



# 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.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 26, 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: <b>50 Ashbury Terrace</b><br>Cross Street(s): <b>Piedmont Street</b><br>Block /Lot No.: <b>2617A/017A</b><br>Zoning District(s): <b>RH-1(D) / 40-X</b><br>Area Plan: <b>N/A</b> | Case No.: <b>2015-012087VAR</b><br>Building Permit: <b>2015.08.31.5629</b><br>Applicant: <b>Thornton Weiler</b><br>Telephone: <b>(510) 381-4829</b><br>E-Mail: <a href="mailto:Thornton.Weiler@comcast.net">Thornton.Weiler@comcast.net</a> |

## PROJECT DESCRIPTION

The proposal is for a horizontal addition on the third floor of an existing legal, non-complying single-family residence. The project includes converting an existing roof deck to a new bedroom and also a third floor side addition on the northeast corner of the property. The proposal also includes facade alterations.

PER PLANNING CODE SECTION 134, the subject property is required to maintain a rear yard of 15 feet. The existing building encroaches into the required rear yard to within 4 feet of the rear property line. The proposal includes a side addition to within 4 feet of the rear property line; therefore, the project requires a variance.

PER PLANNING CODE SECTION 135, the subject property is required to have 300 square feet of usable open space. The existing building currently only has approximately 178 square feet of usable open space on a third floor deck, which is being converted into an additional bedroom; 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/2015-012087VAR.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](mailto: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

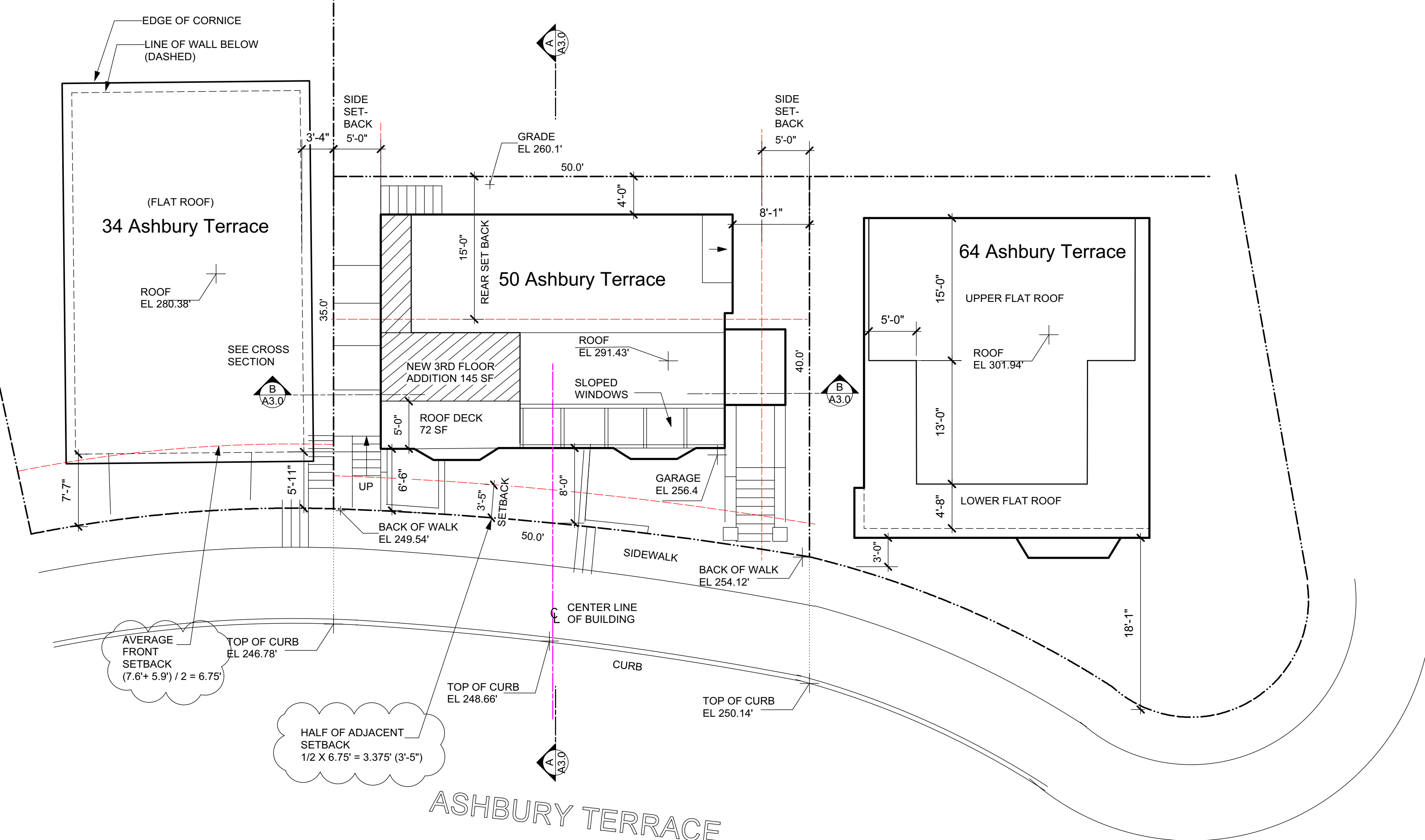
Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On 03/08/17, the Department issued the required Section 311 notification for this project (expires 04/07/17).**

## APPEAL INFORMATION

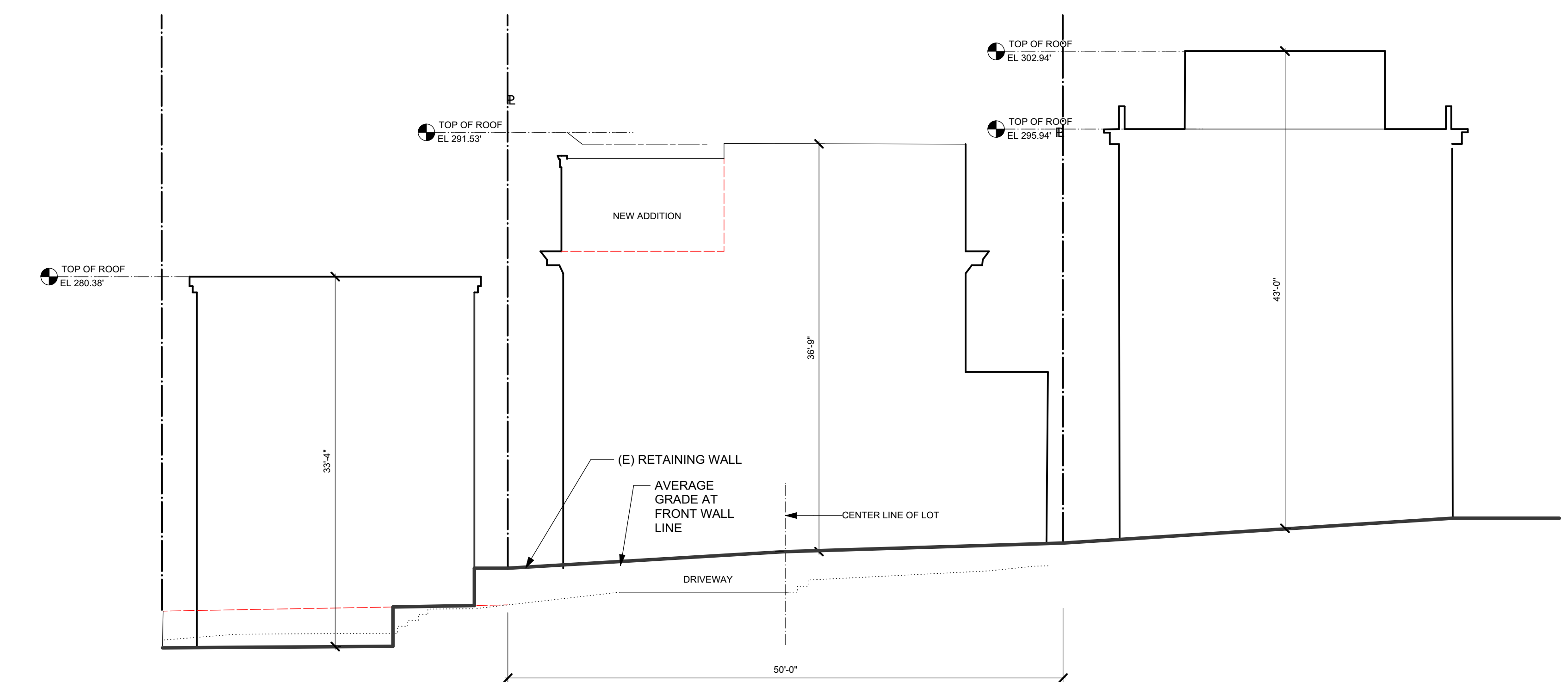
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

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.



