



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 28, 2016**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(Rear Yard and Exposure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 645 Peralta Avenue	Case No.: 2015-001162VAR
Cross Street(s): Esmeralda Avenue	Building Permit: N/A
Block / Lot No.: 5634/013	Applicant/Agent: Jamie Pratt
Zoning District(s): RH-2 / 40-X	Telephone: 415.867.5357
Area Plan: N/A	E-Mail: jp@masonkirby.com

PROJECT DESCRIPTION

The proposal is to construct a new dwelling unit in the crawl space below the first floor, and its rear deck, of an existing non-complying single-family building at 645 Peralta Avenue. The proposal also proposes a new rear deck at the second level, and a new deck and stairs at the rear of the new basement level.

PER PLANNING CODE SECTION 134, the subject property is required to have a minimum rear yard of 31 feet 6 inches. The existing structure has a rear yard of approximately 18 feet, meaning a portion of the existing structure encroaches into the required rear yard by 13 feet 6 inches, making that portion of the structure noncomplying. The proposed deck at the second level projects 11 feet into the rear yard, while the proposed deck at the basement level projects 22 feet 6 inches into the rear yard. The project proposes a “fill-in” underneath the existing noncomplying structure, with two new non-complying decks within the rear yard; therefore, the project requires a variance.

PER PLANNING CODE SECTION 140, each dwelling unit on the subject property is required to have windows face directly onto a compliant rear yard or an open area no less than 25 feet in every horizontal dimension, with an increase of five feet in every horizontal dimension at each subsequent floor immediately above. A 25-foot wide portion of the subject building encroaches approximately 13 feet 6 inches into the required rear yard, reducing the yard to approximately 9 feet in depth. The proposed dwelling unit will face onto that noncomplying rear yard; therefore, requiring an exposure variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeffrey Speirs** Telephone: **415-575-9106** Mail: Jeffrey.Speirs@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/2015-001162VAR.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

There is no associated Building Permit Application with this Variance request.

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.

SITE INFORMATION

ADDRESS

645 PERALTA AVE
SAN FRANCISCO, CA 94110

PROJECT SCOPE/DESCRIPTION:

- 1) ADDITION OF 1 DWELLING UNIT WITHIN REQUIRED REAR YARD SETBACK
- 2.) ADDITION OF 2 (N) DECKS WITHIN REQUIRED REAR YARD SETBACK

ZONING: RH-2

BLOCK/ LOT: 5634/013

NEIGHBORHOOD: BERNAL HEIGHTS SUD

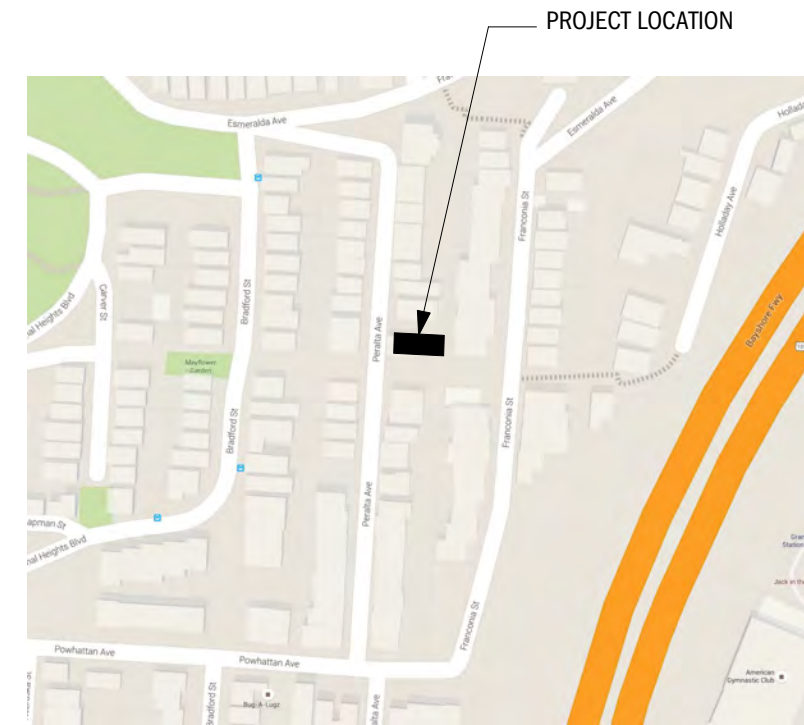
HEIGHT RESTRICTIONS: 40-X

REQ REAR YARD SETBACK: 45%

OF UNITS: EXISTING - 1
PROPOSED - 2

OF STORIES: EXISTING - 2
PROPOSED - 3

STREET VIEW/ VICINITY MAP



SQUARE FOOTAGE

SHEET INDEX

PROJECT DIRECTORY

EXISTING:

BASEMENT: 0 SQFT
GROUND FLOOR: 480 SQFT (GARAGE 308 SQ FT)
SECOND FLOOR: 1000 SQFT

TOTAL: 1480 SQ FT

PROPOSED:

BASEMENT: 625 SQFT
GROUND FLOOR: 480 SQFT (GARAGE 308 SQ FT)
SECOND FLOOR: 1000 SQFT

TOTAL: 2105 SQ FT

ARCHITECTURAL:

- A0 PROJECT DATA
- A1 EXISTING AND PROPOSED SITE PLANS
- A2 EXISTING AND PROPOSED BASEMENT PLANS
- A3 EXISTING AND PROPOSED 1ST FLOOR PLANS
- A4 EXISTING AND PROPOSED 2ND FLOOR PLANS
- A5 EXISTING EAST AND SOUTH ELEVATIONS
- A6 PROPOSED SOUTH ELEVATION
- A7 EXISTING AND PROPOSED WEST ELEVATIONS
- A8 PROPOSED SECTION
- A9 PROPOSED SECTION
- A10 EXISTING SITE PHOTOGRAPHS

