



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 PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 23, 2014**
Time: **Beginning at 9:30 a.m.**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Variance (Side Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2551 21st Avenue Cross Street(s): Between Ulloa & Sanchez Block /Lot No.: 2422/011 Zoning District(s): RH-1(D)/40-X Area Plan: N/A	Case No.: 2014.0632V Building Permit: 2014.01.31.7493 Applicant/Agent: Michael Oerth Telephone: (415) 759-1931 E-Mail: oerthm@yahoo.com

The proposed work is to expand a bathroom on the second floor, which would occupy a portion of an existing light well along the north side lot line. The existing light well measures 3 feet 4 inches wide and 7 feet 8 inches long. The portion of the light well to be occupied by the second floor bathroom expansion would be 3 feet 4 inches wide and 5 feet long.

PER SECTION 133 OF THE PLANNING CODE, the subject lot is required to maintain a 3 feet side yard along the north side lot line. The subject lot currently contains no side yard along the north side lot line. The proposed expansion of the second floor bathroom to occupy a portion of the light well would encroach entirely into the required 3 feet side yard along the north side line.

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/2013.1221V.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: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: thomas.wang@sfgov.org

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 the required Section 311 notification for this project has been performed.**

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.

中文詢問請電 : **558.6378**

Para información en Español llamar al: **558.6378**

SHEET LIST:

ARCHITECTURAL DRAWINGS

COVER SHEET

A1.01 BLOCK/LOT & EXISTING LAYOUT

A1.02 PLOT PLAN

A2.01 PLANS - EXISTING/PROPOSED FIRST FLOOR PLAN

A2.02 PLANS - EXISTING/PROPOSED SECOND FLOOR PLAN

A2.03 PLANS - EXISTING/PROPOSED ROOF PLAN

A3.01 ELEVATIONS & SECTION

TITLE 24 ENERGY CALCULATIONS

A10.01 TITLE 24 ENERGY CALCULATIONS

A10.02 TITLE 24 ENERGY CALCULATIONS

A10.03 TITLE 24 ENERGY CALCULATIONS

A10.04 TITLE 24 ENERGY CALCULATIONS

A10.05 TITLE 24 ENERGY CALCULATIONS

STRUCTURAL DRAWINGS

S1.1 GENERAL NOTES

S1.2 WOOD FRAMING NOTES & SCHEDULES

S1.3 SHEAR WALL SCHEDULE; SECTIONS & DETAILS

S1.4 SHCEDULES, SECTIONS & DETAILS

S2.0 GROUND FLOOR PLAN & OVERHEAD FRAMING PLAN

S2.1 SECOND FLOOR PLAN & OVERHEAD FRAMING PLAN

S3.0 SECTIONS & DETAILS

CODES:

2013 SAN FRANCISCO BUILDING CODE AND AMENDMENTS

2013 CALIFORNIA BUILDING, ELECTRICAL, & PLUMBING CODES

PROPERTY INFORMATION:

ALL EXSITING AND PROPOSED

OCCUPANCY: R-3

TYPE: VB

SINGLE FAMILY

2 STORIES

SCOPE OF WORK:

REMODEL OF EXISTING BATHROOM/ LIGHTWELL INFILL

REMODEL OF EXISTING STAIR

REMOVAL OF SIDING

NEW BATHROOM, BEDROOM, STORAGE ROOM & FAMIL Y ROOM



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Consultants:

Seal & Signature:

Issued For:
No.: Description: Date:

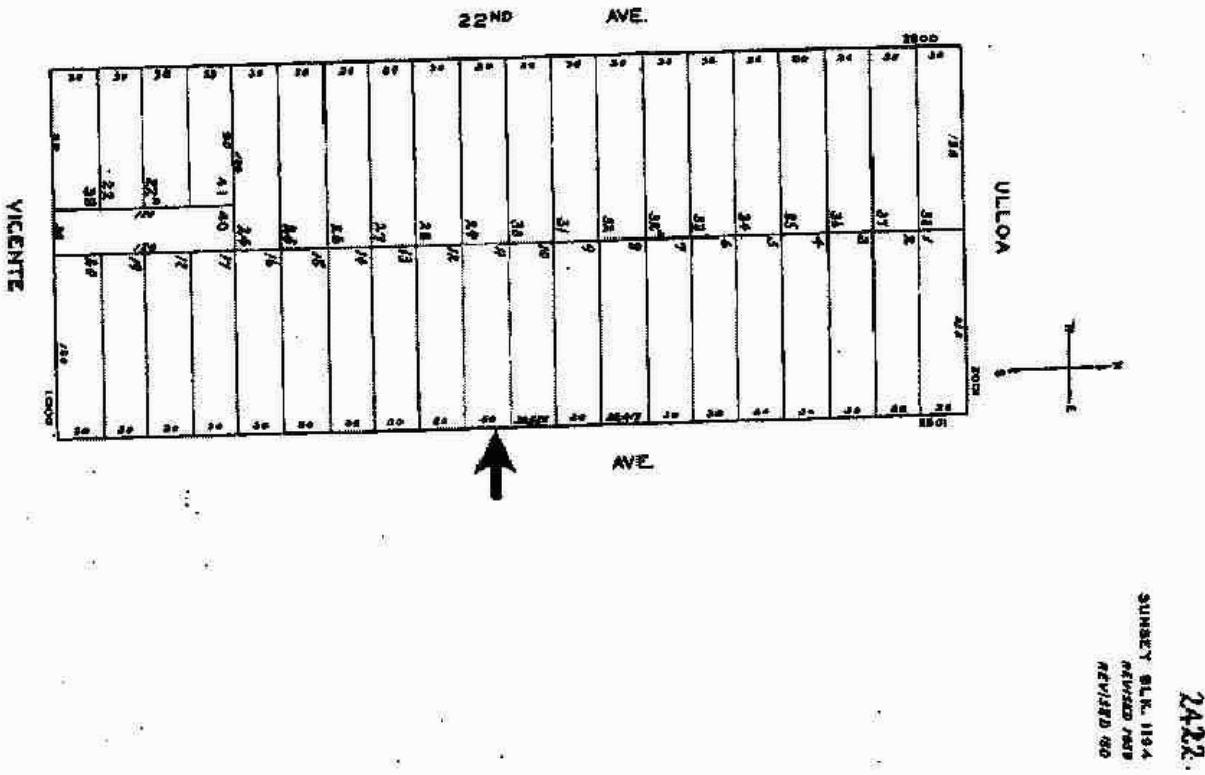
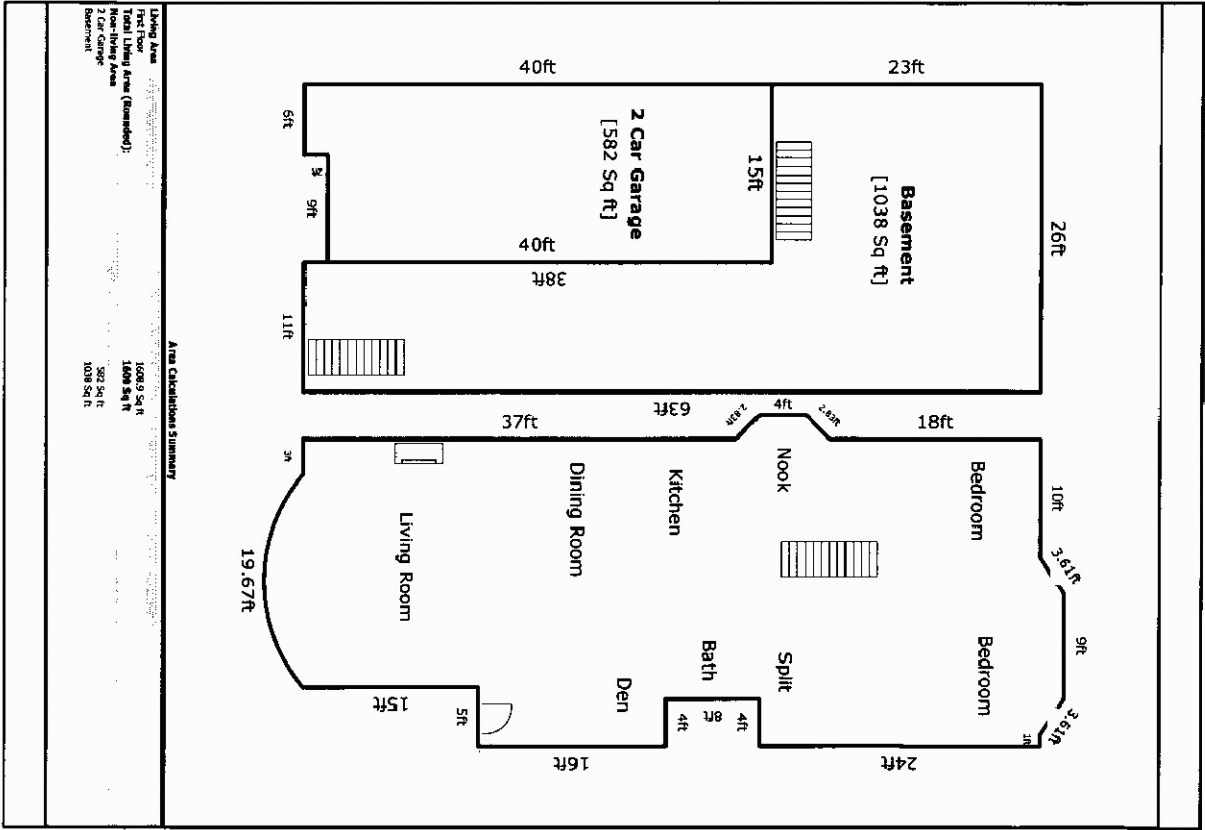
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BLOCK/LOT & EXISTING
LAYOUT

