



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, August 27, 2014**
Time: **Not before 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: 409 Clayton Street Cross Street(s): Oak Street / Page Street Block /Lot No.: 1225 / 005 Zoning District(s): RH-3 / 40-X Area Plan: N/A	Case No.: 2014.0426V Building Permit: 2014.02.13.8483 Applicant: Ernie Selander Telephone: (415) 385-4339 E-Mail: ERNIE@SELANDERARCHITECTS.NET

PROJECT DESCRIPTION

The proposal is to (1) construct an approximately 163 square-foot infill addition with deck above at the rear of the 3rd floor and (2) construct an approximately 70-square foot rear deck on the 2nd floor and replace exit stairs (with firewall abutting the north property line) which will extend into the required rear yard of the four-story, single-family dwelling. The project includes a new dormer to raise the height of the existing 4th floor bedroom to accommodate new doors providing access to the deck above the proposed rear addition.

SECTION 134 OF THE PLANNING CODE requires the subject property to maintain a rear yard of approximately 48 feet. A portion of the proposed infill rear addition with deck above will extend approximately 10 feet into the required rear yard and the new 2nd floor rear deck and replacement stairs will be located entirely within the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

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/2014.0426V.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: **Sharon M. Young** Telephone: **(415) 558-6346** E-Mail: sharon.m.young@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. The mailing of such notification will be performed separately.

APPEAL INFORMATION

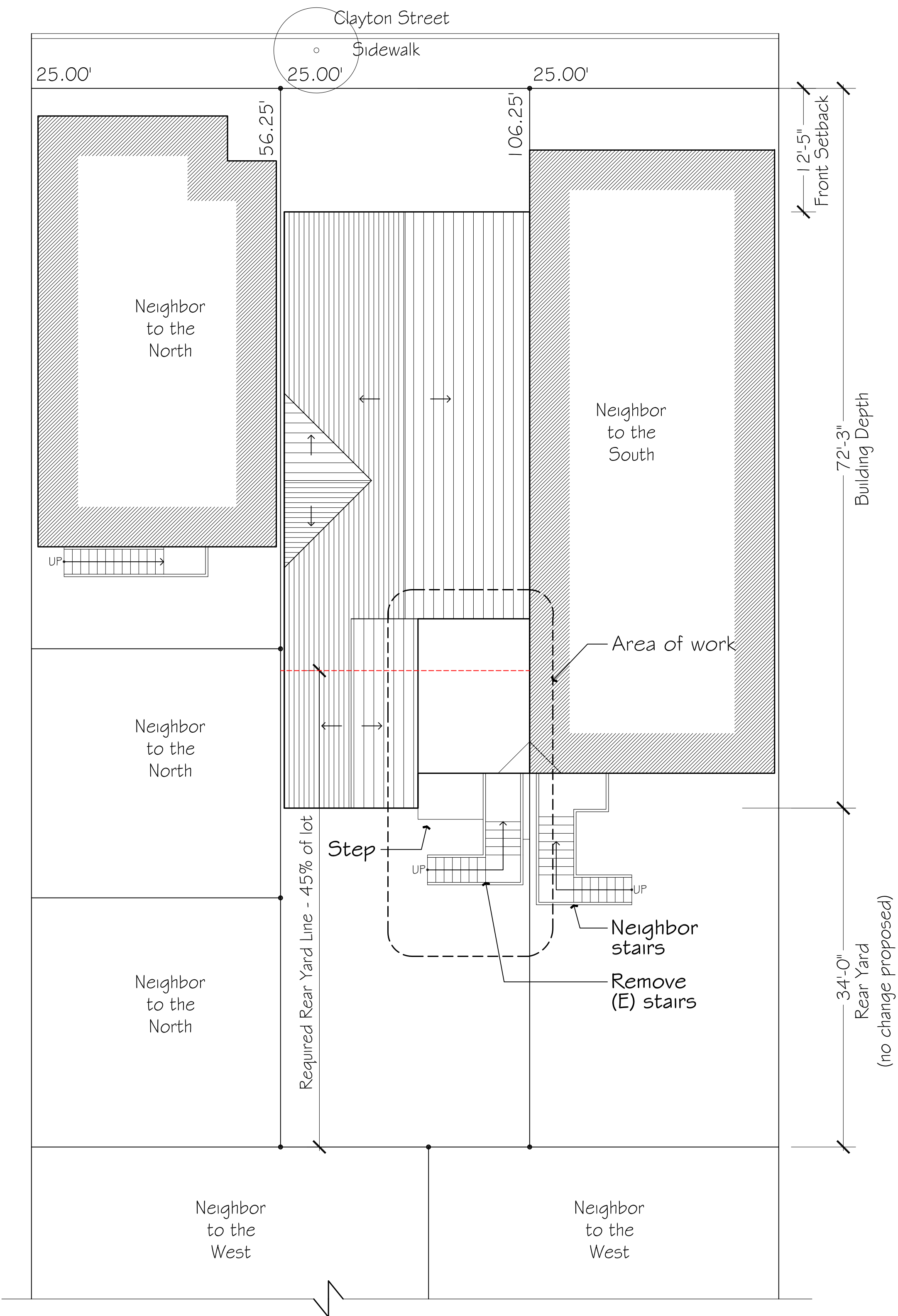
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar 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.