OWNER

ELI PETRICKA
645 PERALTA AVE
SAN FRANCISCO, CA 94110

ARCHITECT

ARCHITECT MASON KIRBY INC
301 BOCANA STREET
SAN FRANCISCO, CA 94110
(T) 415.867.5357
(F) 415.727.5357

CIVIL SURVEYOR

FORESIGHT LAND SURVEYING
1537 FRANKLIN ST, SUITE #102
SAN FRANCISCO, CA 94109
(T) 415.75.6180

PARKING CALCULATIONS

EXISTING SQ FT= 1480
ADDITIONAL SQ FT= 625
TOTAL SF= 2105

PARKING REQUIRED: 2
PARKING PROVIDED: 1 CAR + 1 BICYCLE

VARIANCE APPLICATION

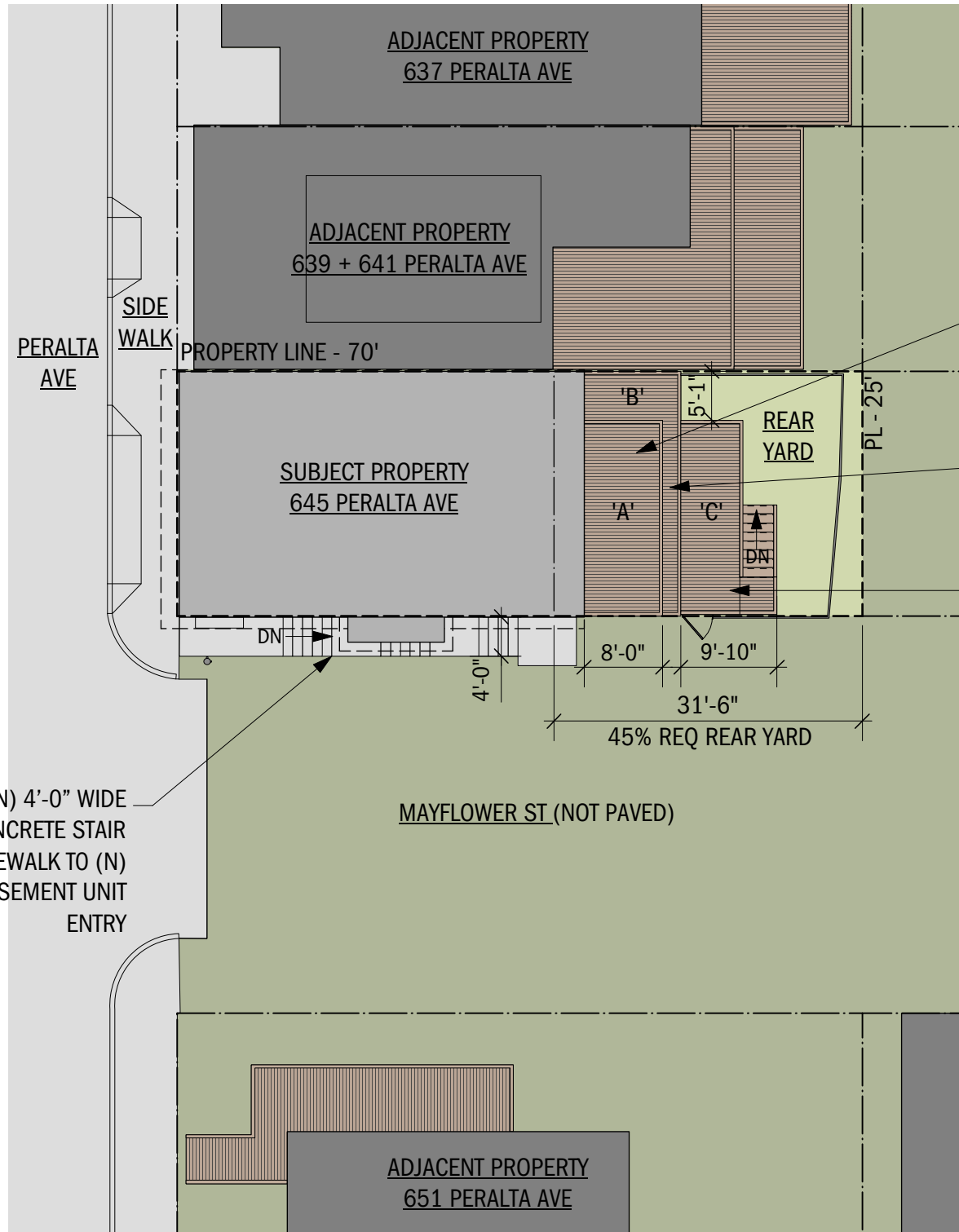
645 PERALTA AVE
SAN FRANCISCO, CA

AO- PROJECT DATA

SCALE: N/A
3/3/16

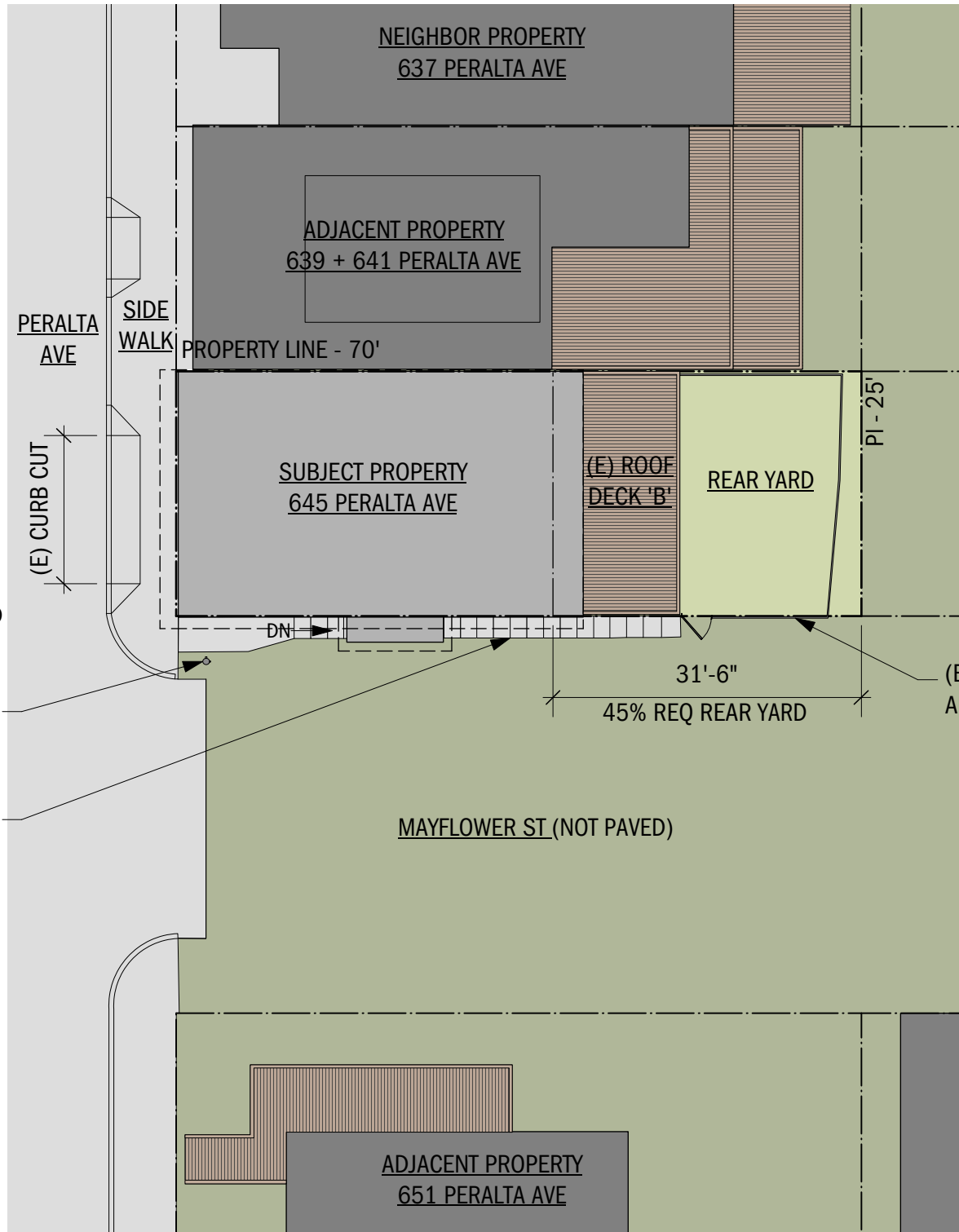
Architect
Mason Kirby
Inc

301 Bocana Street, San Francisco
California 94110 415 867 5357

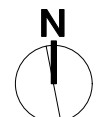


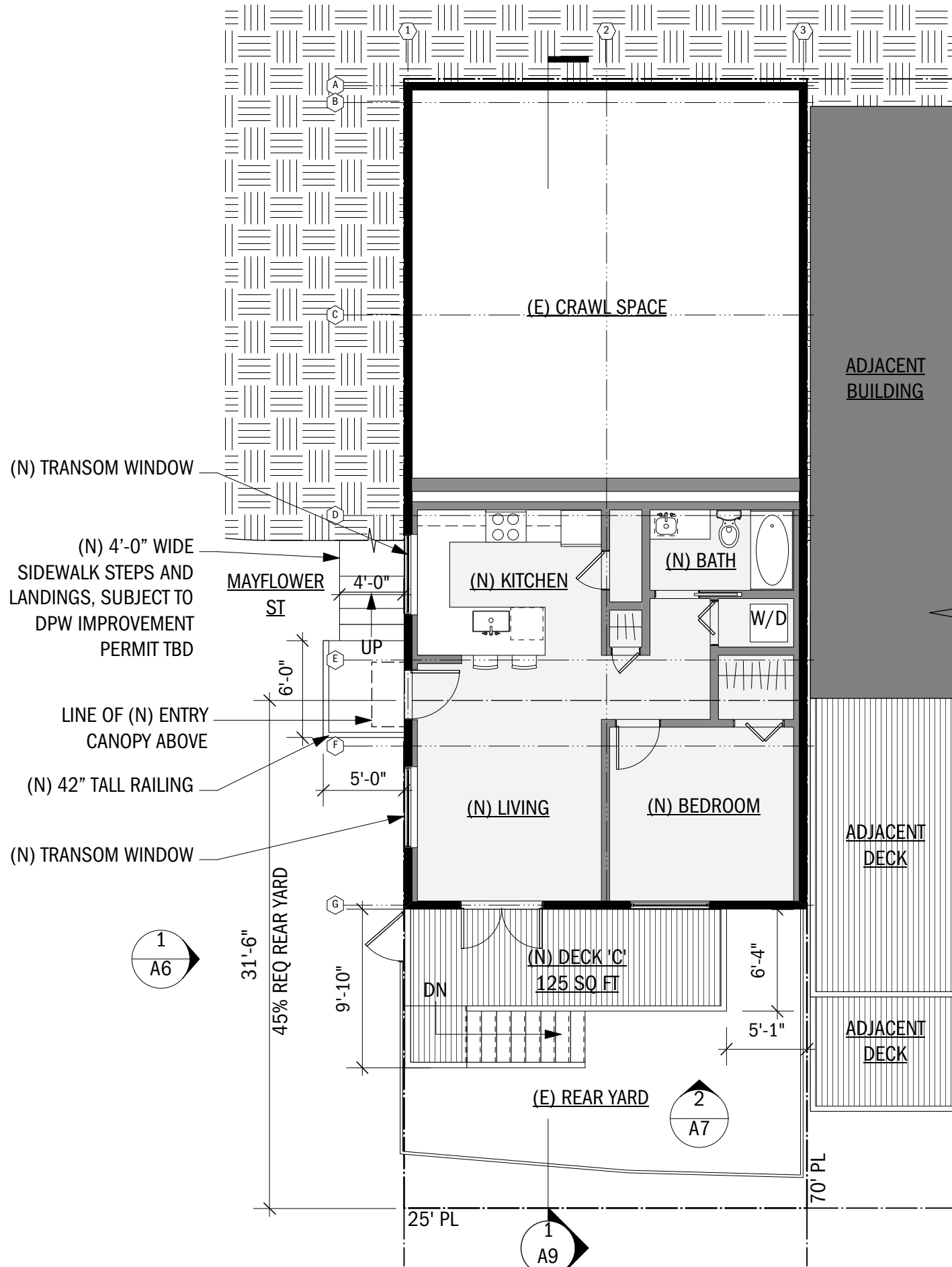
- (N) 2ND FLOOR REDWOOD DECK 'A'
- (E) REDWOOD ROOF DECK 'B'
- (N) BASEMENT UNIT REDWOOD DECK 'C' AND STAIR TO REAR GRADE
- (E) FIRE HYDRANT
- REMOVE (E) PAVER STAIRS

