



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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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, 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:	616 (AKA 616A) Carolina St	Case No.:	2013.1409V
Cross Street(s):	19th Street	Building Permit:	201211214670
Block / Lot No.:	4071/002	Applicant/Agent:	Yuki Bowman
Zoning District(s):	RH-2 / 40-X	Telephone:	415-474-6723
Area Plan:	Potrero Hill	E-Mail:	yuki@oparch.net
PROJECT DESCRIPTION			
<p>The proposal is to renovate and expand an existing two-story, non-conforming rear yard dwelling. The structure will expand approximately 128 square feet. Work includes window removal, window replacement, spiral stair removal, new code-compliant stair, and upgrading walls for energy efficiency. The existing building is non-complying in that it is completely within the rear yard.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 45 feet. The proposed expansion of the non-conforming structure would add approximately 32 square feet and thus make the building more non-conforming. Therefore, the project requires a variance from the rear yard requirement of Planning Code Section 134.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Danielle Harris Telephone: 415.575.9102 Mail: danielle.j.harris@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/2013.1409V.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.

616 CAROLINA

616 CAROLINA
SAN FRANCISCO, CA

BLOCK: 4071 LOT: 002

OGRYDZIAK PRILLINGER ARCHITECTS

www.oparch.net

2148 LARKIN ST
SAN FRANCISCO, CA 94109
(415) 474-6724

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IS RESTRICTED TO THE SITE FOR
WHICH THEY ARE PREPARED.

SITE PERMIT

11-20-2012

SCALE: 1' = 1'-0", 6"
= 1'-0"

CHECKED: LO

DRAWN: LO

PROJECT: 1112

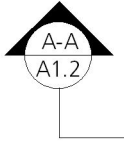
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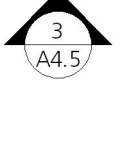
SHEET TITLE:
INDEX


HASSEBROCK


A0.1

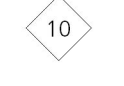
SYMBOLS


- 

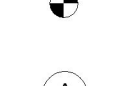
SECTION
Section Description
Sheet Number
- 

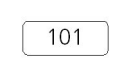
INTERIOR ELEVATION
Elevation Number
Sheet Number
- 


DETAIL
Detail Number
Sheet Number
- 


DOOR
- 


WINDOW
- 

REMOVE (E) WINDOW
- 

CENTERLINE
- 

PROPERTY LINE
- 

DATUM POINT
- 

GRID LINE
- 

ROOM NUMBER

PROJECT TEAM

CLIENT
WILLIAM HASSEBROCK
william.hassebrock@venturaverde.com
(415) 821-7871
616 CAROLINA STREET
SAN FRANCISCO, CALIFORNIA 94107

ARCHITECT
OGRYDZIAK PRILLINGER ARCHITECTS
2148 LARKIN STREET
SAN FRANCISCO, CA 94109
(415) 474-6724
LUKE OGRYDZIAK
luke@oparch.net

PROJECT DATA

ADDRESS
616 CAROLINA STREET
SAN FRANCISCO, CALIFORNIA 94107

BLOCK/LOT: 4071/002

JURISDICTION: CITY OF SAN FRANCISCO

ZONING: RH-2

HEIGHT AND BULK: 40-X

LOT SIZE: 25.0' x 100.0' = 2,500 SF

LOT COVERAGE: 58%

USE TYPE
SINGLE FAMILY RES.
CONSTRUCTION TYPE
V-B
OCCUPANCY GROUP
R-3
BUILDING HEIGHT - OVERALL
16'-9"
BUILDING AREA - FIRST STORY
304 SF
BUILDING AREA - SECOND STORY
208 SF
NUMBER OF STORIES
2
FIRE SPRINKLERS
NO

ALLOWABLE
N/A
VARIOUS
R-3
N/A
N/A
N/A
N/A

PROPOSED
SINGLE FAMILY RES.
V-B
R-3
16'-9"
320 SF - INCREASE OF 16 SF
320 SF - INCREASE OF 112 SF
2
NO

SCOPE OF WORK

PERMIT FOR RENOVATION AND EXPANSION OF EXISTING TWO STORY NON-CONFORMING REAR YARD STRUCTURE.
EXISTING STRUCTURE IS PERMITTED PER SF DBI APPROVED DRAWINGS DATED JULY 24, 1992 - SF PERMIT #9208155/2.
NEW WORK SHALL CONFORM TO CURRENT BUILDING CODES. SELECTED SCOPES INCLUDE:

ENERGY
UPGRADE FROM EXISTING SINGLE GLAZED WALLS. REMOVE AND REPLACE WITH I.G. UNITS CAPABLE OF MEETING TITLE 24 ENERGY REQUIREMENTS

WINDOWS WITHIN 5' OF P.L.
ELIMINATE NON CODE COMPLIANT WINDOWS FACING P.L. WITHIN 5'.
REMOVE AND REPLACE WITH NEW WINDOWS AT CODE-COMPLIANT 90-DEGREE ANGLE FROM P.L.

STAIRS
REPLACE EXISTING UNDERSIZED SPIRAL STAIRCASE WITH NEW CODE-COMPLIANT STRAIGHT RUN STAIR

CODE ANALYSIS

SEE SHEET A0.2 FOR DETAILED CODE ANALYSIS OF PROJECT.

COMPLIANCE

CODES CURRENTLY IN EFFECT IN SAN FRANCISCO
2010 CODES EFFECTIVE JANUARY 1, 2011

2010 SAN FRANCISCO CODE AMENDMENTS

- 2010 SAN FRANCISCO BUILDING CODE AMENDMENTS (INCLUDES GREEN BUILDING REQUIREMENTS. SEE CHAPTER 13C)
- 2010 SAN FRANCISCO ELECTRICAL CODE REQUIREMENTS
- 2010 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
- 2010 SAN FRANCISCO PLUMBING CODE AMENDMENTS
- 2007 SAN FRANCISCO HOUSING CODE AMENDMENTS

2010 CALIFORNIA CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA MECHANICAL CODE

* * *

THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION, DETAILED PLUMBING OR ELECTRICAL PLAN REVIEW AND DOES NOT CONSTITUTE APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES. ANY ELECTRICAL OR PLUMBING WORK SHALL REQUIRE APPROPRIATE SEPARATE PERMITS.

