



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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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, January 22, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard, Mass Reduction, Off-Street Parking)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	56 Aztec St	Case No.:	2013.1128V
Cross Street(s):	Shotwell St./Coso Ave.	Building Permit:	201307313244
Block / Lot No.:	5521/017	Applicant/Agent:	Curtis Hollenbeck
Zoning District(s):	RH-1 / 40-X	Telephone:	415 544 9883
Area Plan:	NA	E-Mail:	matteryard@yahoo.com

PROJECT DESCRIPTION

The project proposes the legalization of existing ground floor rear extension and the addition of a new third floor on the existing two-story, single-family dwelling.

Planning Code Section 242 requires a minimum rear yard depth of 24'-6" for the subject property. The rear extension proposed for legalization encroaches approximately 11'-0" into the required rear yard without any offset from within the buildable envelope and leaves a rear yard of approximately 13'-6"; therefore, a variance is required.

Planning Code Section 242 requires a total of 650 square feet of usable floor area to be removed from the exterior of the building, causing a reduction in square footage as well as building volume. The proposal reduces the existing mass reduction to approximately 485 square feet; therefore, a variance is required.

Planning Code Section 242 requires three off-street parking spaces for the subject project. The building has two existing off-street parking spaces and proposes no additional spaces; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Ben Fu**

Telephone: **415-558-6613** Mail: ben.fu@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/2013.1128V.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. **On November 21, 2013, the Department issued the required Section 311 notification for this project (expires December 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

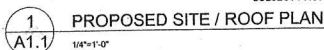
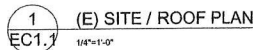
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

