



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, September 24, 2014**
Time: **Beginning at 9:30 a.m.**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	4366 17th Street	Case No.:	2013.1120V
Cross Street(s):	Temple Street	Building Permit:	2013.09.05.6032
Block /Lot No.:	2649/019	Applicant/Agent:	Tom McElroy
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 814-3256
Area Plan:	N/A	E-Mail:	tommcelroy@gmail.com

The proposed work to the existing two-story over basement, single-family dwelling includes (1) alterations to the front façade; (2) development of the attic space at the front of the second floor to be habitable space; and (3) replacement of the current roof with a new roof to increase the ceiling height on the second floor. Only item (3) will require a variance.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a minimum rear yard depth of 39 feet 5 inches, measured from the rear property line. The replacement of the current roof with a new roof to increase the ceiling height on the second floor would encroach 20 feet into the required rear yard to within 19 feet 5 inches of the rear property line. The proposed work will be within the existing building footprint.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan, floor plans and elevations of the proposed project are available on the Planning Department's website at: <http://sfplanning.org/ftp/files/notice/2013.1120V.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: thomas.wang@sfgov.org

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 the required Section 311 notification for this project has been performed.**

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**.

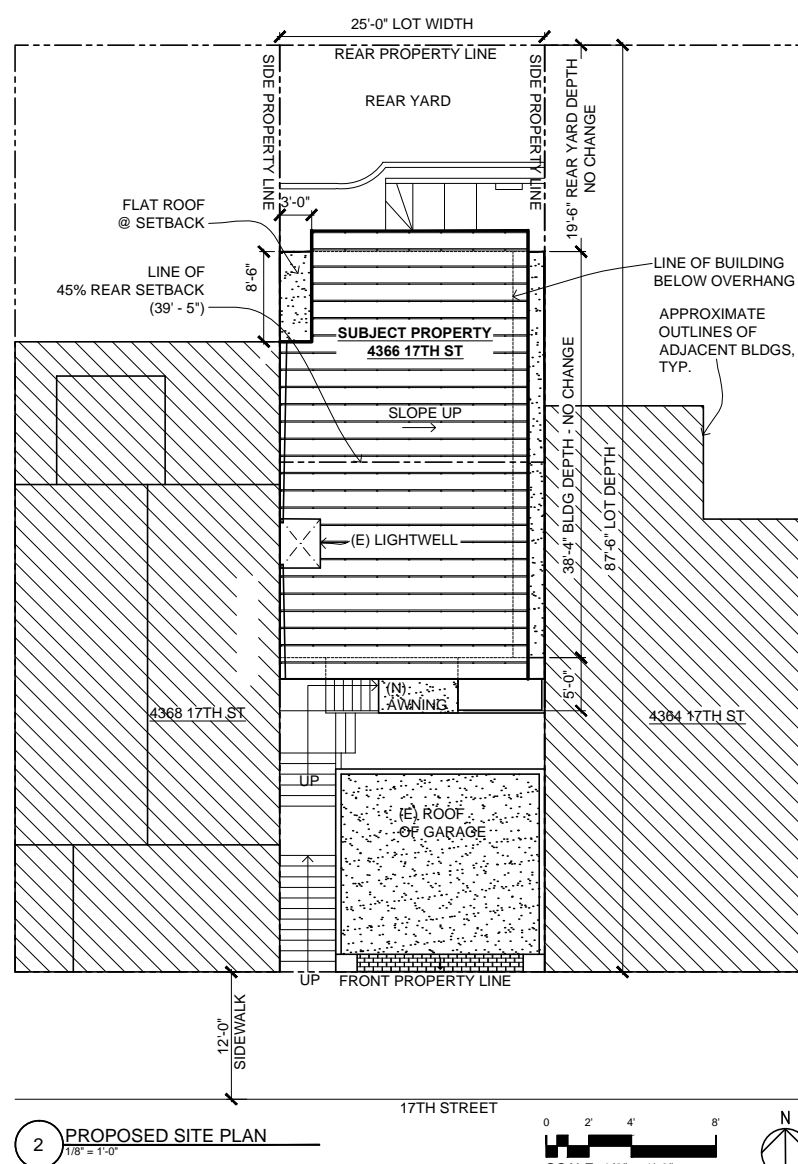
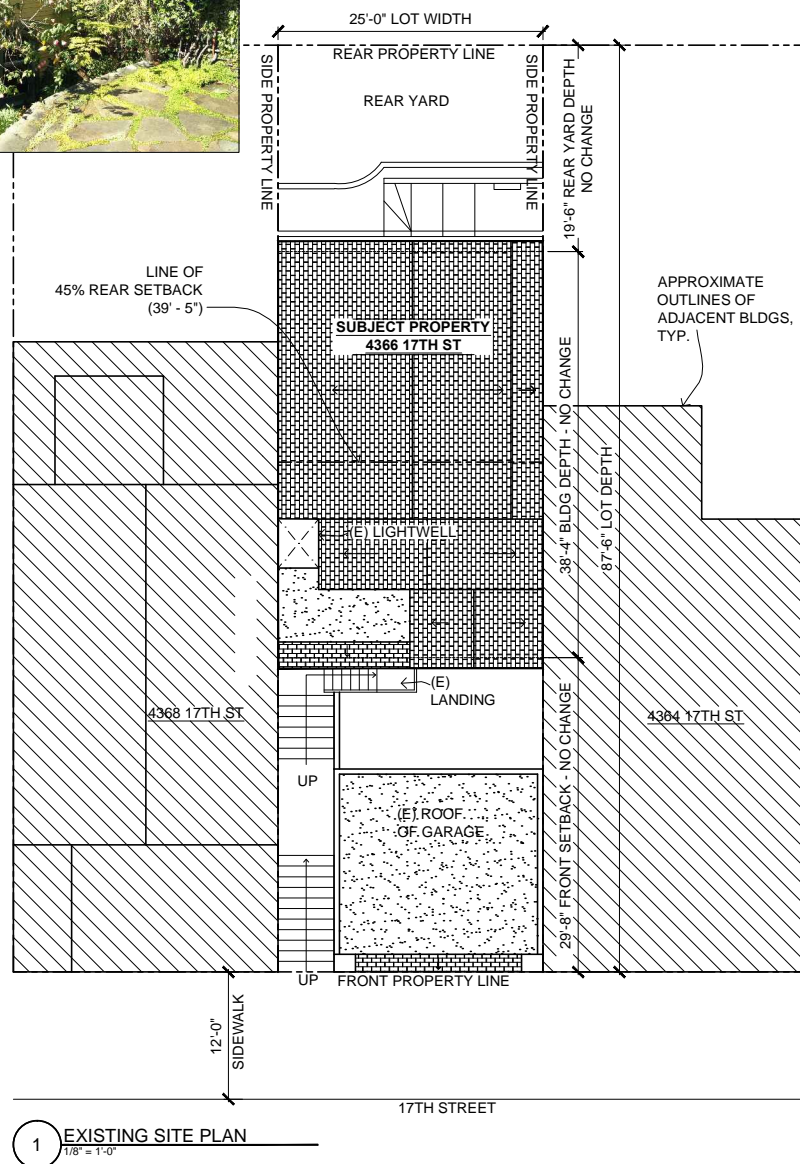
ABOUT THIS NOTICE

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.