Project No.: 201001 Sheet No.:

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Checked By: MDO
Scale: 1/8"=1'-0"

A1.01



EXISTING LAYOUT 5

LOT & BLOCK 2

120'-0"

70'-0"

PROPERTY LINE

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Architect:

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No.: Description: Date:

Sheet Name:

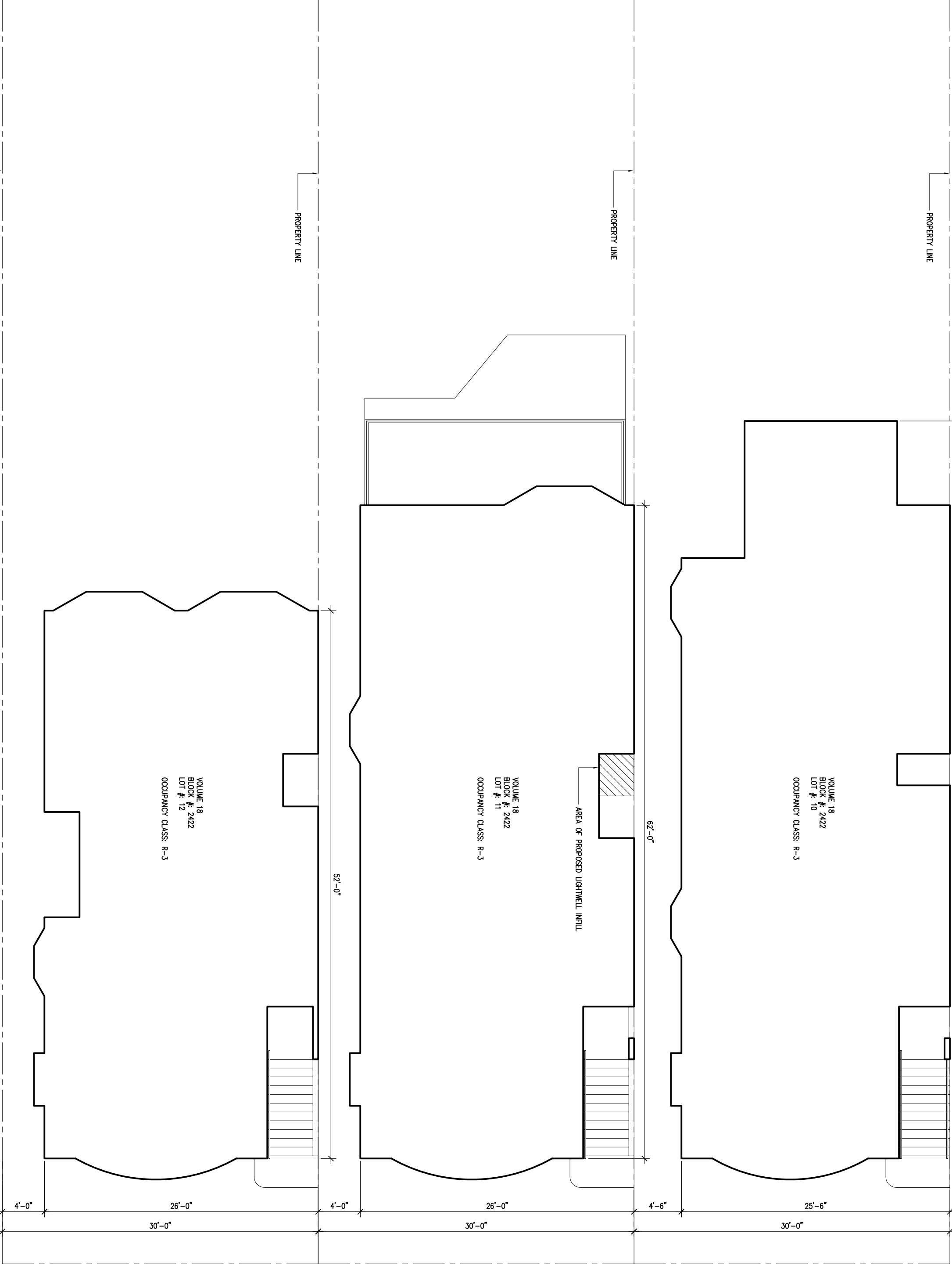
PLOT PLAN

Project No.: 201001 Sheet No.:

Drawn By: MDO
Checked By: MDO
Scale: 1/8"=1'-0"

