



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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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 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**

PORPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 550 Valley Street	Case No.: 2015-018284VAR
Cross Street(s): Castro Street	Building Permit: 2015.05.01.5170
Block / Lot No.: 6611/017	Applicant/Agent: Julie Johnson, DNM Architect
Zoning District(s): RH-1 / 40-X	Telephone: 415 348-8910
Area Plan: NA	E-Mail: julie@dnm-architect.com

PROJECT DESCRIPTION

The proposal is to legalize an existing 240 square foot structure in the rear yard that extends along the entire 24'-9" wide rear property line. The structure is approximately 9'-4" tall, 9'-8.5" deep and contains a sleeping room and full bathroom. The structure has a 29' separation from the rear wall of a proposed horizontal addition to the main home.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard equal to 25% of the total depth of the lot (26'). The existing building is located entirely within the required rear yard, located along the rear property line; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeffrey Horn** Telephone: **415-575-6925** Mail: Jeffrey.Horn@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/2015-018284VAR.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 March 23, 2016, the Department issued the required Section 311 notification for this project (expires April 22, 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.

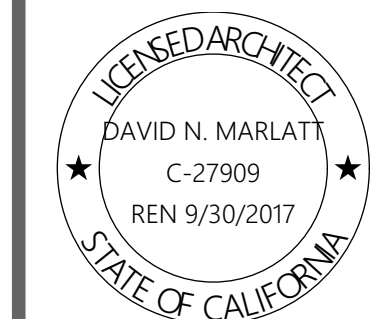
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378



DNM ARCHITECT
 1A Gate 5 Road
 Sausalito, CA 94965
 T: 415.348.8910
 E: dnm@dnm-architect.com



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SITE PERMIT
550 VALLEY STREET
 550 VALLEY STREET
 SAN FRANCISCO, CA 94131
 PARCEL: 6611/017