**SITE PLAN & ROOF PLAN**  
Scale: 1/8" = 1'-0"

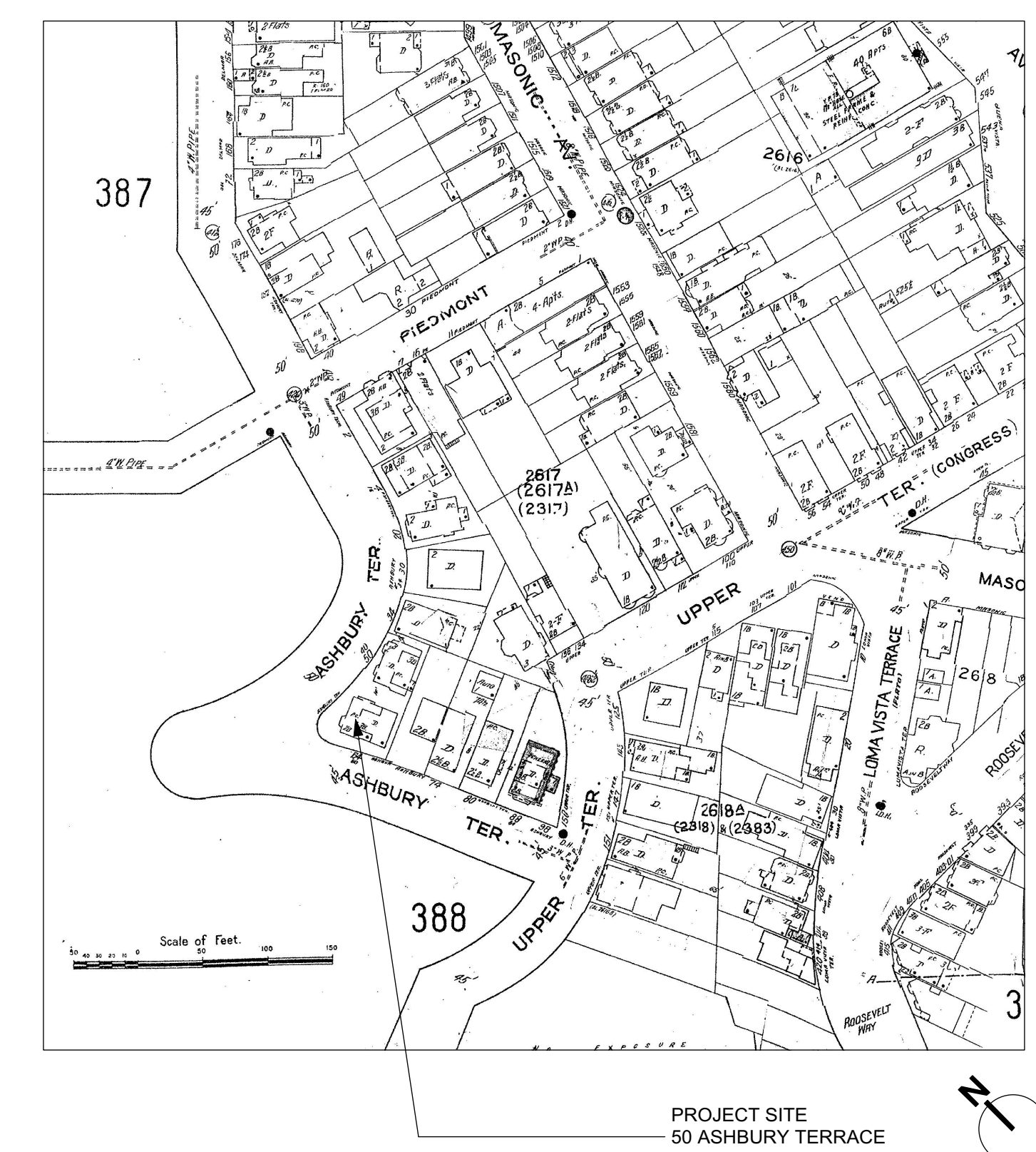


**1 SITE SECTION AT FRONT WALL**  
Scale: 1/8" = 1'-0"

**DRAWING INDEX**

- A0 SITE PLAN, SITE SECTION AND PROJECT INFORMATION
- A1.0 EXISTING AND PROPOSED 3RD FLOOR PLAN
- A1.1 EXISTING FLOOR PLANS
- A2.0 PROPOSED FRONT WEST ELEVATION
- A2.1 EXISTING FRONT WEST ELEVATION
- A2.2 EXISTING NORTH AND EAST ELEVATIONS
- A3.0 BUILDING SECTIONS

**VICINITY MAP**



**PROJECT SCOPE**

CONSTRUCT A NEW BEDROOM ADDITION ON AN EXISTING 3RD FLOOR ROOF DECK FOR A NEW BEDROOM. THE FLOOR AREA FOR THE NEW ADDITION IS APPROXIMATELY 179 SQUARE FEET.

**PROJECT DATA**

| FLOOR AREA                 | EXISTING | PROPOSED |
|----------------------------|----------|----------|
| BASEMENT                   | 843      | 843      |
| 1ST FLOOR                  | 921      | 921      |
| 2ND FLOOR                  | 916      | 916      |
| 3RD FLOOR                  | 667      | 667      |
| NEW ADDITION               |          | 179      |
| TOTAL HABITABLE FLOOR AREA | 2504     | 2683     |

LOT/ BLOCK 2617A / 017A  
 OCCUPANCY TYPE R3/U  
 TYPE OF CONSTRUCTION VB, NON SPRINKLERED  
 NUMBER OF STORIES 3 WITH BASEMENT

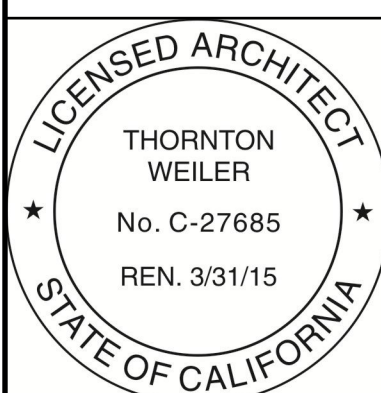
| ISSUE                    | DATE     |
|--------------------------|----------|
| SITE PERMIT SUBMITTAL    | 8-27-15  |
| COMMENT RESPONSE         | 9-16-16  |
| REVISION                 | 10-19-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
 Alameda CA 94501  
 thornnton.weiler@comcast.net  
 TEL: 510.521.7300  
 CELL: 510.381.4829