2 PROPOSED SITE PLAN (NOT A SURVEY)
Scale: 1/16" = 1'-0"

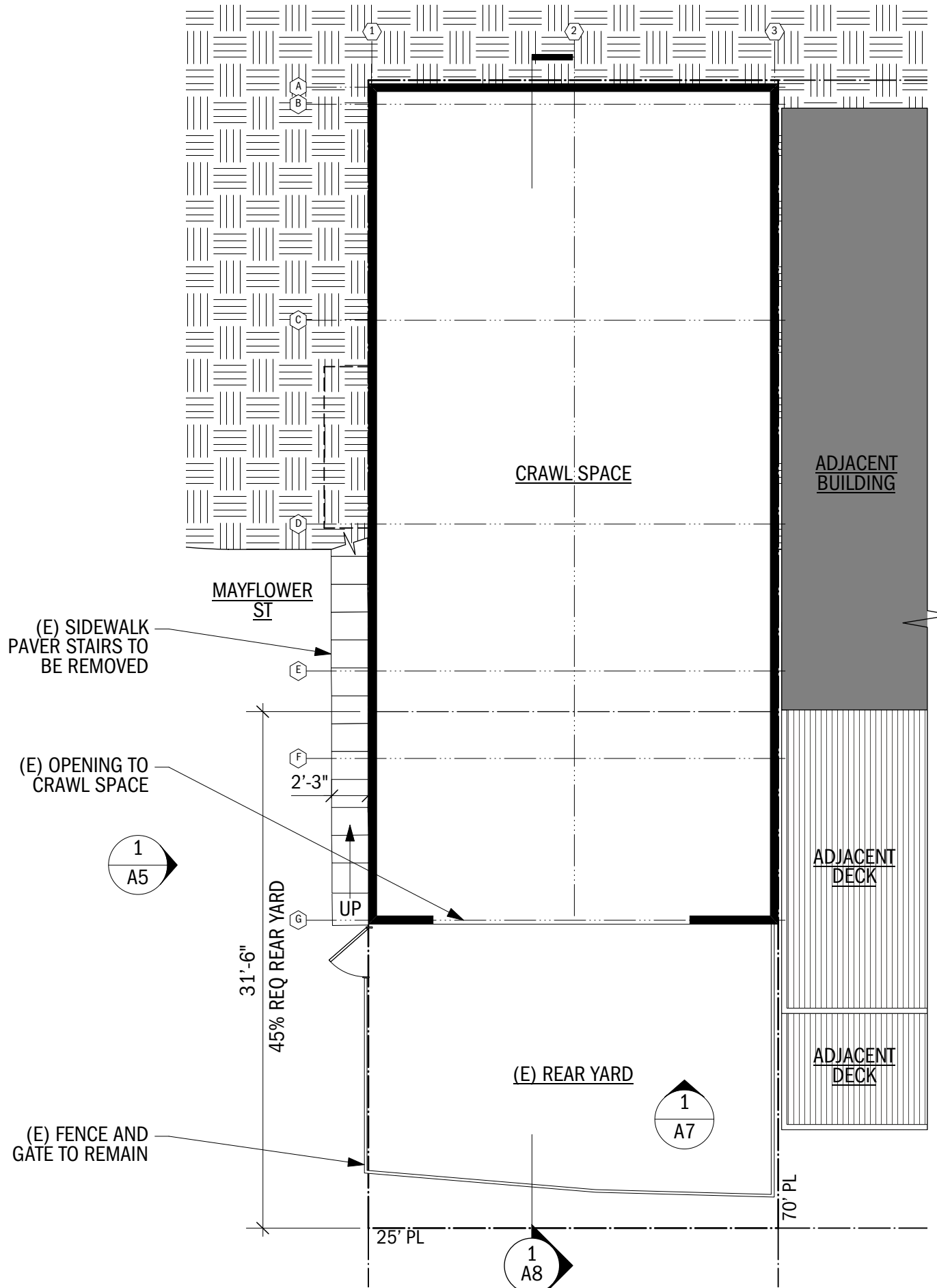


1 EXISTING SITE PLAN (NOT A SURVEY)
Scale: 1/16" = 1'-0"



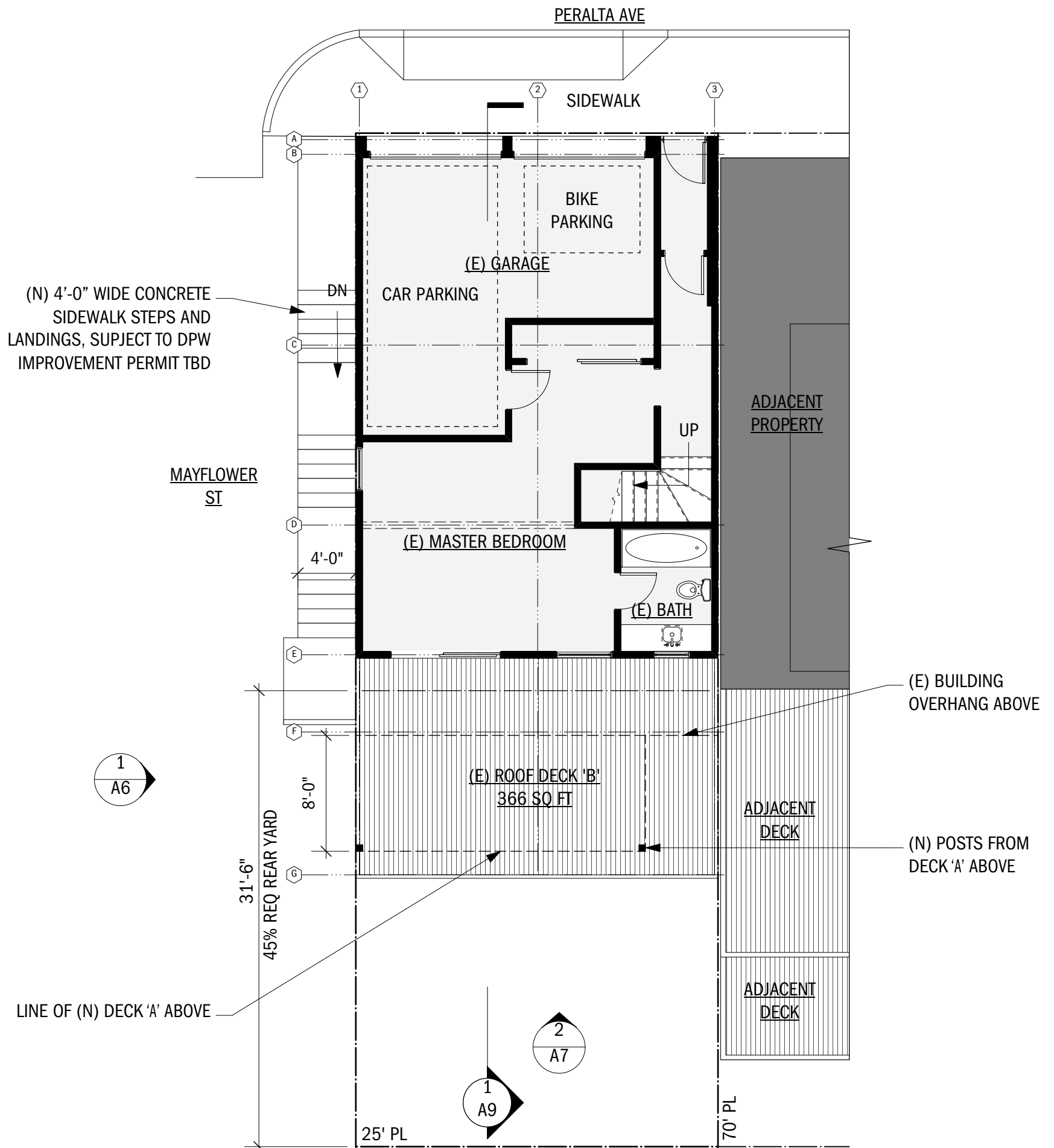


2 PROPOSED BASEMENT PLAN
Scale: 1/8" = 1'-0"



1 EXISTING BASEMENT/CRAWL SPACE PLAN
Scale: 1/8" = 1'-0"