BUILDING INSPECTION: 558-6096
PLUMBING INSPECTION: 558-6054
ELECTRICAL INSPECTION: 558-6030



1 CONTEXT MAP
NOT TO SCALE

SITE PERMIT - NOT FOR CONSTRUCTION

Tuesday, May 26, 2013 1:35 PM

P:\02_buildings\1112_616_carolina\archived\main\130526_616_carolina_02a.pn

616 CAROLINA
SAN FRANCISCO, CA

BLOCK: 4071 LOT: 002

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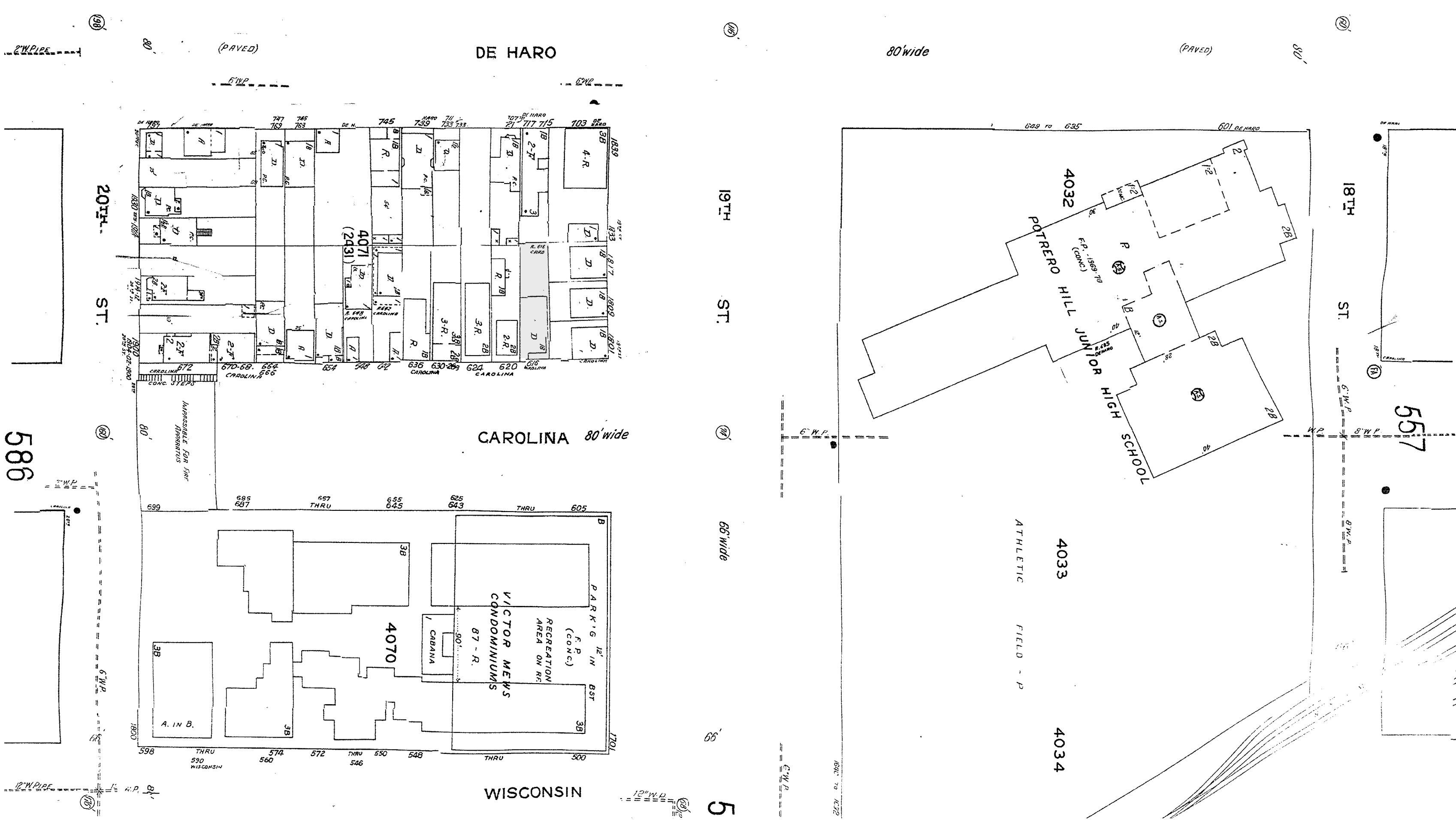
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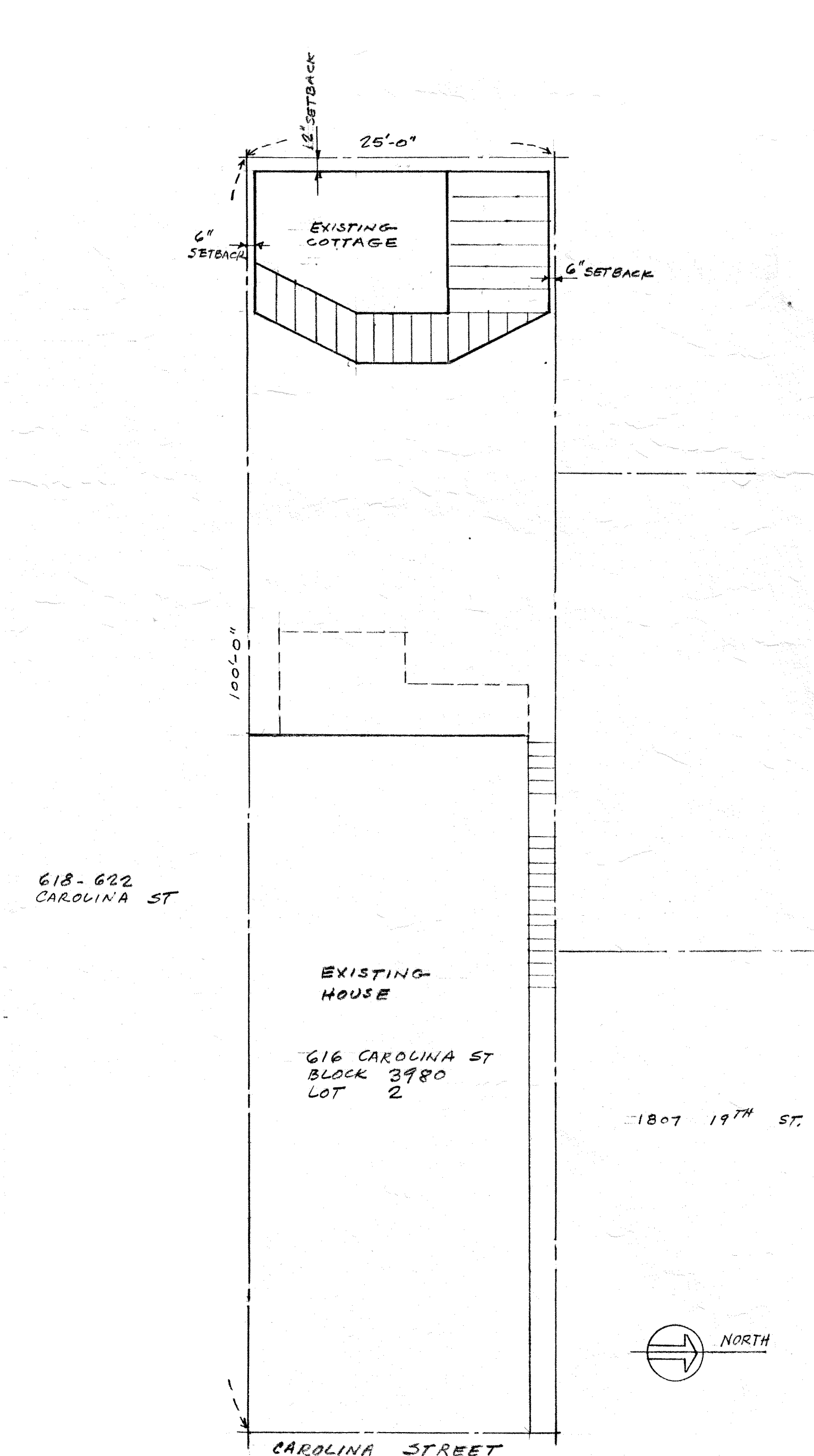
GENERAL SHEET NOTES