中文詢問請電 : **558.6378**

Para información en Español llamar al: **558.6378**



DIAG.	DIAGONAL
DIA.Ø	DIAMETER
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
E	EAST
(E)	EXISTING
E.A.	EACH
E.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
W.	EACH WAY
E.V.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXT.	EXTERIOR

F.D.C.	FIRE DEPARTMENT CONN.
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
F.IN.	FINISH
F.L.	FLOW LINE
F.LR	FLOOR
F.LUR.	FLOUORESCENT
F.F.	FOUNDATION
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
F.T.	FOOT OR FEET
F.TC	FLOORING
F.URR.	FURRING
GA.	GAUGE
GA.V.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
G.L.	GILL
G.V.P.	GYPVUM
G.V.P.	GYPVUM BOARD

H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.C.	HANDICAPPED
HWD.	HARDWOOD
HWE.	HARDWARE
H.M.	HOLLOW METAL
H.R.	FOUR
H.	HIGH
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PCT.	PRE-CAST
P.L.	PROPERTY LINE
P.LAM.	PLYWOOD LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PT.	PARALLEL

R.	RISE
R.	REMODELED OR
R.	RELOCATED
R.D.	ROOF DRAIN
R.F.	REFER TO
R.F.	REFER TO FOR
REIN.	REINFORCED
REQ'D.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
STAG.	STAINLESS STEEL
STAGG.	STAGGERED
STD.	STANDARD
STIFF	STIFFENER
STRUC.	STRUCTURAL
SUSP.	SUSPENDED

TR TREAD
& B OF HAND BOTTOM
TER TERRAZZO
T & G TONGUE & GROOVE
THK. THICK
T/ TOP OF
TYP. TYPICAL














U.O.N. UNLESS OTHERWISE NOTED

VCT VINYL COMPOSITION TILE
VER VERIFIED
VERT. VERTICAL

W WEST
W/ WITH
W.C. WATER CLOSET
WD. WOOD
W/O WITHOUT

℄ CENTERLINE

NOTE: Clarify with Architect all abbreviations not listed.

	ELEVATION: ELEVATION LETTER SHEET NUMBER		SECTION: SECTION LETTER SHEET NUMBER
	EQUIPMENT NUMBER		DETAIL: DETAIL NUMBER SHEET NUMBER
	ELEVATION TAG		DOOR NUMBER
	SPOT ELEVATION		WINDOW NUMBER
	REVISION		VIEW NUMBER SHEET NUMBER
	PROPERTY LINE		NORTH DESIGNATION
	CENTER LINE		

ARCHITECTURAL

- A1 PROPERTY INFO & SITE PLANS
- A2.1 EXISTING & PROPOSED PLANS
- A2.2 EXISTING & PROPOSED PLANS
- A3 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- A4 EXISTING & PROPOSED SITE SECTIONS

MODIFY SINGLE FAMILY HOUSE, CONVERT ATTIC AREA TO LIVING SPACE, ADD NEW BATHROOM, WINDOWS AND DOORS, UPGRADE EXTERIOR MATERIALS, MODIFY ROOFLINE. THIS PROJECT IS SUBJECT TO A VARIANCE FOR WORK WITHIN THE REAR YARD SETBACK.

APPLICABLE CODES
 2010 California Building Code with SF Amendments
 2010 California Mechanical Code with SF amendments
 2010 California Plumbing Code with SF amendments
 2010 California Electrical Code with SF amendments
 2010 California Residential Code
 2010 California Energy Code (2008 Building Efficiency Standards)
 2010 California Green Building Standards Code

BLOCK / LOT		2646 / 019	
ZONING		RH-2	
YEAR BUILT		1906	
OCCUPANCY		SINGLE FAMILY RESIDENCE	
CONSTRUCTION		VB	
LOT AREA		2,187.5 S.F.	
	EXISTING	ADDITION	PROPOSED
FLOOR AREA			
1st Floor	940 S.F.	0 S.F.	940 S.F.
2nd Floor	342 S.F.	339 S.F.	681 S.F.
Total	1,282 S.F.	339 S.F.	1,621 S.F.
Parking - no change	2 car	0	2 car
SETBACKS			
	FRONT	REAR	SIDE
FIRST FLOOR	0	45% OF LOT = 39'-5"	0

MCCELROY ARCHITECTURE
485 14th Street
San Francisco, CA 94103
415.814.3256
tommcclroy@gmail.com



