



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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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, February 26, 2014**

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:	1681 Fulton St	Case No.:	2013.0901V
Cross Street(s):	Central & Lyon	Building Permit:	2013.07.31.3252
Block / Lot No.:	1185/026	Applicant/Agent:	Curtis Hollenbeck
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 544-9883
Area Plan:	n/a	E-Mail:	matteryard@yahoo.com
PROJECT DESCRIPTION			
<p>The proposal is to construct a two-story vertical addition on the existing two-story, single-family dwelling and add two new dwelling units. The project also includes reducing the depth of the building by approximately 10 feet, constructing a four-story horizontal addition at the front of the building, and constructing a roof deck with a stair penthouse.</p> <p>PER SECTION 134 OF THE PLANNING CODE the 100- foot deep subject property requires a rear yard of 45 feet. The proposed vertical addition would encroach approximately 19 feet into the required rear yard.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Christine Lamorena Telephone: 415-575-9085 Mail: christine.lamorena@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/2013.0901V.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. **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.

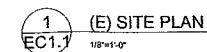
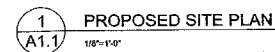
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

A circular professional seal for a Licensed Architect in the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the text "C. 24843" in the center, "RENEWABLE" below it, and the expiration date "06/30/15" in a handwritten style at the bottom.



1681 FULTON STREET
SAN FRANCISCO, CALIFORNIA
LOT 026 / BLOCK 1185

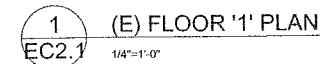
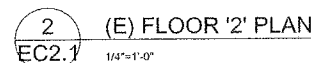
By CH
Date
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Drawing No.

