



# 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, 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:	<b>443 Broderick Street</b>	Case No.:	<b>2014.0649V</b>
Cross Street(s):	<b>Fell &amp; Hayes Street</b>	Building Permit:	<b>201405276702</b>
Block / Lot No.:	<b>1205/004</b>	Applicant/Agent:	<b>Kyle Brunel</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>415-699-5953</b>
Area Plan:	<b>Not applicable</b>	E-Mail:	<b>kyle.brunel@sbcglobal.net</b>
PROJECT DESCRIPTION			
<p>The proposal is to legalize non-conforming decks and stairs constructed without permit at the rear of the 1st, 2nd and 3rd floors of the 3-story, 3-family dwelling.</p> <p><b>Section 134 of the Planning Code</b> requires a minimum rear yard depth of 24'-3". The decks &amp; stairs proposed to be legalized extend 5'-6" into the required rear yard.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>Laura Ajello</b> Telephone: <b>415-575-9134</b> Mail: <a href="mailto:Laura.Ajello@sfgov.org">Laura.Ajello@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2014.0649V.pdf">http://sf-planning.org/ftp/files/notice/2014.0649V.pdf</a></p>			

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.

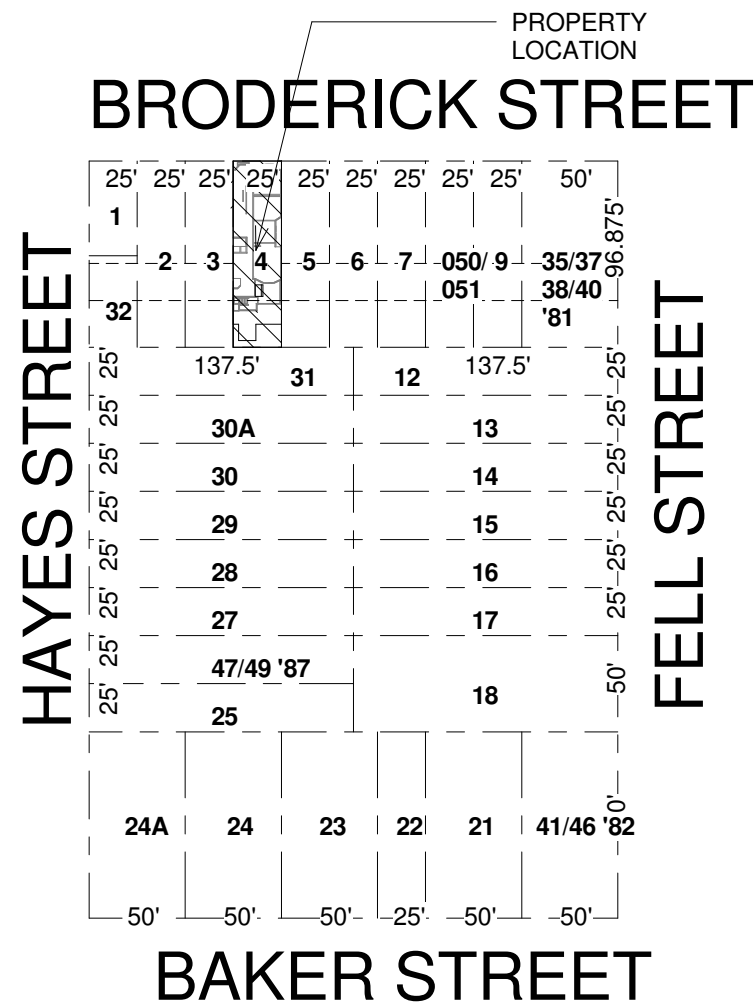
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

