



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, March 23, 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: 3079 California St	Case No.: 2015-010646VAR
Cross Street(s): Lyon St and Baker St	Building Permit: 201512084400
Block / Lot No.: 1030/061-063	Applicant/Agent: David Armour
Zoning District(s): RH-2/40-X	Telephone: 415-440-2880
Area Plan:	E-Mail: david@armourarchitecture.com

PROJECT DESCRIPTION

Horizontal addition to the rear of an existing 3 unit building. Must receive variance for proposed demo of existing non-complying deck and new deck construction for 1st and 2nd floors in rear yard.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to provide a minimum rear yard of 25 feet. The existing non-complying deck to be demolished encroaches 10 feet into the minimum required rear yard and the proposed new decks to be constructed would encroach 7 feet into the minimum required rear yard. Therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christy Alexander** Telephone: **415-575-8724** Mail: Christy.Alexander@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/2015-010646VAR.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. **On February 22, 2016, the Department issued the required Section 311 notification for this project (expires March 23, 2016).**

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.

Ketchum Residence

3079 California Street, San Francisco, CA 94115

PERSPECTIVE



SCOPE OF WORK

A Variance from the Planning Code is requested for a renovated deck within the rear yard.

PROJECT DIRECTORY

Owner
Matt & Megan Ketchum
3079 California Street
San Francisco, CA 94115
(617) 480-9354
mketchum2007@gmail.com

Architect
David Armour Architecture
3350 Steiner Street
San Francisco, CA 94123
(415) 440-2880

David Armour, Principal
Project Designer
david@armourarchitecture.com

Kathryn Wiens
Job Captain
kathryn@armourarchitecture.com

Structural Engineer

General Contractor

BUILDING DATA

Block & Lot No. **1030 / 061**
Zoning **RH-2**
Height & Bulk **40-X**
Occupancy **R-2, U**
Use **Three Unit Dwelling,
Private Garage**
(E) Const. Type **V-B**
(N) Const. Type **V-B**
(E) No. of Stories **4**
(N) No. of Stories **4**
(E) Height **> 40'**
(N) Height **> 40'**

SHEET INDEX

General Information

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G3.0 Existing Photos

Architectural

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A1.1 Demolition & Proposed Ground Floor Plans
A1.2 Demolition & Proposed Second Floor Plans
A2.0 Existing & Proposed Elevations - West
A2.1 Existing & Proposed Elevations - South
A2.2 Existing & Proposed Elevations - East

VICINITY MAP



AREA CALCULATIONS

EXISTING AREAS

LEVEL	UNCONDITIONED	CONDITIONED	GROSS
First Floor	0 sf	490 sf	490 sf
Second Floor	0 sf	1360 sf	1360 sf
Subtotal (E)	0 sf	1,850 sf	1,850 sf

PROPOSED AREAS

LEVEL	UNCONDITIONED	CONDITIONED	GROSS
First Floor	0 sf	+ 136 sf	+ 136 sf
Second Floor	0 sf	+ 46 sf	+ 46 sf
Subtotal (N)	0 sf	+ 182 sf	+ 182 sf

TOTAL (N)	0 sf	2,032 sf	2,032 sf
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Lot Area = 25'-0" x 100'-0" = 2,500 sf

Ketchum Residence
3079 California Street, San Francisco, CA 94115

DATE & ISSUANCE

Variance Application
July 19, 2015

Cover

G1.0

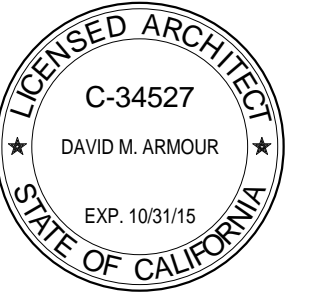
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DAVID ARMOUR
ARCHITECTURE

3350 STEINER STREET
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(415) 440-2880



Ketchum Residence
3079 California Street, San Francisco, CA 94115

Adjacent Property
3069, 3071 & 3073 California Street

Subject Property
3079 California Street (3075 & 3077)

Adjacent Property
3083 & 3085 California Street



Front Facade (California Street - Looking South)



Property Line Wall at Deck (Looking East)



Rear Facade (Ground Floor, Deck and Sprial Stair - Looking North)