4366 17TH STREET
san francisco, ca 94107
BLOCK 2646 / LOT 019

CURRENT RELEASE	6 MAR 2014
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ISSUED FOR
311 NOTIFICATION

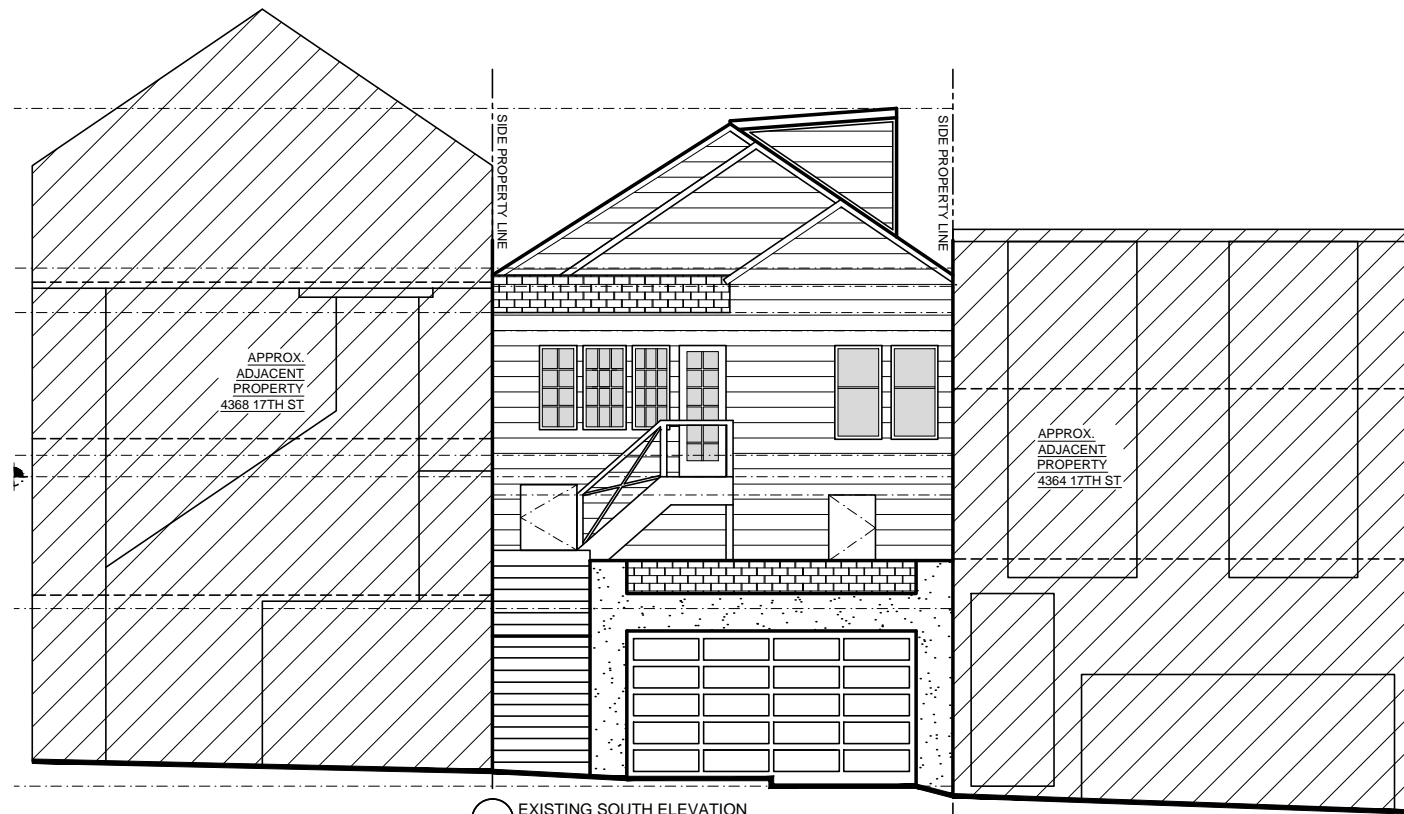
PREVIOUS RELEASE
7 AUG 2013 ISSUED FOR PREAPP MTG
13 SEPT 2013 ISSUED FOR PLANNING
17 OCT 2013 FOR RDT REVIEW
13 FEB 2014 FOR RDT FINAL REVIEW
6 MAR 2014 FOR 311 NOTIFICATION

