



# 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 20, 2013**  
 Time: **Beginning at 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:     | <b>31 Rico Way</b>           | Case No.:               | <b>2013.0155V</b>   |
| Cross Street(s):     | <b>Avila St and Retro Wy</b> | Building Permit:        | <b>2013.02.11.9885</b>  |
| Block /Lot No.:      | <b>0439A/050</b>             | Applicant/Agent:        | <b>Hutch Mouradian</b>  |
| Zoning District(s):  | <b>RH-1 / 40-X</b>           | Telephone:              | <b>(415) 440-2880</b>   |
| Area Plan:           | <b>N/A</b>                   | E-Mail:                 | <a href="mailto:hutch@armour-vokic.com"><b>hutch@armour-vokic.com</b></a> |

## PROJECT DESCRIPTION

The proposal is to construct a horizontal addition to the ground floor under existing habitable space and deck at the rear of the single-family dwelling. The proposed addition would be approximately 12 feet deep by 23 feet wide and would be partially located within the required rear yard. The project also proposes to merge the existing two dwelling units into a single unit, which qualifies for administrative approval under Case No. 2013.0155D.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 26 feet, 6 inches. The addition would extend approximately 7 feet into the required rear yard; therefore, a variance is required.

## ADDITIONAL INFORMATION

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

Planner: **Sharon Lai** Telephone: **(415) 575-9087** E-Mail: [\*\*sharon.w.lai@sfgov.org\*\*](mailto:sharon.w.lai@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/2013.0155V.pdf\*\*](http://sf-planning.org/ftp/files/notice/2013.0155V.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 DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

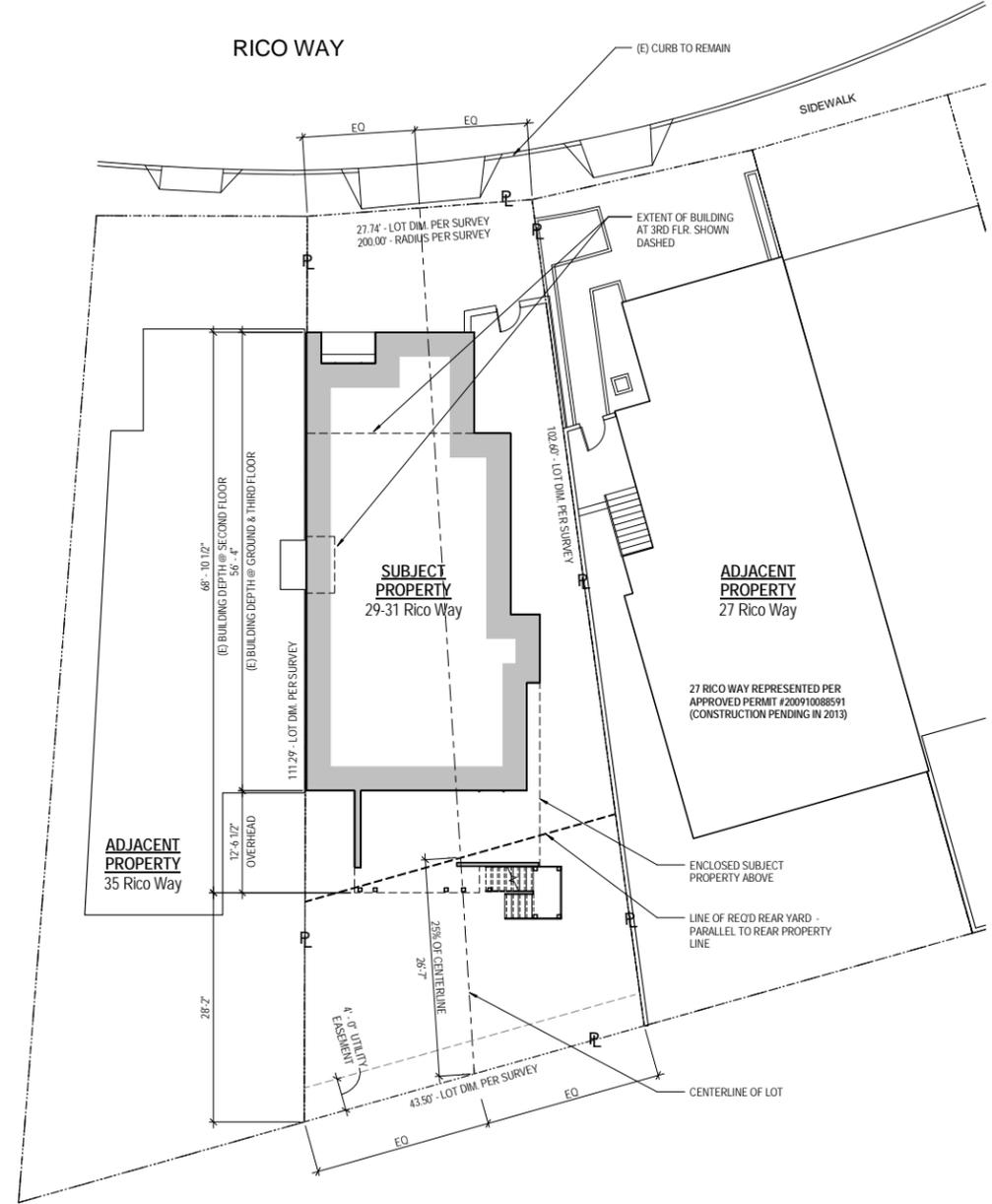
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

