



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 22, 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:	121 Mateo Street	Case No.:	2013.0200V
Cross Street(s):	Chenery & Laidley Street	Building Permit:	201210313204
Block / Lot No.:	6695/018	Applicant/Agent:	Henry Karnilowicz
Zoning District(s):	RH-2 / 40-X	Telephone:	415-621-7533
Area Plan:	Click here to enter text.	E-Mail:	occexp@aol.com

PROJECT DESCRIPTION

The proposal is to reconfigure existing stairs and construct a stairway enclosure at the rear of the building.

Per Planning Code Sections 134, the subject property is required to maintain a rear yard equal to 45% of the depth of the lot, or 36 feet 8 inches for the subject property. The proposed reconfigured stairs and enclosure will provide a 29-foot rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **rick crawford** Telephone: **415-558-6358** Mail: rick.crawford@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/2013.0200V.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 March 28, 2013, the Department issued the required Section 311 notification for this project (expires April 27, 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.

RESIDENTIAL RENOVATION

121 MATEO STREET, SAN FRANCISCO, CA

LOCATION	ABBREVIATIONS	(E) SITE PLAN 1/8" = 1'-0"																	
<div><div>LOCATION MAP</div><div>N.T.S.</div></div>	<div><div>A/C</div><div>AIR CONDITIONING</div><div>ADJ.</div><div>ADJUSTABLE</div><div>A.F.F.</div><div>AREA OF FINISH F.L.R.</div><div>A.O.W.</div><div>AREA OF WORK</div><div>ALT.</div><div>ALTERNATE</div><div>APPROX.</div><div>APPROXIMATELY</div><div>ARCH</div><div>ARCHITECTURAL</div><div>BLDG.</div><div>BUILDING</div><div>BLKG.</div><div>BLOCKING</div><div>BM.</div><div>BEAM</div><div>CAB.</div><div>CABINET</div><div>CL.</div><div>CENTER LINE</div><div>CLG.</div><div>CLO.</div><div>CLOSET</div><div>CLR.</div><div>CLEAR</div><div>COL.</div><div>COLUMN</div><div>CONC.</div><div>CONCRETE</div><div>CONSTR.</div><div>CONSTRUCTION</div><div>C.T.</div><div>CERAMIC TILE</div><div>CTR.</div><div>CENTER</div><div>DET.</div><div>DETAIL</div><div>D.F.</div><div>DRINKING FOUNTAIN</div><div>DIA.</div><div>DIAMETER</div><div>DIM.</div><div>DIMENSION</div><div>DN.</div><div>DOWN</div><div>DR.</div><div>DOOR</div><div>DWG.</div><div>DRAWING</div><div>(E)</div><div>EXISTING</div><div>EA.</div><div>EACH</div><div>EL.</div><div>ELEVATION</div><div>ELEC.</div><div>ELECTRICAL</div><div>EQ.</div><div>EQUAL</div><div>EQUIP.</div><div>EQUIPMENT</div><div>EXP.</div><div>EXPANSION</div><div>EXPOSED</div><div>EXT.</div><div>EXTERIOR</div><div>FDN.</div><div>FOUNDATION</div></div> <div><div>FIN.</div><div>FINISH</div><div>FL.</div><div>FLOOR</div><div>F.L.R.</div><div>FLUORESCENT</div><div>F.O.F.</div><div>FACE OF FINISH</div><div>F.O.S.</div><div>FACE OF STUD</div><div>GA.</div><div>GAGE</div><div>G.C.</div><div>GEN. CONTRACTOR</div><div>GYP.</div><div>BD.</div><div>GYPSUM BOARD</div><div>H.B.</div><div>HOSE BIB</div><div>H.C.</div><div>HANDICAP</div><div>HDWR</div><div>HARDWARE</div><div>HP.</div><div>HIGH POINT</div><div>H.W.</div><div>HOT WATER</div><div>INSUL.</div><div>INSULATION</div><div>INT.</div><div>INTERIOR</div><div>L.P.</div><div>LOW POINT</div><div>MECH.</div><div>MECHANICAL</div><div>MTL.</div><div>METAL</div><div>NEW</div><div>NEW</div><div>(N)</div><div>NOTICE OF VIOLATION</div><div>N.O.V.</div><div>NUMBER</div><div>NO.</div><div>ON CENTER</div><div>O.C.</div><div>OPPOSITE</div><div>OP.</div><div>OPPOSITE</div><div>P-LAM</div><div>PLYWOOD</div><div>P.L.</div><div>PLYWOOD</div><div>R.D.</div><div>ROUGH DEAN</div><div>R.O.</div><div>ROUGH OPENING</div><div>S.C.</div><div>SOLID CORE</div><div>STOR.</div><div>STORAGE</div><div>SHT.</div><div>SHEET</div><div>T&G</div><div>TONGUE & GROOVE</div><div>TP.</div><div>TYPICAL</div><div>U.O.N.</div><div>UNLESS OTHERWISE NOTED</div><div>WD.</div><div>WOOD</div><div>W.P.</div><div>WATERPROOF</div></div> <tr><th>SCOPE OF WORK</th><th>GENERAL NOTES</th><th>LEGEND</th></tr> <tr><td><div><div>1. 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OCIDENTAL