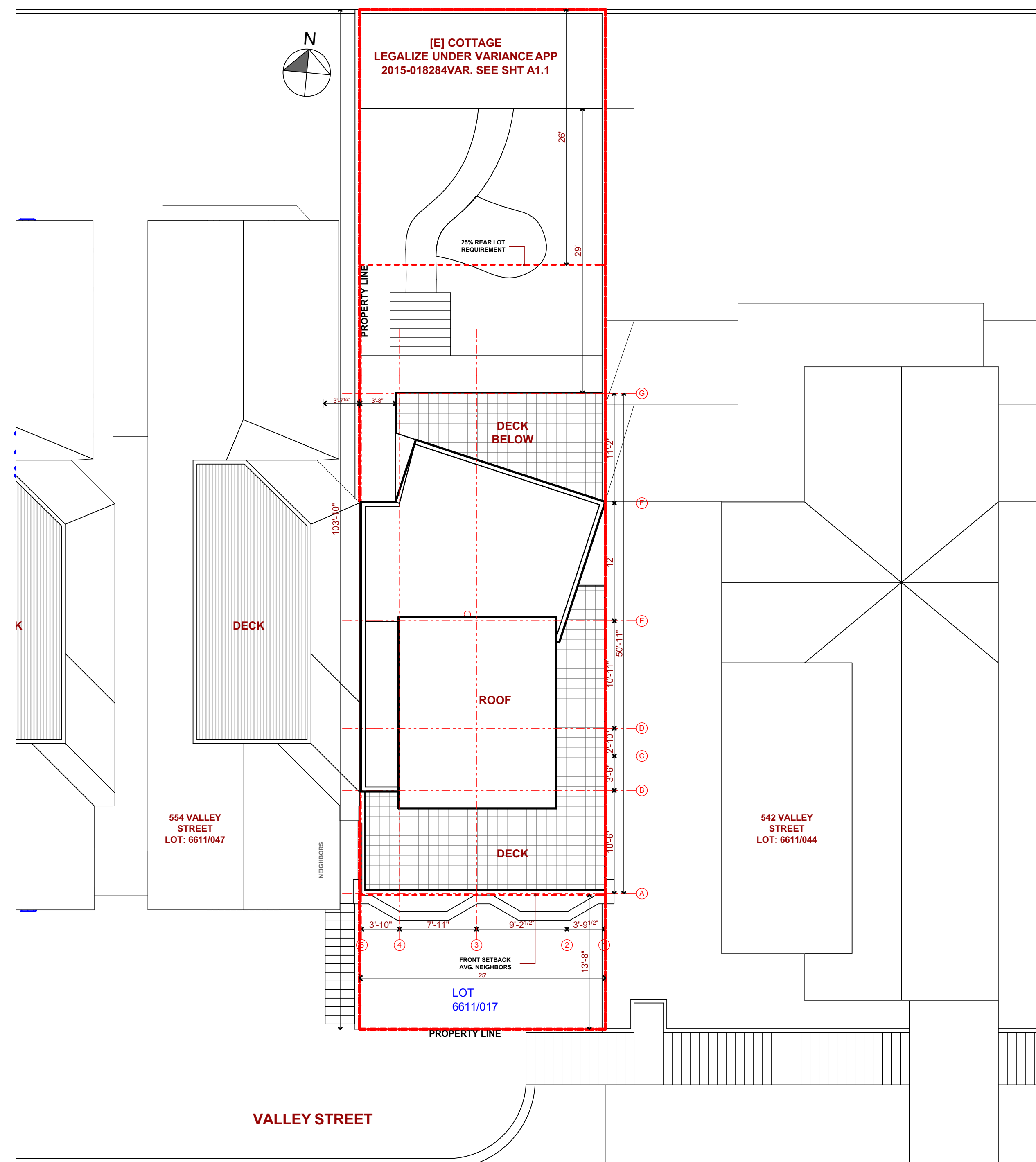
SITE PLAN

BUILDING PERMIT

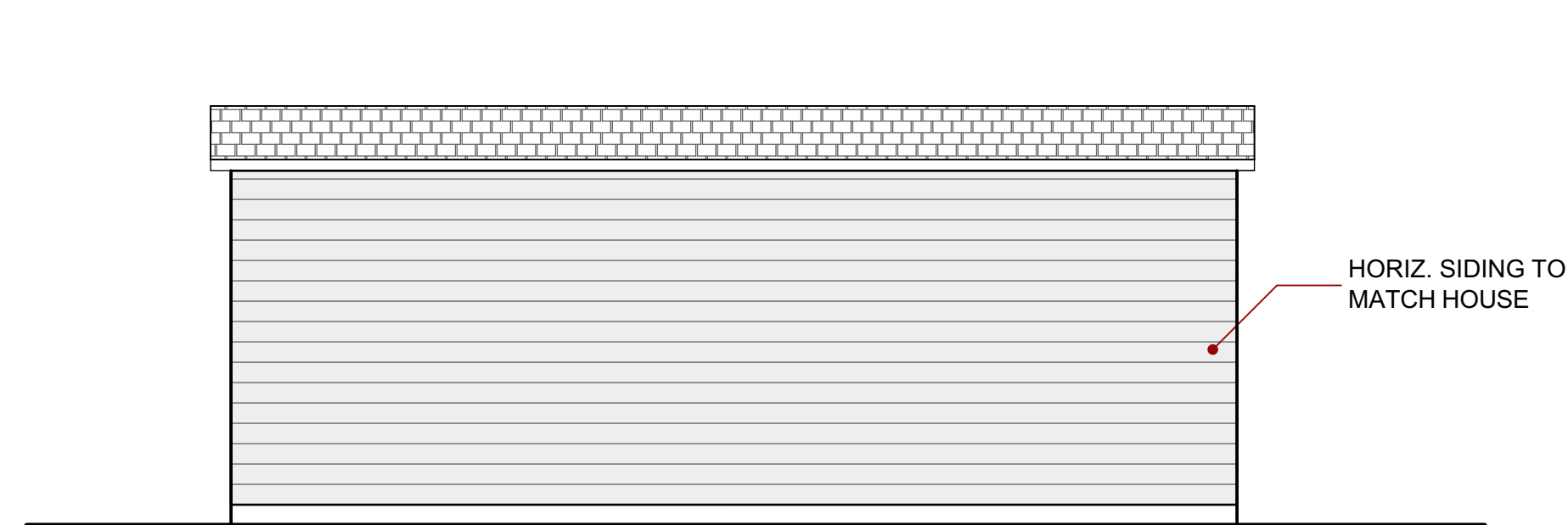
- Revisions:
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02.18.2016

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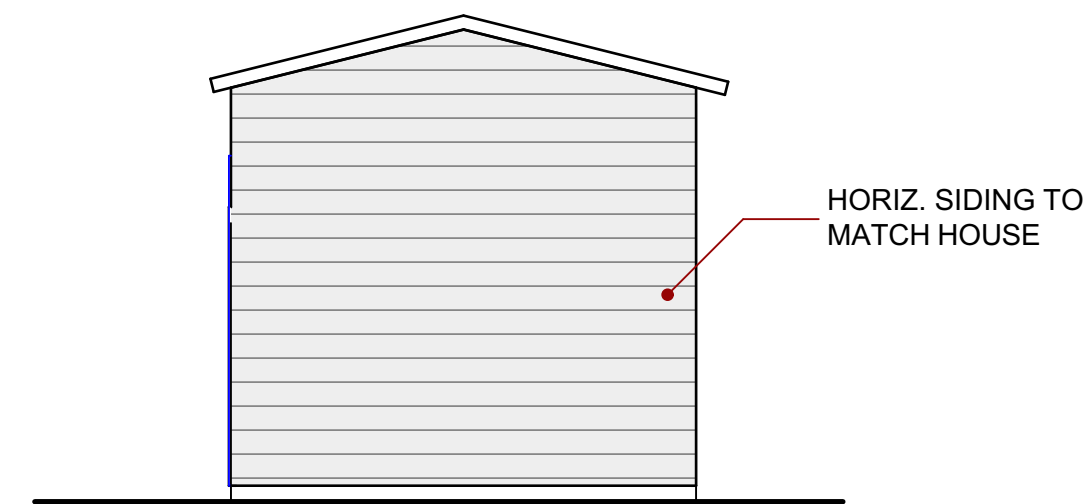
[N] SITE PLAN 1
 SCALE: 1/8" = 1'-0"