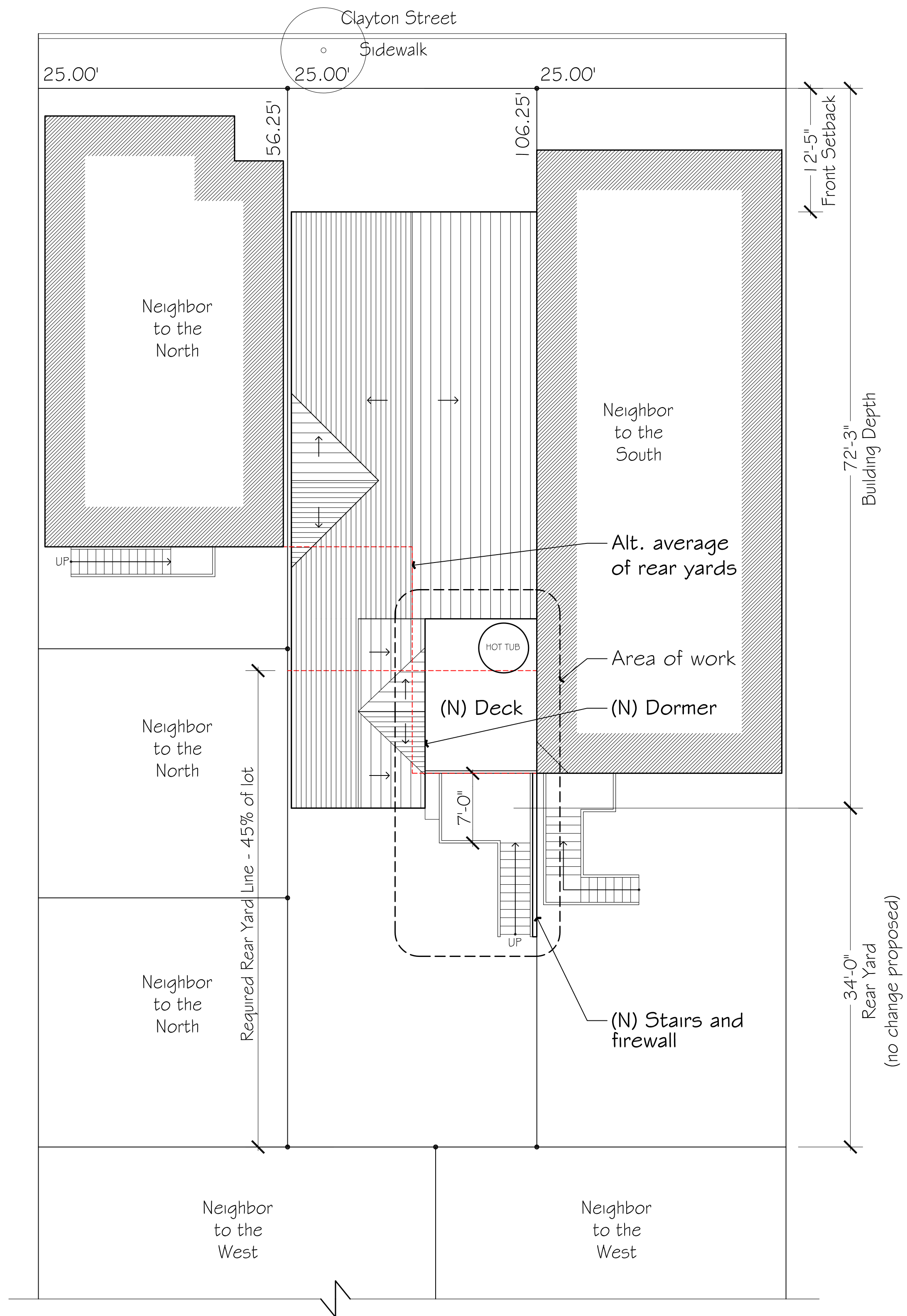
中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010



