



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: **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:	1372 Francisco St	Case No.:	2014.0650V
Cross Street(s):	Gough & Franklin Street	Building Permit:	2014.04.14.3127
Block / Lot No.:	0473/013A	Applicant/Agent:	Virginie Manichon
Zoning District(s):	RH-3 / 40-X	Telephone:	415-230-7028
Area Plan:	N/A	E-Mail:	virginie@eagstudio.com

PROJECT DESCRIPTION

The project proposes to construct a fourth floor vertical addition and a four-story horizontal addition at the rear of the three-story, single-family house.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 25 feet, where the last 10 feet of the building is limited to 30 feet in height. The proposed four-story horizontal addition is partially located within 10 feet of the required rear yard and is approximately 40 feet in height.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai** Telephone: **415-575-9087** Mail: sharon.w.lai@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/2014.0650V.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

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.

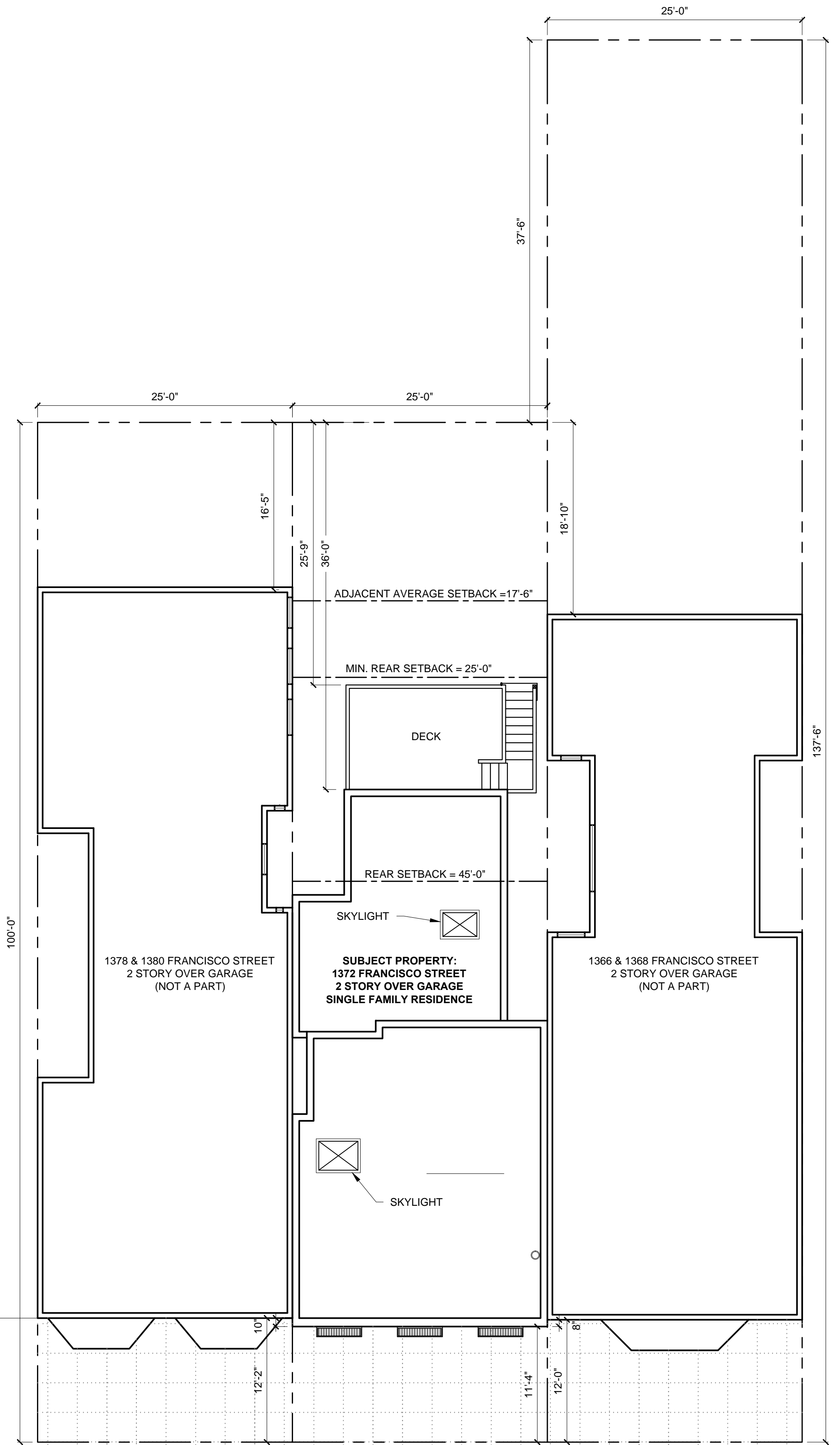
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

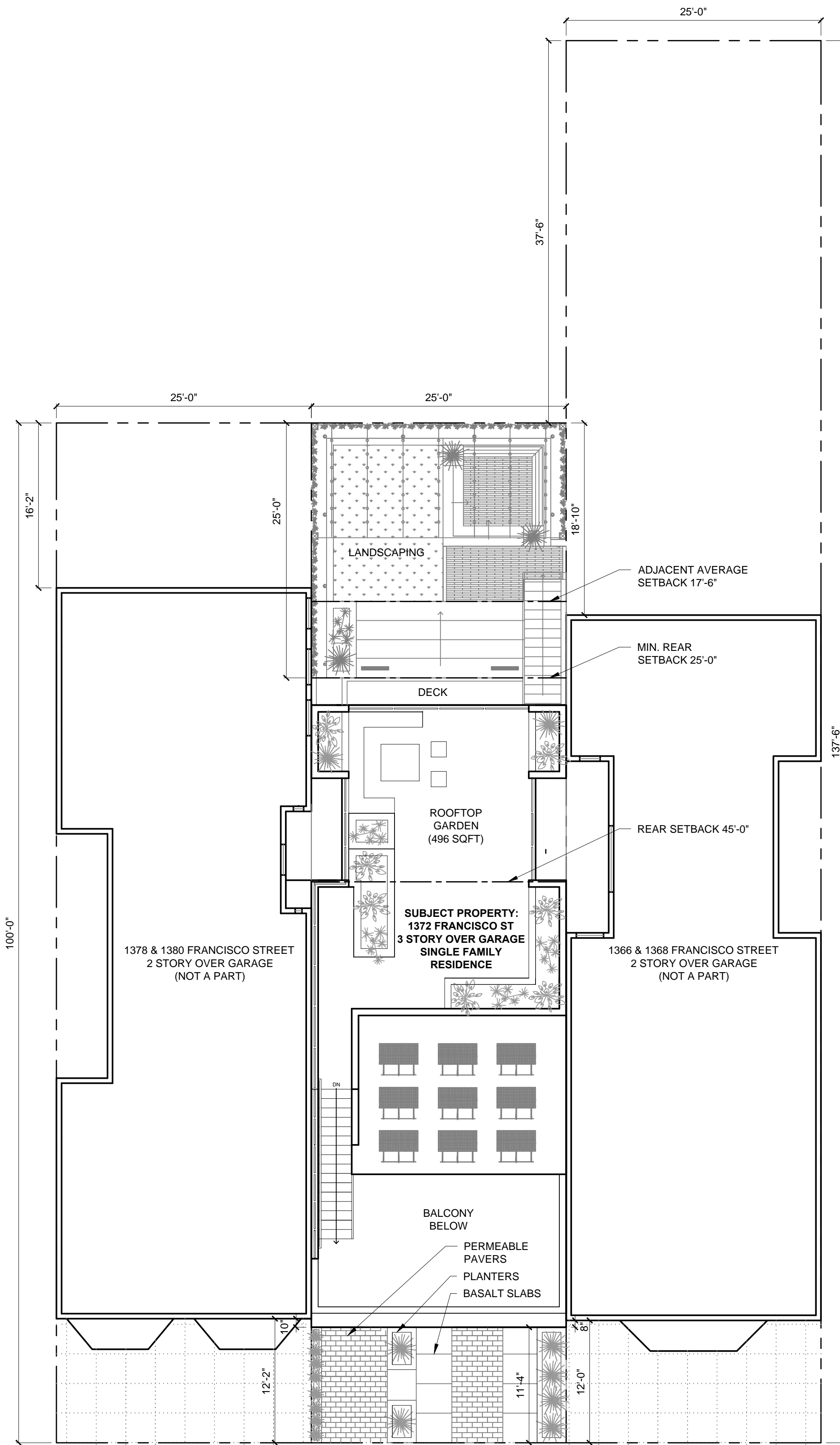
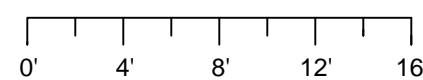
ABOUT THIS NOTICE

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.