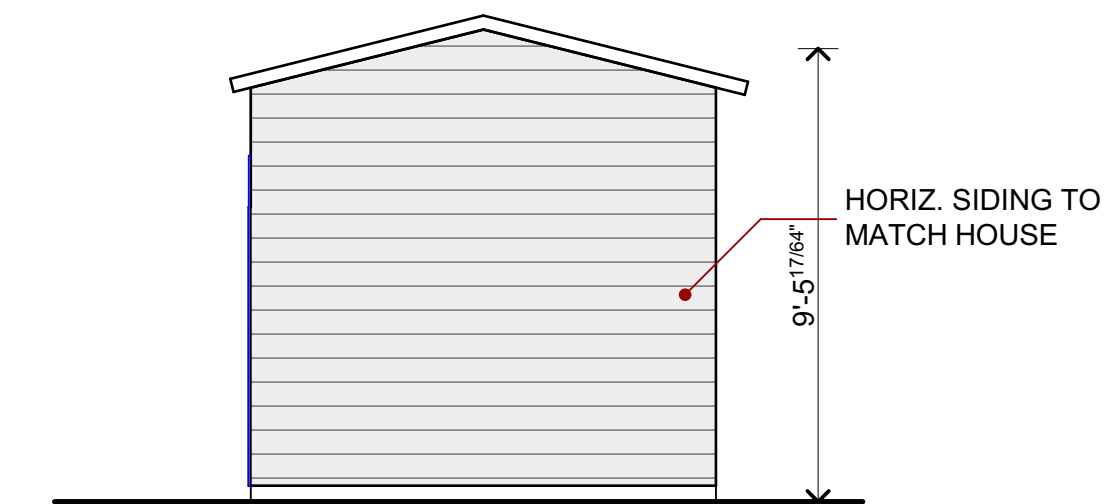
NORTH



SOUTH

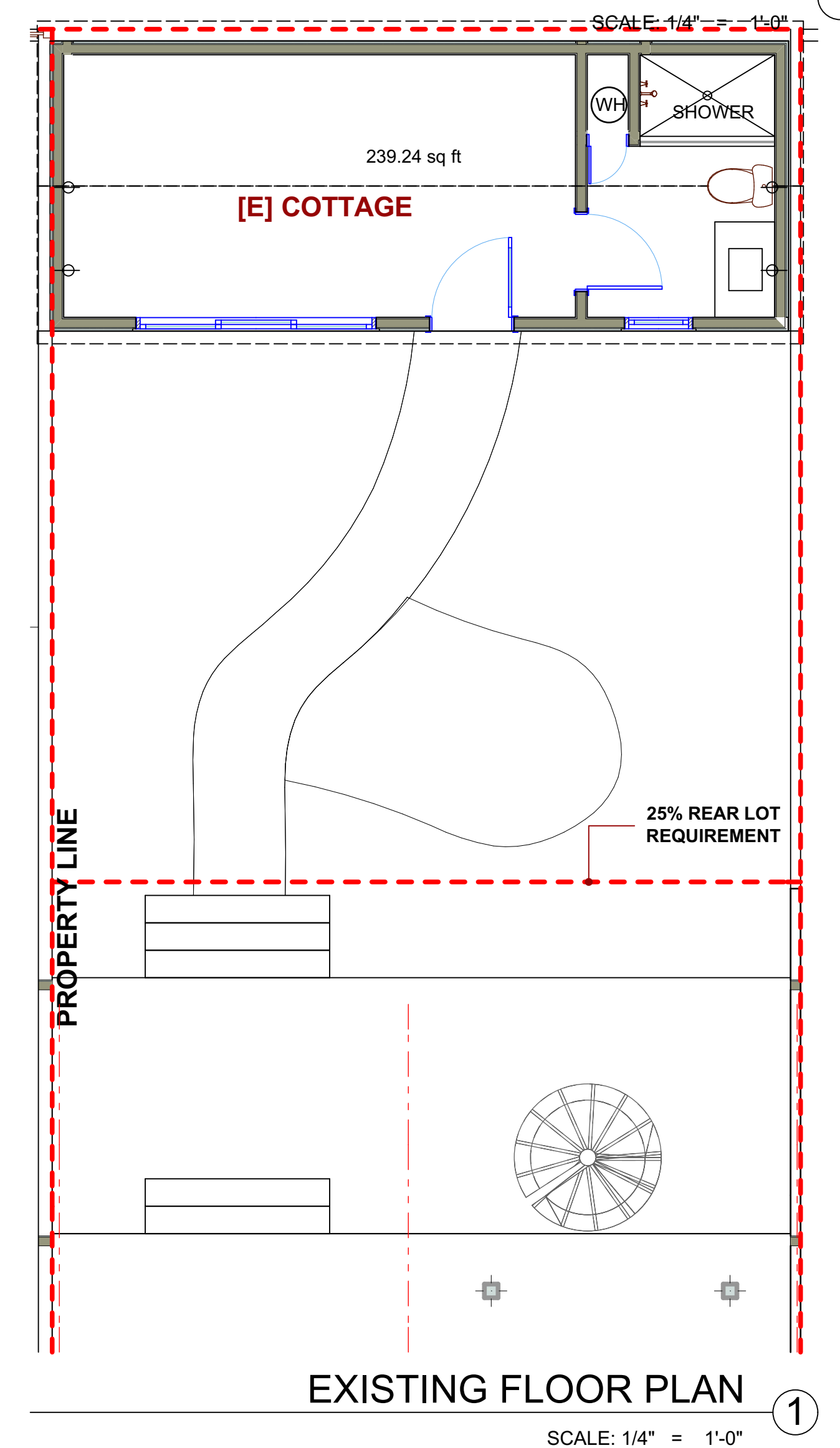
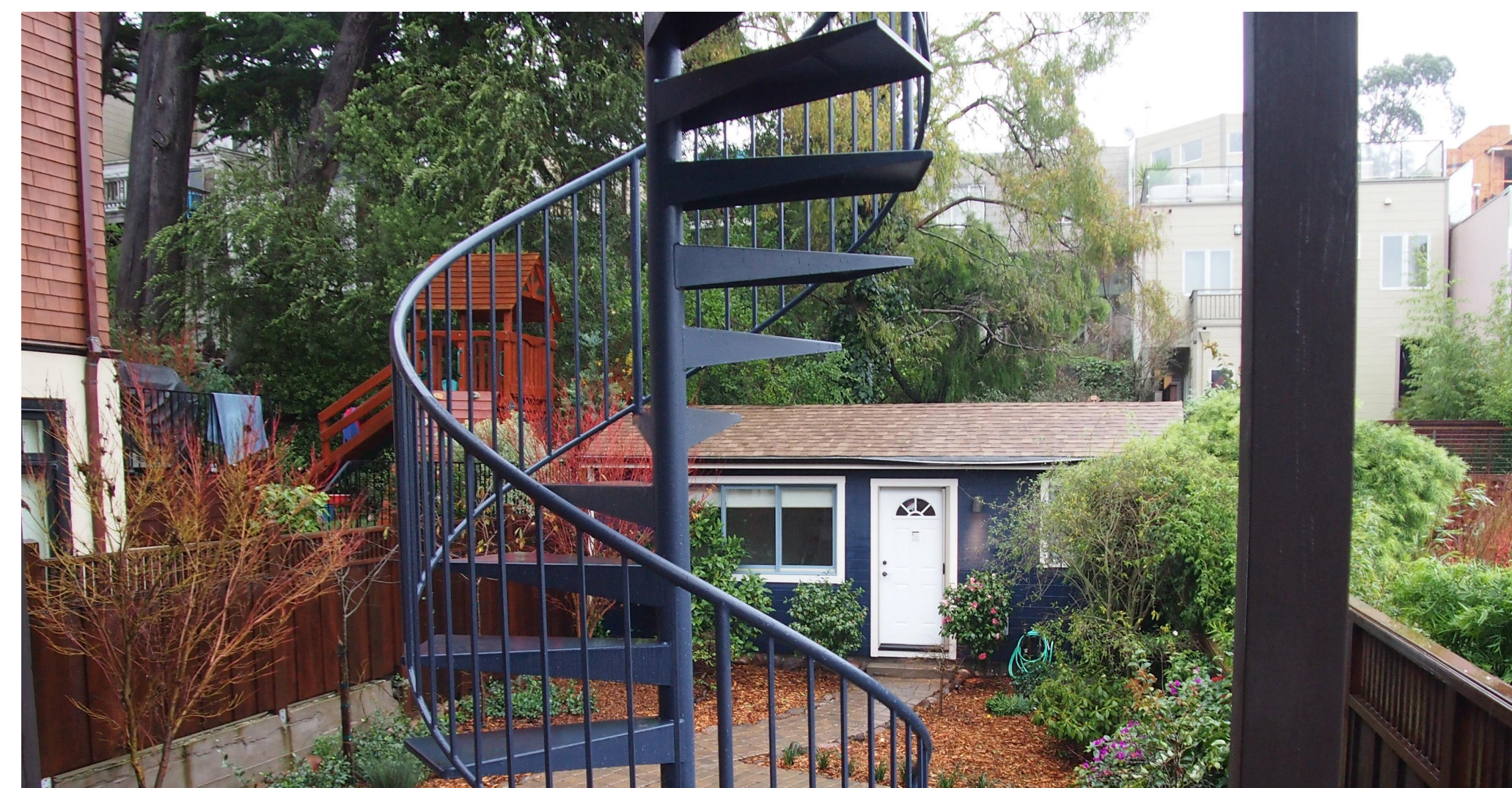