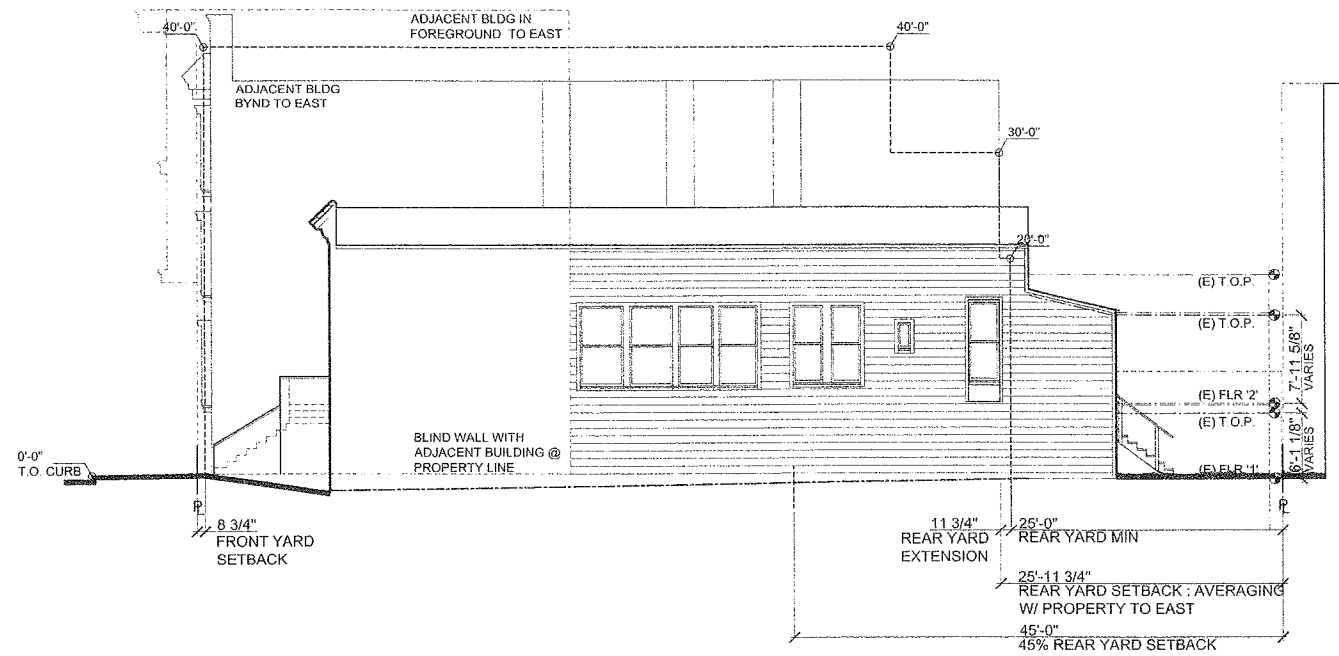
EC1.1

1681 FULTON STREET
SAN FRANCISCO, CALIFORNIA

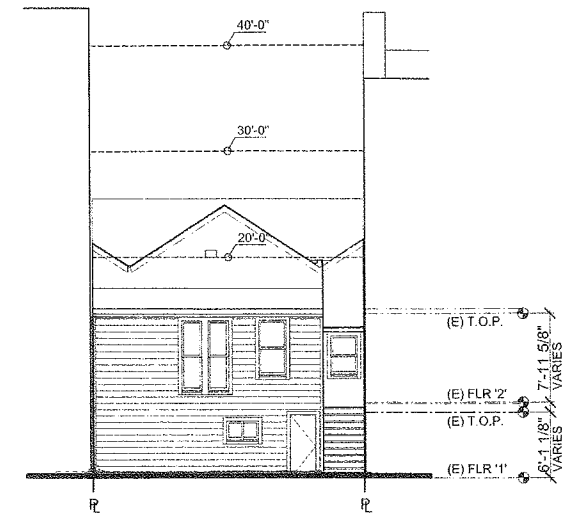
By CH
Date
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Drawing No.

