



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, August 28, 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:	336 17th Avenue	Case No.:	2013.0665V
Cross Street(s):	Geary Blvd. & Clement Street	Building Permit:	201303252943
Block / Lot No.:	1448/031	Applicant/Agent:	John Clarke
Zoning District(s):	RH-2 / 40-X	Telephone:	415-332-1122
Area Plan:	N/A	E-Mail:	john@jcarchs.com
PROJECT DESCRIPTION			
<p>The proposal is to construct a 12-foot deep addition at the rear of the ground floor of the four-story, single-family house. The proposal will demolish an existing one-story deck and replace with a new ground floor extension with roof deck.</p> <p>Section 134 of the Planning Code requires a minimum rear yard depth of approximately 48 feet for the subject property, measured from the rear property line. The subject property currently provides a 36-foot rear yard. The proposed addition would extend 12 feet into the required rear yard, providing a rear yard of approximately 36 feet for the subject property.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Kanishka Burns Telephone: 415-575-9112 Mail: kanishka.burns@sfgov.org</p>			
<p>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/2013.0665V.pdf</p>			

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 July 23, 2013, the Department issued the required Section 311 notification for this project (expires August 21, 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.

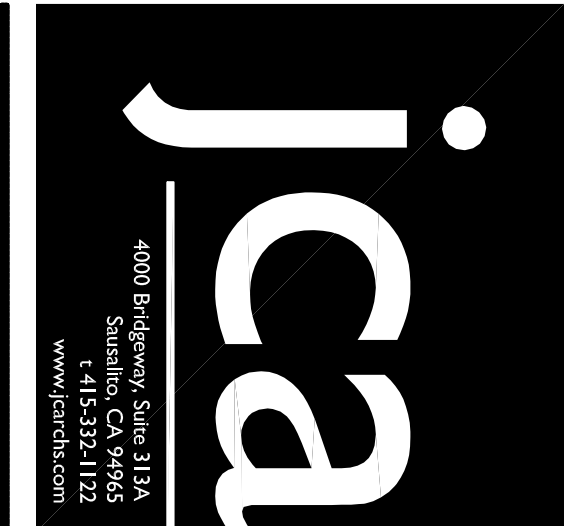
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

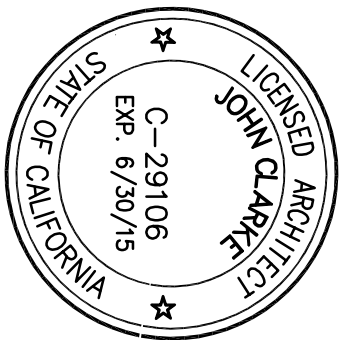
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

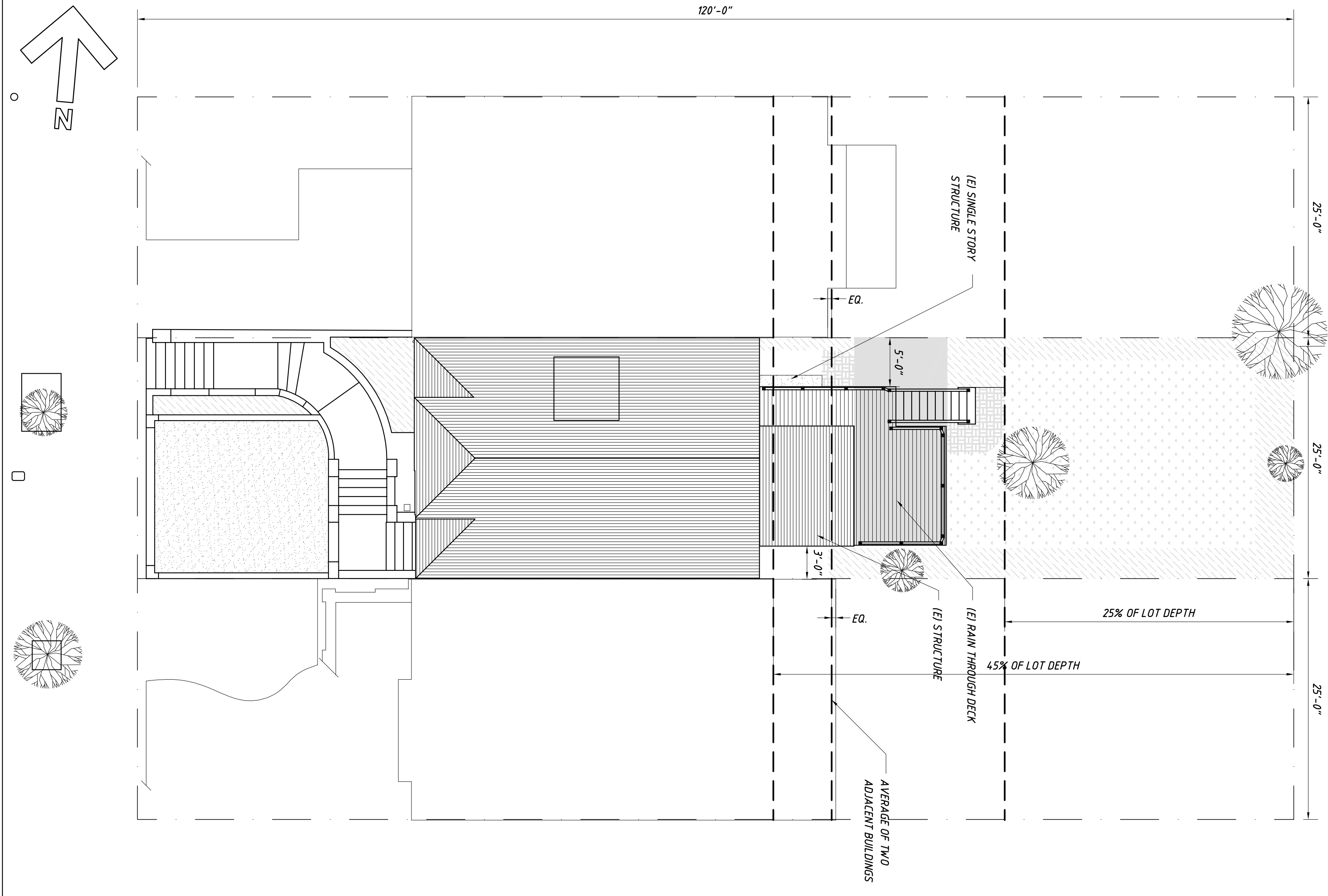
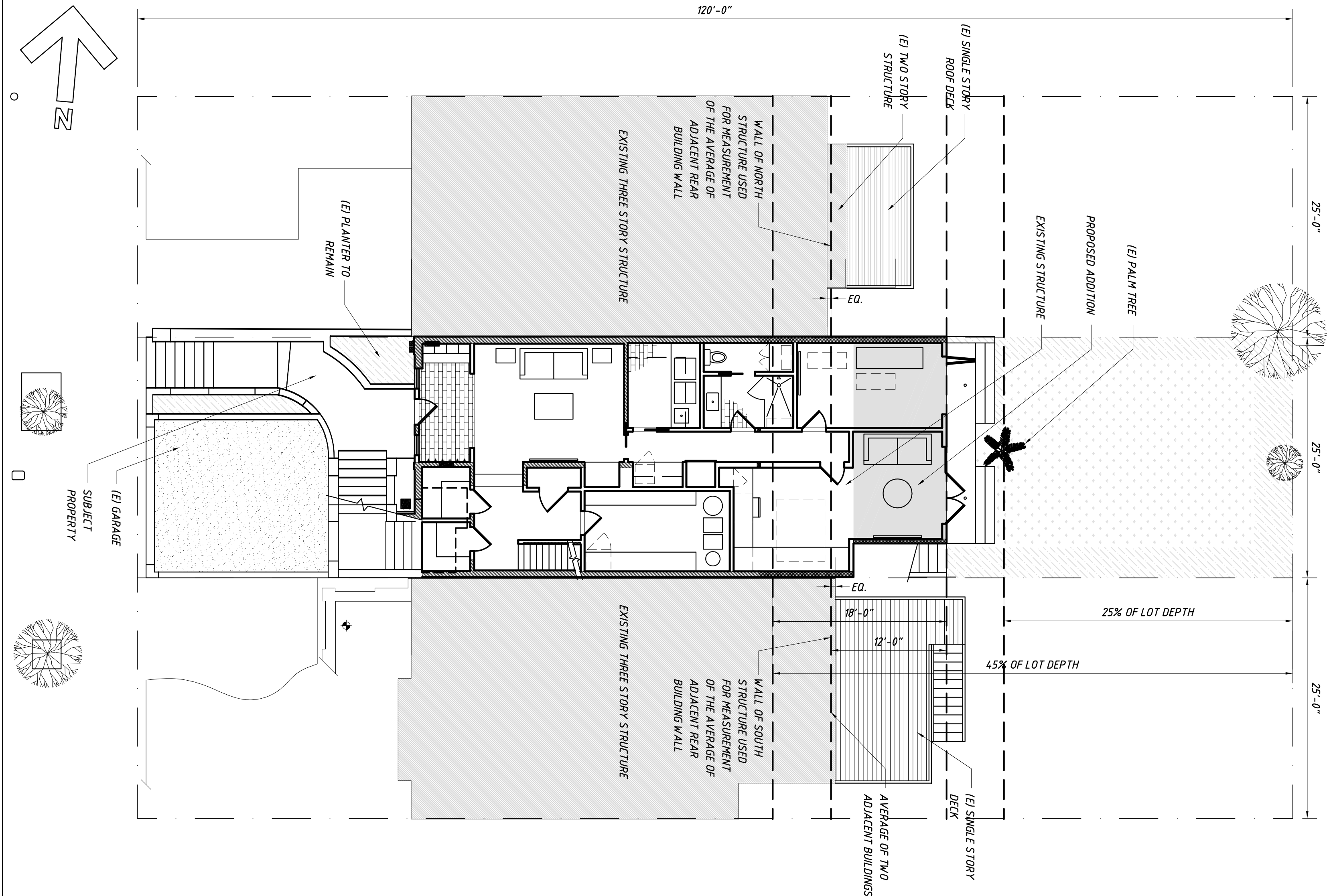
sigfstead residence
336 17th avenue
san francisco, CA 94121
block/lot: 1448/031