Rear Facade (Deck, Second, Third and Fourth Floors - Looking North)

DATE & ISSUANCE

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July 19, 2015

Existing Photos

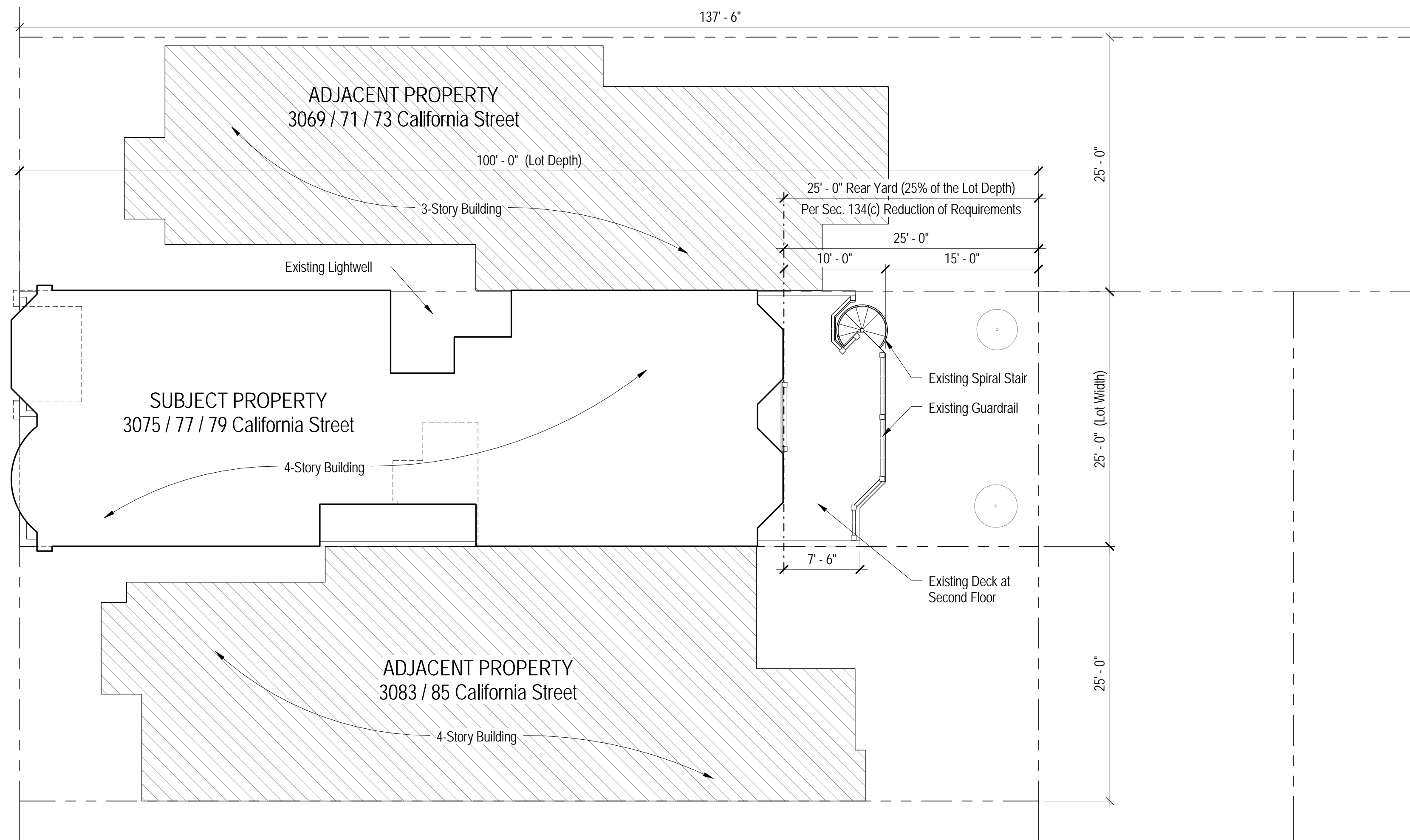
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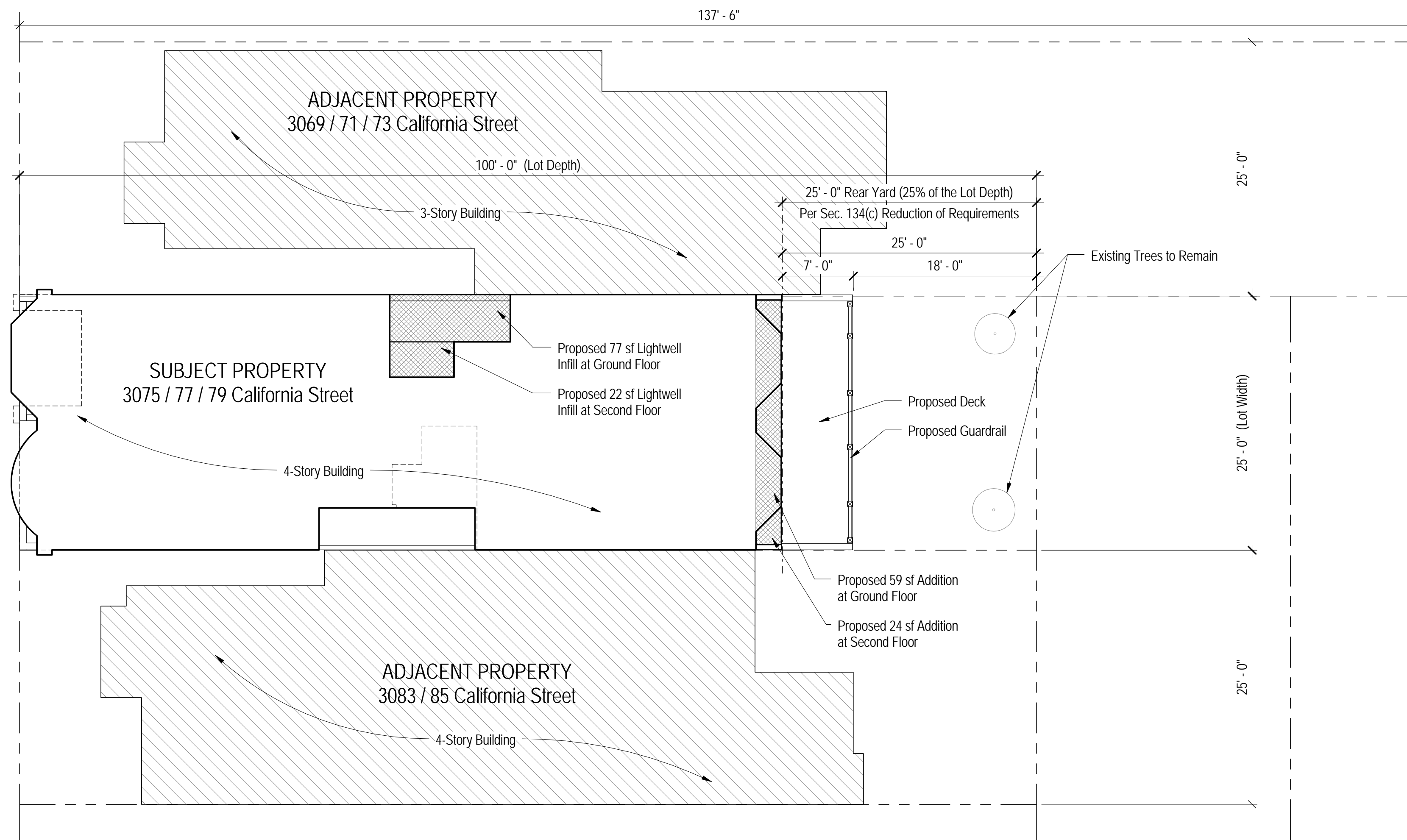
California Street