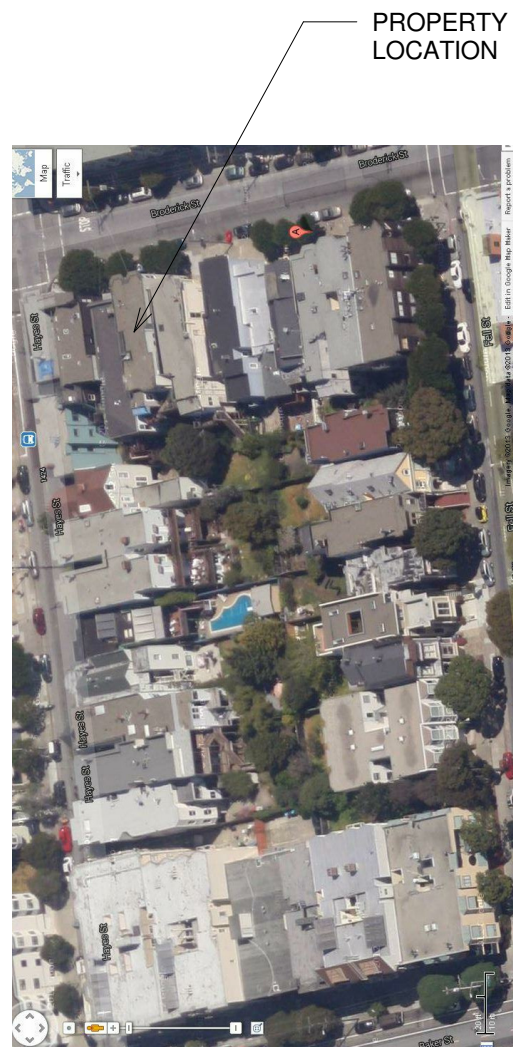
## ABOUT THIS NOTICE

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.



1 PLOT PLAN  
1" = 100'-0"



GOOGLE EARTH IMAGE OF BLOCK 1205

**CODE INFORMATION:**

CURRENT CODE: 2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS

CONSTRUCTION TYPE: V

ZONING: RH-3

HEIGHT AND BULK: 40-X

BLOCK/LOT: 1205/004

LOT AREA: 2,422 SF

**BUILDING OWNERS:**

JJ STRAHLE AND KYLE BRUNEL  
443 BRODERICK STREET  
SAN FRANCISCO, CA 94117  
PHONE: 415-699-5953

DANIEL AND KITTY GALLISA  
445 BRODERICK STREET  
SAN FRANCISCO, CA 94117  
PHONE: 415-999-8701

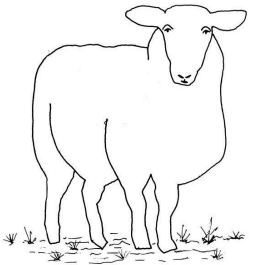
DR. PATRICK HAND  
447 BRODERICK STREET  
SAN FRANCISCO, CA 94117  
PHONE: 415-608-5046

**PROJECT DESCRIPTION:**

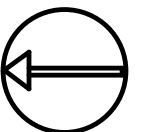
WORK IN EACH UNIT AS REQUIRED TO COMPLY WITH REPORT OF PHYSICAL INSPECTION APPLICATION CC-7281 INCLUDED AS PART OF THIS DRAWING SET. CORRECTIONS TO REAR STAIR LANDINGS FOR 2ND AND 3RD FLOOR UNITS INCLUDES SWAP OF WINDOW AND DOOR FOR NEW STAIR LANDING CONFIGURATION AS REQUIRED.

**DRAWING LIST:**

A 0.0	COVER SHEET + PLOT PLAN
A 0.1	GENERAL NOTES
A 0.2	EXISTING SITE PLAN
A 0.3	EXISTING FLOOR PLANS AND DEMO SCOPE
A 0.4	EXISTING REAR ELEVATIONS AND DEMO SCOPE
A 0.4A	EXISTING SIDE ELEVATIONS
A 0.5	NEW ELEVATIONS
A 0.6	ENLARGED FLOOR PLANS
A 0.7	SECTION WITH DETAIL
A 0.8	IMAGES OF EXISTING CONDITIONS
A 0.9	ADDITIONAL IMAGES OF EXISTING CONDITIONS



Kyle Brunel, Designer  
443 Broderick Street, San Francisco, CA 94117  
415.699.5953



PROJECT NORTH

PROJECT  
443-447 BRODERICK ST.  
CONDO CONVERSION

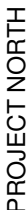
PROJECT NO.	201401
DATE	05/19/14
REFERENCE	
SCALE	1" = 100'-0"
TITLE	

