



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

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415.558.6409

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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, June 22, 2016**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance (Rear Setback)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	267A Anderson Street	Case No.:	2016-001193VAR
Cross Street(s):	Cortland and Eugenia Streets	Building Permit:	2016.01.26.8032
Block / Lot No.:	5662 / 036	Applicant/Agent:	Michael Schulte
Zoning District(s):	RH-1 / 40-X	Telephone:	415-710-5805
Special Use District:	Bernal Heights SUD	E-Mail:	Michael@schulte-architecture.com
PROJECT DESCRIPTION			
<p>The proposal includes constructing an approximately 22-square-foot horizontal addition within an existing recessed lightwell within the required rear yard.</p> <p>PER SECTION 242 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of approximately 24'-6". The existing structure extends 20'-6" into the required rear yard. The proposed lightwell addition would be entirely within the required rear yard and requires a variance.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Ming Yeung Telephone: 415-575-9183 Mail: Ming.Yeung@sfgov.org</p>			
<p>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/2016-001193VAR.pdf</p>			

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.

PLOTTED Jan 26, 2016 - 9:03am

ABBREVIATIONS										TYPICAL PARTITION TYPES			PROJECT DIRECTORY		INDEX OF DRAWINGS	
<div><div><div>Z</div><div>Ø</div><div>#</div><div>(E)</div><div>(N)</div><div>(E-R)</div><div>☐</div><div>A.B.</div><div>AB.</div><div>A.D.</div><div>ACOUS.</div><div>ADJ.</div><div>A.F.F.</div><div>AGGR.</div><div>AL.</div><div>ALT.</div><div>APP.</div><div>ARCH.</div><div>A.S.F.</div><div>ASPH.</div><div>BD.</div><div>BITUM.</div><div>BLDG.</div><div>BLK.</div><div>BLKG.</div><div>BM.</div><div>B.O.</div><div>BOT.</div><div>C.B.</div><div>C.G.</div><div>C.J.</div><div>C.M.U.</div><div>C.T.</div><div>CAB.</div><div>CEM.</div><div>CER.</div><div>CLG.</div><div>CL.</div><div>CLR.</div><div>CNTR.</div><div>COL.</div><div>CONC.</div><div>CONN.</div><div>CONSTR.</div><div>CONT.</div><div>COORD.</div><div>CORR.</div><div>CTR.</div><div>DBL.</div><div>DEPT.</div><div>DET.</div><div>DIA.</div><div>DIM.</div><div>DN.</div><div>DR.</div><div>DWG.</div><div>DWR.</div></div><div><div>E.J.</div><div>E.P.</div><div>E.A.</div><div>EL.</div><div>ELEC.</div><div>ELEV.</div><div>EMER.</div><div>ENCL.</div><div>ENGR.</div><div>EQ.</div><div>EQPT.</div><div>EXP.</div><div>EXPO.</div><div>EXT.</div><div>F.A.</div><div>F.D.</div><div>F.O.C.</div><div>F.O.F.</div><div>F.O.S.</div><div>FDN.</div><div>FIN.</div><div>FL.</div><div>FLASH.</div><div>FLEX.</div><div>FPRF.</div><div>FT.</div><div>FTG.</div><div>FURR.</div><div>FUT.</div><div>G.W.B.</div><div>GA.</div><div>GALV.</div><div>GL.</div><div>GND.</div><div>GR.</div><div>GYP.</div><div>H.B.</div><div>H.C.</div><div>H.M.