EAST



WEST

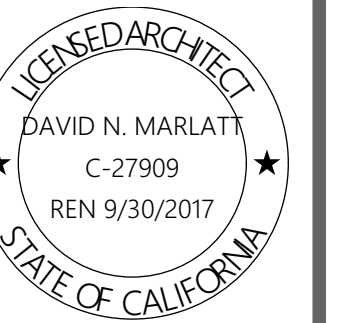
COTTAGE ELEVATIONS



EXISTING FLOOR PLAN

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

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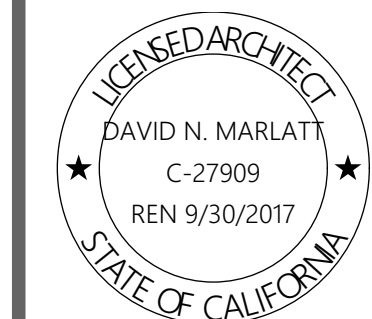
BUILDING PERMIT

Revisions:

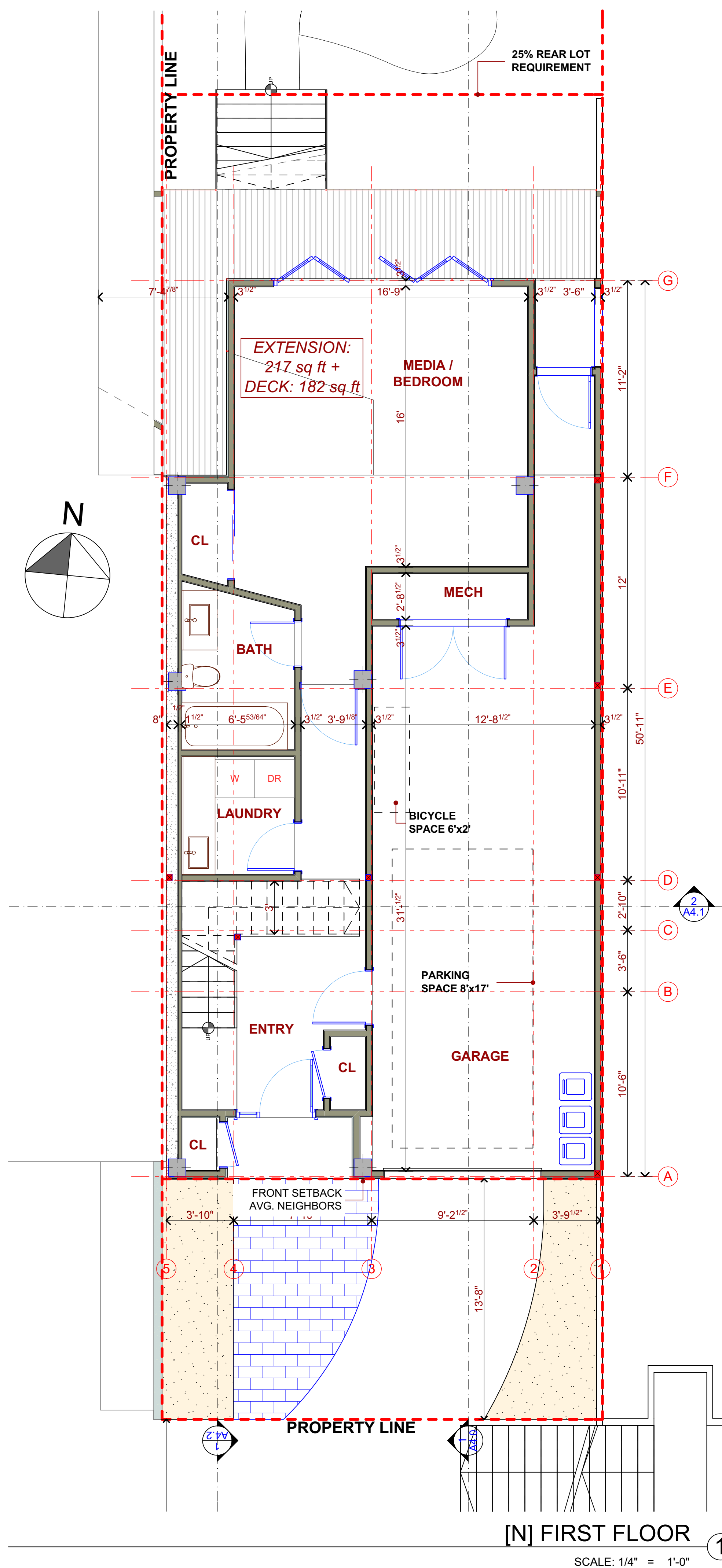
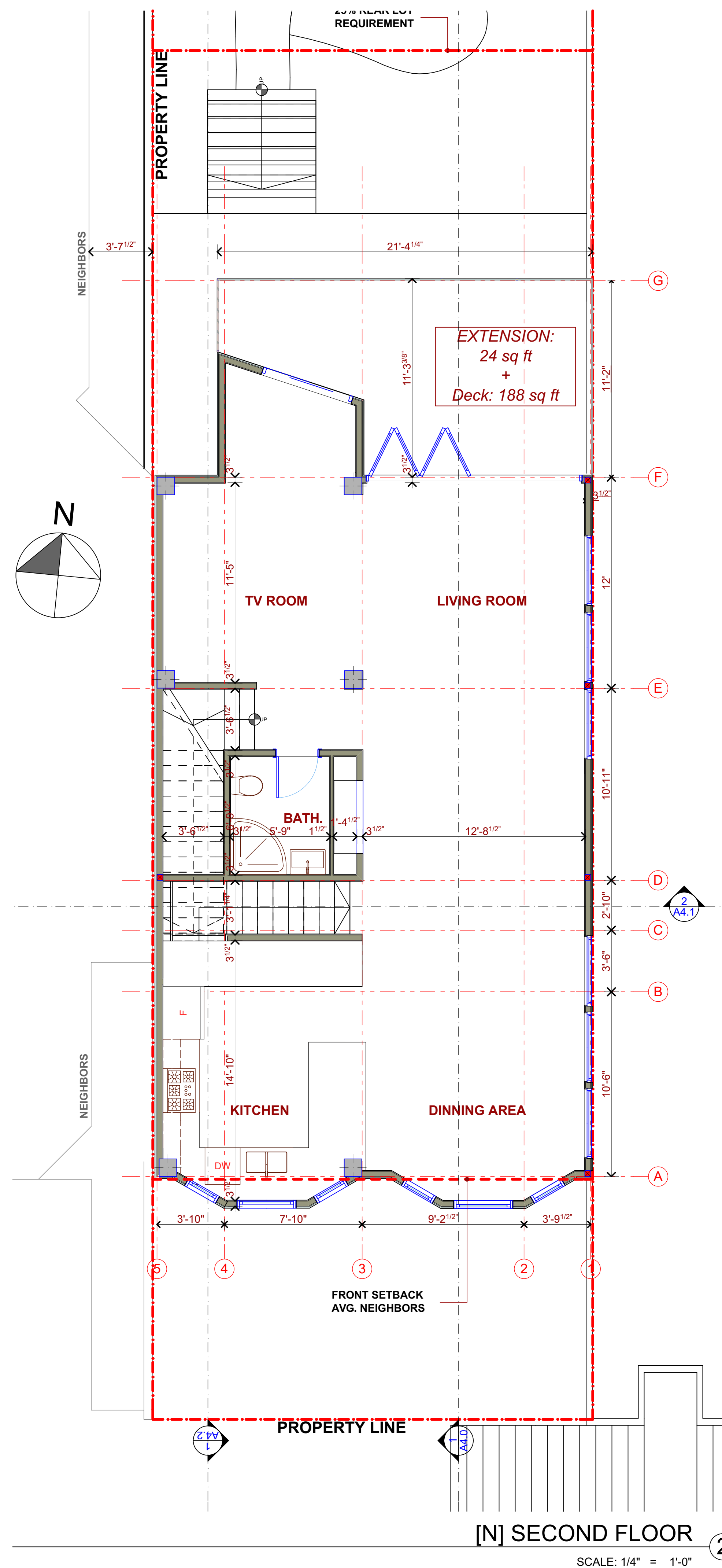
