



# 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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Suite 400  
San Francisco,  
CA 94103-2479

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**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, May 25, 2016**  
 Time: **9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance(Rear and Side Yards)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>2898 Vallejo Street</b>	Case No.: <b>2016-001108VAR</b>
Cross Street(s): <b>Baker Street</b>	Building Permit: <b>2016.02.29.0725</b>
Block / Lot No.: <b>0955/017</b>	Applicant/Agent: <b>Jody Knight, Attorney</b>
Zoning District(s): <b>RH-1(D)/40-X</b>	Telephone: <b>(415) 567-9000</b>
Area Plan: <b>N/A</b>	E-Mail: <b>jknight@reubenlaw.com</b>

## PROJECT DESCRIPTION

The proposal includes infilling the existing side setback at the 4th story and a portion of the 5th story within the required five-foot side (east) yard to accommodate a new interior stair, closet space, and an exterior stair to the proposed roof deck. The proposal also includes the addition of a dormer at the rear (north) facade within the required rear yard. Additional interior work is proposed.

**PER SECTION 133 OF THE PLANNING CODE** the subject property is required to maintain a side yard of 5 feet along both side property lines. The proposed project would extend to the east property line at the 4th and 5th stories, providing no side yard.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 28 feet. The proposed dormer would encroach approximately 9 feet into the require rear yard. The project therefore requires variances from the rear and side yard requirements of the Planning Code.

## ADDITIONAL INFORMATION

**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/2016-001108VAR.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: **Alexandra Kirby** Telephone: **415-575-9133** Mail: [Alexandra.Kirby@sfgov.org](mailto:Alexandra.Kirby@sfgov.org)

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 performed 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**.