SHEET KEYNOTES

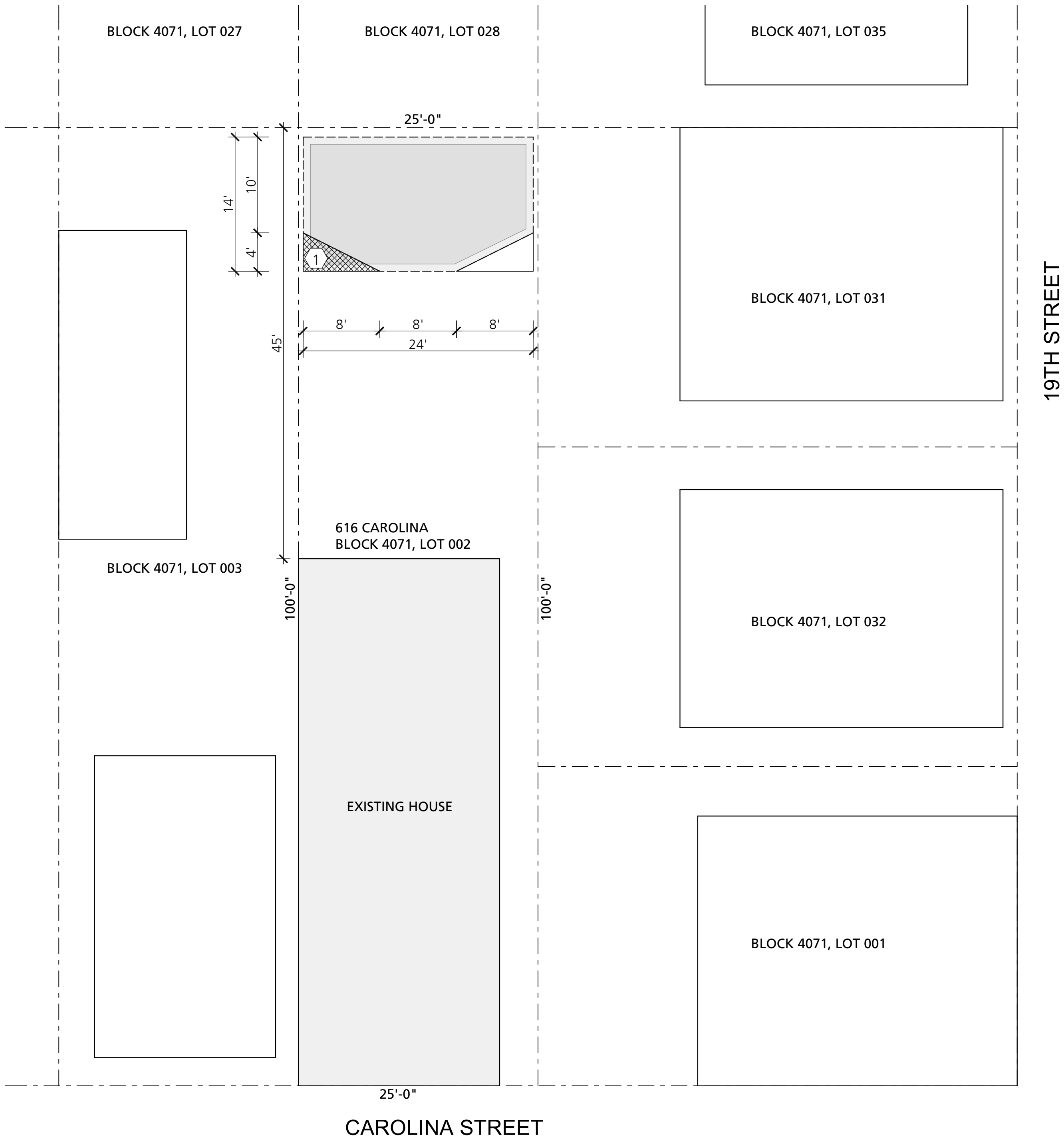
1. HATCHED AREA: PROPOSED
NEW ROOF, AREA INCREASE
OF 16 SF.