COVER SHEET WITH  
PLOT PLAN

**A 0.0**



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# PROJECT

443-447 BRODERICK ST.  
CONDO CONVERSION

PROJECT NO. 201401

201401

DATE 01/05/14

01/05/14

## REFERENCE

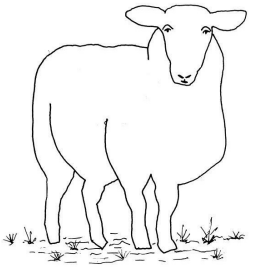
 $1/8" = 1/8"$ 

**TITLE**

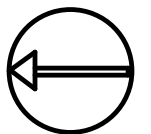
# EXISTING SITE PLAN

## EXISTING SITE PLAN (NO CHANGE PROPOSED)

# A 0.2



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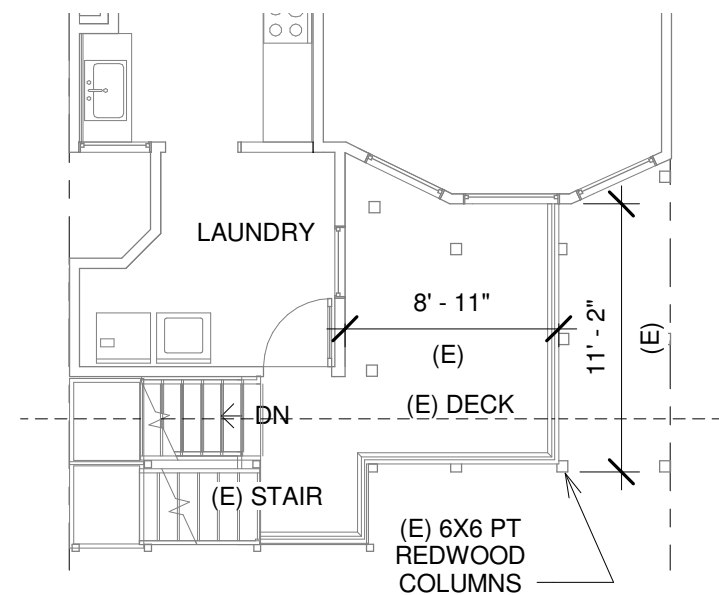
PROJECT NORTH

PROJECT  
443-447 BRODERICK ST.  
CONDO CONVERSION

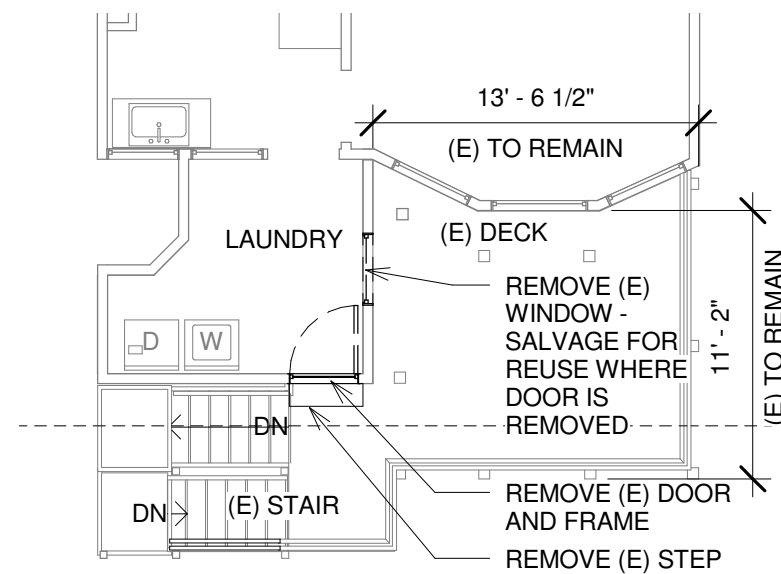
PROJECT NO.	201401
DATE	05/19/14
REFERENCE	
SCALE	1/8" = 1'-0"
TITLE	

EXISTING FLOOR  
PLANS + DEMO SCOPE

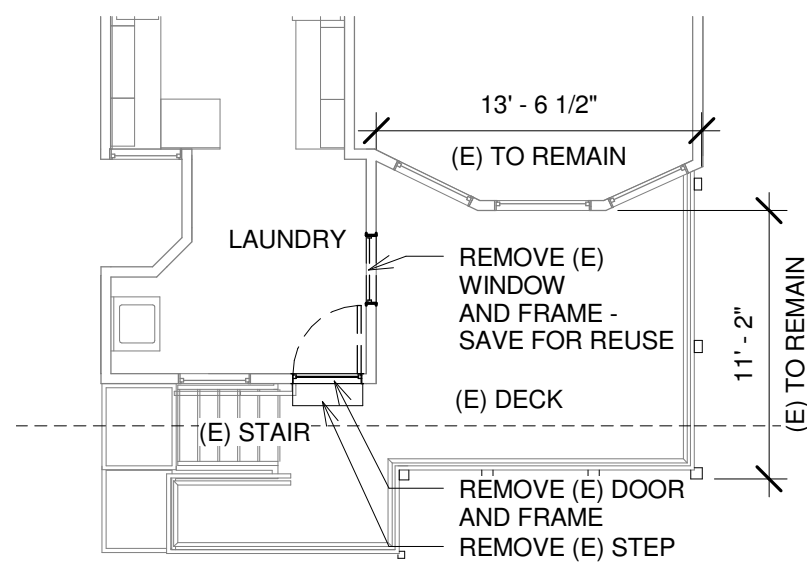
**A 0.3**



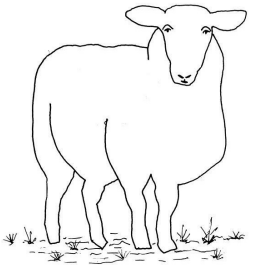
① LEVEL 1 - PARTIAL PLAN  
1/8" = 1'-0"