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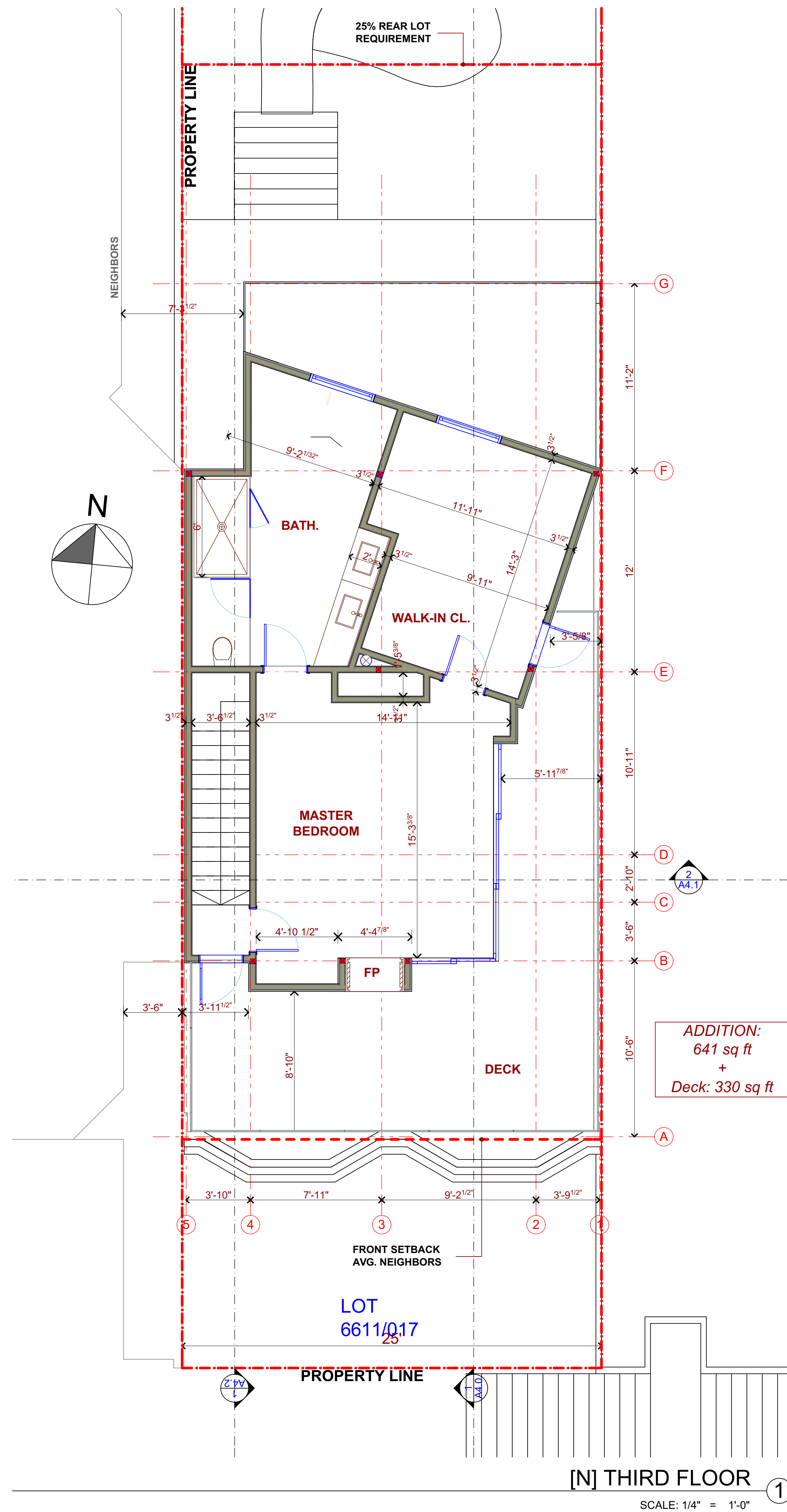
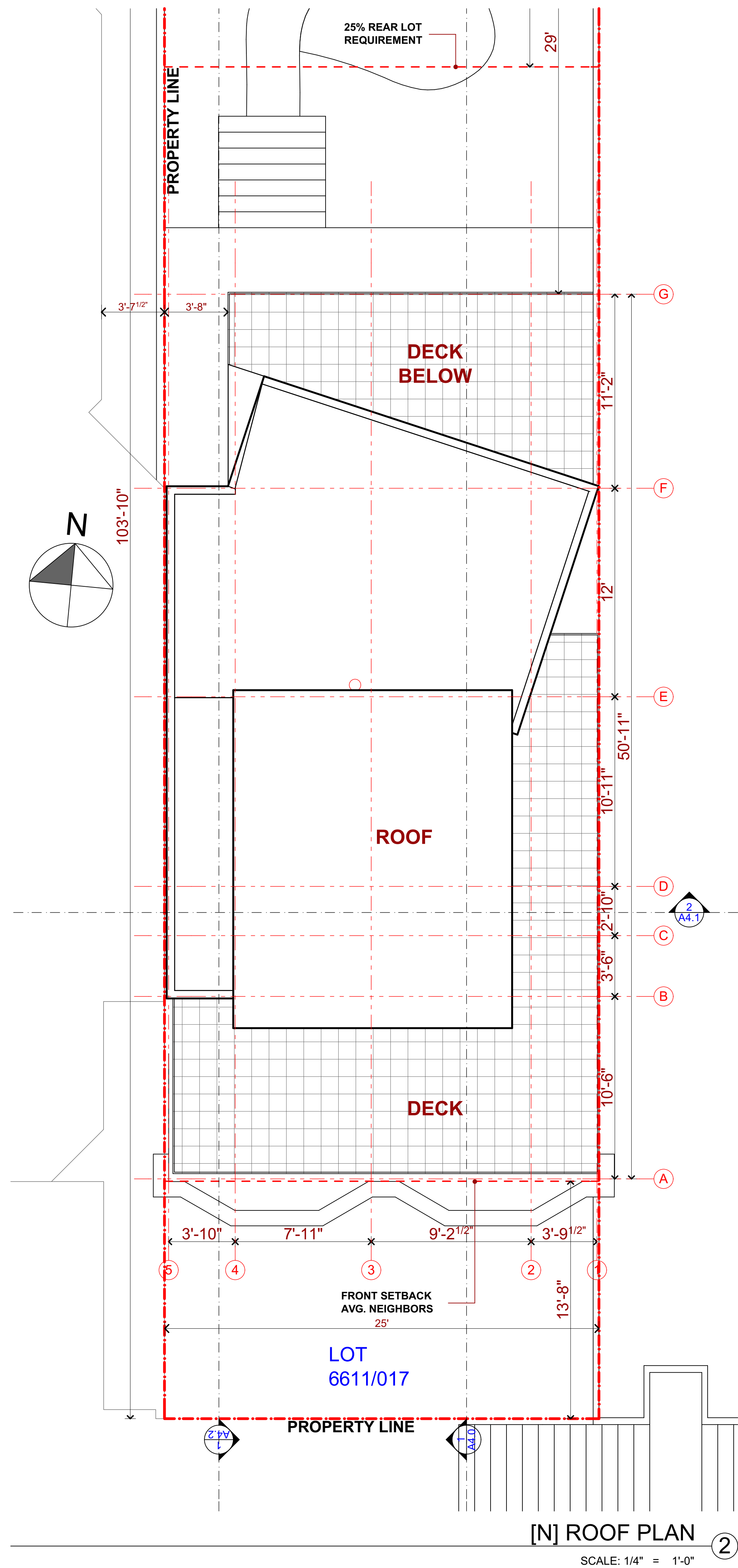
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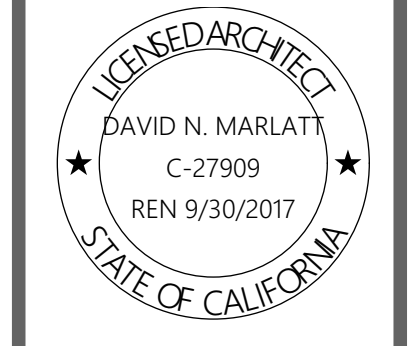
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ADDITION:
641 sq ft
+
Deck: 330 sq ft



