



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.
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San Francisco,
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, April 23, 2014**

Time: **9:30 AM**

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

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

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	520 El Camino Del Mar	Case No.:	2013.0423V
Cross Street(s):	28Th Ave	Building Permit:	2013.04.11.4257
Block / Lot No.:	1308/013	Applicant/Agent:	Craig Doty
Zoning District(s):	RH-1(D) / 40-X	Telephone:	415-450-8131
Area Plan:	n/a	E-Mail:	craig@whitesidemgmt.com

PROJECT DESCRIPTION

The project proposes to raise the existing building 2 feet to allow for two basement levels below the two-story, single-family house. A two-story rear addition which includes a one-story garage structure along the rear property line is proposed as part of the project.

Planning Code Section 133 requires two 5- foot side yards for the subject lot. Along the west side property line, the existing building encroaches approximately one foot into the required side yard and is a legal noncomplying structure. The western wall of the project proposes to be aligned with the existing western facade and therefore the project would encroach into the required side yard by approximately one foot.

Planning Code Section 134 requires a rear yard depth equal to 25 percent of the total lot depth. The required rear yard for the subject lot is approximately 36 feet. The proposed garage structure is proposed to encroach 22 feet into the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **415-558-6169** Mail: glenn.cabreros@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/2013.0423V.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.

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.

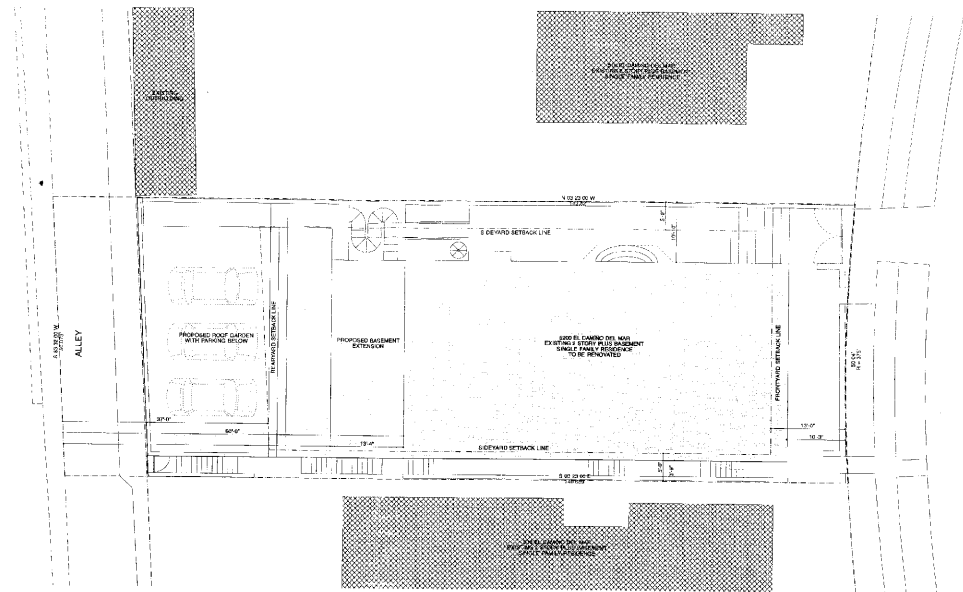
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

