



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, October 25, 2017**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 477 Elizabeth Street	Case No.: 2015-006684VAR
Cross Street(s): Noe and Sanchez St	Building Permit: 2017.03.29.2688
Block /Lot No.: 3654/026	Applicant: Serina Calhoun
Zoning District(s): RH-3 / 40-X	Telephone: (415) 640-4808
Area Plan: N/A	E-Mail: serina@sync-arch.com

PROJECT DESCRIPTION

The proposal is a revision to Building Permit Application No. 201502269440 and includes reframing the existing non-complying garage structure located within the required rear yard of the subject property. The original application's scope of work included repair up to 50% of the garage structure; however, during construction, additional repairs beyond 50% were required due to extensive dryrot; therefore, a rear yard variance is required to permit demolition and reconstruction said non-complying garage structure.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 35 feet, 2 1/2 inches. The existing garage is located entirely within the required rear yard and requires replacement; therefore, the project requires a variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2015-006684VAR.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: **Veronica Flores** Telephone: **(415) 575-9173** E-Mail: veronica.flores@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.

477 Elizabeth Street

Reconstruction of garage structure at rear yard



477 Elizabeth Street (V)
San Francisco, CA



477 Elizabeth Street
San Francisco, CA
PROJECT NO. 14-38

DATE	SET ISSUE
08-03-2015	PERMIT SUBMITTAL
10-19-2015	SUBMITTAL REVISION
11-23-2015	SUBMITTAL REVISION
12-10-2015	SUBMITTAL REVISION
02-12-2016	COMMENT RESPONSE
04-22-2016	BLDG & MECH ADDENDUM
06-29-2016	MECH REVISION
05-01-2017	VARIANCE APPLICATION

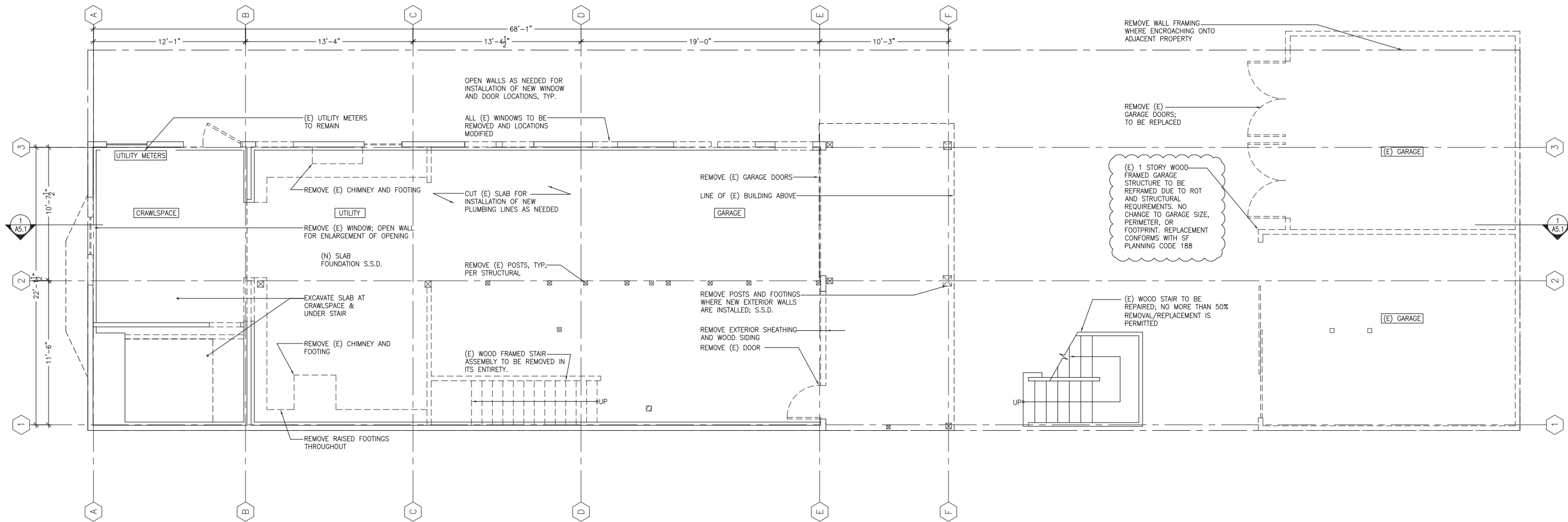
CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