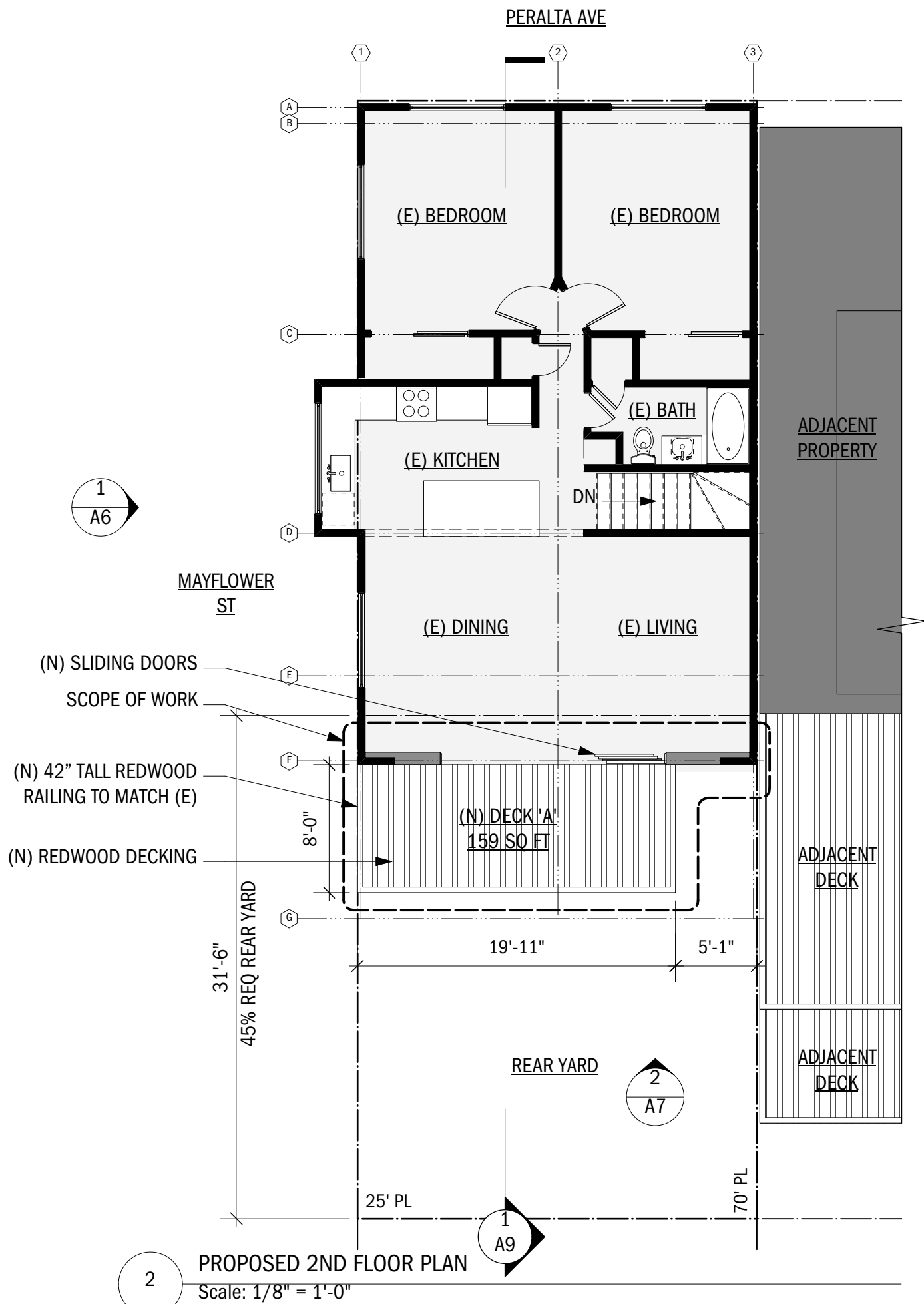


1 1ST FLOOR PLAN (NO CHANGE)
Scale: 1/8" = 1'-0"

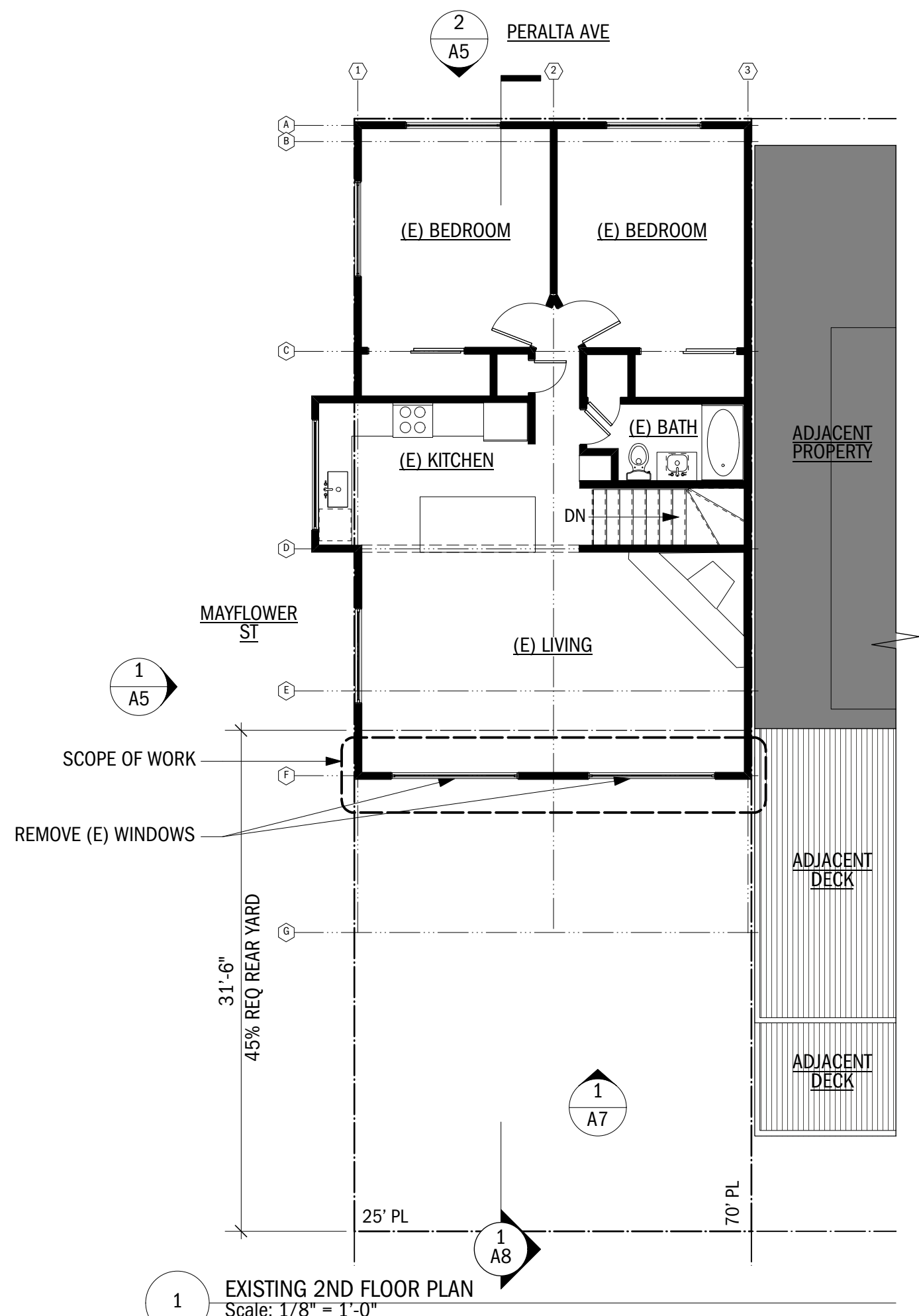
Architect
Mason Kirby Inc
301 Bocana Street, San Francisco
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VARIANCE APPLICATION
645 PERALTA AVE
SAN FRANCISCO, CA