② LEVEL 2 - PARTIAL PLAN  
1/8" = 1'-0"



③ LEVEL 3 - PARTIAL PLAN  
1/8" = 1'-0"



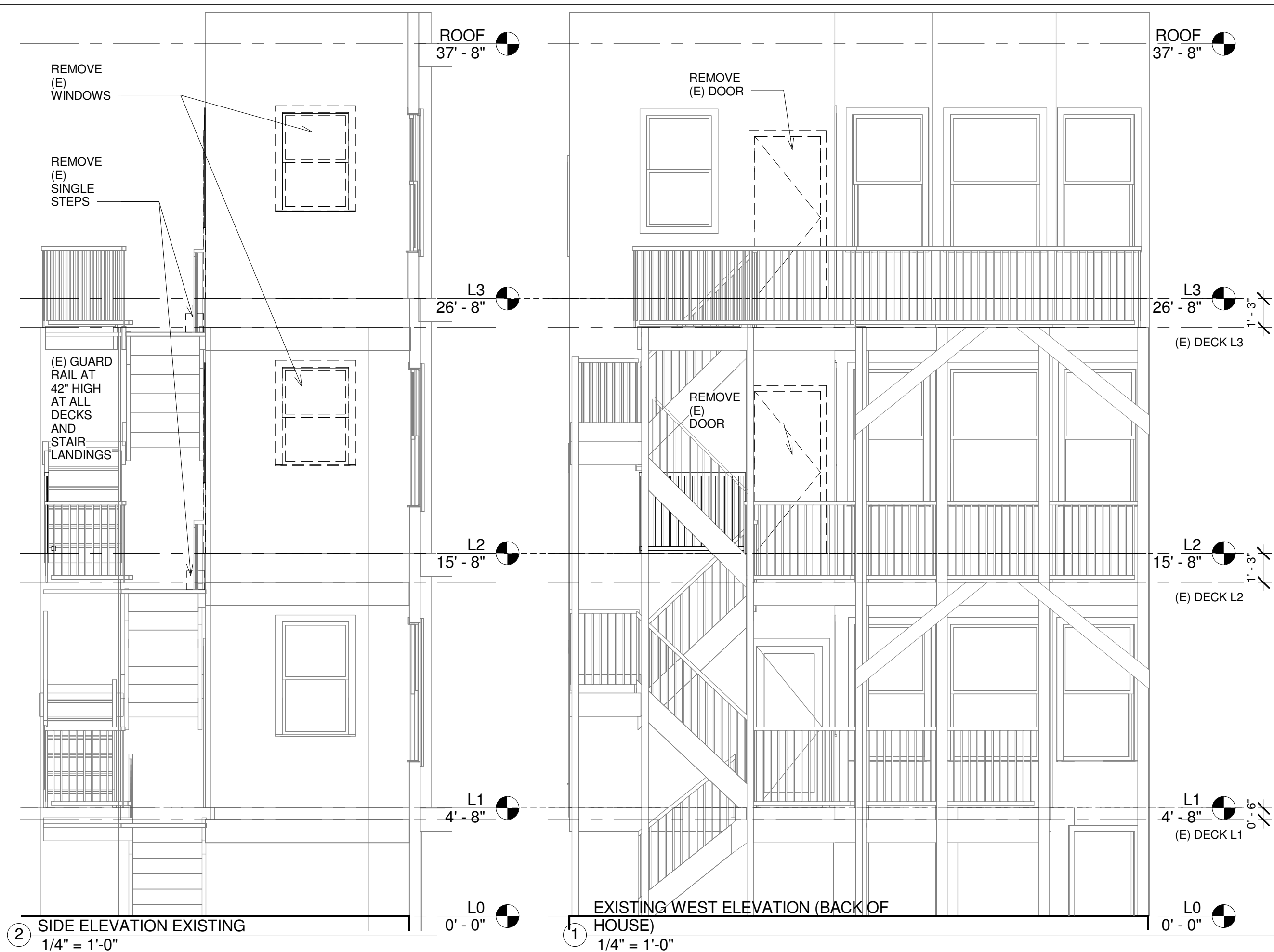
Kyle Brunel, Designer  
443 Broderick Street, San Francisco, CA 94117  
415.699.5953

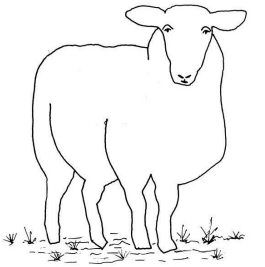
PROJECT  
443-447 BRODERICK ST.  
CONDO CONVERSION

PROJECT NO. 201401  
DATE 05/19/14  
REFERENCE  
SCALE 1/4" = 1'-0"  
TITLE

EXISTING  
ELEVATIONS + DEMO  
SCOPE

**A 0.4**





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PROJECT  
443-447 BRODERICK ST.  
CONDO CONVERSION

