



# 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,  
CA 94103-2479

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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, October 23, 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:	<b>2700 22nd St</b>	Case No.:	<b>2013.0741V</b>
Cross Street(s):	<b>22nd St. &amp; York St.</b>	Building Permit:	<b>2013.06.06.8854</b>
Block / Lot No.:	<b>4144/014</b>	Applicant/Agent:	<b>Josh Lowe</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>302-841-0651</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>jlowe@matpelbuilders.com</b>

### PROJECT DESCRIPTION

The proposal is to construct a rear deck at the second story of an existing single-family residence. The proposed deck is 8 feet and 1/4 inch wide, 12 feet and 1/2 inch deep, and 8 feet 10 inches above existing grade. Additional work includes a firewall of 20 feet in height from existing grade, bordering the full depth of the new deck along the western side property line.

**PLANNING CODE SECTION 134** requires rear yard of 25 feet 0 inches for the subject property. The existing building encroaches 1 foot 6 inches into the required rear yard, having a rear yard of 23 feet 6 inches. The proposed deck will extend into the required rear yard 5 feet 6 inches, and approximately 4 feet farther than the existing structure, resulting in a rear yard of 19 feet 6 inches. The construction of the deck and firewall requires a variance.

### ADDITIONAL INFORMATION

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

Planner: **Jeffrey Speirs** Telephone: **415-575-9106** E-Mail: [Jeffrey.speirs@sfgov.org](mailto:Jeffrey.speirs@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/2013.0741V.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. **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.

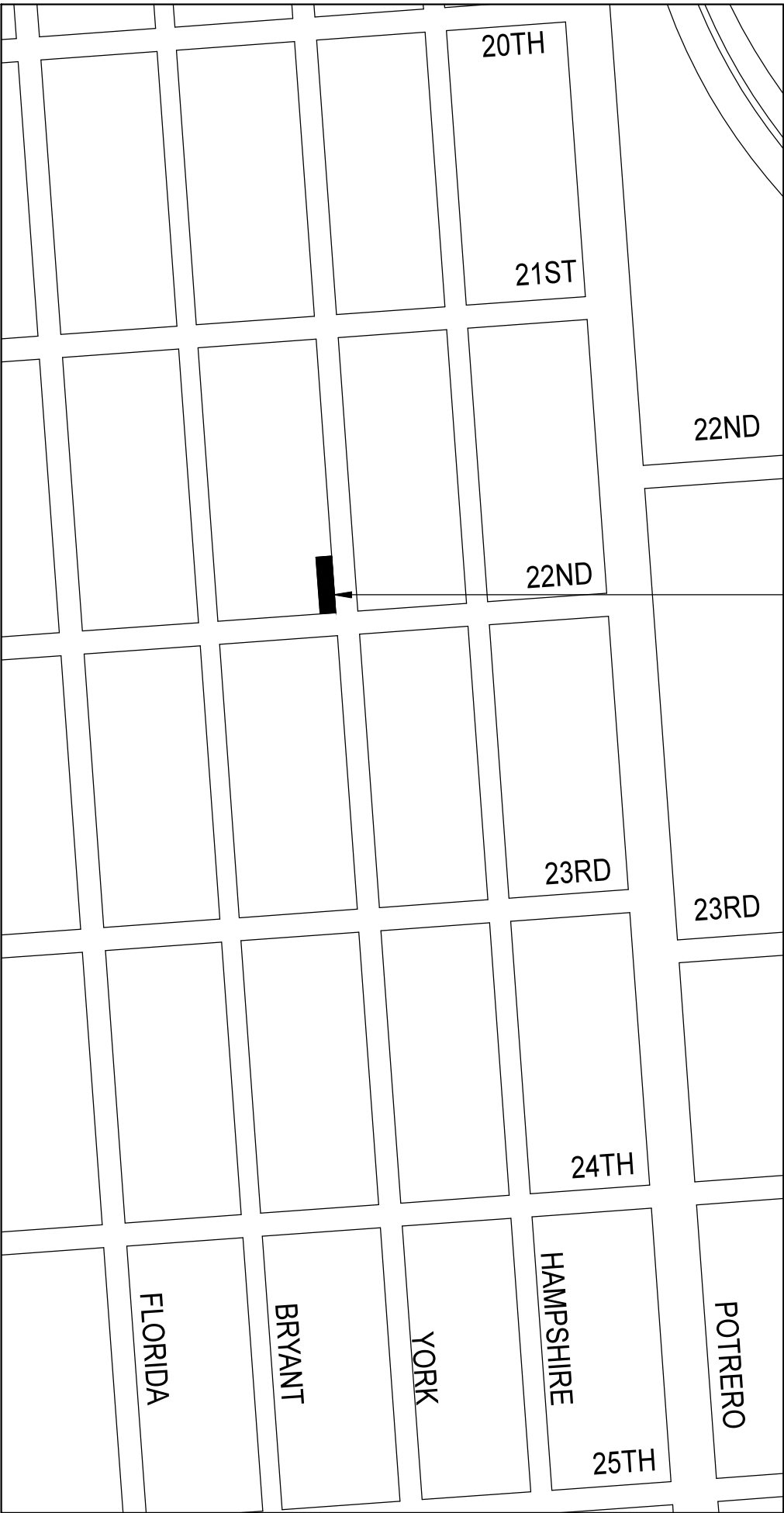
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## 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.