SHEET TITLE

PROJECT INFO &
SITE PLANS

SCALE AS NOTED

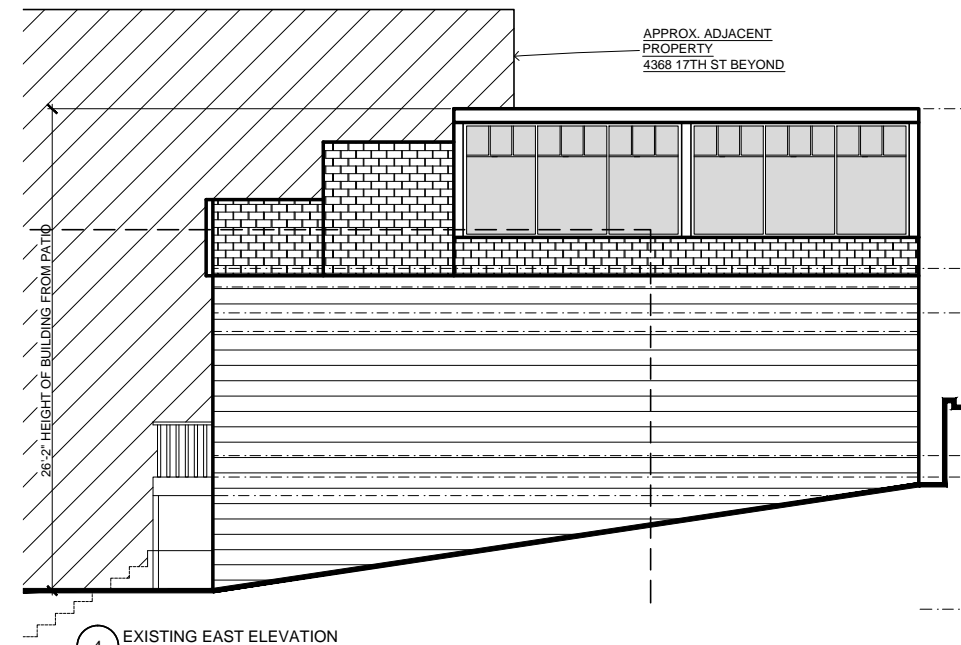
A1



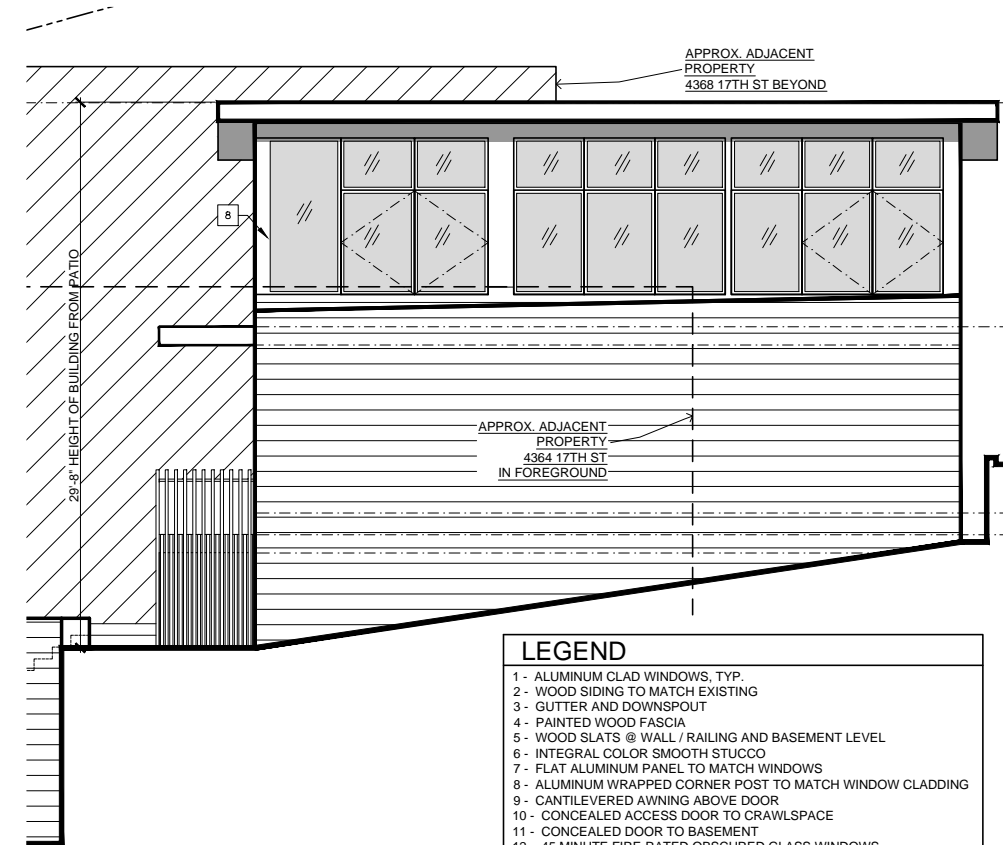
4 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

LEGEND

- 1 - ALUMINUM CLAD WINDOWS, TYP.
- 2 - WOOD SIDING TO MATCH EXISTING
- 3 - GUTTER AND DOWNSPOUT
- 4 - PAINTED WOOD FASCIA
- 5 - WOOD SLATS @ WALL / RAILING AND BASEMENT LEVEL
- 6 - INTEGRAL COLOR SMOOTH STUCCO
- 7 - FLAT ALUMINUM PANEL TO MATCH WINDOWS
- 8 - ALUMINUM WRAPPED CORNER POST TO MATCH WINDOW CLADDING
- 9 - CANTILEVERED AWNING ABOVE DOOR
- 10 - CONCEALED ACCESS DOOR TO CRAWLSPACE
- 11 - CONCEALED DOOR TO BASEMENT
- 12 - 45 MINUTE FIRE-RATED OBSCURED GLASS WINDOWS
- 13 - UPGRADED CLADDING MATERIALS AT GARAGE