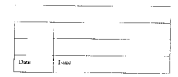
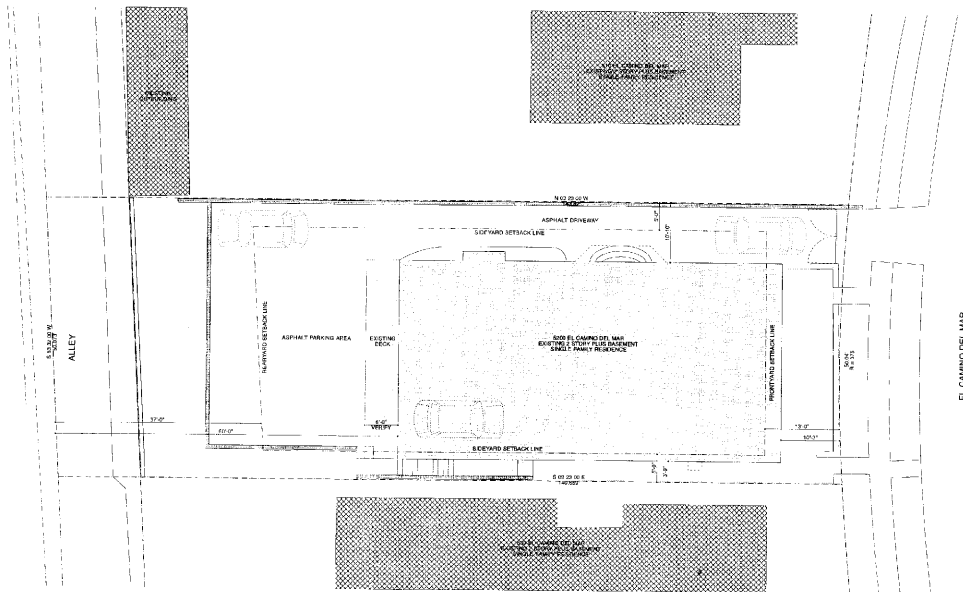
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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.

2 PLAN / PROPOSED



1 SITE PLAN / EXISTING



LOVATO RESIDENCE

LOVATO RESIDENCE
 1000 EL CAMINO DEL MAR
 SAN FRANCISCO, CALIFORNIA
 94115

REED A. MORRISON
 ARCHITECT

2000 EL CAMINO DEL MAR
 SAN FRANCISCO, CALIFORNIA
 94115

SITE PLAN

Date: 5/11/15
 Scale: 1/8" = 1'-0"
 0 5 10
 FT
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- NOTES
- EA EXISTING SPANISH TILE ROOF
 - EB EXISTING STUCCO
 - EC EXISTING WOOD WINDOW - CASEMENT
 - ED EXISTING WOOD WINDOW - DOUBLE HUNG
 - EE EXISTING WOOD WINDOW - FIXED
 - EF EXISTING WOOD WINDOW - HOPPER
 - EG EXISTING WOOD AND ALUMINUM CLAD SLIDING GLASS DOORS
 - EH EXISTING WOOD AND ALUMINUM CLAD ENTRY DOOR
 - EI EXISTING WOOD AND ALUMINUM CLAD GARAGE DOOR
 - EJ EXISTING STEEL AND GLASS DOORS
 - EK EXISTING PAINTED METAL DOWNSPOUT
 - EL EXISTING GLASS RAILING
 - EN EXISTING CHIMNEY
 - EO EXISTING CHIMNEY TO BE RELOCATED
 - EXISTING BALCONY - RESTORED
- A SPANISH TILE ROOF TO BE REPAIRED AND MODIFIED
- B NEW STUCCO FINISH
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- K LIGHT WELL
- L PROPOSED BASEMENT LEVEL ADDITION
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Date	Issue