VICINITY MAP



SITE

SYMBOLS

WINDOW SYMBOL / TYPE

DOOR SYMBOL / TYPE

REVISION TAG

DETAIL NUMBER  
SHEET NUMBER

ELEVATION / SECTION NUMBER  
SHEET NUMBER

DRAWING NUMBER  
SHEET NUMBER

PARTITION TYPE

ALIGN

FIRE SPRINKLER

RETURN AIR

SUPPLY AIR

AIRBAR

HOSE BIB

DIRECTORY

**OWNER**  
DAN MATAROZZI & SHARON HAWLEY  
2700 22ND STREET  
SAN FRANCISCO, CA 94110  
T 415.285.6930

**DESIGNER**  
MATAROZZI PELSINGER DESIGN+BUILD  
355 11TH STREET, SUITE 200  
SAN FRANCISCO, CA 94103  
T 415.285.6930

**STRUCTURAL ENGINEER**  
CITTA STRUCTURAL ENGINEER  
JEFF SMITH S.E.  
955 MISSION STREET, SUITE 520  
SAN FRANCISCO, CA 94103  
T 415.281.3910

**MECHANICAL ENGINEER**  
MHC ENGINEERS  
EIKI OR  
150 8TH STREET  
SAN FRANCISCO, CA 94103  
T 415.512.7141

ABBREVIATIONS

& @ ABV. A.C. A.C.T. ADJ. ADJ.C. A.F.F. ALT. ALUM. ANOD. APPROX. ARCH. AXON.	AND AT ABOVE AIR CONDITIONING ACOUSTIC CEILING TILE ADJUSTABLE ADJACENT ABOVE FINISHED FLOOR ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECTURAL AXONOMETRIC	(N) NAT. N.I.C. NO. # NOM. N.T.S.	NEW NATURAL NOT IN CONTRACT NUMBER NUMBER NOMINAL NOT TO SCALE
BD. B.J. BLDG. BLKG. B.O. B.P. BRONZE B.U.R.	BOARD BUTT-JOINT BUILDING BLOCKING BOTTOM OF BUILDING PAPER BRONZE BUILT-UP ROOF	PART PERF. PL. P.L. PLAM. PLAS. PLY. PNL. PNT. PROP. PTD. P.V.	OBSCURE ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPERABLE OPENING OPPOSITE
CAB. CEM. CER. CHAN. C.I.P. C.L. CL. CLG. CLO. CLR. C.M.U. COL. CONC. CONT. OPT. CTR.	CABINET CEMENT CERAMIC CHANNEL CAST-IN-PLACE CENTERLINE CLEAR CEILING CLOSET CLEAR CONCRETE MASONRY UNIT CONCRETE CONTINUOUS CARPET CENTER	R. RISER R. R.B. R.C.P. REF. REF. REFIN. REINF. REQD. REV. RM. R.O. RTD. R.W.L.	RADIUS RISER RESILIENT BASE REFLECTED CEILING PLAN REFERENCE REFRIGERATOR REFINISH REINFORCED REQUIRED REVISION/REVISED ROOM ROUGH OPENING RATED RAIN WATER LEADER
DEPT. DET. D.F. DIA. DIM. DN. DR. DW. DWG.	DEPARTMENT DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DOOR DISHWASHER DRAWINGS	S.C. SCHED. S.D. SECT. S.E.D. SHT. SHTG. SIM.	SOLID CORE SCHEDULE SOAP DISPENSER SECTION SEE ELECTRICAL DRAWINGS SHEET SHEATHING SIMILAR
(E) EA. EL. ELEV. ELECT. ENGR. EQ. EQPT. EXEC. EXP. EXT.	EXISTING EACH ELEVATION ELEVATION ELECTRICAL ENGINEER EQUAL EQUIPMENT EXECUTIVE EXPANSION EXTERIOR	S.D. S.M.D. S.P.D. SPEC. S.S. S.S.D. STD. STL. STN. STOR. STRUCT. SUSP. SYM.	SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SPECIFICATION STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STEEL STONE STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
FAB. F.B.O. F.D. FIN. FINISH FIXTURE FL. F.O. F.O.F. F.O.S. F.O.C. FRM. FRMG. FT. FURR.	FABRIC FURNISHED BY OWNER FLOOR DRAIN FINISH FIXTURE FLOOR FINISHED OPENING FACE OF FINISH FACE OF STUD FACE OF CONCRETE FRAME FRAMING FOOT OR FEET FURRING	T. T.B.D. TEL. TEMP. TEMP. TF. TFWD. T&G. T.O. T.O.C. T.O.W. TRANS. TV. TYP.	TREAD TO BE DETERMINED TELEPHONE TEMPERED TEMPORARY TRANSPARENT FINISH TRANSPARENT FINISHED WOOD TONGUE AND GROOVE TOP OF TOP OF CONCRETE TOP OF WALL TRANSLUCENT TELEVISION TYPICAL
GA. GALV. G.D. GEN. GL. GYP. G.W.B.	GAUGE GALVANIZED GARAGE DISPOSAL GENERAL GLASS GYPSUM GYPSUM WALL BOARD	U.B.C. U.C. U.O.N. UTIL.	UNIFORM BUILDING CODE UNDER COUNTER UNLESS OTHERWISE NOTED UTILITY
H.B. H.C. HDWD. HT. HORIZ. HR. H.M. H.W.	HOSE BIB HOLLOW CORE HARDWOOD HEIGHT HORIZONTAL HOUR HOLLOW METAL HOT WATER	VAR. V.C.T. VEN. VERT. VEST. V.I.F. V.P.	VARIES VINYL COMPOSITION TILE VENEER VERTICAL VESTIBULE VERIFY IN FIELD VENEER PLASTER
I.D. IN. INSUL. INT.	INSIDE DIAMETER INCH INSULATION INTERIOR	W/ W.C. WD. WD WIN. WH. W/O W.O. W.P. WT.	WITH WATER CLOSET WOOD WASHER/DRYER WINDOW WATER HEATER WITHOUT WHERE OCCURS WATERPROOFING WEIGHT
LAM. LAV. LOC. LTWT. LVL.	LAMINATE LAVATORY LOCATION LIGHTWEIGHT LEVEL		
MAT. MAX. M.B. M.C. MECH. MEMB. MER. MIN. MIR. MISC. MSRY. MTD. MTL.	MATERIAL MAXIMUM MOISTURE BARRIER MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MASONRY MOUNTED METAL		