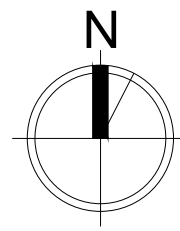
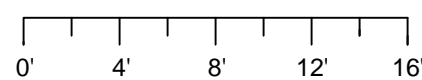
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"





SF Environment
Our home. Our city. Our planet.



EDWIN M. LEE
Mayor
DAVID ASSMANN
Acting Director

March 20, 2014

Virginia Manichon
EAG Studio
2443 Fillmore #215
San Francisco, CA 94115

Dear Ms. Manichon,

On March 12, 2014, your project team met with representatives of the San Francisco Green Team – Mohsin Shaikh from DBI, Dan Sider from Planning, and myself – to discuss your application for Priority Permit Processing for the proposed project at 1372 Francisco Street per the terms described in Administrative Bulletins AB-004 and AB-005 (Procedures for approval of Local Equivalencies).

For your project, the requirement of receiving priority processing under AB-004 and AB-005 is that the project achieves at least 150 points under the GreenPoint Rated system as administered by Build It Green. Your intent is substantiated with your GreenPoint Rated Checklist and Building Energy Analysis Report (prepared by Robert Lehman CEPE, dated 3/9/14), attached to this letter, which currently shows the project is seeking 162 Green Points, exceeding the 150 point requirement. Based on our meeting and our review of the documents you provided, we are confident in your ability to achieve at least 150 Green Points, which under this agreement is a condition of approval for priority processing services.

You further commit to obtain final GreenPoint Rated status from the Build It Green within six months of issuance of the Certificate of Occupancy.

Therefore, it is our recommendation to accept your application for priority permitting under AB-044.


Rich Chien
SF Environment

CC: Tom Hui, Acting Director, Department of Building Inspection
Mohsin Shaikh, Mechanical Plan Review Section DBI
Dan Sider, SF Planning Department
Barry Hooper, SF Environment

Department of the Environment, City and County of San Francisco
11 Grove Street, San Francisco, CA 94102
Telephone: (415) 355-3700 • Fax: (415) 554-6393
Email: environment@sfgov.org • www.sfenvironment.org
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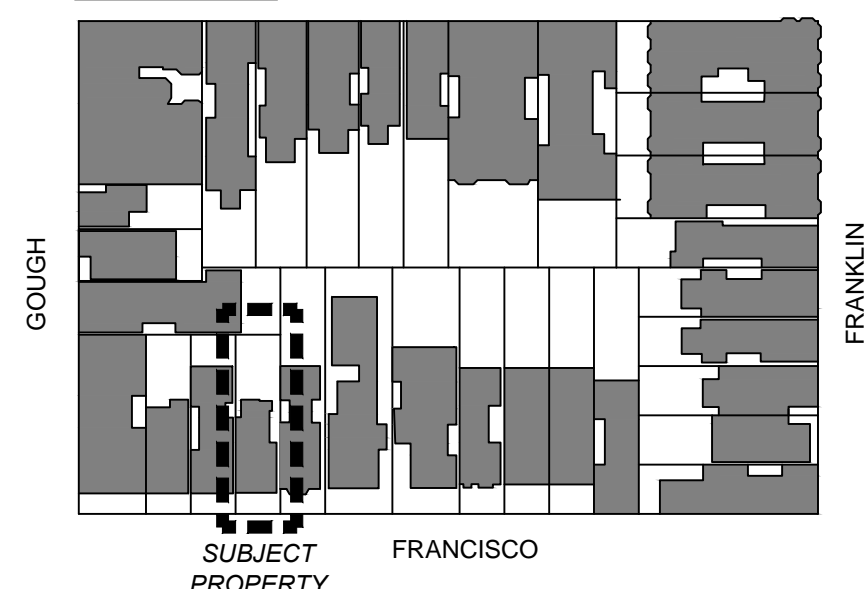
PROJECT TEAM			
OWNER	ARCHITECT	STRUCTURAL	
DAMIAN HEDLEY 1372 FRANCISCO STREET SAN FRANCISCO, CA 94123	EAG STUDIO 2443 FILLMORE #215 SAN FRANCISCO, CA 94115 (415) 300-0585 EMAIL@EAGSTUDIO.COM	HOM PISANO ENGINEERING 2265 31ST AVENUE SAN FRANCISCO, CA 94116 (415) 713-8087 PHONE HOM@HOMPISANO.COM	
PROJECT DATA			
ADDRESS:	1372 FRANCISCO STREET		
	SAN FRANCISCO, CA 94123		
BLOCK:	0473		
LOT:	013A0		
ZONING:	RH-3 RESIDENTIAL - HOUSE, THREE FAMILY		
OCCUPANCY	R-3		
HEIGHT LIMIT	40-X		
STORIES:	3 OVER GARAGE		
LEGISLATIVE SETBACKS	12'-0"		
TYPE:	V		
LOT SIZE	2500		
PROPOSED FAR	1.59		
PROJECT FEATURES			
	EXISTING	NET NEW	PROJECT TOTALS
DWELLING UNITS	1	0	1
NUMBER OF BUILDINGS	1	0	1
HEIGHT OF BUILDING	32'-1"	7'-11"	40'-0"
NUMBER OF STORIES	2	1	3
GROSS SQUARE FOOTAGE			
	EXISTING	NET NEW	PROJECT TOTALS
GARAGE LEVEL	374	364	738
FIRST FLOOR	1094	-26	1068
SECOND FLOOR	670	559	1229
THIRD FLOOR	0	947	947
TOTAL CONDITIONED AREA	1153	2821	3974

SCOPE OF WORK
3RD FLOOR ADDITION, REAR HORIZONTAL EXPANSION, KITCHEN AND BATH REMODEL, INTERIOR LAYOUT RECONFIGURATION, NEW ELECTRICAL, NEW PLUMBING.

SHEET INDEX

- A.1 PROJECT DATA, SITE PLAN
- A.2 EXISTING FLOOR PLANS
- A.3 PROPOSED FLOOR PLANS
- A.4 PROPOSED FLOOR PLANS
- A.5 ELEVATIONS
- A.6 ELEVATIONS
- A.7 ELEVATIONS
- A.8 SECTIONS
- A.9 DOOR AND WINDOW SCHEDULE
- A.10 PHOTOS OF STREET ELEVATIONS
- A.11 PERSPECTIVE VIEWS OF FACADE
- E1 BUILDING ENERGY ANALYSIS REPORT
- E2 BUILDING ENERGY ANALYSIS REPORT
- E3 BUILDING ENERGY ANALYSIS REPORT
- G1 GREEN BUILDING CHECKLIST
- G2 GREEN BUILDING CHECKLIST

BLOCK MAP



**EAG
STUDIO**

PHONE
415-300-0585
FAX
415-723-7602
EMAIL
EMAIL@EAGSTUDIO.COM

REVISIONS	DATE
PRE-APP MTG	10.28.14
SITE PERMIT	4.14.14
PLANNING PLAN CHECK COMMENTS	06.09.14

ISSUE DATE:
11/29/2013

HEDLEY RESIDENCE
RENOVATION
1372 FRANCISCO STREET
SAN FRANCISCO, CA 94123
APN 0473-013A

PROJECT DATA, SITE PLAN

A1

REVISIONS	DATE
1 PRE-APP MTG	10.28.14
2 SITE PERMIT	4.14.14
3 PLANNING PLAN CHECK COMMENTS	06.09.14

ISSUE DATE:
11/29/2013

HEDLEY RESIDENCE
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1372 FRANCISCO STREET
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APN 0473-013A