**New 3rd Floor Addition  
 de Bord Residence**  
 50 Ashbury Terrace  
 San Francisco, CA

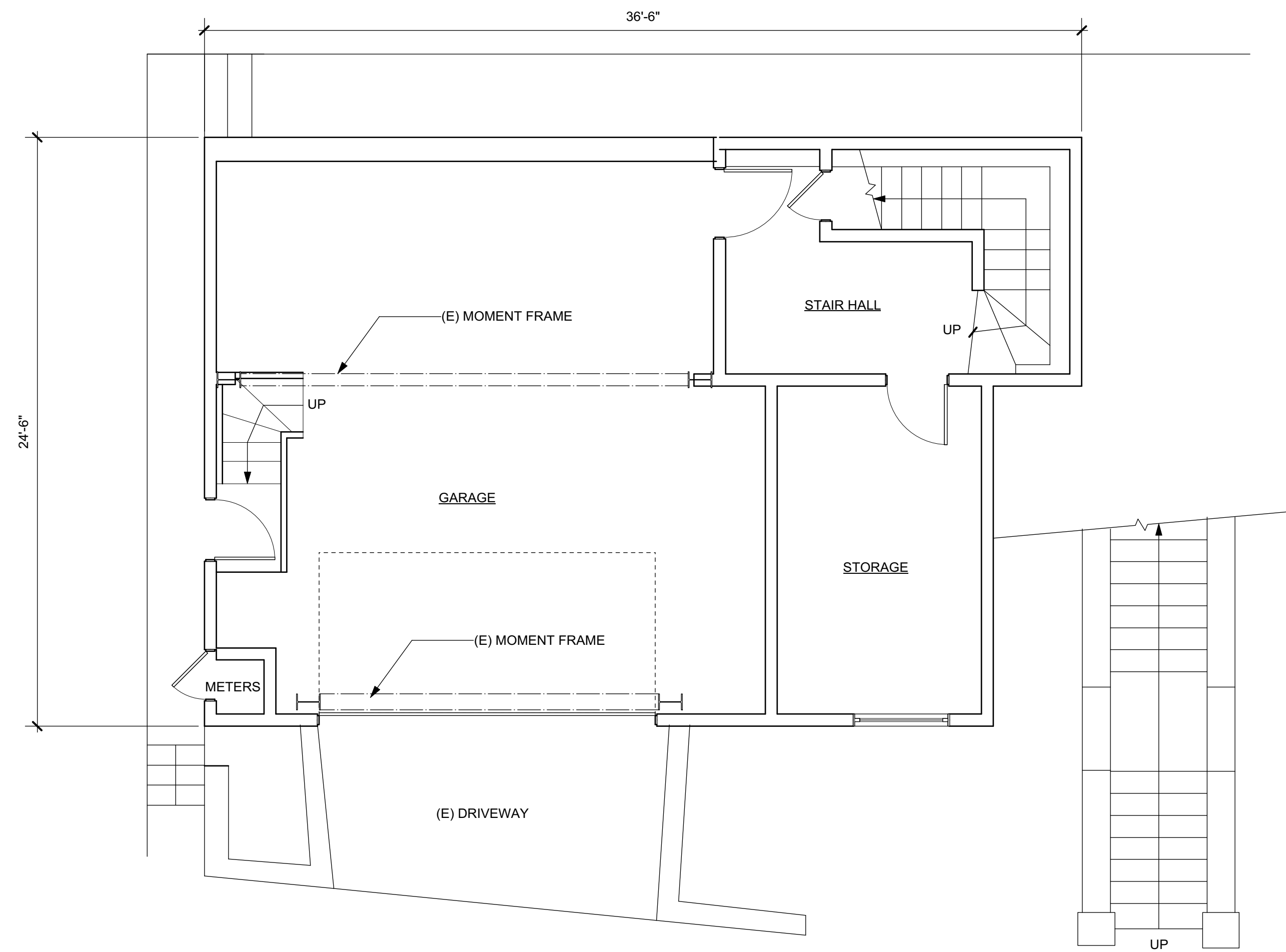
Site Plan & Project information



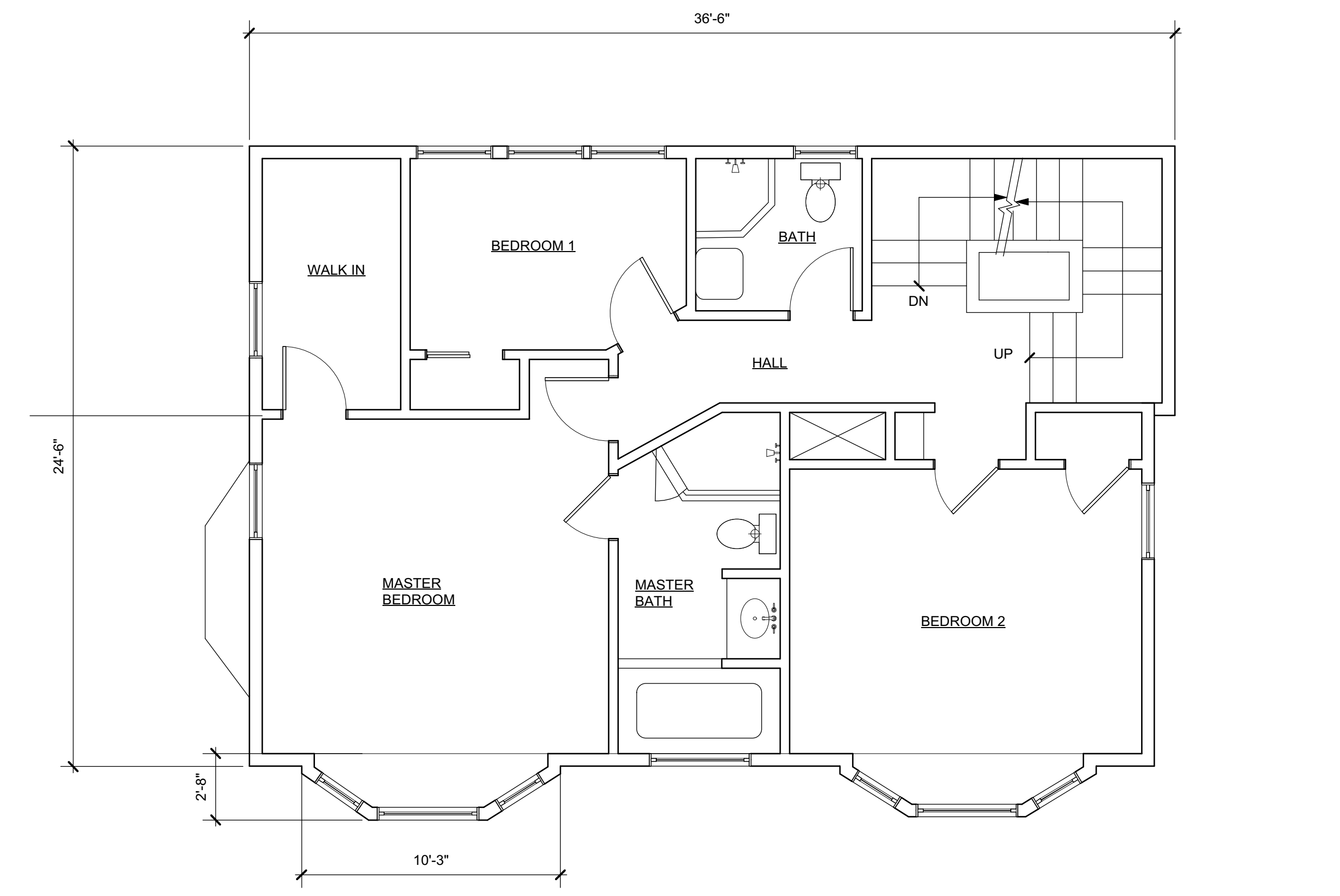
Date:  
 Scale:  
 Drawn:  
 Job:  
 Sheet