Existing Site Plan
SCALE: 1/8" = 1'-0"

2

California Street



Proposed Site Plan
SCALE: 1/8" = 1'-0"

1

SHEET NOTES

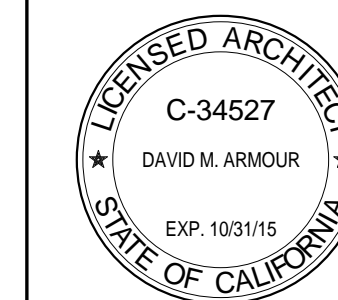
- ① Note
- ② Note

GENERAL NOTES

- 1. General Note
- 2. General Note



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DATE & ISSUANCE

Variance Application
July 19, 2015

Existing & Proposed Site
Plan

A0.0

SCALE: 1/8" = 1'-0"

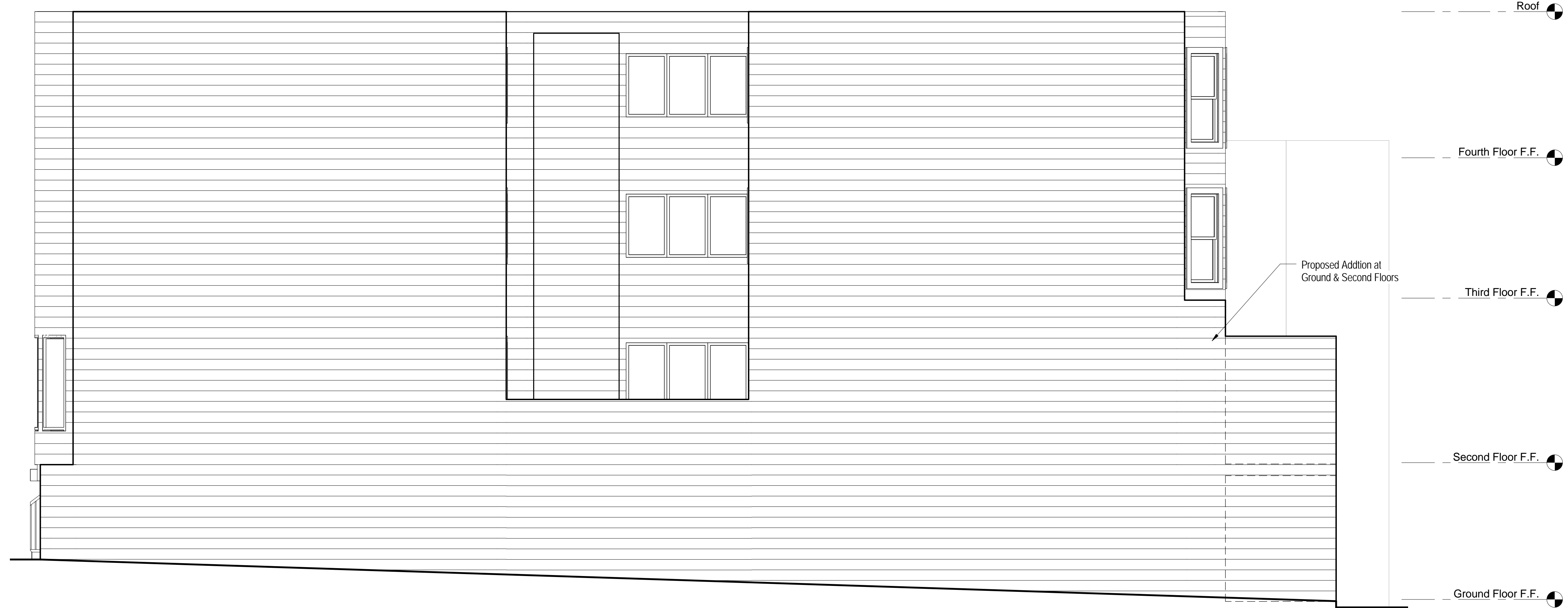
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Existing Elevation - West
SCALE: 1/4" = 1'-0"

2



Proposed Elevation - West
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

- ① Note
- ② Note

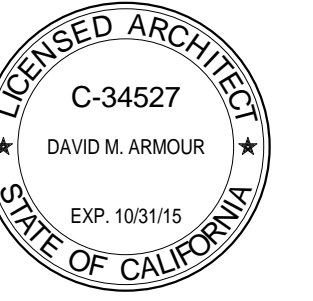
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Ketchum Residence
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DATE & ISSUANCE