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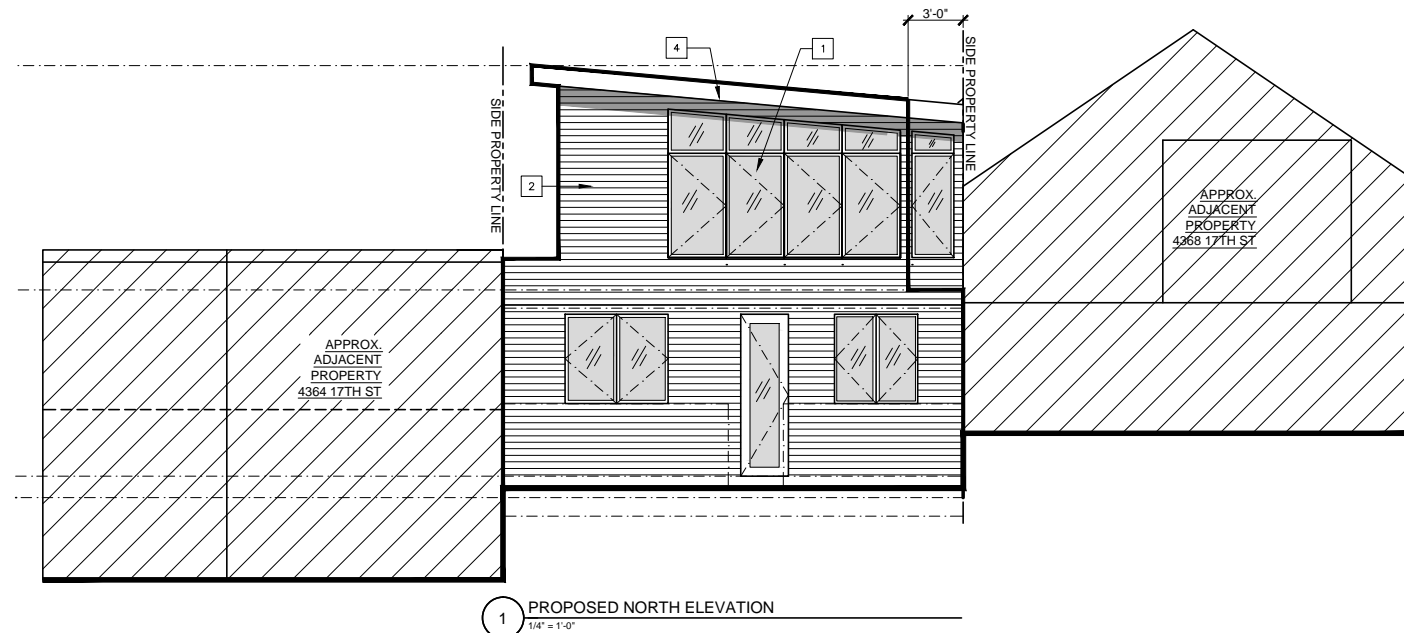
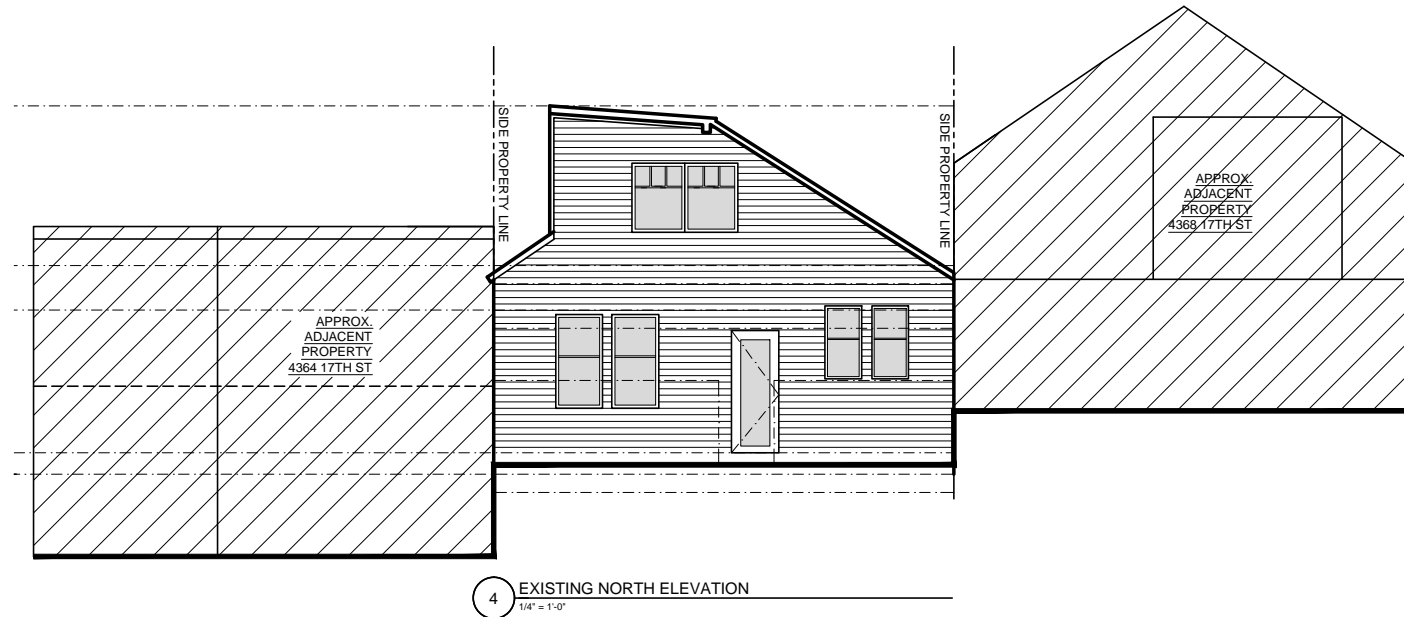
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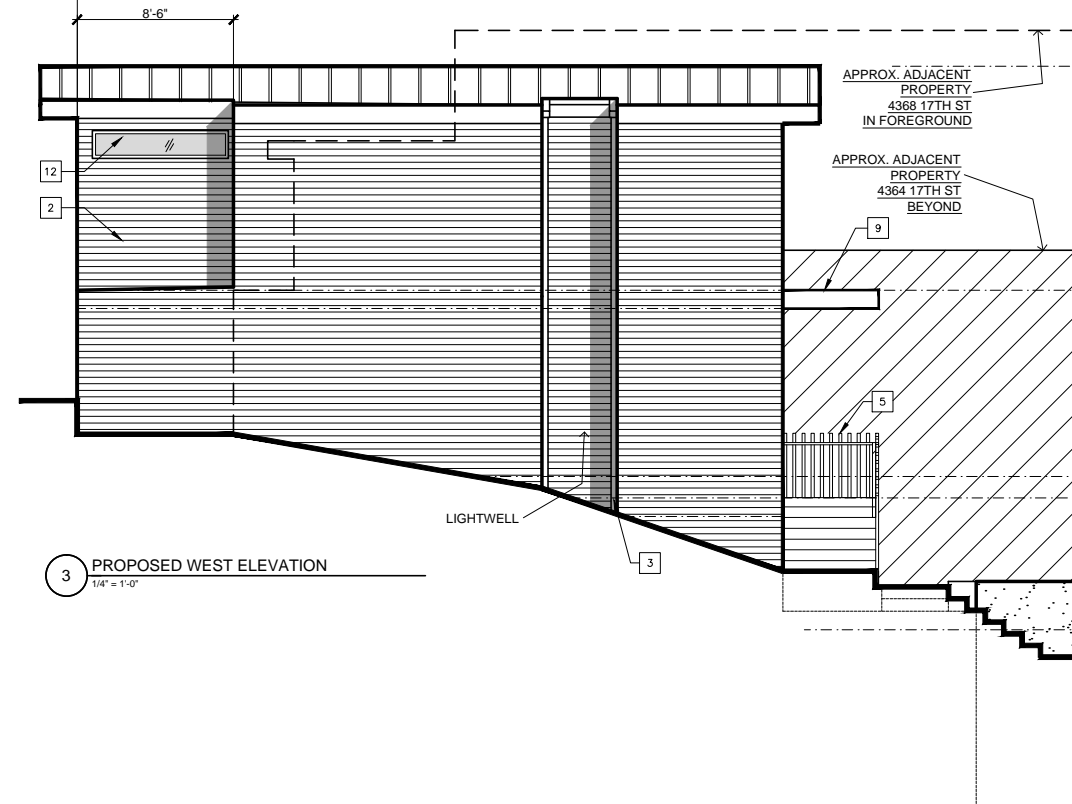
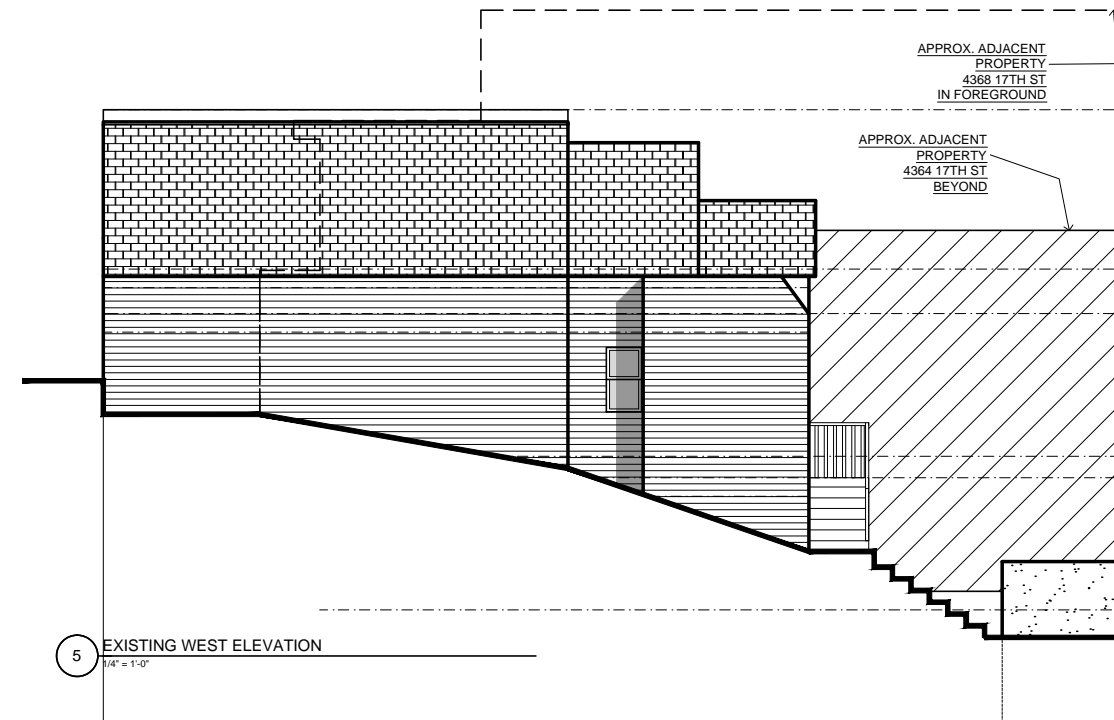
SHEET TITLE
**EXISTING &
PROPOSED
ELEVATIONS**