LOVATO RESIDENCE

520 El Camino Del Mar
San Francisco, California
94123

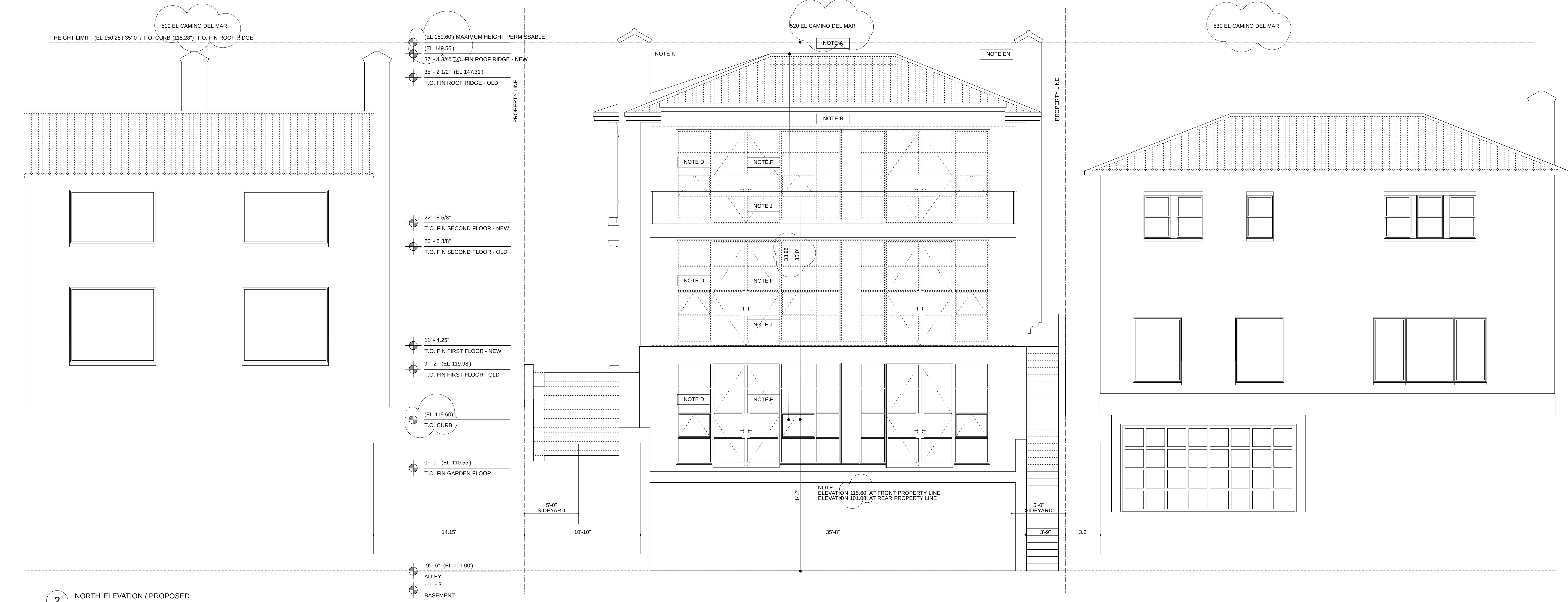
REED A. MORRISON
Architect

1 Sheridan Square
New York, New York
10014
113 Pond Street
Osterville, Massachusetts
02655
508-428-8379

SOUTH ELEVATIONS

Date: 3/16/14
Scale: 1/4" = 1' - 0"