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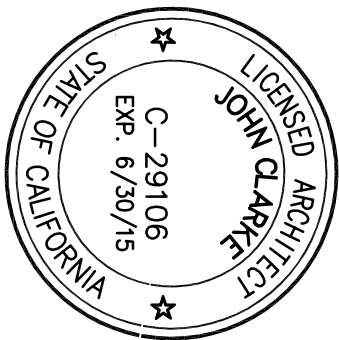
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JOB NUMBER	
DRAWN BY	jcsl/jlh
SCALE	as noted
DATE	july 2, 2013
SHEET NO.	



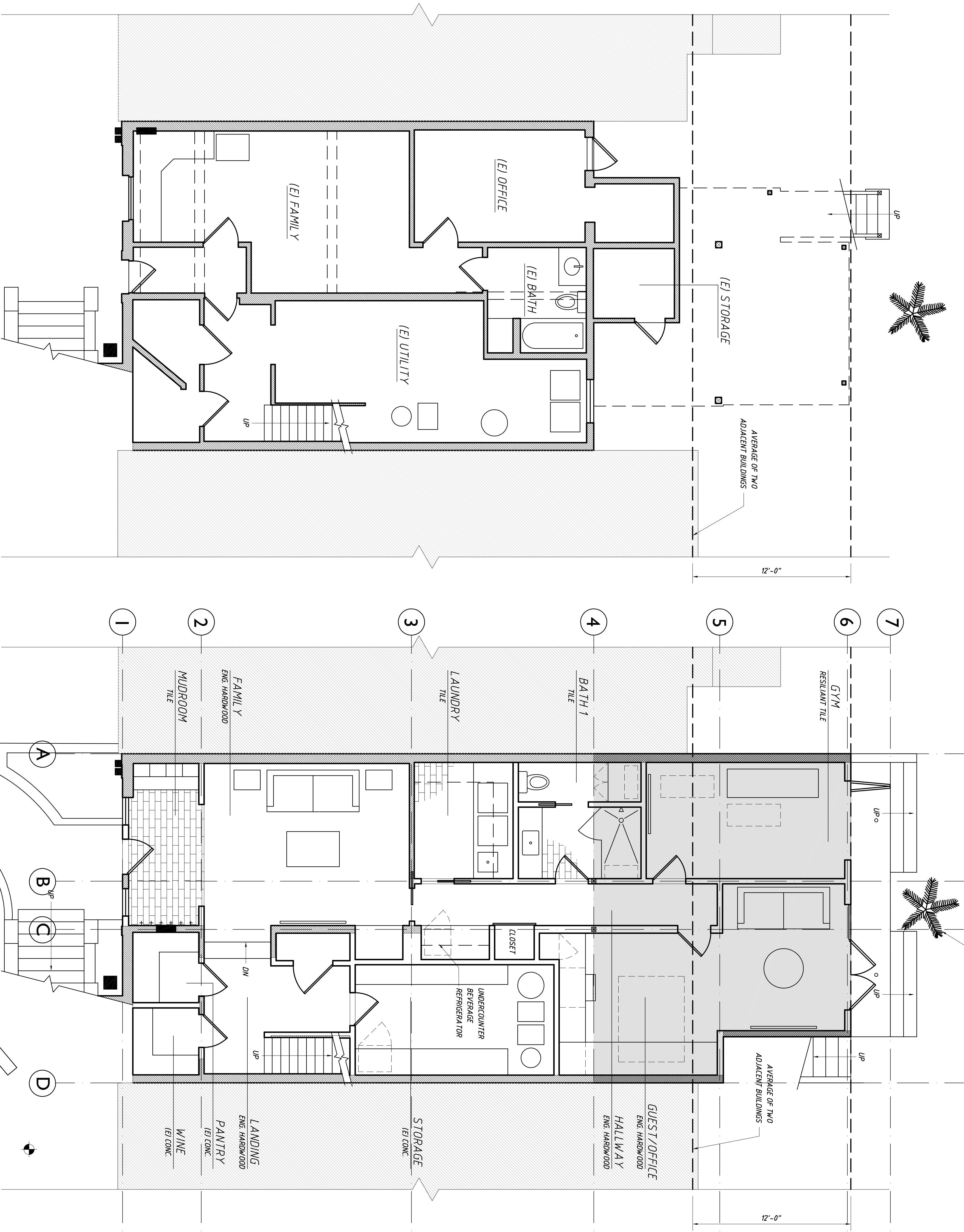
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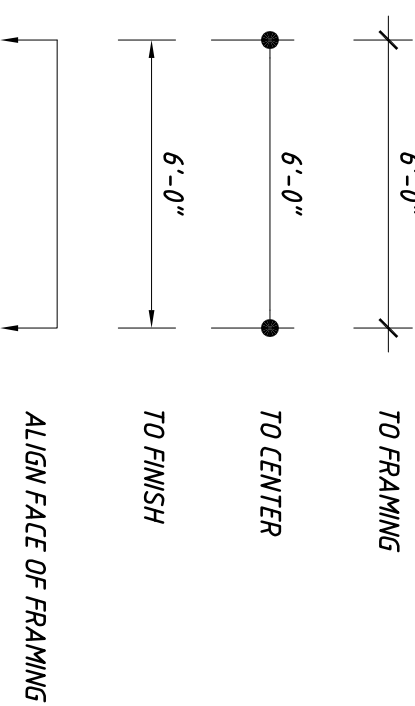
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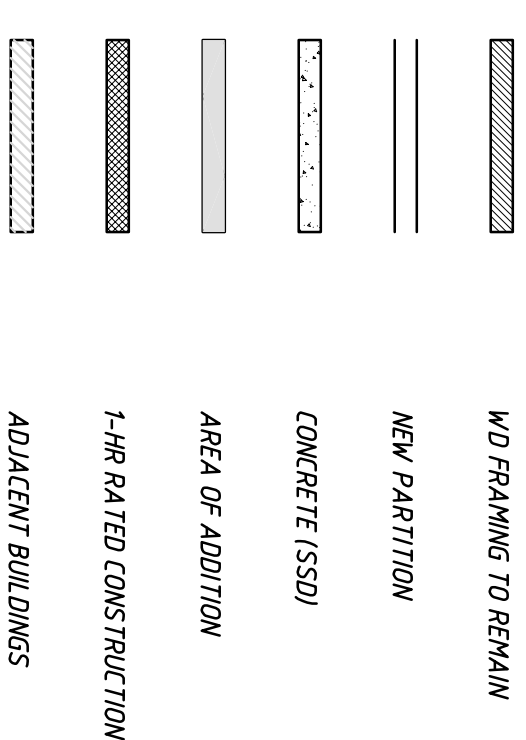
DRAWING TITLE	proposed/existing floor plans
JOB NUMBER	
DRAWN BY	jcsl/jh
SCALE	as noted
DATE	july 2, 2013
SHEET NO.	