3 SANBORN CONTEXT MAP (FOR REFERENCE)
NOT TO SCALE



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PERMIT

11-20-2012

SCALE: 1" = 1'-0", 1/8" = 1'-0", 1/16" = 1'-0"

CHECKED: LO

DRAWN: LO

PROJECT: 1112

ARCHITECT STAMP

SHEET TITLE:

EXISTING AND
PROPOSED SITE
PLANS

HASSEBROCK

A1.1

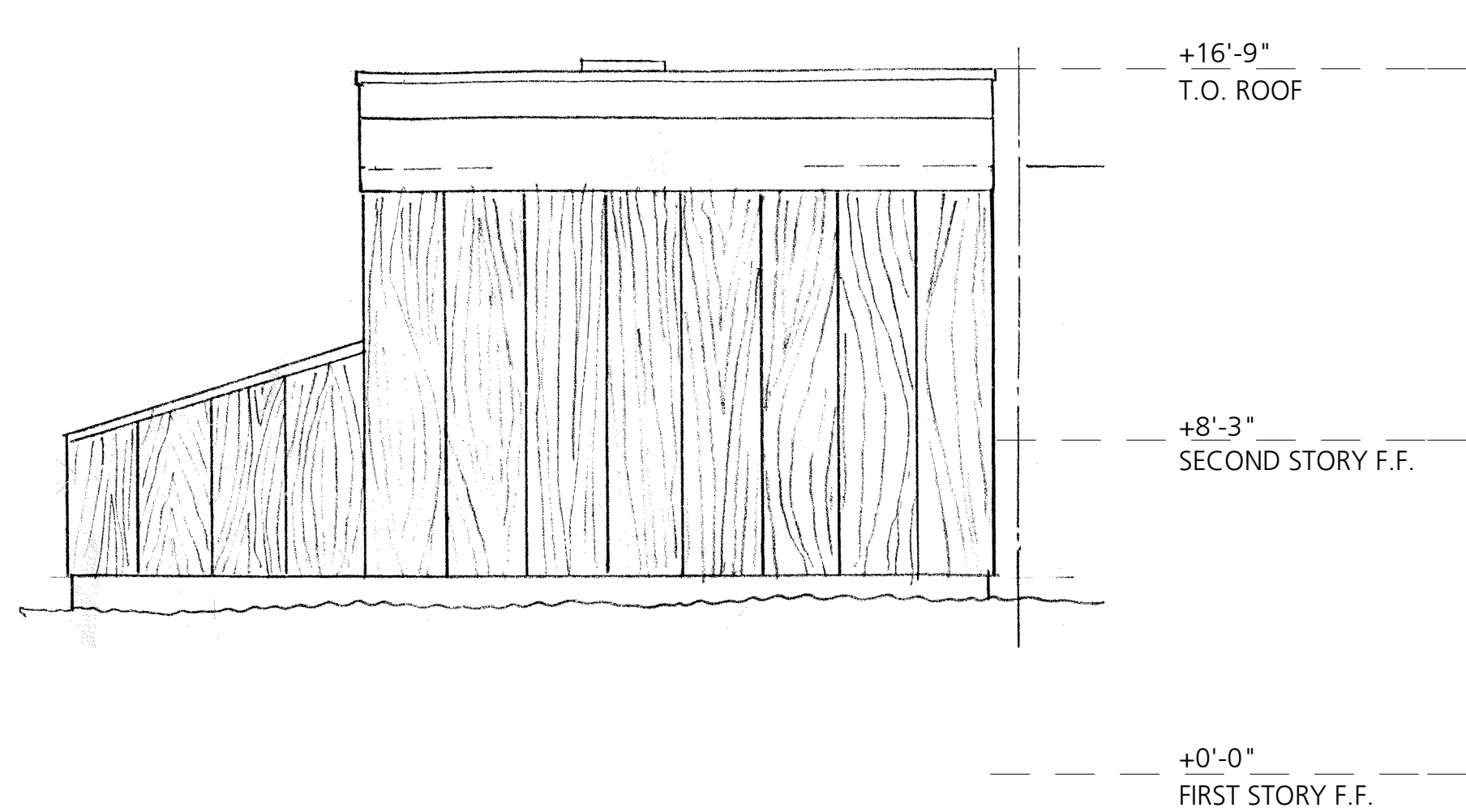
SITE PERMIT - NOT FOR CONSTRUCTION

GENERAL SHEET NOTES

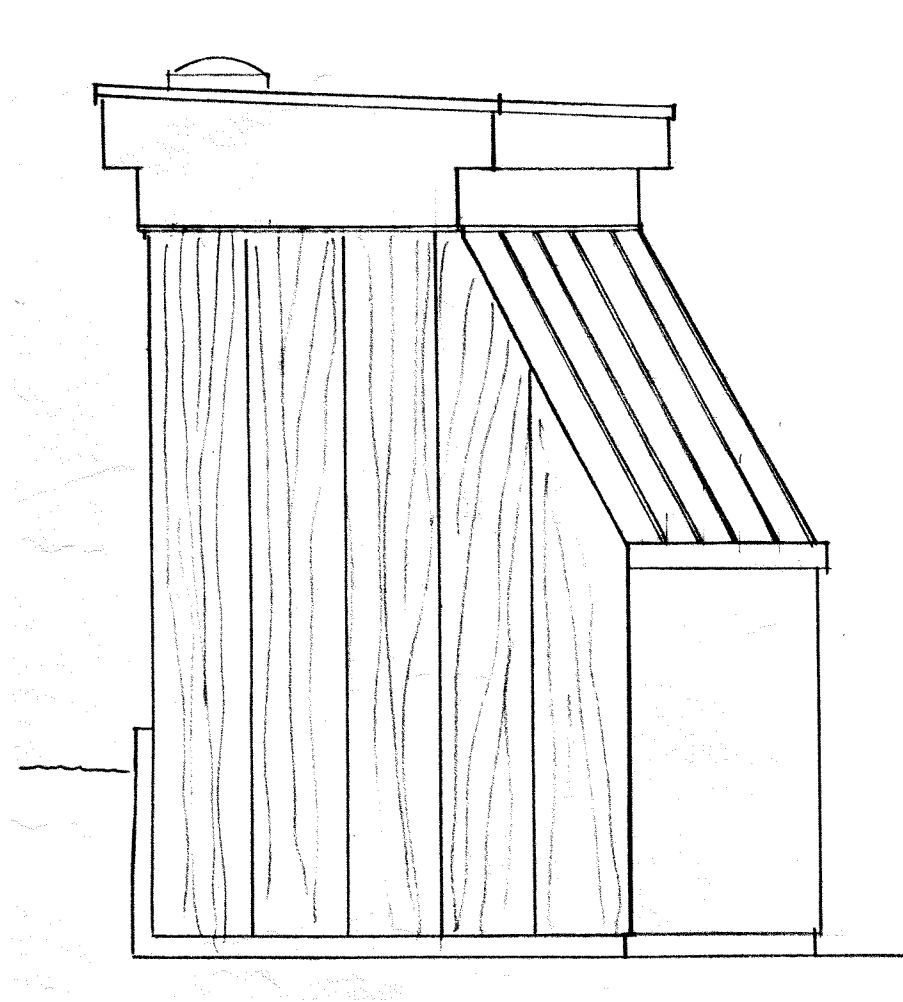
1. EXISTING ELEVATIONS
SCANNED FROM APPROVED
SET DATED JULY 24, 1992.
SF PERMIT #9208155/2.
2. HIGH POINT OF EXISTING
ROOF IS 16'-9" ABOVE F.F.
SEE EXISTING SECTION FOR
DIMENSIONS, SHEET A3.1.

