



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 26th, 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:	30 Allston Way	Case No.:	2013.0230V
Cross Street(s):	Between Ulloa & Claremont	Building Permit:	2013.09.13.6824
Block /Lot No.:	2981/018	Applicant/Agent:	Ron Lutsko
Zoning District(s):	RH-1(D)/40-X	Telephone:	(415) 920-2800
Area Plan:	N/A	E-Mail:	ron@lutskoassociates.com

The proposed work is to construct a second floor deck, at the rear of the one-story over garage, single-family dwelling. The proposed second floor rear deck would be 4 feet tall above grade.

PER SECTION 134 OF THE PLANNING CODE, the subject lot is required to maintain a minimum rear yard depth of 25 feet, measured from the rear property line. The proposed second floor rear deck would encroach 14 feet 6 inches into the required rear yard to within 10 feet 6 inches of the rear property line.

ADDITIONAL INFORMATION

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/2013.1221V.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**.

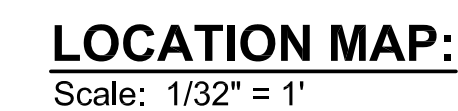
ABOUT THIS NOTICE

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**



LOCATION: 30 ALLSTON WAY SAN FRANCISCO, CA 94116
APN: 2981-018
ZONING: RH1D
USE: SINGLE FAMILY RESIDENCE

L0.0	Site Plan
L1.0	Materials Plan/Floor Plan
L1.1	Sections/Elevations

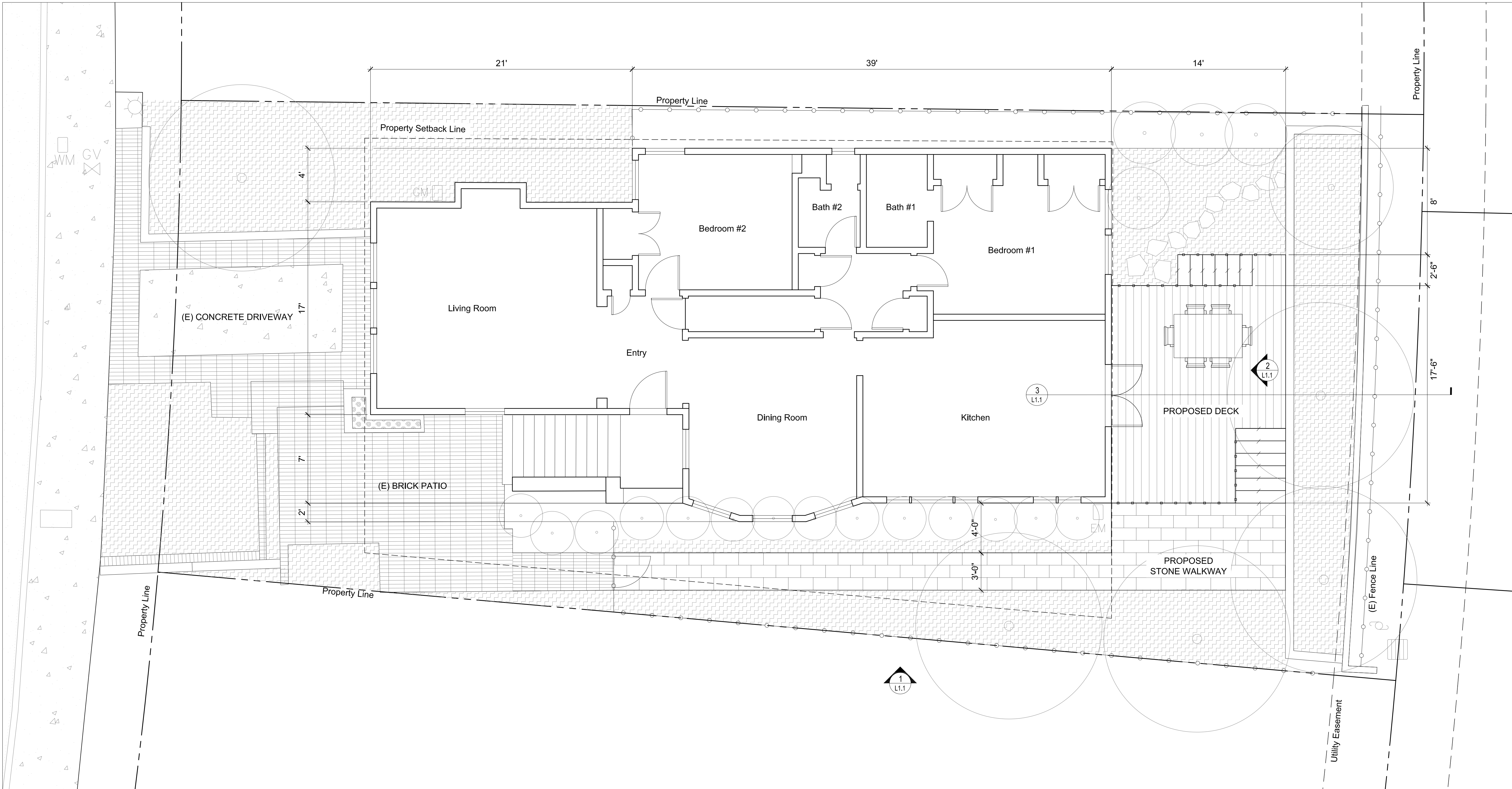
Replace (E) Wood Deck with (N) Wood Deck.
Add (N) Stone Path to Back Deck