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2 NORTH ELEVATION / PROPOSED



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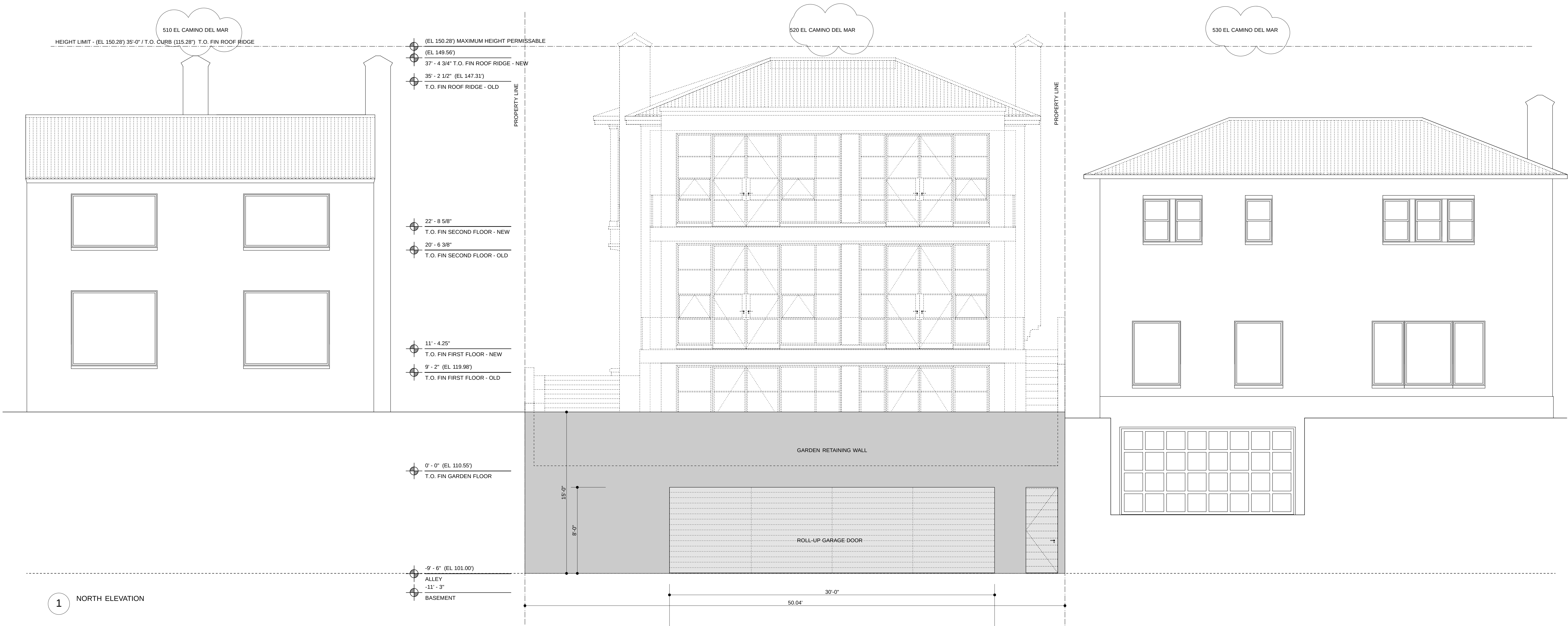
1 Sheridan Square
New York, New York
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113 Pond Street
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02655
508 428-8379