EXPERSS

GENERAL CONTRACTOR

CONSULTING • DESIGN • CONSTRUCTION • MANAGEMENT

1019 HOWARD STREET

SAN FRANCISCO, CA 94103-2806

415-621-7233

415-621-7233 FAX

CSL #319153

SHEET NAME

NOTES, LOCATION & SITE PLAN

REVISIONS

121 MATEO STREET

SAN FRANCISCO, CA

BLOCK 6695 / LOT 018

RESIDENTIAL REMODELING

SHEET NO.

A-1

SCALE

AS SHOWN

DATE

09-06-12

GENERAL NOTE:
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OF EXISTING CONDITIONS.
ALL CONDITIONS AND DIMENSIONS ARE TO BE
FIELD VERIFIED BY CONTRACTORS PRIOR TO
CONSTRUCTION.

LEGENDS & NOTES

PROPERTY LINE

SECTION DETAIL

DETAIL REFERENCE

(E) WALL/ STRUCTURE
TO BE DEMOLISHED

NEW WALL

(N) 1-HR FIRE-RATED
CONSTRUCTION
@PROPERTY LINE

SMOKE DETECTOR

COMBINATION
CARBON MONOXIDE/
SMOKE DETECTOR

RESIDENTIAL
REMODELING

121 MATEO STREET
SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

SHEET NAME

(E) & PROPOSED
MAIN FLOOR PLAN

REVISIONS

SCALE

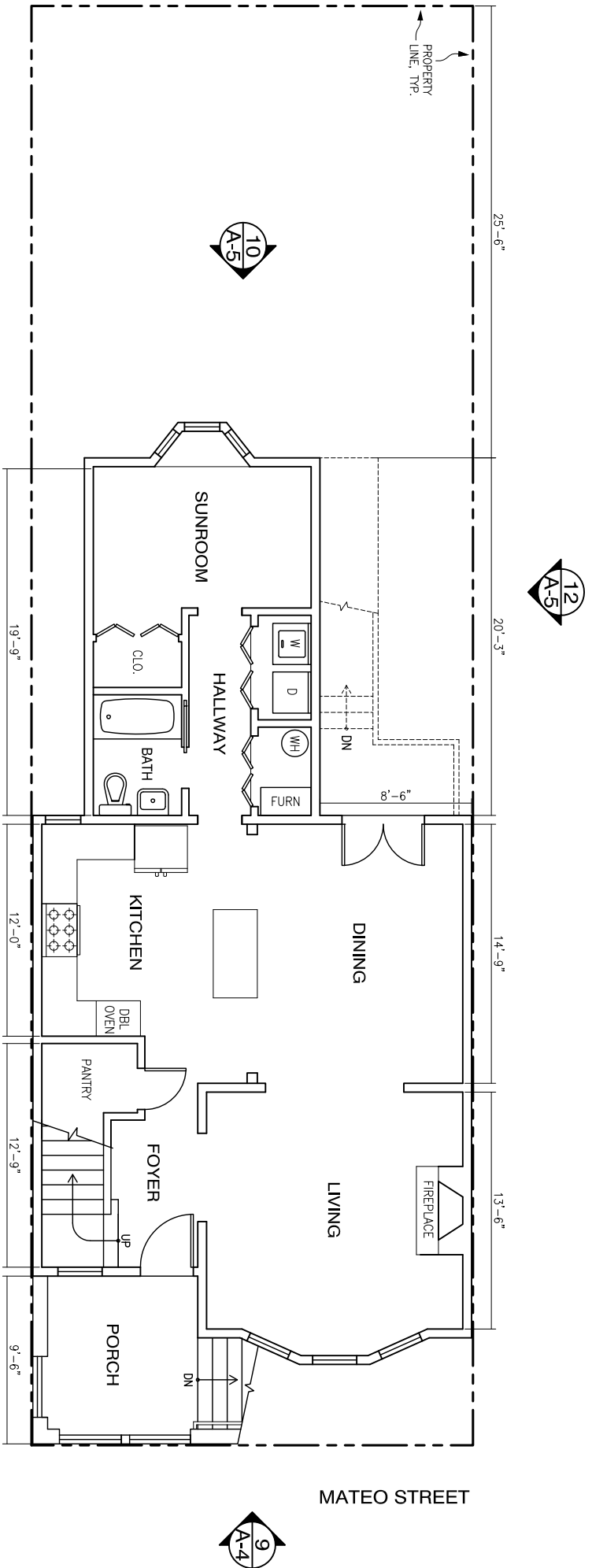
AS SHOWN

DATE

09-06-12

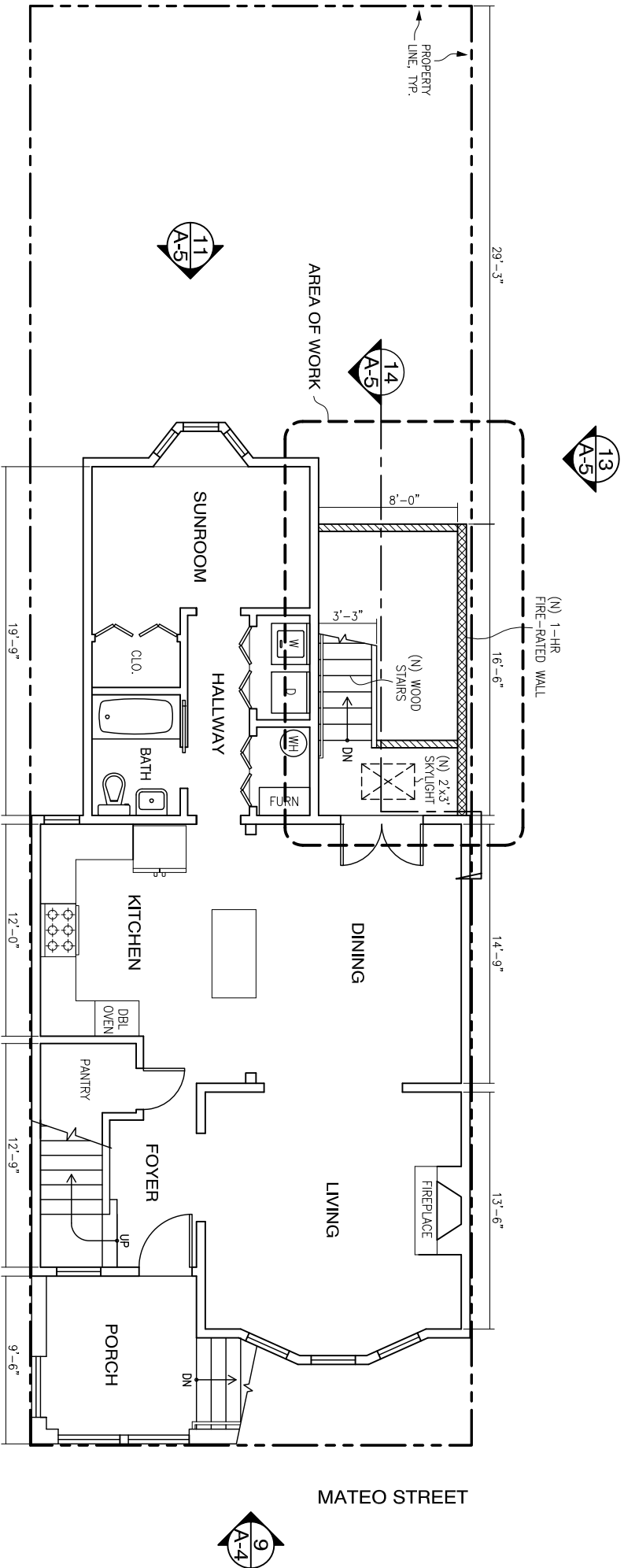
SHEET NO.