SHEET KEYNOTES

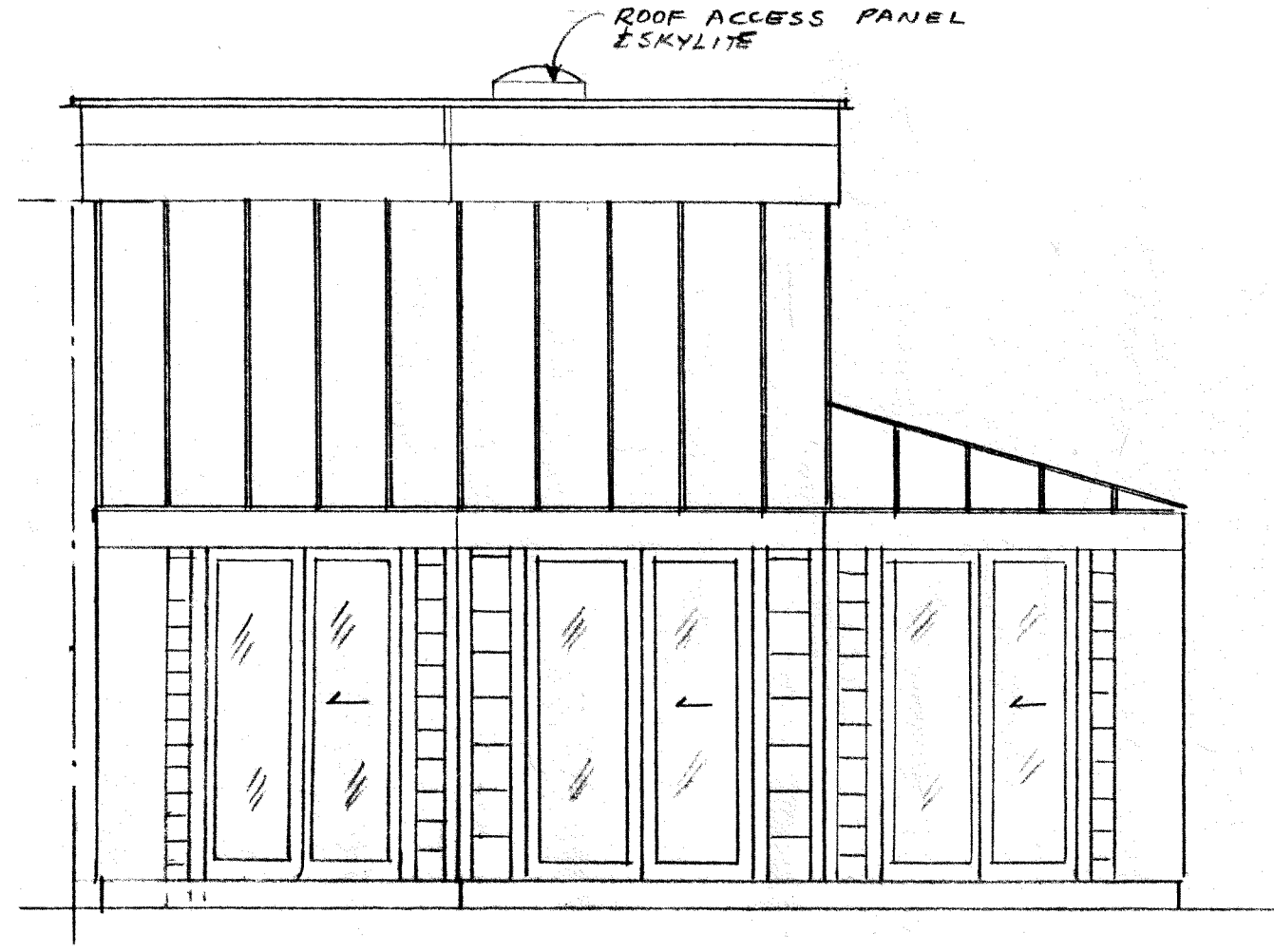
1. DASHED LINE
SUPERIMPOSED ON
PROPOSED ELEVATIONS
INDICATES APPROXIMATE
OUTLINE OF EXISTING
ELEVATIONS, TYP.