A3- 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
3/3/16

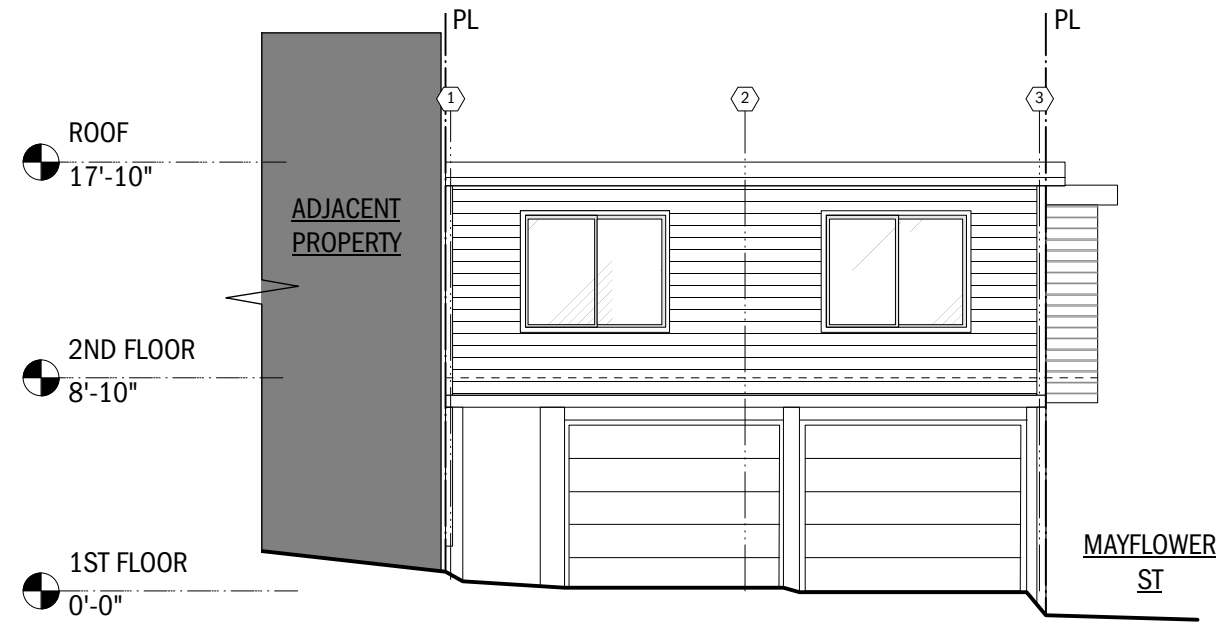


2 PROPOSED 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

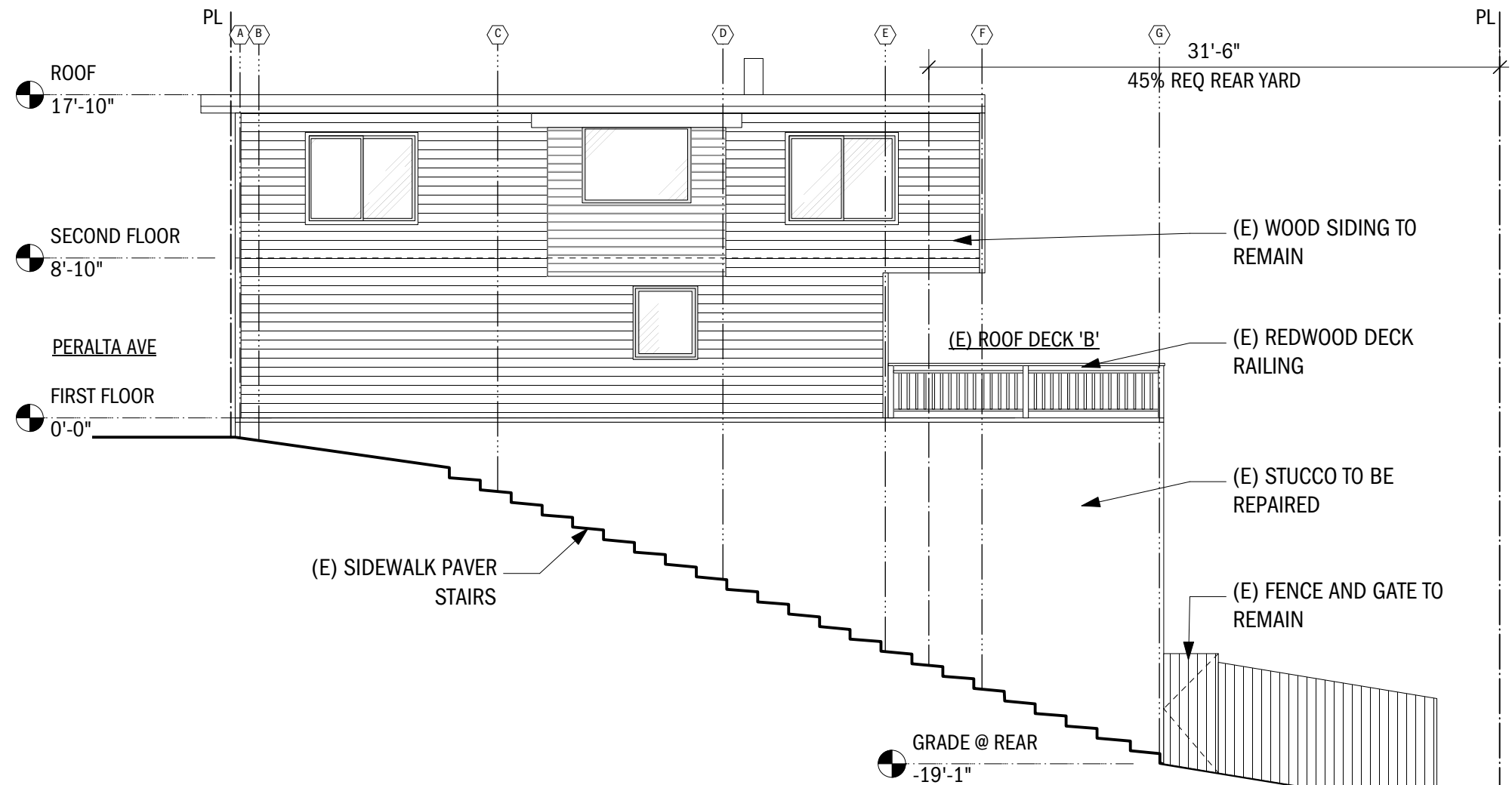


1 EXISTING 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