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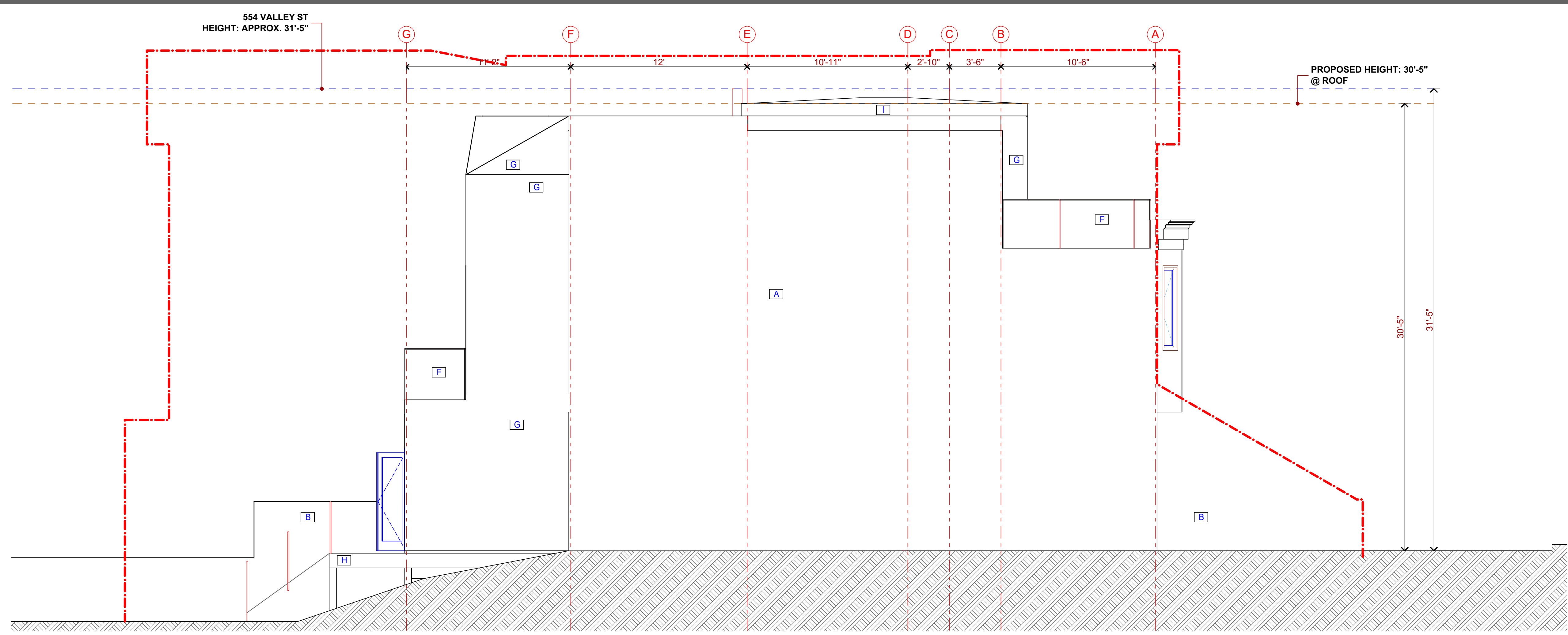
ELEVATIONS