56 AZTEC STREET
SAN FRANCISCO, CALIFORNIA
LOT 017 / BLOCK 5521

PROPOSED SITE PLAN
⑤ SITE PLAN

A1.1





1/2/13
07/30/13 SP + VAR
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

56 AZTEC STREET
SAN FRANCISCO, CALIFORNIA
LOT 017 / BLOCK 5521

Drawing Title

(E) FLOOR '1' &
(E) FLOOR '2'
PLANS

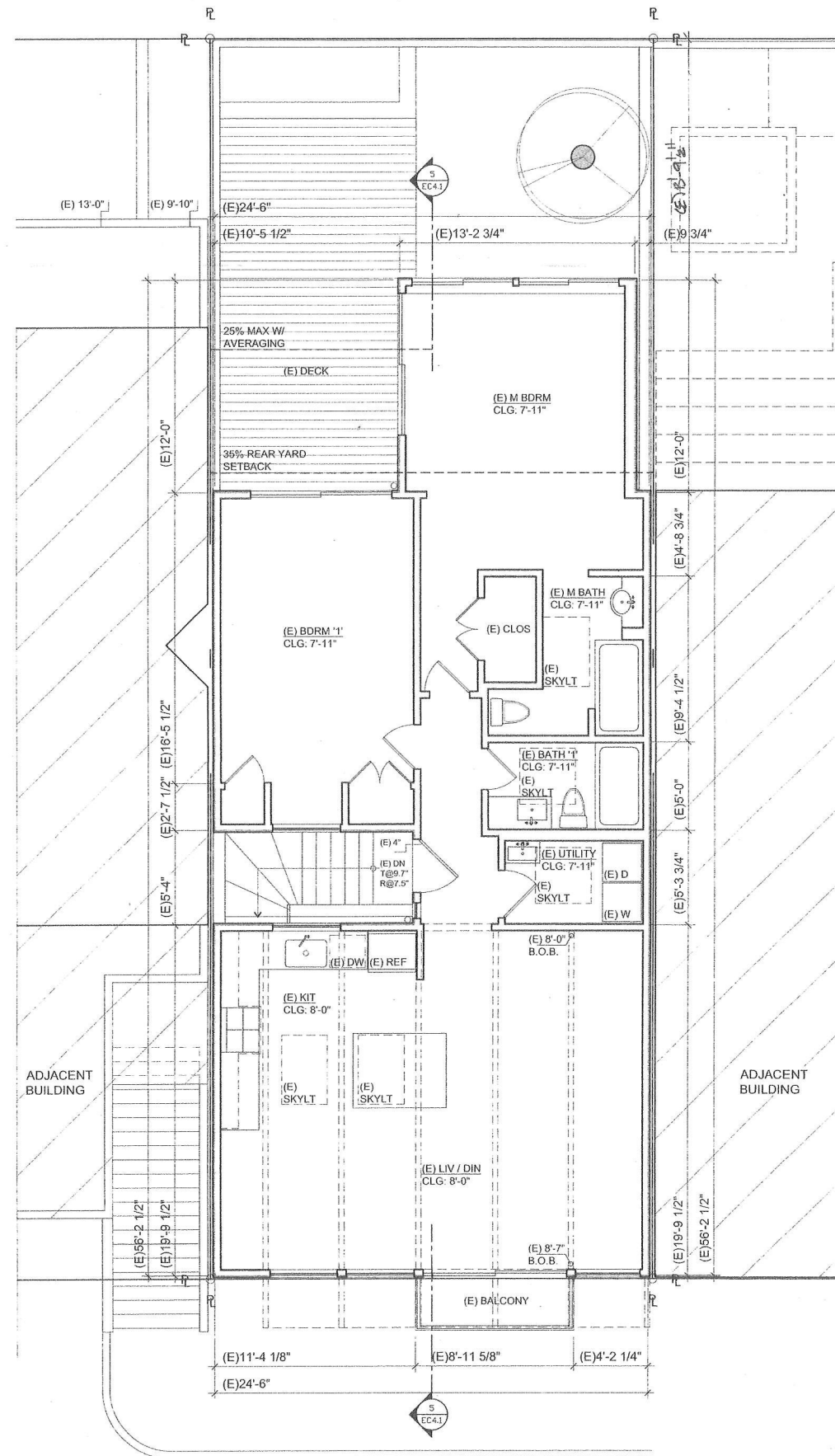
By CH

Date

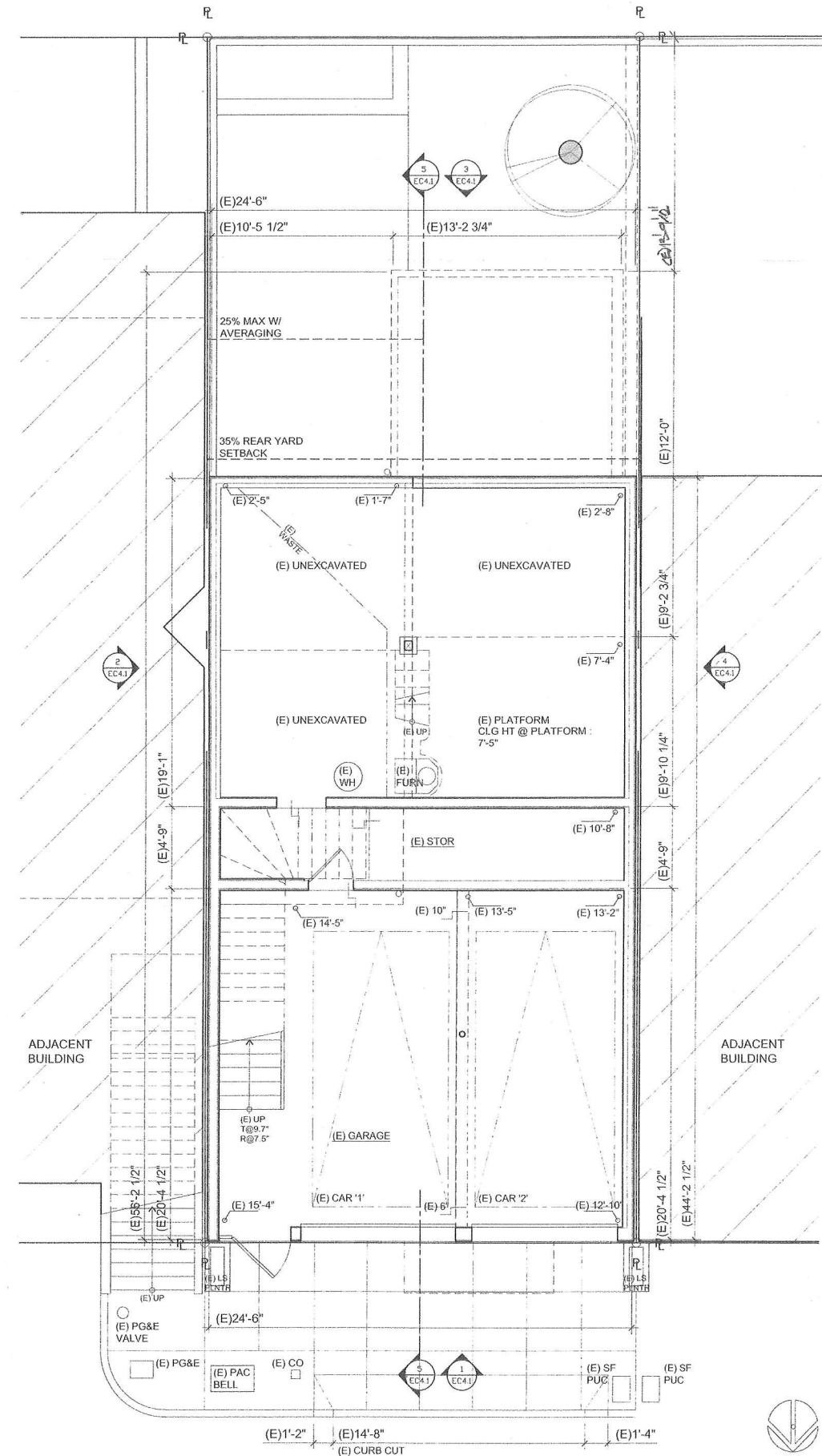
Scale AS NOTED

Drawing No.

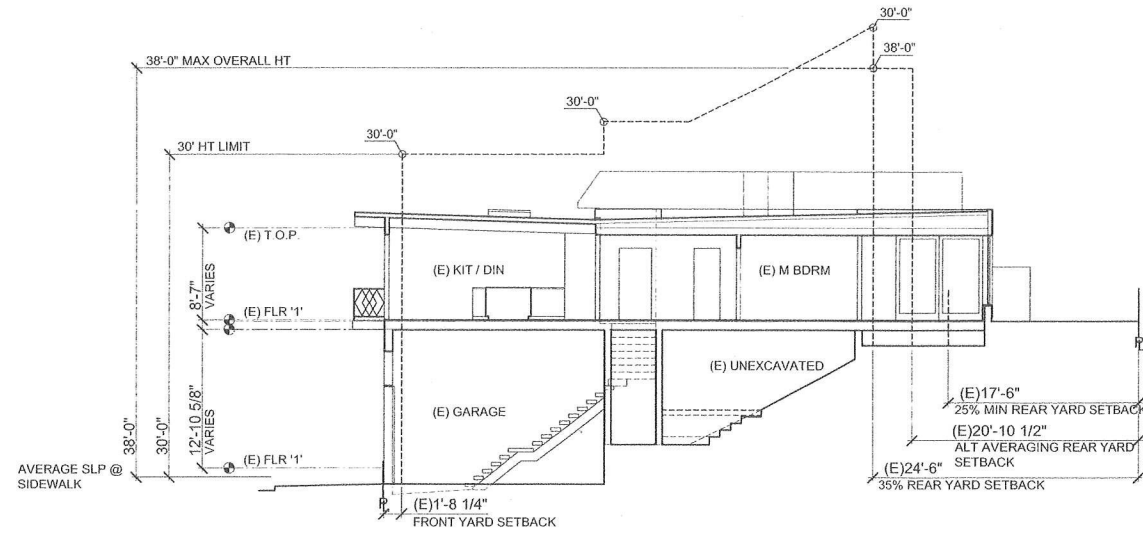
EC2.1



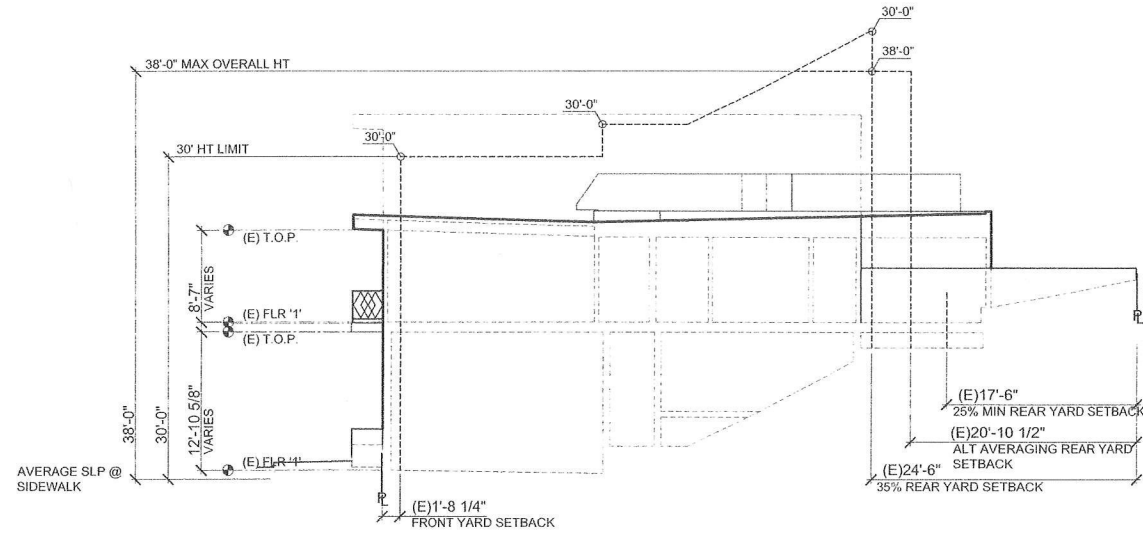
2 (E) FLOOR '2' PLAN
1/4"=1'-0"