ELEVATIONS

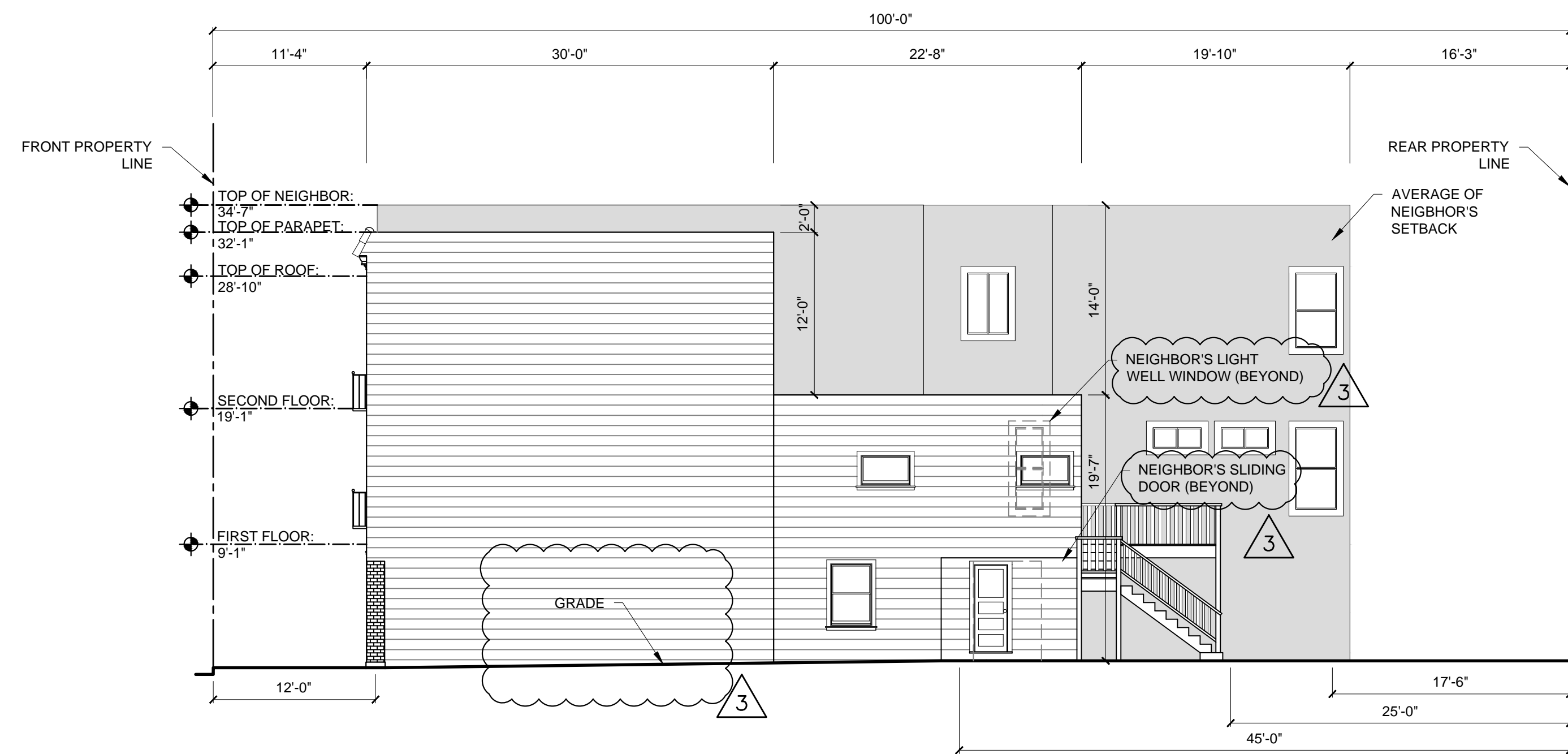
A6



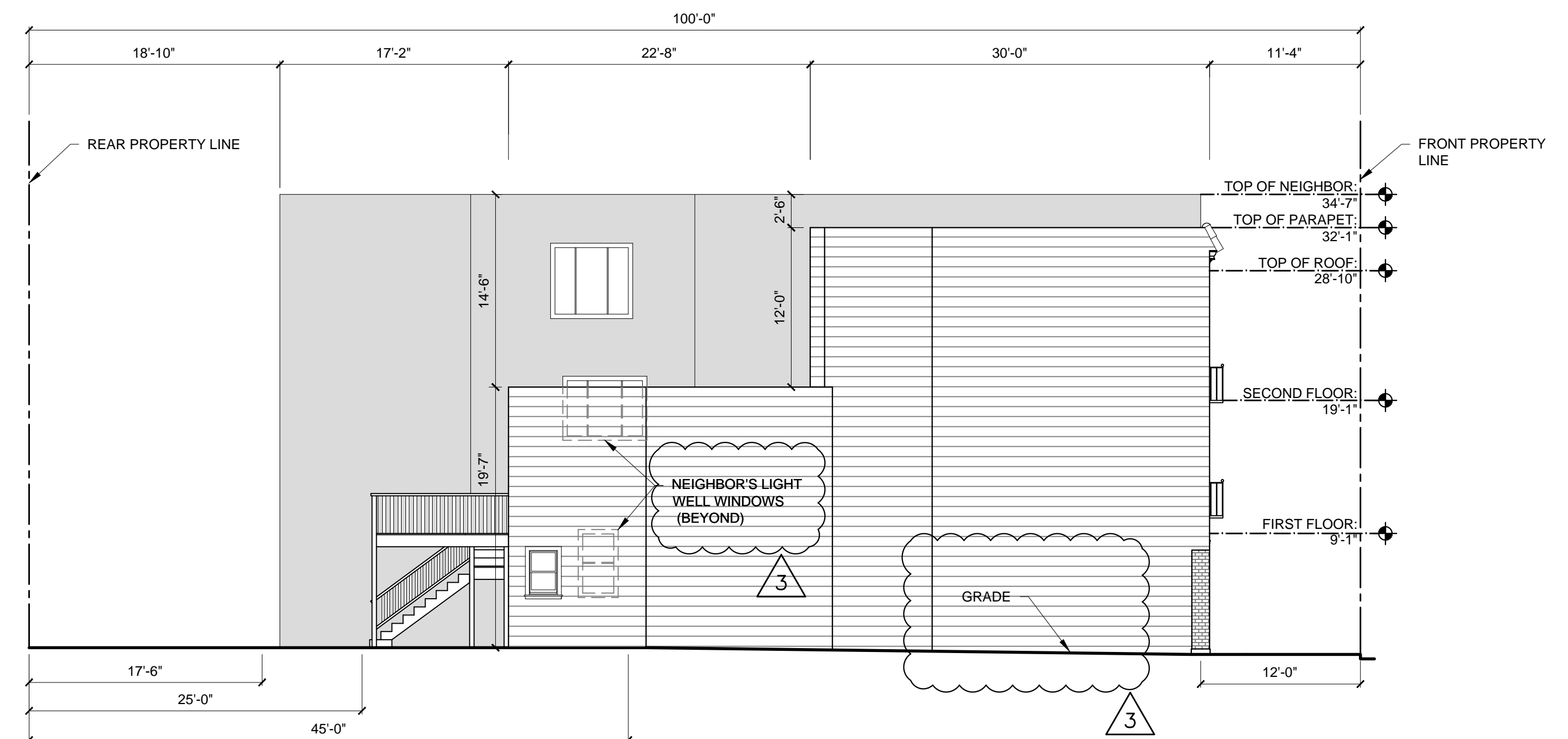
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