SHEET INDEX

**ARCHITECTURAL**  
A0.01 - COVER SHEET / PROJECT DATA  
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A2.02 - ELEVATION NORTH EXISTING/NEW  
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S3-1 - DETAILS

**ENERGY CALCULATIONS**  
MT24 - REPORT

PROJECT DATA

**ADDRESS**  
2700 22ND STREET  
SAN FRANCISCO, CA

**BLOCK/LOT #**  
4144/014

**ZONING DISTRICT**  
RM-1

**OCCUPANCY GROUP**  
R-2

**TYPE OF CONSTRUCTION**  
V

**HEIGHT LIMIT**  
40-X

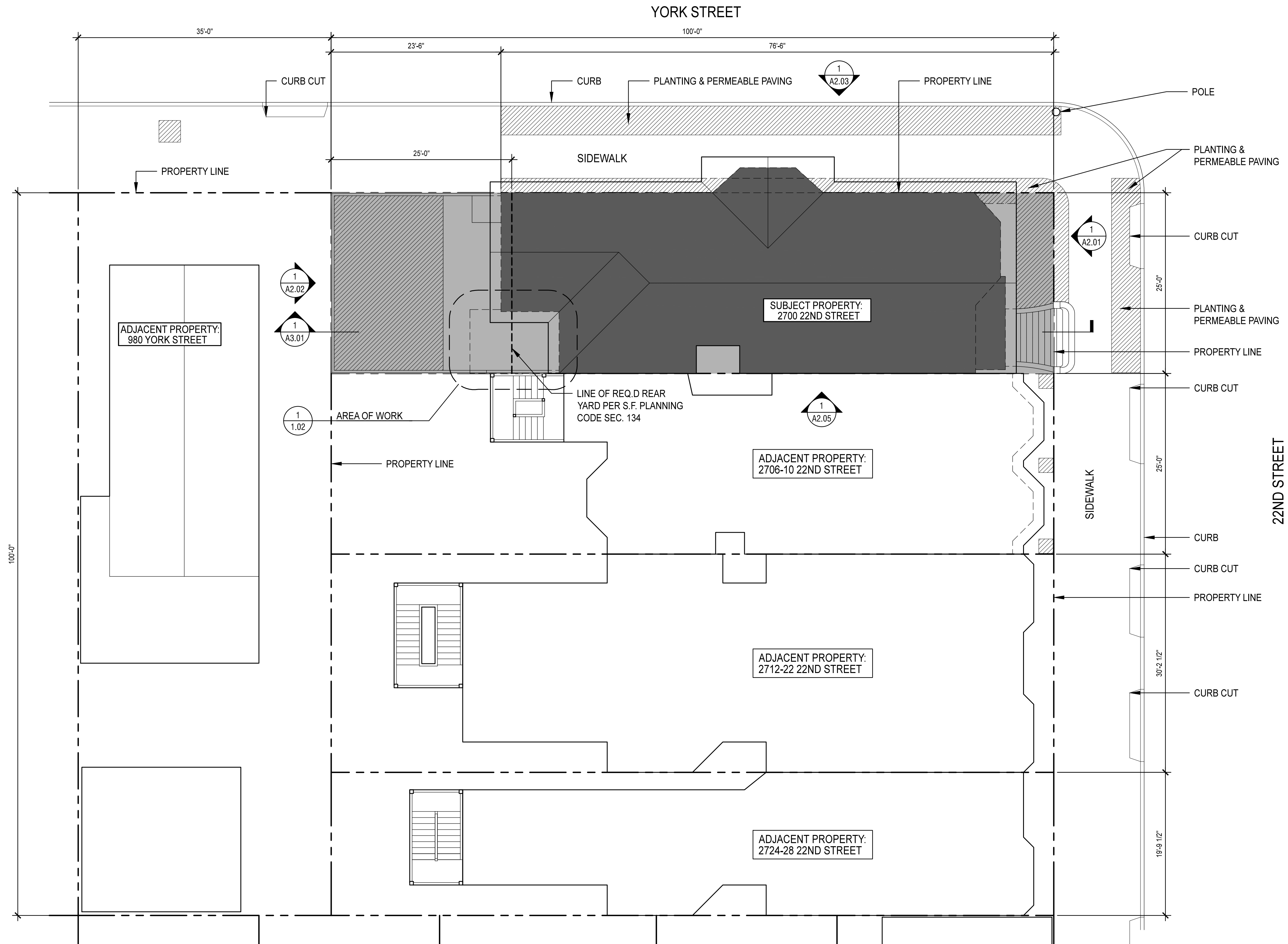
**SCOPE OF WORK**  
ADDITION OF 96 SQ.FT. REAR DECK @  
2ND LEVEL, NEW DOOR TO ACCESS  
DECK AND 1-HR RATED WALL ALONG  
THE WEST SIDE OF DECK