BUILDING PERMIT

Revisions:
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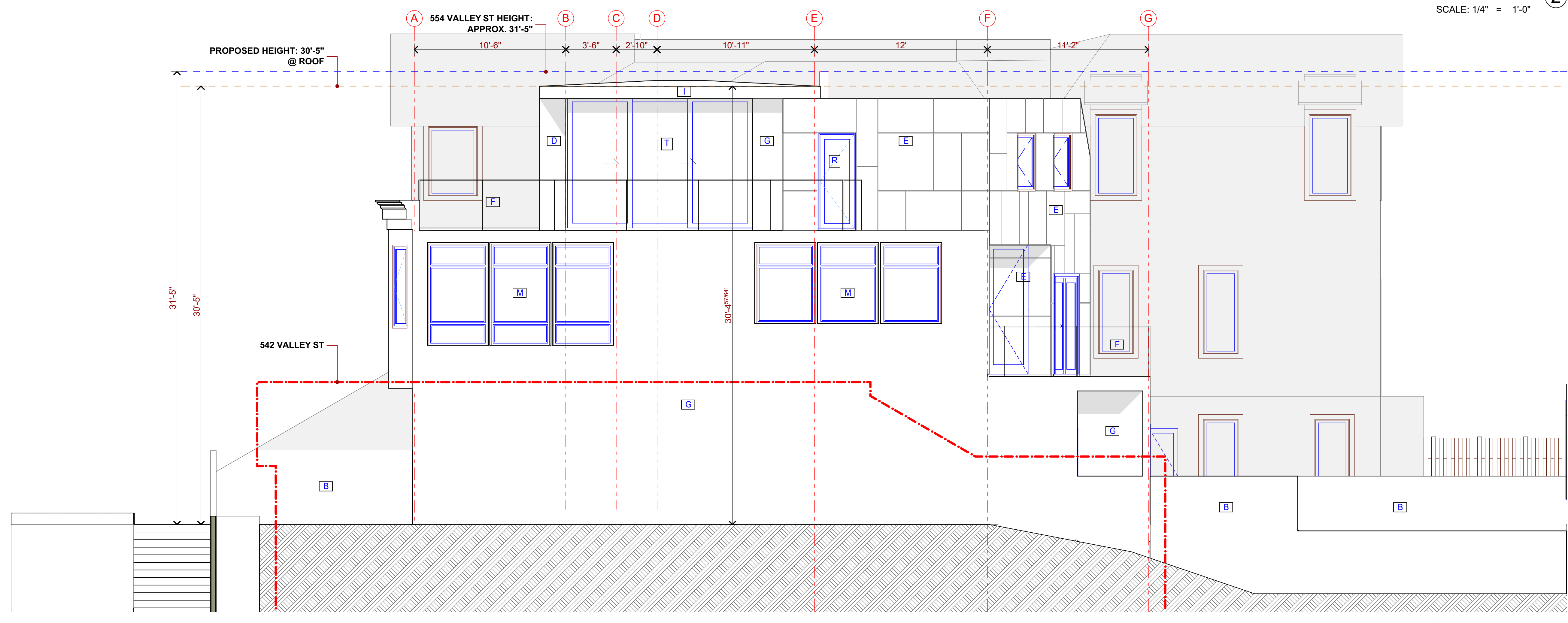
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[N] WEST Elevation ②

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



[N] EAST Elevation ①

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

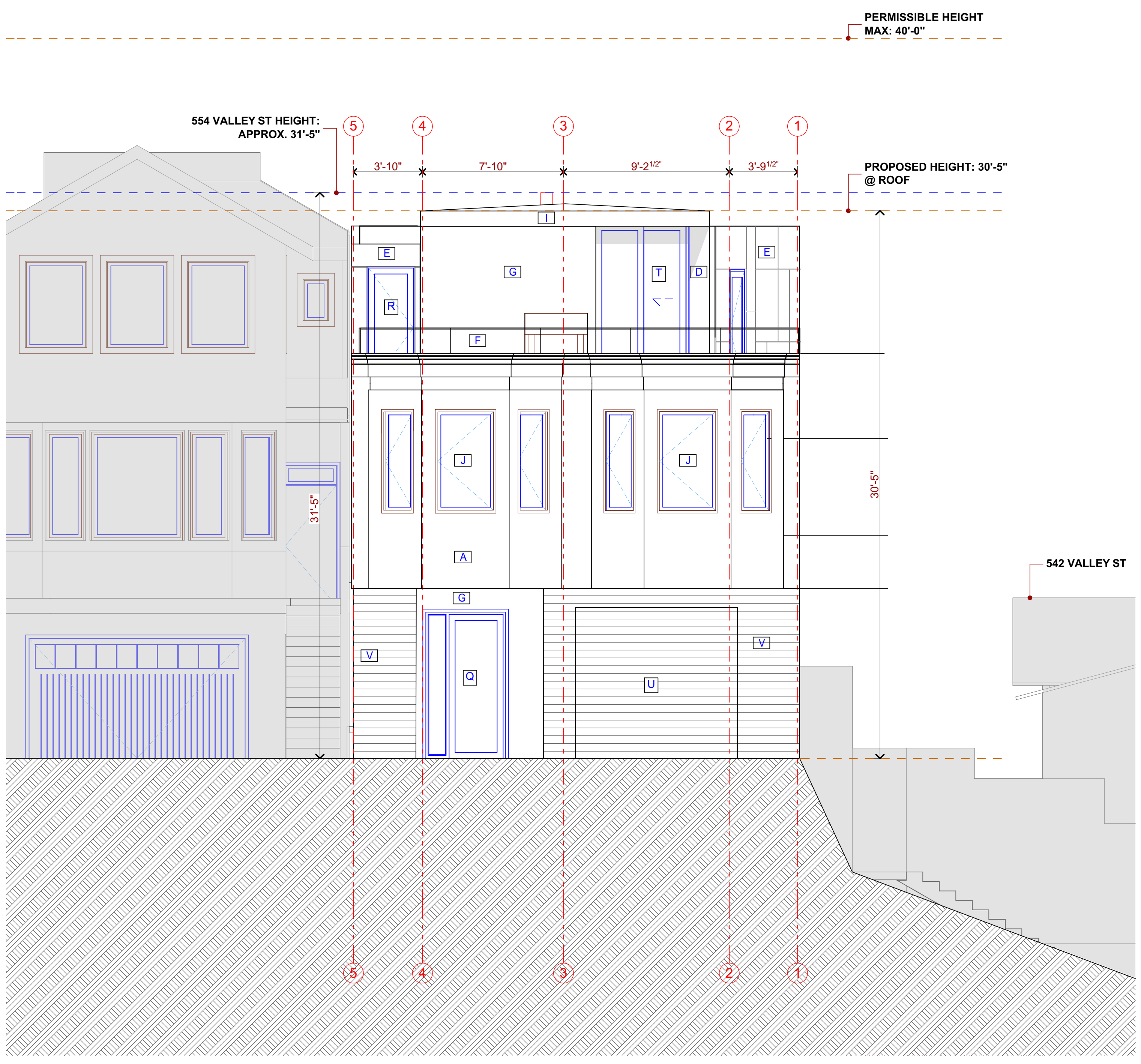
WALLS AND ROOFS	
A	[E] 7/8" CEMENT PLASTER
B	[E] WOOD FENCE
C	[E] CONCRETE
D	[N] HORIZONTAL WOOD SIDING
E	[N] WOOD PANELS: PRODEX BY PRODEMA
F	[N] GLASS RAIL W/ CAP. EA. PANEL <24 sq ft
G	[N] 7/8" CEMENT PLASTER
H	[N] WOOD SIDING
I	[N] PAINTED ROOF FASCIA
V	[N] 6" VERTICAL CEDAR SIDING
WINDOWS	
J	[N] CASEMENT WOOD WINDOW
K	[E] CASEMENT AND FIXED WOOD WINDOW
L	[E] DOUBLE HUNG WOOD WINDOW
M	[N] FIXED FIRE RATED WINDOW
DOORS	
N	[E] ALUMINUM CLAD WOOD DOOR
O	[E] WOOD ENTRY DOOR
P	[E] SLIDING DOOR
Q	[N] WOOD ENTRY DOOR
R	[N] ALUMINUM CLAD WOOD DOOR
S	[N] FOLDING DOOR
T	[N] SLIDING DOOR
U	[N] GARAGE DOOR (MATCH WITH V)