SCALE 1/4" = 1'-0"

A3.1



- LEGEND**
- 1 - ALUMINUM CLAD WINDOWS, SEE DETAILS 283/A3.1
 - 2 - WOOD SIDING TO MATCH EXISTING
 - 3 - GUTTER AND DOWNSPOUT
 - 4 - PAINTED WOOD FASCIA
 - 5 - WOOD SLATS @ WALL / RAILING AND BASEMENT LEVEL
 - 6 - INTEGRAL COLOR SMOOTH STUCCO
 - 7 - FLAT ALUMINUM PANEL TO MATCH WINDOWS
 - 8 - ALUMINUM WRAPPED CORNER POST TO MATCH WINDOW CLADDING
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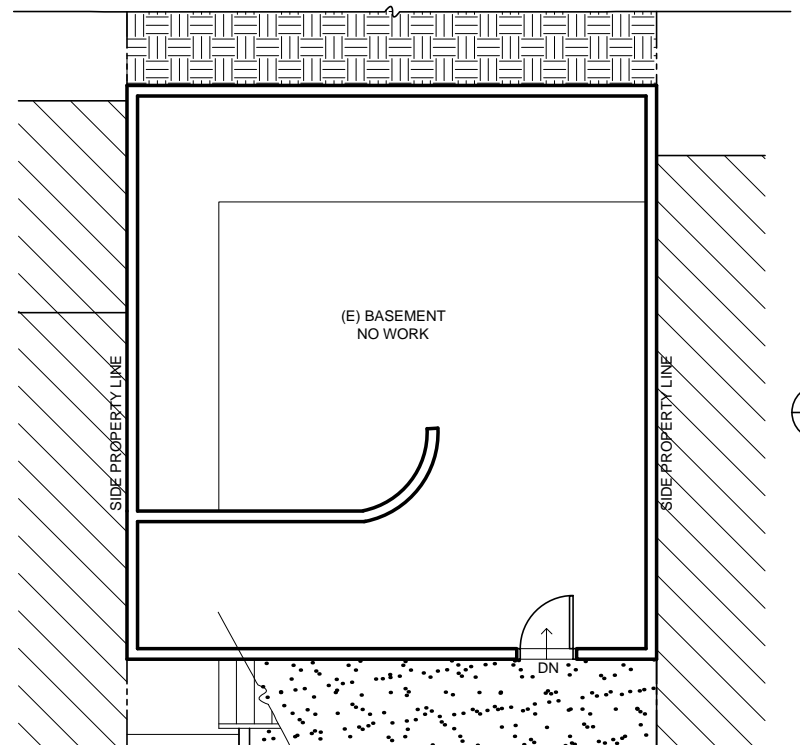
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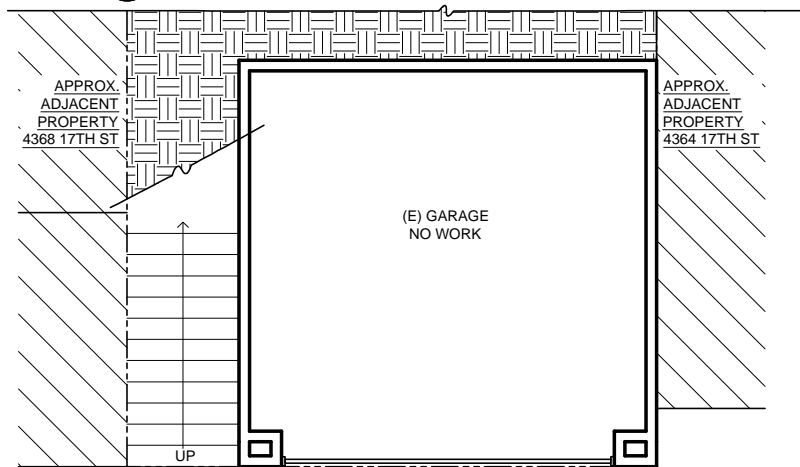
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 EXISTING &
 PROPOSED
 ELEVATIONS

SCALE 1/4" = 1'-0"