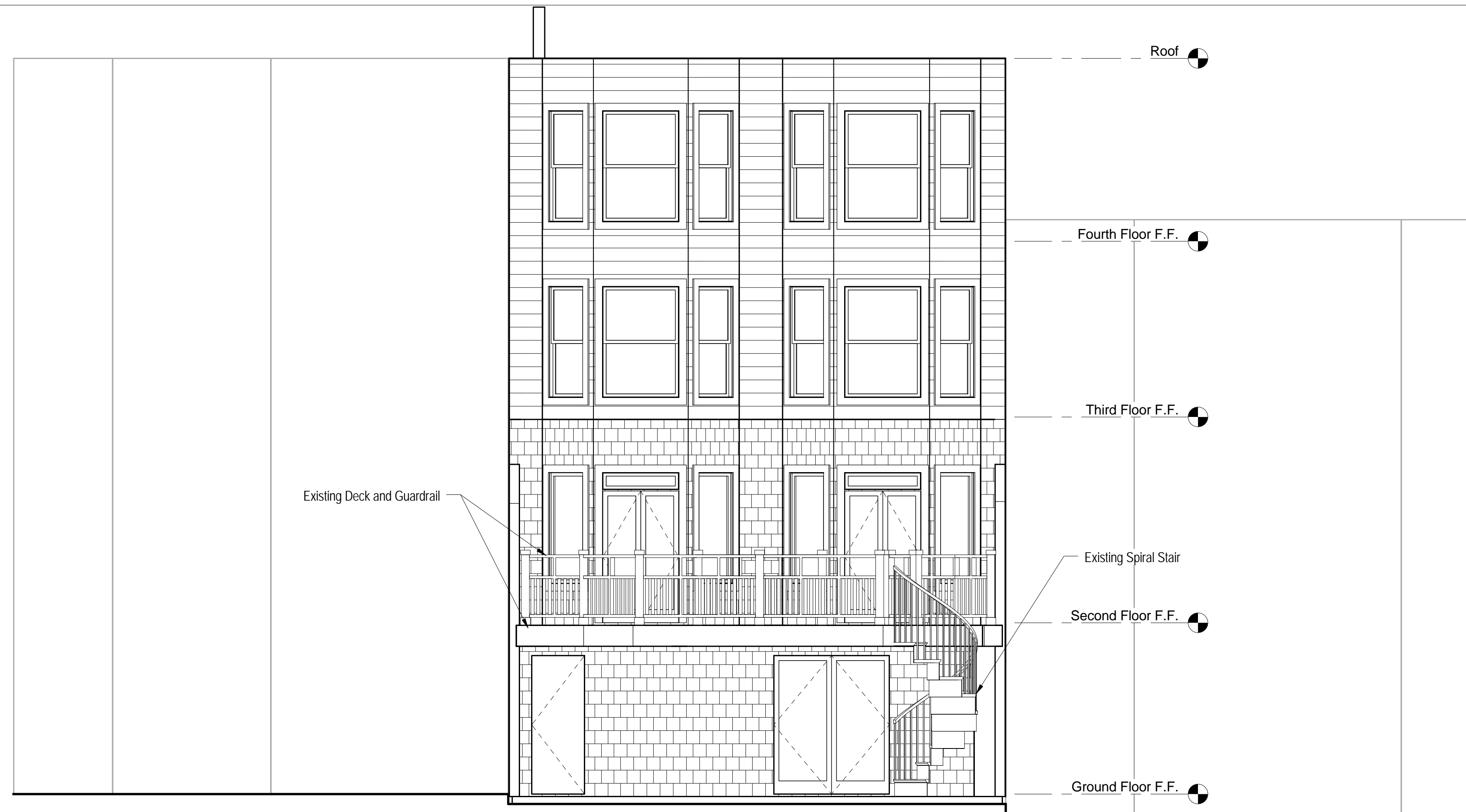
Variance Application
July 19, 2015

Existing & Proposed
Elevations - West

A2.0

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

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Existing Elevation - South

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