PROJECT NO.	201401
DATE	07/09/14
REFERENCE	
SCALE	1/4" = 1'-0"
TITLE	

EXISTING SIDE  
ELEVATIONS

**A 0.4A**

ROOF  
37' - 8"

EXISTING RAILINGS AT 42"  
ABOVE FINISHED DECK TO  
REMAIN - NO CHANGE  
PROPOSED, ALL THREE  
FLOORS

L3  
26' - 8"  
(E) DECK L3  
25' - 5"

Level 2.5  
21' - 8"

L2  
15' - 8"  
(E) DECK L2  
14' - 5"

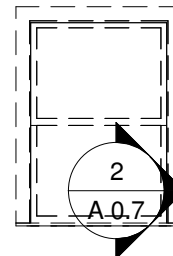
Level 1.5  
9' - 8"

L1  
Level .8  
4' - 2"

L0  
0' - 0"

2 EXISTING + PROPOSED NORTH  
1/4" = 1'-0"

ROOF  
37' - 8"



L3  
26' - 8"  
(E) DECK L3  
25' - 5"

Level 2.5  
21' - 8"

L2  
15' - 8"  
(E) DECK L2  
14' - 5"

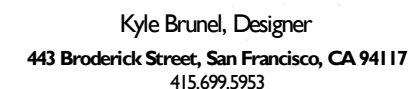
Level 1.5  
9' - 8"

L1  
Level .8  
4' - 2"

L0  
0' - 0"

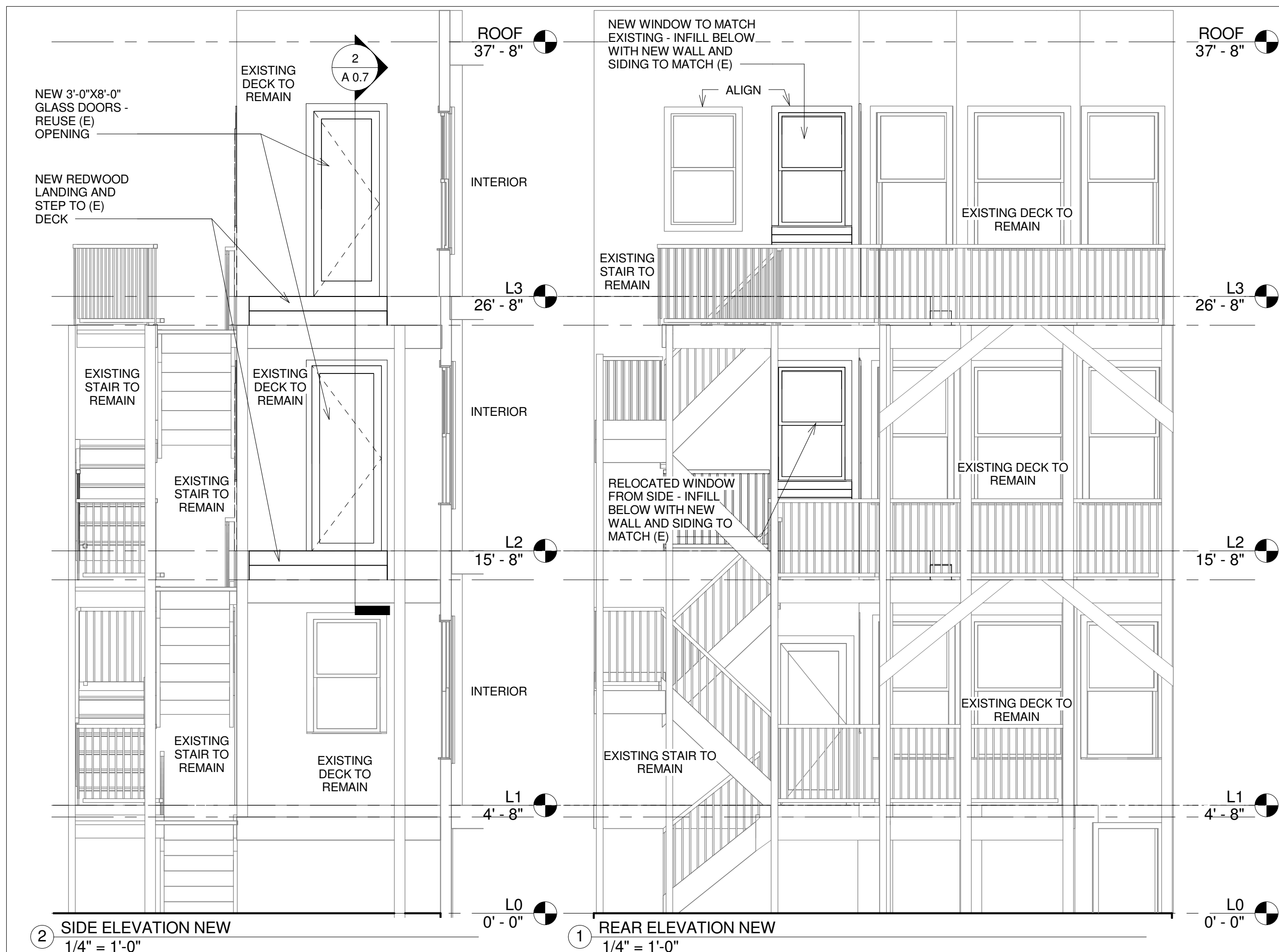
1 EXISTING + PROPOSED SOUTH  
1/4" = 1'-0"

