



# 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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San Francisco,  
CA 94103-2479

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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, April 23, 2014**  
Time: **Not before 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>12 Sanchez Street</b> Cross Street(s): <b>Duboce Street</b> Block /Lot No.: <b>3538/099</b> Zoning District(s): <b>RTO / 40-X</b> Area Plan: <b>Market-Octavia</b>	Case No.: <b>2014.0444V</b> Building Permit: <b>2013.03.25.2925</b> Applicant: <b>Verdon Architects</b> Telephone: <b>(415) 680-4118</b> E-Mail: <a href="mailto:jack@verdonarchitects.com">jack@verdonarchitects.com</a>

### PROJECT DESCRIPTION

The proposal is to expand the scope of a prior rear yard variance approval in order to accommodate a fire wall of greater dimensions around three sides of the rear staircase. A new rooftop deck would be accessed by the rear staircase as well as a penthouse stair from the top-floor unit.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 21.25 feet. The proposed expansion of fire walls for the previously approved staircase and a portion of the rooftop deck would be located entirely within the required rear yard up to the rear property line; therefore, the project requires a variance from the rear yard requirement.

### 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/2014.0444V.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: **Eiliesh Tuffy** Telephone: **(415) 575-9191** E-Mail: [eiliesh.tuffy@sfgov.org](mailto:eiliesh.tuffy@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

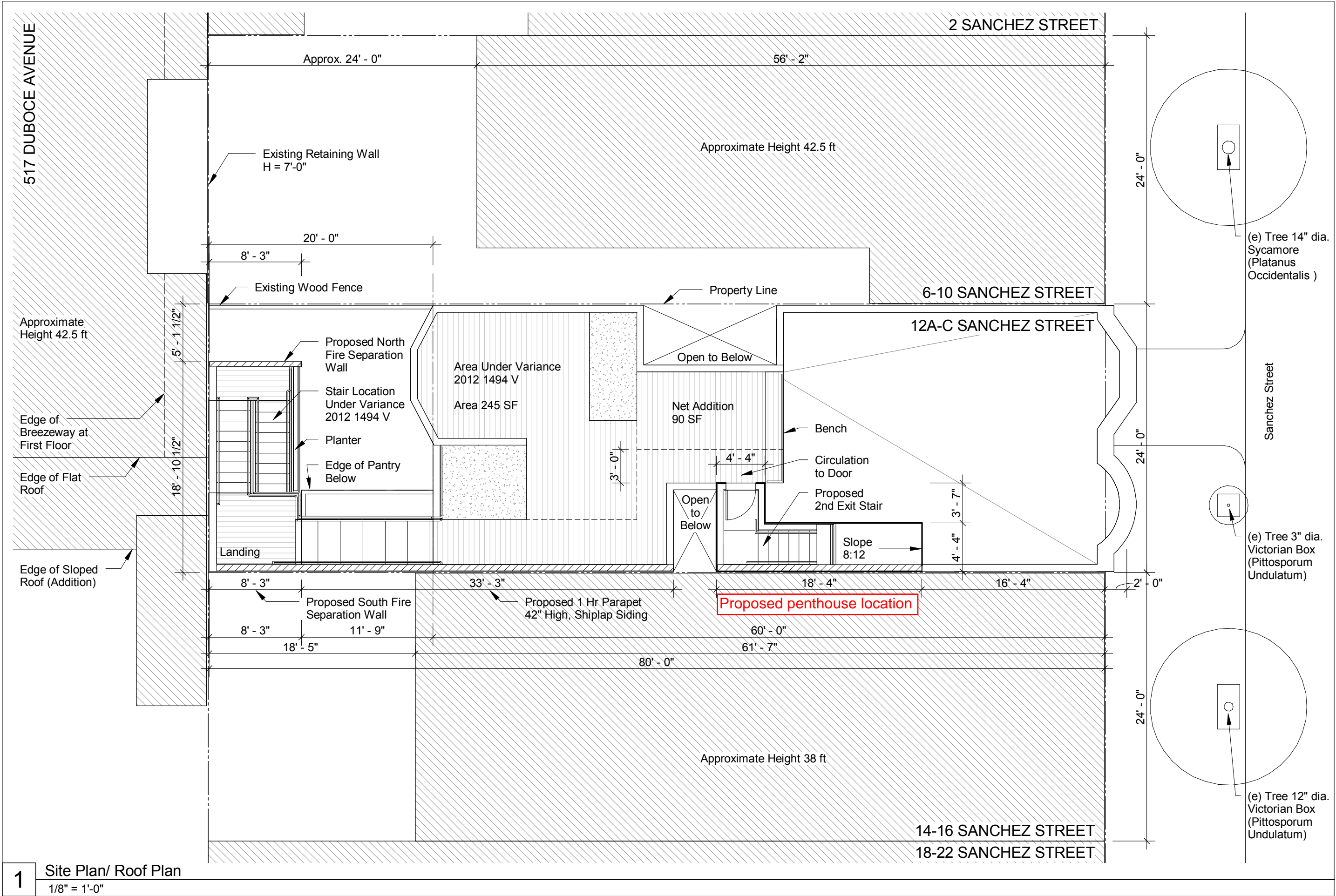
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