DIMENSION KEY



LEGEND



EXISTING FIRST FLOOR PLAN

2

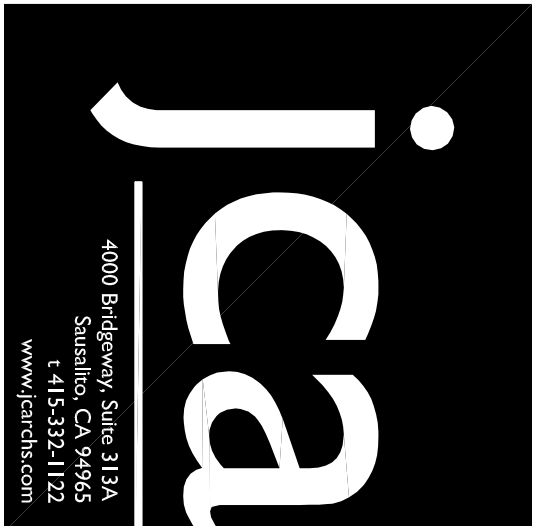
A2

PROPOSED FIRST FLOOR PLAN

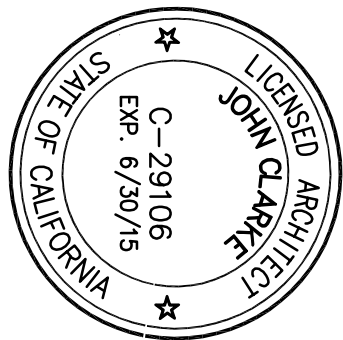
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A2

sigfstead residence
336 17th avenue
san francisco, CA 94121
block/lot: 1448/031



APPROVED BY:



DRAWING TITLE	proposed/existing floor plans
JOB NUMBER	
DRAWN BY	jcs/ljh
SCALE	as noted
DATE	july 2, 2013
SHEET NO.	

DIMENSION KEY

6'-0"

TO FRAMING

6'-0"

TO CENTER

6'-0"

TO FINISH

ALIGN FACE OF FRAMING

LEGEND

WD FRAMING TO REMAIN

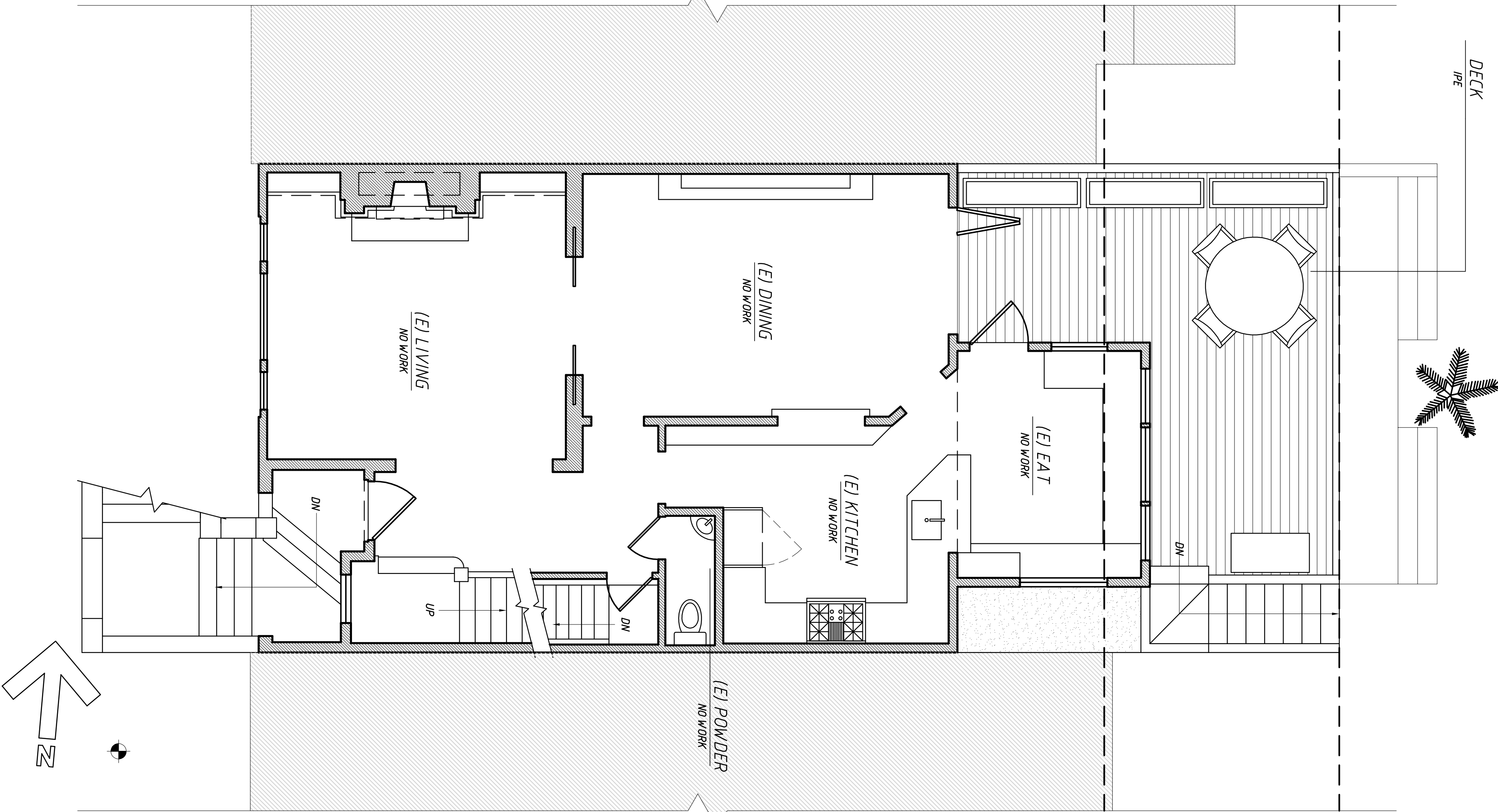
NEW PARTITION

CONCRETE (SSD)

