



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, May 28, 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:	119 Peralta Avenue	Case No.:	2013.1733V
Cross Street(s):	York and Franconia Streets	Building Permit:	N/A
Block / Lot No.:	5529/056	Applicant/Agent:	Ahmad Mohazab
Zoning District(s):	RH-2 / 40-X	Telephone:	415-362-5857
Area Plan:	Bernal SUD	E-Mail:	ahmad@tecta.com

PROJECT DESCRIPTION

The proposal is to construct an approximately 180 square foot rear addition to the lower unit of an existing two unit building. The addition would be partially subterranean. Usable open space that meets the requirements of the Planning Code for the unit would remain on the front deck.

PER SECTION 242(e)(2)(B) OF THE PLANNING CODE the subject property is required to maintain a rear yard 45 percent of lot depth, which is 31'-6". The existing rear yard is 28'-3", including the at grade rear yard area (18'-3") and a partially subterranean patio area (10'-0"). The proposed rear addition would encroach approximately 10 feet into the required rear yard and would result in a rear yard of 18'-3"; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Erika Jackson** Telephone: **415-558-6363** Mail: erika.jackson@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/2013.1733V.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. **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.

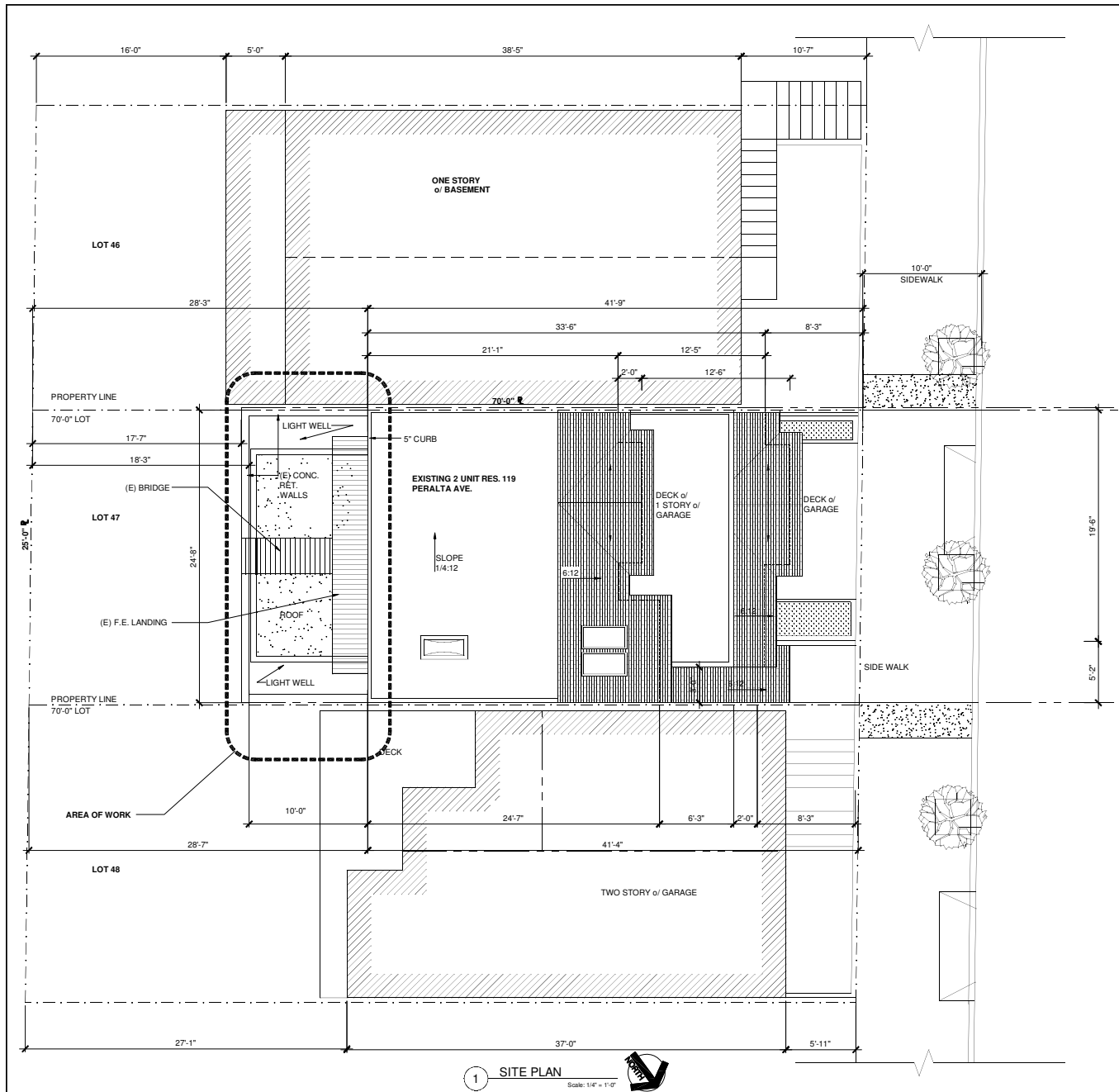
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