</div><div>H.P.</div><div>HDWD.</div><div>HGT.</div><div>HORIZ.</div><div>HR.</div><div>I.D.</div><div>IN.</div><div>INSUL.</div><div>INT.</div><div>INV.</div><div>JT.</div><div>KIT.</div><div>L.P.</div><div>LAM.</div><div>LAV.</div></div><div><div>EXPANSION JOINT</div><div>ELECTRICAL PANELBOARD</div><div>EACH</div><div>ELEVATION</div><div>ELECTRICAL</div><div>ELEVATOR</div><div>EMERGENCY</div><div>ENCLOSURE</div><div>ENGINEER</div><div>EQUAL</div><div>EQUIPMENT</div><div>EXPANSION</div><div>EXPOSED</div><div>EXTERIOR</div><div>FIRE ALARM</div><div>FLOOR DRAIN</div><div>FACE OF CONCRETE</div><div>FACE OF FINISH</div><div>FACE OF STUDS</div><div>FOUNDATION</div><div>FINISH</div><div>FLOOR</div><div>FLASHING</div><div>FLEXIBLE</div><div>FIREPROOF</div><div>FOOT OR FEET</div><div>FOOTING</div><div>FURRING</div><div>FUTURE</div><div>GYPSUM WALL BOARD</div><div>GAUGE</div><div>GALVANIZED</div><div>GLASS</div><div>GROUND</div><div>GRADE</div><div>GYPSUM</div><div>HOSE BIBB</div><div>HOLLOW CORE</div><div>HOLLOW METAL</div><div>HIGH POINT</div><div>HARDWOOD</div><div>HEIGHT</div><div>HORIZONTAL</div><div>HOUR</div><div>INSIDE DIAMETER (DIM.)</div><div>INCH</div><div>INSULATION</div><div>INTERIOR</div><div>INVERT</div><div>JOINT</div><div>KITCHEN</div><div>LOW POINT</div><div>LAMINATE</div><div>LAVATORY</div></div><div><div>LT.</div><div>L.R.</div><div>M.C.</div><div>M.O.</div><div>MACH.</div><div>MAT.</div><div>MAX.</div><div>MECH.</div><div>MEMB.</div><div>MTL.</div><div>MFR.</div><div>MIN.</div><div>MIR.</div><div>MISC.</div><div>M.R.</div><div>MTD.</div><div>MUL.</div><div>N.I.C.</div><div>N.T.S.</div><div>NOM.</div><div>N/A</div><div>O.A.</div><div>O.C.</div><div>O.D.</div><div>OBS.</div><div>OFF.</div><div>O.H.</div><div>OPNG.</div><div>OPP.</div><div>P.LAM.</div><div>PL.</div><div>PLAS.</div><div>PLBG.</div><div>PLYWD.</div><div>PR.</div><div>PRCST.</div><div>PT.</div><div>PTD.</div><div>PTN.</div><div>QT.</div><div>QTY.</div><div>R.</div><div>R.D.</div><div>R.O.</div><div>R.W.L.</div><div>REC.</div><div>RECT.</div><div>REF.</div><div>REINF.</div><div>REQ'D.</div><div>RESIL.</div><div>RM.</div><div>S.A.D.</div><div>S.C.</div><div>S.E.D.</div><div>S.M.D.</div></div><div><div>SEE STRUCTURAL DRAWING</div><div>STAINLESS STEEL</div><div>STEEL</div><div>SCHEDULE</div><div>SECTION</div><div>SHELF</div><div>SHOWER</div><div>SHEET</div><div>SIMILAR</div><div>SPECIFICATION</div><div>SPEAKER</div><div>SQUARE</div><div>STATION</div><div>STAGGERED</div><div>STANDARD</div><div>STEEL</div><div>STORAGE</div><div>STRUCTURAL</div><div>SUSPENDED</div><div>SYMMETRICAL</div><div>TOILET</div><div>TONGUE AND GROOVE</div><div>TOP OF CURB</div><div>TOP OF CONCRETE</div><div>TOP OF PARAPET</div><div>TELEVISION</div><div>TOP OF WALL</div><div>TELEPHONE</div><div>TEMPERED</div><div>TERRAZZO</div><div>THICK</div><div>THRESHOLD</div><div>TREAD</div><div>TYPICAL</div><div>UNDERSIDE OF BEAM</div><div>UNLESS OTHERWISE NOTED</div><div>UNDERSIDE OF SOFFIT</div><div>UNFINISHED</div><div>UNDERSIDE</div><div>VINYL