



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, September 24, 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:	265 Castro Street	Case No.:	2014.0532V
Cross Street(s):	16th & Beaver	Building Permit:	201402057852
Block / Lot No.:	3561/036	Applicant/Agent:	Jerry Kuhel
Zoning District(s):	RH-3 / 40-X	Telephone:	415-508-1750
Area Plan:	Click here to enter text.	E-Mail:	kuheldesign@sbcglobal.net

PROJECT DESCRIPTION

The proposal seeks to replace, in-kind, existing rear stairs and decks at three levels.

PLANNING CODE SECTION 134 requires a rear yard depth of 34 feet for the subject property. A portion of the decks and stairs proposed for replacement extend approximately 11 feet into the required rear yard; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Marcelle Boudreaux** Telephone: **415-575-9140** Mail: Marcelle.Boudreaux@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/2014.0532V.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

Building Permit Application #201402057852 is associated with this Variance request. It does not require Section 311 neighborhood notification.

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.

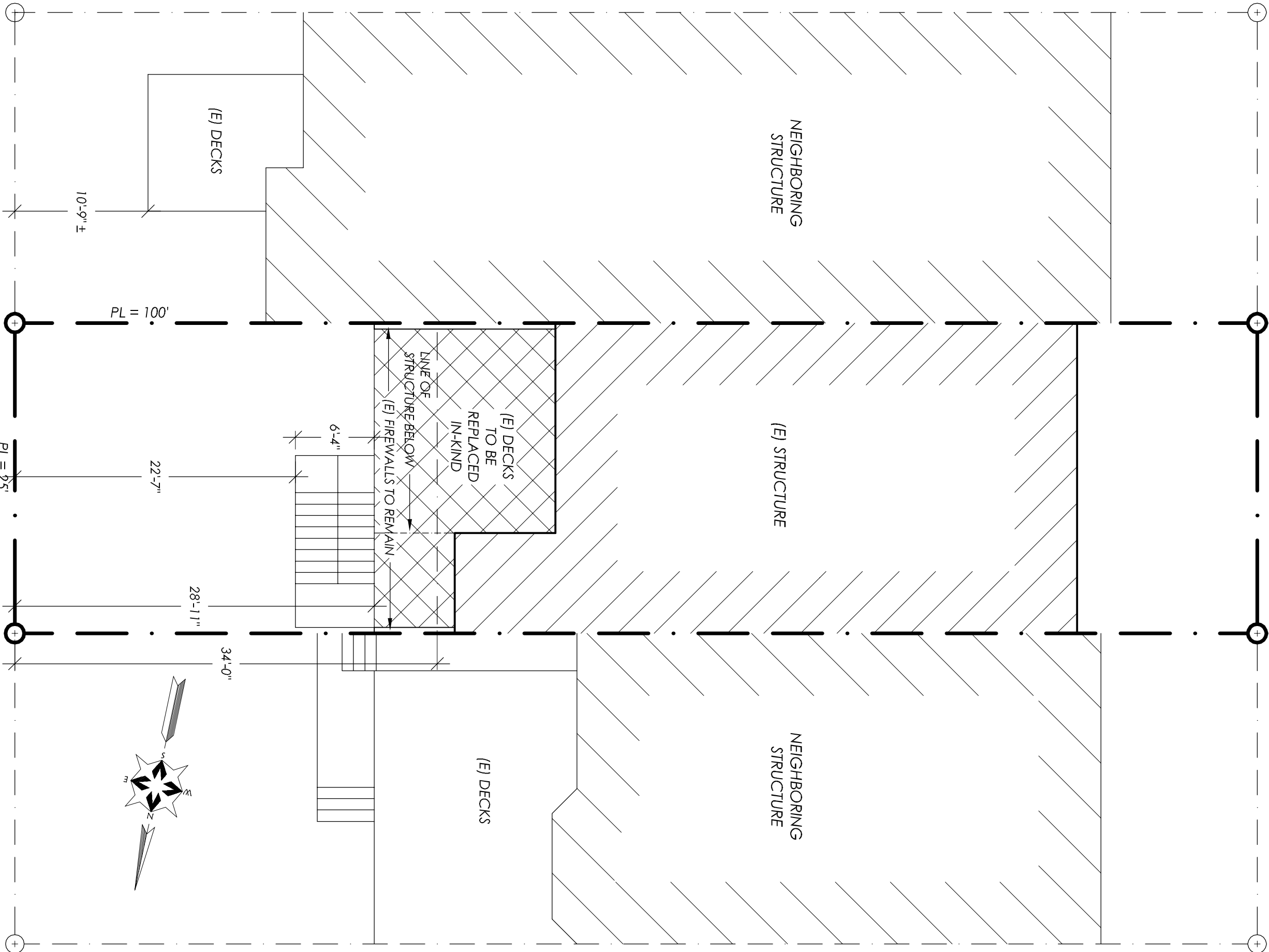
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