1 Existing Site Plan

Scale: 1/8" = 1'-0"



2 Proposed Site Plan

Scale: 1/8" = 1'-0"



Owner Information

Owner:
Natasha Stevenson - nati_stevenson@hotmail.com
409 Clayton Street
San Francisco, CA 94117
Phone: 415.336.0358

Architect:
Ernie Selander - ernie@selanderarchitects.net
2095 Jerrold Ave. Suite 319
San Francisco, CA 94124
mobile: 415.385.4339

Project Description

Replace 2nd floor deck and stairs. Add
3rd floor addition and deck on 4th floor.

Sheet Index

- A1 Existing & Proposed Site Plan and Project Information
- A2 Existing Floor Plans and Notes
- A3 Proposed Floor Plans and Notes
- A4 Existing & Proposed Elevations and Notes

Planning Information

Building Information: Single Family Dwelling (SFD)
Type V-B Construction
Zoning District: RH-3
Height/Bulk District: 40-X
Lot Area: 2,656.25 sqft

Lot Coverage

Lot Coverage Calculations		Existing	Proposed
Structure (sq. ft.)		1,413.0	1,413.0
Hardscape (sq. ft.)		1,223.25	1,223.25
Landscape (sq. ft.)		20.0	20.0
Structure (%)		53%	53%
Hardscape (%)		46%	46%
Landscape (%)		1%	1%

Floor Area

	Existing	Proposed
First Floor (sq. ft.)	1,322.0	1,322.0
Second Floor (sq. ft.)	1,355.0	1,355.0
Third Floor (sq. ft.)	1,211.0	1,374.0
Fourth Floor (sq. ft.)	1,222.0	1,222.0

Floor Area Totals (sq. ft.)