**A0**  
 Of Sheets

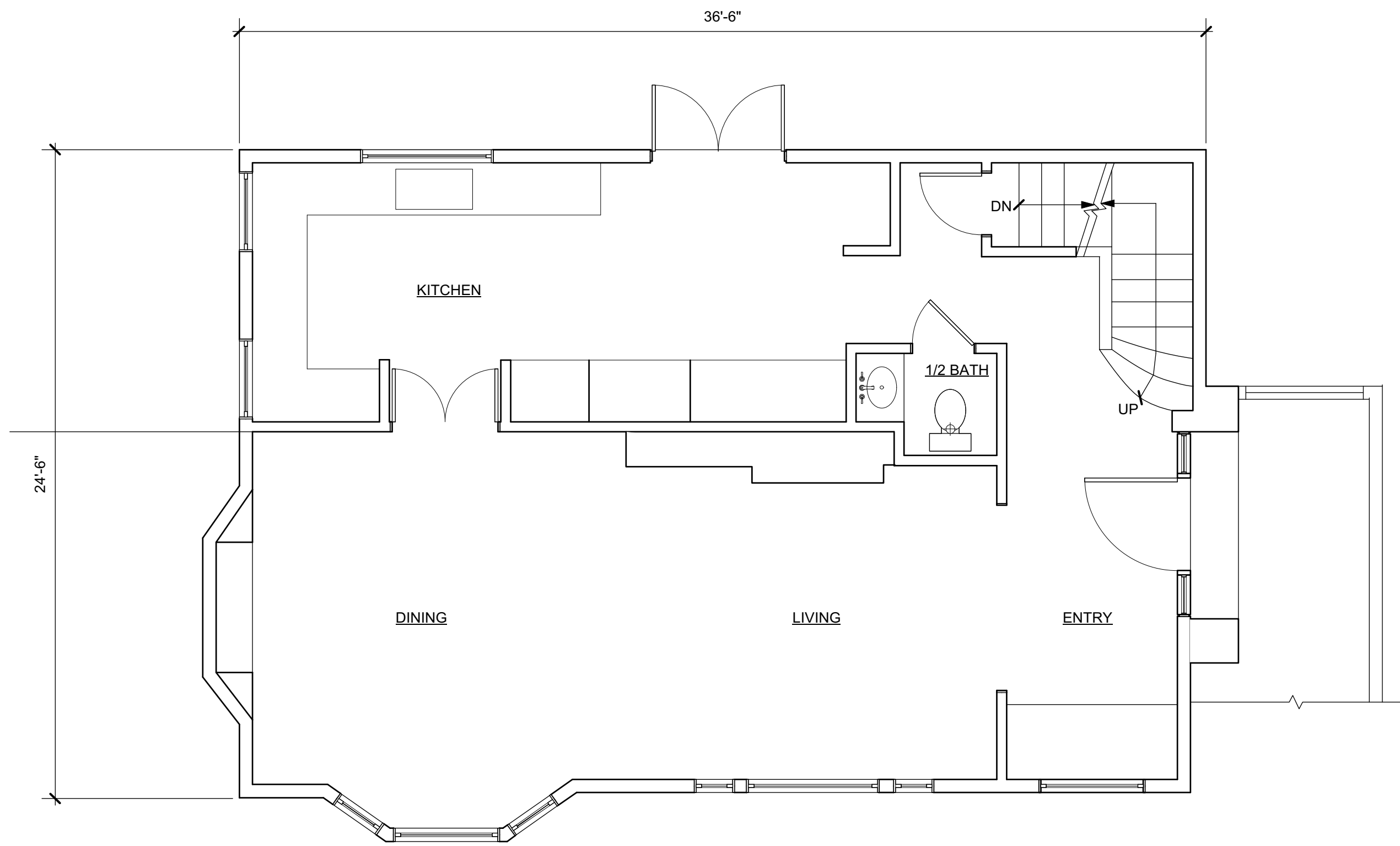




3 EXISTING BASEMENT FLOOR PLAN  
Scale: 1/4" = 1'-0"



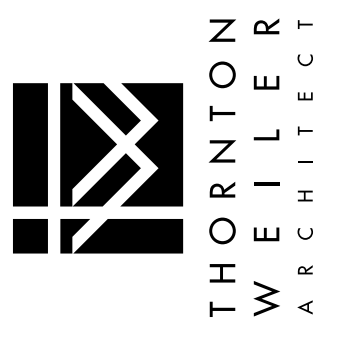
1 EXISTING 2ND FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 EXISTING 1ST FLOOR PLAN  
Scale: 1/4" = 1'-0"

| ISSUE                    | DATE     |
|--------------------------|----------|
| REVISED                  | 10-14-16 |
| REVISION                 | 10-19-16 |
| SETBACK REVISION         | 10-27-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
Alameda CA 94501  
thornton.weiler@comcast.net  
TEL: 510.521.7300  
CELL: 510.381.4829



**New 3rd floor bedroom addition**  
de Bord Residence  
50 Ashbury Terrace  
San Francisco, CA

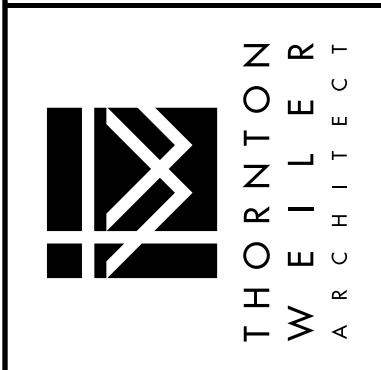
Existing Floor Plans



Date:  
Scale:  
Drawn:  
Job:  
Sheet

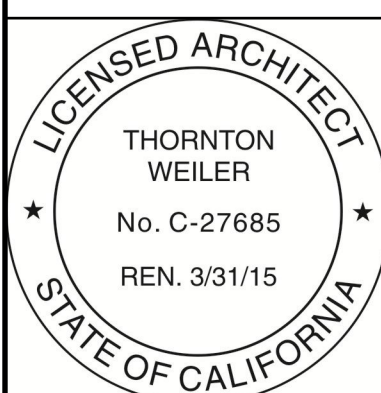
| ISSUE                    | DATE     |
|--------------------------|----------|
| SITE PERMIT SUBMITTAL    | 8-27-15  |
| COMMENT RESPONSE         | 9-16-16  |
| REVISION                 | 10-19-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
Alameda CA 94501  
thornton.weiler@comcast.net  
TEL: 510.521.7300  
CELL: 510.381.4829



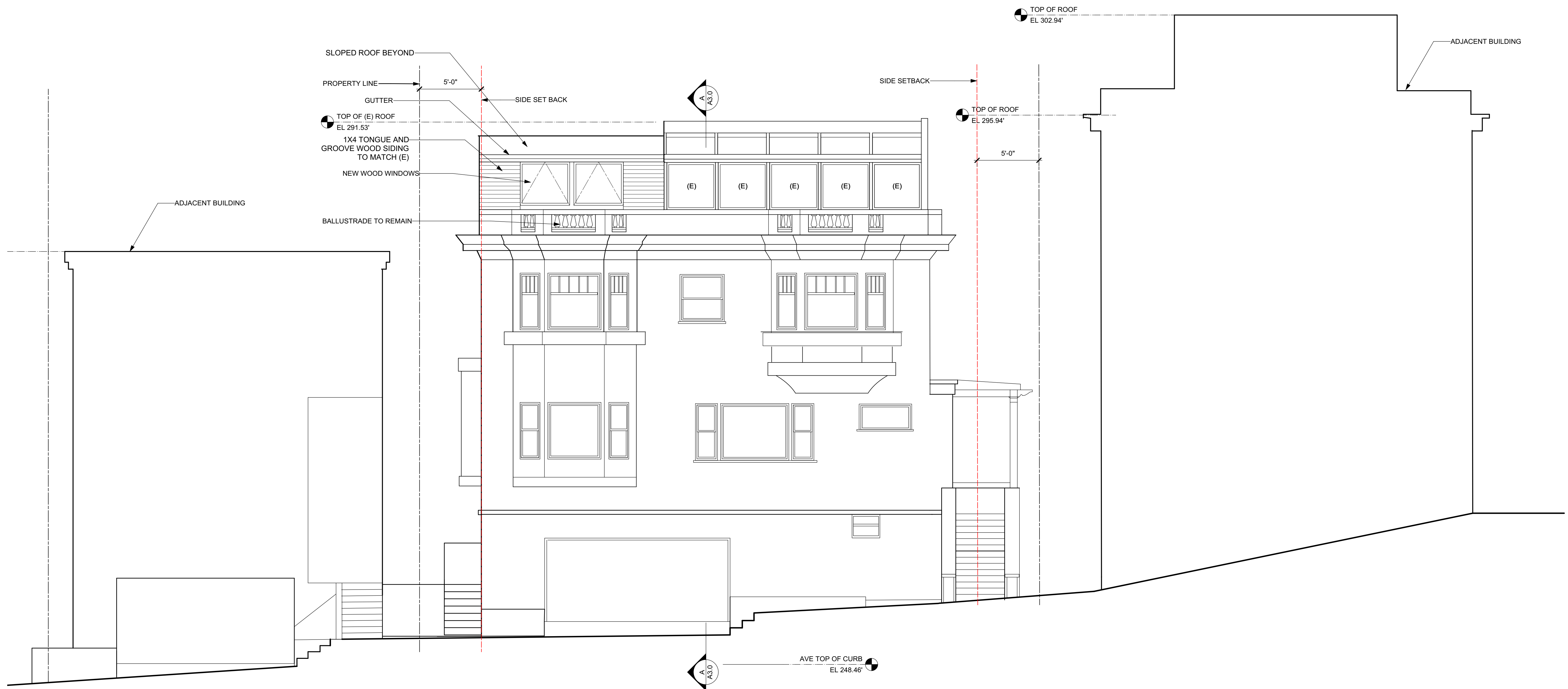
**New 3rd floor bedroom addition**  
de Bord Residence  
50 Ashbury Terrace  
San Francisco, CA