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

Site Plan/ Roof Plan  
1/8" = 1'-0"

Verdon Architects  
720 York Street, San Francisco, CA 94110  
Tel: 415.680.4118

**12 Sanchez Street Rear  
Egress Stair Replacement  
and Proposed Roof Deck**

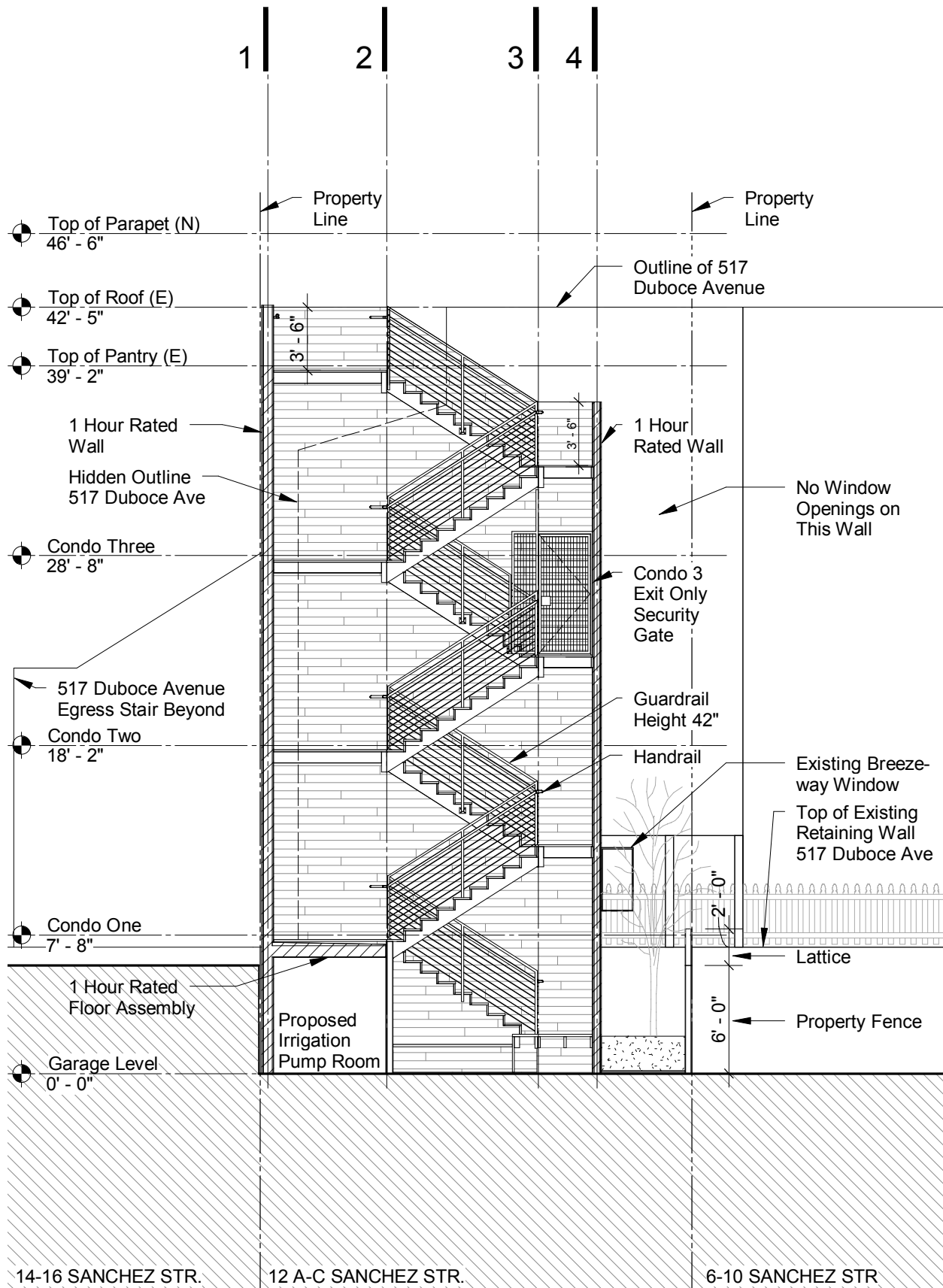
12 Sanchez Street, San Francisco, CA 94114