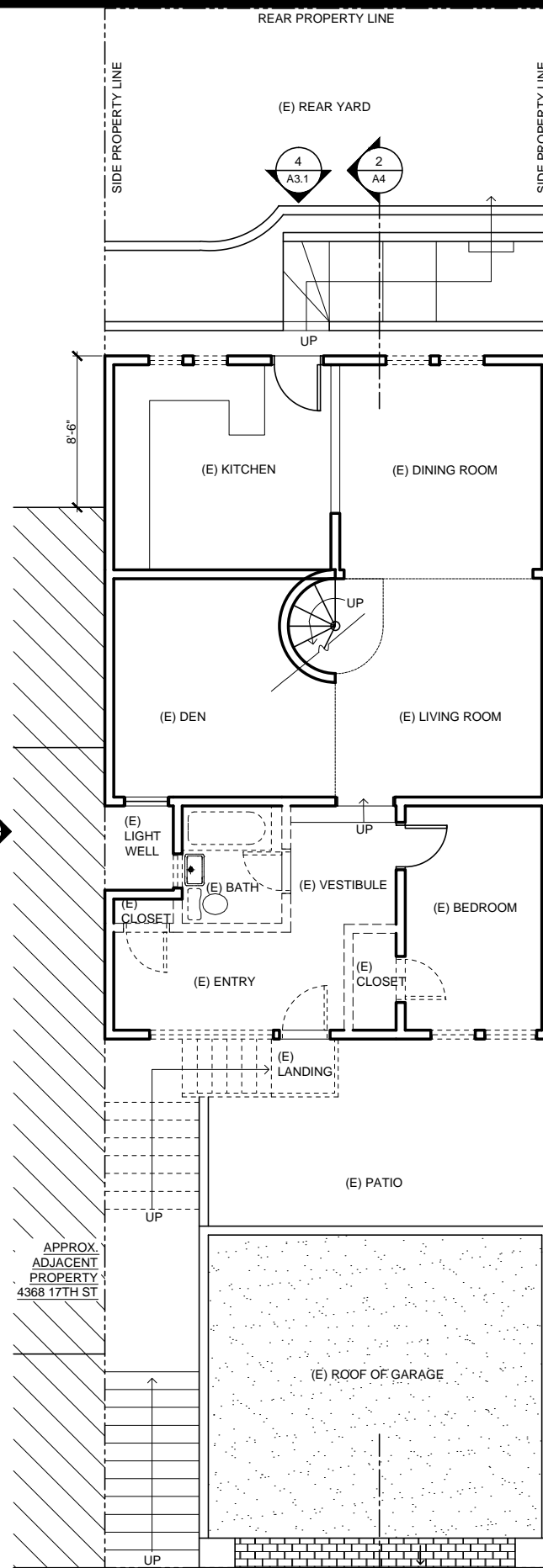
A3.1



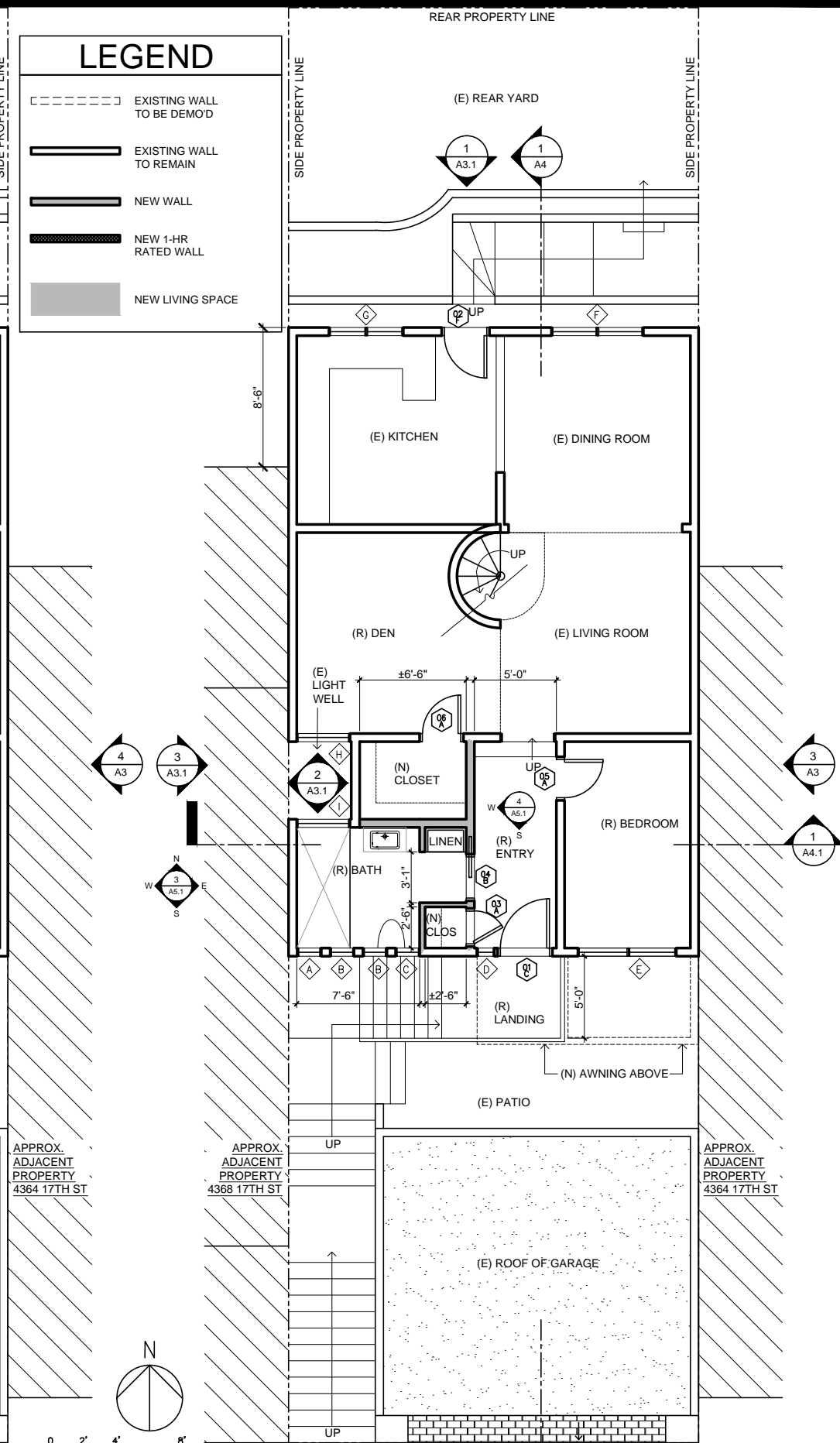
4 EXISTING FLOOR PLAN - BASEMENT - NO WORK
1/4" = 1'-0"