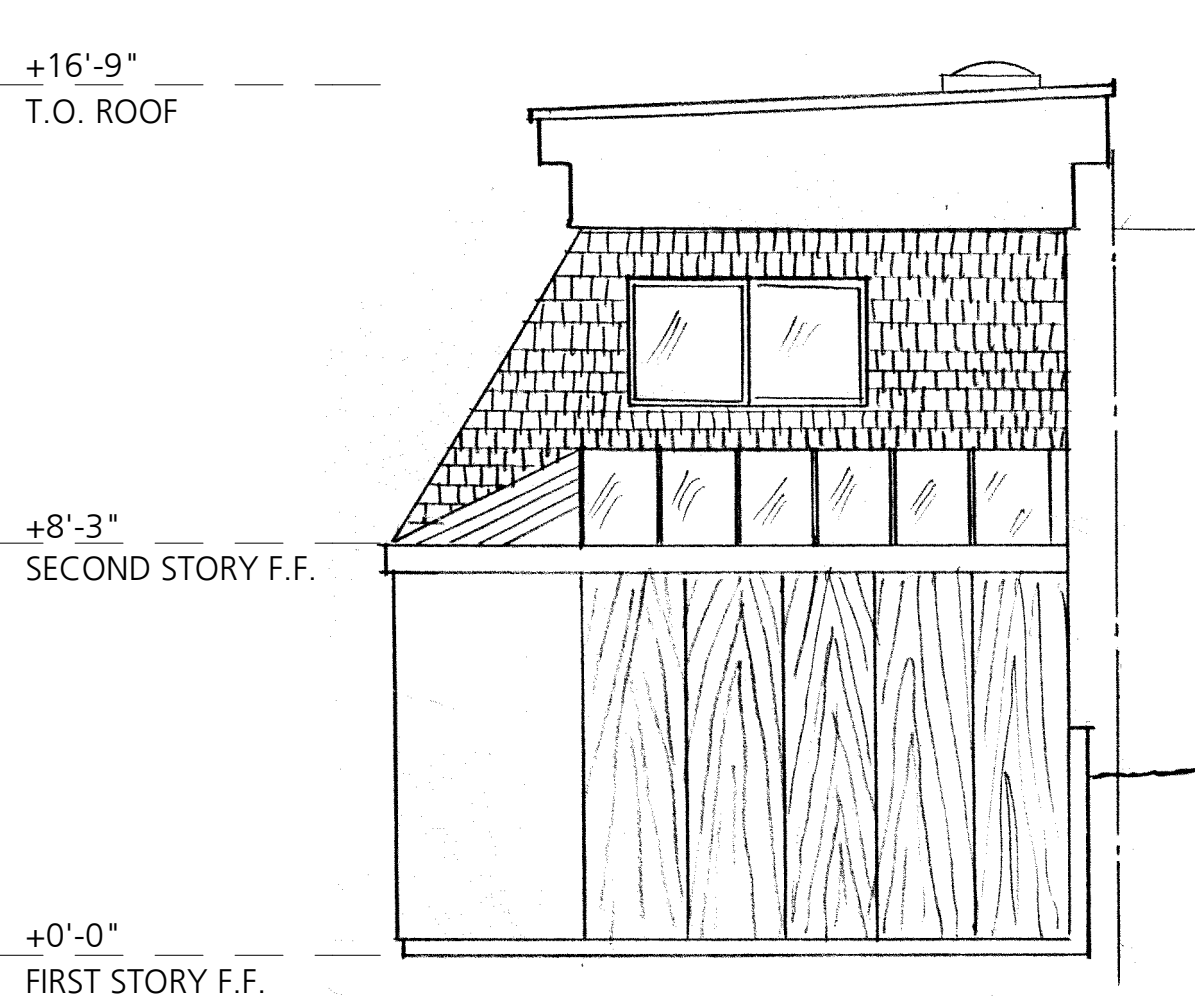
4 EXISTING ELEVATION: WEST
SCALE: 1/4" = 1'-0"



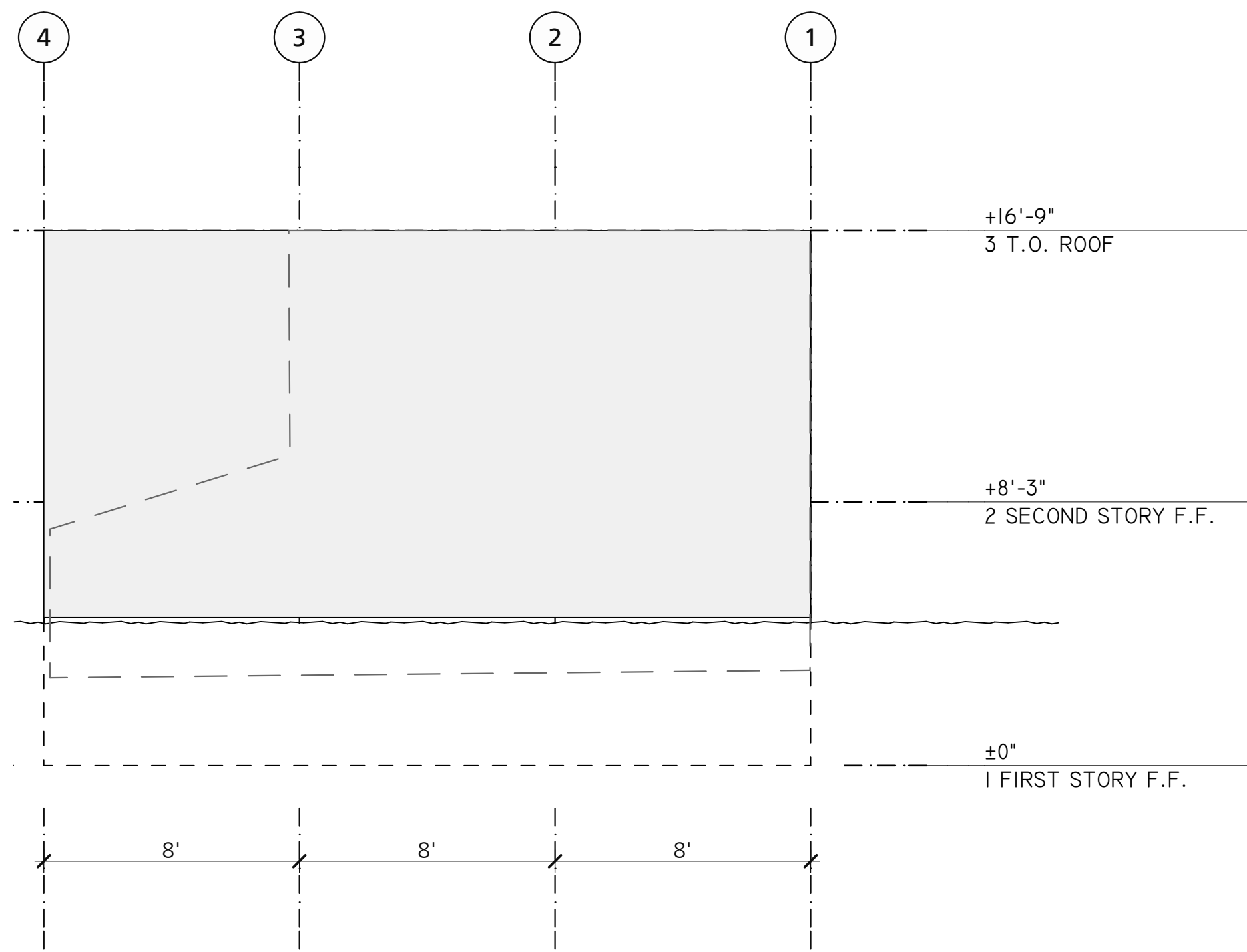
3 EXISTING ELEVATION: SOUTH
SCALE: 1/4" = 1'-0"