**Site Plan/ Roof Plan**

**Rear Wall & Penthouse  
Variance Application**

**26. March 2014**

**A-1**



2

Section Through Rear Egress Stair

1/8" = 1'-0"



1

Proposed Street Elevation (East)

1/8" = 1'-0"

Verdon Architects  
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Tel: 415.680.4118

12 Sanchez Street Rear  
Egress Stair Replacement  
and Proposed Roof Deck

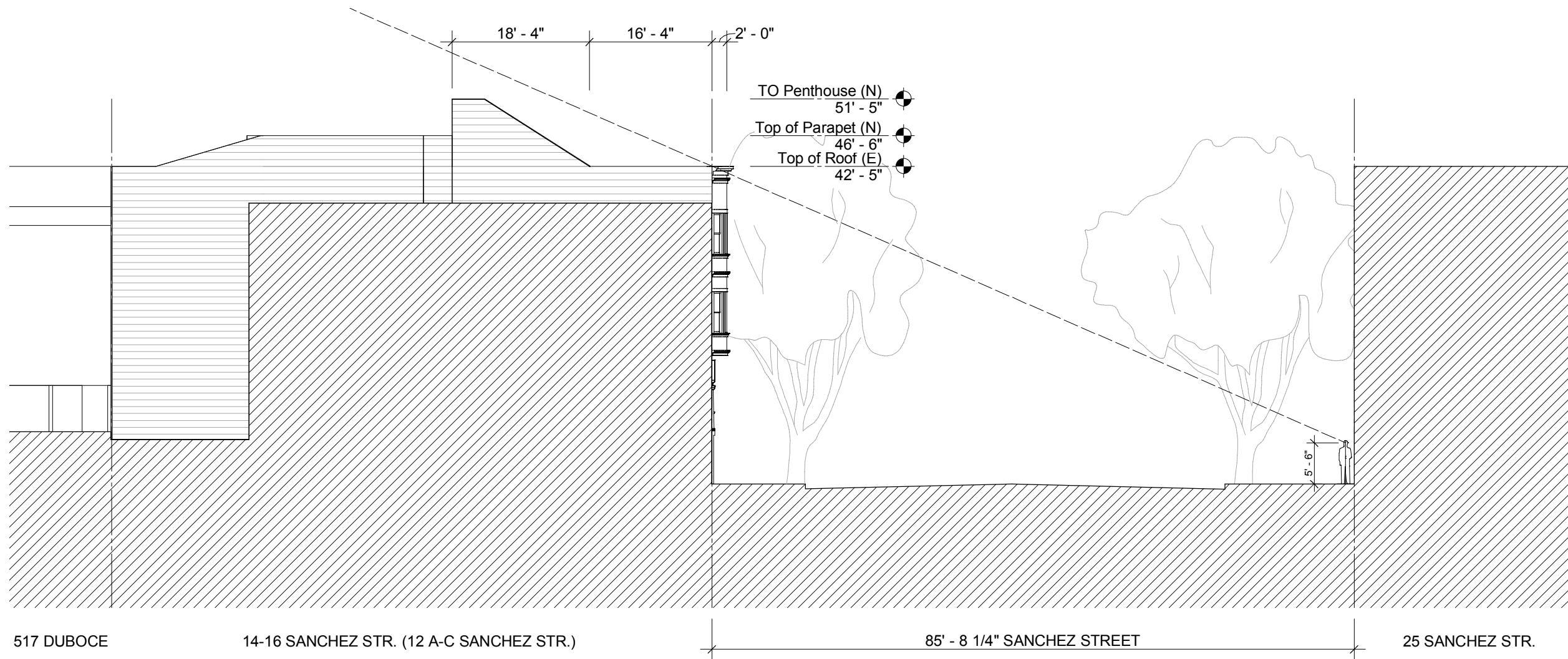
12 Sanchez Street, San Francisco, CA 94114

