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 NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, March 22, 2017

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:	722 Prague Street	Case No.:	2016-007554VAR
Cross Street(s):	Rolph Street	Building Permit:	N/A
Block / Lot No.:	6442/008	Applicant/Agent:	LeAndre Davis
Zoning District(s):	RH-1(D)/40-X	Telephone:	415-672-6066
Area Plan:	N/A	E-Mail:	takamigroup@gmail.com
DROLLOT DECORIDEION			

PROJECT DESCRIPTION

The proposal is to enlarge an existing rear garage into a living space.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of 25 feet. The existing garage is located entirely within the required rear yard; therefore, the proposed conversion to residential use and enlargement require a variance from the rear yard requirement.

Per Section 133 of the Planning Code, the subject property is required to maintain a side yard of 5 feet. The existing garage is located partially within the side yard; therefore, the proposed conversion to residential use and enlargement require a variance from the side yard requirement.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Todd Kennedy Telephone: 415-575-9125 Mail: Todd.Kennedy@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/2016-007554VAR.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. **The mailing of such notification will be perfromed 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.

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

Garage conversion to additional living space tor: INDA GAYLE

722 PRAGUE STREET SAN FRANCISCO, CA.

A SINGLE-FAMILY RESIDENTIAL RE-CONSTRUCTION PROJECT

A.P.N. 6442/008

SYMBOLS LEGEND (P) SECTION NO. ROOM ELEVATION DWG. NO. DOOR NO. DWG. NO. DIMENSION TO CENTERLINE DIMENSIONS TO FACE OF STUD OR WALL WALL TYPES SYMBOL NOISIVE PON Owner: PROJECT DATA

ABBREVIATIONS

GENERAL NOTES

- all Contractors shall remove trash and debris stemming from their work on a dail's Basis, project site shall be maintained in a clean and orderly condition at all times,
- DO NOT SCALE DRAWINGS, DIMENSIONS ON WORKING DRAWINGS HAVE BEEN CAREFULLY CALCULATED; NOTIFY TAKAMI ENGINEERING IMMEDIATELY IN CASE OF CONFLICTS. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS FOR WORK TO BE FITTED TO WORK IN PLACE.

ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS, THE CONTRACTOR SHALL YERRIY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING ANOMALES, OF

ALL CONTRACTORS SHALL HOROUGHLY REPLAW CONTRACT DOCUMENTS AND SITE CONDITIONS PROR TO PROCEEDING WITH HE PROR TO BIDDING, CONTRACTOR SHALL NOTIFY TAXAMI BONGERING GROUP OF ANY CONDITIONS WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS, DURING CONSTRUCTION, CONTRACTORS SHALL ROTHFT THE ENGINEER AND SEEK CLARIFICATION IF ANY DISCREPANCES ARE FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS CONTINUED AFTER A DISCREPANCY IS DENTIFIED. ALL TRADES.

CARMET DARRAGE BOT CARRAGE BOT

GAGE OR GAUGE
GALVANIZED
GALVANIZED IRON
GLASS
GLUESLAM BEAM
GRADE
GROUND
GYPSUM

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT MATERIALS, LABOR, INSTALLATION, ETC., CONFORMS TO THE CODES AND REQUIREMENTS OF LOCAL AGENCIES.
- O WORK SHALL COMMENCE WITH UN-APPROVED MATERIALS, ANY WORK DONE WITH UN-APPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RBK. SEE SPECIFICATIONS FOR SUBMITIAL AND SUBMITIAL AND SUBMITIAL AND SUBMITIAL FOR SUBMITIAL AND SUBMITIAL SUBMITIAL
- NEW/EXISTING FINISHES AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY, DAMAGE TO FINISHED OR REJECTION OF MATERIAL AND/OR WORK) ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS : SATION UNTIL USED, FAILURE IN THIS REGARD MAY BE A CAUSE FOR

LOCATION MAP

CONSTRUCTION CAUSED IN 1HS MANNER SHALL BE REPAIRED OR REPLACED (OWNERS DECISION) BY THE CONTRACTOR WITH DENTICAL MATERIAL AND/OF RIVISHES, OWNERACTOR SHALL MAKE AND MANTAIN A PHOTOGRAPHIC RECORD NOTEBOOK WITH DATED/INDEXED PHOTOGRAPHS.