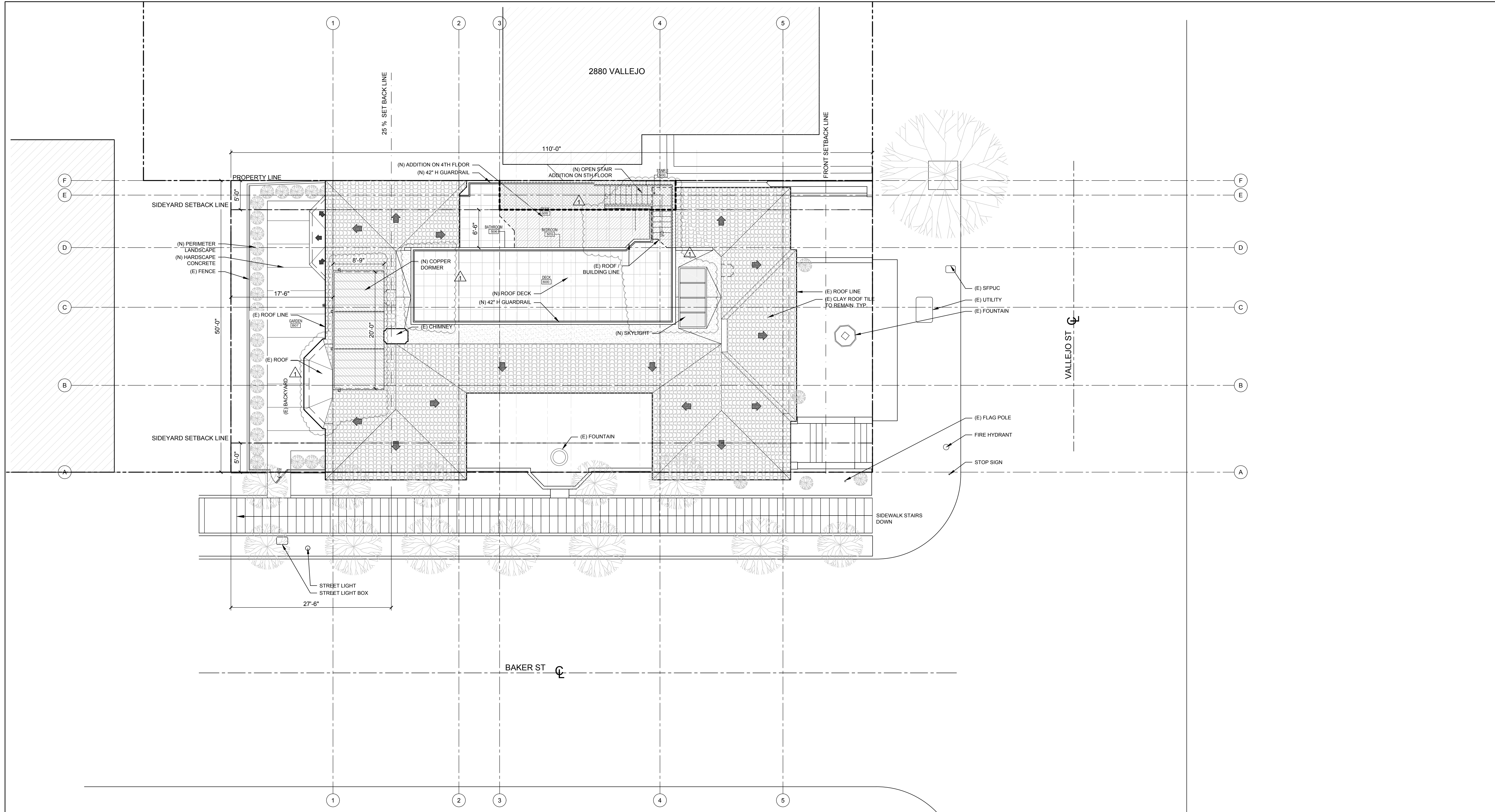
## ABOUT THIS NOTICE

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 <http://upn.sfplanning.org> for more information.



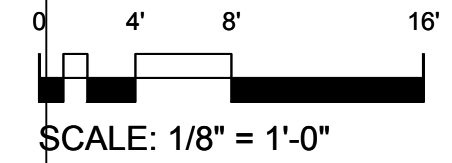




**2898 VALLEJO RESIDENCE**  
2898 VALLEJO STREET  
SAN FRANCISCO, 94123 CA

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION #1	04/29/16

1 PROPOSED SITE PLAN  
1/8" = 1'-0"



KEYNOTES

SHEET NOTES

LEGEND

**PROPOSED SITE PLAN**

Project Number 020314  
Date 01/19/2016

**A0.3**  
VARIANCE



**2898 VALLEJO RESIDENCE**  
2898 VALLEJO STREET  
SAN FRANCISCO, CA 94123 CA

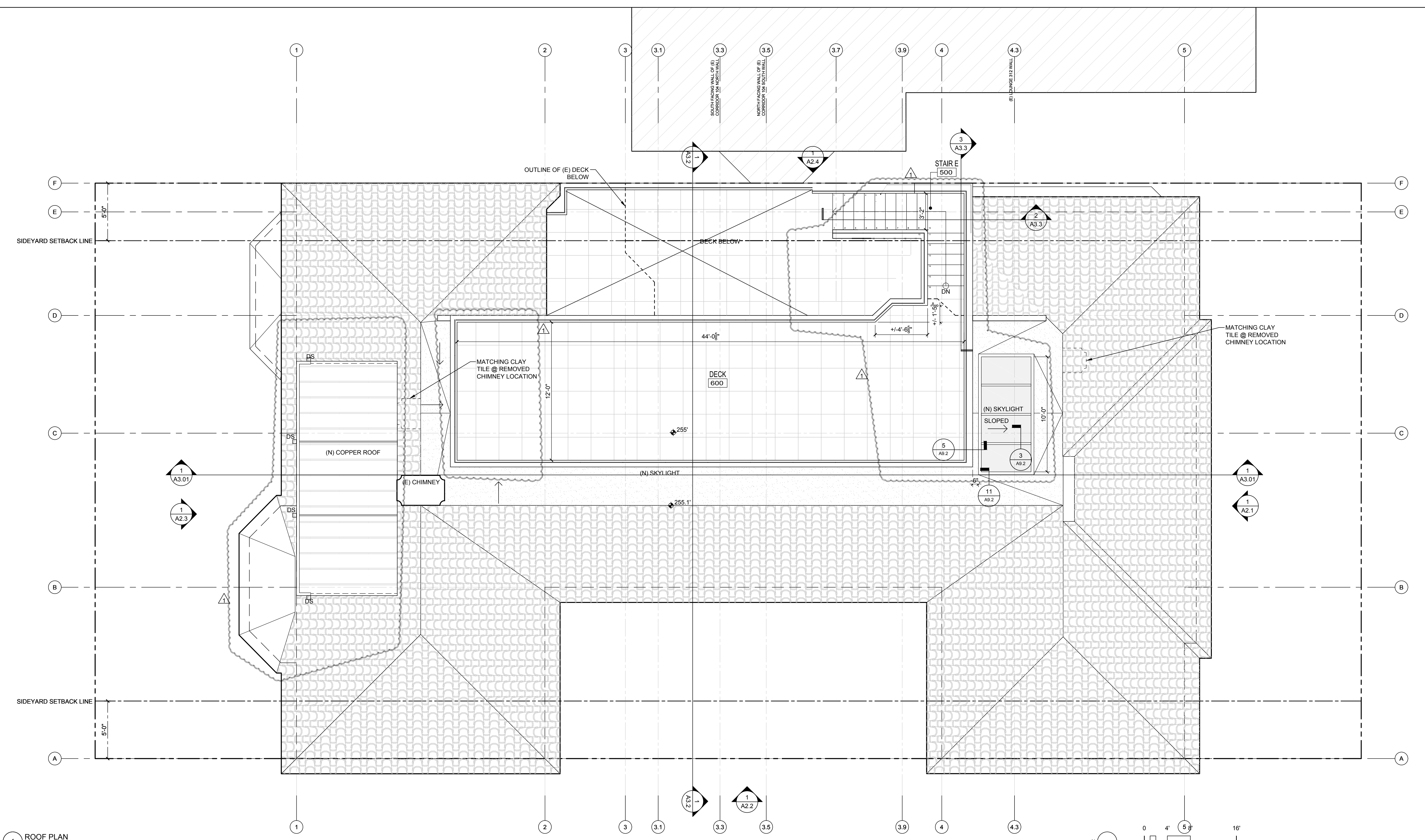
REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION #1	04/29/16