EC2.1

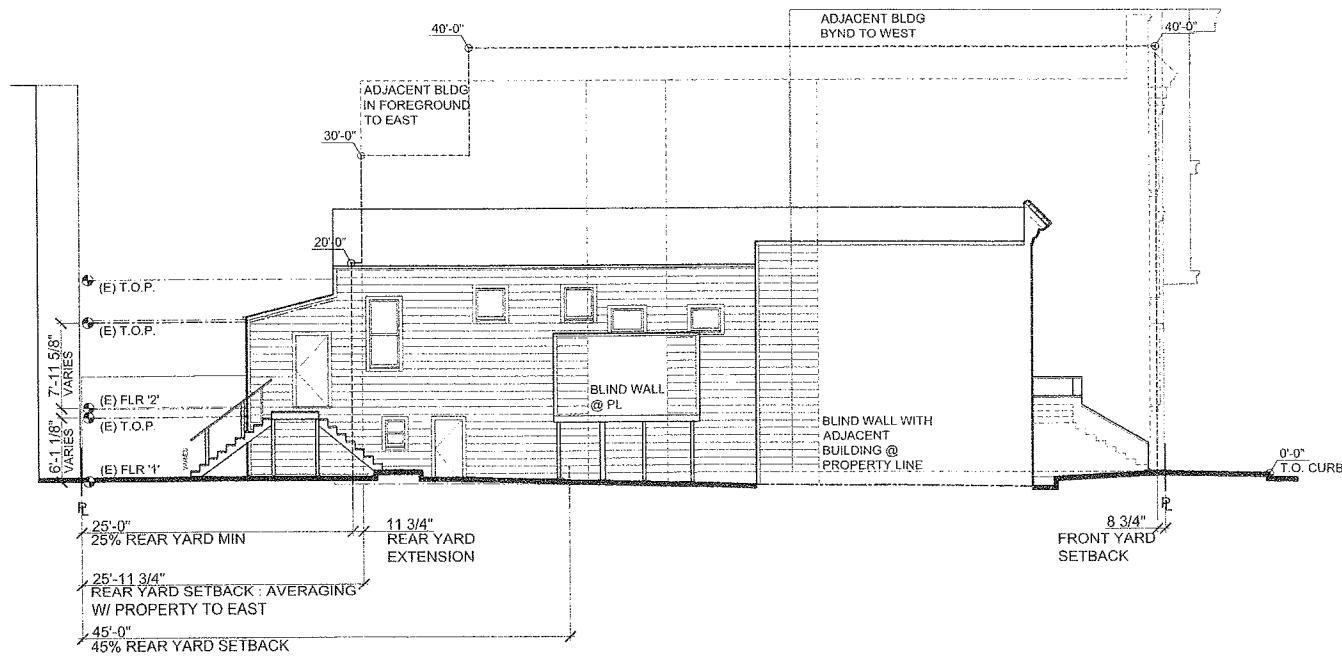




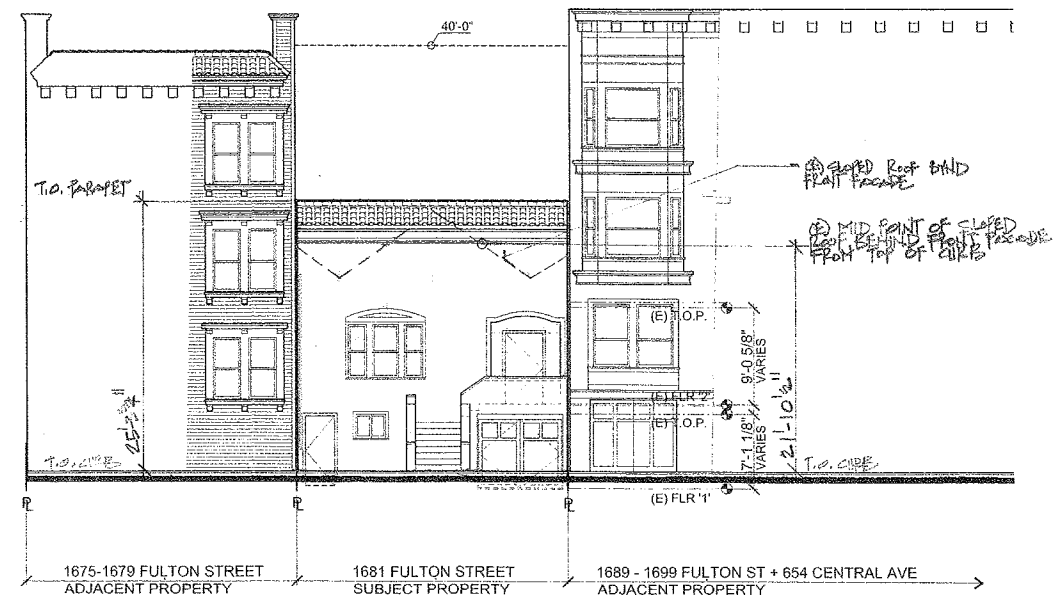
4 EXISTING SIDE ELEV (WEST)
EC4.1 1/8"=1'-0"



3 EXISTING REAR ELEV (SOUTH)
EC4.1 1/8"=1'-0"



2 EXISTING SIDE ELEV (EAST)
EC4.1 1/8"=1'-0"



1 EXISTING FRONT ELEV (NORTH)
EC4.1 1/8"=1'-0"

10/11/13	CH
01/11/13	EP + VME
01/24/13	NRE, AP
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

1681 FULTON STREET
SAN FRANCISCO, CALIFORNIA
LOT 026 / BLOCK 118

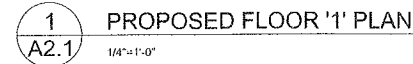
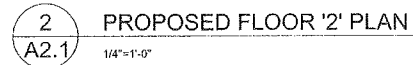
Drawing Title
(E) EXTERIOR ELEVATIONS
By CH
Date
Scale AS NOTED
Drawing No.

EC4.1

A circular professional seal for a Licensed Architect in the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. Inside the ring, it says "JAMES JOHN HOLLANDER". In the center, the license number "C 24843" is printed, and below it, the name "J.M. Hollander" is handwritten in blue ink. There are small stars on either side of the central text.