Proposed Elevation



Date:  
Scale:  
Drawn:  
Job:  
Sheet

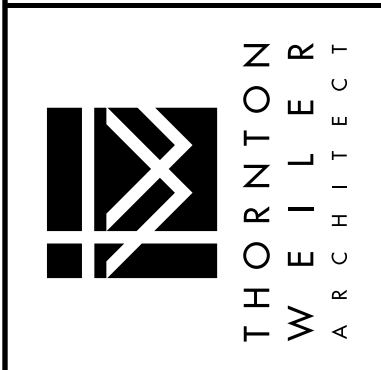
**A2.0**  
Of Sheets



**1 PROPOSED WEST ELEVATION**  
Scale: 1/4" = 1'-0"

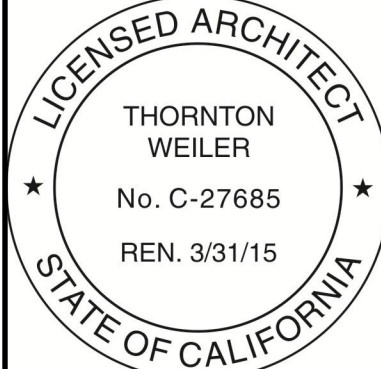
| ISSUE                    | DATE     |
|--------------------------|----------|
| SITE PERMIT SUBMITTAL    | 8-27-15  |
| COMMENT RESPONSE         | 9-16-16  |
| REVISION                 | 10-19-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
Alameda CA 94501  
thornton.weiler@comcast.net  
TEL: 510.521.7300  
CELL: 510.381.4829



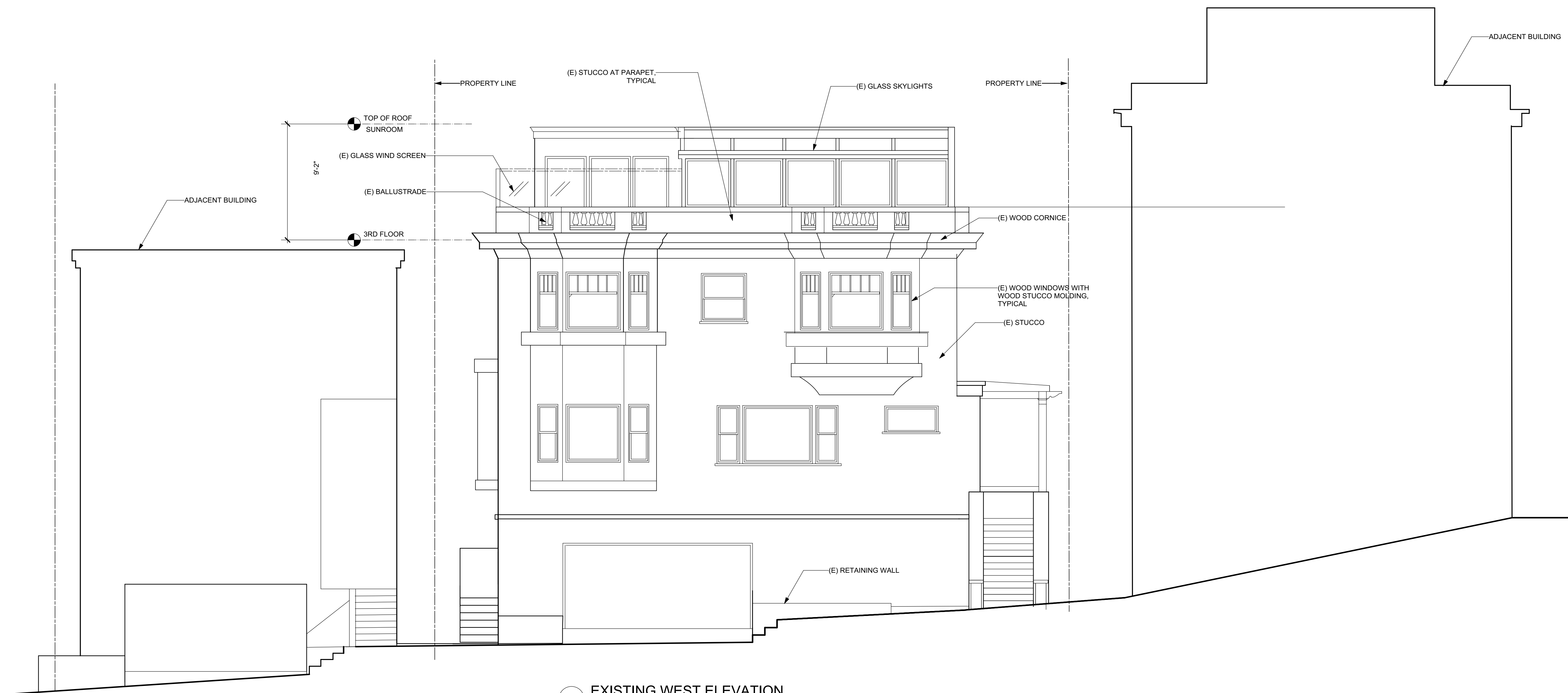
**New 3rd floor bedroom addition  
de Bord Residence**  
50 Ashbury Terrace  
San Francisco, CA

