## 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.

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377 NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, April 27, 2016

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:	3560 Jackson Street	Case No.:	2015-008584VAR
Cross Street(s):	Spruce and Locust Streets	Building Permit:	2015.1221.5640
Block / Lot No.:	0970/007	Applicant/Agent:	Larry Friesen
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 999-2315
Area Plan:	N/A	E-Mail:	friesenarchitects@comcast.net

## PROJECT DESCRIPTION

The proposed project is to legalize metal platforms with railings at the rear elevation of an existing four-story, single family home on the second, third and fourth floors..

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard depth of 25 feet. The existing building encroaches 3 feet-3 inches into the required rear yard and therefore the proposed cantilevered platforms are located in the required rear yard and require a variance.

### ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Ella Samonsky Telephone: 415-575-9112 Mail: Ella.Samonsky@sfgov.org

**ARCHITECTURAL PLANS:** 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/2015-008584VAR.pdf">http://sf-planning.org/ftp/files/notice/2015-008584VAR.pdf</a>

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 perfromed 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 <a href="http://upn.sfplanning.org">http://upn.sfplanning.org</a> for more information.

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Meeting Date: Dec. 17, 2014, at 10:00 AM. Re: 3560 Jackson Street, San Francisco, Ca. 94118-1808 Lot / Block: 0970/007

Pre-Application Plan Review Meeting Determination

Mr. Thomas Le, P.E. City and County of San Francisco Department of Building Inspection 1660 Mission St., 2<sup>nd</sup> Floor San Francisco, Ca. 94103-2414

Dear Mr. Le,

Thank you for your time in meeting with me and Mr. Charles Cross, the property owner. The meeting was most informative and helpful.

Items Reviewed

Larry Friesen

Friesen Architects

Approval of Determination

-PROPERTY LINE

EXISTING METAL

EXISTING METAL

EXISTING METAL

2'-6"

4'-0"

(ALUMINUM)

PLATFORM To

EXISTING METAL

(ALUMINUM) PLATFORM

**EXISTING** 

ACCORDION DROP LADDER

LADDER

(ALUMINUM) PLATFORM

The existing emergency escape ladder is part of the original construction but was not required at the time of construction. The ladder is now considered a non-conforming means of emergency escape egress. The exterior wall has a band of windows which offers only one possible location for the ladder. The ladder was of no use in an emergency escape because it could not be accessed due to outward opening windows.

The aluminum balconies that have been installed on second, third and fourth levels provide safe access to the existing ladder. Because of the location of the existing ladder, the balconies are installed within the side setback area. After review, the determination was made that the balconies are not impacted by CBC Sec. 705.2, "Minimum Distance of Projection".

All components of the balconies are constructed of metal with open grate deck surfaces and open guardrails. As fabricated, the balconies are not combustible and will not trap smoke or

Review Meeting Determination

The balconies are considered supplemental components to the original building ladder. They offer safer emergency egress and shall be allowed to remain at the current location without any modifications. The documentation submitted to the Department of Building Inspection for review and permit issuance shall include information regarding the attachment method of the balconies to the existing exterior wall.

Please contact me with any questions or comments.

25'-0" REQU. REAR YARD SET BACK

Respectfully, APPROVAL SUMMARY: PROPOSED BALCONIES ARE APPROVABLE FOR THE FOLLOWING REASONS: 1) PROVIDING SAFE ACCESS TO THE (E) VERTICAL LADDER THAT

WERE ORIGINALLY BUILT W/ BUILDING BUT NOT CONFORMING TO CURRENT 2) BALCONIES ARE OF HON-COMBUSTIBLE & OPENED GRILL, WOULD NOT POSE A FIRE HARZARD TO THEBLOG AS CONCERNED

4TH FLOOR

2ND FLOOR

REQUIRED SETBACK

**VISUAL SCREEN** 

SIDE OF HOUSE -@ 3550 JACKSON STREET

EXISTING METAL

(ALUMINUM)

EXISTING METAI LADDER

EXISTING METAL

(ALUMINUM)

PLATFORM

**EXISTING** 

**EXISTING** ACCORDION DROP LADDER

PLATFORM

FOR PROJECTION COMPONENTS

4'-9"