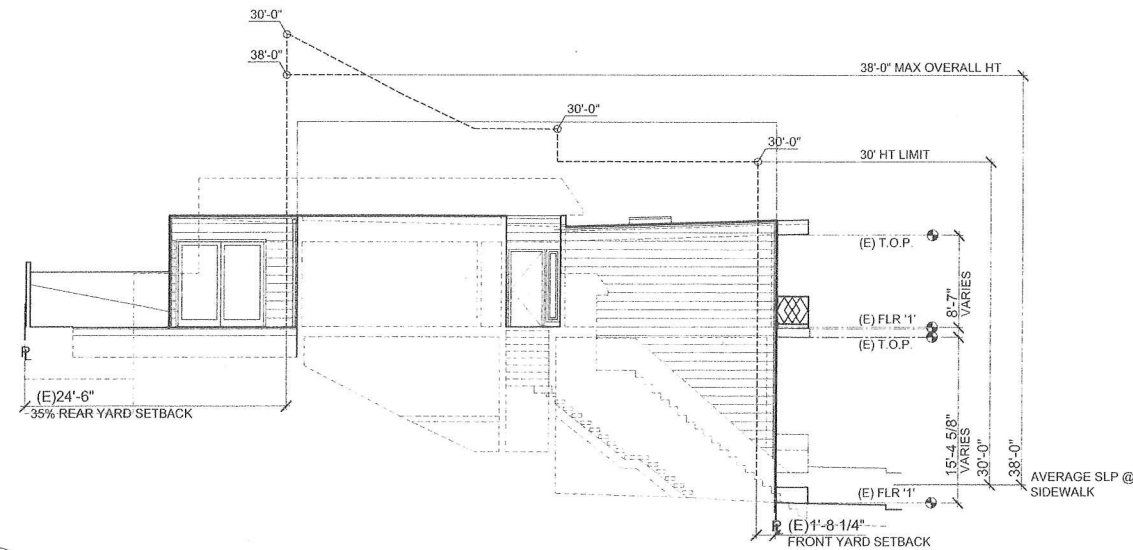
1 (E) FLOOR '1' PLAN
1/4"=1'-0"



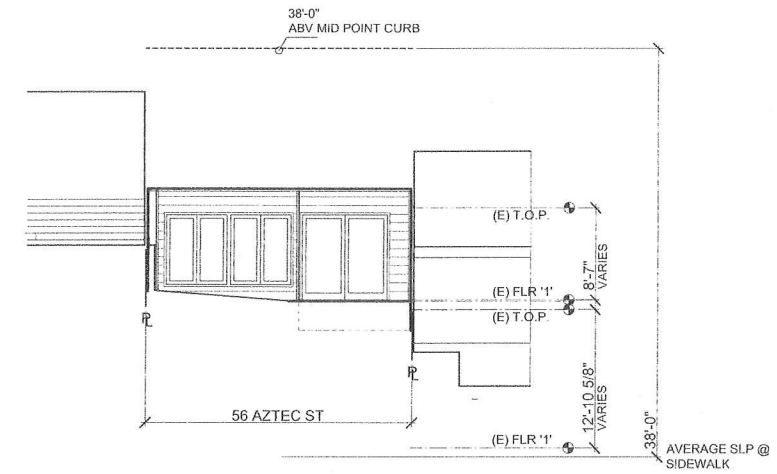
5 EXISTING BUILDING SECTION
EC5.1 1/8"=1'-0"