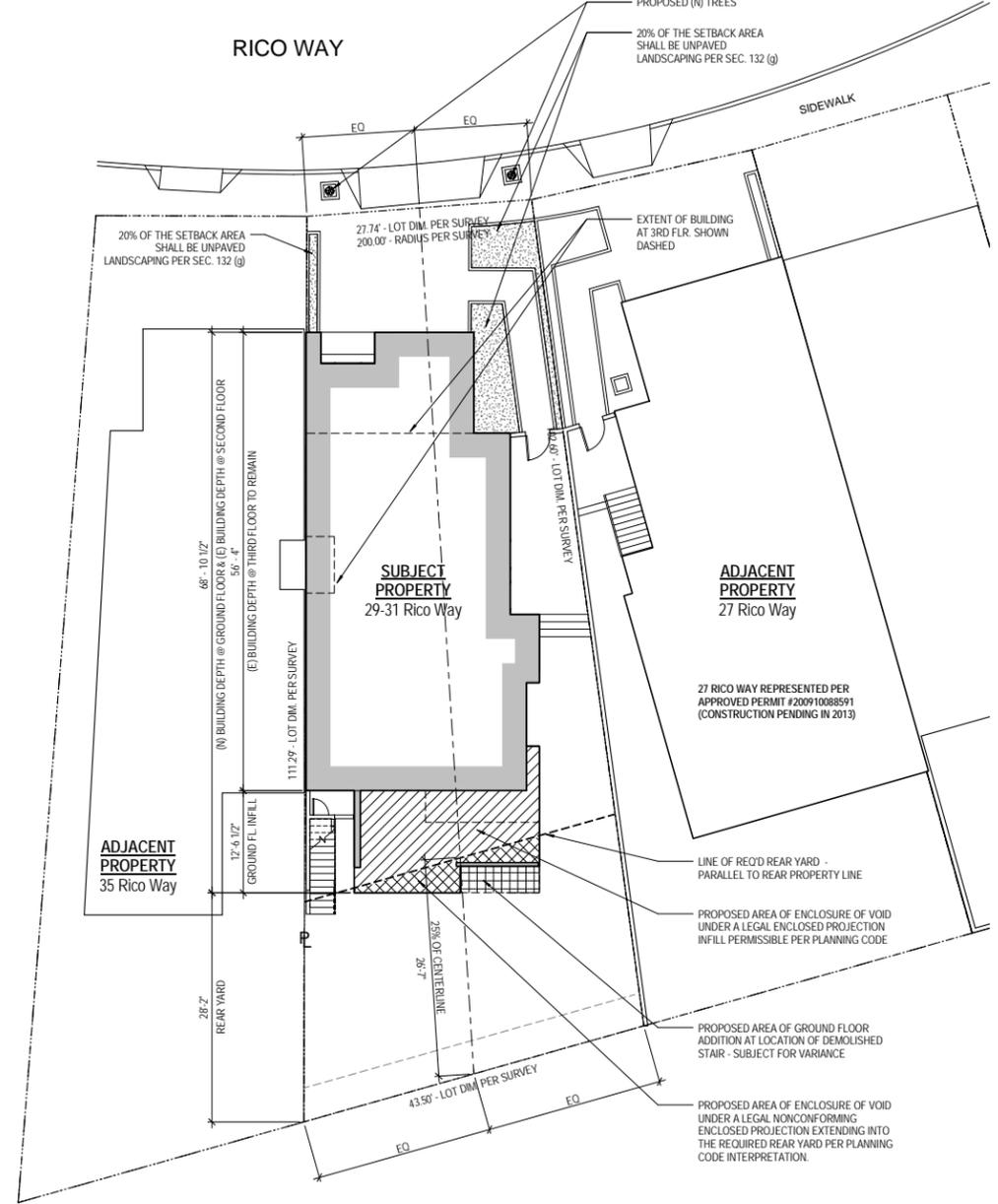
## ABOUT THIS NOTICE

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 Plot Plan

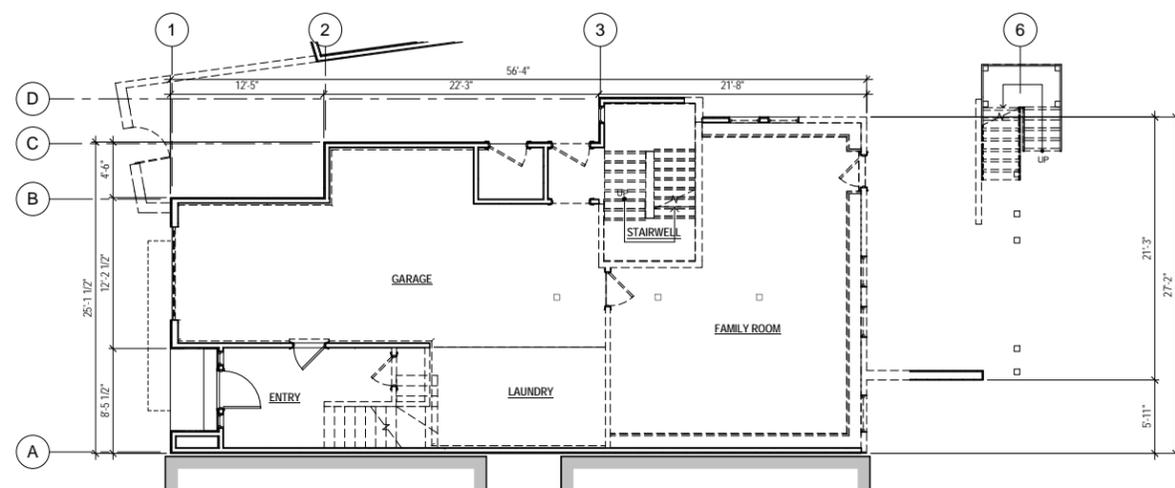


Proposed Plot Plan

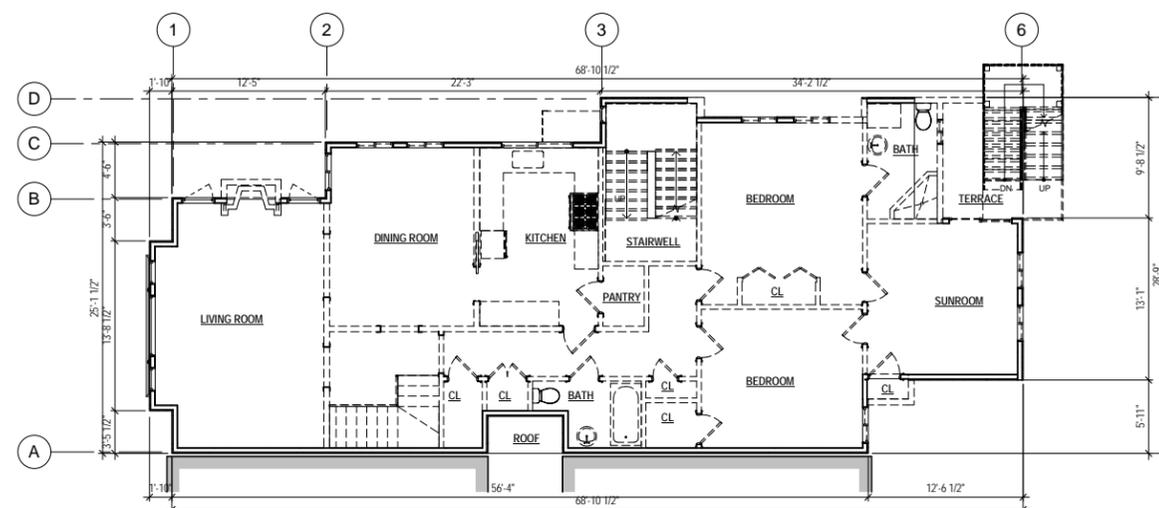
Date & Issue

31 Rico Way, San Francisco  