Proposed Street Elevation  
and Section Through Stair

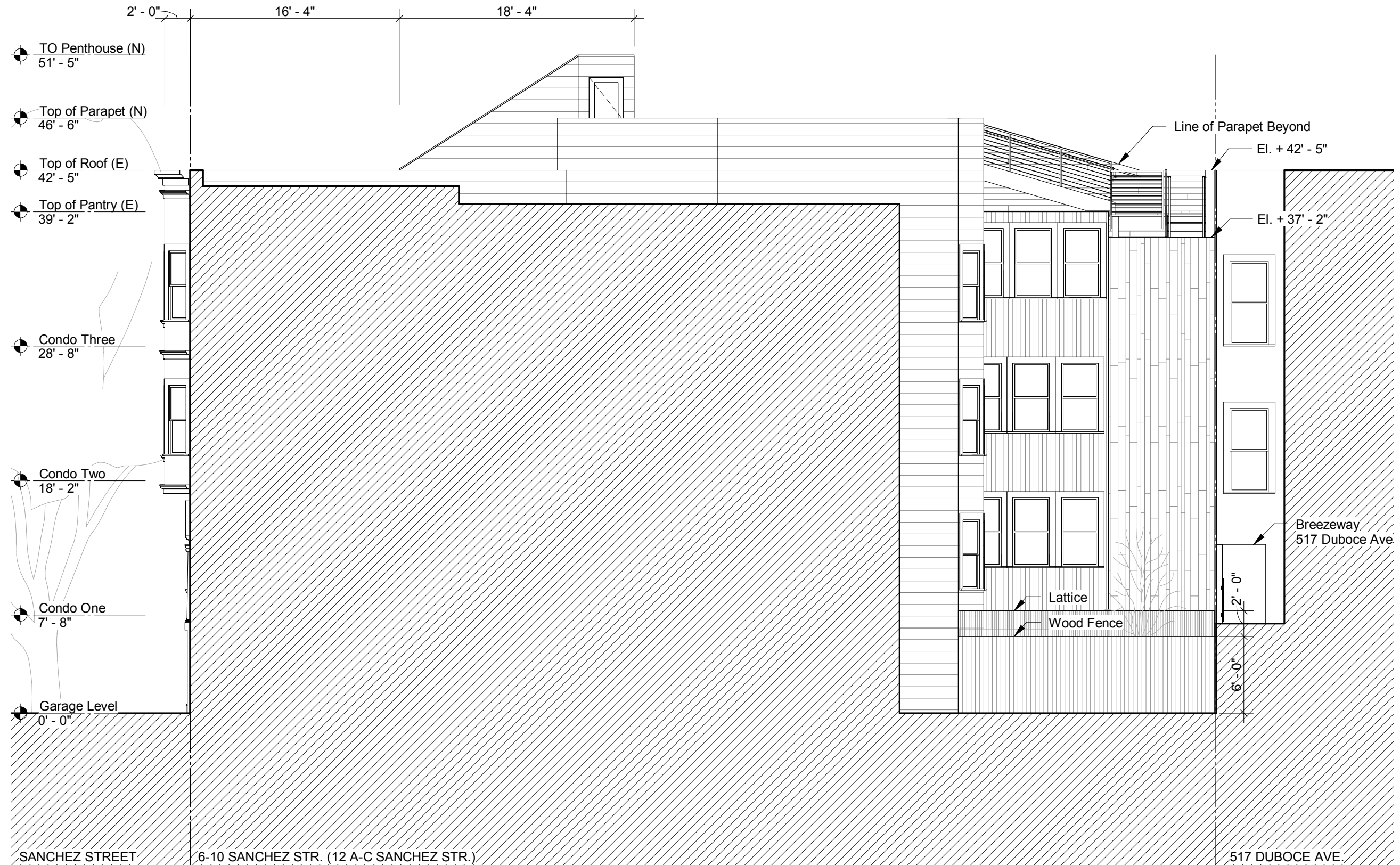
Rear Wall & Penthouse  
Variance Application