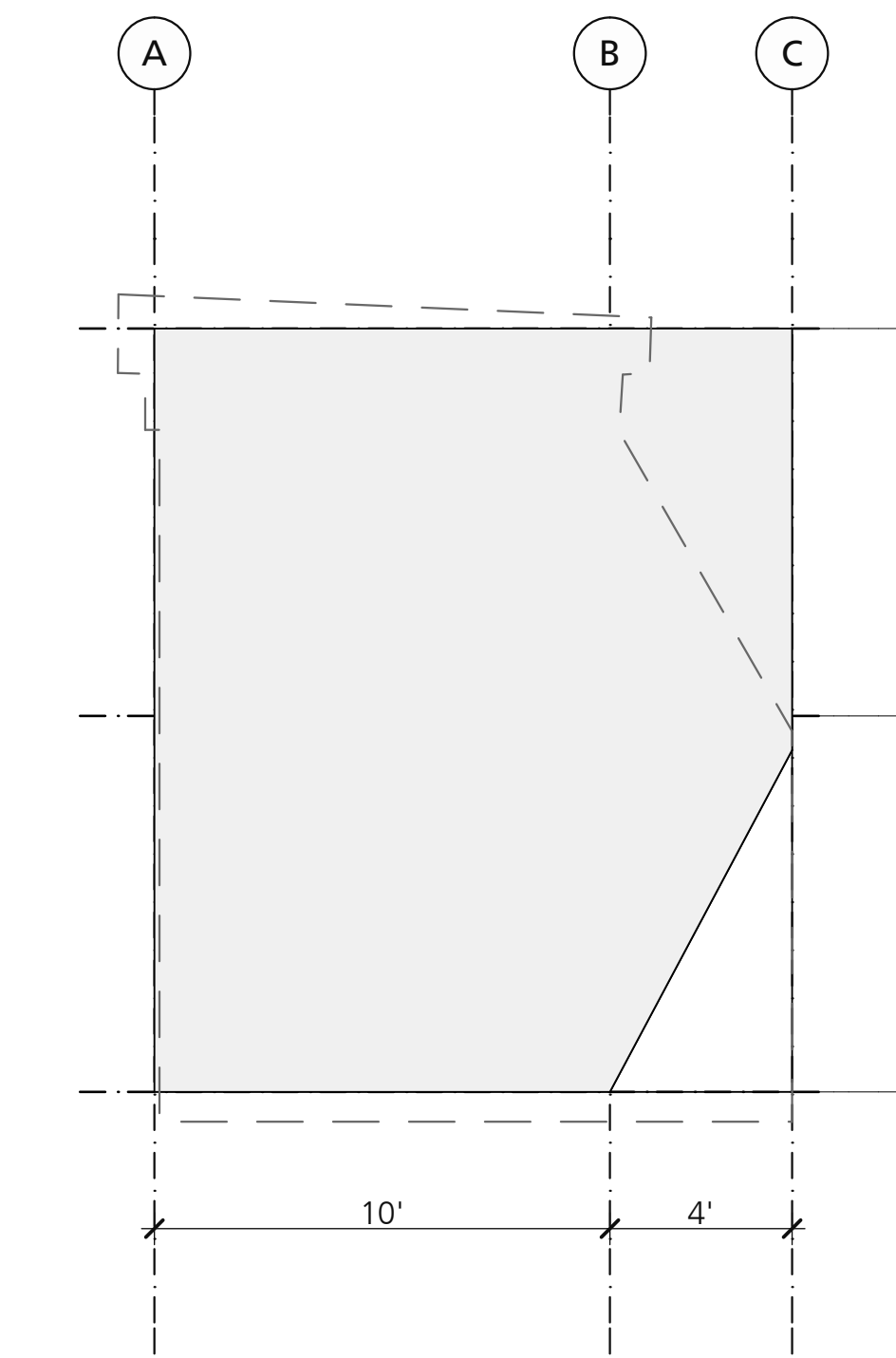
1 EXISTING ELEVATION: EAST
SCALE: 1/4" = 1'-0"



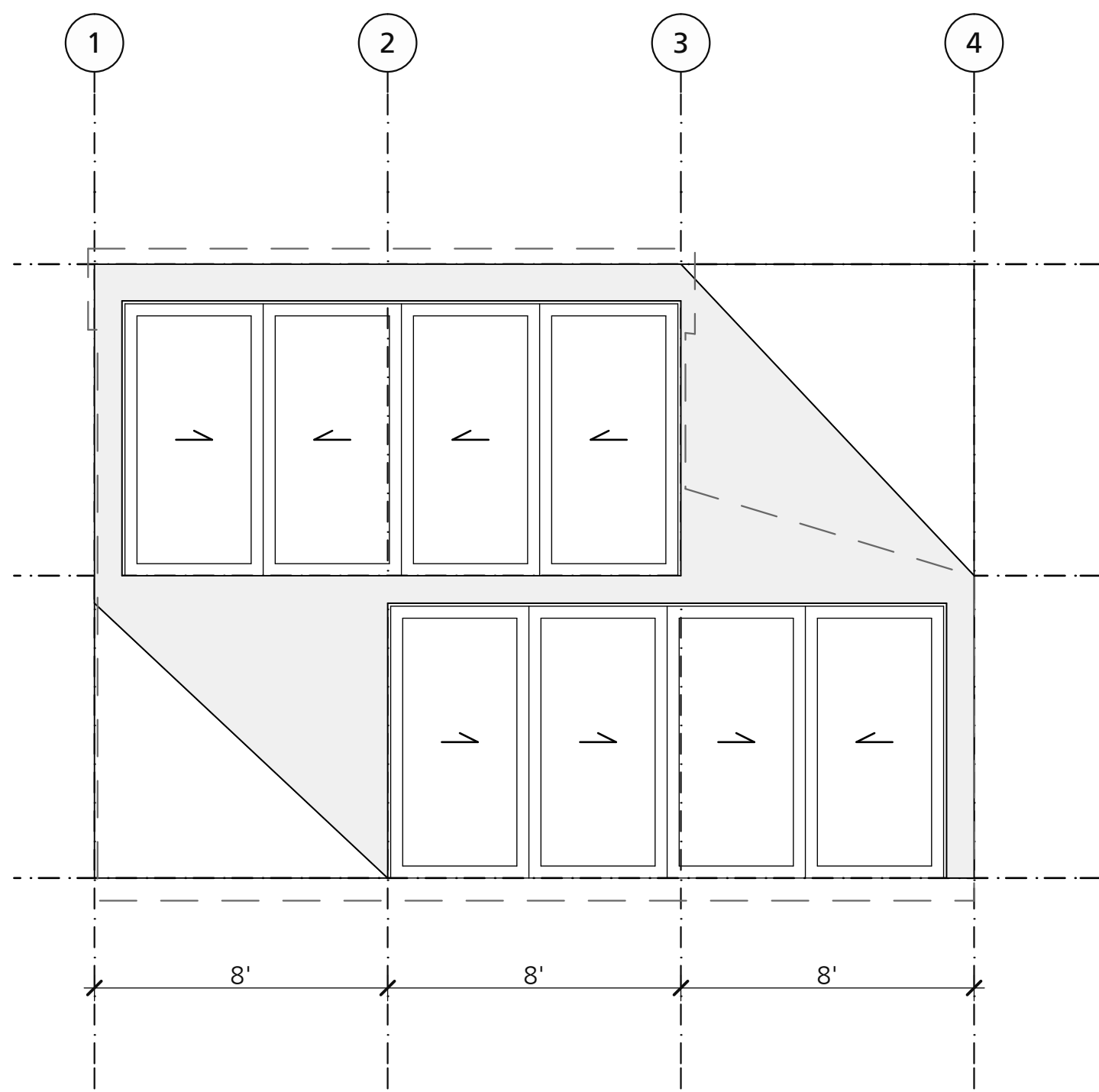
2 EXISTING ELEVATION: NORTH
SCALE: 1/4" = 1'-0"