**PARCEL AREA**  
2,495 SQ.FT.

**BUILDING AREA**  
3,130 SQ.FT.

**APPLICABLE BUILDING CODES**  
2010 CALIFORNIA BUILDING CODE (C.B.C.)  
2010 CALIFORNIA PLUMBING CODE (C.P.C.)  
2010 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2010 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2010 CAL. GREEN BUILDING CODE (CALGREEN)  
2010 SAN FRANCISCO AMENDMENTS TO C.B.C.,  
C.P.C., C.M.C., C.E.C., AND CALGREEN

<b>MATAROZZI PELSINGER</b> <b>DESIGN + BUILD</b> 355 11TH STREET, SUITE 200 SAN FRANCISCO CA 94103 T 415.285.6930 F 415.285.7266 WWW.MATPELBUILDERS.COM	PROJECT TITLE: <b>MATAROZZI REMODEL</b>	CONSULTANT:		ISSUE: <b>PLANNING REVIEW SET</b>	DATE: <b>04.29.2013</b>	REVISIONS: <b>-</b>	SHEET TITLE: <b>COVER SHEET</b>	SHEET NUMBER:
					JOB: <b>12088D</b>			
	2700 22ND STREET SAN FRANCISCO CA 94110							<b>A 0.01</b>



PLOT PLAN/ ROOF PLAN  
SCALE: 1/8" = 1'-0"



LEGEND:

- SUBJECT PROPERTY STRUCTURE
- SUBJECT PROPERTY
- PLANTING / PERMEABLE PAVING

1  
-

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PROJECT TITLE:  
**MATAROZZI REMODEL**  
  
2700 22ND STREET SAN FRANCISCO CA 94110

CONSULTANT:

ISSUE:  
**PLANNING  
REVIEW SET**

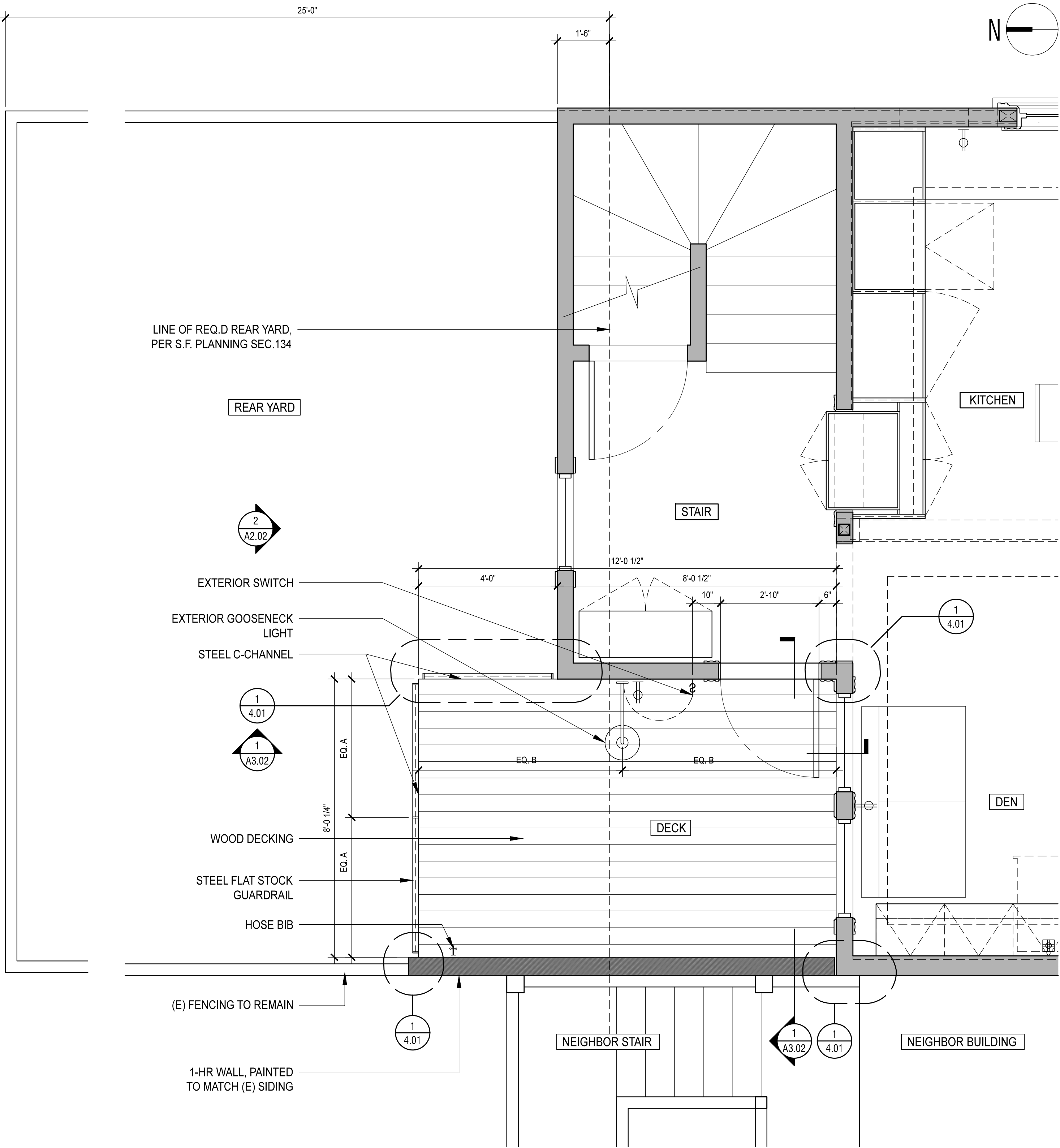
DATE:  
**04.29.2013**  
  
JOB:  
**12088D**

REVISIONS: -

SHEET TITLE:  
**PLOT PLAN**

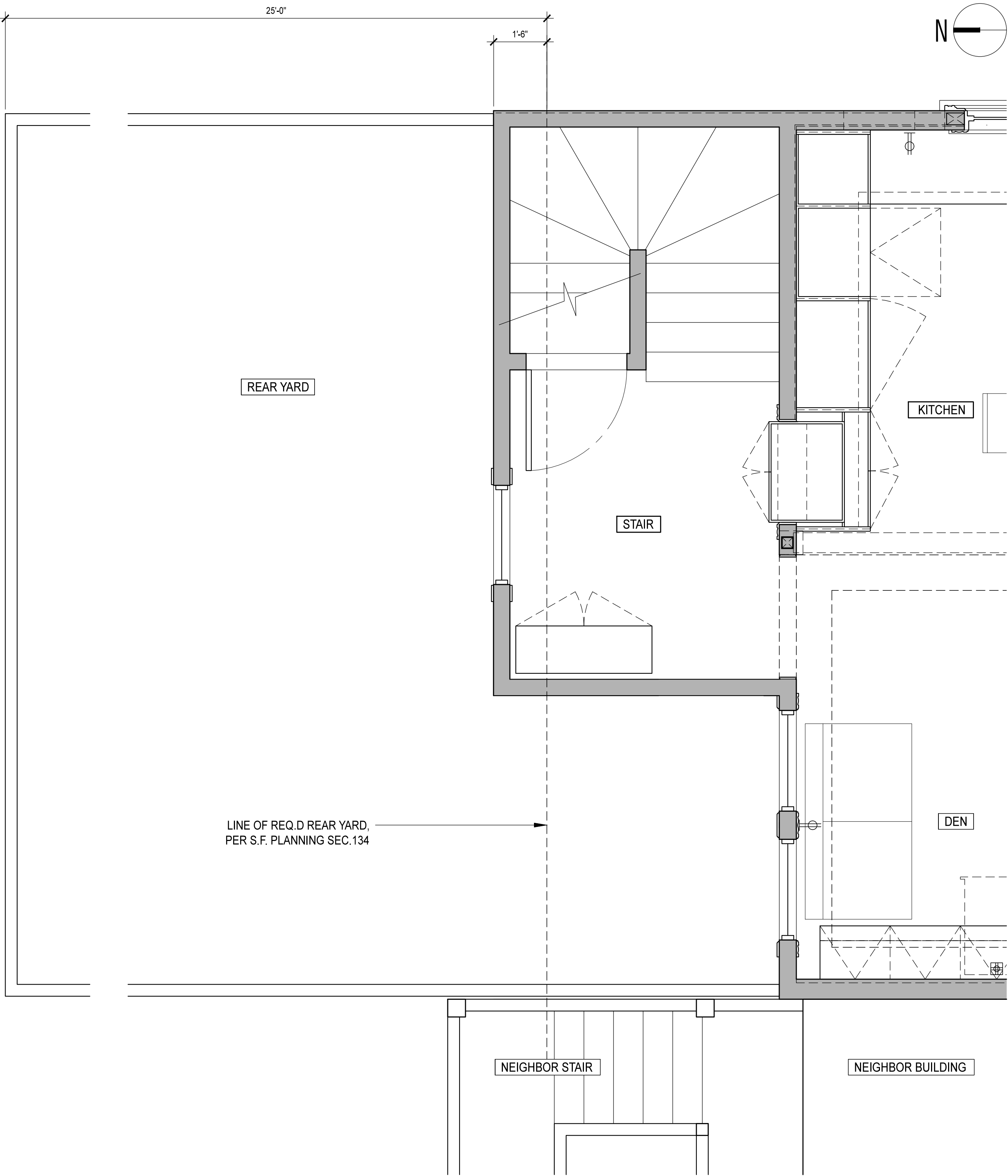
SHEET NUMBER:

**A 1.01**



PROPOSED PLAN: LEVEL 2-DECK  
SCALE: 1/4" = 1'-0"

2  
-



EXISTING PLAN: LEVEL 2-LIVING  
SCALE: 1/4" = 1'-0"

1  
-

**MATAROZZI PELSINGER**  
**DESIGN + BUILD**  
355 11TH STREET, SUITE 200 SAN FRANCISCO CA 94103  
T 415.285.6930 F 415.285.7266 WWW.MATPELBUILDERS.COM

PROJECT TITLE:  
**MATAROZZI REMODEL**

2700 22ND STREET SAN FRANCISCO CA 94110

CONSULTANT:

ISSUE:  
**PLANNING  
REVIEW SET**

DATE:  
**04.29.2013**

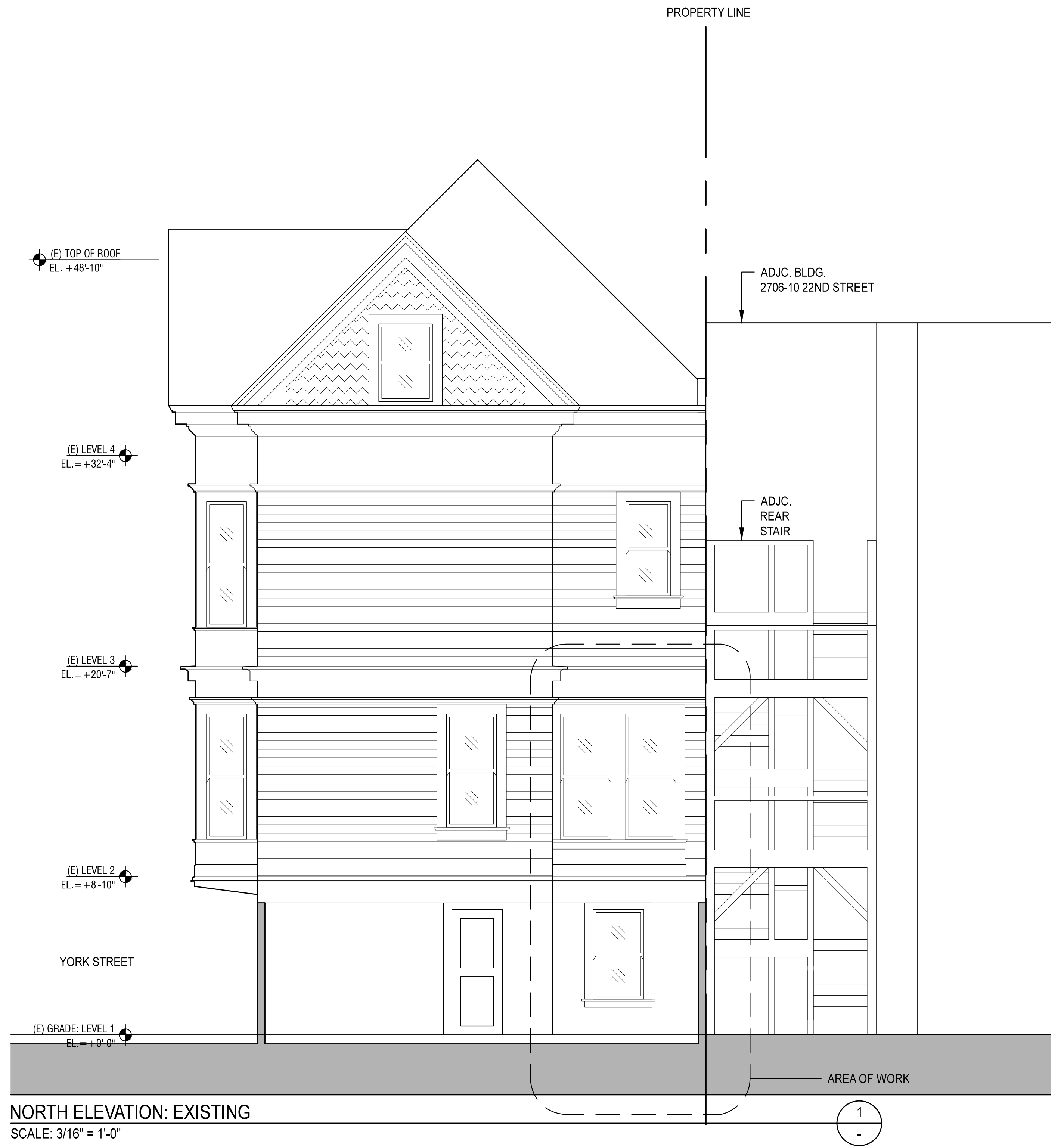
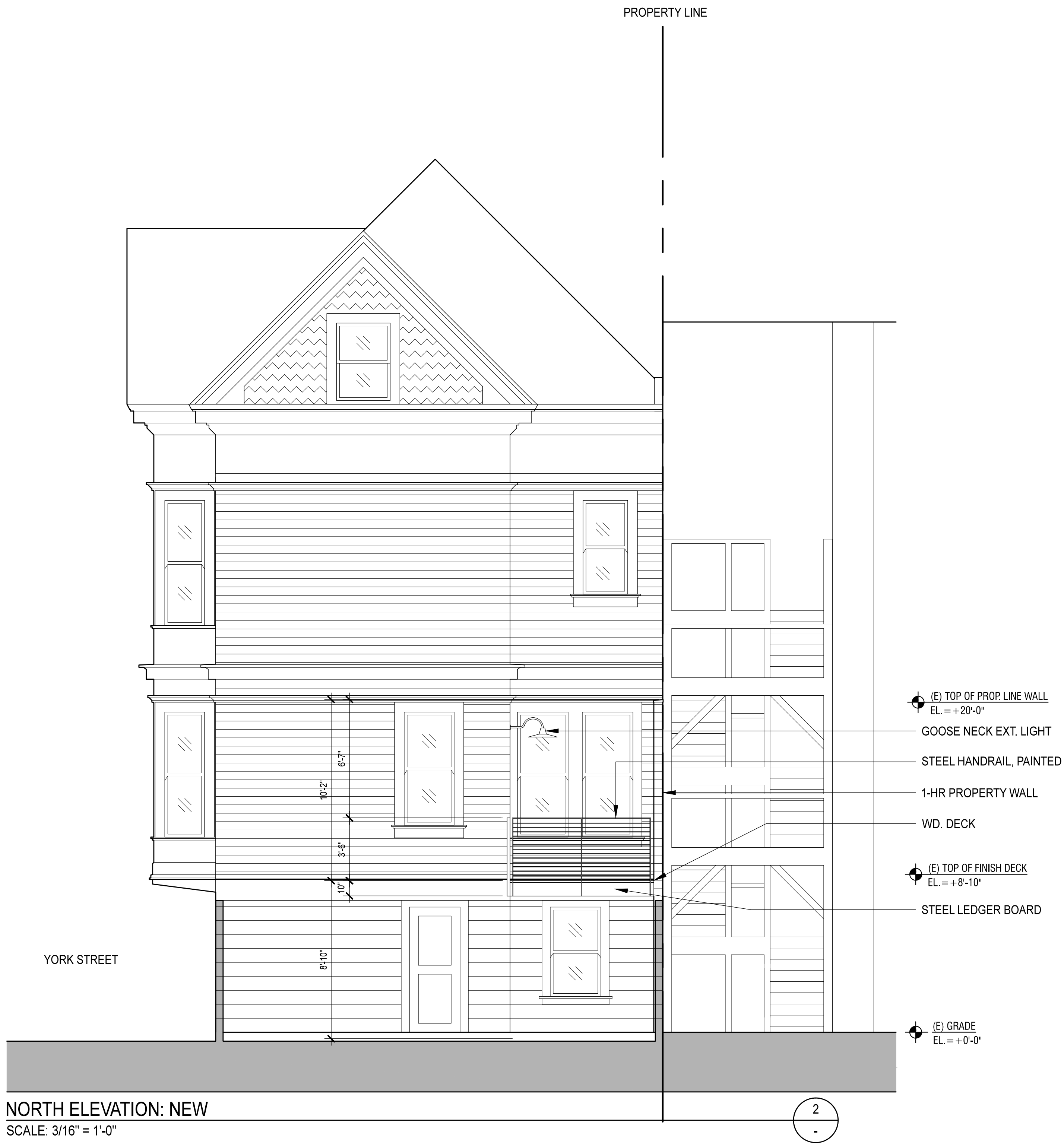
JOB:  
**12088D**

