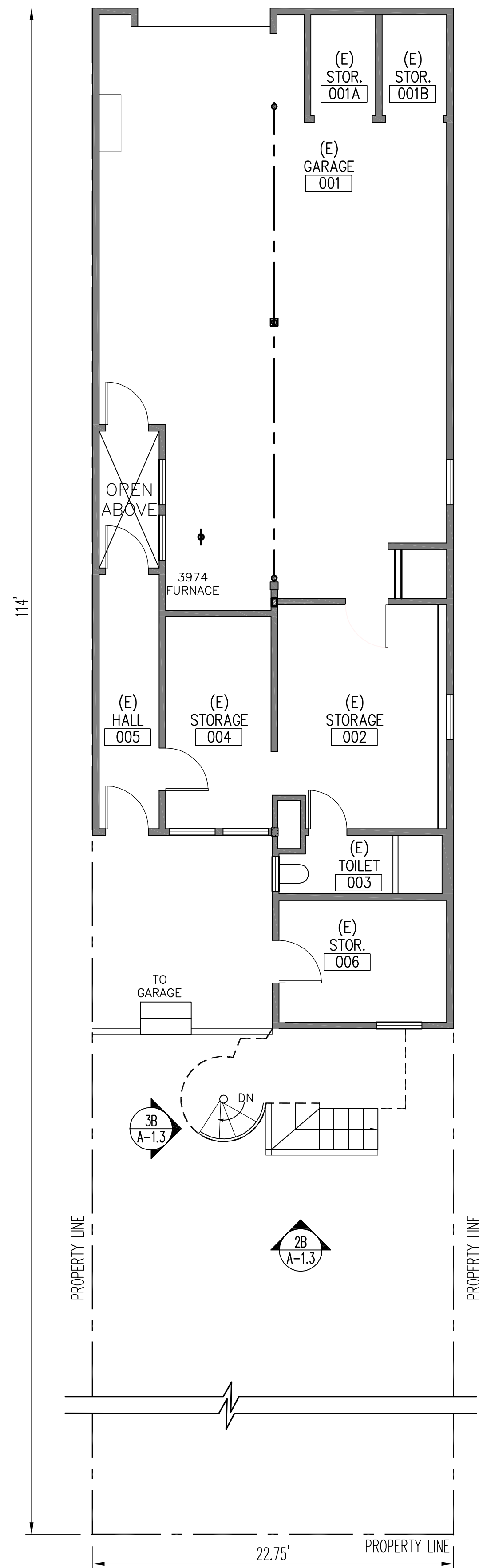
PROJECT:

DEMOLITION  
PLANS

3/16" = 1'-0"