COMPOSITION TILE</div><div>VERIFY IN FIELD</div><div>VENTILATION</div><div>VERTICAL</div><div>VESTIBULE</div><div>WATER CLOSET</div><div>WATER PROOFING</div><div>WEATHER STRIPPING</div><div>WITH</div><div>WOOD</div><div>WATERPROOF</div><div>WAINSCOT</div><div>WEIGHT</div><div>TIMES OR BY (2 X 4)</div><div>YARD</div></div></div> <div><div>DETAIL</div><div>PARTITION TYPE</div><div>DESCRIPTION</div><div>A</div><div>NOT USED</div><div>B</div><div>NOT USED</div><div>C</div><div>NOT USED</div><div>D</div><div>NOT USED</div></div>										<div><div>OWNER</div><div>JASON & BLAIRE WOLOZ</div><div>267A ANDERSON STREET</div><div>SAN FRANCISCO, CA. 94110</div><div>ARCHITECT</div><div>SCHULTE ARCHITECTURE, INC</div><div>MICHAEL SCHULTE</div><div>6 ELSIE STREET</div><div>SAN FRANCISCO, CA 94110</div><div>415-861-1193</div><div>michael@schulte-architecture.com</div></div>	<div><div>ARCHITECTURAL</div><div>A-0 COVER SHEET/GROUND FLOOR PLAN</div><div>A-1 SITE PLAN</div><div>A-2 FLOOR PLAN, EXTERIOR ELEVATIONS</div><div>CODE USED</div><div>2013 CALIFORNIA BUILDING CODE</div><div>2013 SAN FRANCISCO BUILDING CODE</div></div>					
										ARCHITECTURAL SYMBOLS		ARCHITECTURAL SYMBOLS		PROJECT DATA		
										<div><div>PARTITION SYMBOLS</div><div><div>1-HR. RATED NEW CONSTRUCTION</div><div>NEW NON-RATED CONSTRUCTION</div><div>EXISTING CONSTRUCTION</div></div><div><div>EARTH</div><div>BRICK</div><div>CONCRETE</div><div>CONCRETE BLOCK</div><div>GYPSUM BOARD</div><div>GYPSUM SHEATHING</div><div>INSULATION - BLANKET OR BATT</div><div>INSULATION - RIGID</div><div>WOOD FINISHED</div><div>GRAVEL OR CRUSHED ROCK</div><div>METAL</div><div>MDF</div><div>PLYWOOD</div><div>CEMENT BOARD</div><div>CERAMIC TILE</div><div>WATER PROOFING</div><div>WOOD BLOCKING</div><div>WOOD BLOCKING CONTINUOUS</div></div></div>		<div><div>DOOR NUMBER</div><div>WINDOW NUMBER</div><div>ELEVATION</div><div>SECTION</div><div>DETAIL</div><div>CEILING OR SOFFIT HEIGHT</div><div>STATION POINT</div><div>PROPERTY LINE</div></div>		<div><div>LOT and BLOCK</div><div>ZONING</div><div>NO. OF UNITS</div><div>OCCUPANCY</div><div>TYPE OF CONSTRUCTION</div><div>SPRINKLERED</div><div>NO. STORIES OF BLDG.</div><div>NO. STORIES OF UNIT.</div><div>EXISTING S.F. of UNIT</div><div>ADDED S.F. of UNIT</div><div>NEW S.F. of UNIT</div><div>GROUND FLOOR</div><div>PROPOSED PROJECT</div></div> <div><div>Lot 036</div><div>Block 5662</div><div>RH-1</div><div>2</div><div>R-3, U</div><div>V-B</div><div>NO</div><div>3</div><div>1</div><div>1170 square feet</div><div>22 square feet</div><div>1192 square feet</div><div>1218 approx. square feet - no work</div><div>22 S.F. ADDITION FOR A CLOSET (PARTIAL LIGHTWELL INFILL)</div></div>		
EXISTING GROUND FLOOR PLAN -- NO WORK																
<div><div>25'-0"</div><div>70'-0"</div><div>STORAGE</div><div>STORAGE</div><div>2 CAR GARAGE</div><div>UP</div><div>LINE OF DECK ABOVE</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><div>UP</div><</div>																