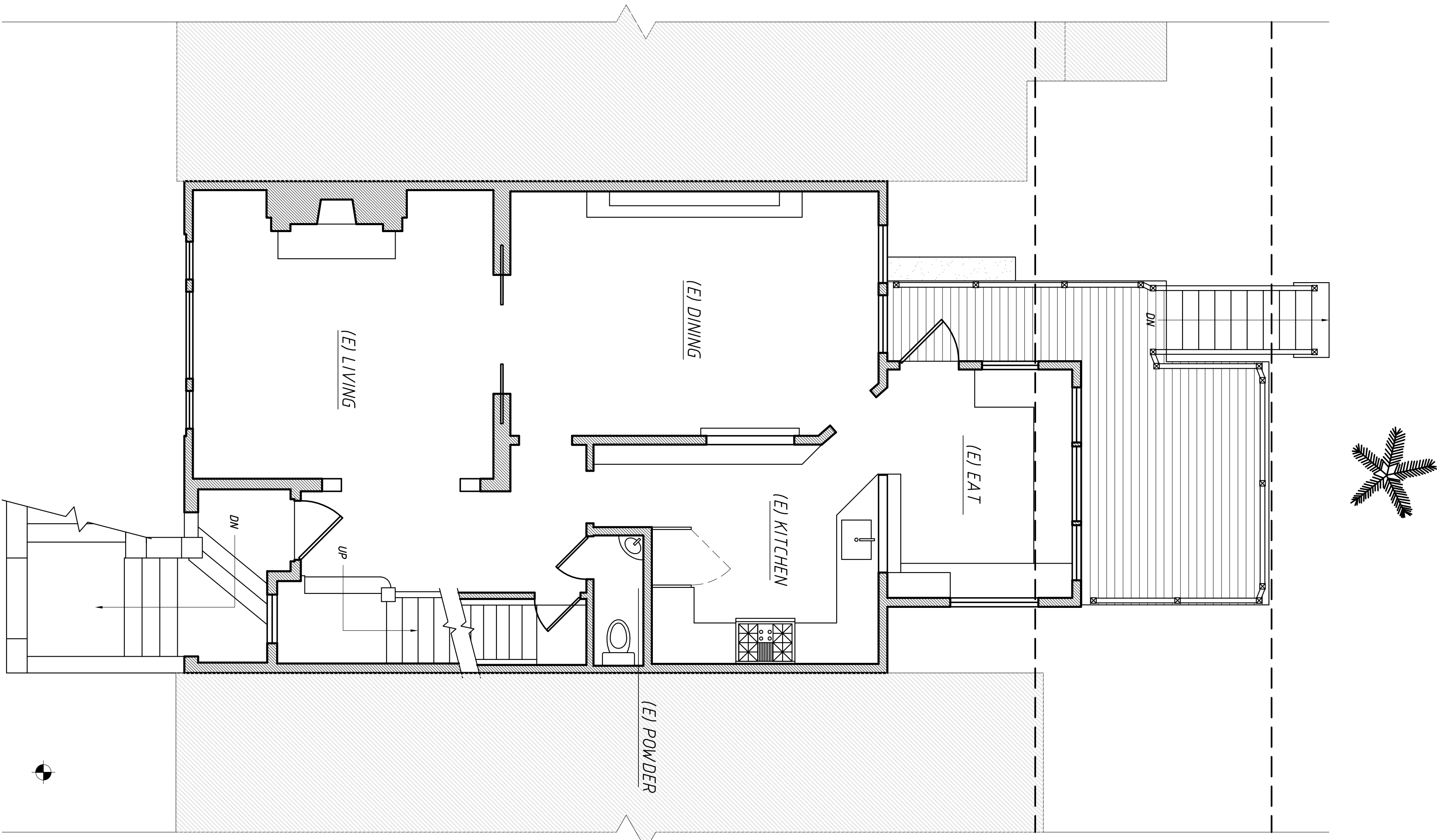
AREA OF ADDITION

1-HR RATED CONSTRUCTION

ADJACENT BUILDINGS

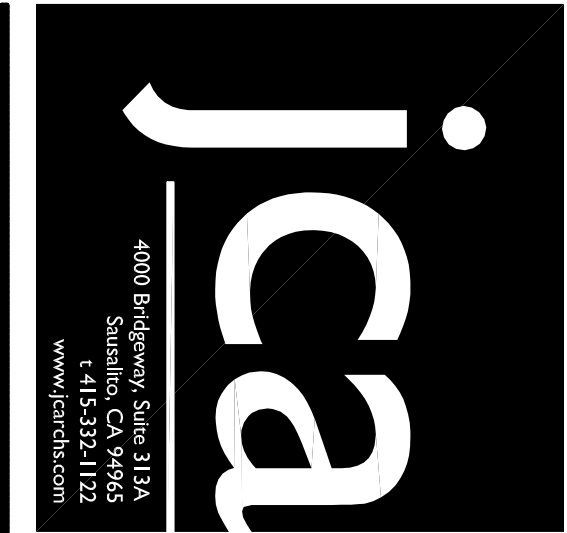


PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
1
A3

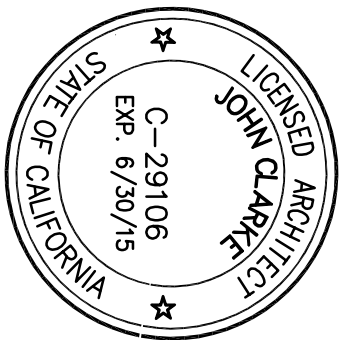


EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
2
A3

sigfstead residence
336 17th avenue
san francisco, CA 94121
block/lot: 1448/031