PROJECT DATA:

ALTERATIONS : ADDITION TO
119 PERALTA AVE., S.F., CA. 94110

CODE: 2010 SFBC

CONSTRUCTION TYPE: V

OCCUPANCY GROUP : R-3

EXISTING AND PROPOSED PARKING SPACES 2

FLOORS: THREE STORIES OVER A BASEMENT

LOT AREA: 1750 SQ.FT.

BLOCK/LOT: 5929/056-057

ZONING: RH-2

HEIGHT/ BULK DISTRICT: 40X

FRONT SETBACK: EXISTING

REAR SETBACK:
EXISTING
TO RETAINING WALL: 17'-7"
TO BUILDING: 28'-3"
PROPOSED
TO ADDITION: 17'-7"

EXISTING BLDG. HEIGHT: 38 FT.

PROPOSED BLDG. HEIGHT: 38 FT.

PERMITTED BLDG. HEIGHT: 40 FT.

EXISTING BLDG. AREA: 2890 SQ.FT.

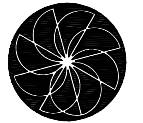
PROPOSED BLDG. AREA ADDITION: 170 SQ.FT.

SCOPE OF WORK:

PARTIALLY ENCLOSE BELOW GRADE SPACE
OF GROUND FLOOR UNIT ON SUBJECT CONDO
LOT.
WORK WITHIN BELOW GRADE PATIO. EXTEND
LIVING SPACE ON FIRST FLOOR.

SHEET INDEX:

A-0.1 SITE PLAN
A-1.0 (E) BASEMENT PLAN
A-2.0 (E) + PROPOSED 1ST FLOOR PLANS
A-3.0 (E) 2ND + 3RD FLOOR PLANS
A-4.0 EXTERIOR ELEVATIONS



TECTA
associates

• ARCHITECTURE
• INTERIORS
• PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

ALTERATIONS & ADDITION TO
119 PERALTA AVENUE
BLOCK 5529, LOT 47
SAN FRANCISCO, CALIFORNIA

NO. REVISIONS DATE
AS-BUILT PLAN TO CLIENT 08/05/13
PRELIMINARY 08/05/13

NO.	REVISIONS	DATE
1	AS-BUILT PLAN TO CLIENT	08/05/13
2	PRELIMINARY	08/05/13
3		
4		
5		

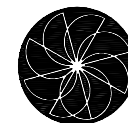
ISSUE DATE: 9/5/13
SPACE PLAN DATE:

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:

A-0.1

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

ALTERATIONS & ADDITION TO
1119 PERALTA AVENUE
BLOCK 5529, LOT 47
SAN FRANCISCO, CALIFORNIA

[illegible]