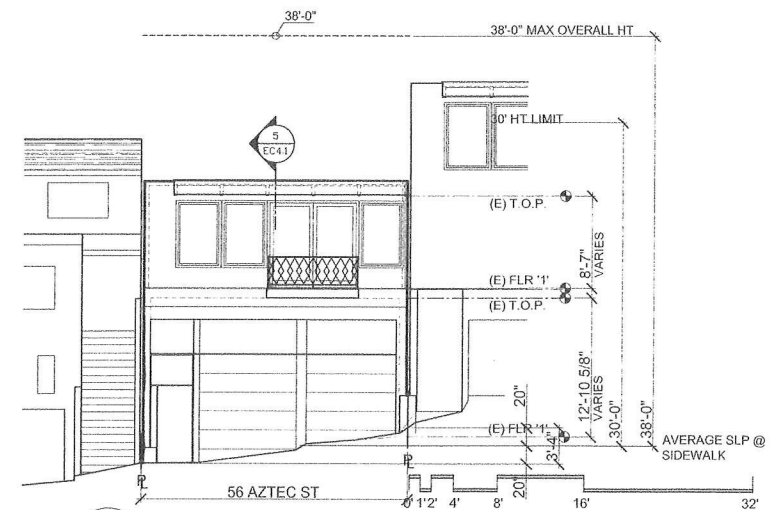
4 EXISTING SIDE ELEV (WEST)
EC4.1 1/8"=1'-0"



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



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



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

07/24/13 SP + VAR
07/30/13 N. PRE APP
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

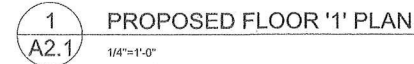
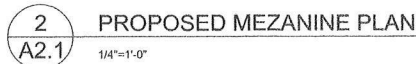
56 AZTEC STREET
SAN FRANCISCO, CALIFORNIA
LOT 017 / BLOCK 5521

Drawing Title
(E) EXTERIOR
ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

EC4.1

1 PROVIDE 6" STREET TREE 24" DIA @
OF LANDSCAPE PLANTING DPM BUT CALL
FOR 10' TALL TREE- CALLISTO CITRINUS



FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

By CH
Date
Scale AS NOTED
Drawing No.