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DRAWING TITLE

proposed/existing exterior elevations

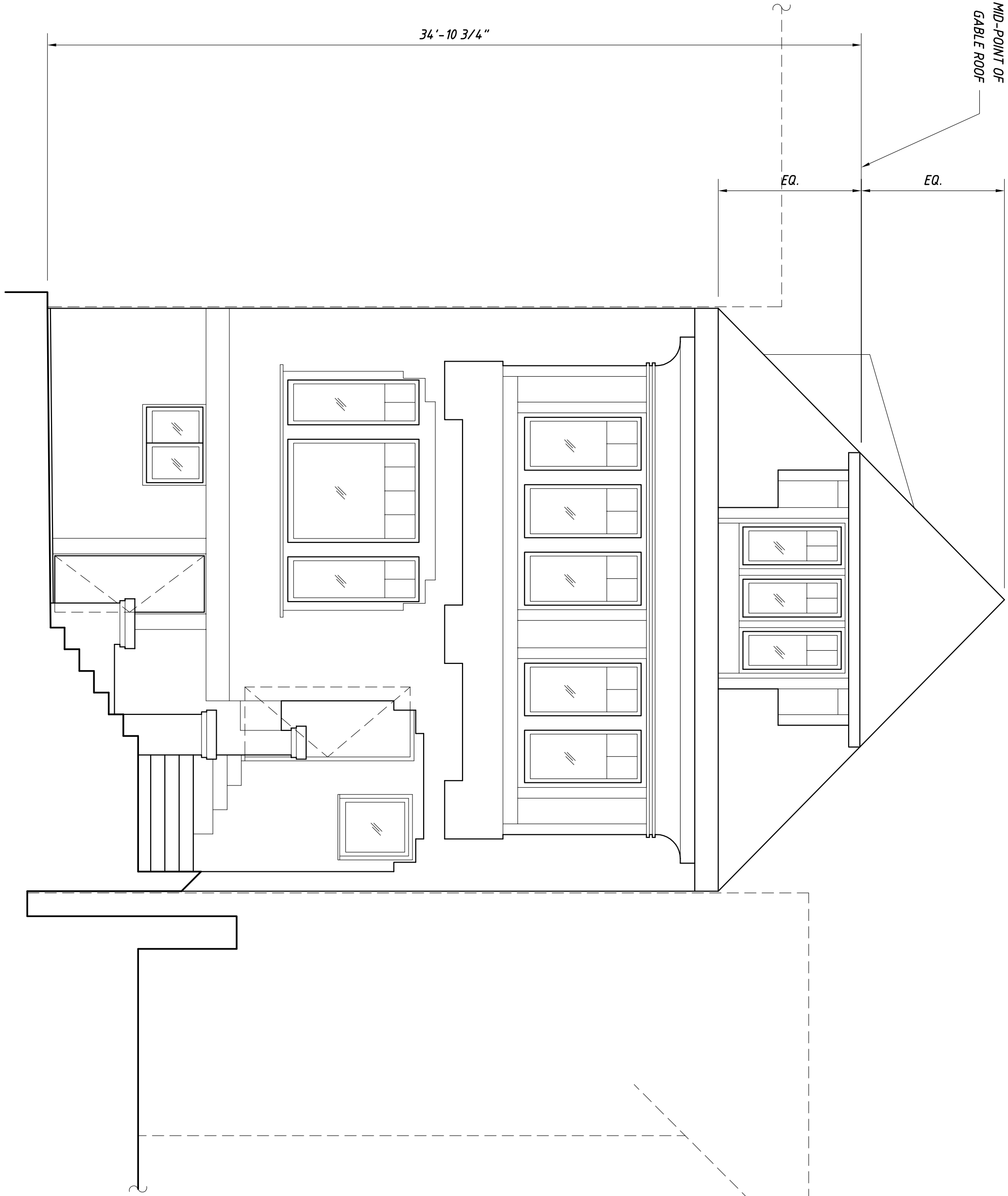
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SCALE
as noted

DATE
July 2, 2013

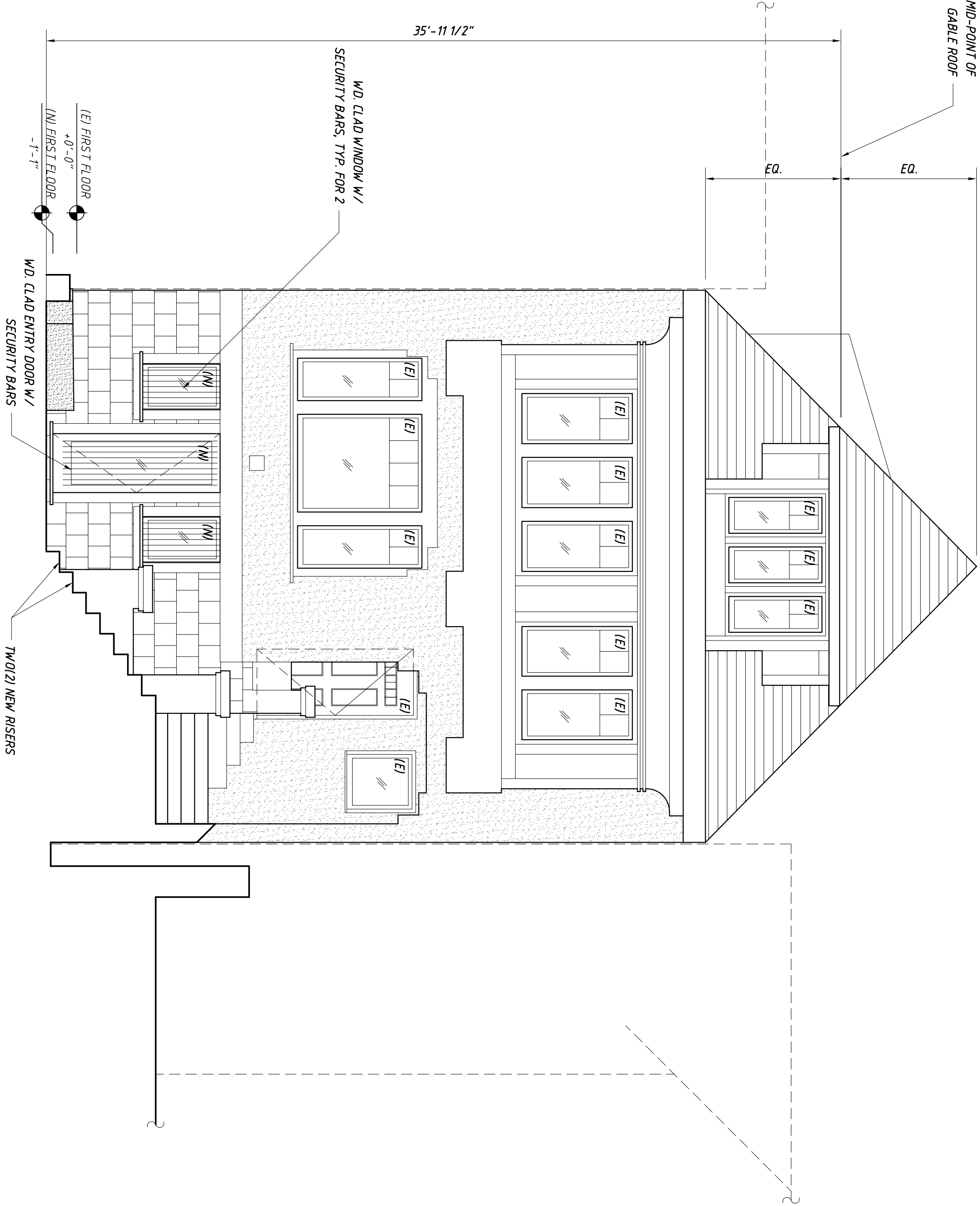
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EXISTING WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