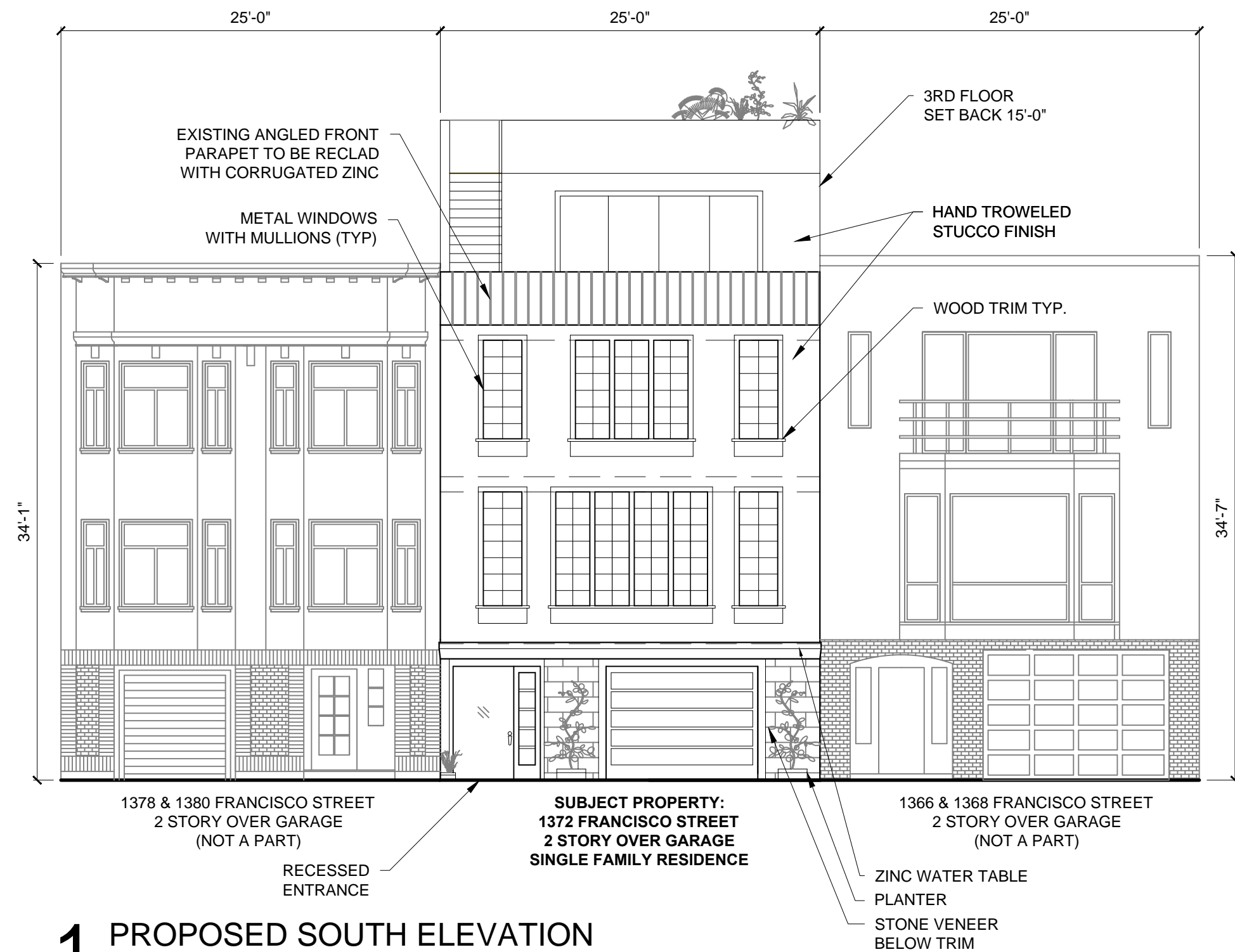
2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



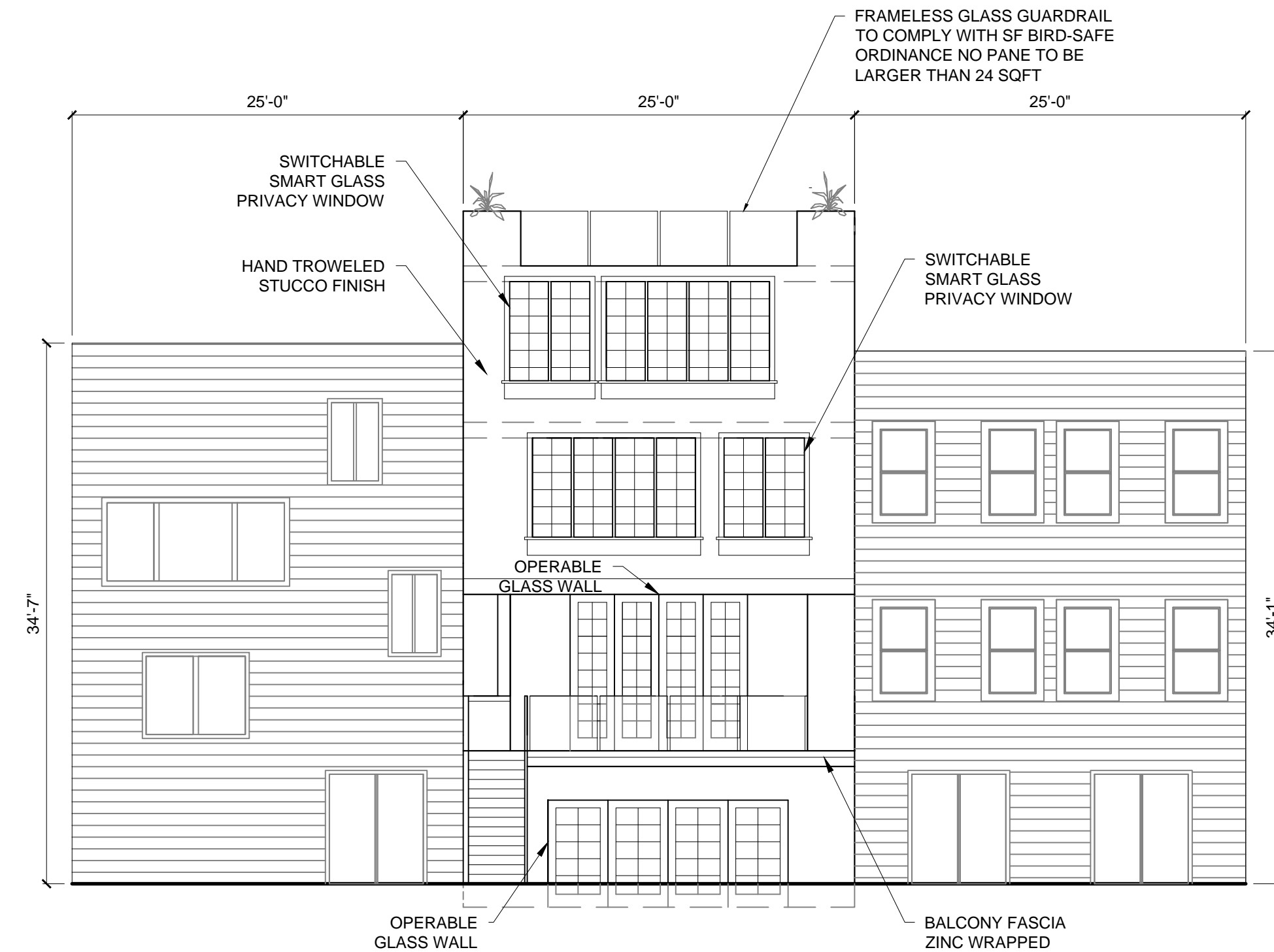
3 EXISTING WEST ELEVATION
1/8" = 1'-0"