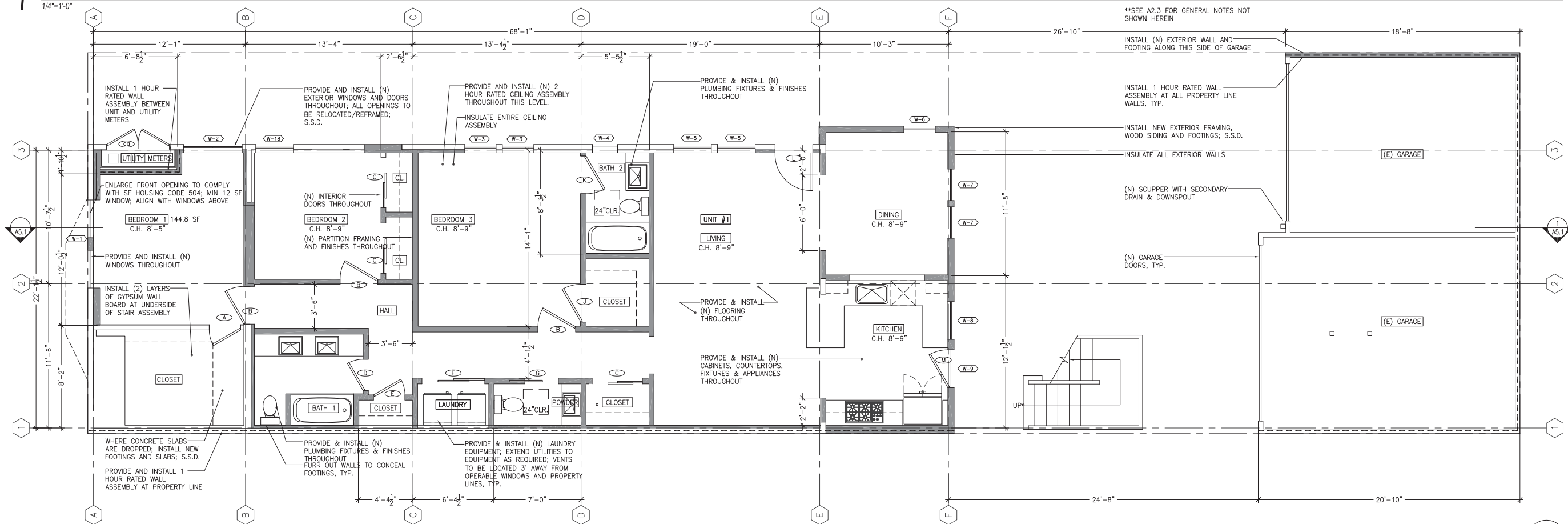
COVER SHEET

A0.0

SITE PLAN	FRONT FACADE	CODE INFORMATION
		<p>ADDRESS: 477 ELIZABETH STREET SAN FRANCISCO, CA 94114</p> <p>BLOCK/LOT #: 3654/026 LOT SIZE: 3,463 SF</p> <p>CODES: 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA GREEN BUILDING CODE</p> <p>HISTORIC DESIGNATION: POTENTIAL HISTORIC RESOURCE</p> <p>SETBACKS: SETBACKS ARE EXISTING AND ARE NOT BEING CHANGED (E) FRONT: 0' (E) SIDE: 7'-3" (E) REAR: 45% OF LOT DEPTH OR AVERAGING METHOD</p> <p>HEIGHT: 36'-5" NUMBER OF STORIES: 3 STORY RESIDENCE OCCUPANT CLASS: R-2 CONSTRUCTION TYPE: TYPE VB TO TYPE VA</p> <p>BUILDING LIMITATIONS PER CBC TABLE 503: ZONING: UNLIMITED RH-3</p> <p>FLOOR AREA: GROUND FLOOR UNIT 1: 1,368 SF SECOND FLOOR UNIT 2: 1,352 SF THIRD FLOOR UNIT 3: 765 SF PROPOSED THIRD FLOOR UNIT 4: 654 SF CIRCULATION: 97 SF TOTAL PROPOSED CONDITIONED AREA: 4,236 SF</p> <p>PARKING: EXISTING 563 SF DETACHED, FOUR CAR GARAGE TO BE REBUILT. NO CHANGE TO STRUCTURE SIZE, HEIGHT, OR DIMENSIONS (3 REGULAR PARKING SPACES AND 1 COMPACT).</p>
<p>LEGEND</p> <ul style="list-style-type: none"> ⊙ XXX: DETAIL REFERENCE NUMBER SHEET WHERE DETAIL IS LOCATED ⊙ XXX: DIRECTION OF SECTION VIEW INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED ⊙ XXX: ELEVATION REFERENCE NUMBER SHEET WHERE ELEVATION IS LOCATED ⊙: DOOR SYMBOL ⊙ W-22: WINDOW SYMBOL ⊙ 2A: WALL / FLOOR TYPE SYMBOL ⊙: ELEVATION DATUM ⊙ X'-X": CEILING HEIGHT ⊙: REVISION SYMBOL 	<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> REVISION TO BPA 2015-0226-9440 - REFRAME 1-STORY GARAGE STRUCTURE AT REAR <p>CONTACT LIST</p> <p>OWNER: DAN SULLIVAN 477 ELIZABETH STREET SAN FRANCISCO, CA 94114 415.290.2031</p> <p>STRUCTURAL ENGINEER: SUNG ENGINEERING 29300 KOHOUTEK WAY SUITE 190 UNION CITY, CA 94587 510.475.7900</p> <p>ARCHITECT: SERINA CALHOUN SYNCOPATED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843</p> <p>CONTRACTOR: TBD</p>	
<p>DRAWING INDEX</p> <ul style="list-style-type: none"> A0.0 ARCHITECTURAL COVER SHEET A2.1 GROUND FLOOR - DEMO & NEW A2.2 SECOND FLOOR - DEMO & NEW A2.3 THIRD FLOOR - DEMO & NEW A3.1 FRONT/REAR EXTERIOR ELEVATIONS A3.2 SIDE ELEVATION (EAST) A3.3 SIDE ELEVATION (WEST) 	<p>AREA MAP</p>	