2

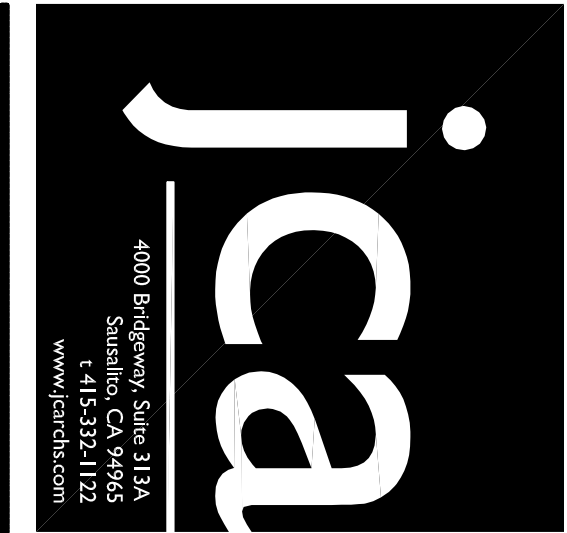


PROPOSED WEST EXTERIOR ELEVATION

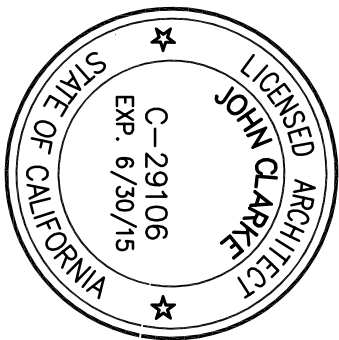
SCALE 1/4" = 1'-0"

1

sigfstead residence
336 17th avenue
san francisco, CA 94121
block/lot: 1448/031



APPROVED BY:



DRAWING TITLE

Proposed/Existing exterior elevations

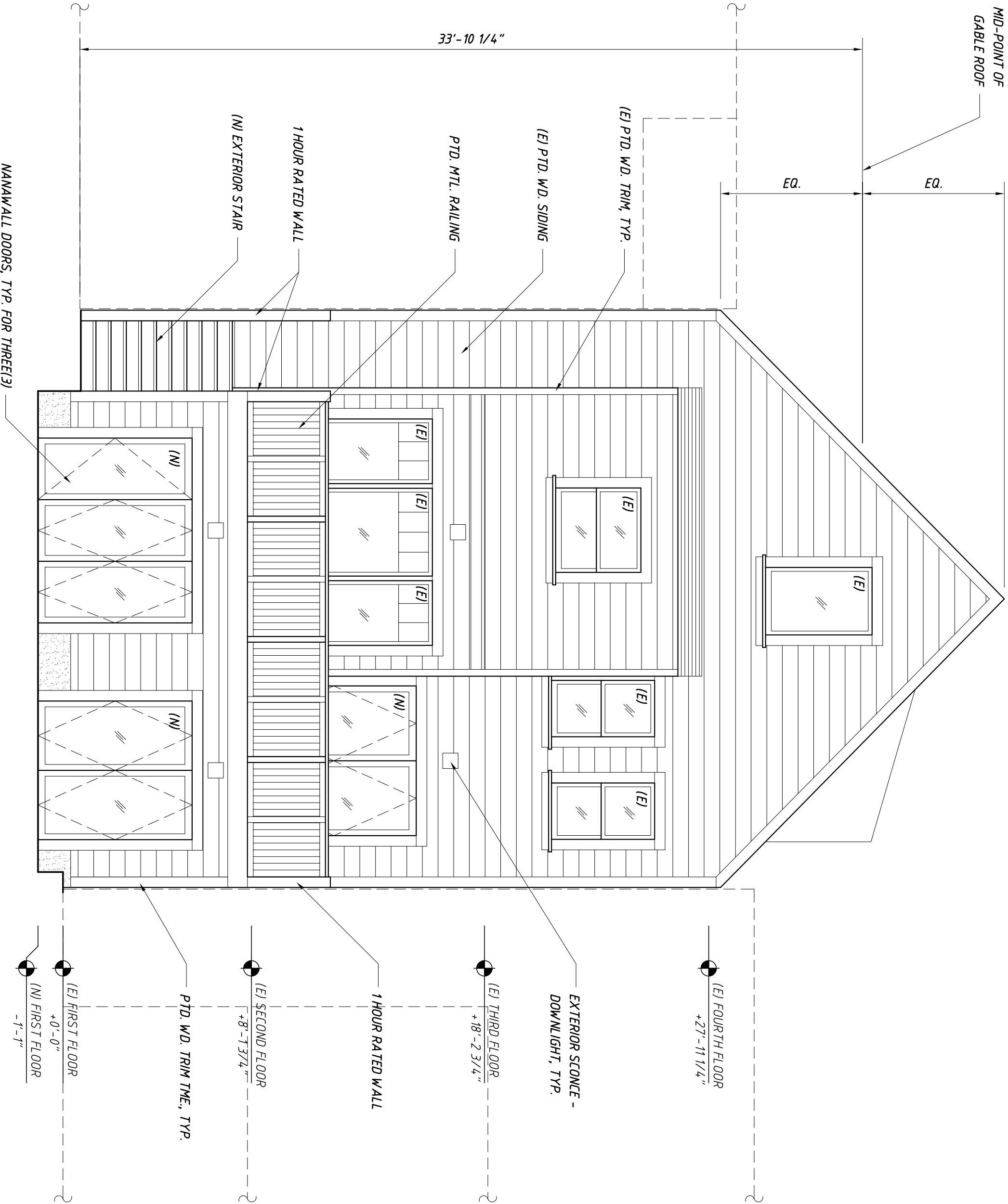
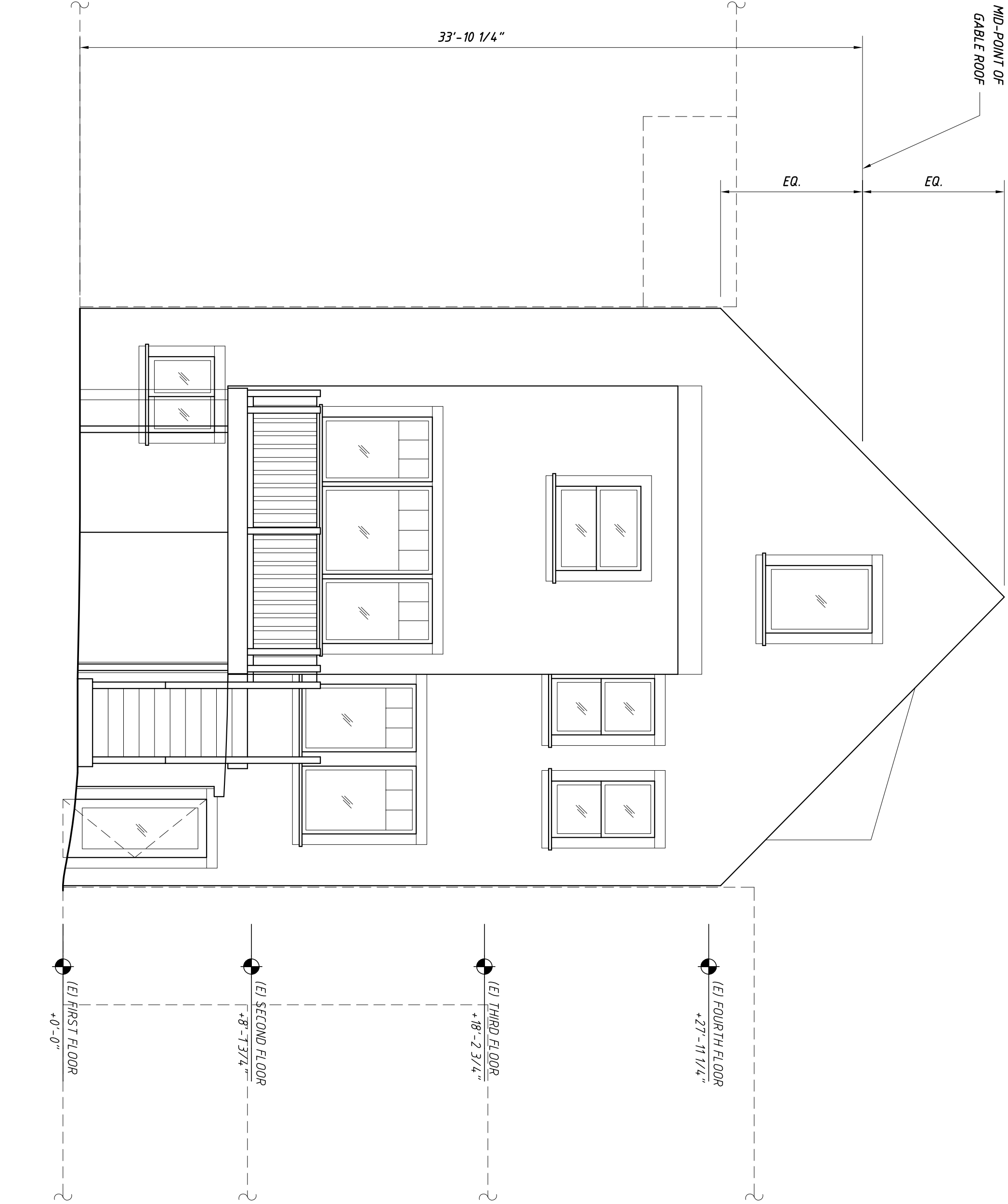
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jcd/sjh