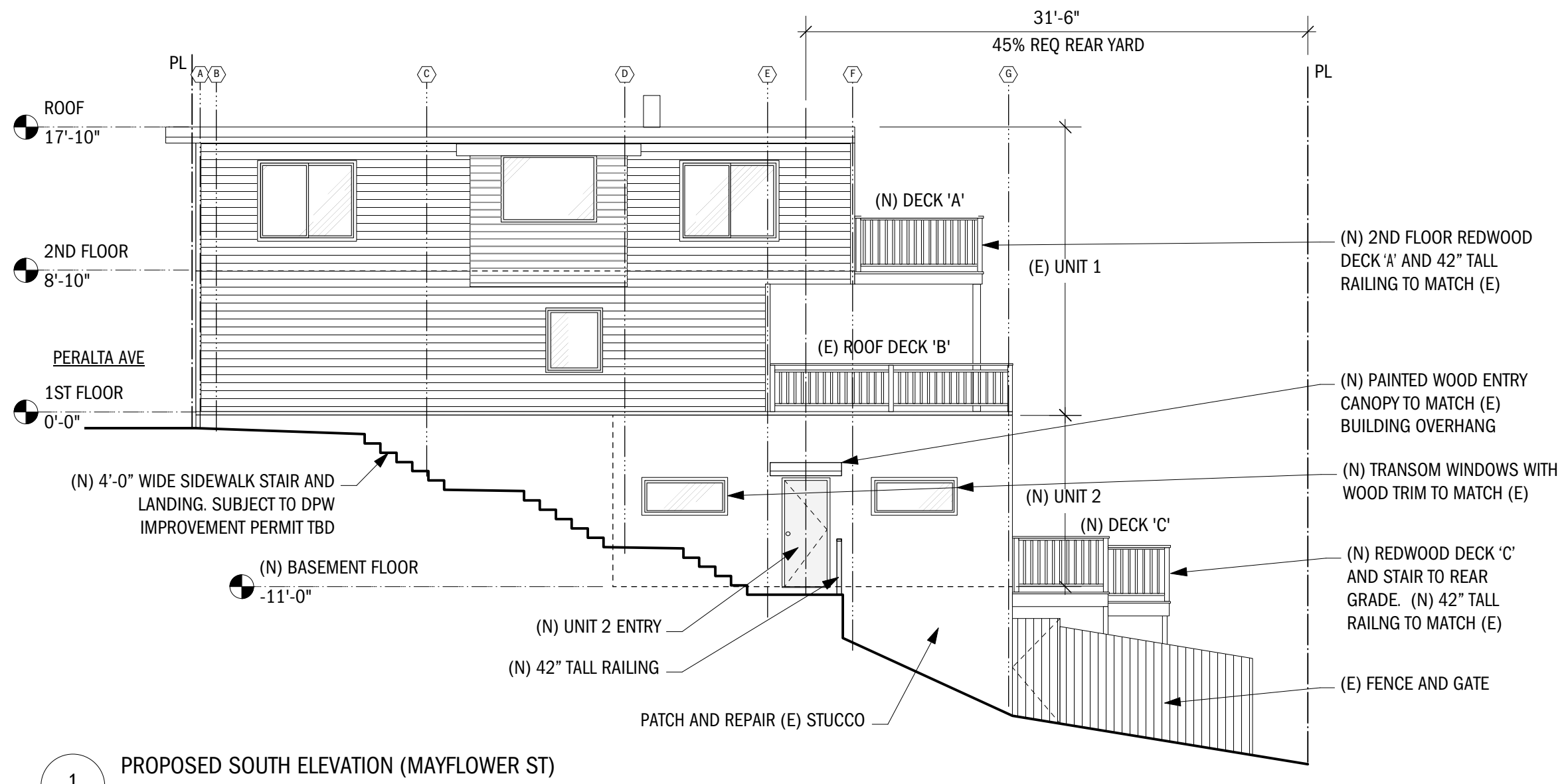




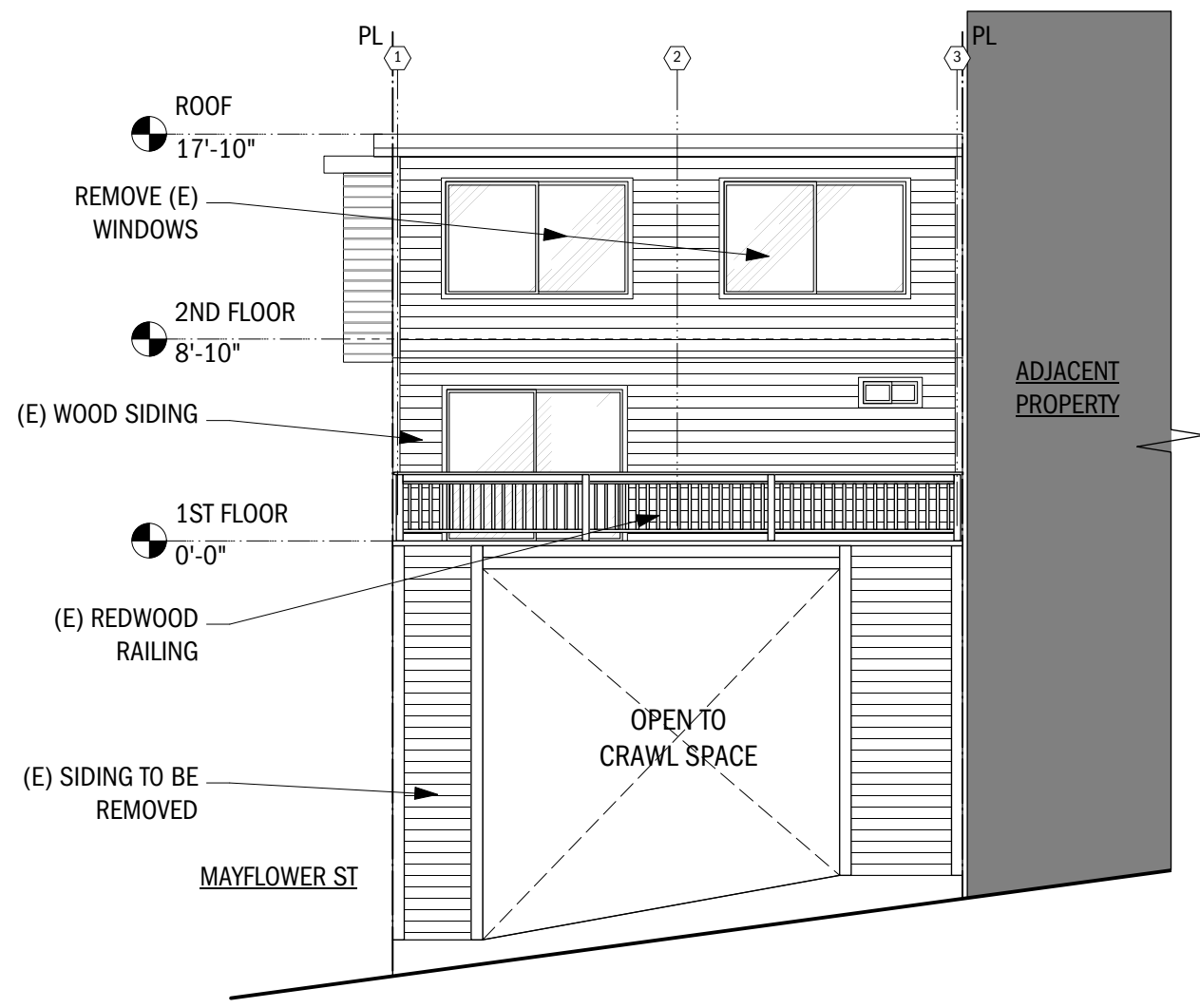
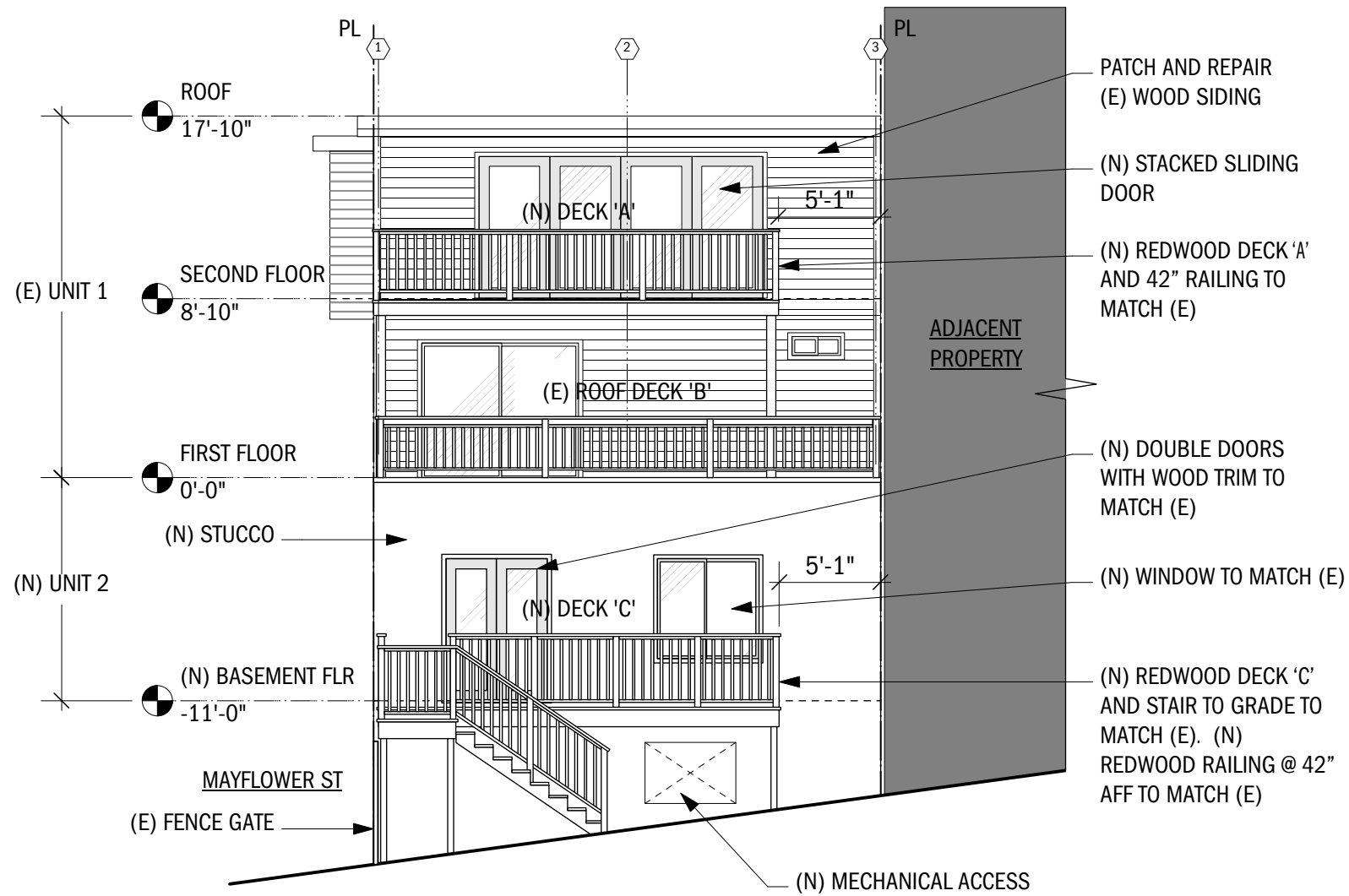
2 EXISTING EAST ELEVATION (PERALTA AVE) - NO CHANGE
Scale: 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION (MAYFLOWER ST)
Scale: 1/8" = 1'-0"