1681 FULTON STREET
SAN FRANCISCO, CALIFORNIA
LOT 026/BLOCK 1185

A2.1



Curtis Hollenbeck
Architect
575 Columbus Ave. #2
San Francisco, CA 94133
p: 415.544.9883
matteryad@yahoo.com



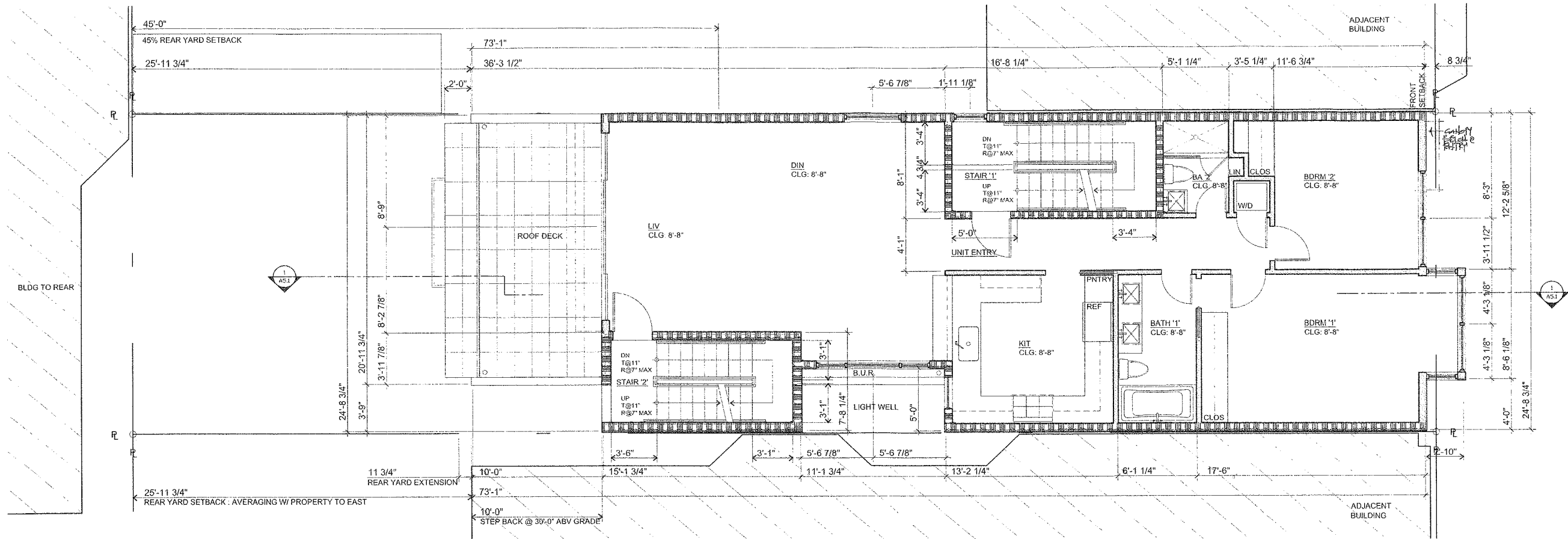
01/31/13 S.P. / VAR
07/29/13 N. PRE-APP
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