 File:  
 Job #: 1204  
 Drawn By: NN  
 DO NOT SCALE DRAWINGS  
 Scale: 1/8" = 1'-0"

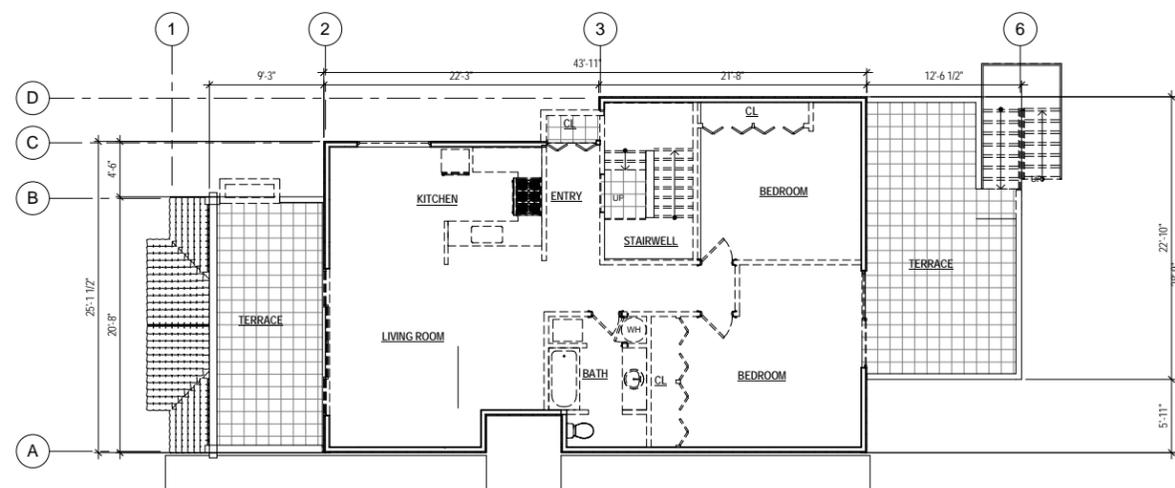
Existing & Proposed  
 Site Plans



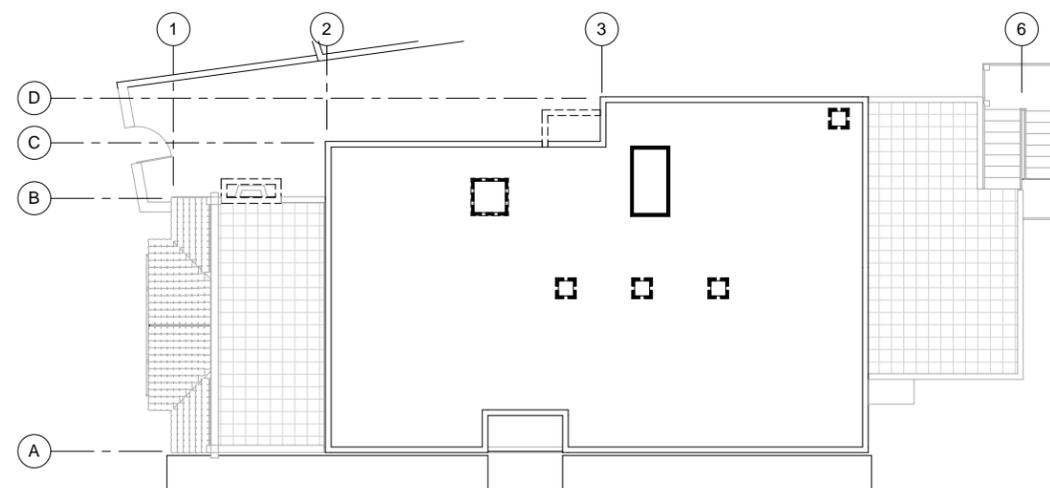
Ground Floor Demolition Plan



Second Floor Demolition Plan