MAIN BEDROOM

LIVING ROOM

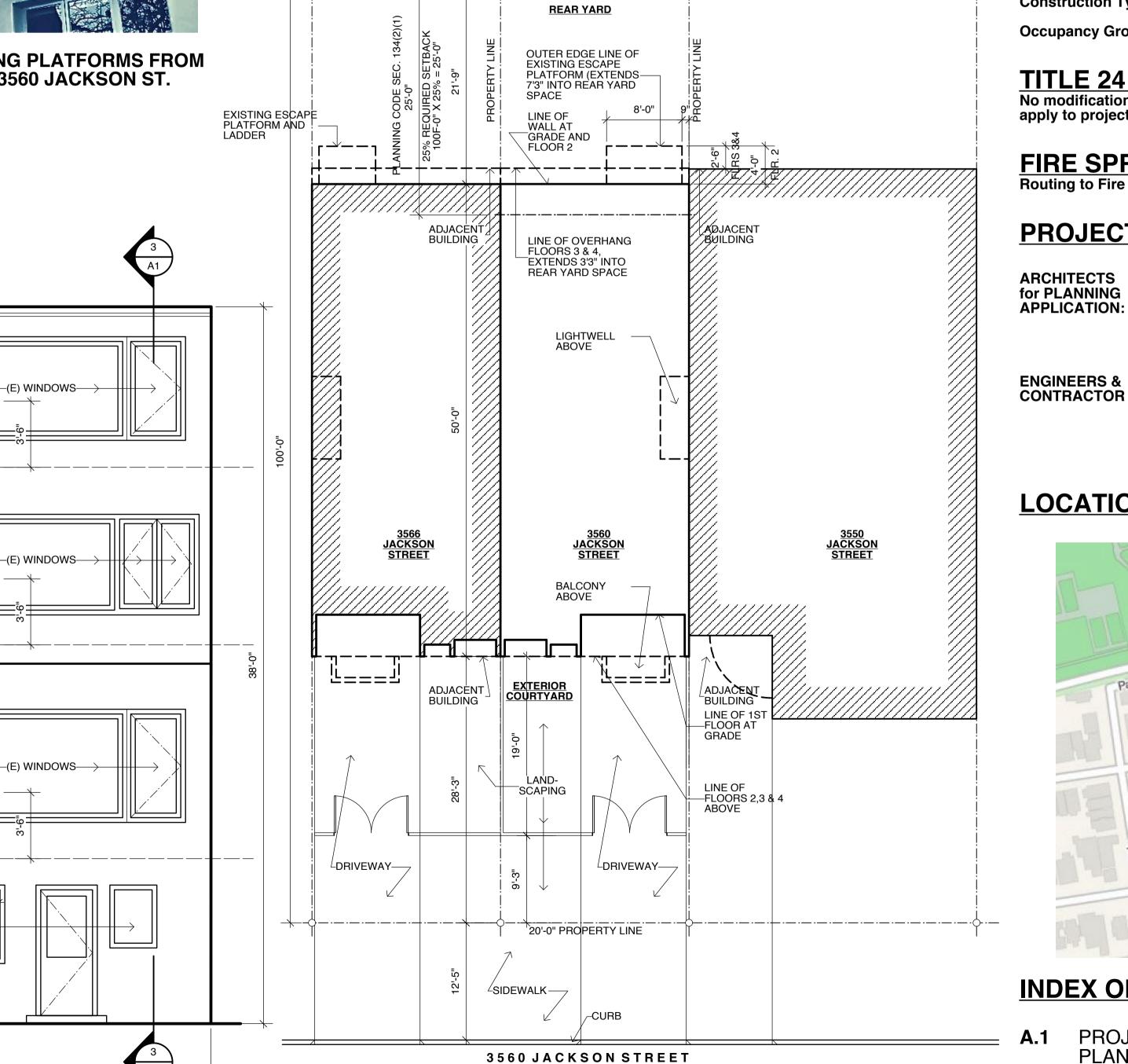


**VIEW OF EXISTING PLATFORMS FROM REAR YARD OF 3560 JACKSON ST.** 



20'-0" PROPERTY LINE

**REAR EXTERIOR ELEVATION OF 3560 JACKSON ST. VIEW FROM PACIFIC AVE.** 



**EXISTING PARTIAL SECTION** A.1 Scale: 1/4" = 1'-0"

**EXISTING NORTH ELEVATION** A.1 / Scale: 1/4" = 1'-0"

20'-0"