1681 FULTON STREET
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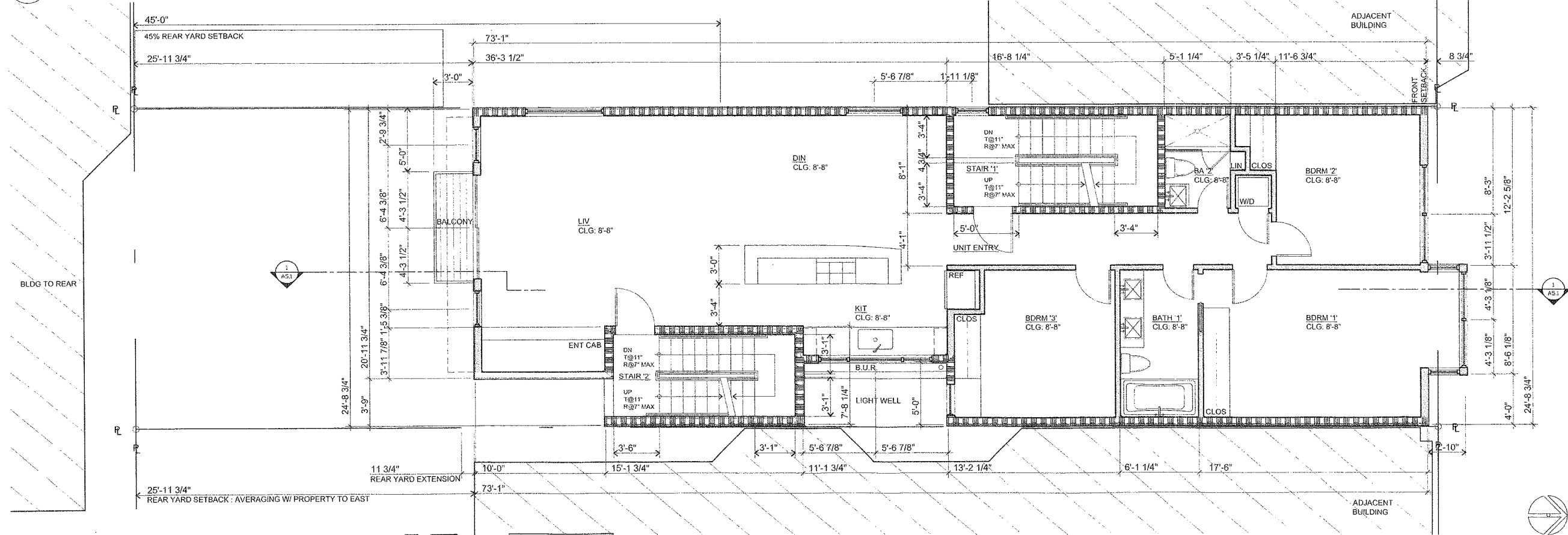
Drawing Title
PROPOSED
FLR '3' & FLR '4'
PLANS

By CH
Date
Scale AS NOTED
Drawing No.

A2.2

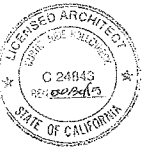


2 PROPOSED FLOOR '4' PLAN
A2.2 1/4"=1'-0"



1 PROPOSED FLOOR '3' PLAN
A2.2 1/4"=1'-0"

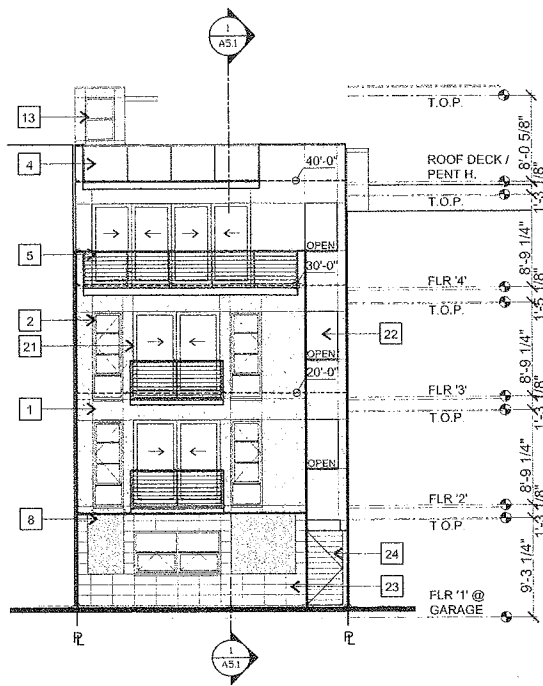
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Architect
575 Columbus Ave, #2
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p: 415.544.9883
matteryard@yahoo.com