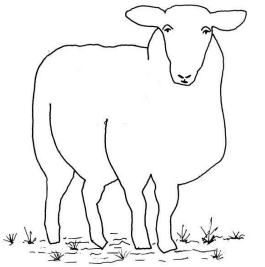




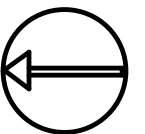
PROJECT NO.	201401
DATE	05/19/14
REFERENCE	
SCALE	1/4" = 1'-0"
TITLE	
NEW ELEVATIONS	

# A 0.5





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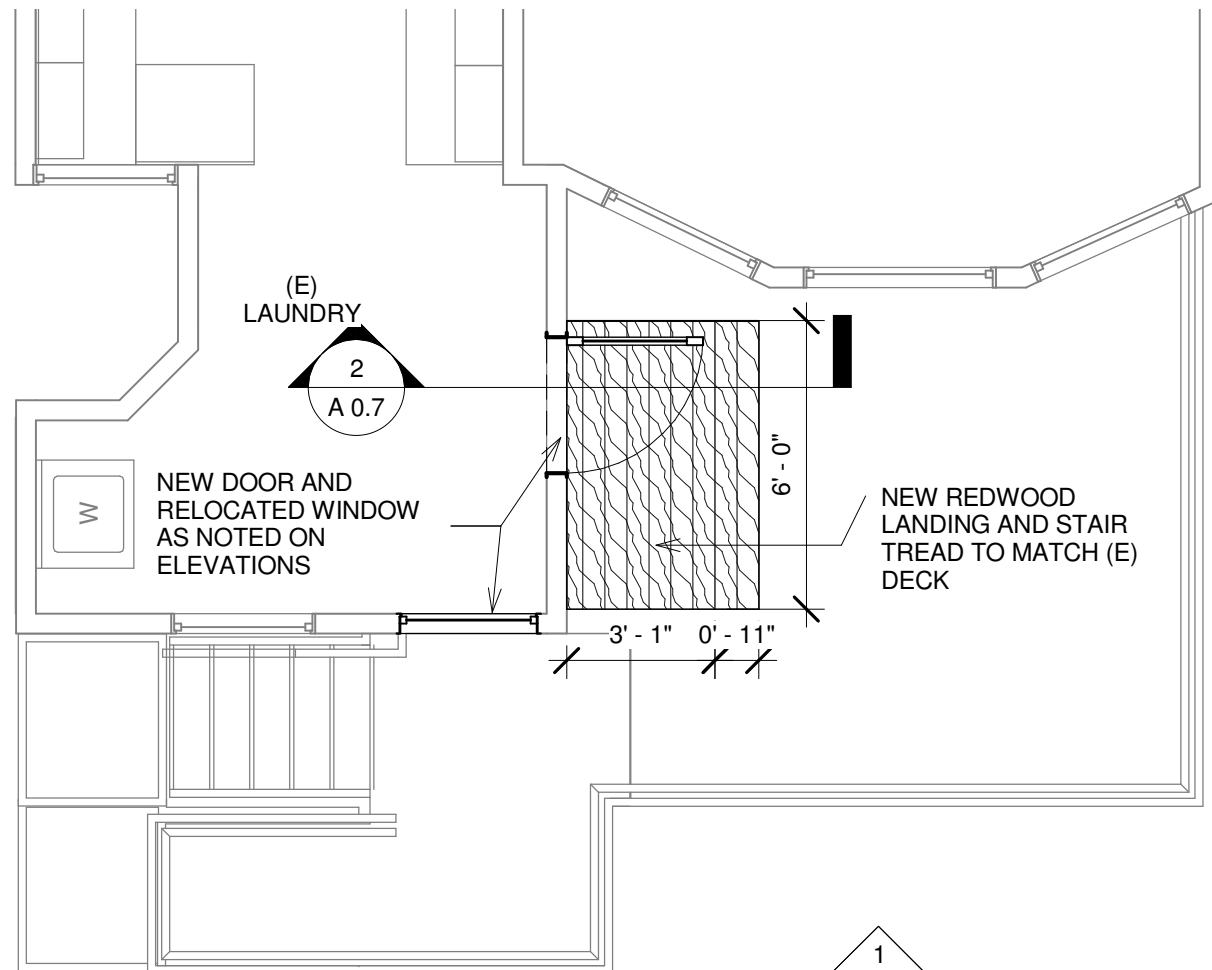