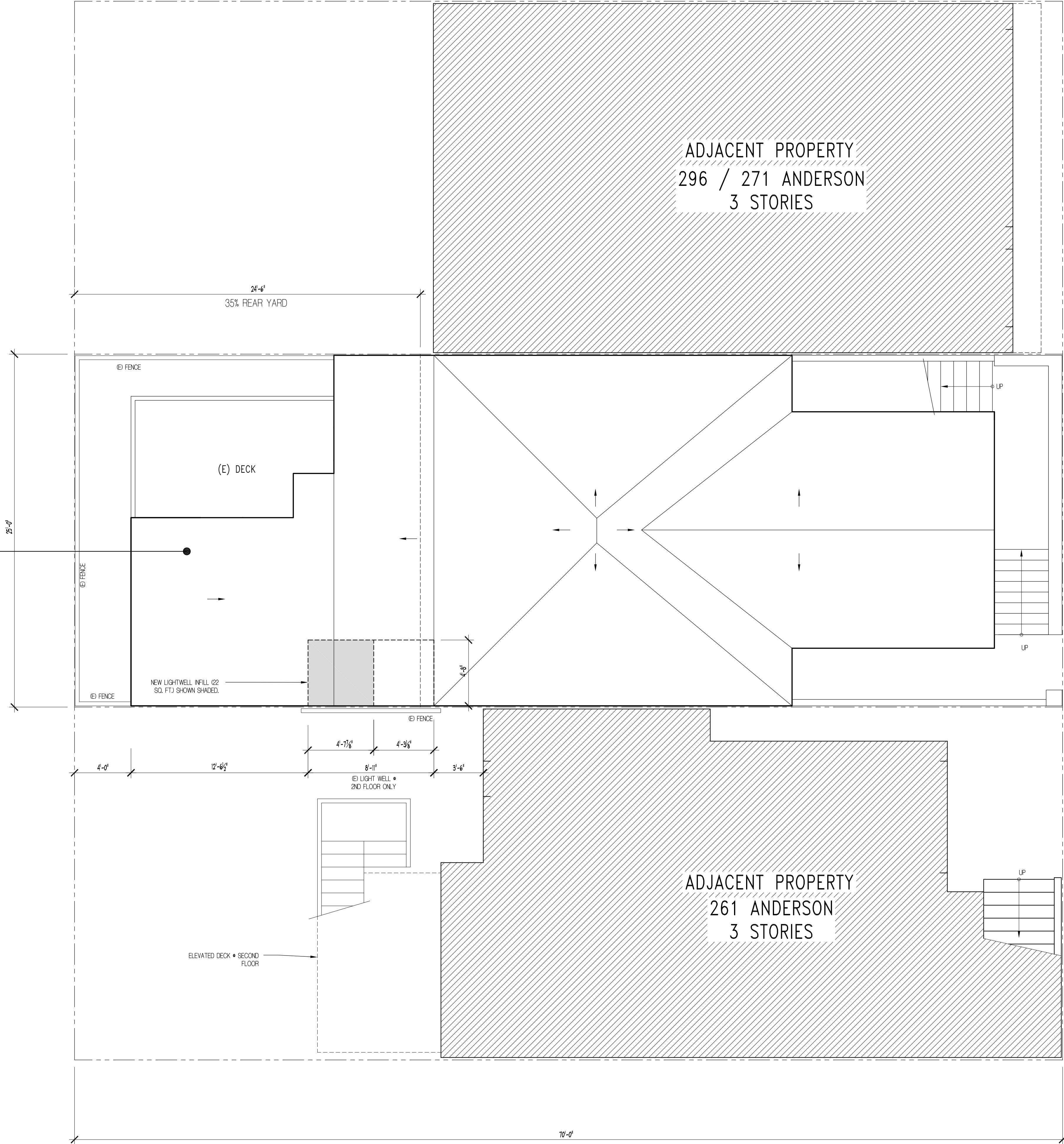
MICHAEL SCHULTE ARCHITECT
 6 ELSIE STREET • SAN FRANCISCO, CALIF. 94110 • (415) 710-5805