Existing West Elevation



Date:  
Scale:  
Drawn:  
Job:  
Sheet

**A2.1**  
Of Sheets

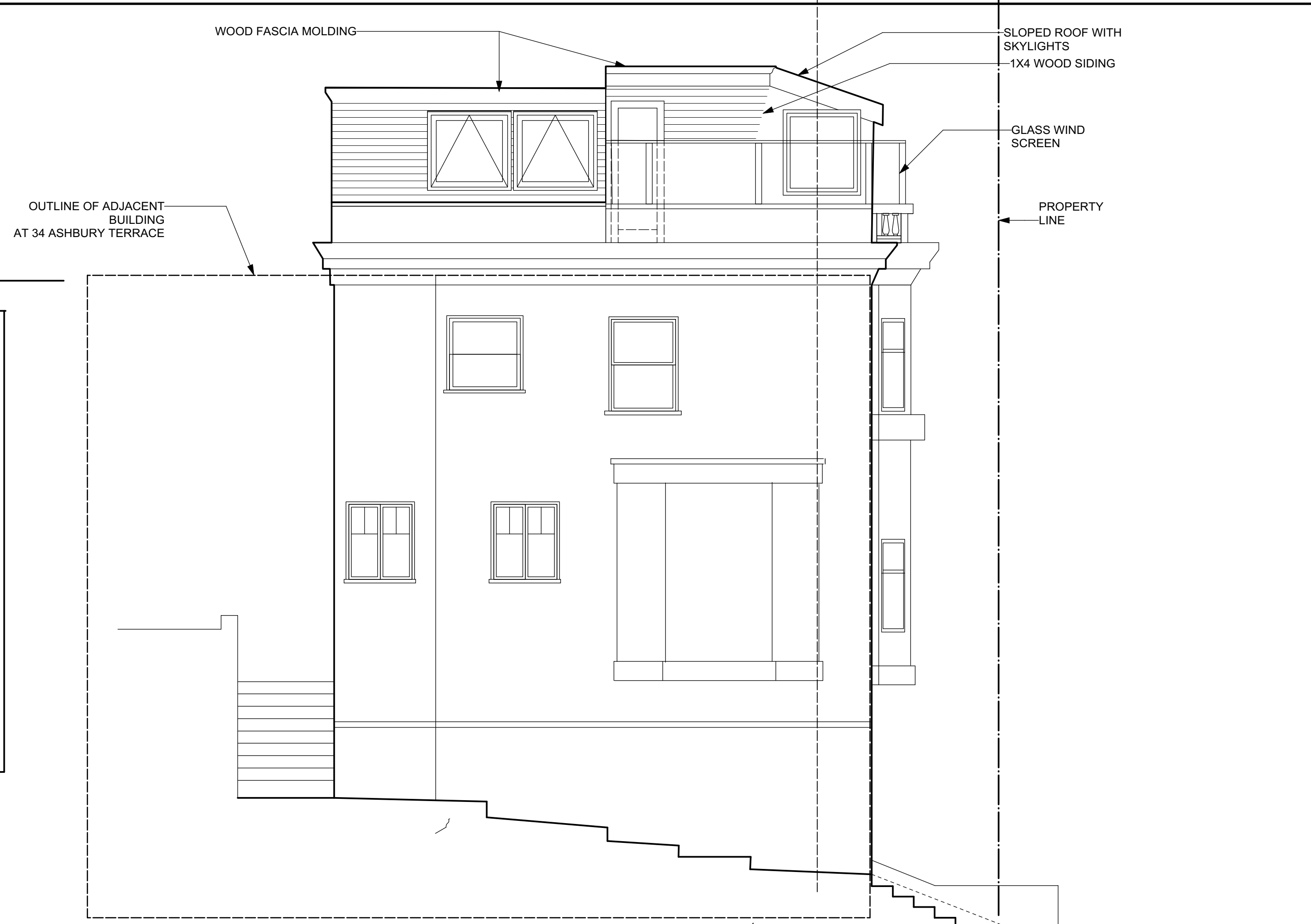


**1 EXISTING WEST ELEVATION**  
Scale: 1/4" = 1'-0"





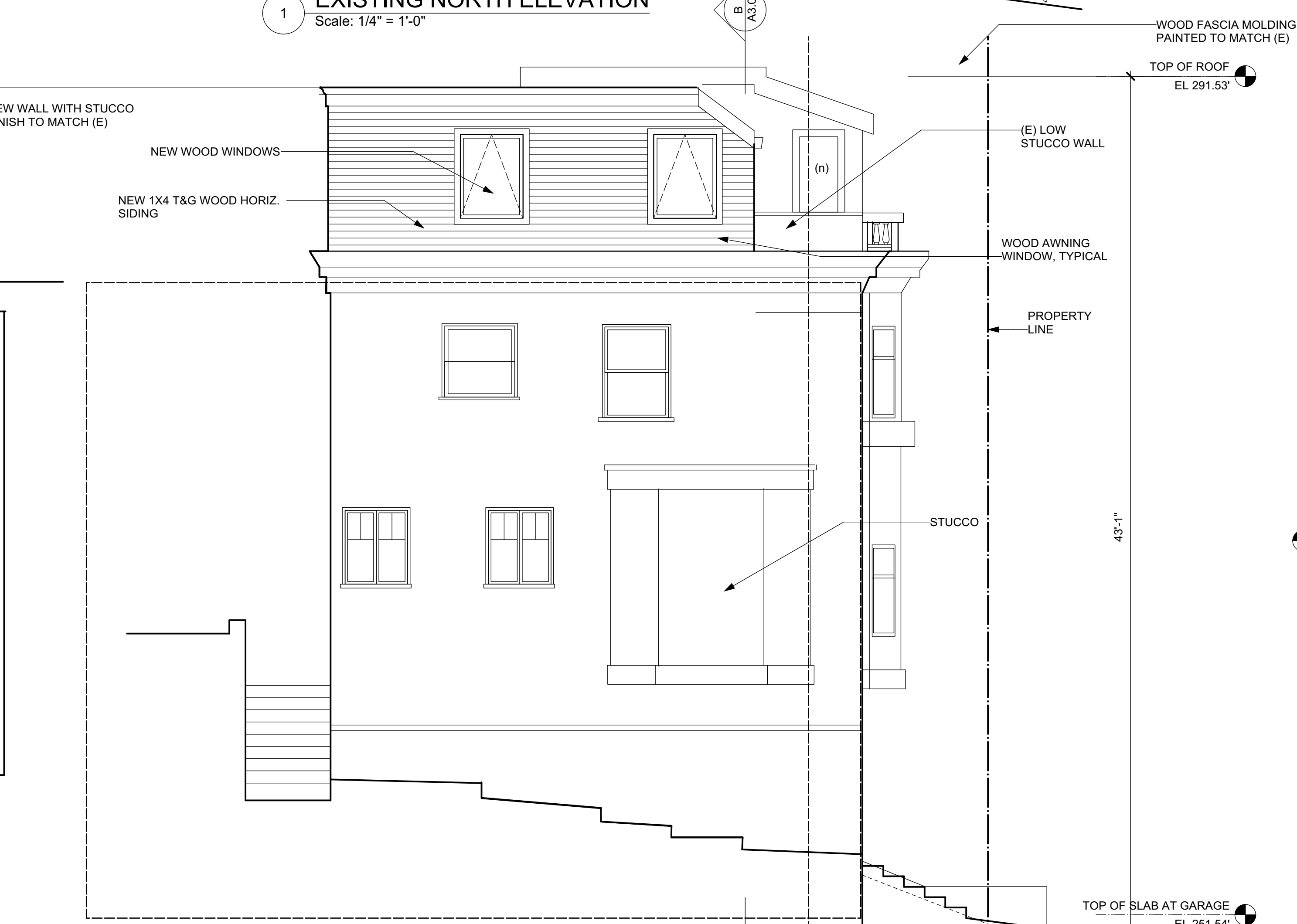
1 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



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



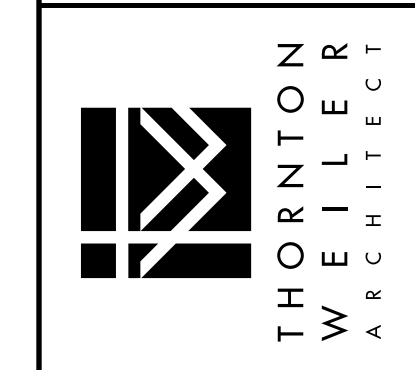
1 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"