PROJECT NORTH

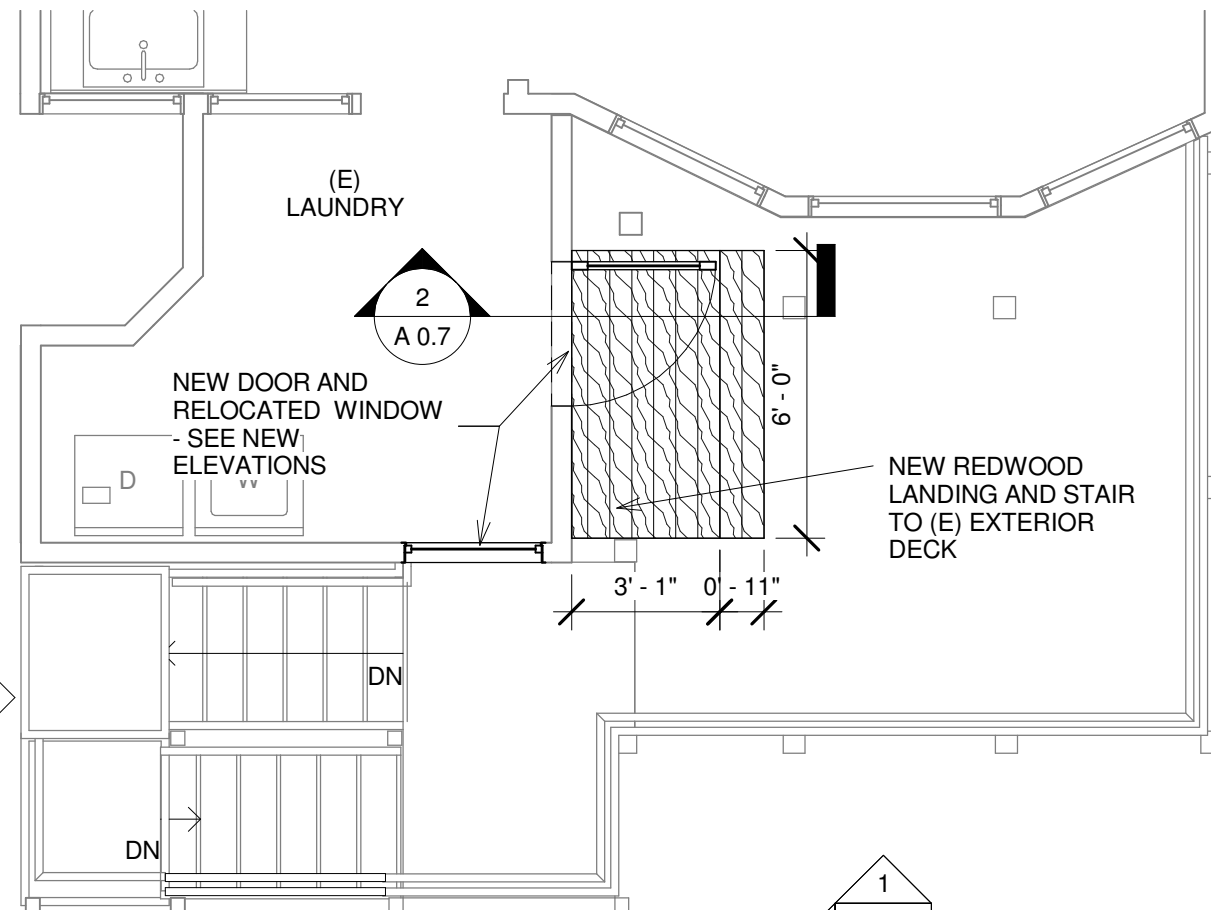
PROJECT  
443-447 BRODERICK ST.  
CONDO CONVERSION