26. March 2014

A-3



**1** Proposed South Elevation with Line of Sight from Opposite Side of Sanchez Street  
1/16" = 1'-0"



1

Proposed North Elevation

1/8" = 1'-0"

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12 Sanchez Street Rear  
Egress Stair Replacement  
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12 Sanchez Street, San Francisco, CA 94114

Proposed North Elevation

Rear Wall & Penthouse  
Variance Application

26. March 2014

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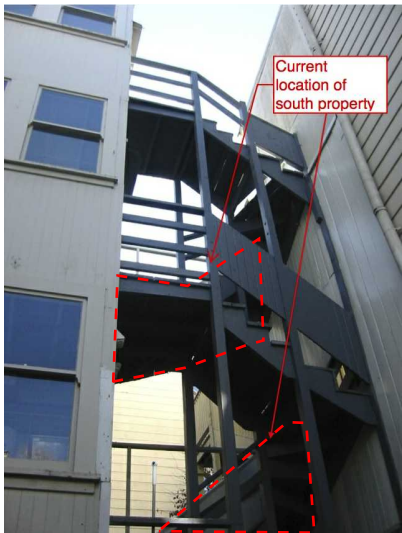
View of 12 Sanchez from Across Sanchez Street



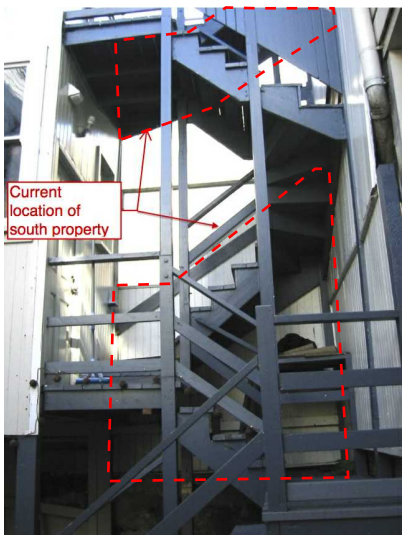
View from Westside of Henry Street Looking East ( Project Site not Visible)



View South from Duboce Park



Existing Condition



Existing Condition



Existing Condition



View of Rear Yard with Proposed Egress Stair

Verdon Architects  
720 York Street, San Francisco, CA 94110  
Tel: 415.680.4118

# 12 Sanchez Street Rear Egress Stair Replacement and Proposed Roof Deck

12 Sanchez Street, San Francisco, CA 94114

## Proposed Perspective View Images of Exist. Condition

Rear Wall & Penthouse  
Variance Application

26. March 2014