Fourth Floor Deck (sq. ft.) - 168.0

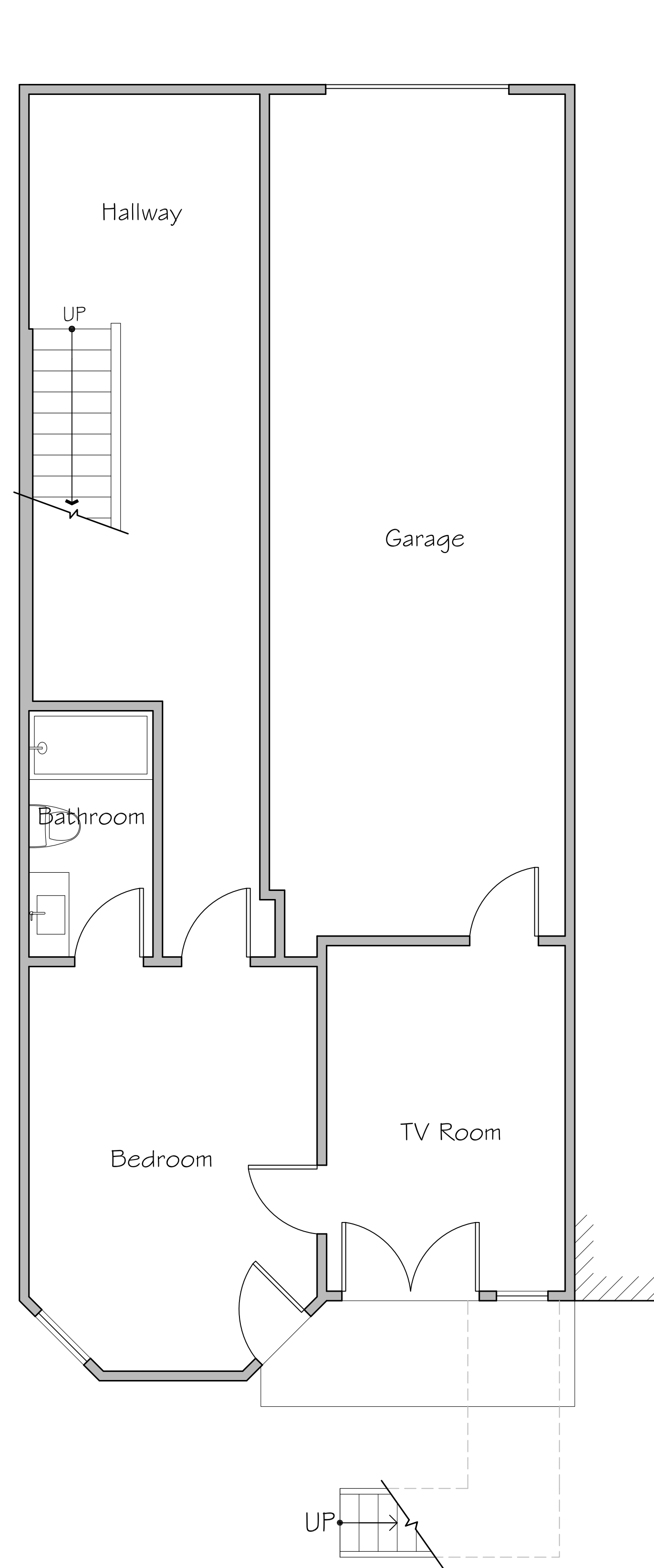
Deck Totals (sq. ft.) - 168.0

SELANDER ARCHITECTS
2095 Jerrold Avenue, Suite 319, SF, CA 94124
ernie@selanderarchitects.net 415.385.4339

ALTERATIONS TO
409 CLAYTON STREET
San Francisco, CA 94117
Parcel # 1225/005

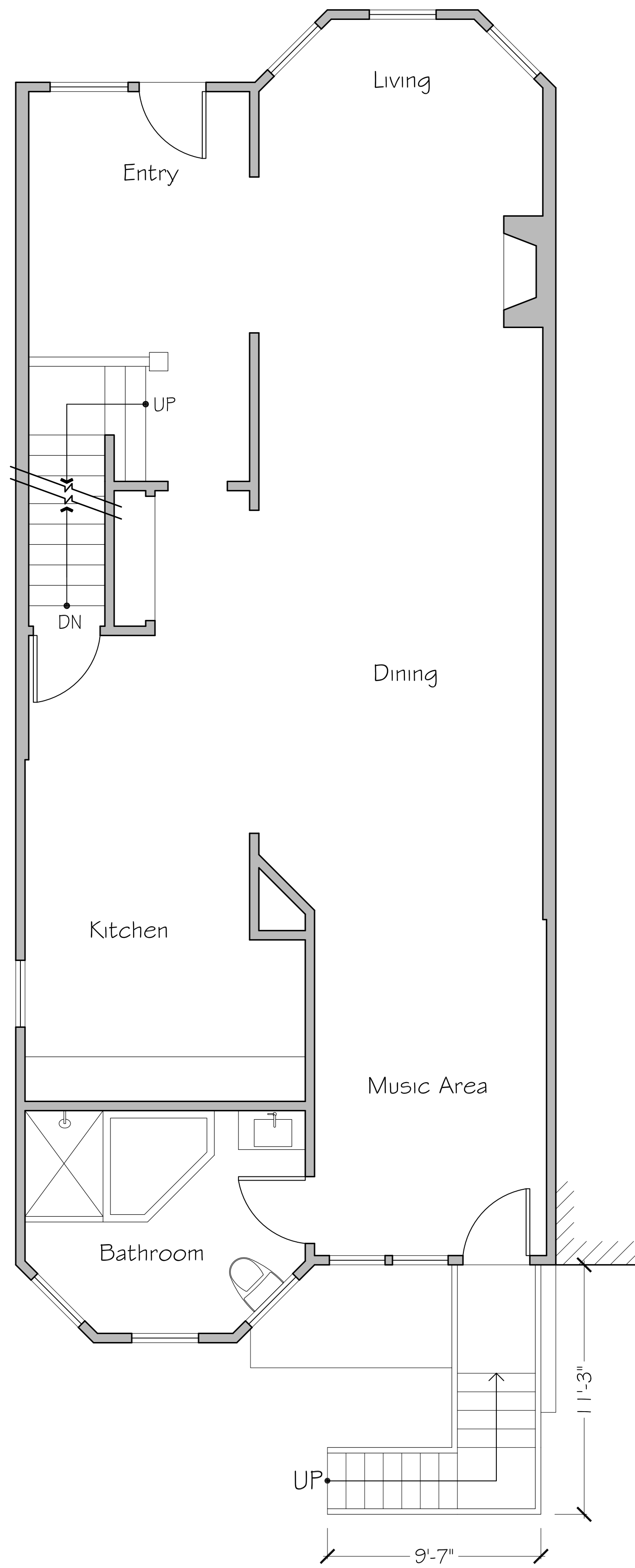
Issue:	Date:
Planning	12.16.13
Pre App.	2.12.14
Site Permit/VI	3.24.14
RI	6.10.14