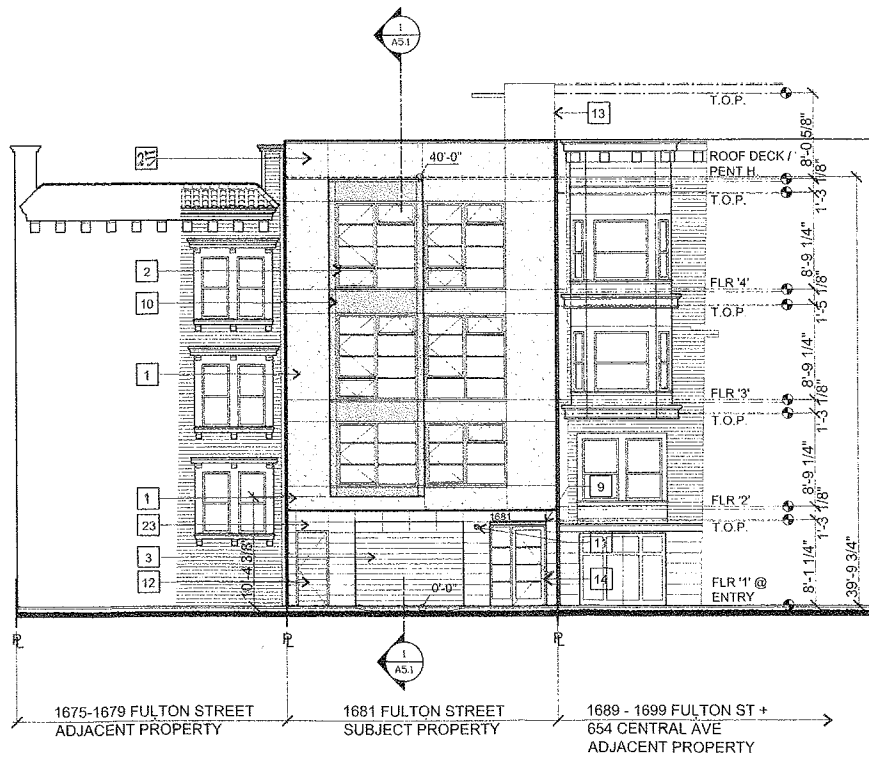
01/21/14	S.P./ VAR REV
10/09/13	S.P./ VAR REV
07/31/13	S.P./ VAR
07/29/13	N. PRE-APP
Revisions	
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.	

SHEET A4.1 NOTES

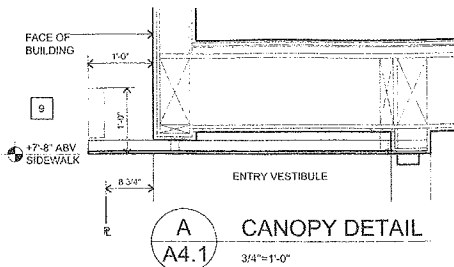
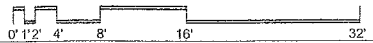
- SMOOTH TROWEL CEMENT PLASTER
- ALUMINUM DUAL PANE WINDOWS
- WOOD PLANK GARAGE DOOR
- TEMPERED GLASS GUARD RAIL @ + 42" ABV ROOF DECK
- GALVANIZED FLAT IRON GUARD RAIL @ + 42" ABV ROOF DECK
- CEMENT BOARD SIDING WITH PROFILE TO MATCH (E) REDWD SIDING
- VERTICAL GARDEN
- GALVANIZED CANOPY W/ WIRE GLAZING. PROVIDE ALUMINUM STREET ADDRESS NUMERALS AT ENTRY. 12" MAX EXTENSION BYND BUILDING FACE. SEE A/A4.1
- ALUINUM CLAD BAY WINDOW PROJECTION
- EXTERIOR LIGHT FIXTURE
- PLANK DOOR
- STAIR PENTHOUSE BYND. SLOPED ROOF TO FOLLOW STAIR RUN
- ALUMINUM ENTRY DOOR W/ SIDE LIGHT
- GALVANIZED GUARD RAIL AND BALCONY W/ HARWOOD DECKING
- DASHED LINES INDICATE STAIR BYND
- DASHED LINES INDICATES SUBJECT PROPERTY (E) EXTERIOR WALL TO REMAIN
- 1-HR RATED PROPERTY LINE WINDOW
- DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND TO WEST
- DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND TO EAST
- ALUMINUM DOOR SYSTEM
- OPENING BYND @ STAIR
- BLUE STONE @ BASE OF BUILDING
- WOOD PLANK GATE
- CENT. PLASTER GUARD RAIL @ + 42" ABV ROOF DECK