Third Floor Demolition Plan



Roof Demolition Plan

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31 Rico Way, San Francisco

File:

Job #: 1204

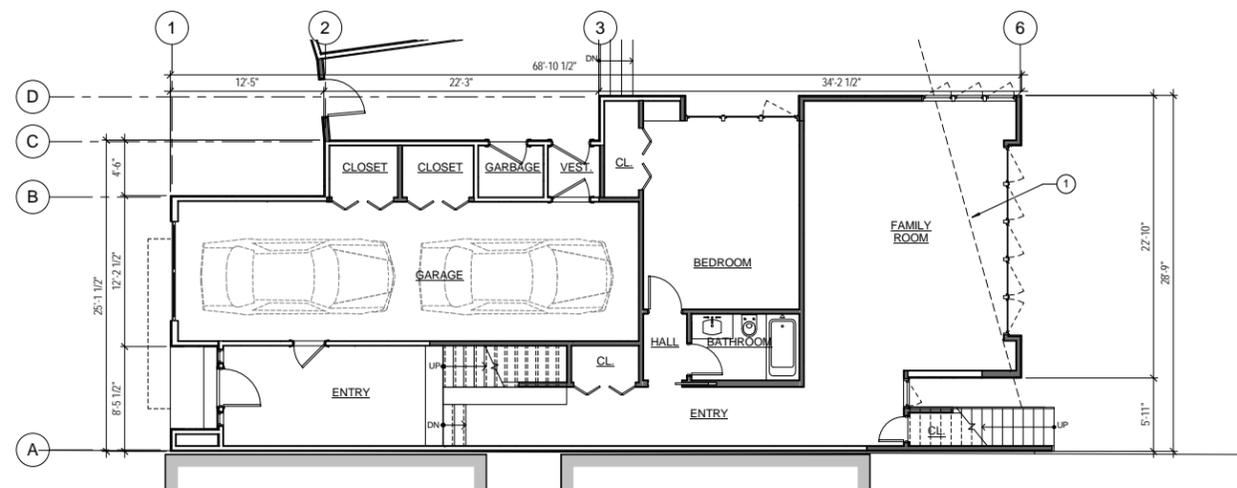
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DO NOT SCALE DRAWINGS