1 GROUND FLOOR: DEMOLITION
1/4"=1'-0"



2 GROUND FLOOR: NEW CONSTRUCTION
1/4"=1'-0"



477 Elizabeth Street-1 San Francisco, CA



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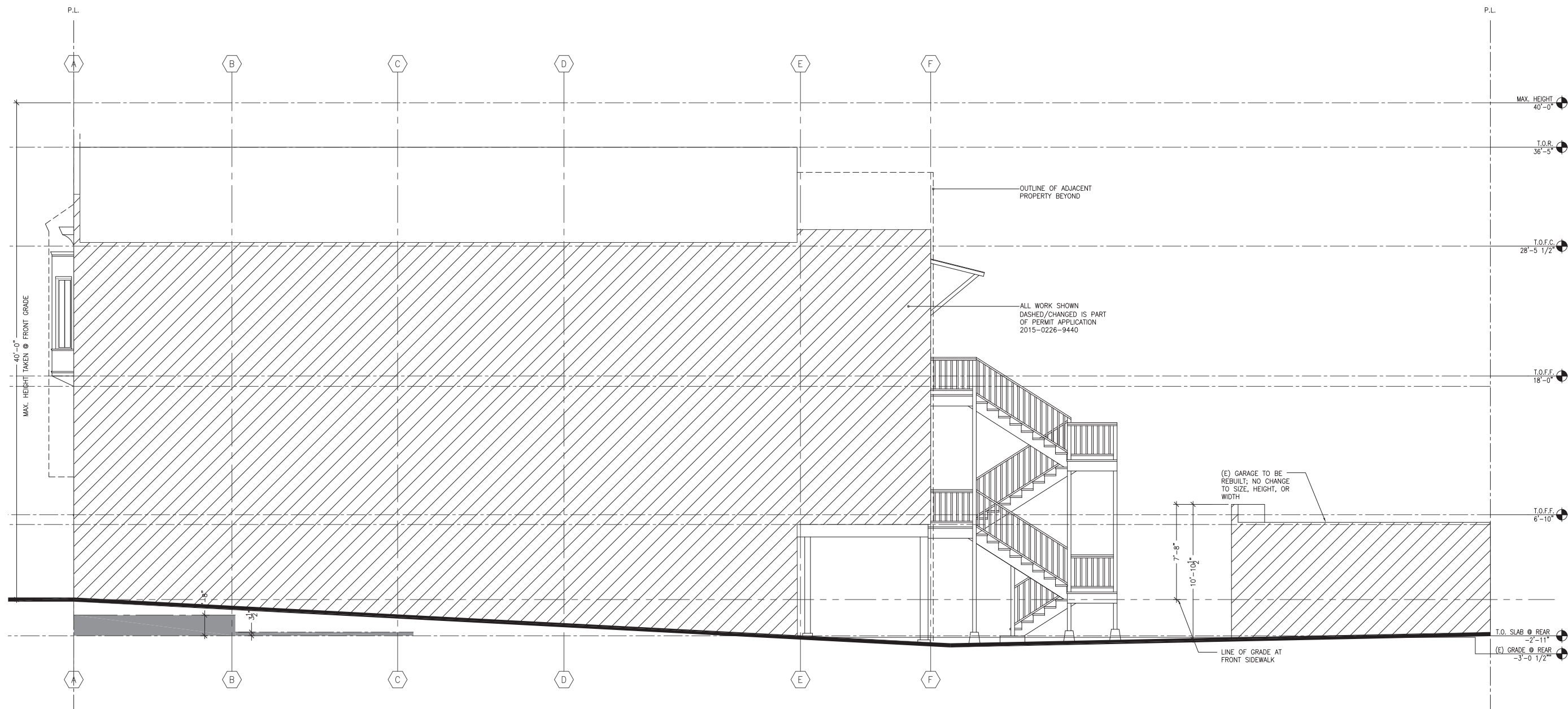
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SCALE: 1/4" = 1'-0"