NO.	REVISIONS:	DATE:
AS-BUILT PLAN TO CLIENT		06/05/17
PRELIMINARY		09/15/13

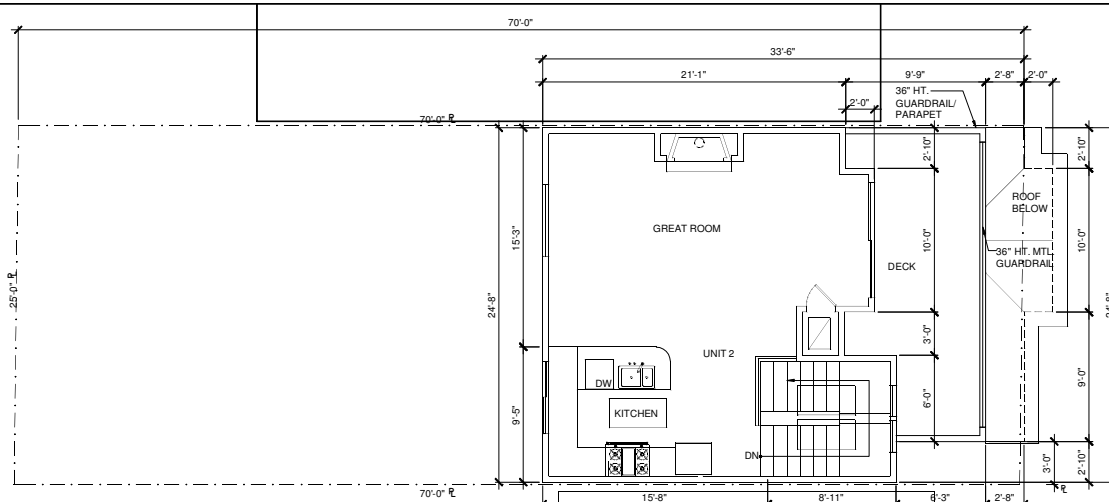
ISSUE DATE:	9/5/13
SPACE PLAN DATE:	-

DRAWING TITLE:

(E) BASEMENT
FLOOR PLAN

DRAWING NUMBER

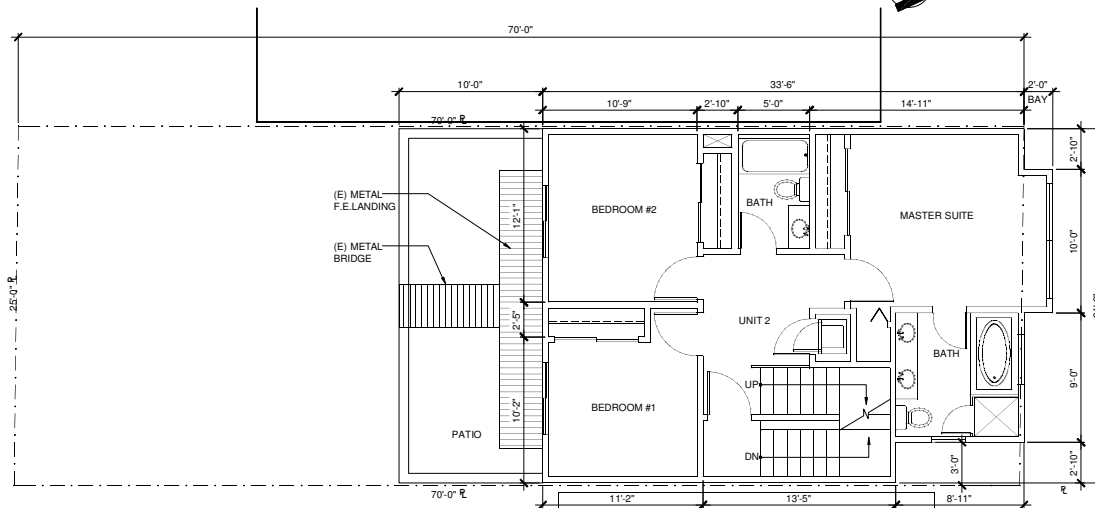
A-1.0



FLOOR AREA : 571.00 SQ.FT.

2 THIRD FLOOR PLAN (E) NO CHANGE

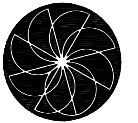
Scale: 1/4" = 1'-0"



FLOOR AREA : 821 SQ.FT.