**ROOF PLAN**

Project Number 020314  
Date 01/19/2016

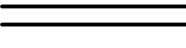

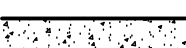



**A1.6**  
VARIANCE



**KEYNOTES**

**SHEET NOTES**

**LEGEND**

	EXISTING WALL TO REMAIN
	NEW WALL
	(E) CONCRETE WALL
	(N) CONCRETE WALL
	AREA OF ADDITION
	VARIANCE AREA

BAKER STREET

- ◆ T.O. CHIMNEY  
43'-0" (258')
- ◆ T.O. (E) ROOF & RIDGE  
40'-1 7/16" (255.1)
- ◆ 40'-0" HEIGHT LIMIT
- ◆ F.F. DECK 40'-0" (255')
  
- ◆ FIFTH FLOOR  
29'-10 5/8" (244.885')
- ◆ 30'  
30'-0" (245')
  
- ◆ FOURTH FLOOR  
19'-4 3/16" (234.35')
  
- ◆ THIRD FLOOR  
5'-10 13/16" (220.9')
  
- ◆ AV. @ FRONT PROPERTY LINE  
0'-0" (215')
  
- ◆ SECOND FLOOR  
-4'-7 7/16" (210.380')
  
- ◆ AV. GRADE PLANE  
-12'-3 11/16" (202.275')
- ◆ FIRST FLOOR  
-13'-5 3/4" (201.52')
  
- ◆ BASEMENT  
-24'-0" (191')