A1



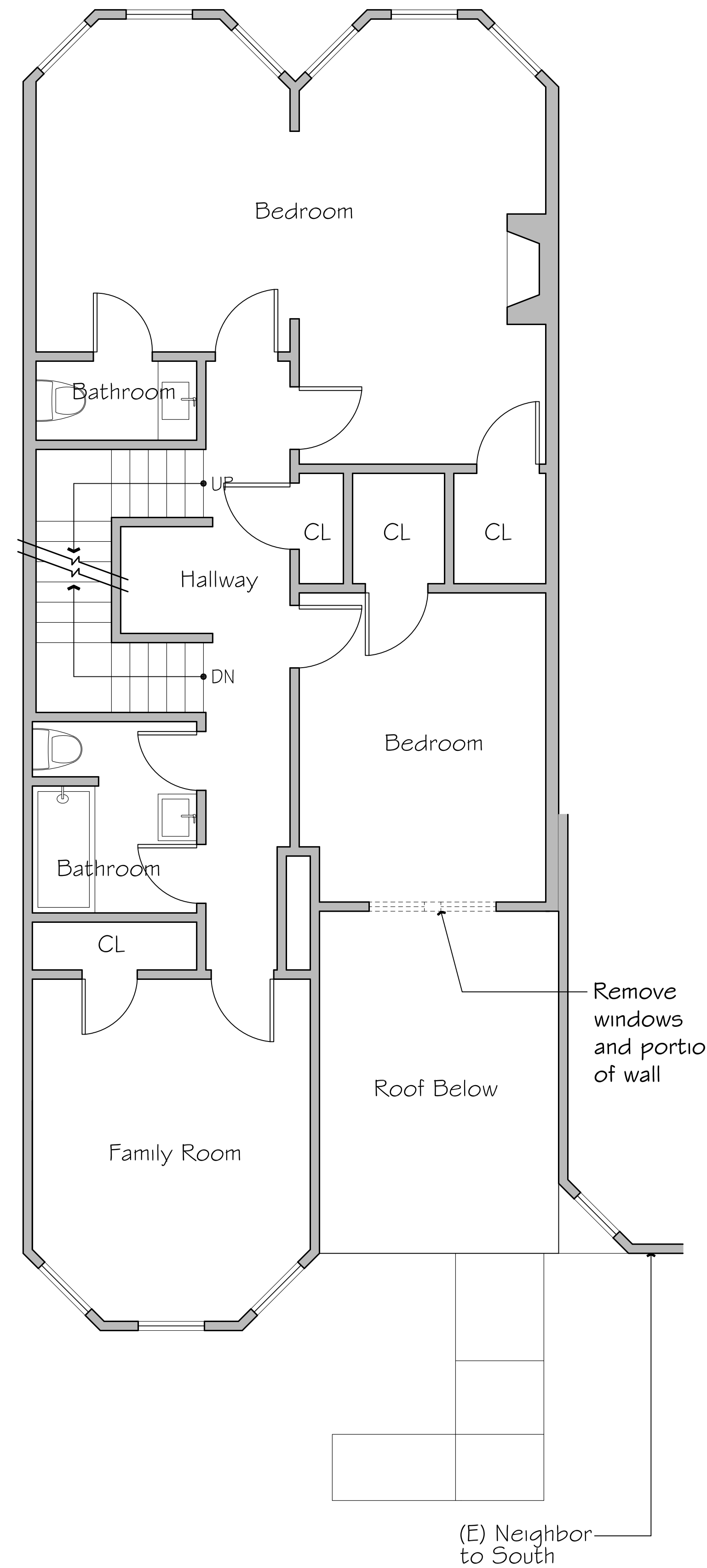
1 Existing First Floor Plan

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



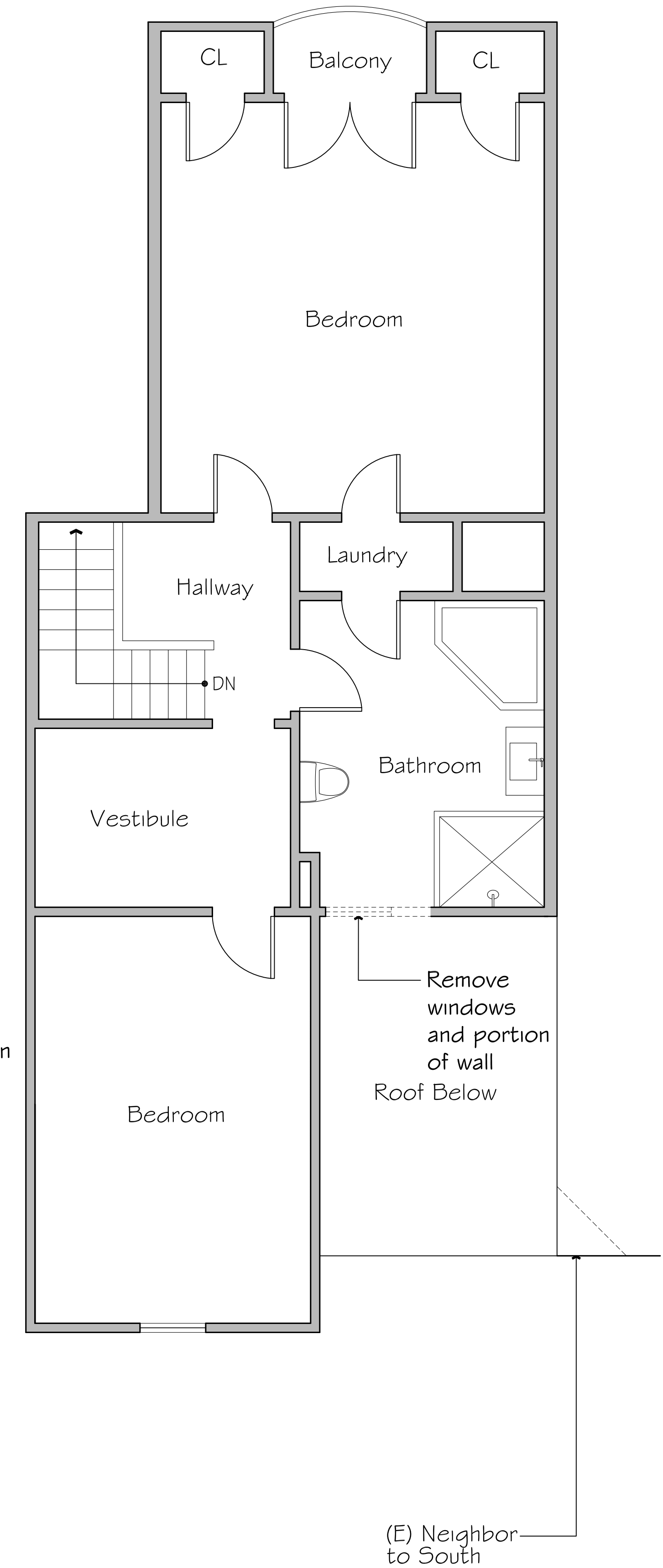
2 Existing Second Floor Plan

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



3 Existing Third Floor Plan

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



4 Existing Fourth Floor Plan

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



WALL LEGEND

----- TO BE REMOVED

▨ NEW CONSTRUCTION

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Planning	12.16.13
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A2