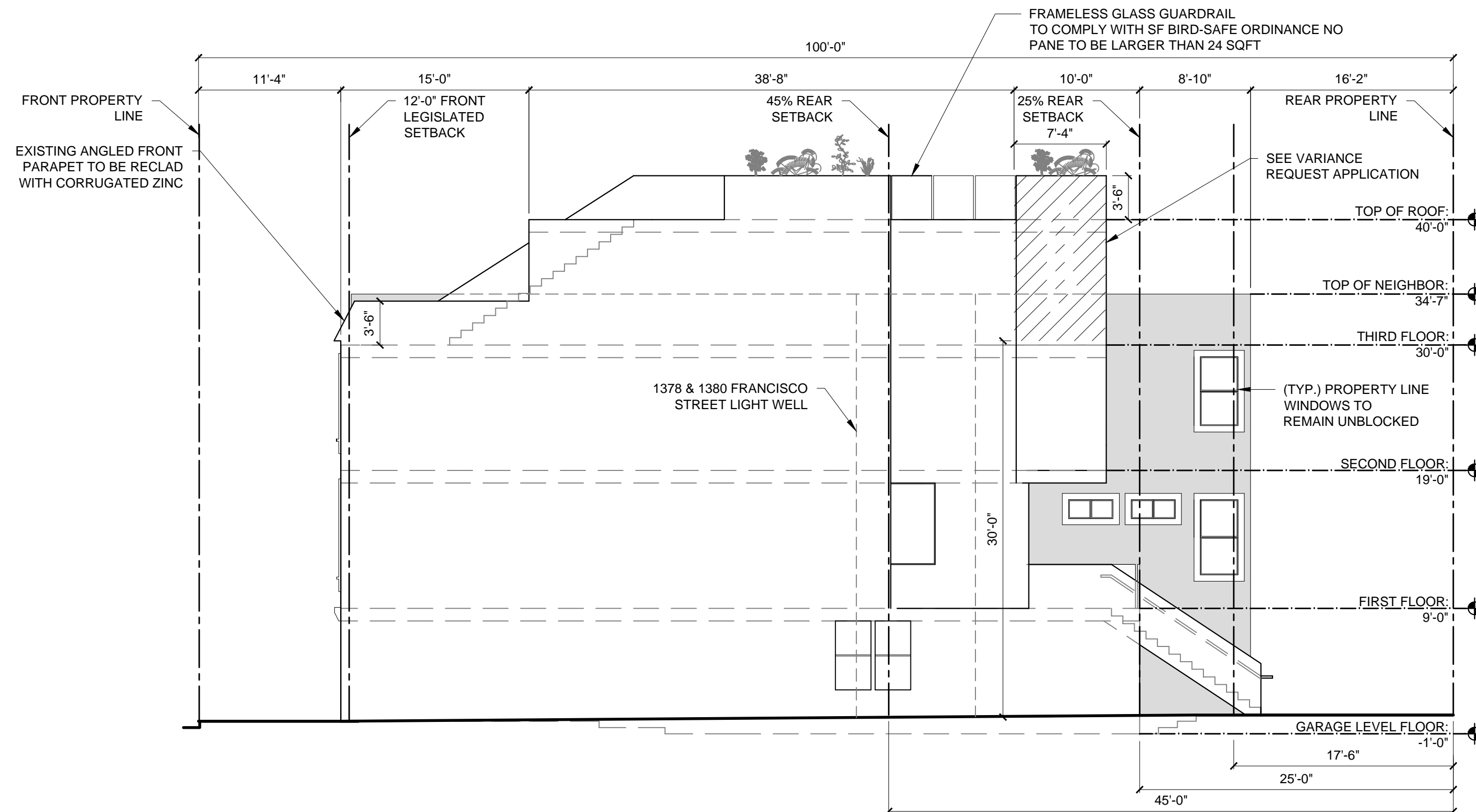
4 EXISTING EAST ELEVATION
1/8" = 1'-0"



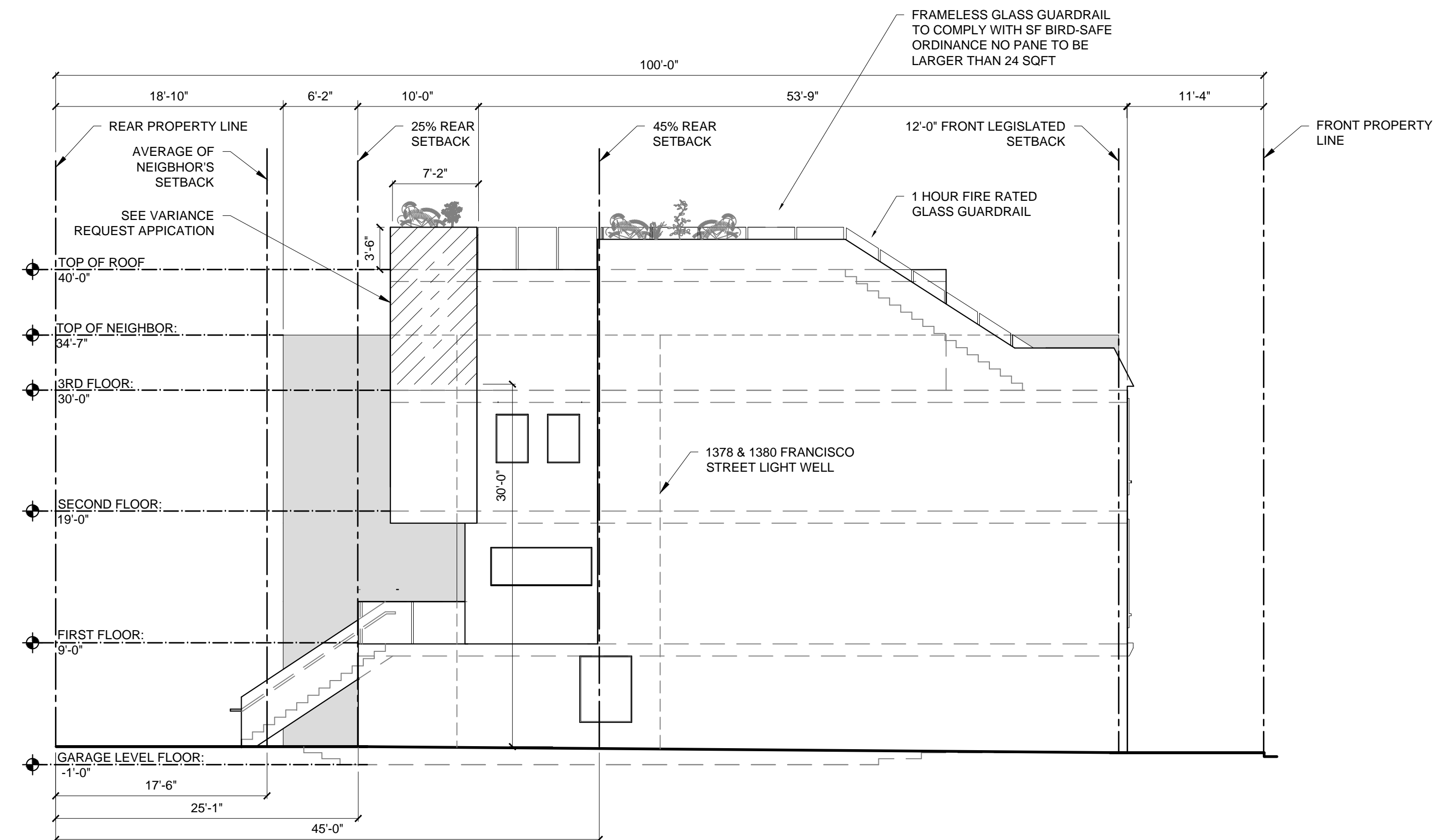
1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
1/8" = 1'-0"