VALLEJO STREET

**2898 VALLEJO RESIDENCE**  
 2898 VALLEJO STREET  
 SAN FRANCISCO, 94123 CA

REVISIONS		
NO.	DESCRIPTION	DATE
△	REVISION #1	04/29/16

**SOUTH ELEVATION**

Project Number 020314  
 Date 01/19/2016

**A2.1**  
 VARIANCE





**2898 VALLEJO RESIDENCE**  
2898 VALLEJO STREET  
SAN FRANCISCO, 94123 CA

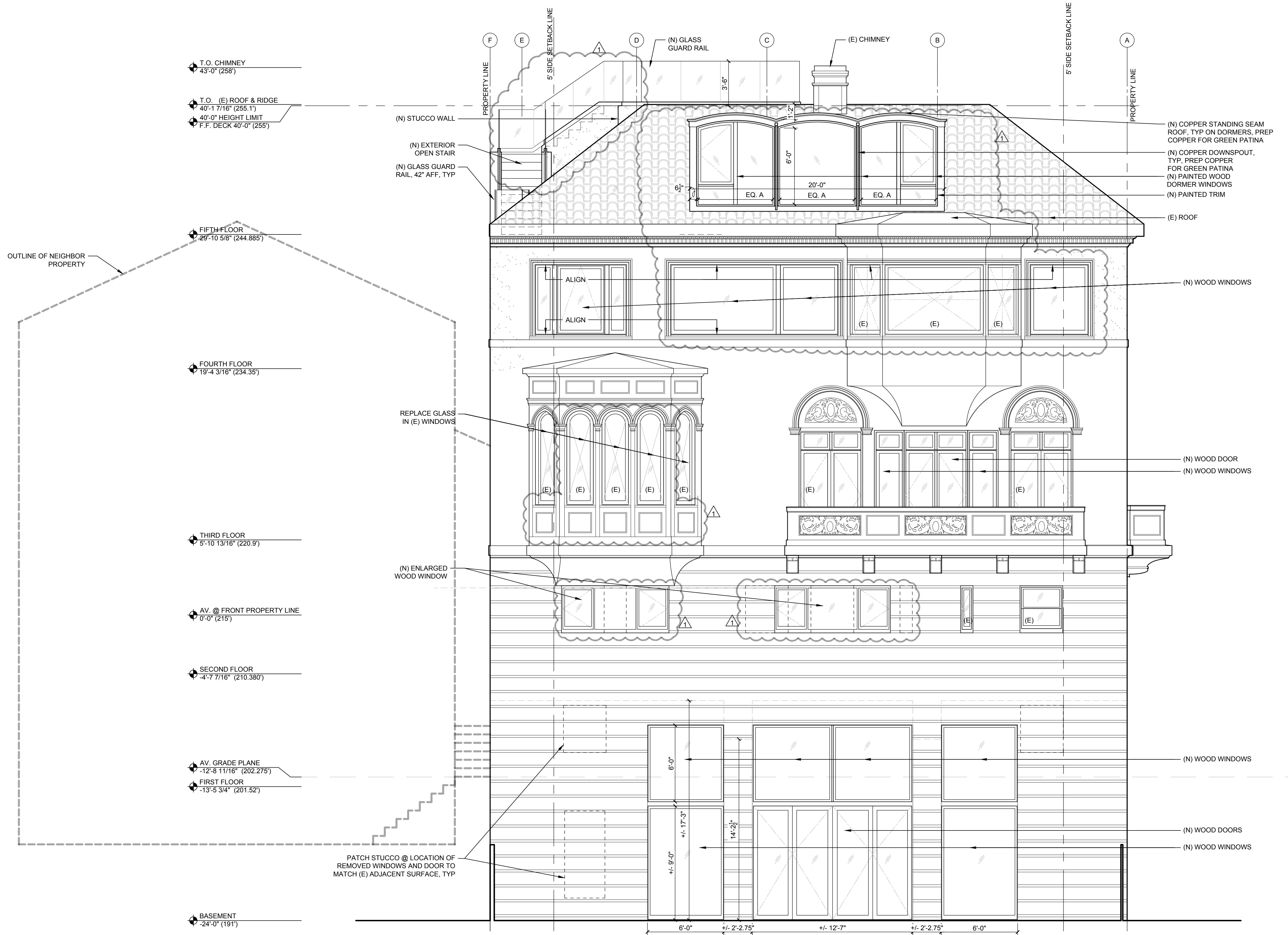
REVISIONS		
NO.	DESCRIPTION	DATE
△	REVISION #1	04/29/16

WEST  
ELEVATION

Project Number 020314  
Date 01/19/2016

**A2.2**  
VARIANCE





2898 VALLEJO RESIDENCE  
2898 VALLEJO STREET  
SAN FRANCISCO, CA 94123

REVISIONS

NO.	DESCRIPTION	DATE
△	REVISION #1	04/29/16

NORTH  
ELEVATION

Project Number 020314  
Date 01/19/2016

**A2.3**  
VARIANCE



NO.	DESCRIPTION	DATE
REVISION #1		04/29/16

**EAST ELEVATION**

Project Number 020314  
Date 01/19/2016

**A2.4**  
VARIANCE



T.O. CHIMNEY  
43'-0" (258')

T.O. (E) ROOF & RIDGE  
40'-1 7/16" (255.1')

40'-0" HEIGHT LIMIT  
F.F. DECK 40'-0" (255')

PROPERTY LINE

FIFTH FLOOR  
29'-10 5/8" (244.885')

30"  
30'-0" (245')

OUTLINE OF NEIGHBOR PROPERTY

FOURTH FLOOR  
19'-4 3/16" (234.35')

THIRD FLOOR  
5'-10 13/16" (220.9')

AV. @ FRONT PROPERTY LINE  
0'-0" (215')

SECOND FLOOR  
4'-7 7/16" (210.380')

AV. GRADE PLANE  
-12'-8 11/16" (202.275')

FIRST FLOOR  
-13'-5 3/4" (201.52')

BASEMENT  
-24'-0" (191')