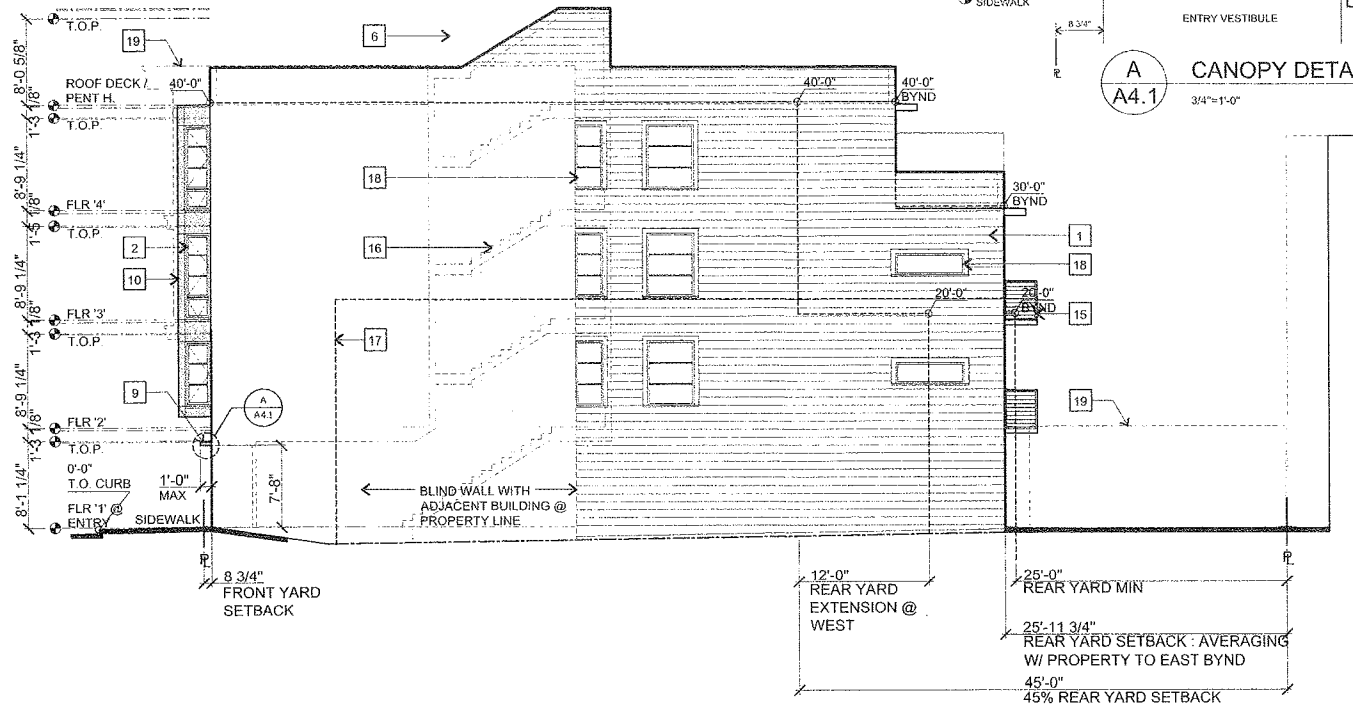
3
A4.1
PROPOSED REAR ELEV (SOUTH)
1/8"=1'-0"