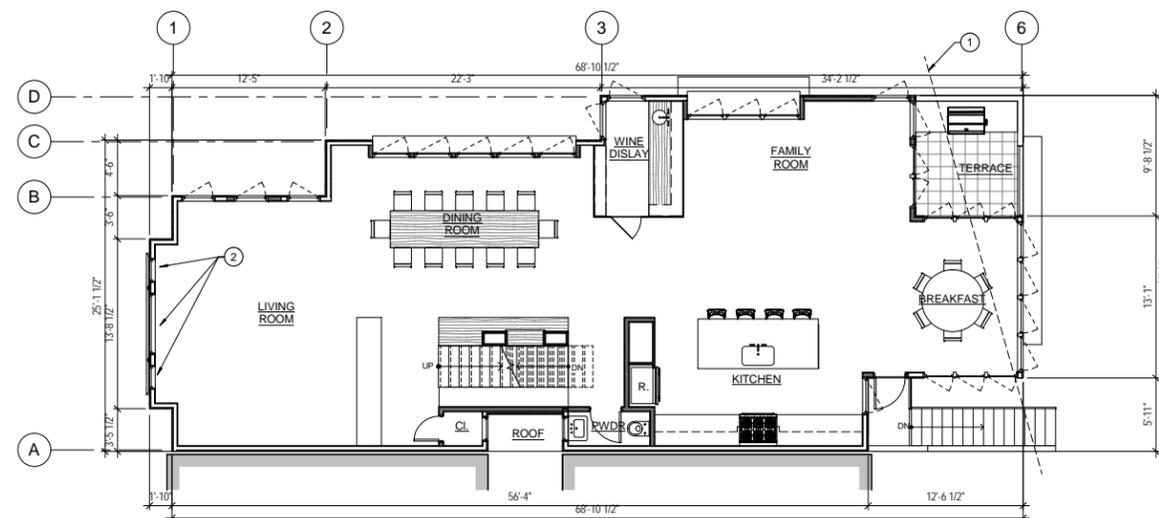
Scale: 3/16" = 1'-0"

Existing Floor Plans

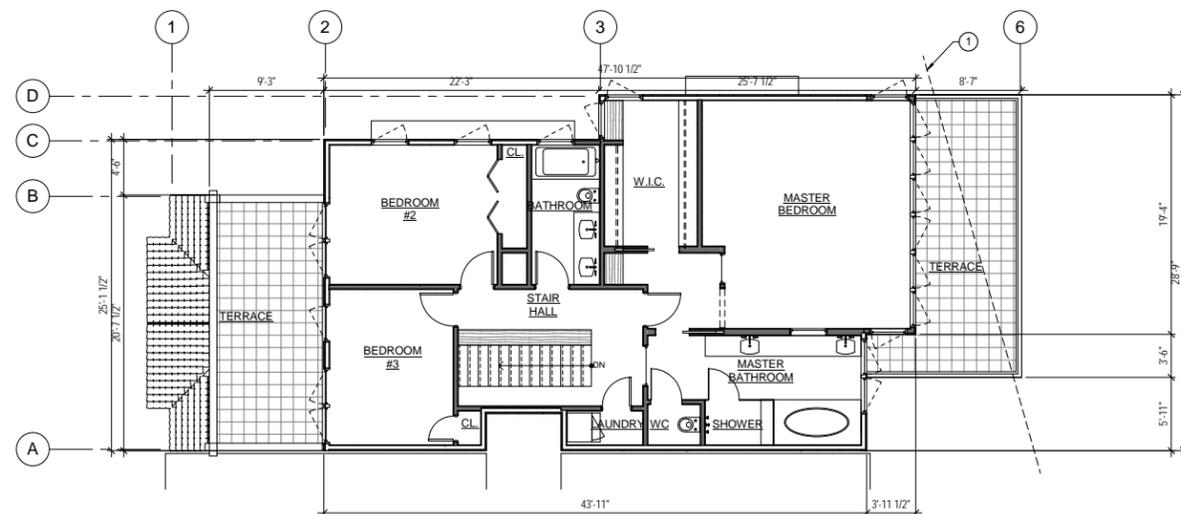
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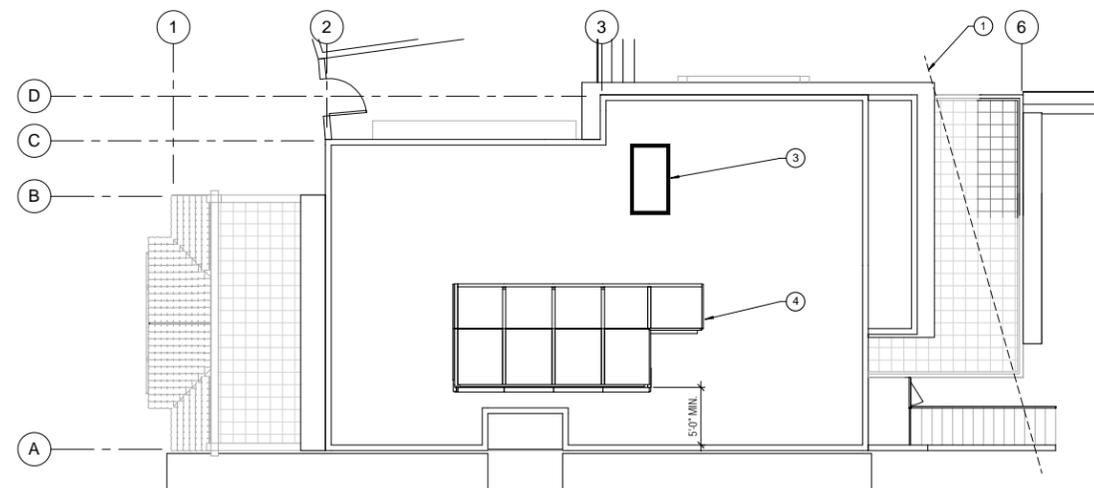
Ground Floor Construction Plan