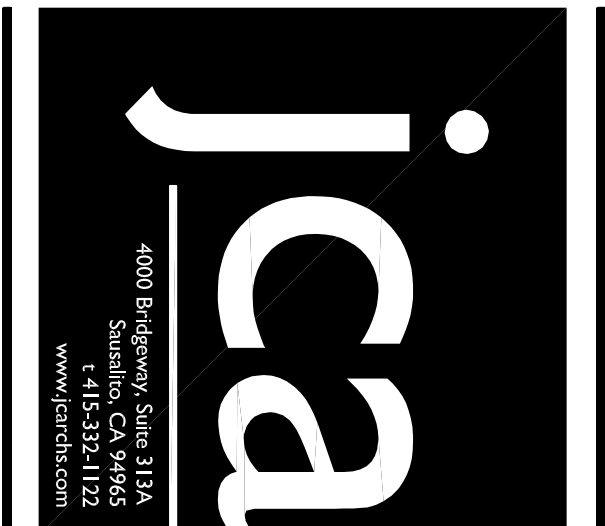
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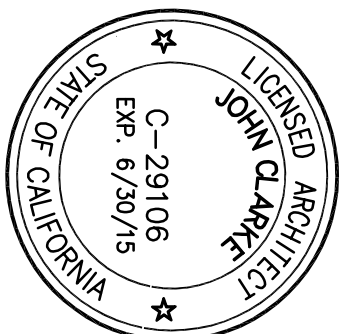
SHEET NO.