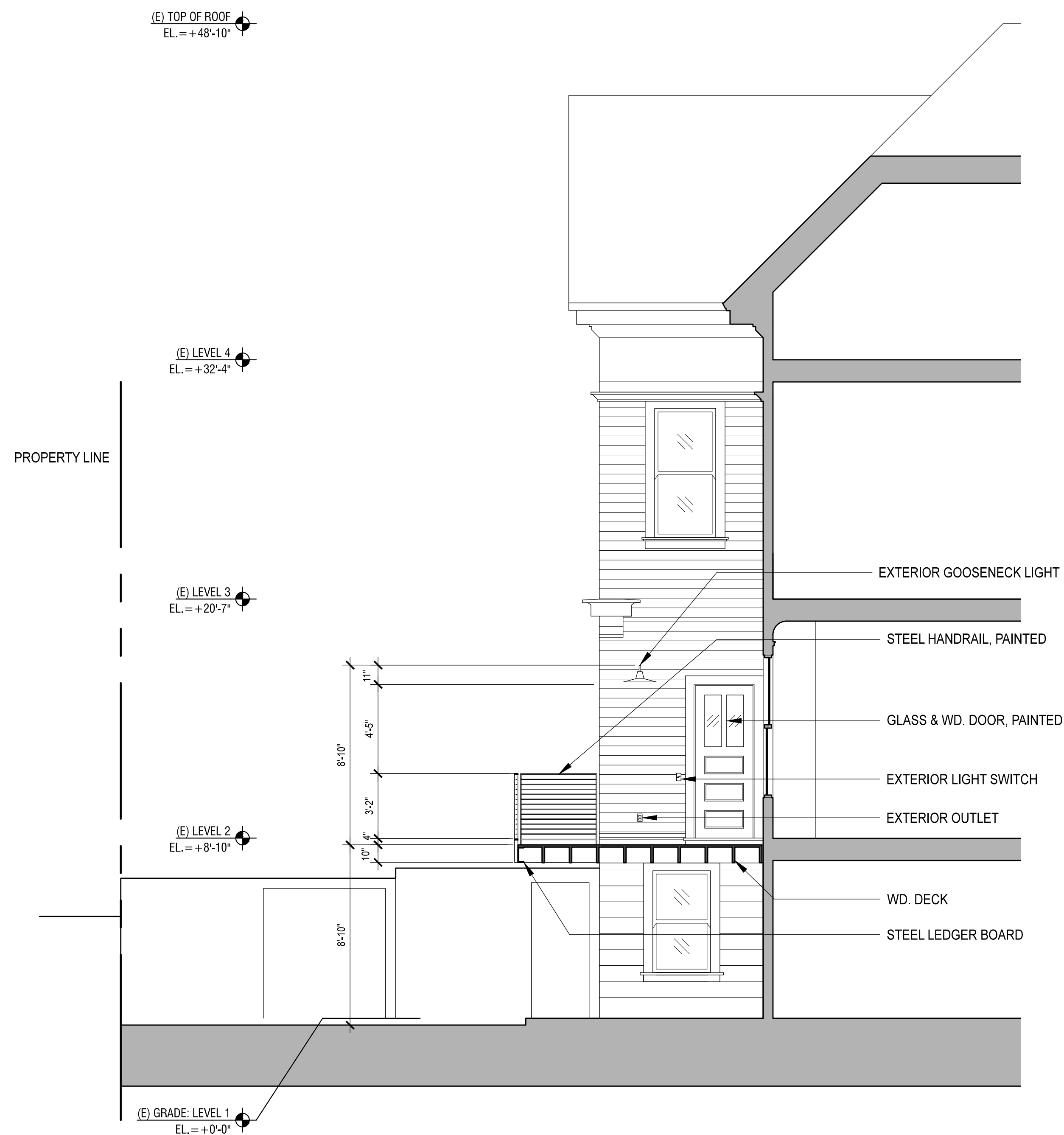
REVISIONS: -

SHEET TITLE:  
**LEVEL 2 PLAN: NEW  
LEVEL 2 PLAN: EXISTING**

SHEET NUMBER:

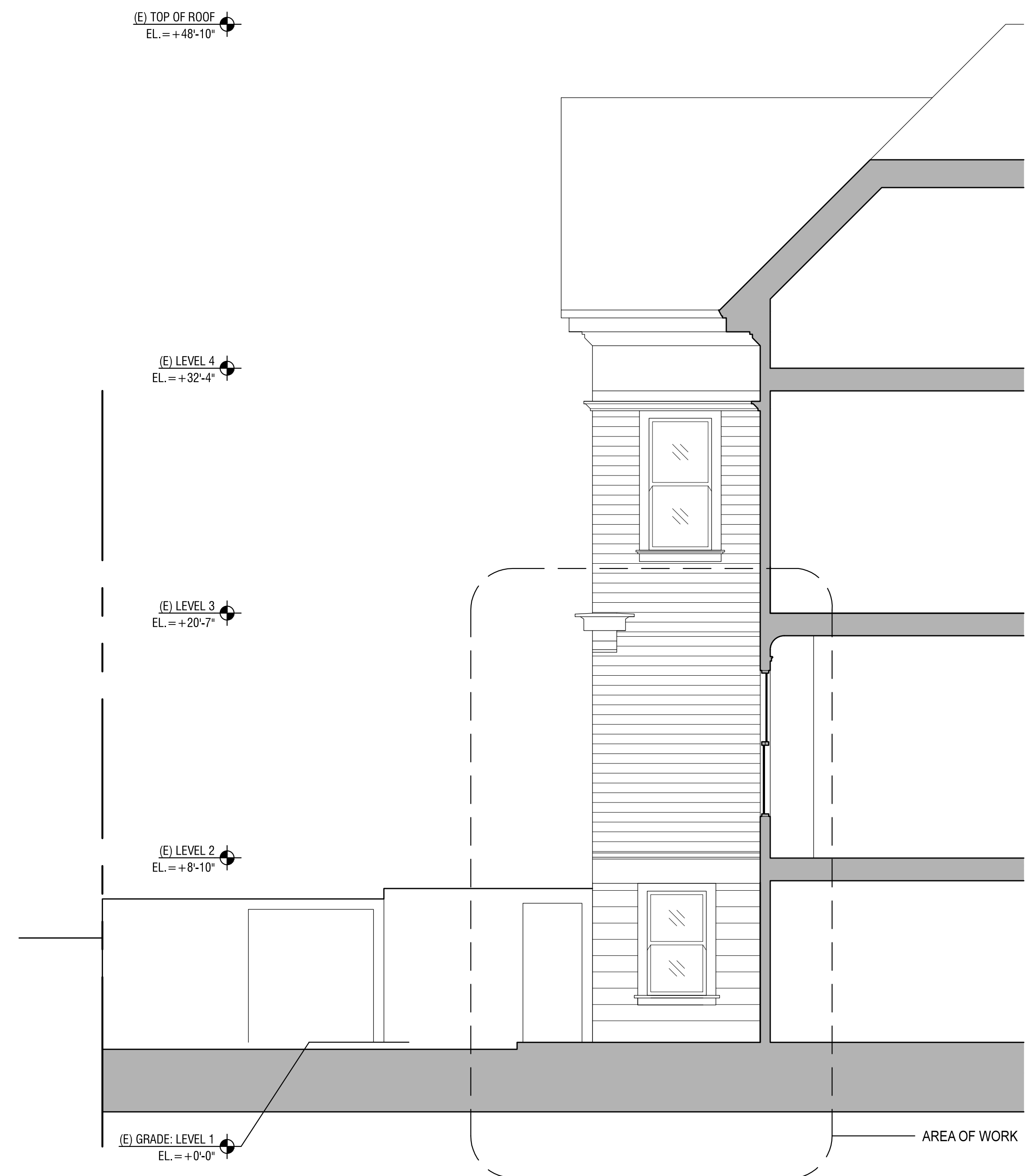
**A 1.02**





NEW SECTION: NORTH/SOUTH  
SCALE: 1/4" = 1'-0"

1  
-



EXISTING SECTION: NORTH/SOUTH  
SCALE: 1/4" = 1'-0"

1  
-

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REVIEW SET**

DATE:

**04.29.2013**

JOB:

**12088D**

REVISIONS:

-

SHEET TITLE:

**SECTION: NEW**

SHEET NUMBER:

**A 3.01**