Second Floor Construction Plan



Third Floor Construction Plan



Roof Construction Plan

**SHEET NOTES:**

- ① REAR YARD SETBACK
- ② REPLACE WINDOWS IN KIND
- ③ (E) SKYLIGHT TO REMAIN
- ④ (N) SKYLIGHT

Date & Issue

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Proposed Floor Plans

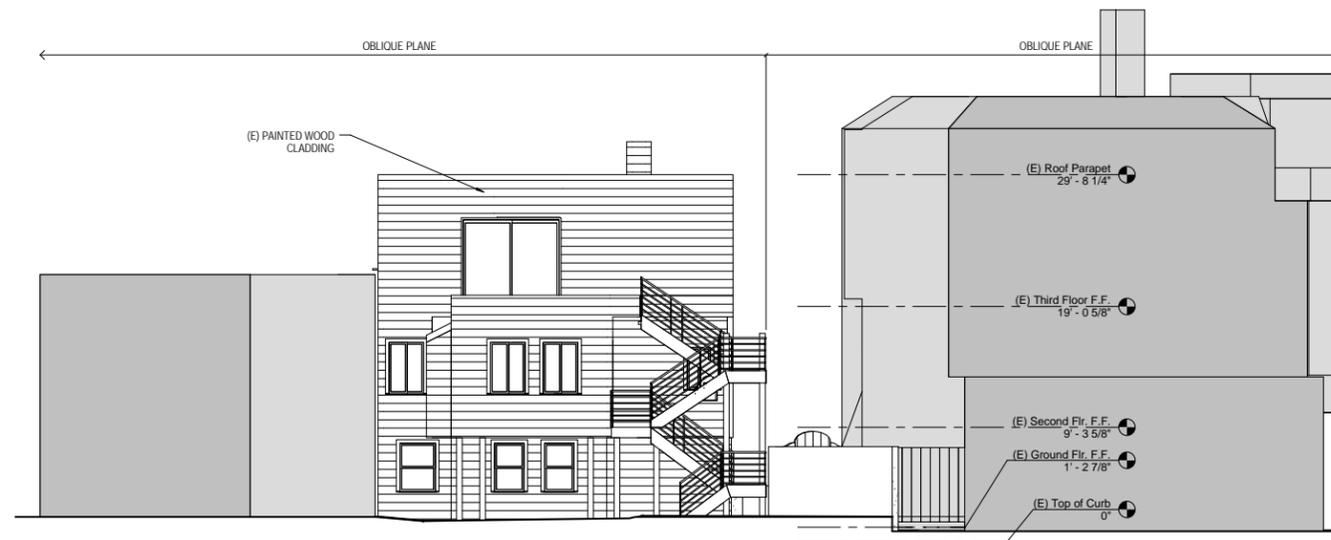
311.3