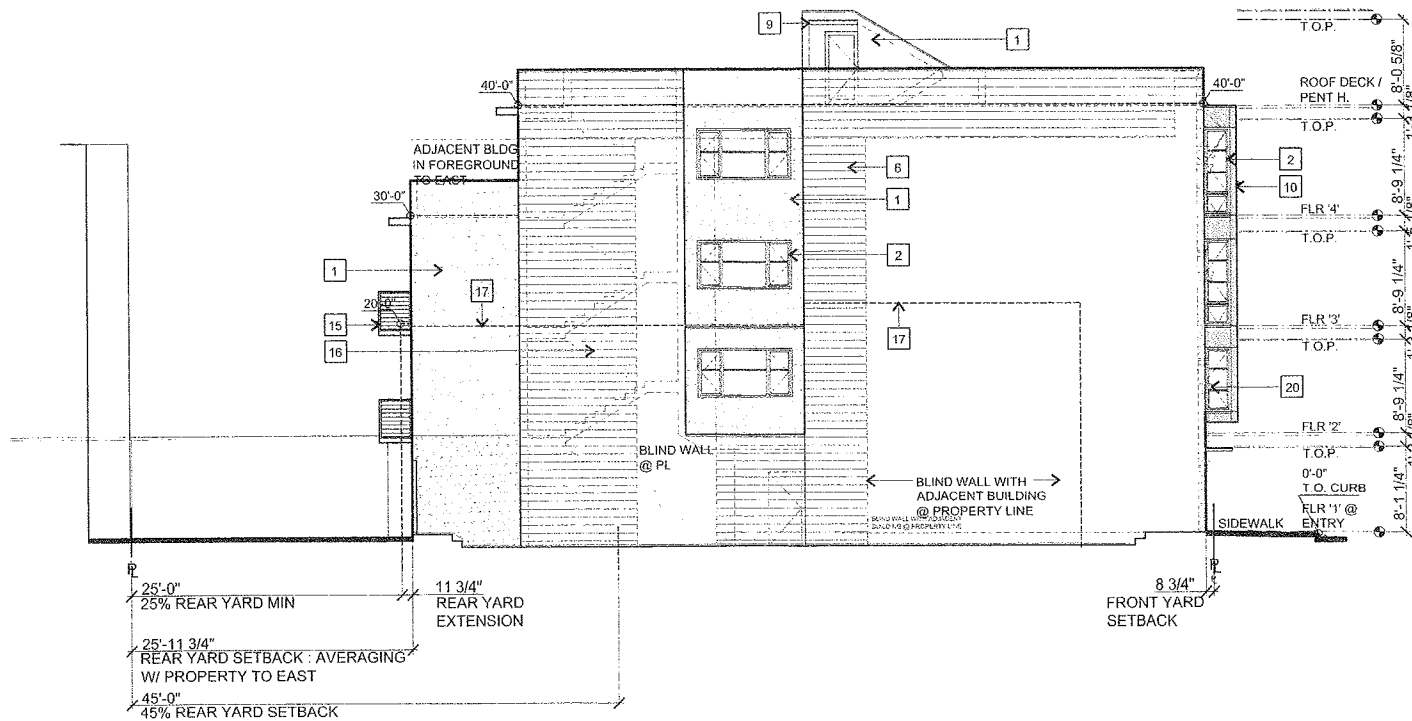
1
A4.1
PROPOSED FRONT ELEV (NORTH)
1/8"=1'-0"



A
A4.1
CANOPY DETAIL
3/4"=1'-0"



4
A4.1
PROPOSED SIDE ELEV (WEST)
1/8"=1'-0"



2
A4.1
PROPOSED SIDE ELEV (EAST)
1/8"=1'-0"

1681 FULTON STREET
SAN FRANCISCO, CALIFORNIA
LOT 026 / BLOCK 1185

Drawing Title
PROPOSED
EXTERIOR
ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

A4.1