A1.02

File Name: AP000001-102.dwg Plotted By: michael.oerth 01/26/2014 (1x 118mm)



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Seal & Signature:

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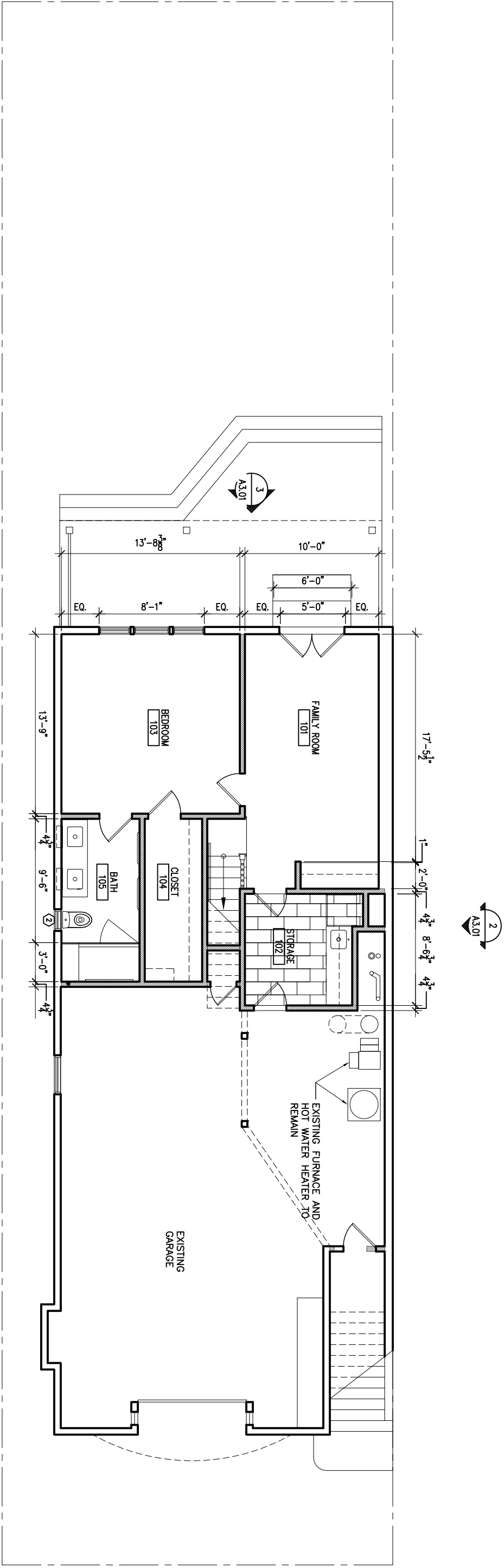
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EXISTING AND PROPOSED
FIRST FLOOR PLANS

Project No.: Sheet No.:

Drawn By: MDO
Checked By: MDO

A2.01

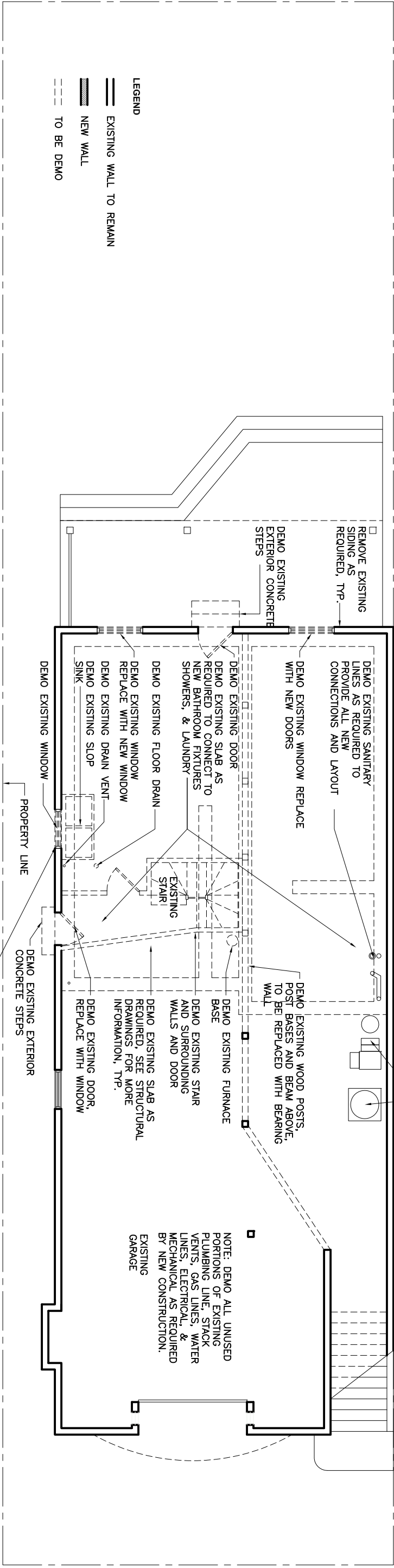


PLAN - NEW FIRST FLOOR

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

MEP

2



PLAN - EXISTING/DEMO FIRST FLOOR

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Consultants:

Seal & Signature:

Issued For:	Date:
No.: Description:	

Sheet Name:

EXISTING AND PROPOSED
SECOND FLOOR PLANS

Project No.: 201001 Sheet No.:

Drawn By:	MDO
Checked By:	MDO
Scale:	1/8"=1'-0"

File Name: AP0000201-203.dwg Plotted By: michael.earth 0/28/2014 [Size: 1179m]

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No.: Description:	

Sheet Name:

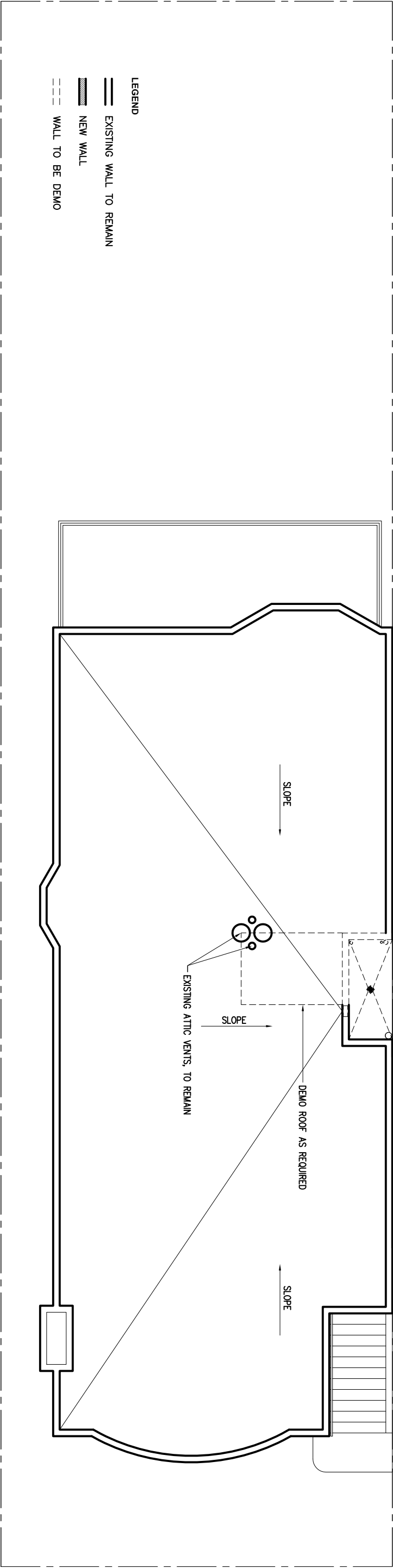
EXISTING AND PROPOSED
ROOF PLANS

Project No.: 201001

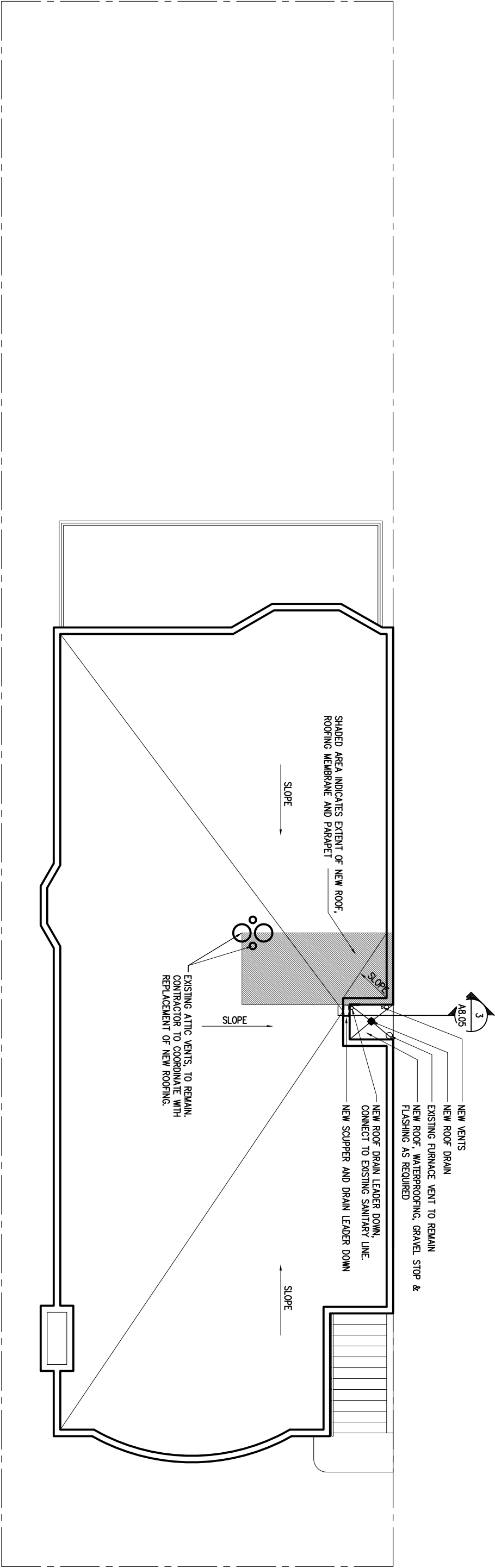
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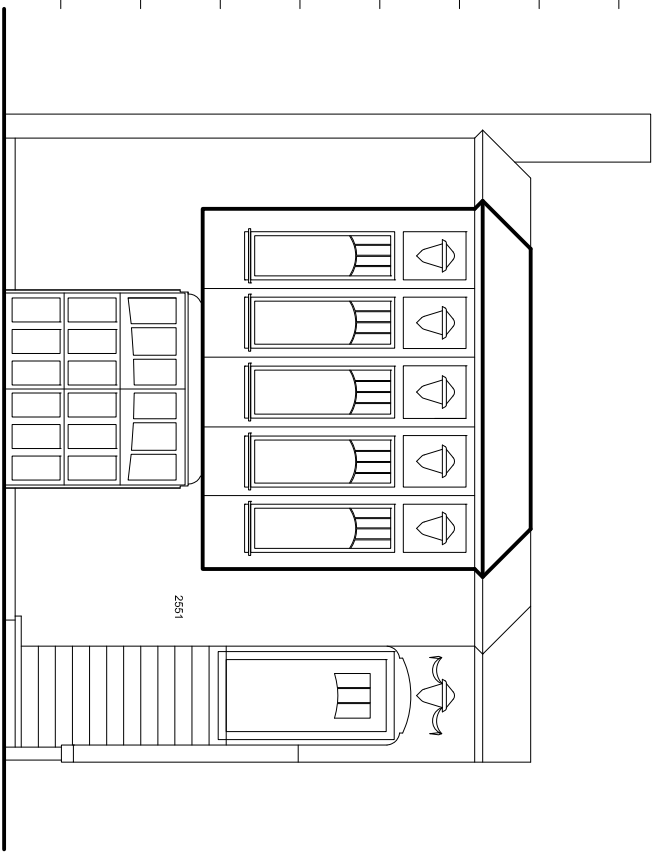
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PLAN - EXISTING/DEMO ROOF 1