REVISIONS	DATE
△ PRE-APP MTG	10/28
△	

ISSUE DATE:
11/29/2013

HEDLEY RESIDENCE
RENOVATION
1372 FRANCISCO STREET
SAN FRANCISCO, CA 94123
APN 0473-013A

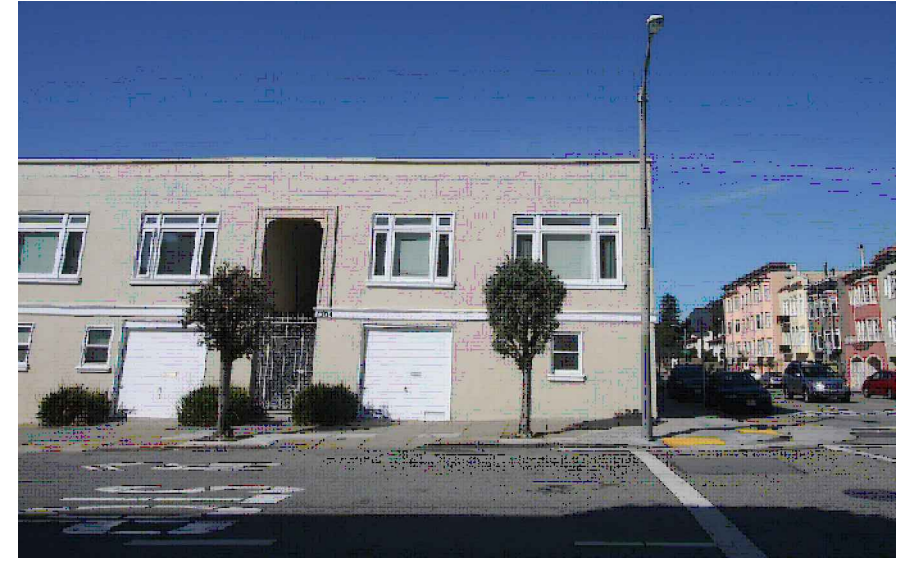
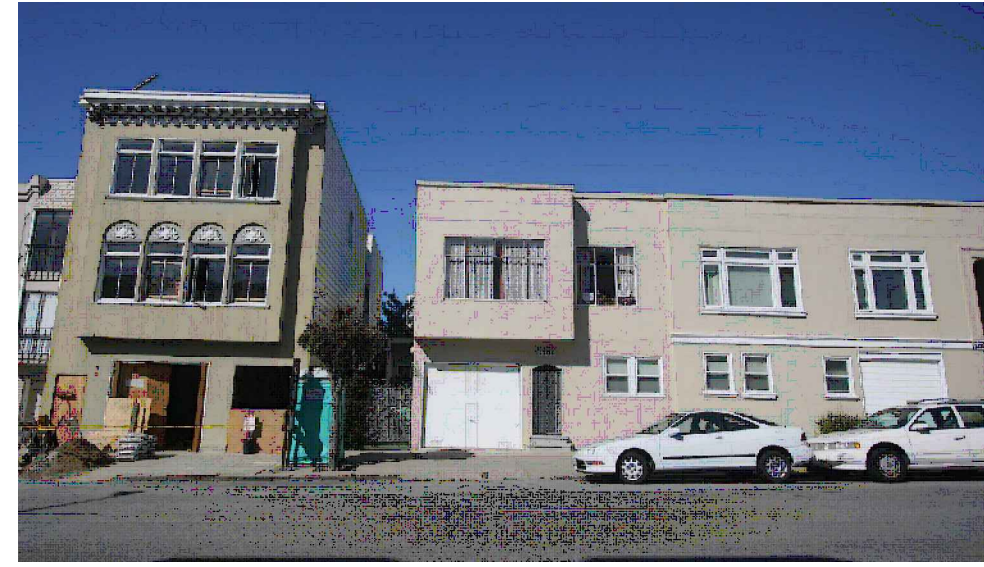
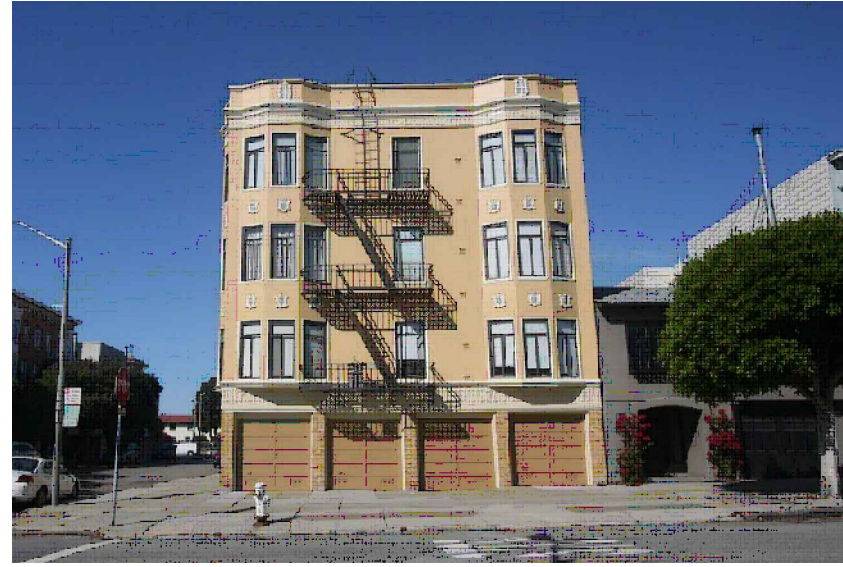
NEIGHBORHOOD CONTEXT