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DRAWING TITLE

Proposed existing exterior elevations

JOB NUMBER

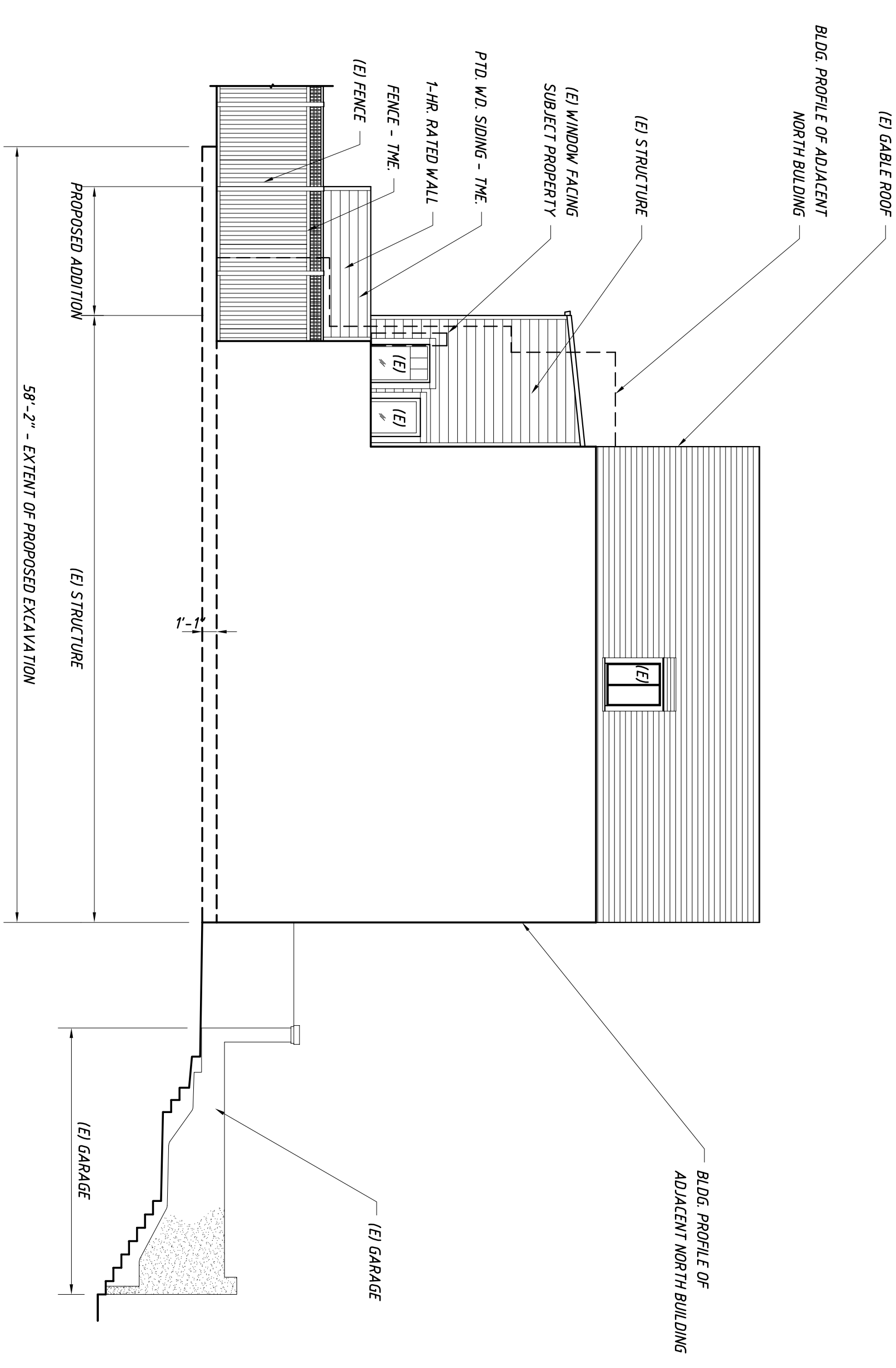
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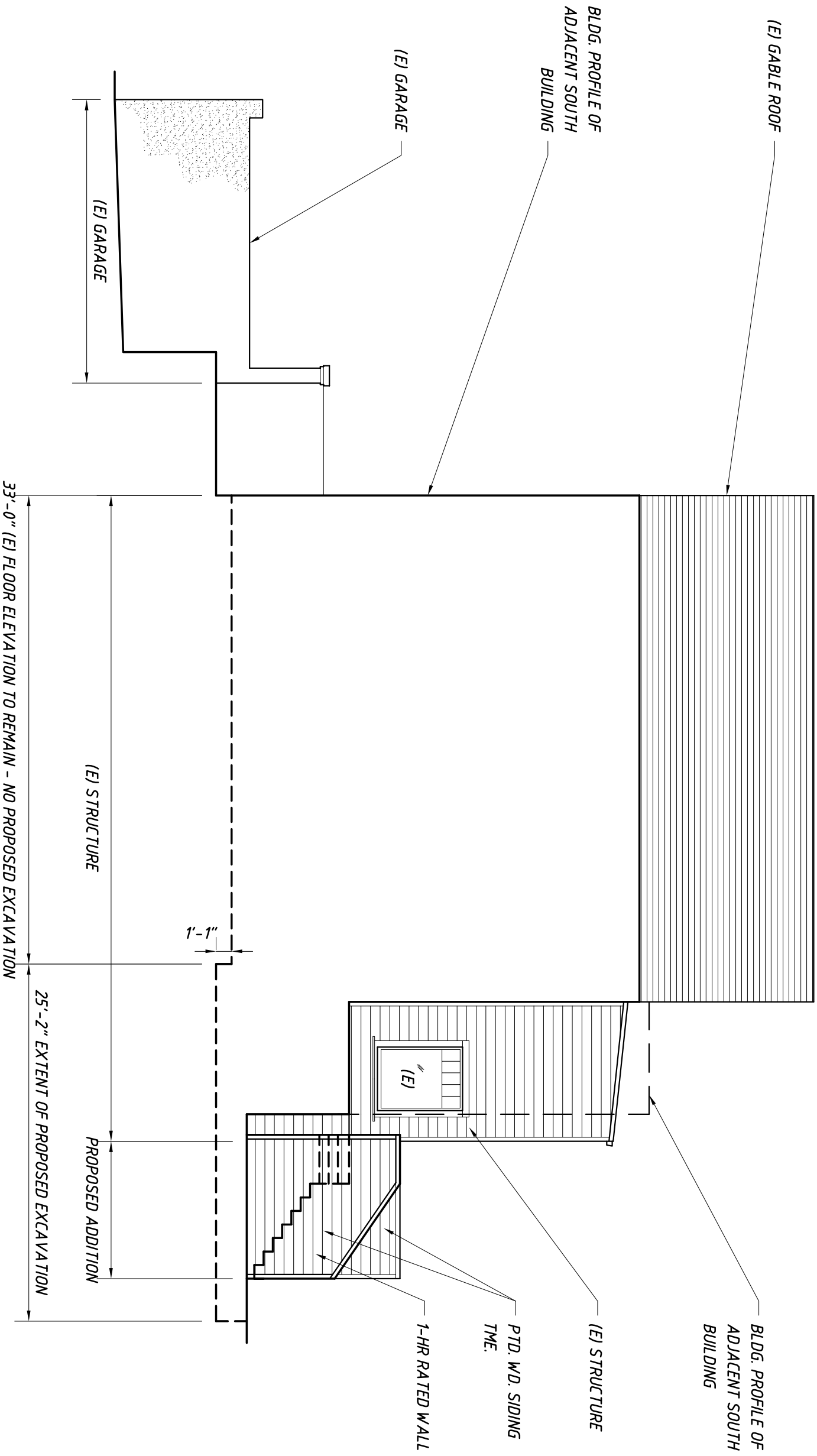
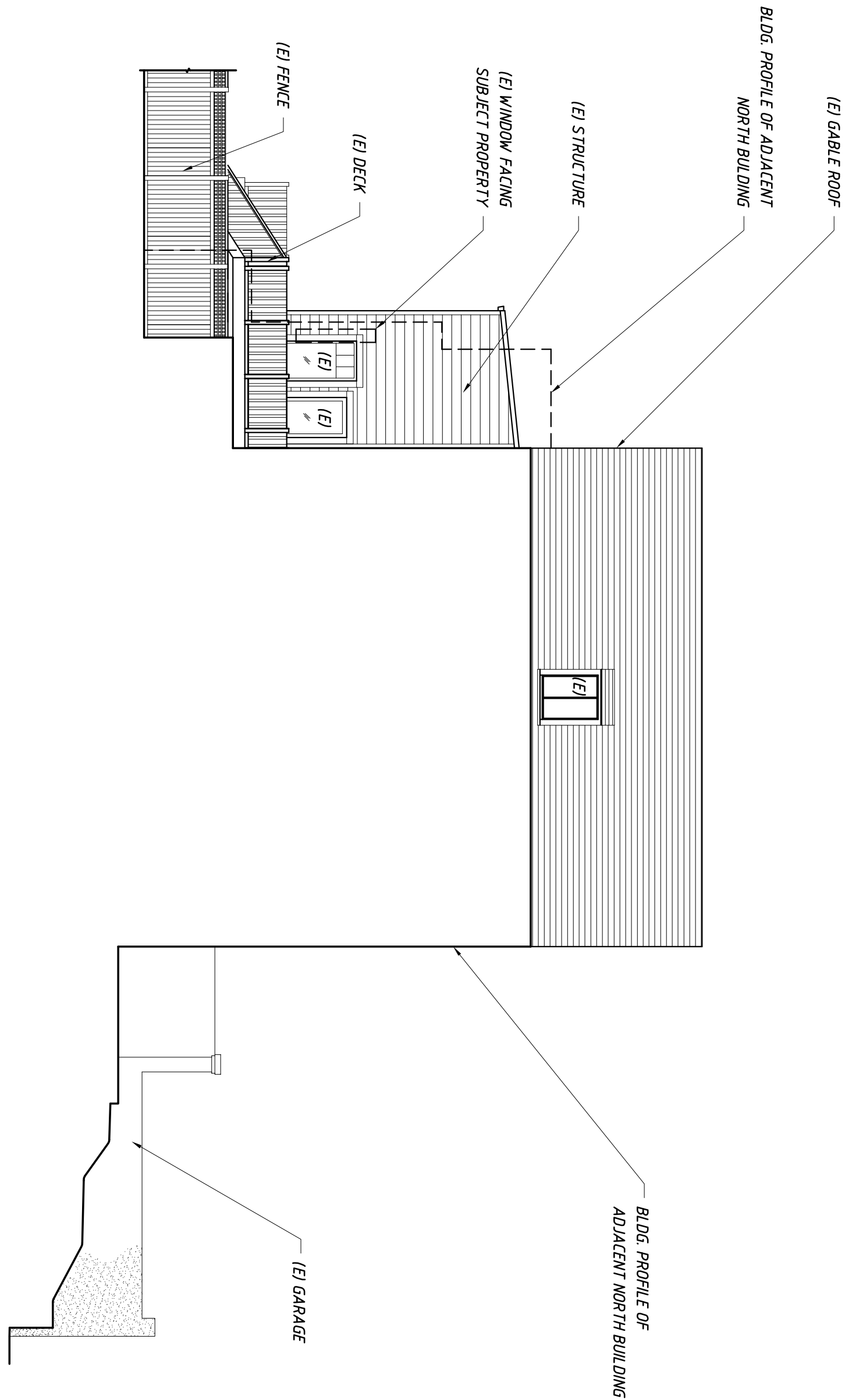
DATE
july 2, 2013

SHEET NO.

A6



EXISTING NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"