A-3



(E) MAIN FLOOR PLAN

1/4" = 1'-0"



(E) MAIN FLOOR PLAN

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LEGENDS & NOTES

PROPERTY LINE

SECTION DETAIL

DETAIL REFERENCE

(E) WALL / STRUCTURE
TO BE DEMOLISHED

NEW WALL

SMOKE DETECTOR

COMBINATION
CARBON MONOXIDE/
SMOKE DETECTOR

(N) CS WINDOW 20"x30", 60" A.F.F. DUAL
GLAZED

SHOWER AND TUB/SHOWER WALLS TO BE A
SMOOTH, HARD, NON-ABSORBENT SURFACE OVER
A MOISTURE RESISTANT UNDERLAYMENT TO A
HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET
PER CBC 1210.

(N) POCKET DOOR 2'4"x6'8"

RESIDENTIAL
REMODELING

121 MATEO STREET
SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

SHEET NAME

(E) & PROPOSED
UPPER FLOOR PLAN

REVISIONS

SCALE

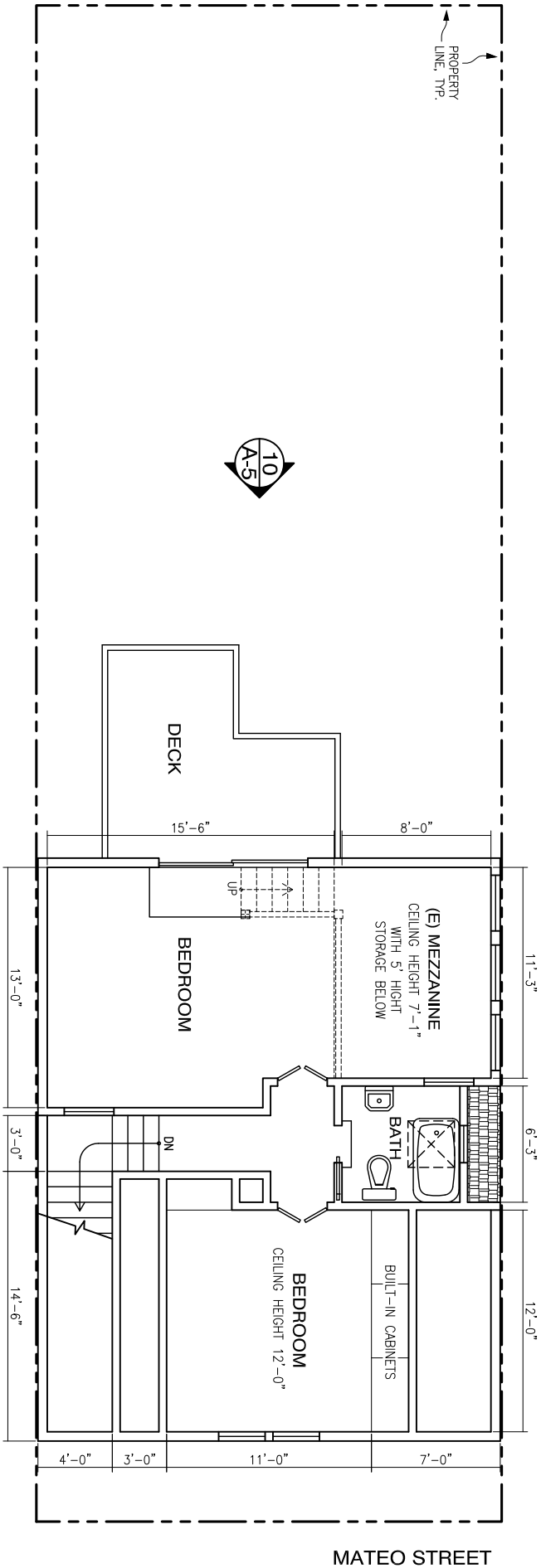
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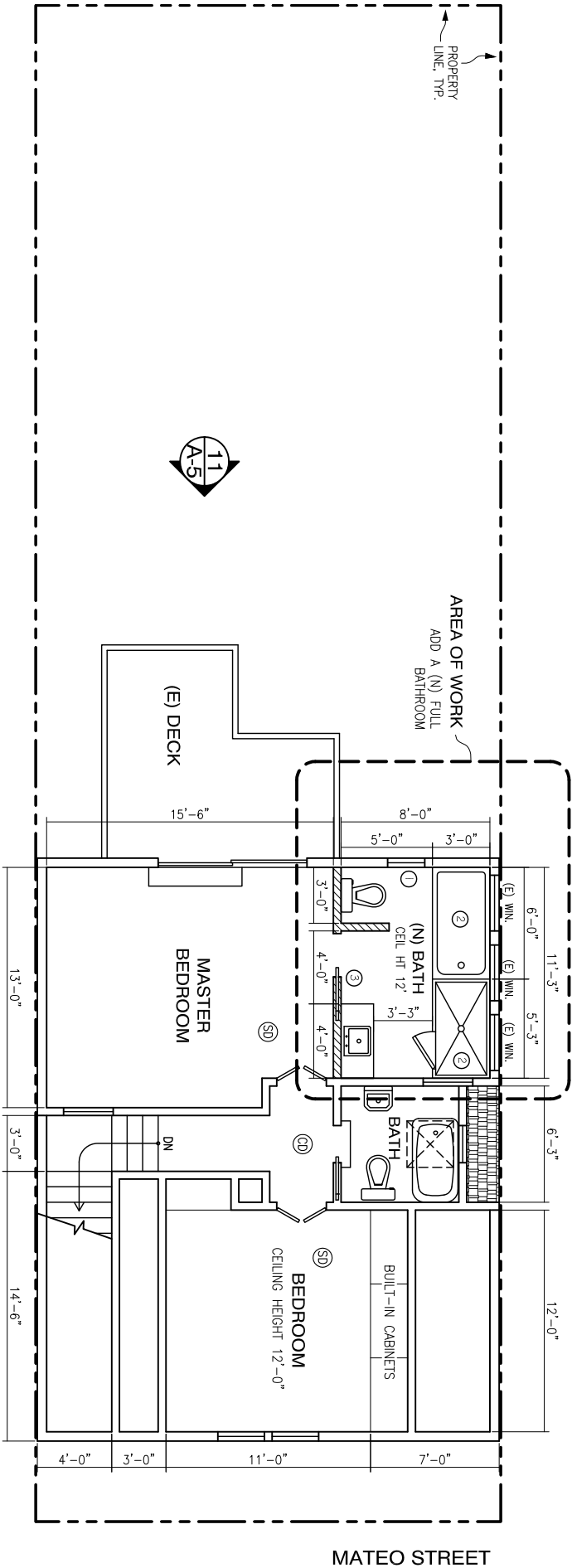
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A-4