1 SECOND FLOOR PLAN (E) NO CHANGE

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

ALTERATIONS & ADDITION TO
119 PERALTA AVENUE
BLOCK 5529, LOT 47
SAN FRANCISCO, CALIFORNIA

THIS DRAWING IS THE PROPERTY OF TECTA ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT.

NO.	REVISIONS	DATE
1	AS-BUILT PLAN TO CLIENT	08/05/13
2	PRELIMINARY	08/05/13
3		
4		
5		

ISSUE DATE: 9/5/13

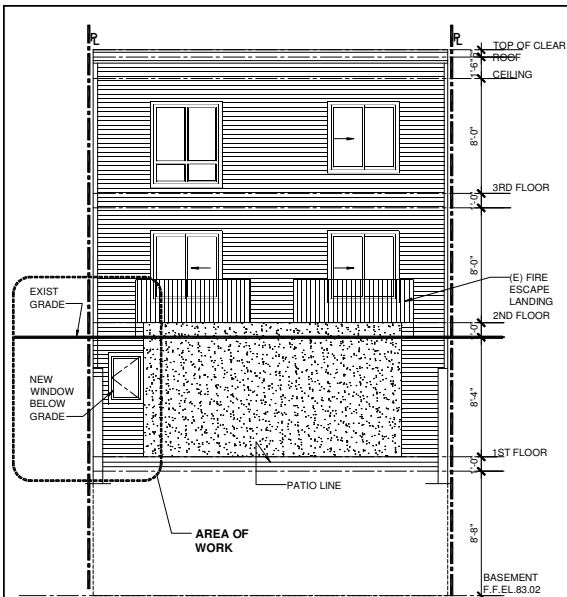
SPACE PLAN DATE:

DRAWING TITLE:

(E) SECOND AND THIRD FLOOR PLANS

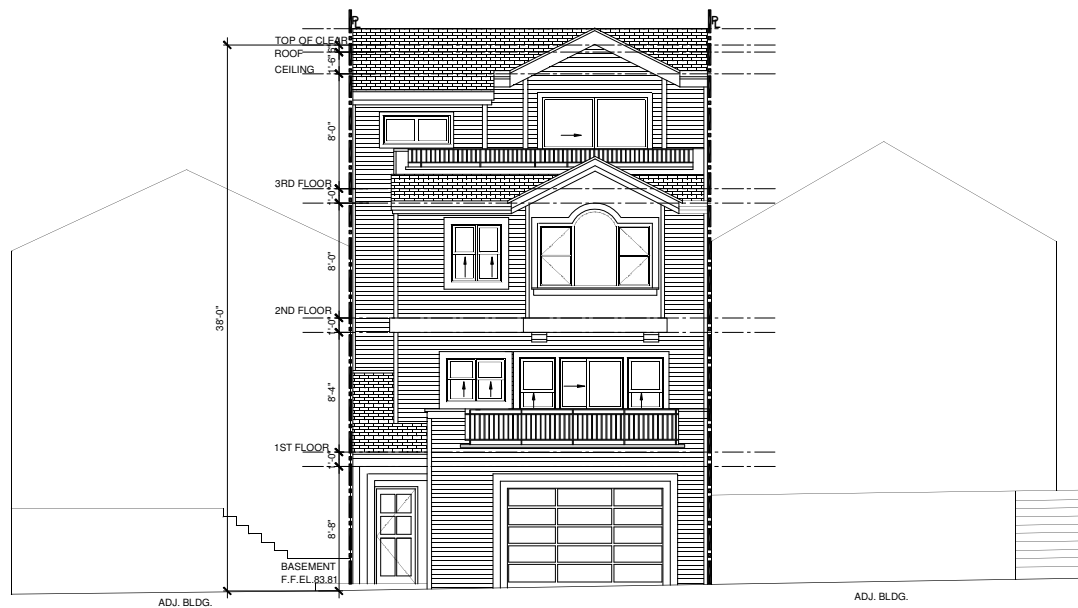
DRAWING NUMBER:

A-3.0



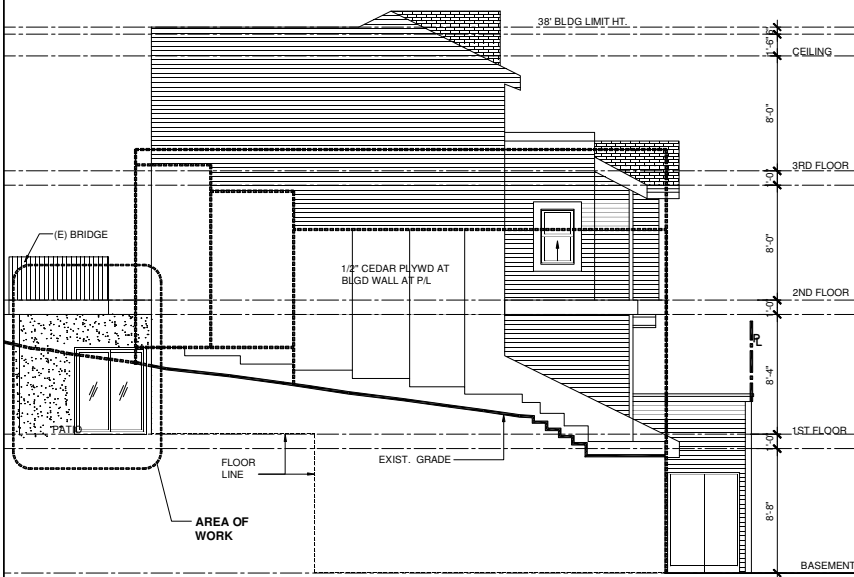
2 REAR ELEVATION

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



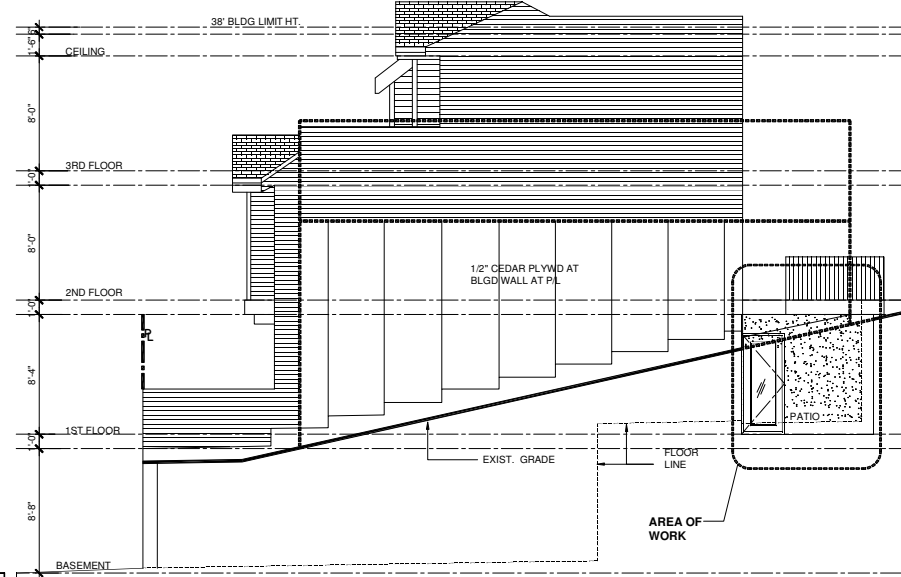
1 FRONT ELEVATION (NO CHANGES)

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



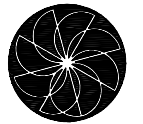
3 LEFT SIDE ELEVATION

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



4 RIGHT SIDE ELEVATION

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



TECTA
associates

• ARCHITECTURE
• INTERIORS
• PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

ALTERATIONS & ADDITION TO
119 PERALTA AVENUE
BLOCK 5529, LOT 47
SAN FRANCISCO, CALIFORNIA

NO.	REVISIONS	DATE
1	AS-BUILT PLAN TO CLIENT	08/08/13
2	PRELIMINARY	08/08/13
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE: 9/5/13
SPACE PLAN DATE:

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:

A-4.0