A2.1

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



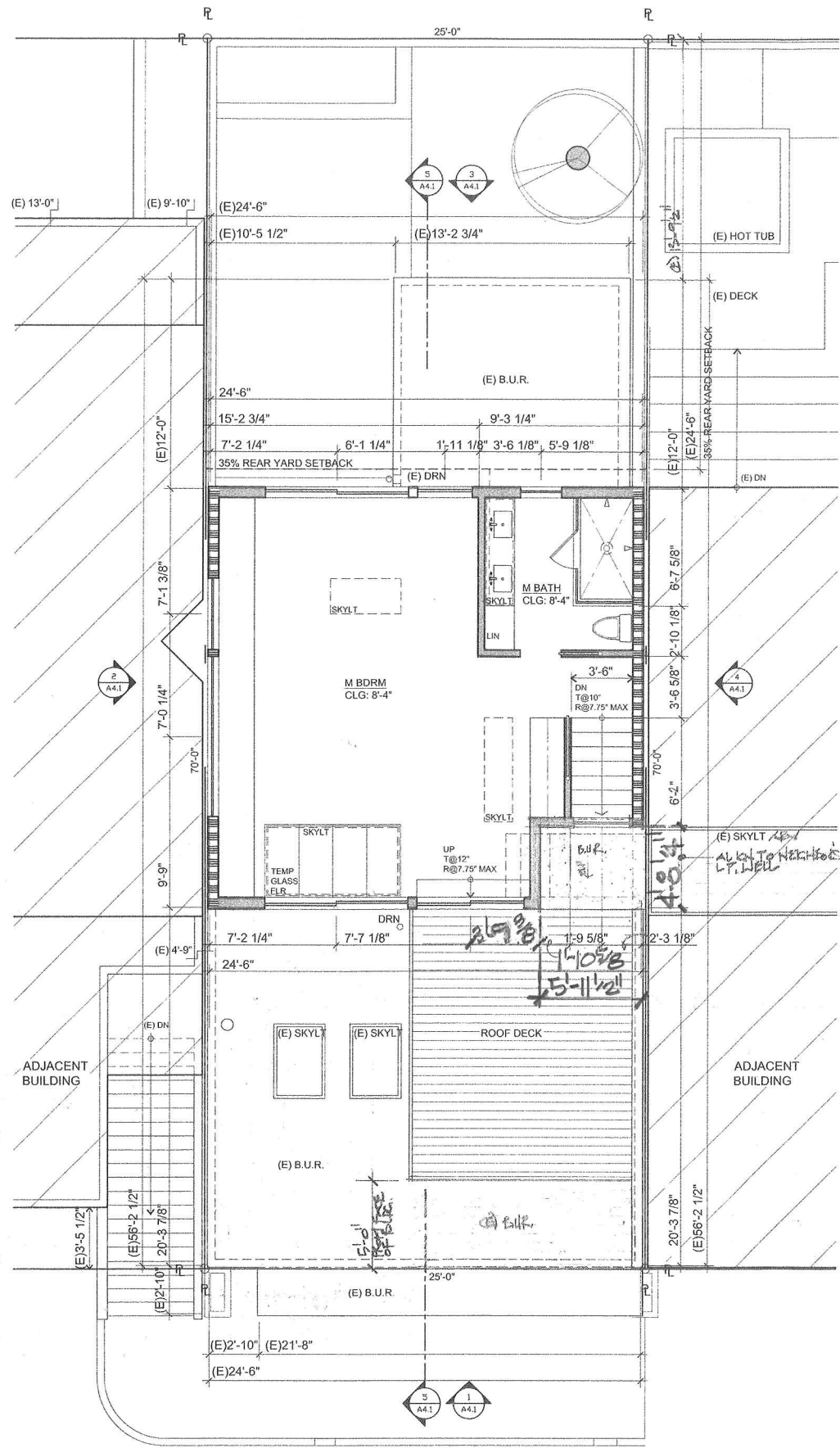
12/15/13 SP + VAR
10/19/13 SP + VAR
07/13/13 SP + VAR
07/30/13 N. PRE APP
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
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56 AZTEC STREET
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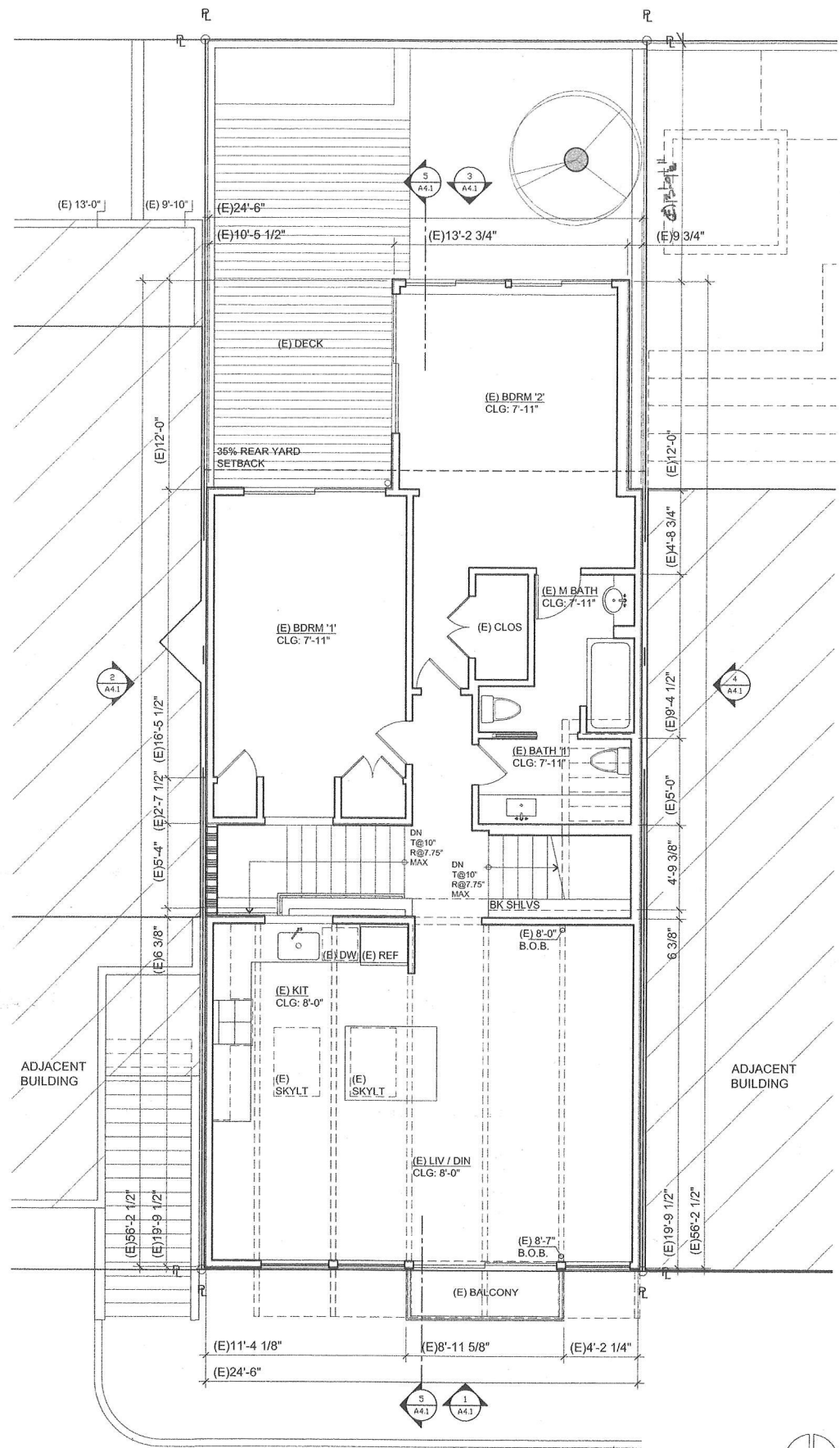
Drawing Title
PROPOSED
FLOOR '2' &
FLOOR '3'
PLANS