2



Proposed Elevation - South

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

1

SHEET NOTES

- ① Note
- ② Note

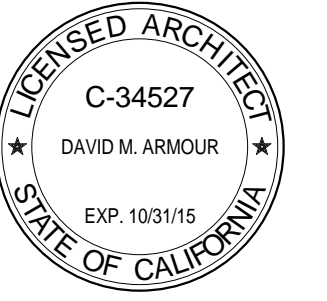
GENERAL NOTES

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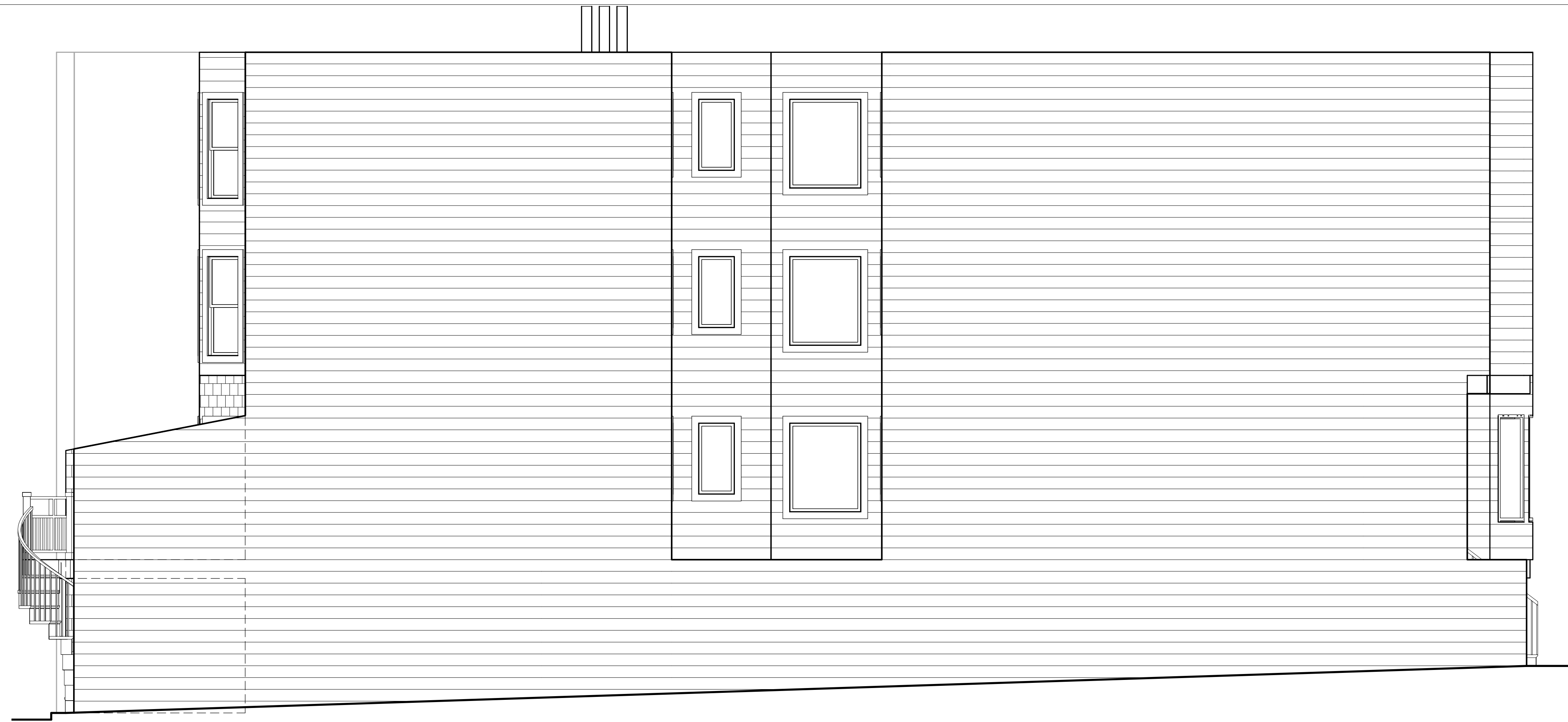
Existing & Proposed
Elevations - South