Submittal:	Date:
Planning Submittal:	11-01-13

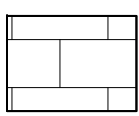
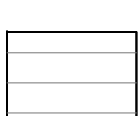
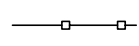
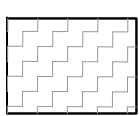
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Scale: Varies

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MATERIALS SCHEDULE:

-  Stone Path and Patio
Bluestone path and patio set over slab. 12"x24" stone pieces available from American Soil Products. Pavers to be butt jointed with no visible mortar joint. Finish to be confirmed with client
-  Wood Deck
Ipe Deck Per Contractor
-  Handrails & Guardrails @ Deck
1-1/2" x1-1/2" painted galvanized tube steel posts with 1-1/2" x 1/2" painted galvanized flat bar top rail, infill rails and handrails. Paint color TBD.
-  Planting Area

LUTSKO ASSOCIATES
landscape

2815 18th Street
San Francisco, CA 94110-2002
t: 415.920.2800 f: 415.920.2809

Consultant:

Stamp:

Project Name:

Murray
Perkins

30 Allston Way
San Francisco, CA

Sheet Title:

Materials Plan

Submittal:

Date:

Planning Permit:

11-01-13

Revision:

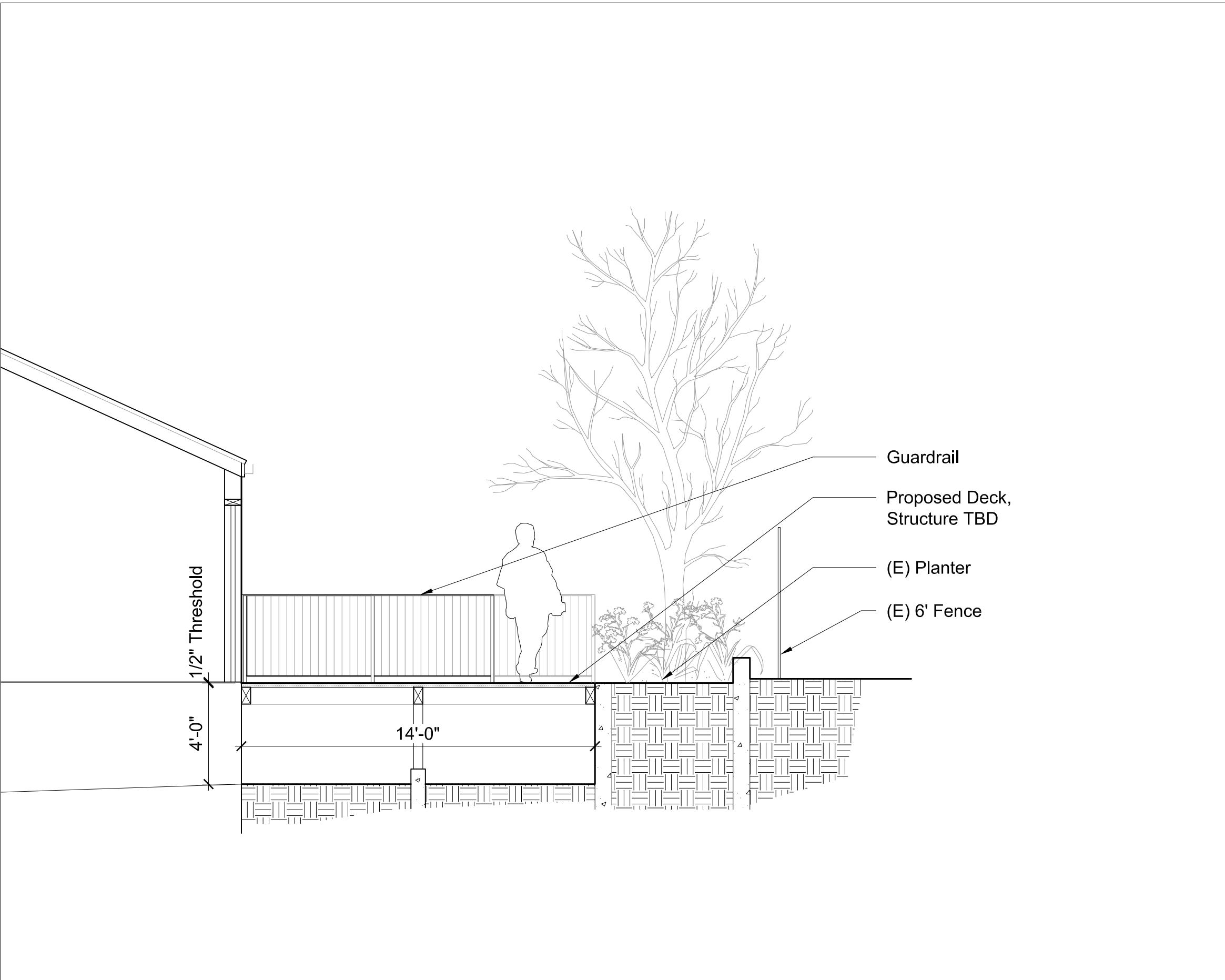
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1/4" = 1'-0"