267A ANDERSON STREET
 SAN FRANCISCO 94110
 CALIFORNIA

COVER SHEET
 LOCATION MAP

SHEET NO.
 A-0
 OF

SUBJECT PROPERTY
 267 A ANDERSON
 3 STORIES

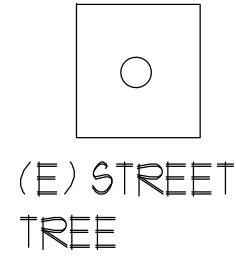


1 SITE PLAN
 SCALE: 1/4" = 1'-0"

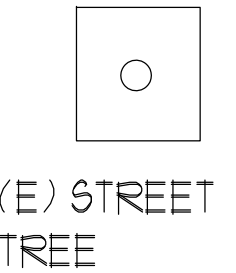


(E) CURB CUT

(E) CURB CUT

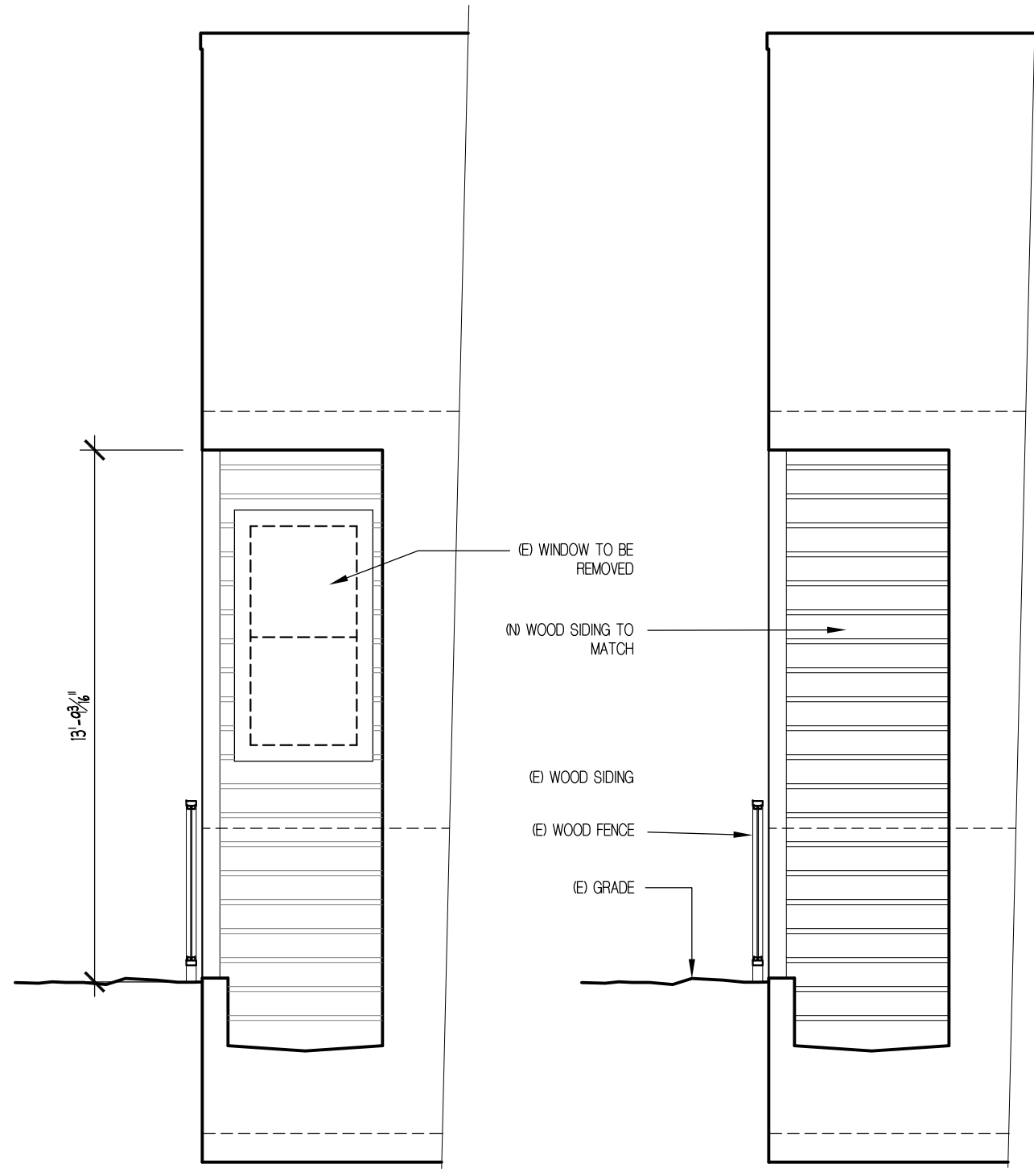


(E) CURB CUT



ANDERSON STREET

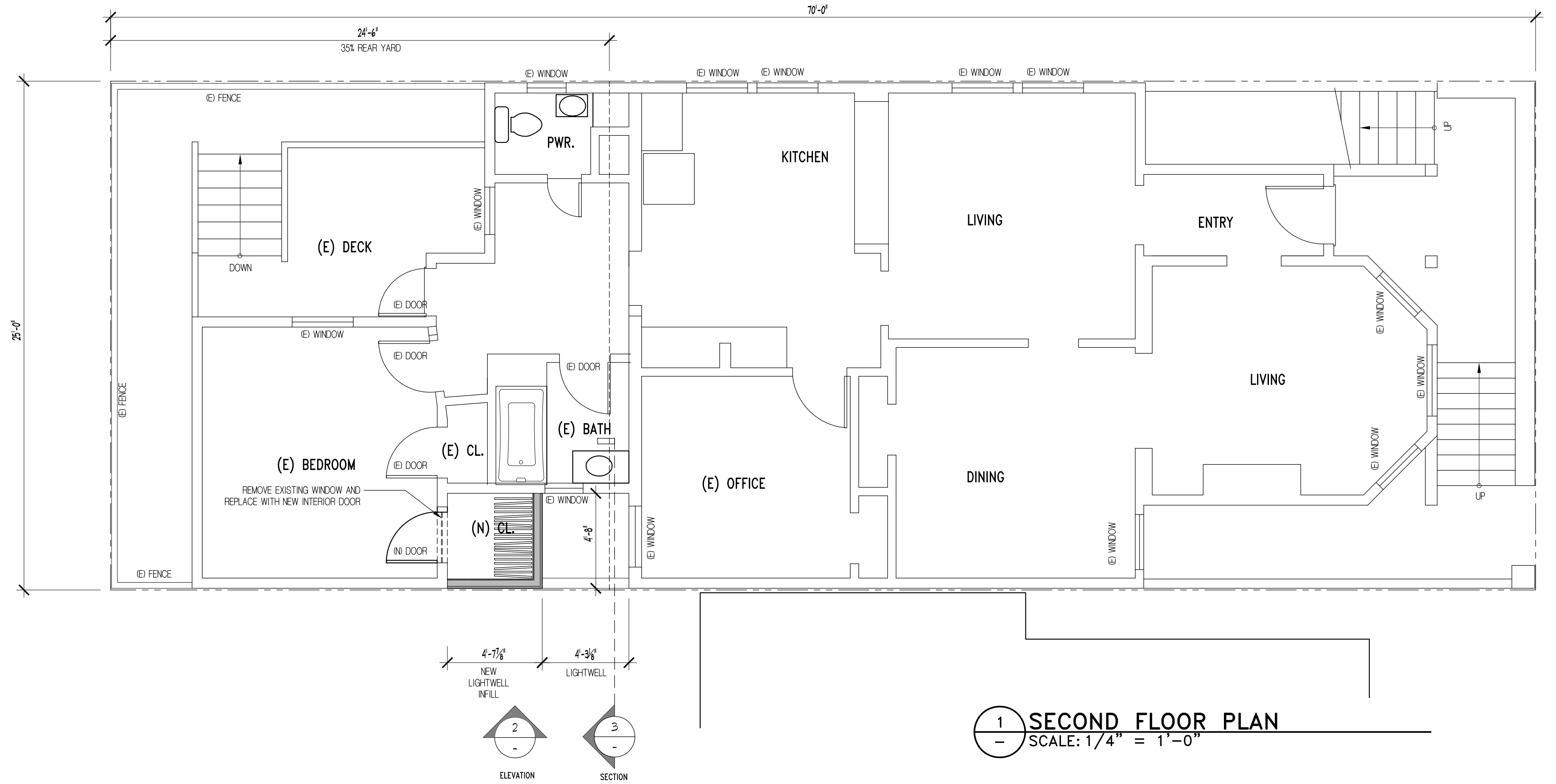
PLOTTED Jan 26, 2016 - 9:05am