A2.1

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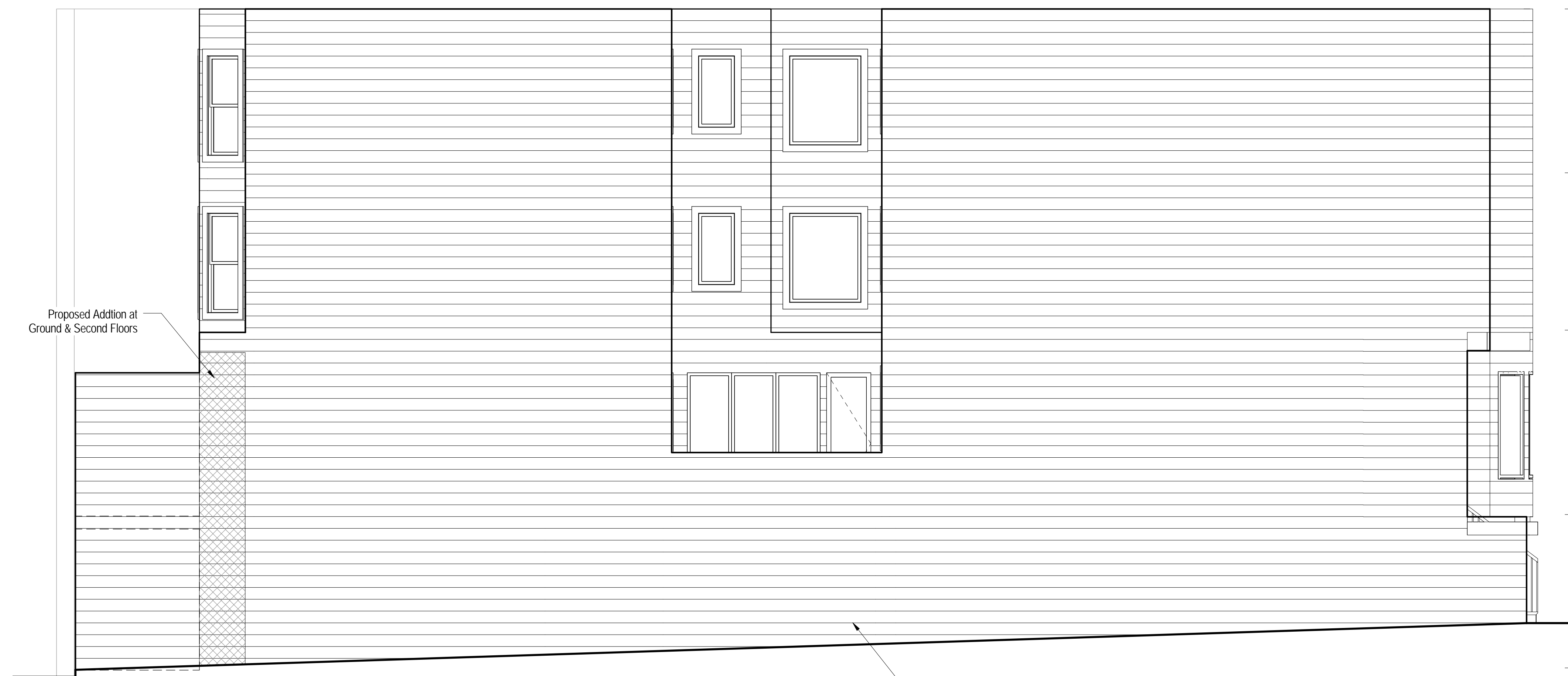
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Existing Elevation - East