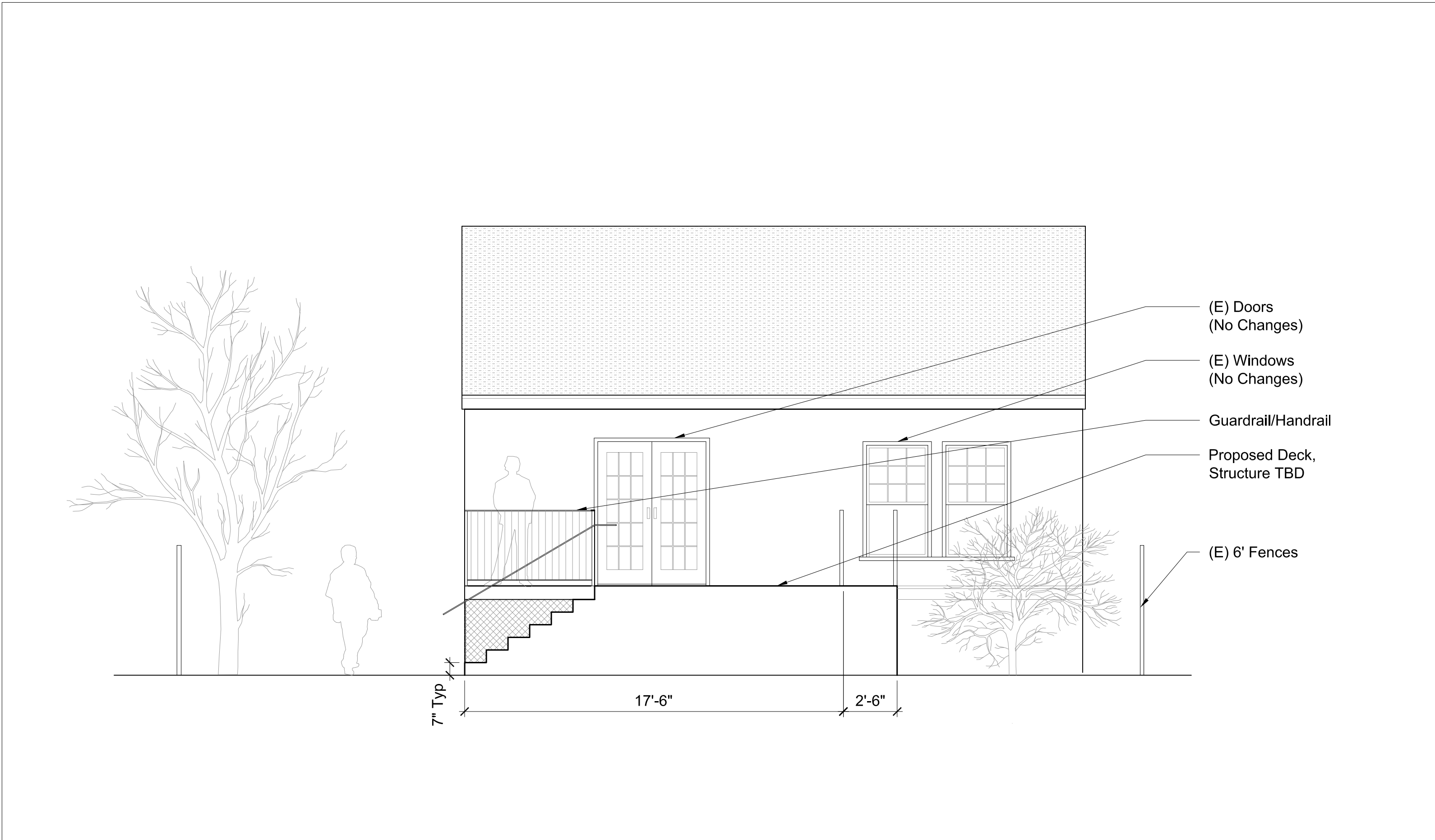
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L1.0



3 Deck Section

SCALE: 1/4" = 1'-0"



2 East Elevation

SCALE: 1/4" = 1'-0"



1 South Elevation

SCALE: 1/4" = 1'-0"

LUTSKO ASSOCIATES
landscape

2815 18th Street
San Francisco, CA 94110-2002
t: 415.920.2800 f: 415.920.2809

Consultant:

Stamp:

Project Name:

**Murray
Perkins**

**30 Allston Way
San Francisco, CA**

Sheet Title:

**Sections and
Elevations**

Submittal:

Date:

Planning Permit:

11-01-13

Revision:

Date:

Scale:

Varies

Sheet:

L1.1