WALLS AND ROOFS		DOORS	
A	[E] 7/8" CEMENT PLASTER	N	[E] ALUMINUM CLAD WOOD DOOR
B	[E] WOOD FENCE	O	[E] WOOD ENTRY DOOR
C	[E] CONCRETE	P	[E] SLIDING DOOR
D	[N] HORIZONTAL WOOD SIDING	Q	[N] WOOD ENTRY DOOR
E	[N] WOOD PANELS: PRODEX BY PRODEMA	R	[N] ALUMINUM CLAD WOOD DOOR
F	[N] GLASS RAIL W/ CAP. EA. PANEL <24 sq ft	S	[N] FOLDING DOOR
G	[N] 7/8" CEMENT PLASTER	T	[N] SLIDING DOOR
H	[N] WOOD SIDING	U	[N] GARAGE DOOR (MATCH WITH)
I	[N] PAINTED ROOF FASCIA		
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M	[N] FIXED FIRE RATED WINDOW		

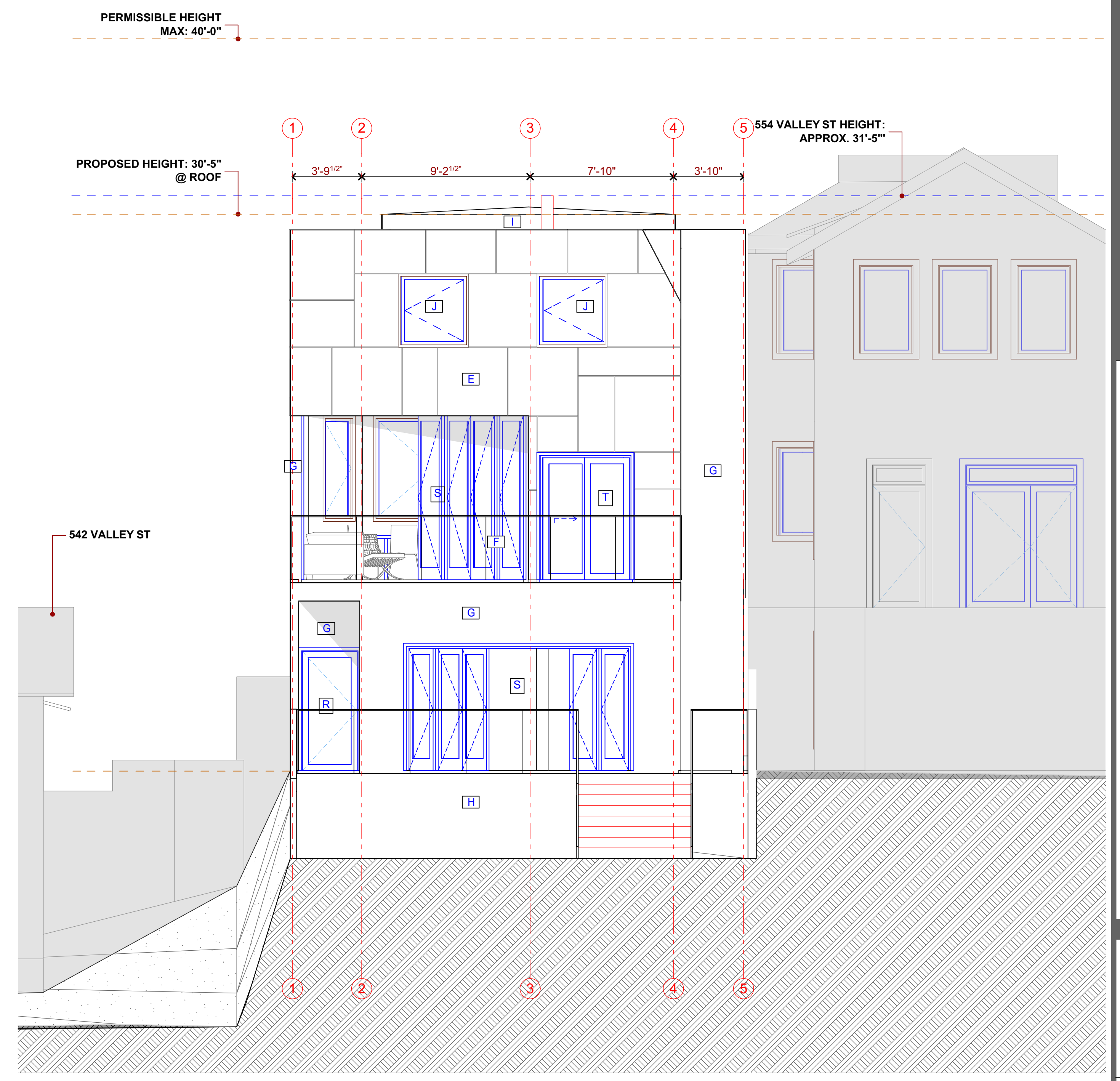
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LICENSED ARCHITECT
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 C-27909
 REN 9/30/2017
 STATE OF CALIFORNIA

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[N] SOUTH Elevation ②
 SCALE: 1/4" = 1'-0"



[N] NORTH Elevation ①
 SCALE: 1/4" = 1'-0"

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