A10

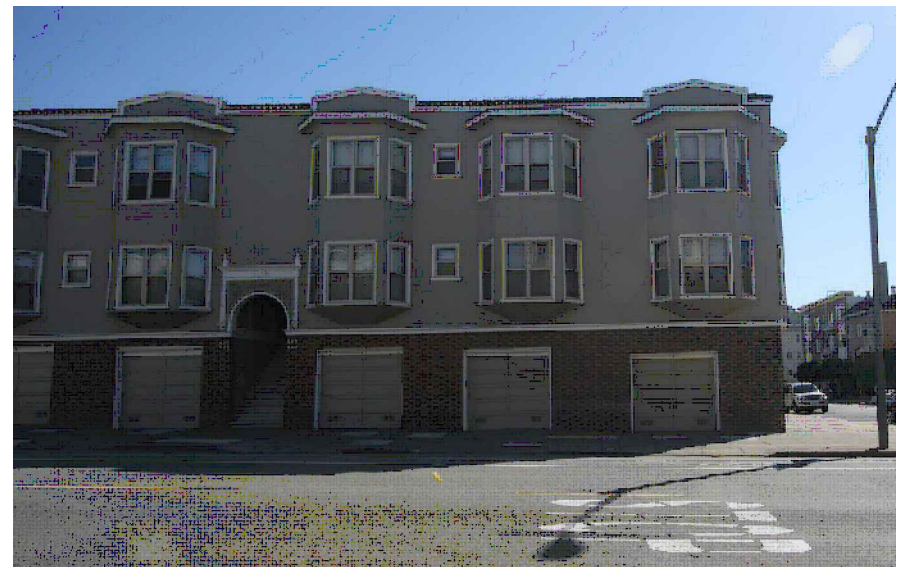
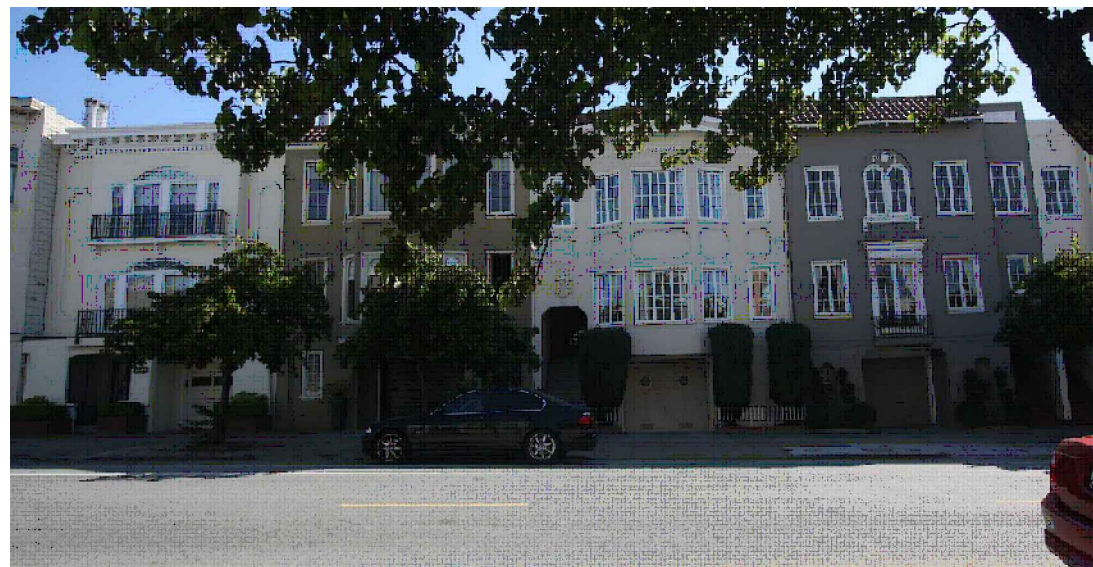
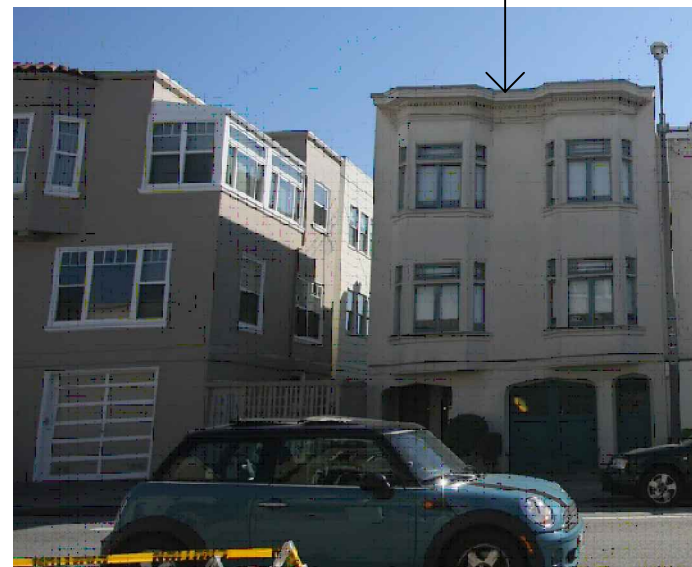
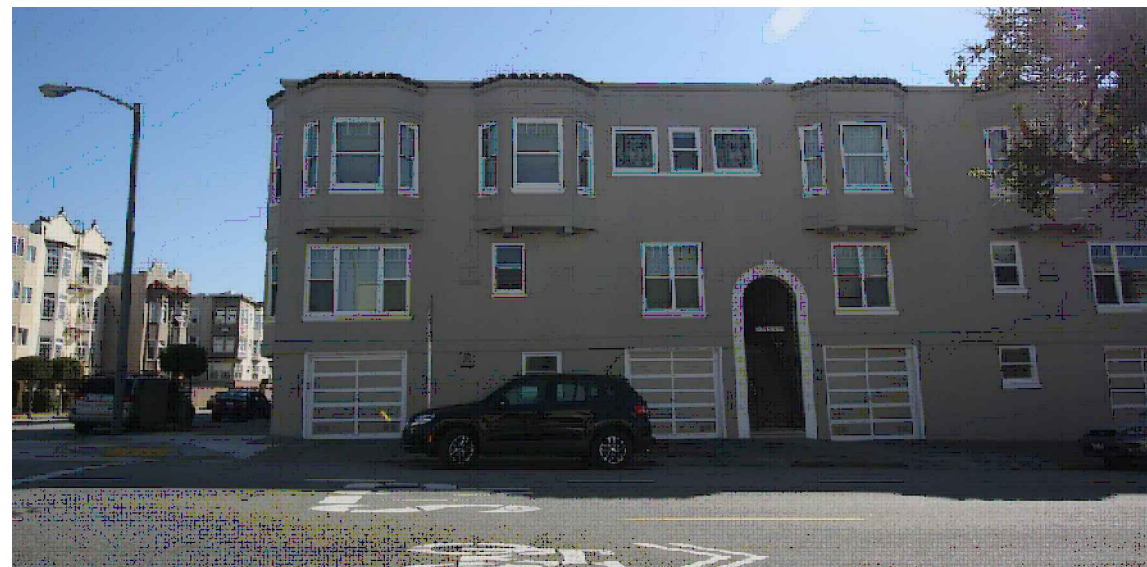
ADJACENT
WESTERN
PROPERTY