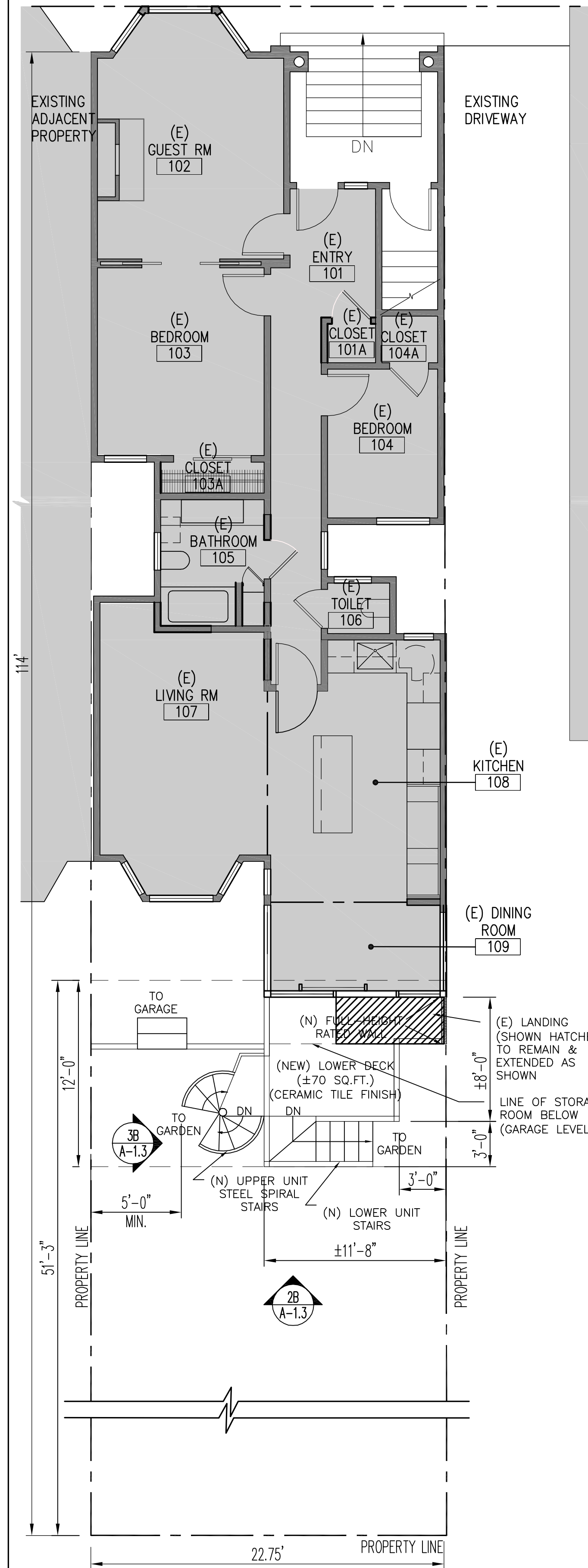
A-1.1



GARAGE LEVEL PLAN

1 EXISTING GARAGE LEVEL PLAN

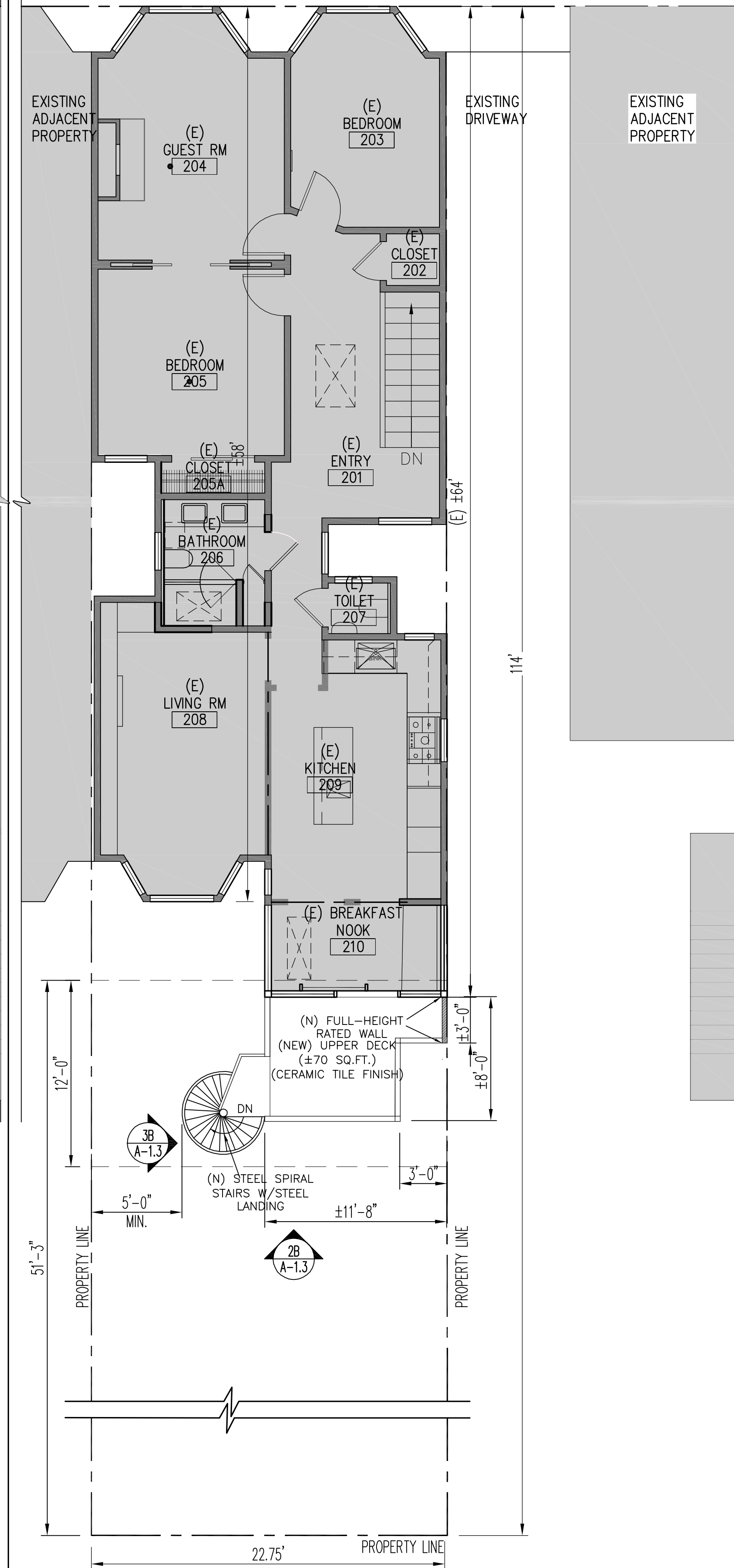
3/16"=1'-0"



PROPOSED LOWER  
UNIT DECK -  
3974 18TH STREET

2 PROPOSED LOWER LEVEL PLAN  
W/PROPOSED DECKS & STAIRS

3/16"=1'-0"