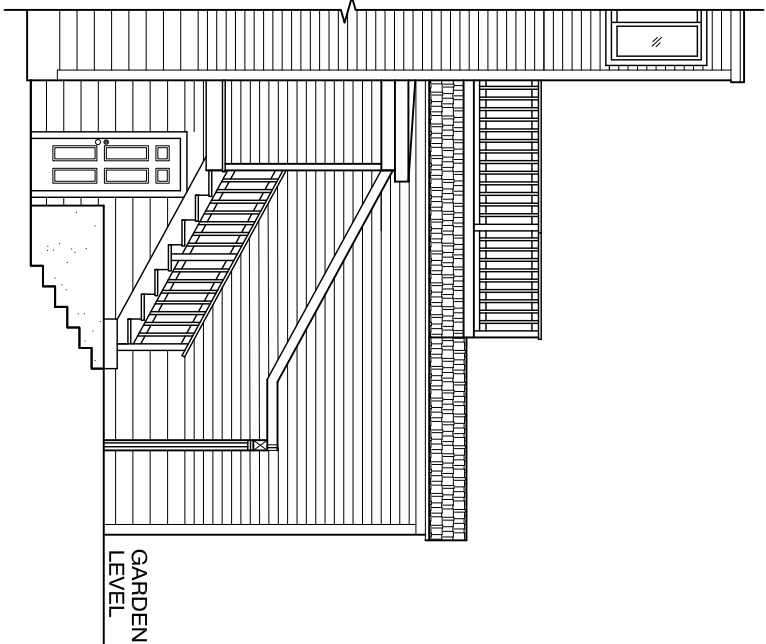
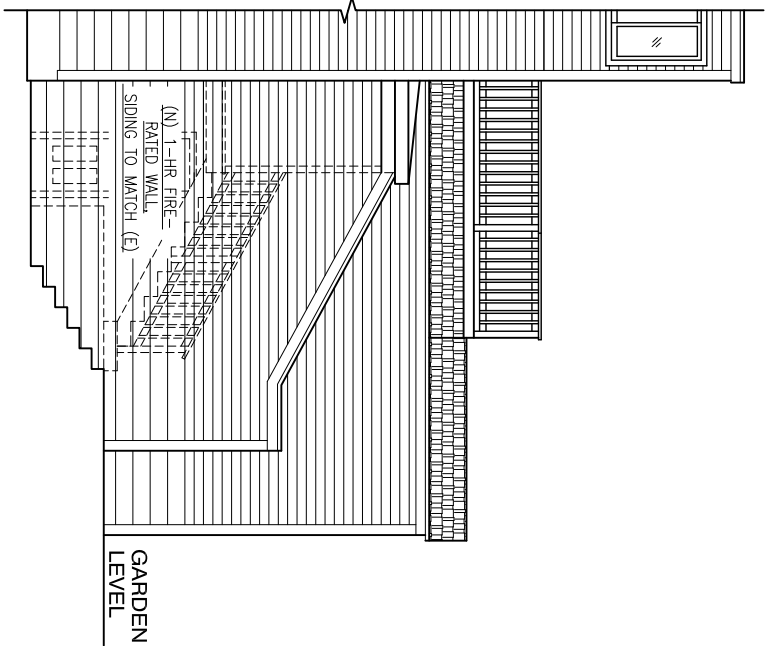
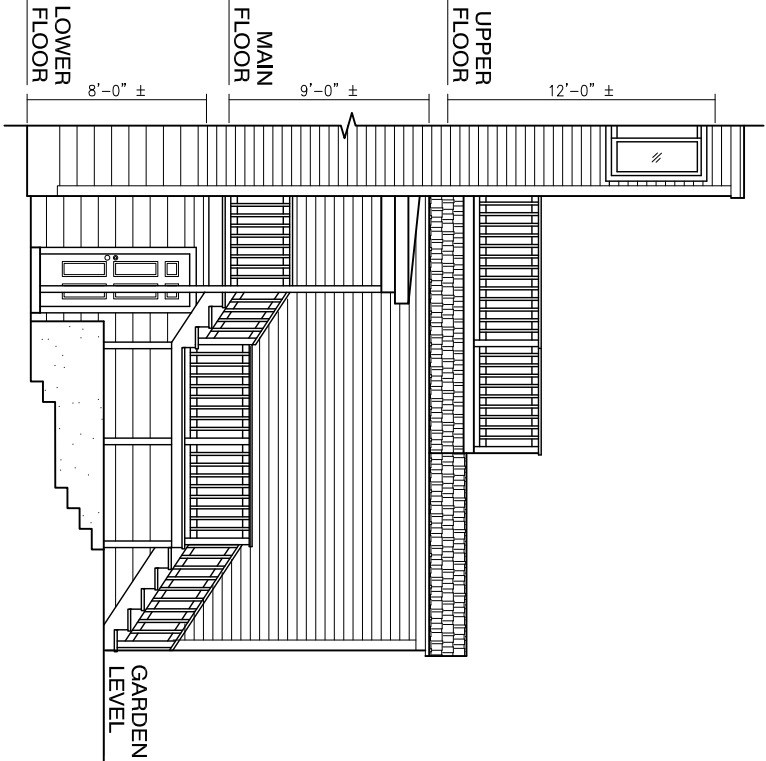
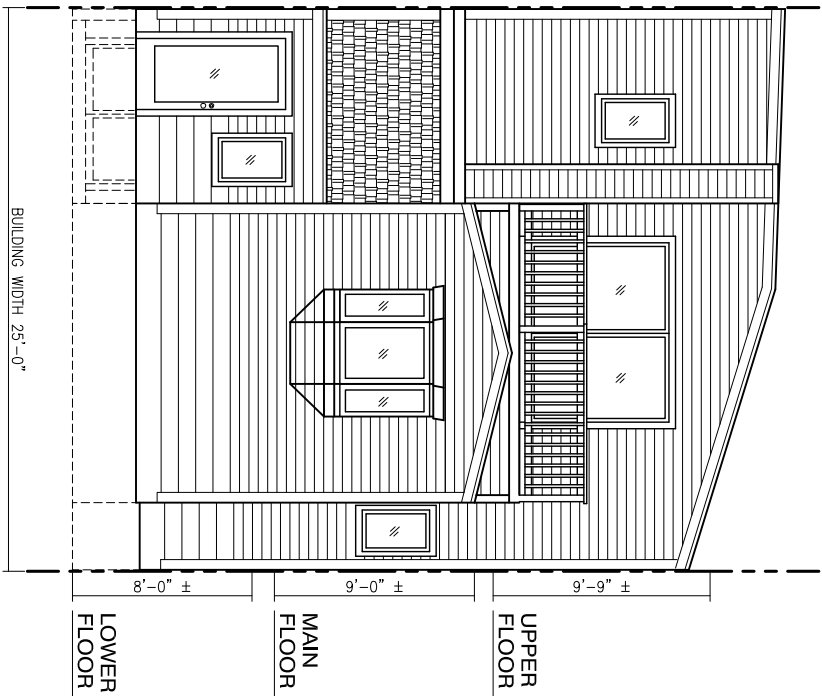
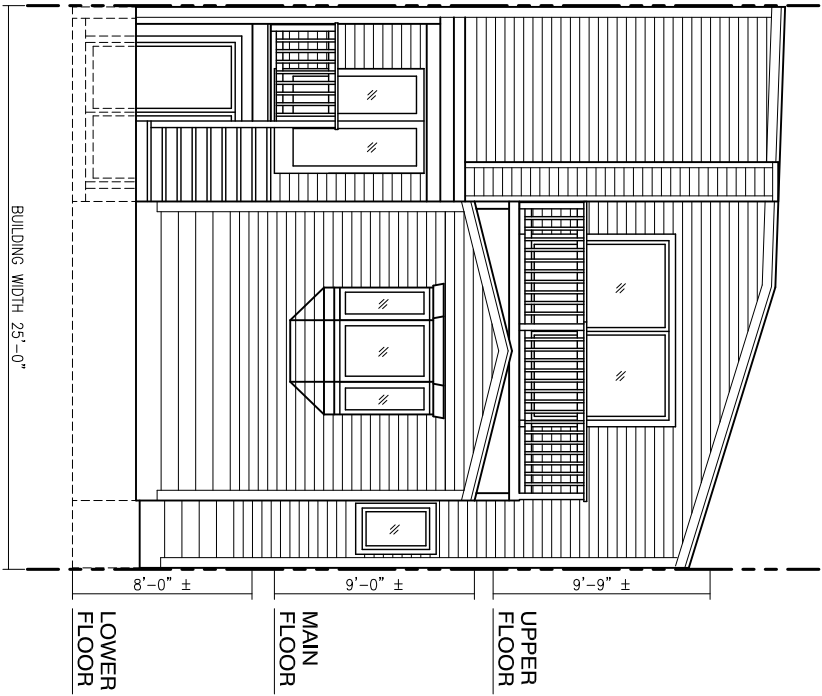
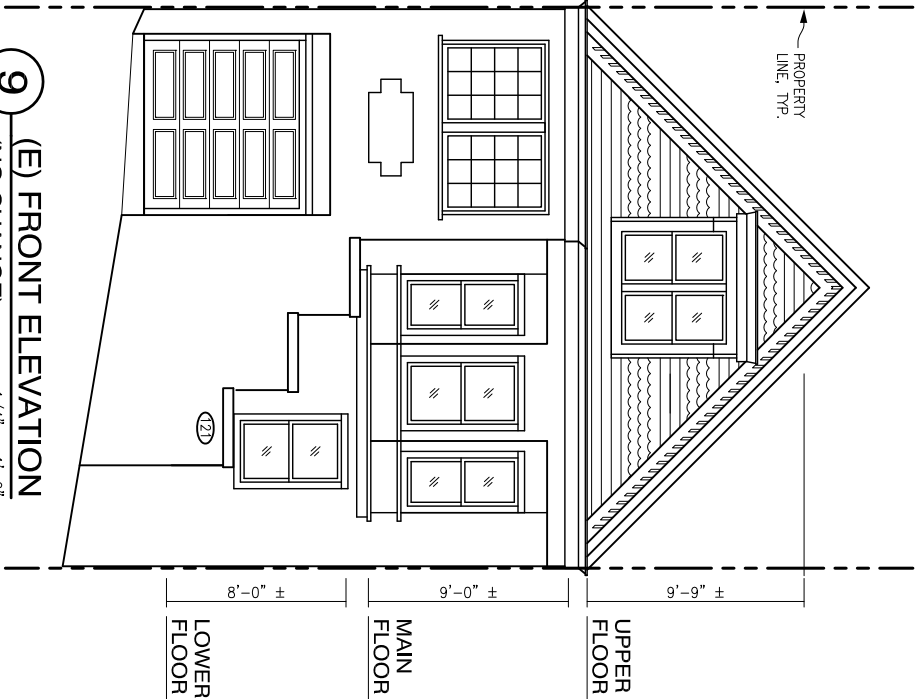
(E) UPPER FLOOR PLAN

1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"



LEGEND

--- PROPERTY LINE

9/4 SECTION DETAIL

5/5 DETAIL REFERENCE

GENERAL NOTE:
THESE DRAWINGS REPRESENT APPROXIMATIONS
OF EXISTING CONDITIONS.
ALL CONDITIONS AND DIMENSIONS ARE TO BE
FIELD VERIFIED BY CONTRACTORS PRIOR TO
CONSTRUCTION.

RESIDENTIAL
REMODELING
121 MATEO STREET
SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

SHEET NAME

EXTERIOR
ELEVATIONS

REVISIONS

SCALE

AS SHOWN

DATE

09-06-12

SHEET NO.

A-5