By CH
Date
Scale AS NOTED
Drawing No.

A2.2

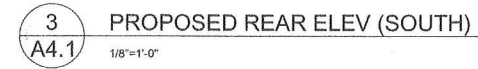
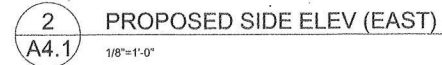
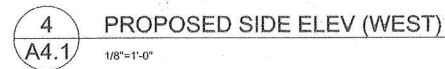
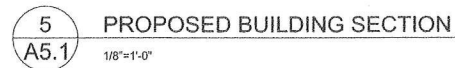


2 PROPOSED FLOOR '3' PLAN
A2.2 1/4"=1'-0"



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

- 1 WOOD SIDING TO MATCH (E) AT REAR
- 2 VINYL DUAL PANE WINDOW/ DOOR SYSTEM
- 3 VINYL DUAL PANE WINDOW
- 4 (E) METAL GUARD RAIL & BALCONY
- 5 (E) OVERHEAD GARAGE DOORS
- 6 (N) ENTRY DOOR W/ DUAL PANE WINDOW ABV
- 7 (E) VINYL DOORS AND WINDOWS
- 8 DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND
- 9 LINE INDICATES ADJACENT BUILDING BYND
- 10 1-HR RATED PROPERTY LINE WINDOW
- 11 TRIM TO MATCH EXISTING
- 12 1-HR PARAPET TO EXTEND 30" ABV SKYLIGHT WITHIN 5'-0" OF PROPERTY LINE. EXTEND FOR LENGTH OF SKYLIGHT
- 13 (E) WOOD SIDING
- 14 (E) SIDEWALK LANDSCAPE PLANTER
- 15 GALVANIZED GUARDRAIL @ + 42" ABV ROOF DECK.
- 16 1-HR WALL TO EXTEND 42" ABV ROOF DECK AT OF WEST SIDE DECK. ALIGN TO GUARDRAIL.
- 17 ROOF DECK: 5/4" IPE DECKING BOARDS O/ FIRE TREATED PRESURE TREATED DECKING BOARDS O/ BUILT UP ROOF. PROVIDE DRAINAGE HOLES THROUGH BOARD FOR WATER FLOW TO ROOF DRAIN
- 18 BIRD SAFETY STANDARDS:
PROVIDE ULTRA-VIOLET GLASS, @ DOORS & WINDOWS. PROVIDE SAFETY OPENING. CONSIDER OPTION ALTERNATES.
- 19 FACE OF LIGHTWELL TO ALIGN W/ ADJACENT NEIGHBORS LIGHTWELL



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. Inside the ring, the name "CHARLES JUDE HOLLENBECK" is written in a curved path. In the center, the license number "C 24843" is printed, and below it, "REN 06/30/15" is handwritten in blue ink.

56 AZTEC STREET
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A4.1