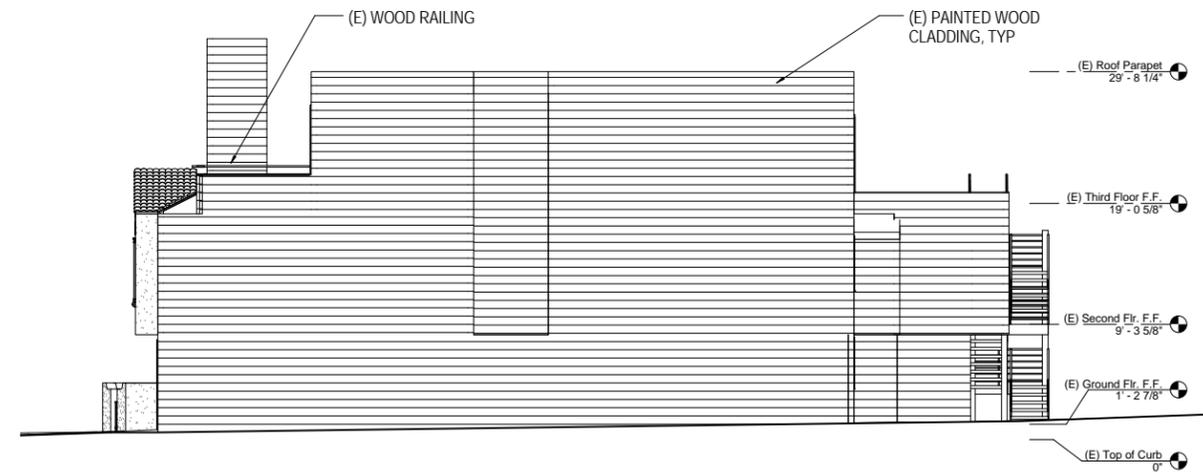
Existing North Elevation



Existing East Elevation



Existing South Elevation



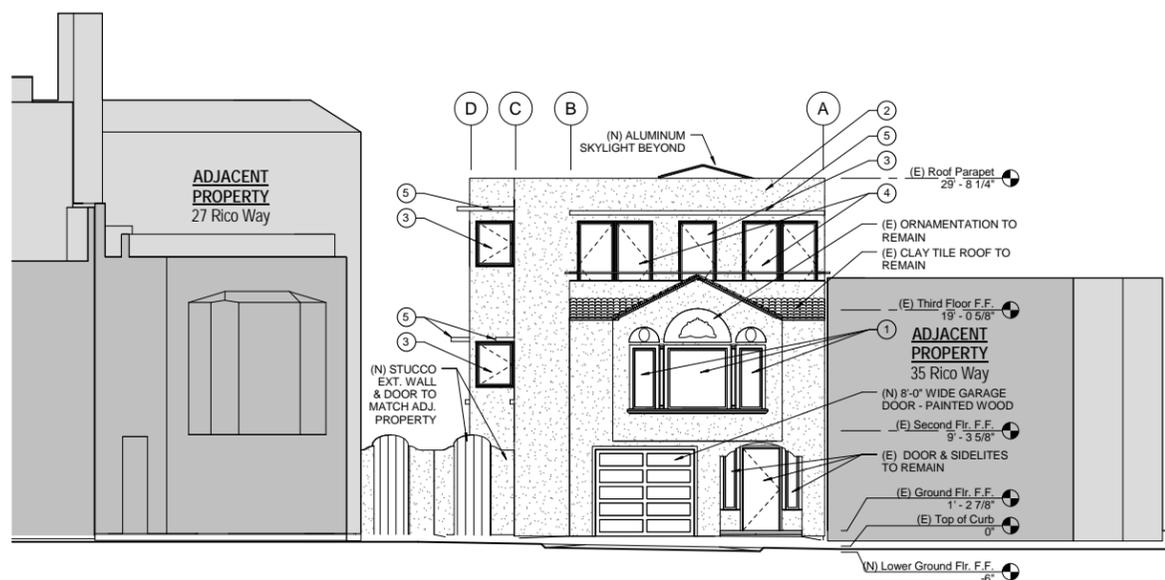
Existing West Elevation

Date & Issue

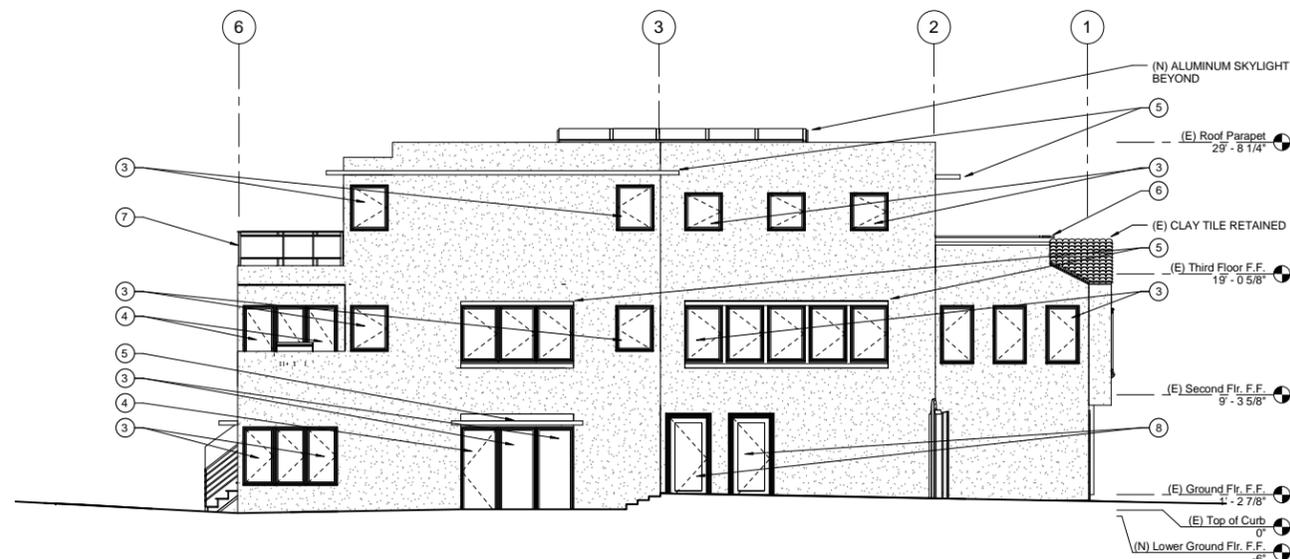
31 Rico Way, San Francisco  
 File:  
 Job #: 1204  
 Drawn By: Author  
 DO NOT SCALE DRAWINGS  
 Scale: 3/16" = 1'-0"