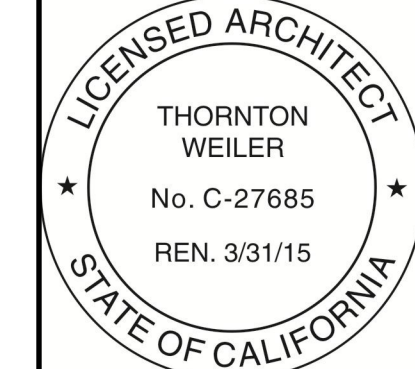
| ISSUE                    | DATE     |
|--------------------------|----------|
| SITE PERMIT SUBMITTAL    | 8-27-15  |
| COMMENT RESPONSE         | 9-16-16  |
| REVISION                 | 10-19-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
Alameda CA 94501  
thornton.weiler@comcast.net  
TEL: 510.521.7300  
CELL: 510.381.4829



**New 3rd Floor Addition  
de Bord Residence**  
50 Ashbury Terrace  
San Francisco, CA

Proposed Elevation

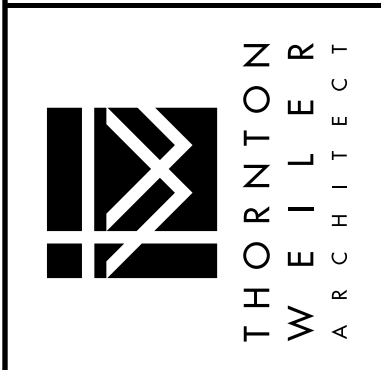


Date:  
Scale:  
Drawn:  
Job:  
Sheet

**A2.2**  
Of Sheets

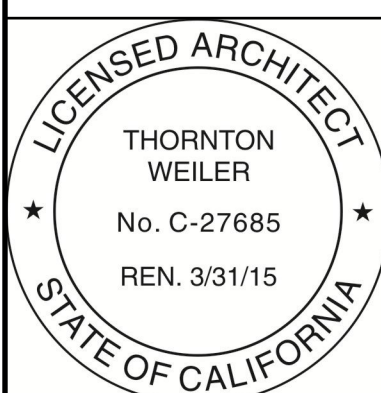
| ISSUE                    | DATE     |
|--------------------------|----------|
| SITE PERMIT SUBMITTAL    | 8-27-15  |
| COMMENT RESPONSE         | 10-7-15  |
| REVISION                 | 10-19-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
Alameda CA 94501  
thornton.weiler@comcast.net  
TEL: 510.521.7300  
CELL: 510.381.4829



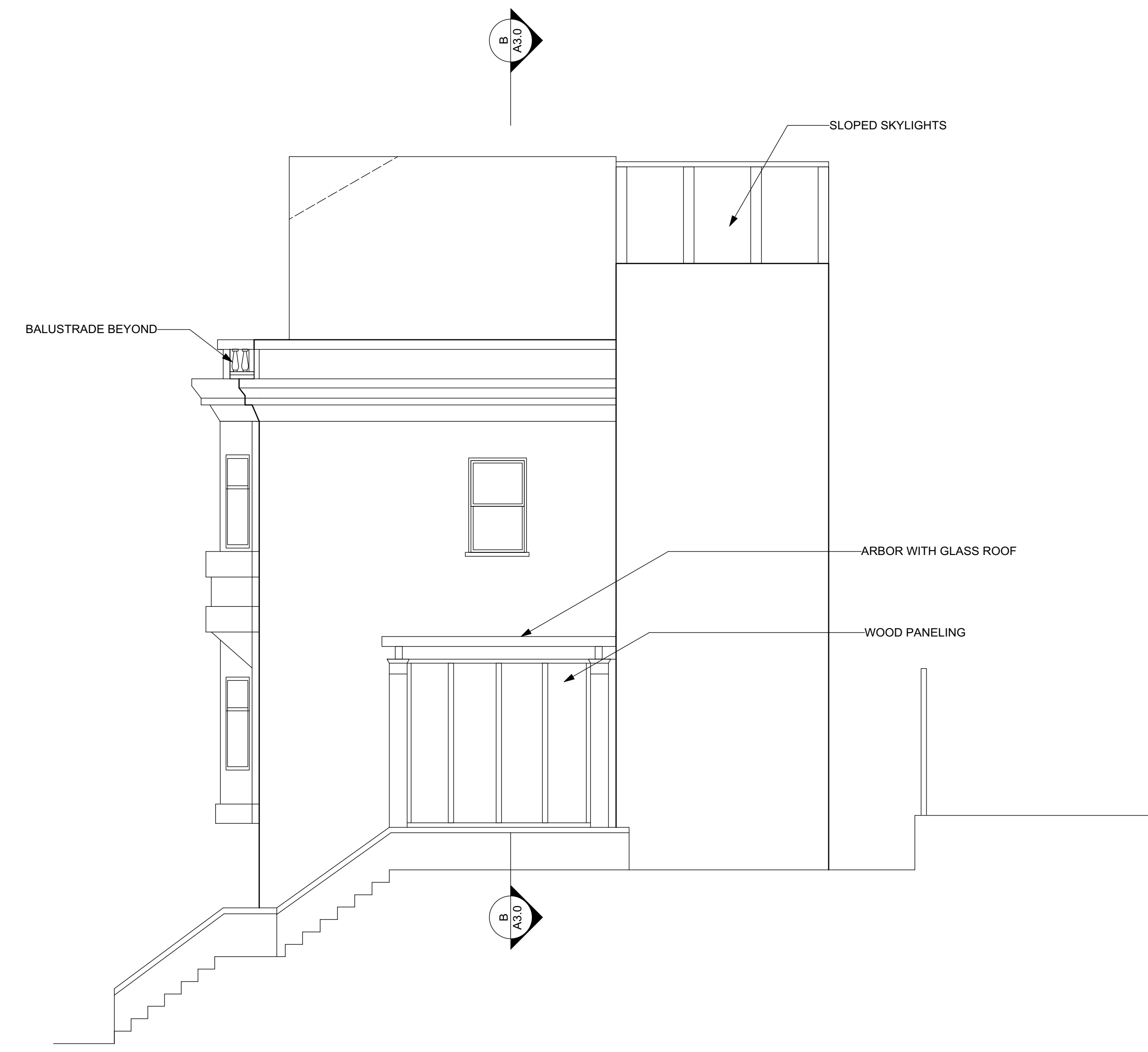
**New 3rd Floor Addition  
de Bord Residence**  
50 Ashbury Terrace  
San Francisco, CA

Existing South Elevation



Date:  
Scale:  
Drawn:  
Job:  
Sheet

**A2.3**  
Of Sheets



1 **EXISTING SOUTH ELEVATION- NO CHANGE**  
Scale: 1/4" = 1'-0"

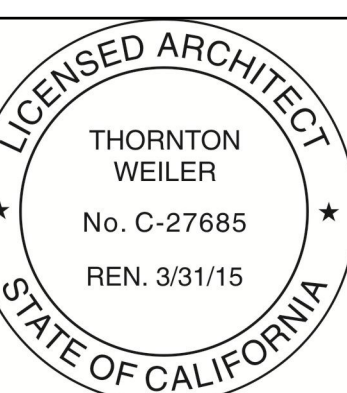
| ISSUE                    | DATE     |
|--------------------------|----------|
| SITE PERMIT SUBMITTAL    | 8-27-15  |
| COMMENT RESPONSE         | 9-16-16  |
| REVISION                 | 10-19-16 |
| MINOR PLANNING REVISIONS | 12-15-16 |
| VARIANCE                 | 1/19/17  |