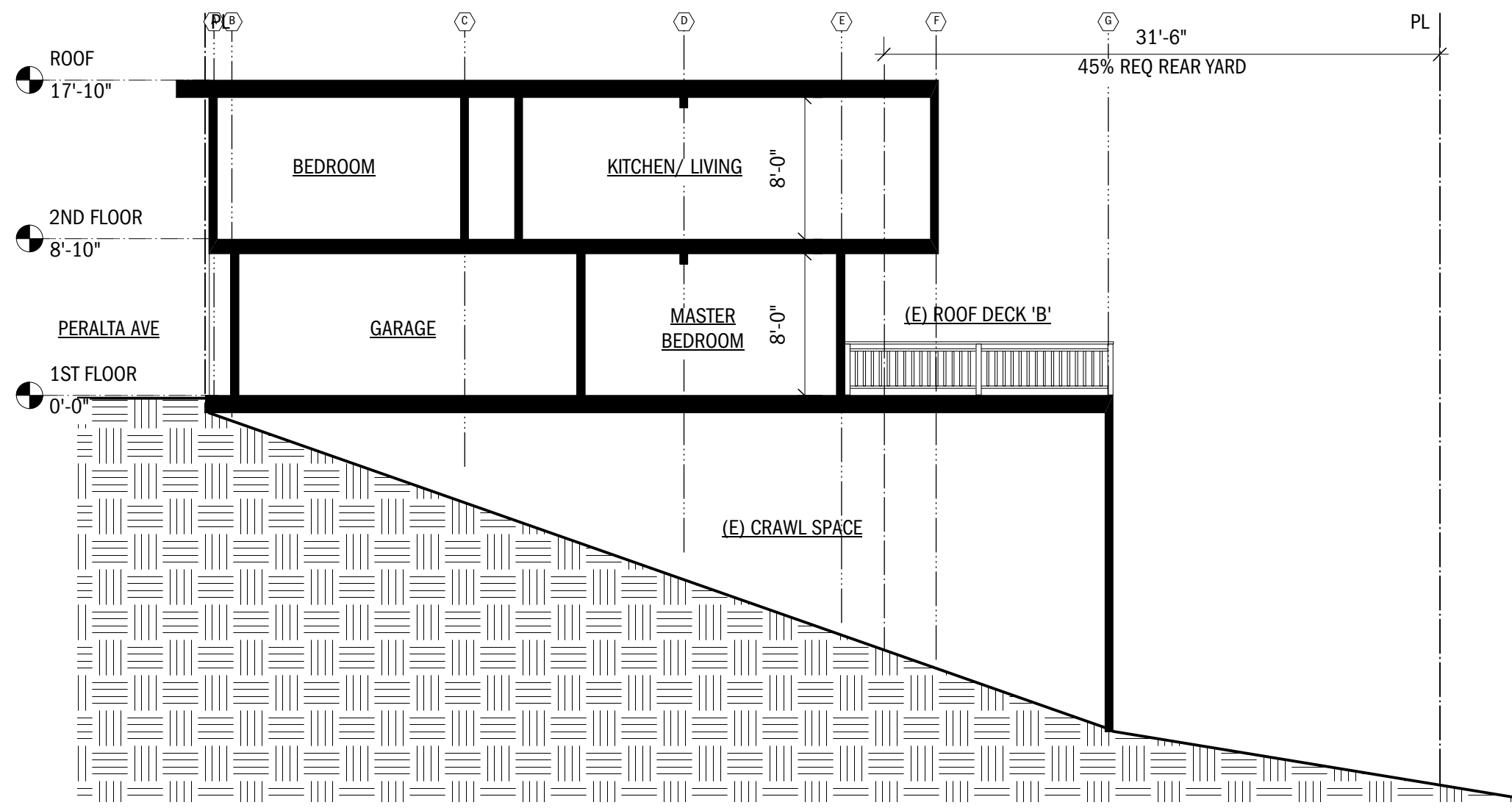


1 PROPOSED SOUTH ELEVATION (MAYFLOWER ST)
 Scale: 1/8" = 1'-0"

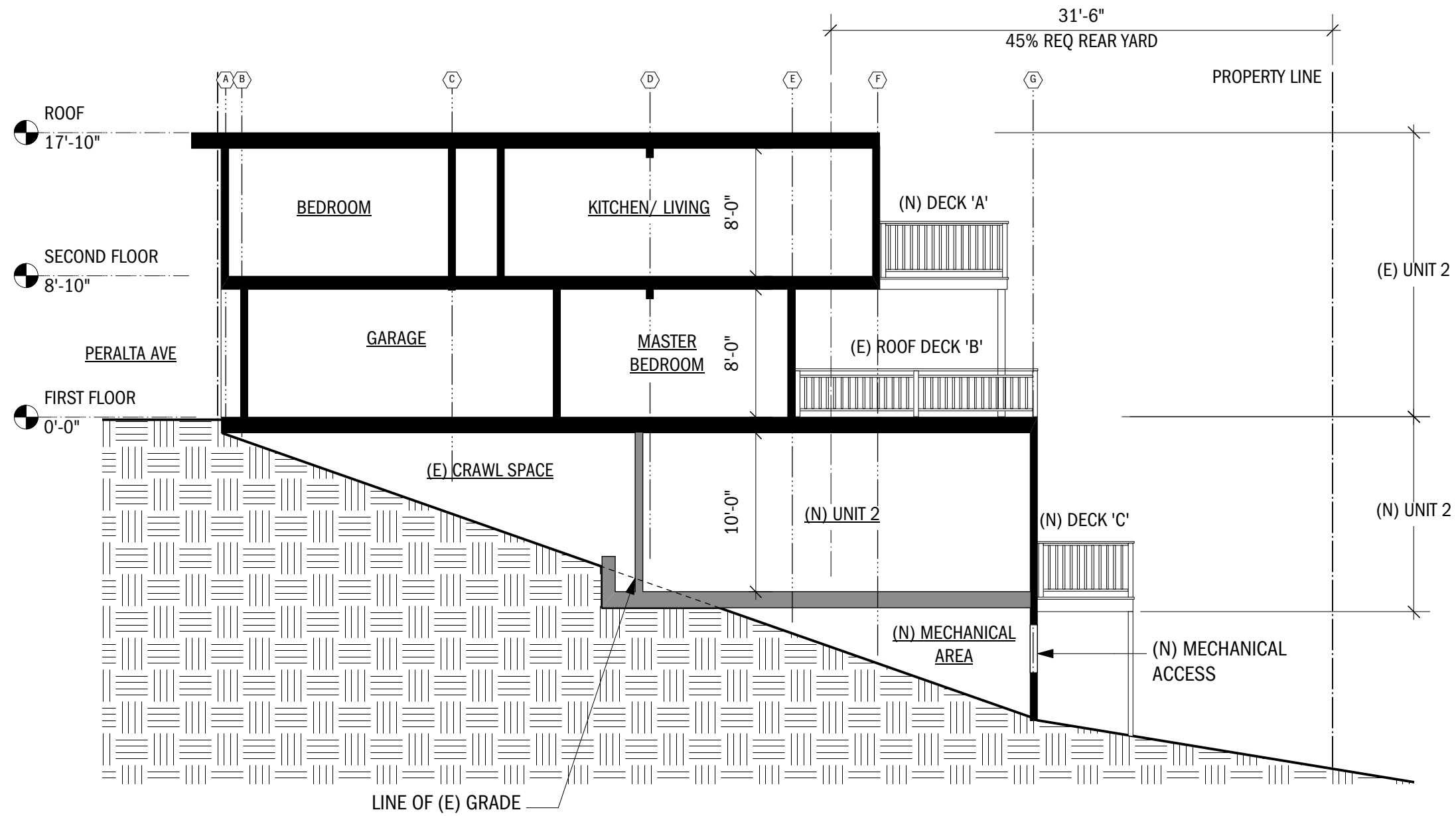


2 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

1 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



1 (E) SECTION
 1/8" = 1'-0"

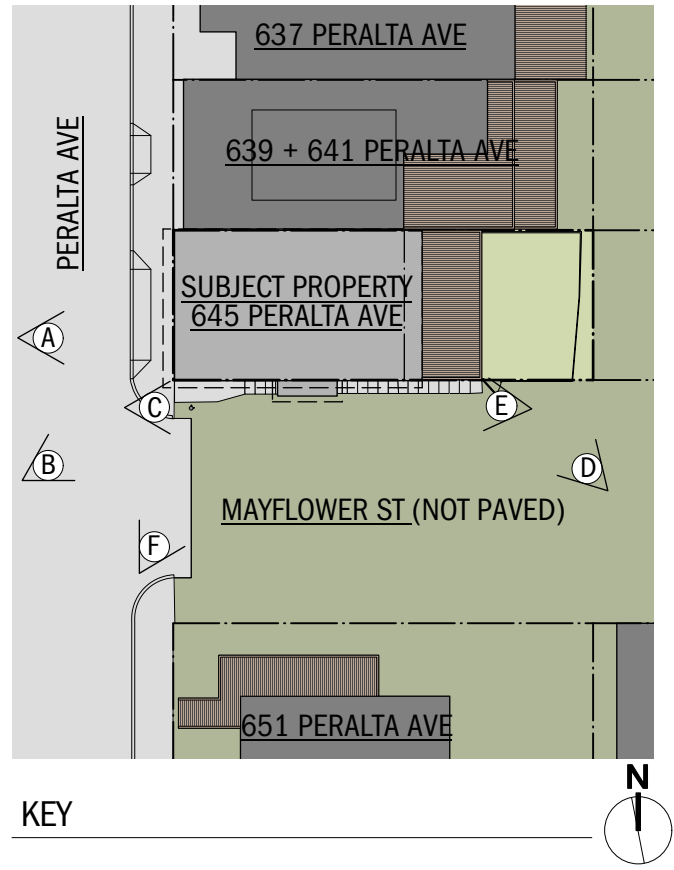


1 (N) SECTION
1/8" = 1'-0"

VARIANCE APPLICATION
645 PERALTA AVE
SAN FRANCISCO, CA

A9 - (N) SECTION
SCALE: 1/8" = 1'-0"
3/3/16

Architect
Mason Kirby
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301 Bocana Street, San Francisco
California 94110 415 867 5357