8'-0"<del>-</del>

GRADE AT REAR YARD

 $\leftarrow$ (E) WINDOWS $\rightarrow$ 



# PROJECT DESCRIPTION

The existing, four story residence, was constructed in 1939. As part of the original construction, a metal ladder was installed at the exterior rear elevation providing emergency escape access from the fourth level down to the second level, the ladder ends somé 9 feet above the rear yard patio. Due to existing out swinging windows, the ladder is virtually inaccessible.

Metal aluminum platforms were installed on levels 2, 3 and 4 providing safe access to the existing ladder. An accordion type drop ladder was installed at the level 2 platform to provide emergency access to the ground in the rear yard. The platforms are for life / safety emergency escape only and are not of such size and are not usable as rear yard open space.

The platforms were installed without required permits and a complaint has been filed, Complaint No. 13085.

The intend of this project is to apply for permit review and approval of the existing emergency escape platforms.

# PROJECT DATA

**Project Address:** 

Block & Lot:

30'-6"

**Charles Cross** Owner:

3560 Jackson Street San Francisco, Ca. 94118-1808

3560 Jackson Street

San Francisco, Ca. 94118-1808

RH-1 Residence House - One Family Zoning:

0970 / 007

Height & Bulk:

**Construction Type:** V – Non Rated

R-3, Single Unit Residence Occupancy Group:

# **TITLE 24 ENERGY COMPLIANCE**

No modifications to the building envelop or interiors. Title 24 Energy Code does not apply to project.

FIRE SPRINKLERS NOT REQUIRED

# **Routing to Fire Not Required**

**PROJECT TEAM** 

**ARCHITECTS Friesen Architects** for PLANNING **Larry Friesen** 1280 Ellis St., #1 APPLICATION:

San Francisco, Ca. 94109 T: 415-999-2315

E: friesenarchitects@comcast.net

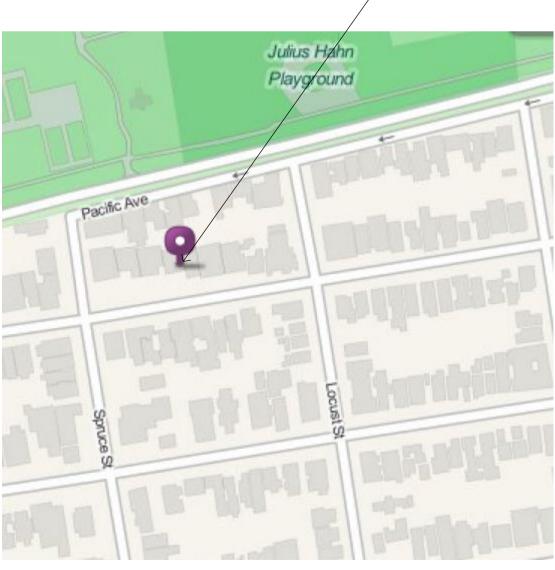
**ENGINEERS &** 

Ogletree's Ken R. Hughes 3620 Mt. Diablo Blvd. #203

Lafayette, Ca. 94549 925-284-2808 E: krhuges@pacbell.net

# **LOCATION MAP**

-SITE LOCATION



# **INDEX OF SHEETS**

PROJECT INFORMATION, SITE LOCATION MAP, SITE PLAN, INDEX OF DRAWINGS, EXTERIOR NORTH ELEVATION, PARTIAL BUILDING SECTION & PHOTOS, DBI PRE-APPLICATION SIGNED MEETING NOTES

A.2 FIRST, SECOND, THIRD & FOURTH EXISTING FLOOR PLANŚ

PLANNING REVIEW PLANNING VARIANCE APP. PERMIT ISSUE

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**PROJECT INFORMATION** 

12/28/1 AS NOTE

21407.00

**A.**1