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

2



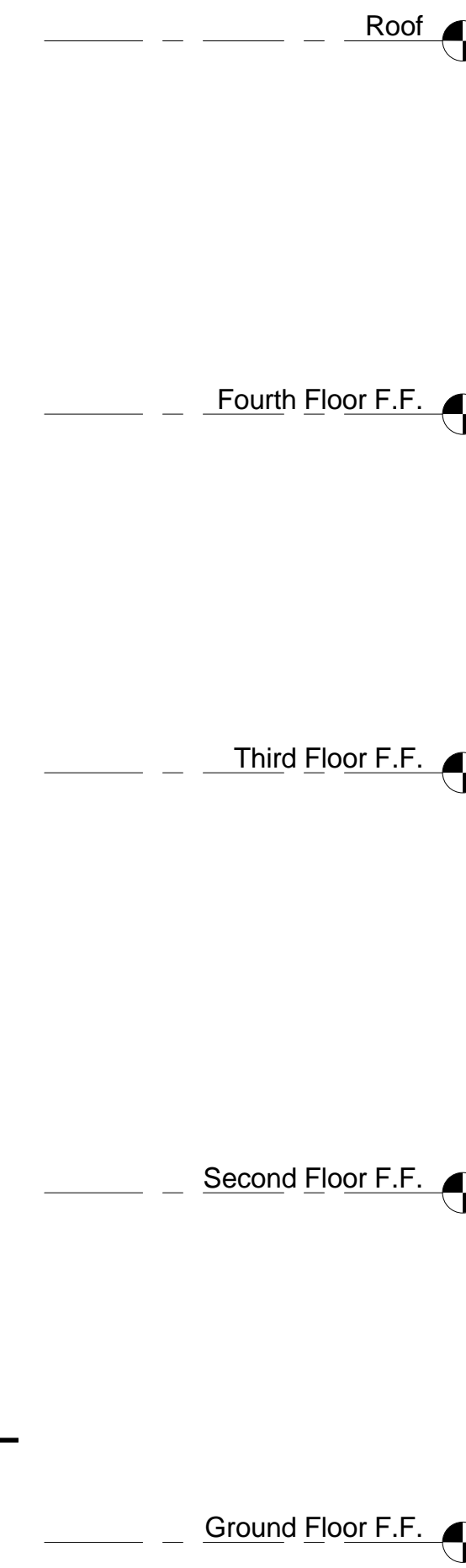
Proposed Elevation - East

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

1

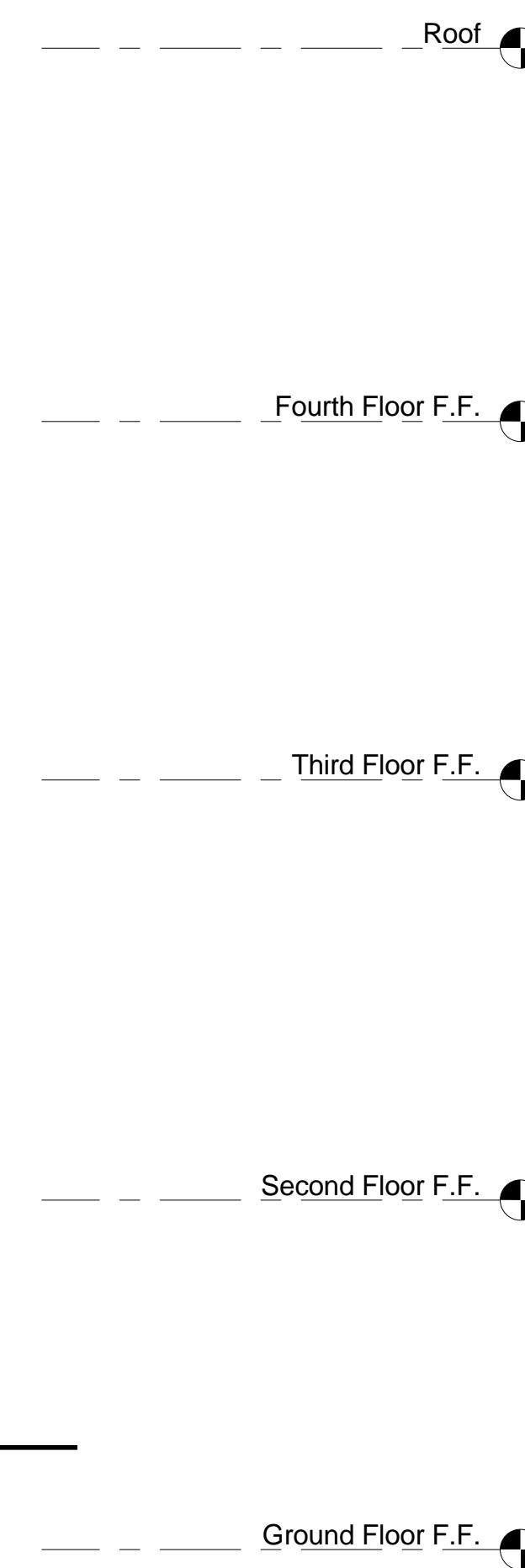
SHEET NOTES

- ① Note
- ② Note



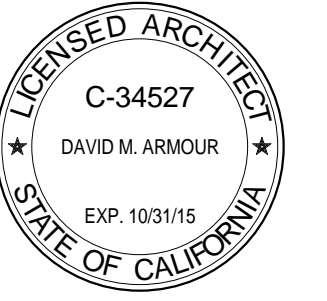
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Ketchum Residence
 3079 California Street, San Francisco, CA 94115

DATE & ISSUANCE

Variance Application
July 19, 2015

Existing & Proposed
Elevations - East

A2.2

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

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