Existing Elevations

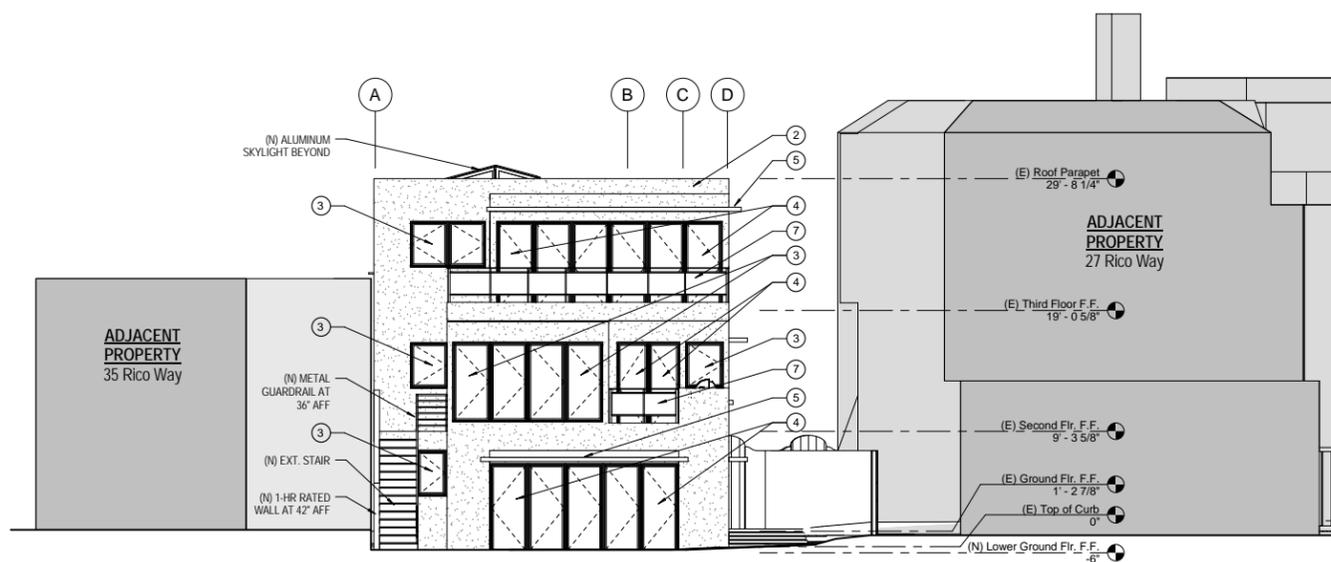
311.4



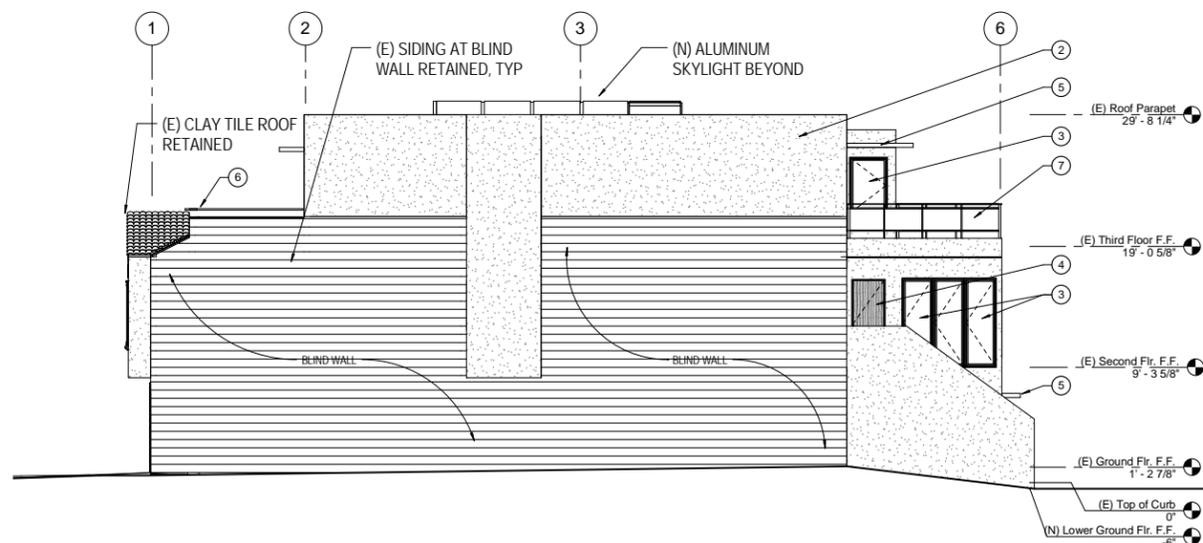
Proposed North Elevation



Existing East Elevation



Proposed South Elevation



Proposed West Elevation

**SHEET NOTES:**

- 1 REPLACE (E) WINDOWS IN KIND
- 2 (N) PAINTED STUCCO FINISH, TYP
- 3 (N) ALUMINUM CLAD WOOD CASEMENT WINDOW W/ WD. TRIM
- 4 (N) ALUMINUM CLAD WD & GLASS DOOR W/ WD. TRIM
- 5 (N) ARCHITECTURAL AWNING - WD SOFFIT & FASCIA
- 6 (N) WOOD RAILING
- 7 (N) METAL & GLASS GUARDRAIL ON PONY WALL AT 42" AFF
- 8 (N) WD. DOOR W/ WD. TRIM

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Proposed Elevations

311.5