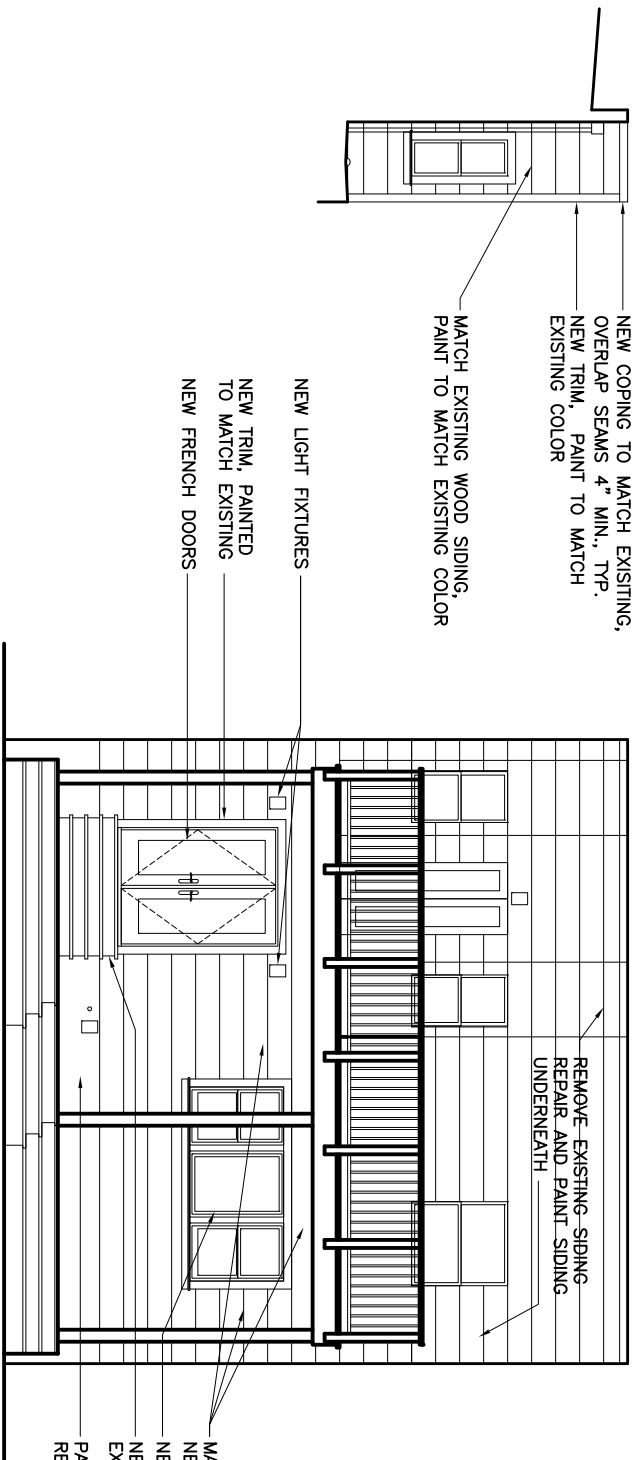
PLAN - NEW ROOF PLAN 2



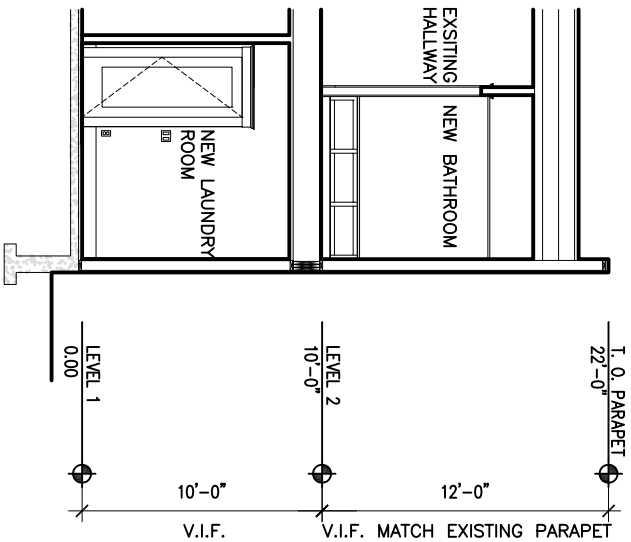
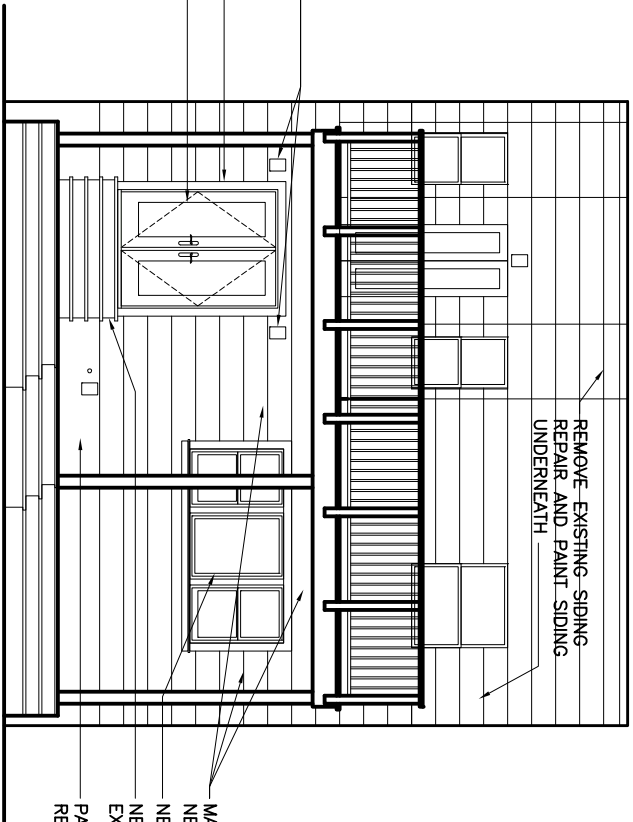