NORTH ELEVATIONS

Date: 3 / 16 / 14
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2 EAST ELEVATION



1 NORTH ELEVATION

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Architect

1 Sheridan Square
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10014

113 Pond Street
Osterville, Massachusetts
02655
508 428-8379

FRATESSA FORBES WONG
Structural Engineers

487 Eighth Street
Oakland, California
94607
510 452-2283

ELEVATIONS

Date:
3 / 16 / 14

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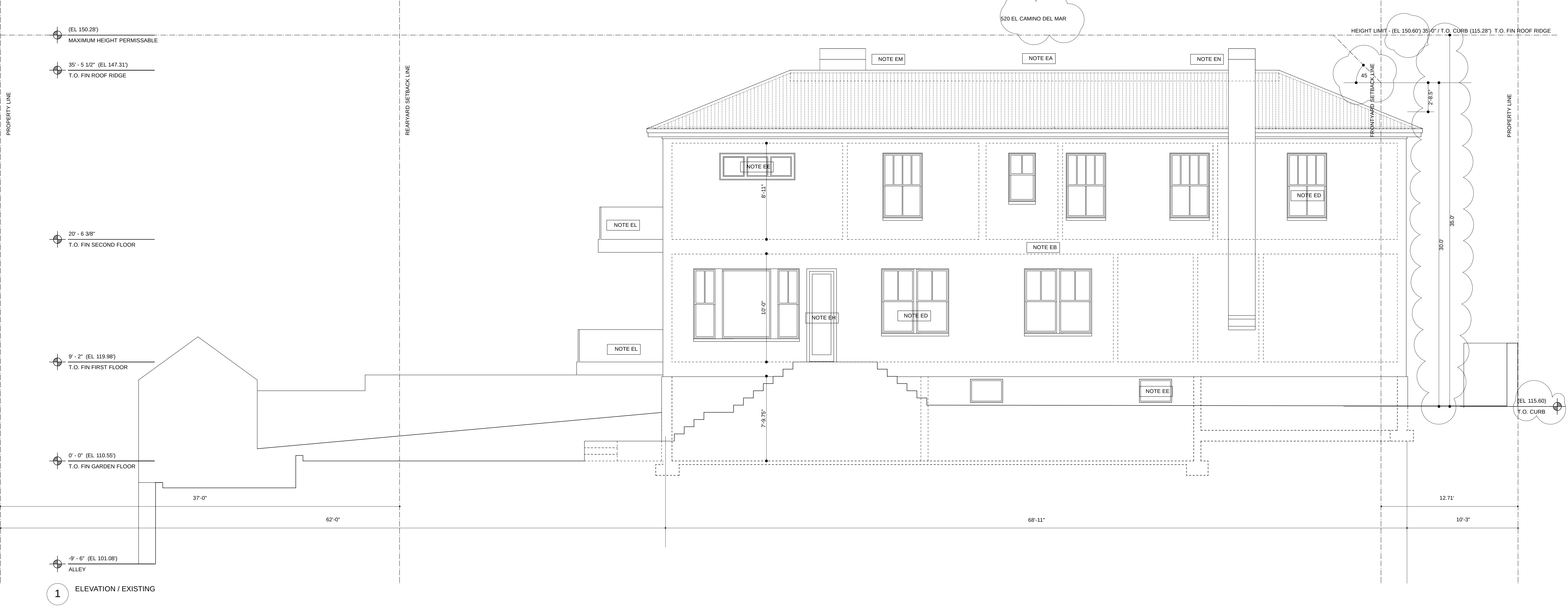
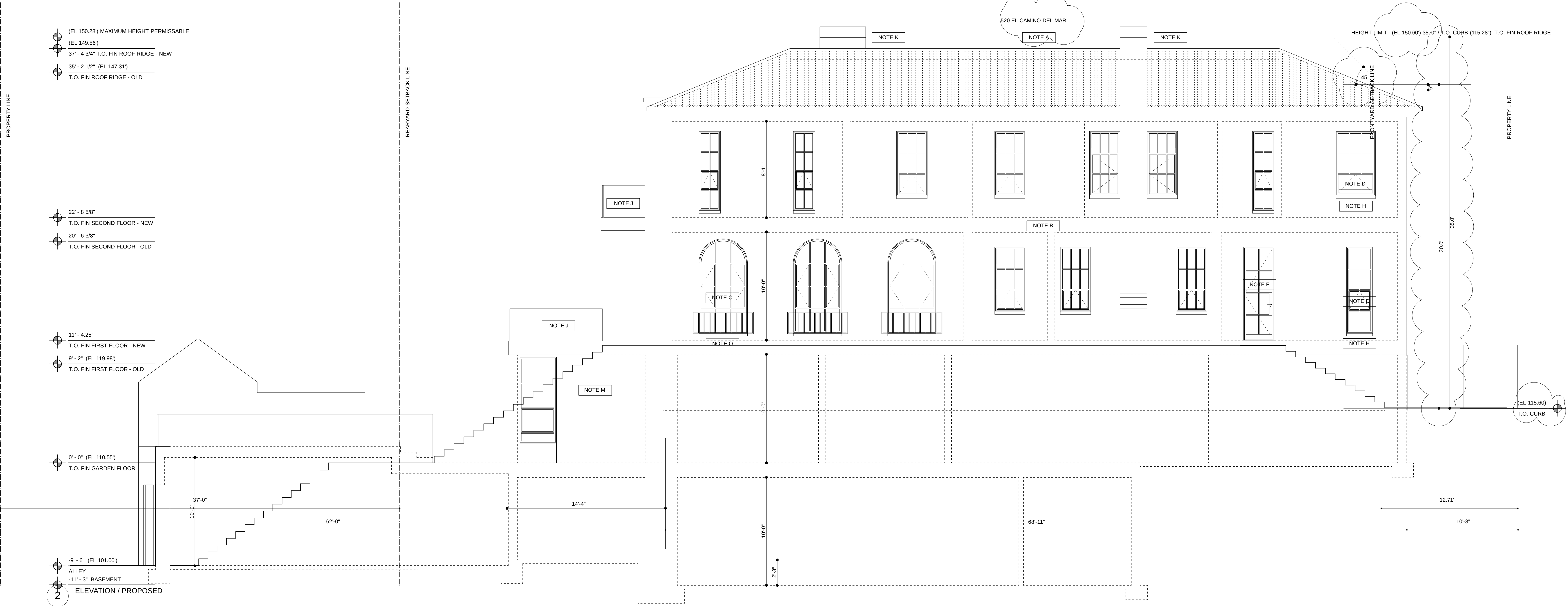
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