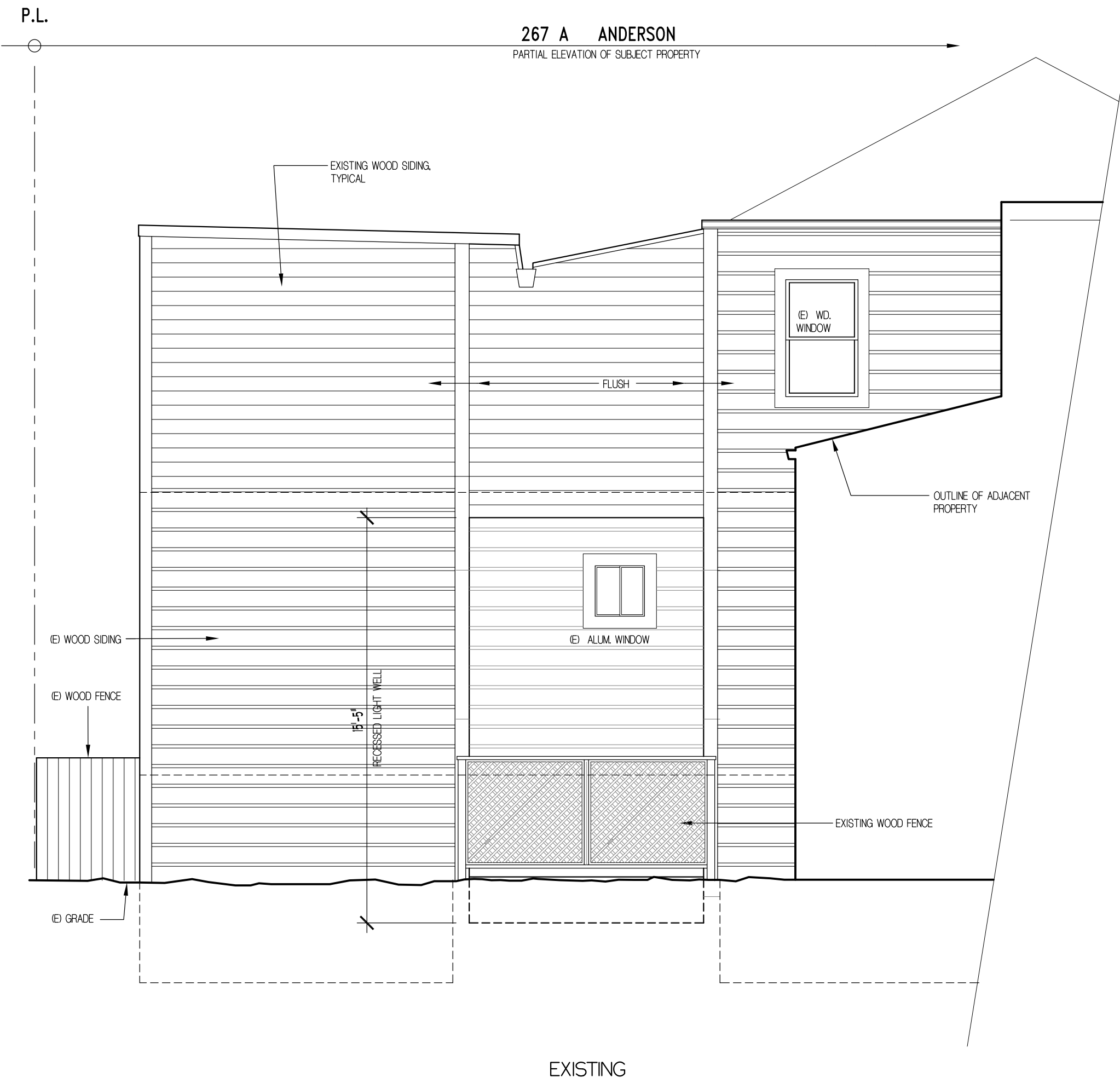
EXISTING

PROPOSED

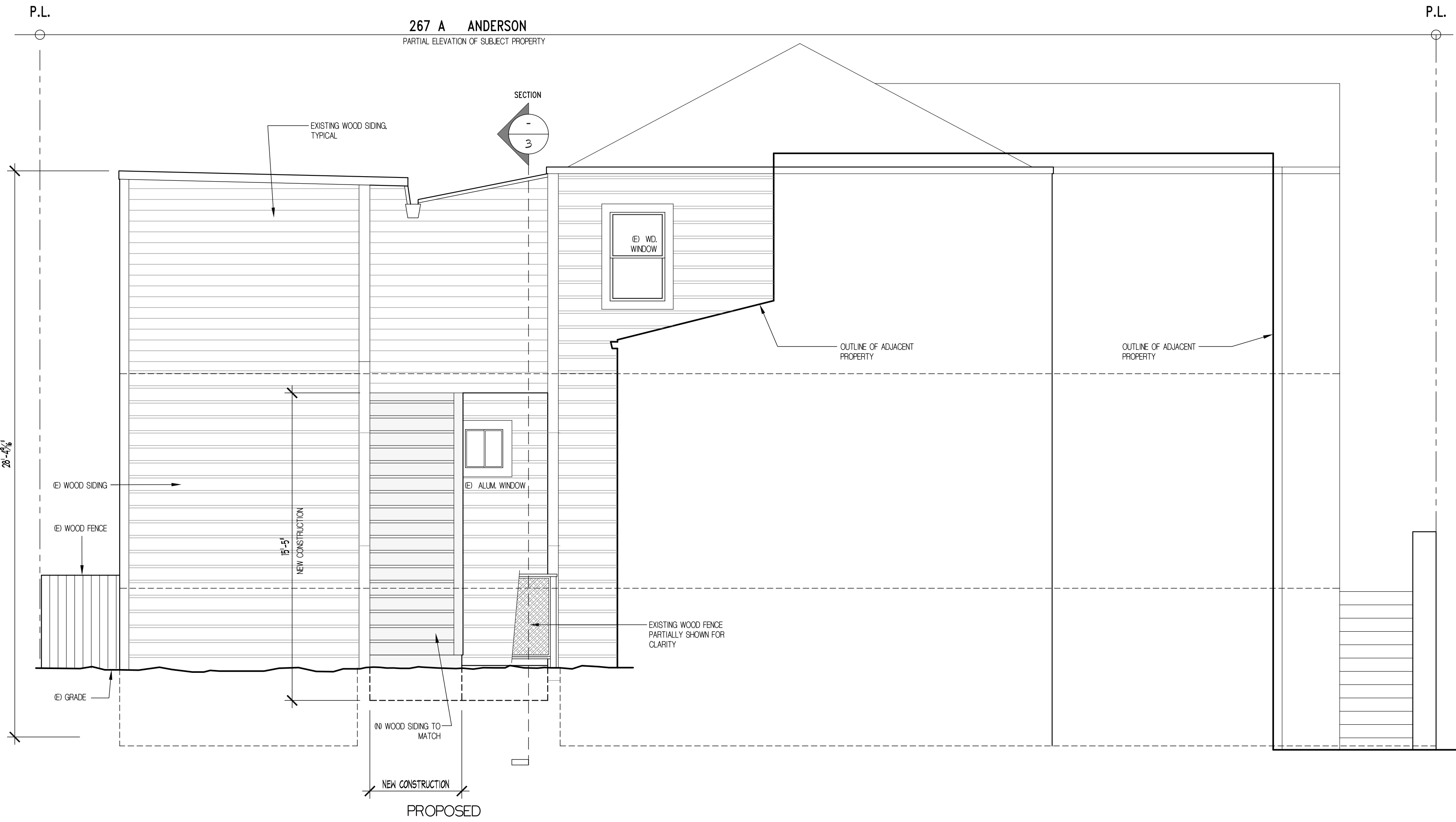
3 SECTIONS
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING



PROPOSED

2 EXISTING and PROPOSED ELEVATIONS
SCALE: 1/4" = 1'-0"

DATE:
01-26-16
REVISED

MICHAEL SCHULTE ARCHITECT
6 ELSIE STREET
SAN FRANCISCO, CALIF. 94110
(415) 861-1193

267 A ANDERSON STREET
SAN FRANCISCO
CALIFORNIA 94110

FLOOR PLAN
EXT. ELEVATIONS

SHEET NO.

A-2

X OF X