PROPOSED UPPER  
UNIT DECK -  
3976 18TH STREET

3 PROPOSED UPPER LEVEL PLAN  
W/PROPOSED DECKS & STAIRS

3/16"=1'-0"

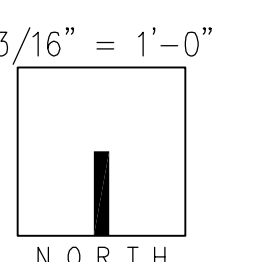
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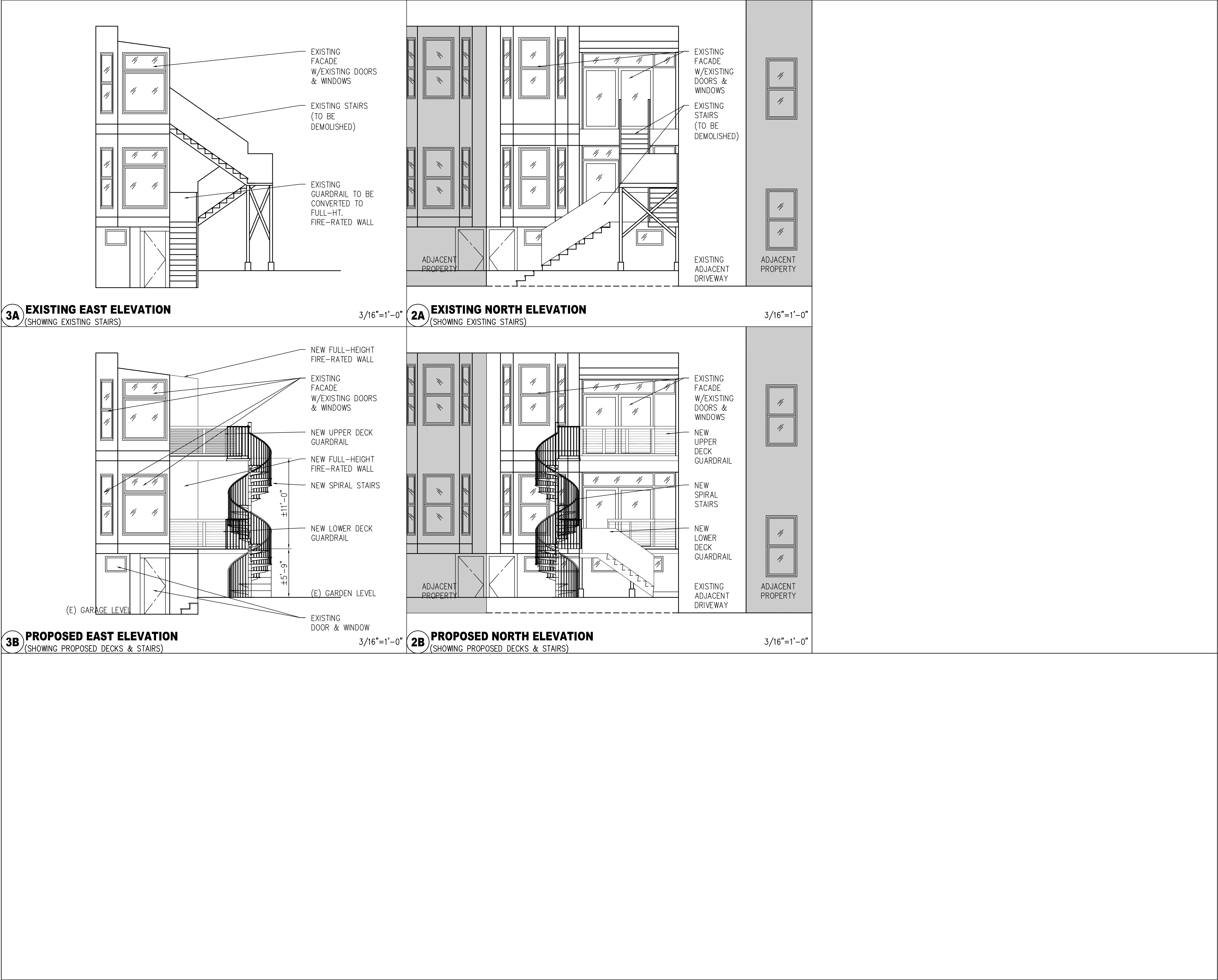
STAIR  
REPLACEMENT/  
DECK ADDITION  
3976 18TH STREET  
SAN FRANCISCO, CA

PROJECT:

NEW DECK  
& STAIRS



A-1.2



11.13.12	PLANNING REVISIONS/VARIANCE	RMP	
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STAIR  
REPLACEMENT/  
DECK ADDITION  
3976 18TH STREET  
SAN FRANCISCO, CA

PROJECT:

ELEVATIONS