ELEVATION - NORTH 12

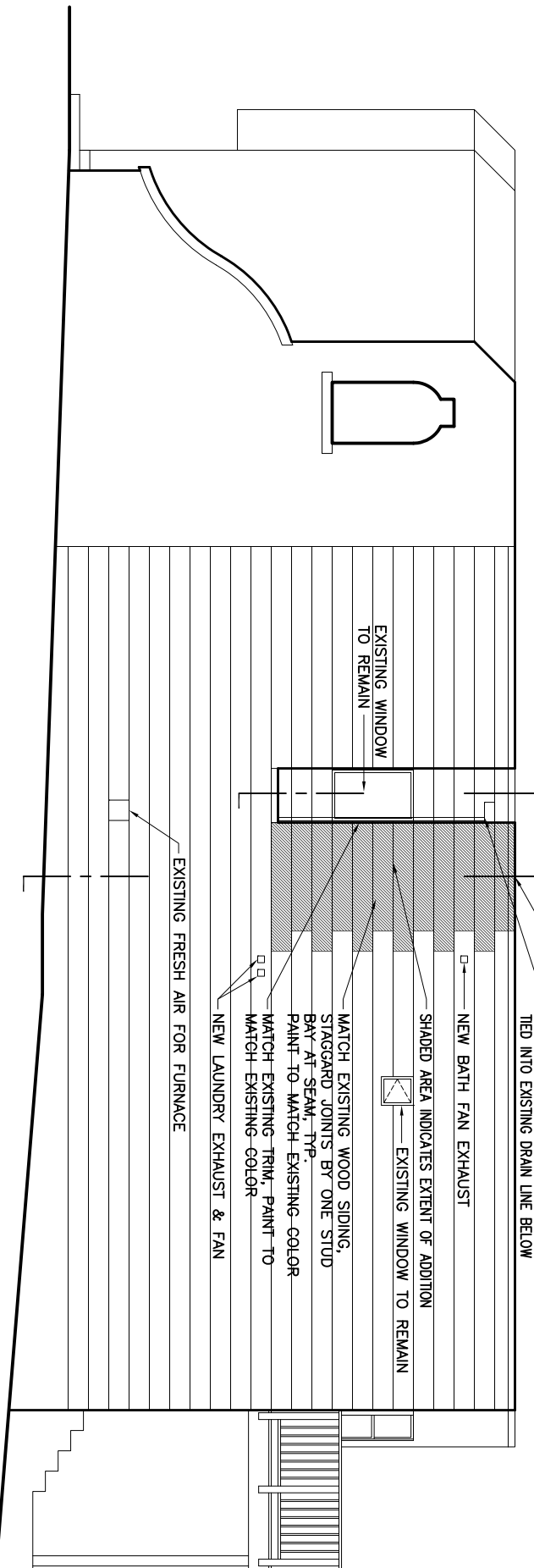
PARTIAL ELEVATION - EAST 9



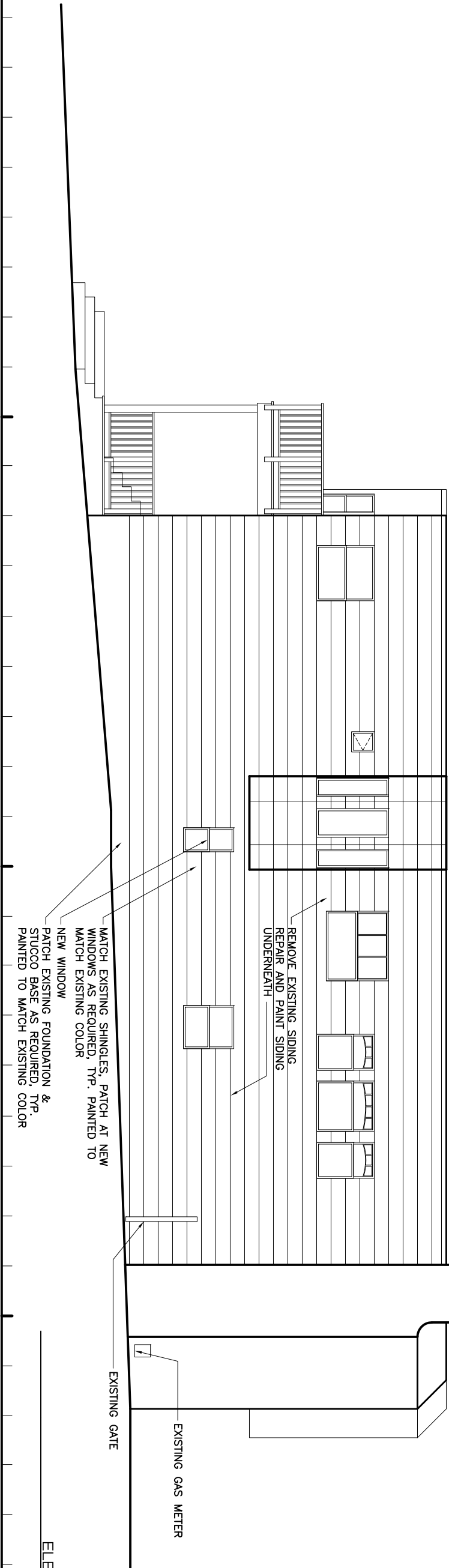
ELEVATION - WEST 3



SECTION AT LIGHTWELL INFILL 11



ELEVATION - NORTH 2



ELEVATION - SOUTH 1

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ELEVATIONS & SECTION