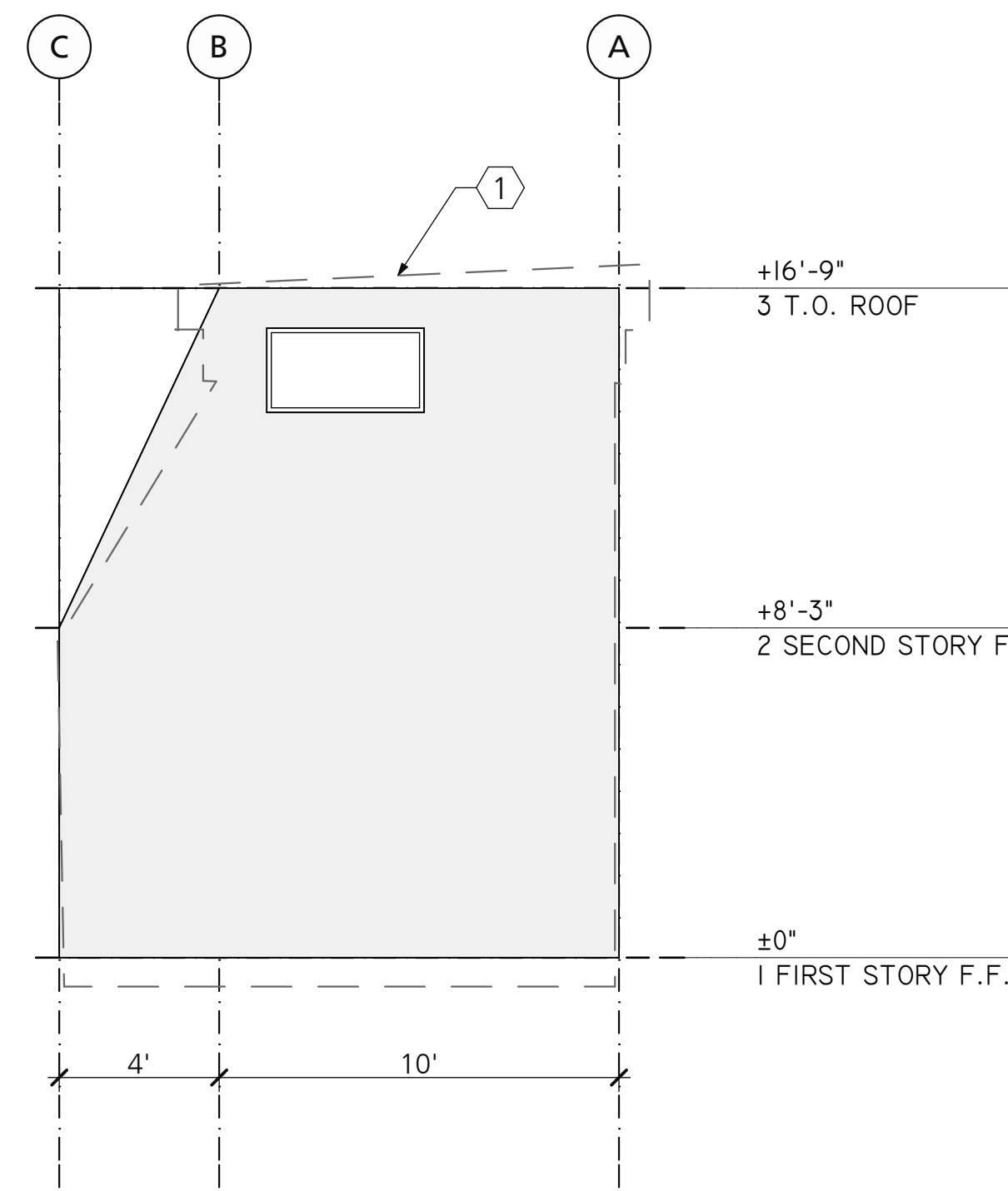
8 ELEVATION: WEST
SCALE: 1/4" = 1'-0"



7 ELEVATION: SOUTH
SCALE: 1/4" = 1'-0"



5 ELEVATION: EAST
SCALE: 1/4" = 1'-0"



6 ELEVATION: NORTH
SCALE: 1/4" = 1'-0"

SITE PERMIT
11-20-2012

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

CHECKED: LO

DRAWN: LO

PROJECT: 1112

ARCHITECT STAMP

SHEET TITLE:

EXISTING AND
PROPOSED
ELEVATIONS

HASSEBROCK

A2.1

SITE PERMIT - NOT FOR CONSTRUCTION