SUBJECT
PROPERTY

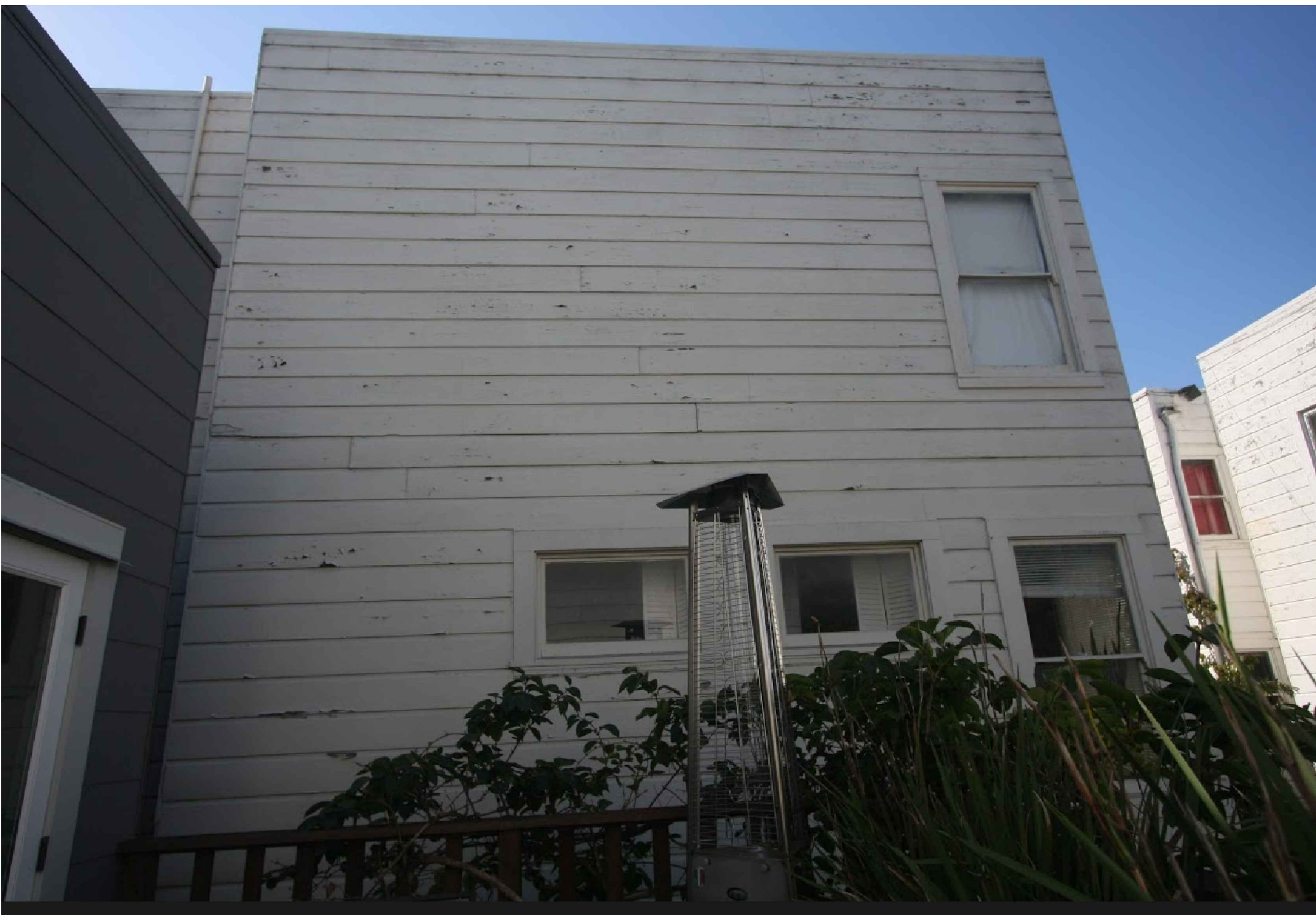
ADJACENT
EASTERN
PROPERTY



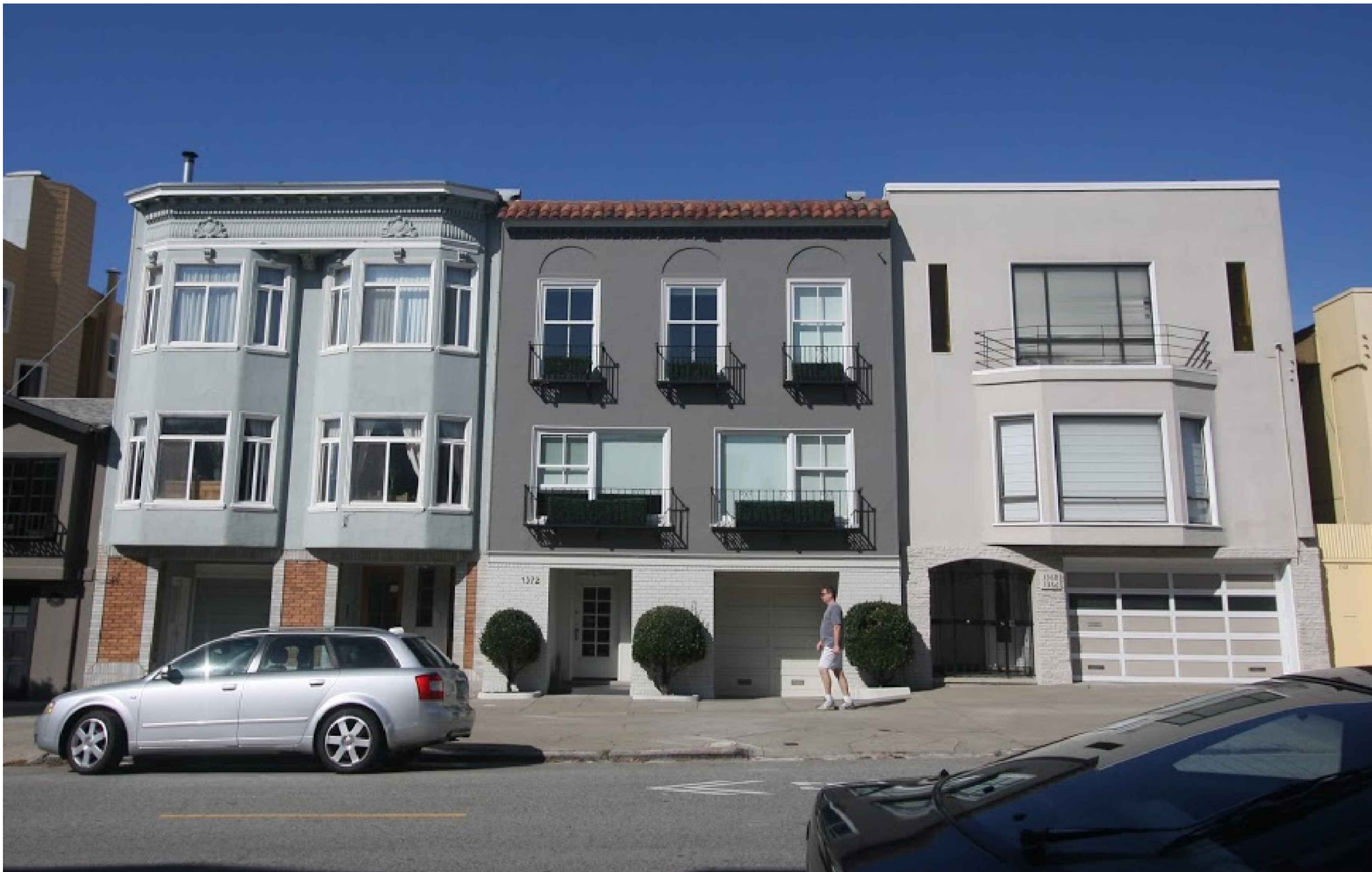
PROPERTY
DIRECTLY
ACROSS
STREET



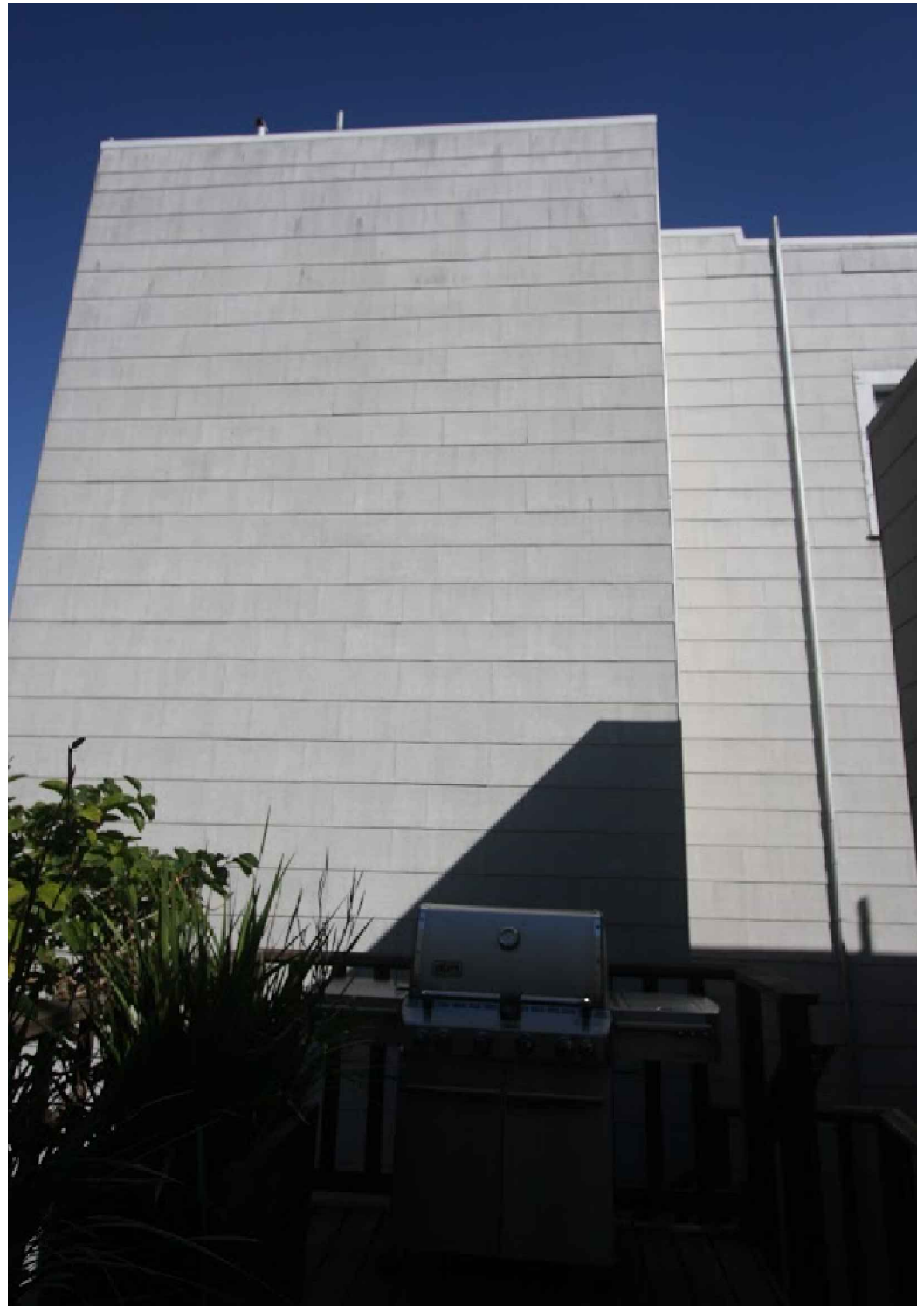
FRANCISCO STREET NEIGHBORHOOD CONTEXT



REAR RELATIONSHIP TO WESTERN NEIGHBOR



ENLARGED FRONT FACADE OF SUBJECT PROPERTY



REAR RELATIONSHIP TO EASTERN NEIGHBOR