CASTRO STREET



PROJECT DATA

265 CASTRO STREET, SAN FRANCISCO, CA
APN: 3561-036
(E) SINGLE FAMILY 3 STORY WOOD STRUCTURE
OCCUPANCY GROUP: DWELLING R-3, GARAGE U
CONSTRUCTION TYPE: VB

PROJECT DESCRIPTION

REPLACE EXISTING REAR DECKS AND STAIRS IN KIND, NO ADDITIONAL SQUARE FOOTAGE WILL BE ADDED TO THE EXISTING FOOTPRINT OF STRUCTURE.

DRAWING INDEX

- A1 PLOT PLANS
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 FRAMING PLANS & DETAILS
- A5 DETAILS
- A6 DETAILS

GENERAL NOTES:

1.01 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1.02 THESE PLANS ARE FOR THE GENERAL CONTRICTION PUPoses ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.

1.03 THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.

1.04 ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2014 EDITIONS OF THE CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES, PLUS HEALTH AND SAFETY CODES AND ALL OTHER ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.

1.05 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

1.06 GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.

1.07 DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHTEL DESIGN PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHTEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.

1.08 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUESTION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF BLUEPRINTS SHOWING AS-BUILT CONDITIONS.

Kuhel
Design

415-508-1750
kuhdesign@btcbglobal.net

PLOT PLAN

MOREAU RESIDENCE
265 CASTRO STREET
SAN FRANCISCO, CALIFORNIA

APPROVED:

DRAWN: J. KUHTEL

DATE: 1-30-14

REVISED: 8-27-14

SCALE: AS NOTED

JOB# 13-340

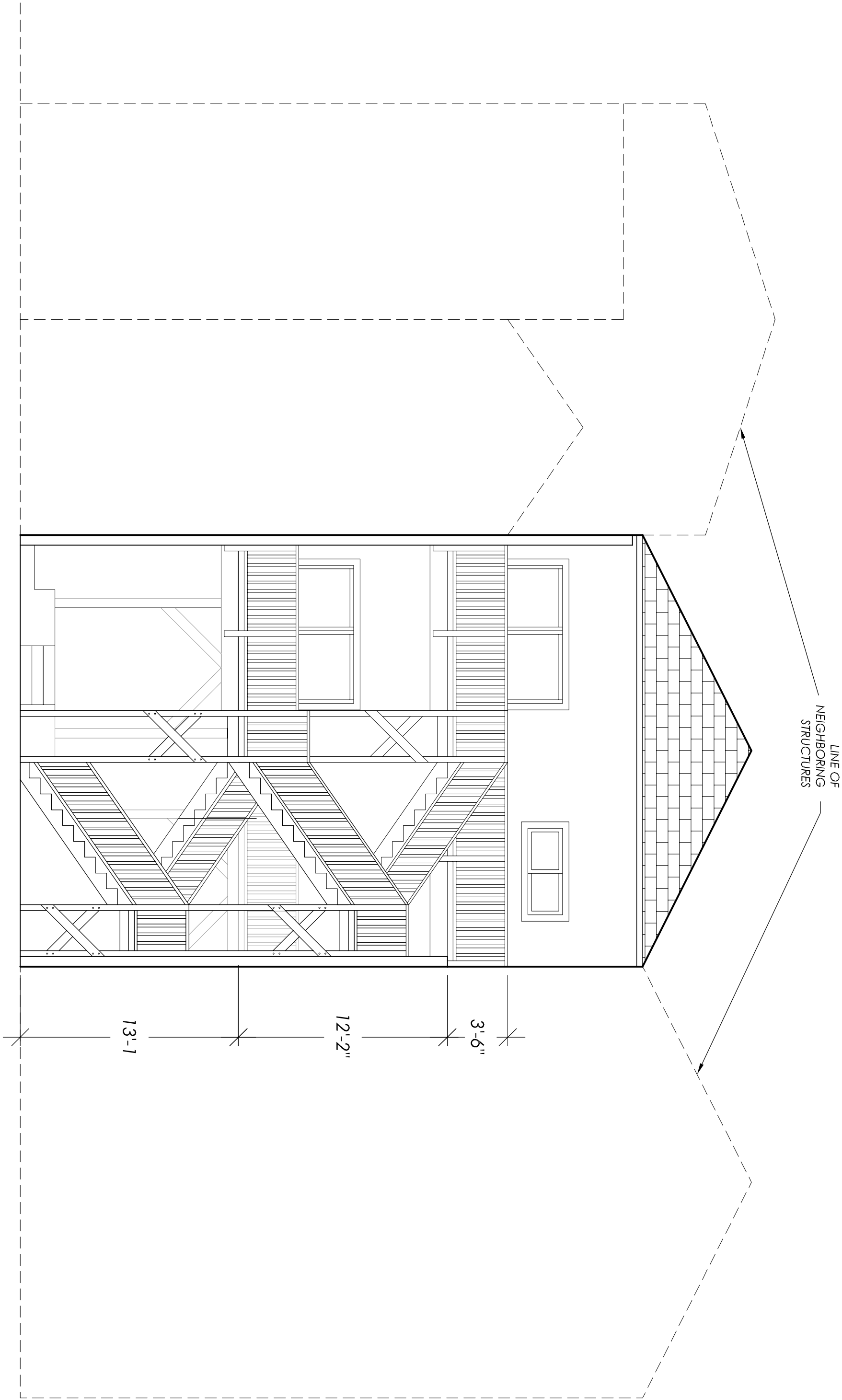
SHT A1

OF 6 SHTS

CONSTRUCTION NOTES:

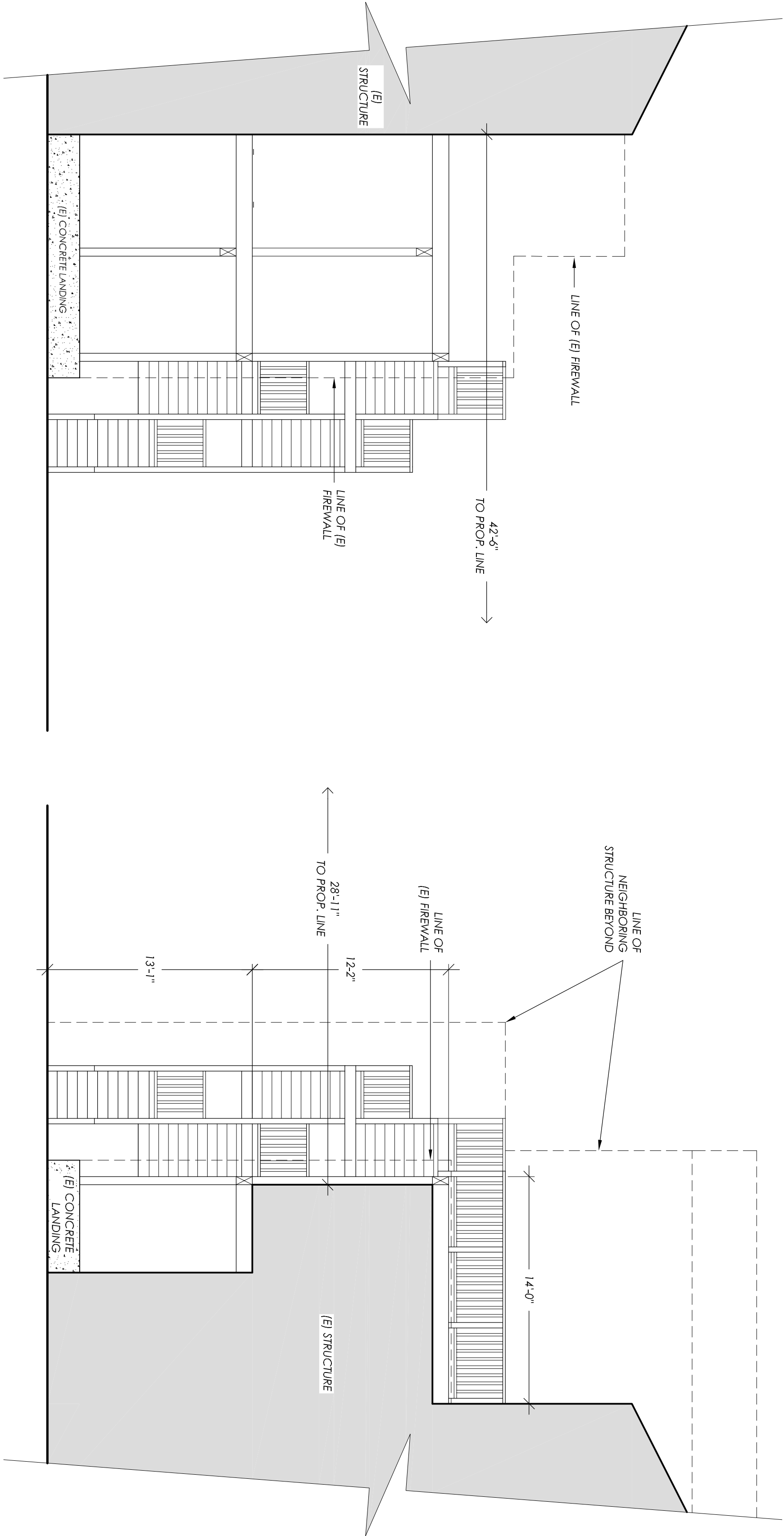
- 1. WOOD EXPOSED TO WEATHER SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD. ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
- 2. NEW DECK LANDINGS SHALL NOT BE MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT LOWER THAN 7" THAN THRESHOLD FOR OUT-SWINGING DOORS
- 3. SMOKE DETECTORS SHALL BE VERIFIED IN ALL EXISTING BEDROOMS, HALLWAYS LEADING TO BEDROOMS AND ON EACH FLOOR LEVEL.
- 4. VERIFY ONE CARBON MONOXIDE DETECTOR PER FLOOR.
- 5. ALL GURADRAILS SHALL BE CONSTRUCTED SO THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING IN IT.
- 6. SIMPSON: SET-XP EPOXY TO BE USED FOR ALL APPLICATIONS.

DRAWINGS REPRESENT BOTH EXISTING AND NEW ELEVATIONS



1 EAST ELEVATION
2
3/16" = 1'

DRAWINGS REPRESENT BOTH EXISTING AND NEW ELEVATIONS



ELEVATIONS

MOREAU RESIDENCE
265 CASTRO STREET
SAN FRANCISCO, CALIFORNIA
APPROVED:

DRAWN: J. KUHEL

DATE: 1-30-14

REVISED: 8-27-14

SCALE: AS NOTED

JOB# 13-340

SHT A3

OF 6 SHTS