PROJECT NO.	201401
DATE	05/19/14
REFERENCE	
SCALE	1/4" = 1'-0"
TITLE	ENLARGED FLOOR PLANS

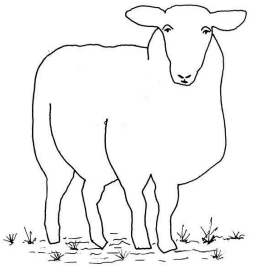
**A 0.6**



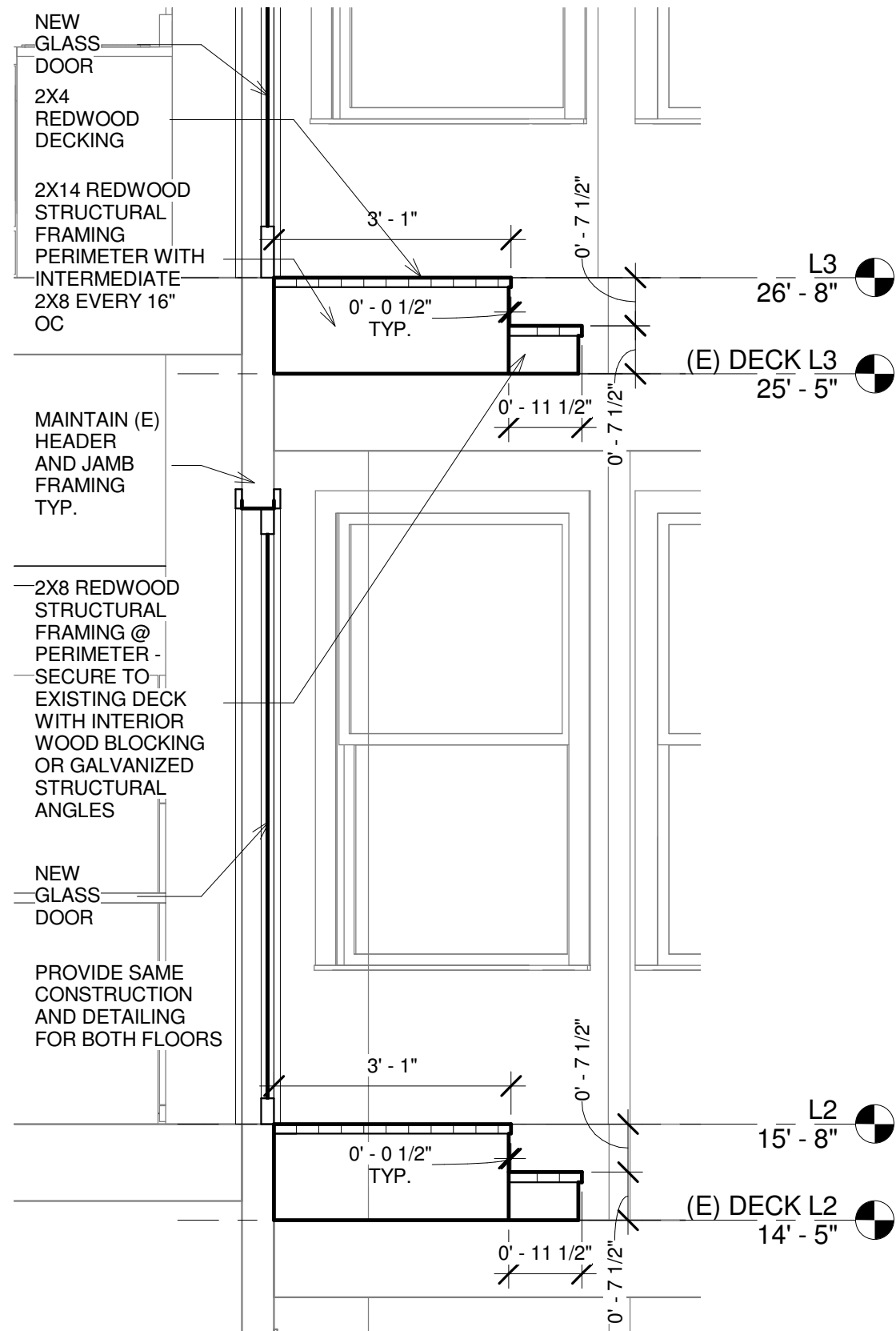
② LEVEL 3 - (E) KITCHEN+LAUNDRY WITH  
NEW LANDING  
1/4" = 1'-0"



① LEVEL 2 - (E) KITCHEN + LAUNDRY WITH  
NEW LANDING  
1/4" = 1'-0"



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SECTION AT NEW DOORS AND  
LANDINGS  
1/2" = 1'-0"

PROJECT  
443-447 BRODERICK ST.  
CONDO CONVERSION

PROJECT NO.	201401
DATE	05/19/14
REFERENCE	
SCALE	1/2" = 1'-0"
TITLE	

SECTION + DETAILS

A0.7