452 Lincoln Avenue  
Alameda CA 94501  
thornton.weiler@comcast.net  
TEL: 510.521.7300  
CELL: 510.381.4829



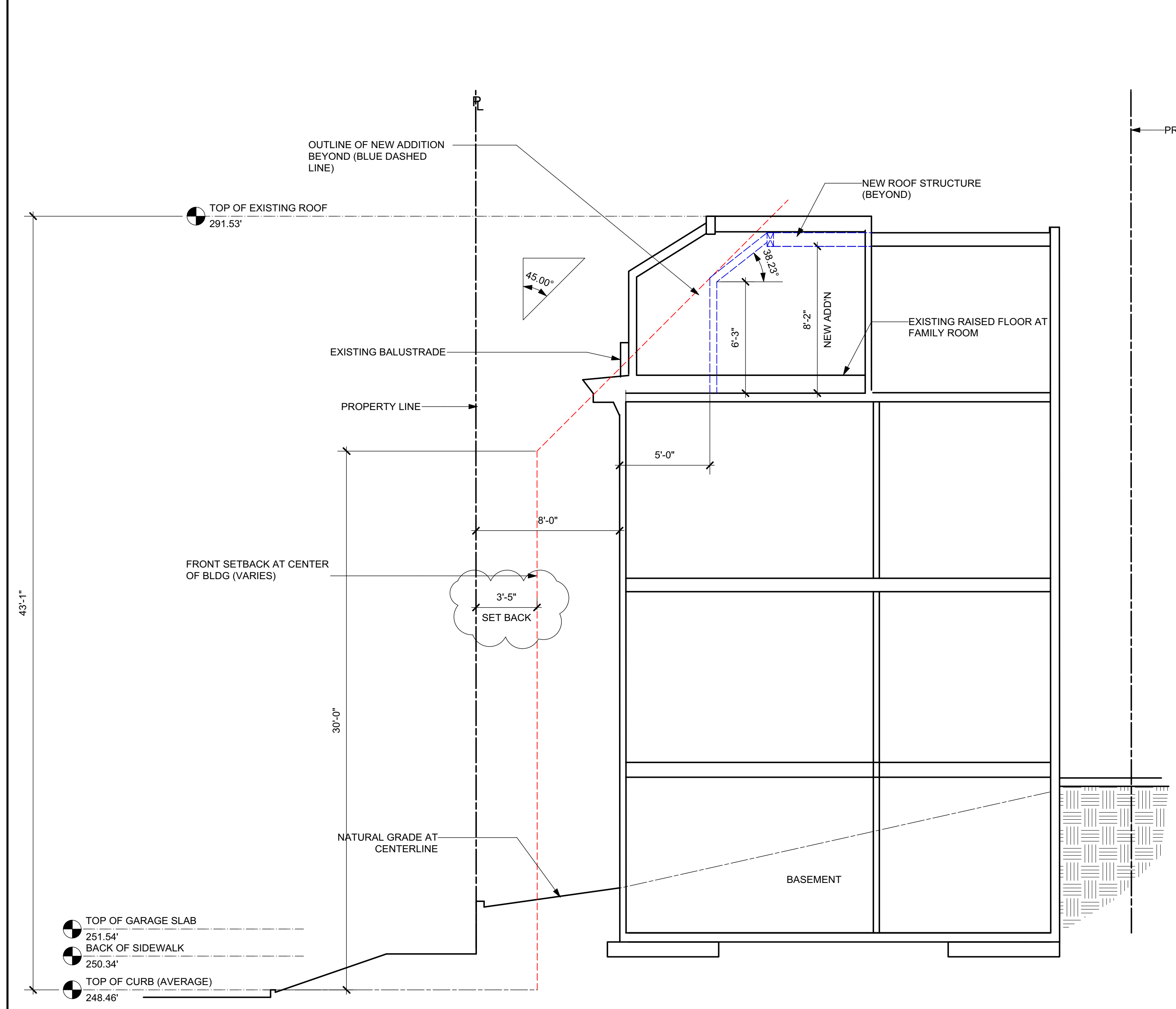
**New 3rd floor bedroom addition**  
de Bord Residence  
50 Ashbury Terrace  
San Francisco, CA

Proposed Elevation

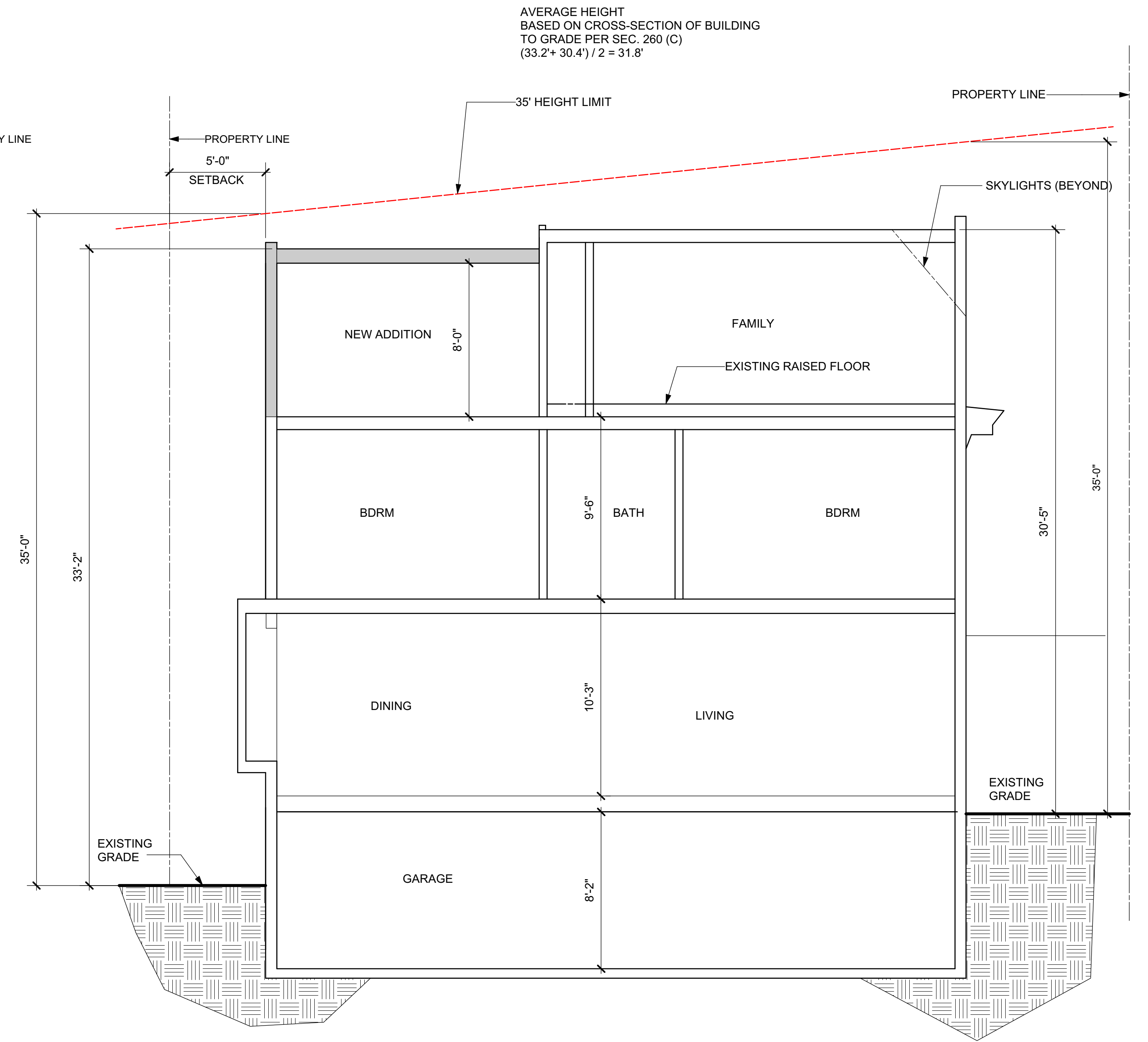


Date:  
Scale:  
Drawn:  
Job:  
Sheet

**A3.0**  
Of Sheets



**A TRANSVERSE SECTION AT CENTER OF BLDG**  
Scale: 1/4" = 1'-0"



**B LONGITUDINAL SECTION**  
Scale: 1/4" = 1'-0"

AVERAGE HEIGHT  
BASED ON CROSS-SECTION OF BUILDING  
TO GRADE PER SEC. 260 (C)  
 $(33.2' + 30.4') / 2 = 31.8'$