**GROUND FLOOR:
DEMOLITION &
NEW CONSTR.**

A2.1





1 WEST ELEVATION: EXISTING
1/4"=1'-0"



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SCALE: 1/4" = 1'-0"

EXTERIOR WEST
ELEVATION:
EXISTING

A3.1



477 Elizabeth Street (V) San Francisco, CA



477 Elizabeth Street
San Francisco, CA
PROJECT NO. 14-38

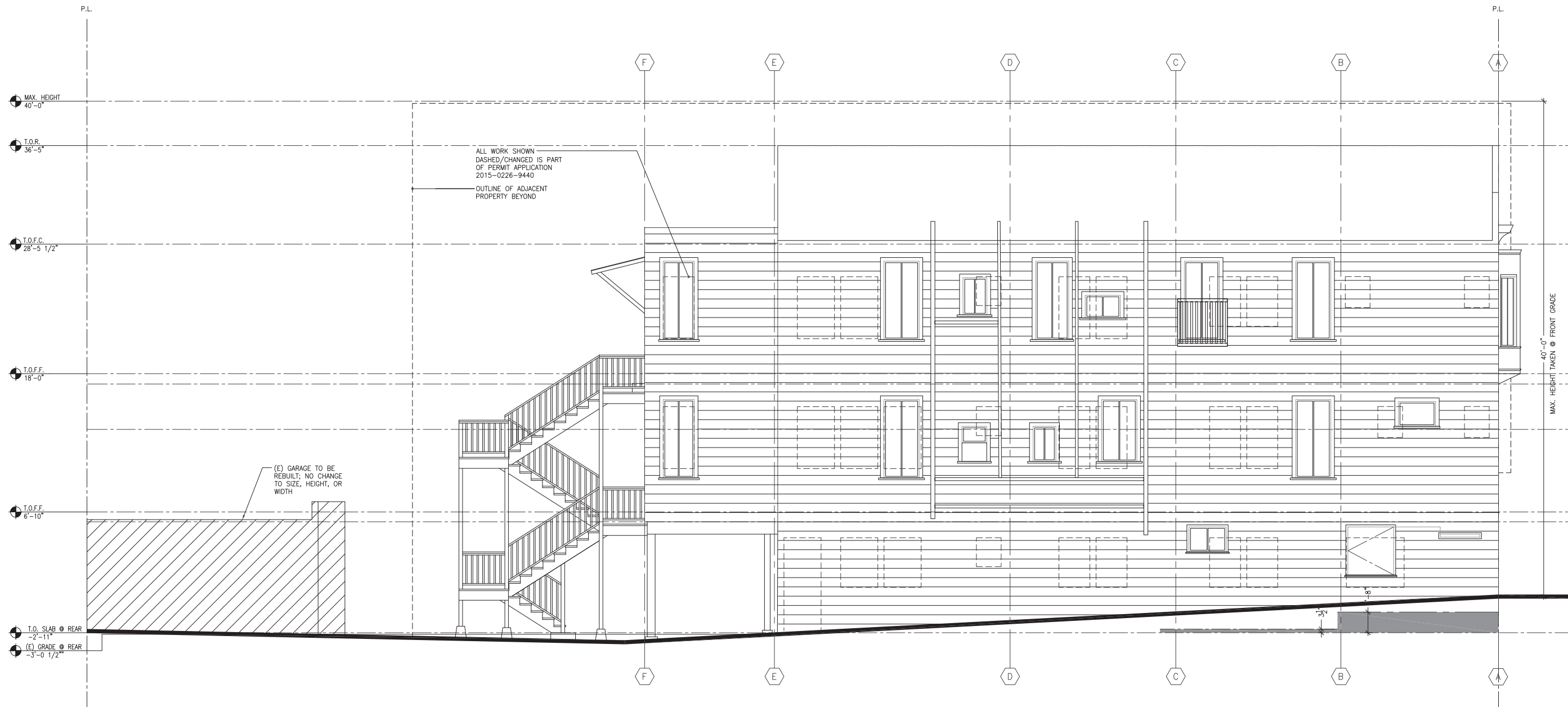
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SCALE: 1/4" = 1'-0"

EXTERIOR EAST
ELEVATION:
EXISTING

A3.2



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