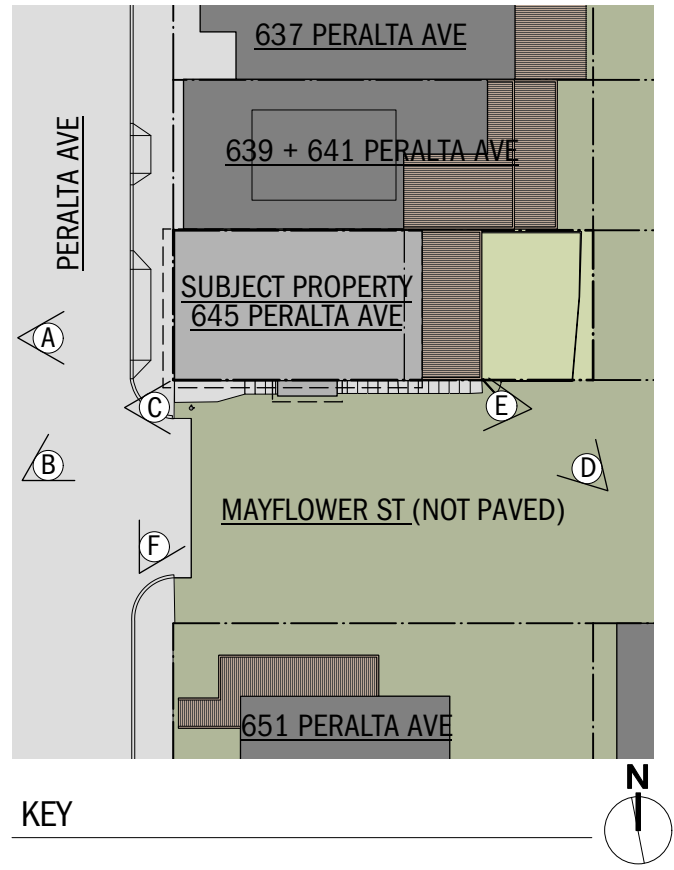
C PERALTA AND MAYFLOWER CORNER



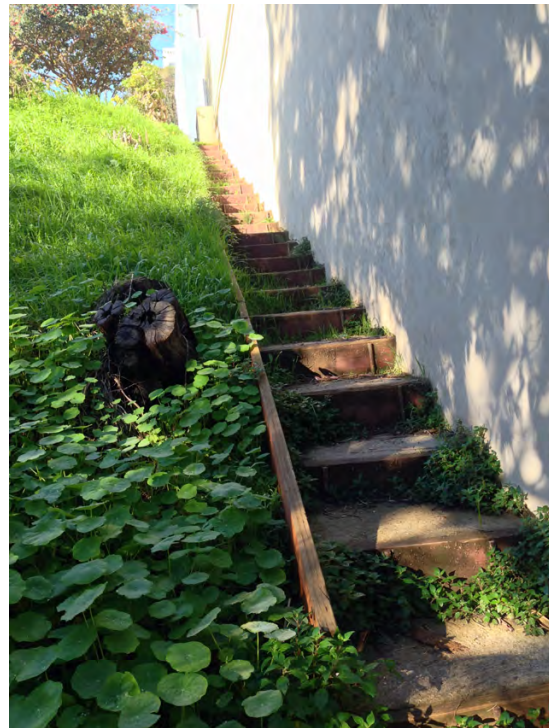
B PERALTA AND MAYFLOWER ELEVATION



A PERALTA ELEVATION



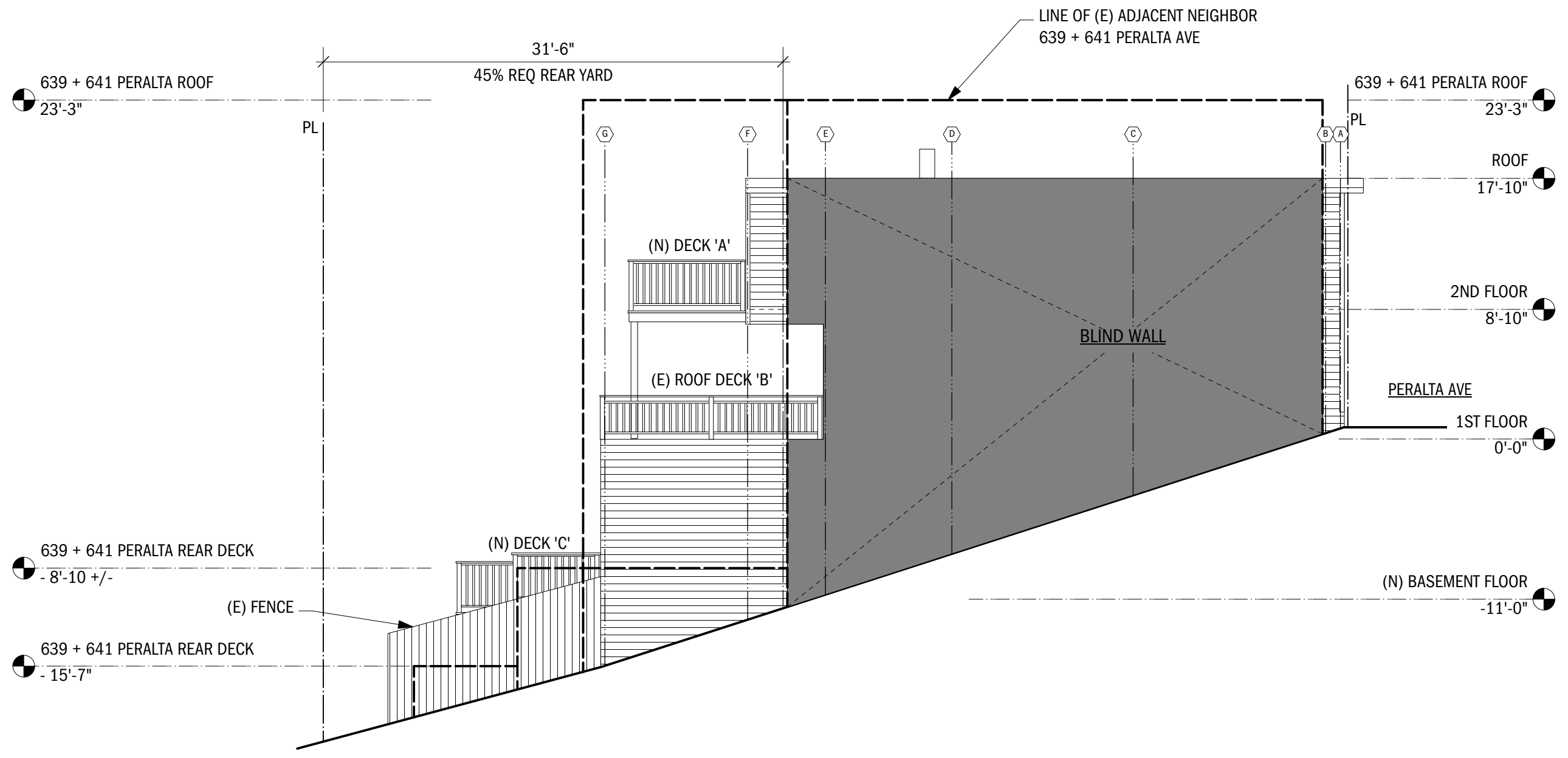
F MAYFLOWER ELEVATION



E (E) MAYFLOWER ST STAIRS

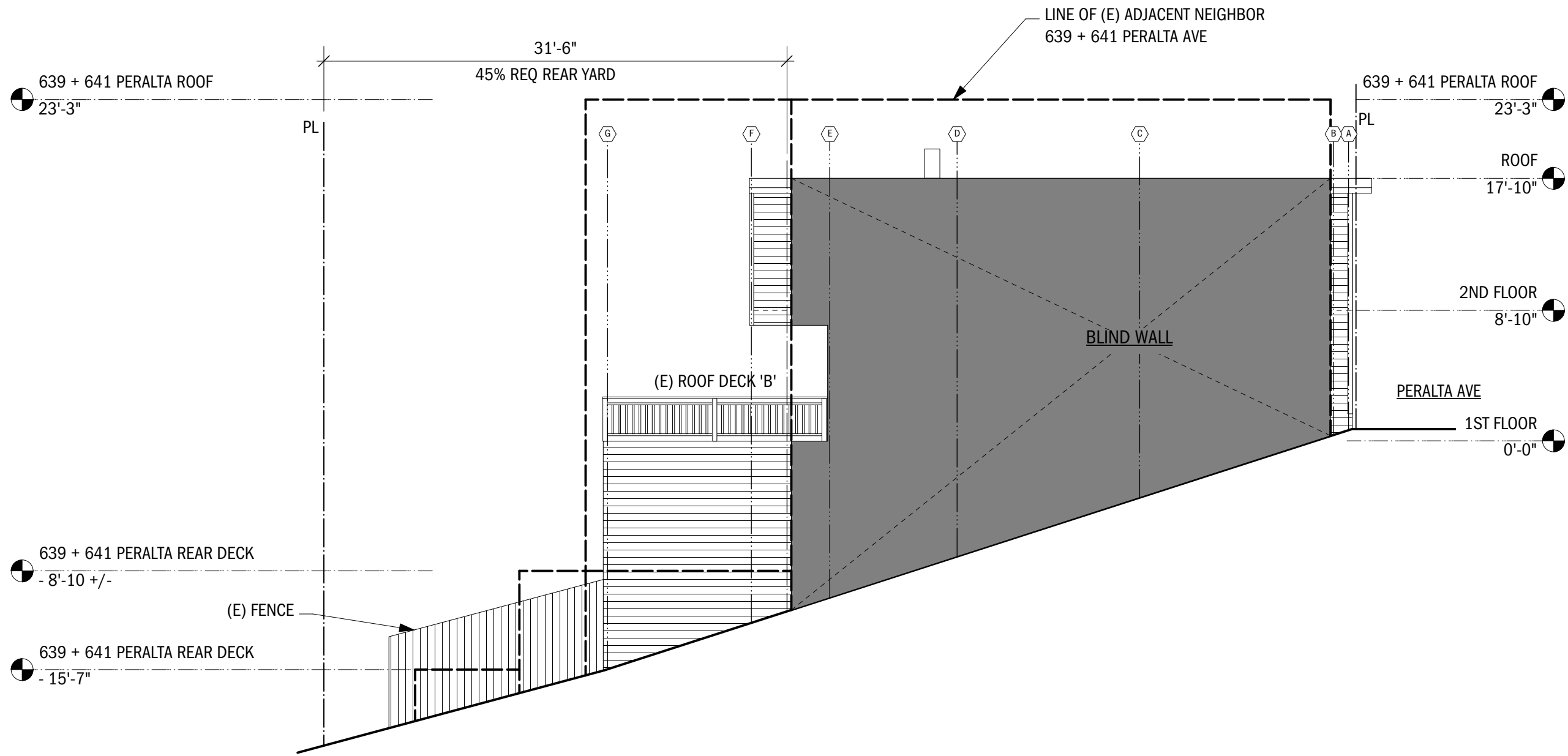


D REAR ELEVATION



1 PROPOSED NORTH ELEVATION
 Scale: 1/8" = 1'-0"

VARIANCE APPLICATION
 645 PERALTA AVE
 SAN FRANCISCO, CA
 A12 - PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 8/23/16



1 EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"