3 EXISTING FLOOR PLAN - GARAGE - NO WORK
1/4" = 1'-0"



2 EXISTING FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



1 PROPOSED FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

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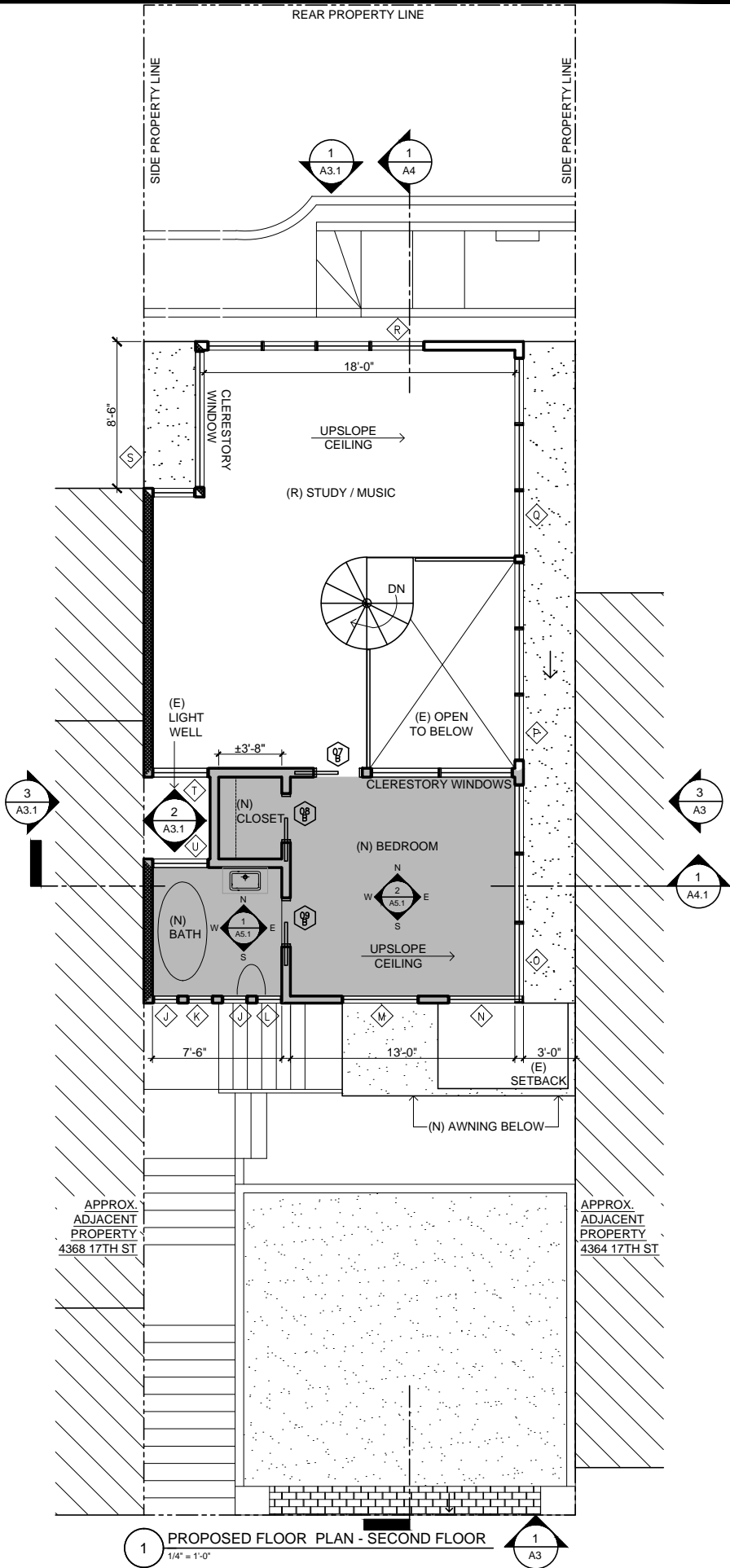
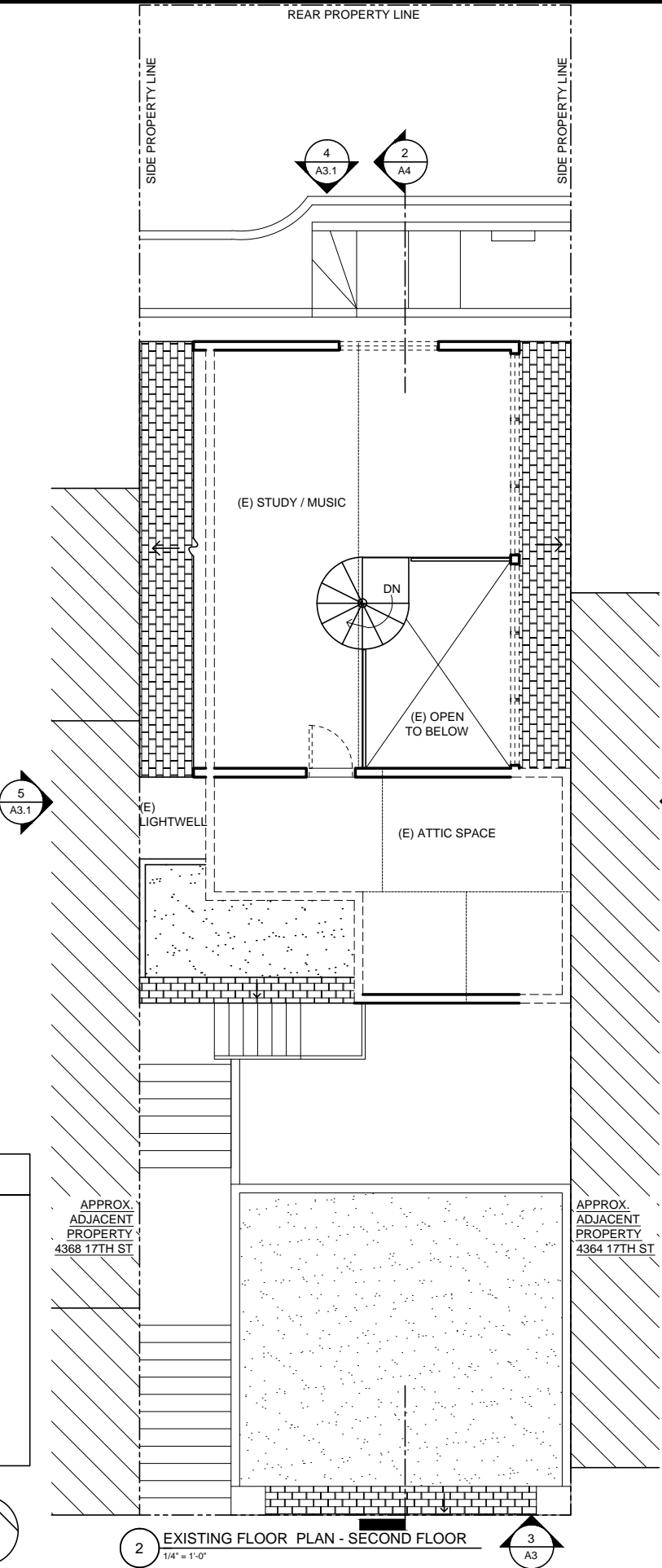
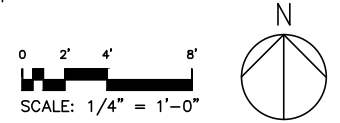
SHEET TITLE
EXISTING &
PROPOSED
FLOOR PLANS -
FIRST FLOOR

SCALE 1/4" = 1'-0"

A2.1

LEGEND

- EXISTING WALL TO BE DEMOD
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW LIVING SPACE



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SHEET TITLE
**EXISTING &
PROPOSED
FLOOR PLANS -
SECOND FLOOR**

SCALE 1/4" = 1'-0"

A2.2