Linda Gayle 722 Prague Street San Francisco, Ca 94112 415.305.5238

Project Address

722 Prague Street

APN

6442/008

Existing Number of Stories:

Proposed Remodel Area:

Proposed use: SINGLE-FAMILY

Construction type: V

No proposed grading. All existing conditions to remain.

5. NEW COMPOSITION ROOF SHINGLES TO MATCH EXISTING HOUSE.

3. NEW WINDOWS AND DOORS AND COMPLEMENT EXISTING RESIDENCE.

NEW WOOD SIDING TO

4. EXISTING LANDSCAPING TO REMAIN.

1. MODIFYING AN EXISTING NON-CC INTO ADDITIONAL LIVING SPACE.

NFORMING GARAGE

SCOPE OF WORK

2. ADD 54 SQ. FT. OF FOOTPRINT TO E FOOTPRINT.

XISTING BUILDING

Zoning district: RH-1(D) RESIDENTIAL-HOUSE 1-FAMILY DETATCHED

±316 SF

Current use: SINGLE-FAMILY

INDEX OF DRAWIN SS

- COVER SHEET AND INDEX
 EXISTING SITE PLAN
 PROPOSED SITE PLAN
 EXISTING AND PROPOSED LANDSCAPE PLAN
 EXISTING AND PROPOSED HOOR PLAN
 EXISTING AND PROPOSED HOOR PLAN
 EXISTING EXTERIOR ELEVATIONS
 PROPOSED EXTERIOR ELEVATIONS
 PROPOSED SECTION

LeAndre Davis 1041A Folger Ave. Berkeley, Ca 94710 415.672.6066

Owner's Representative

California Bulding Code
San Franckso Bulding Code
California Becitzel Code
California Hechtel Code
California Functing Code
AB-DOS Revised Implamentation to 2013 Code
AB-DOS Revised Implamentation to 2013 Code
ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS

PROJECT MEMBERS

CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

MATERIALS LEGEND

STONE METAL

BLOCKING

Design and Engineering

compliance rater:

rel Kunz, CEPE ox 7483 Lake Tahoe, CA 96815 28.9488

TAKAMI ENGINEERING GROUP, INC.

1041A Folger Avenue Berkeley, Ca 94710 510.549.0440

www.takamigroup.com



NON-CONFORMING
GARAGE CONVERSION TO
ADDITIONAL LIVING SPACEVARIANCE APPLICATION FOR

Linda Gayle 722 Prague Street San Francisco, CA 94112 APN: 6442/008

SHEET TITLE:

COVER SHEET

DATE: MAY 15, 2016

CHECKED: DRAWN: SCALE: NONE L. DAVIS H. HOWELL

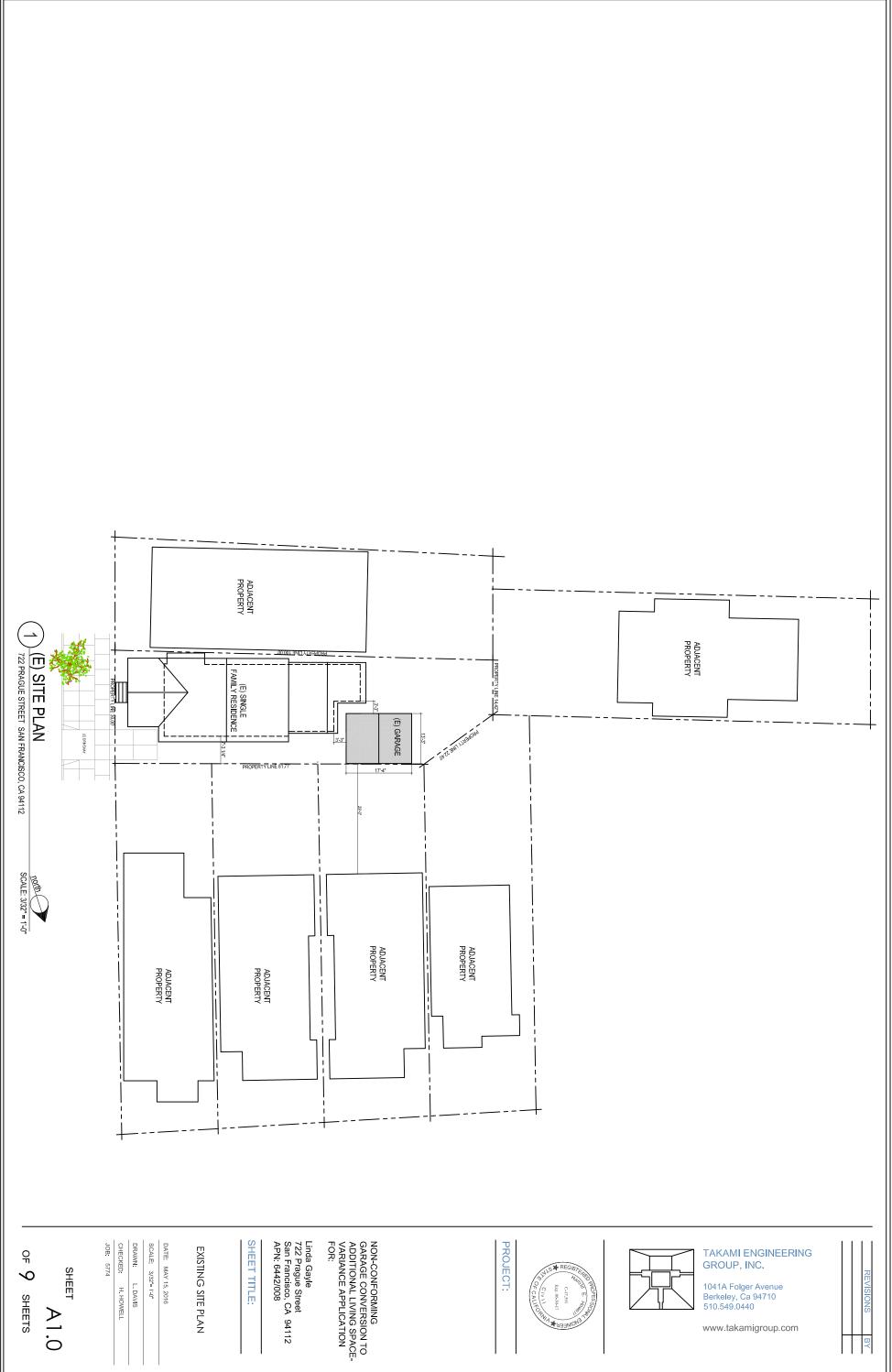
JOB:

5774





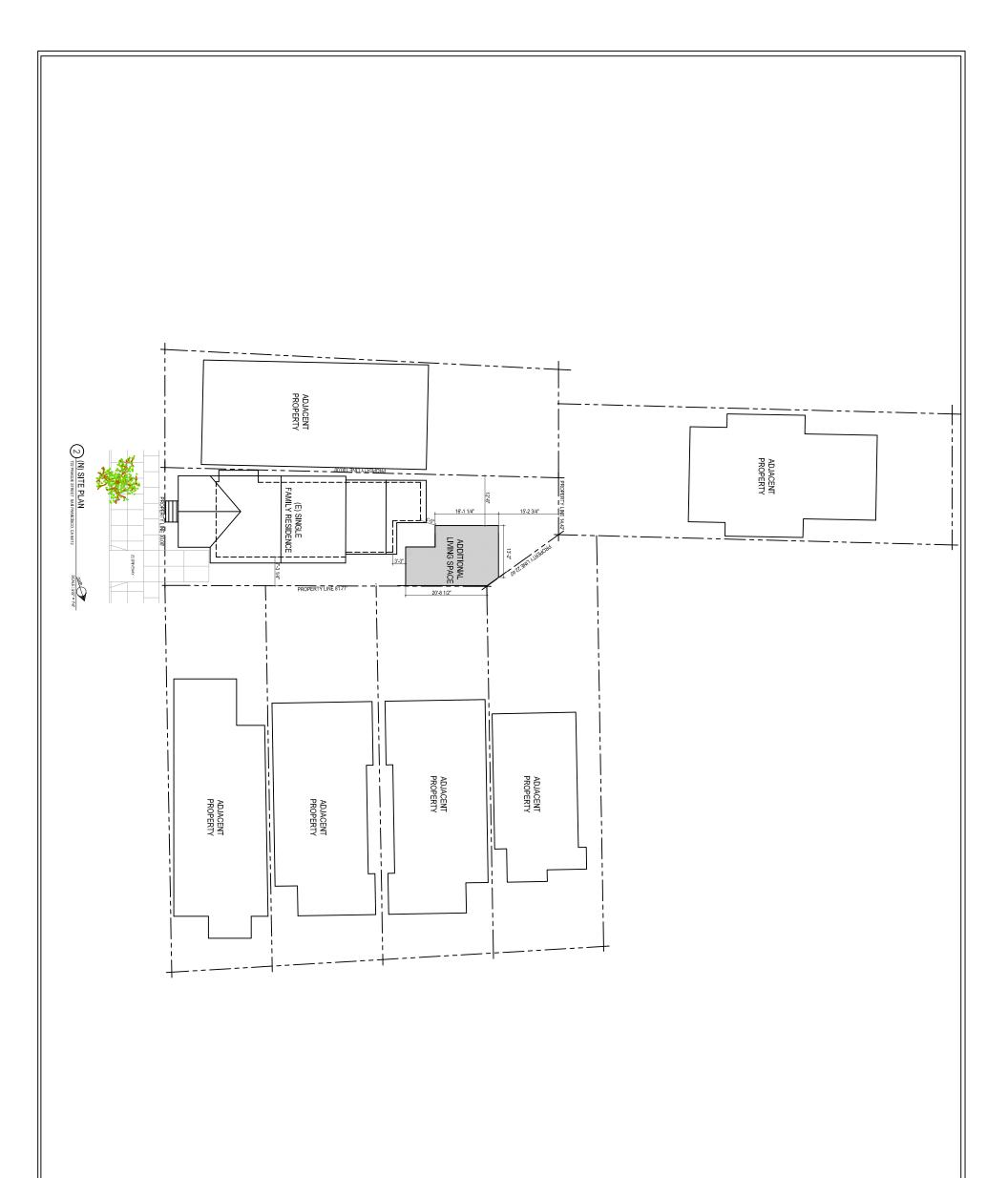
9







www.takamigroup.com



SHEET TITLE:

Linda Gayle 722 Prague Street San Francisco, CA 94112 APN: 6442/008

NON-CONFORMING
GARAGE CONVERSION TO
ADDITIONAL LIVING SPACEVARIANCE APPLICATION
FOR:

PROPOSED SITE PLAN

SCALE: 3/32"= 1'-0"

DATE: MAY 15, 2016

DRAWN: L. DAVIS
CHECKED: H. HOWEI
JOB: 5774 H. HOWELL







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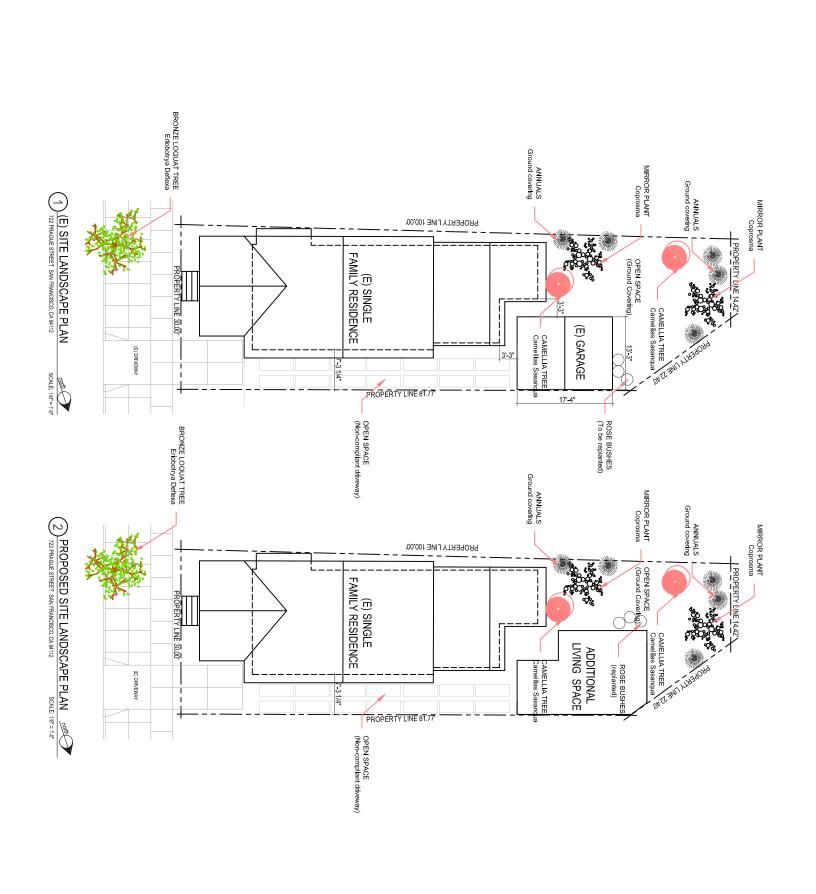
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PROJECT:

NON-CONFORMING
GARAGE CONVERSION TO
ADDITIONAL LIVING SPACEVARIANCE APPLICATION
FOR:

Linda Gayle 722 Prague Street San Francisco, CA 94112 APN: 6442/008

SHEET TITLE:

EXISTING AND PROPOSED LANDSCAPE PLANS





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유 9 SHEETS

SHEET

CHECKED: JOB: 5774

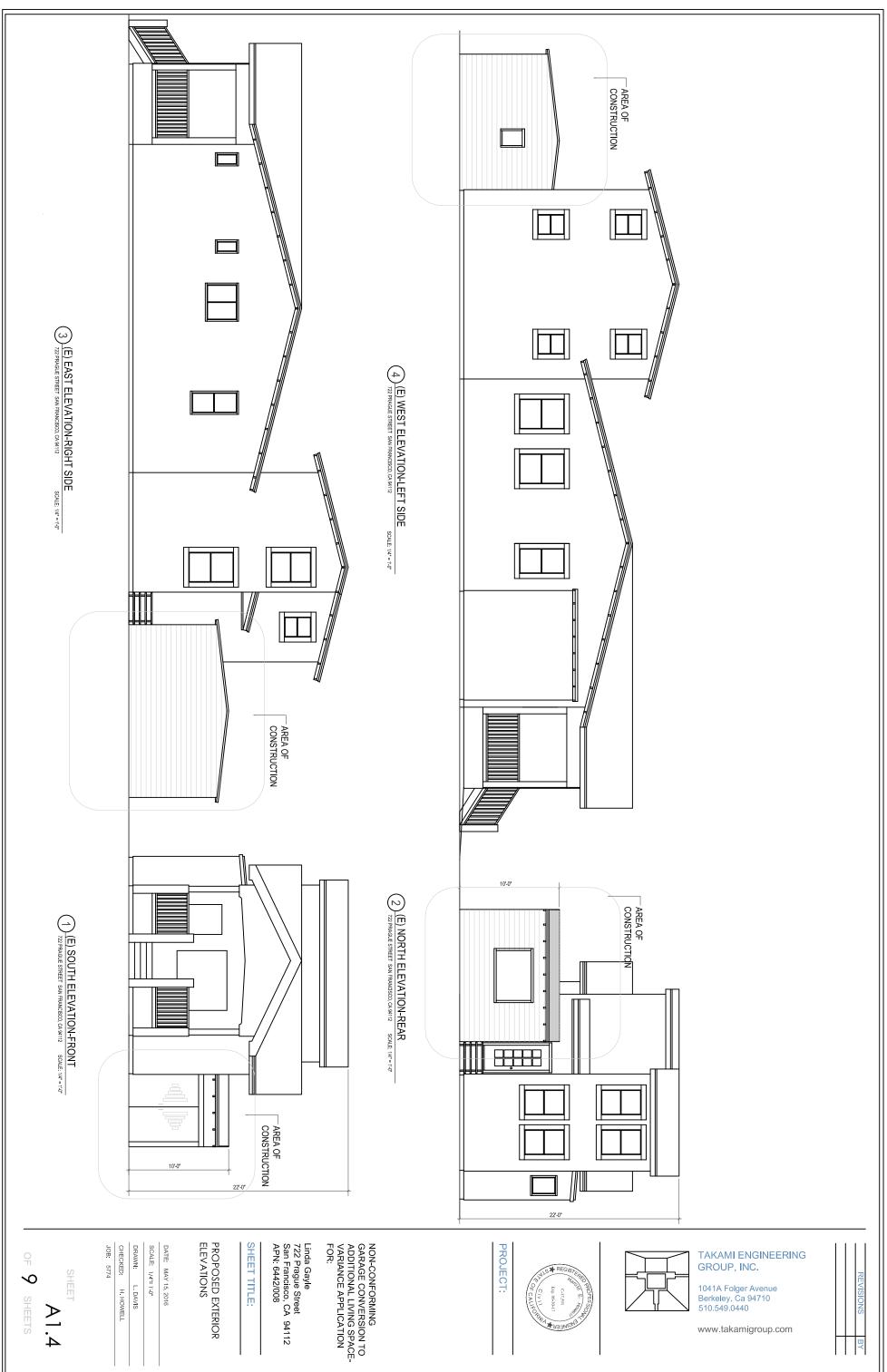
H. HOWELL

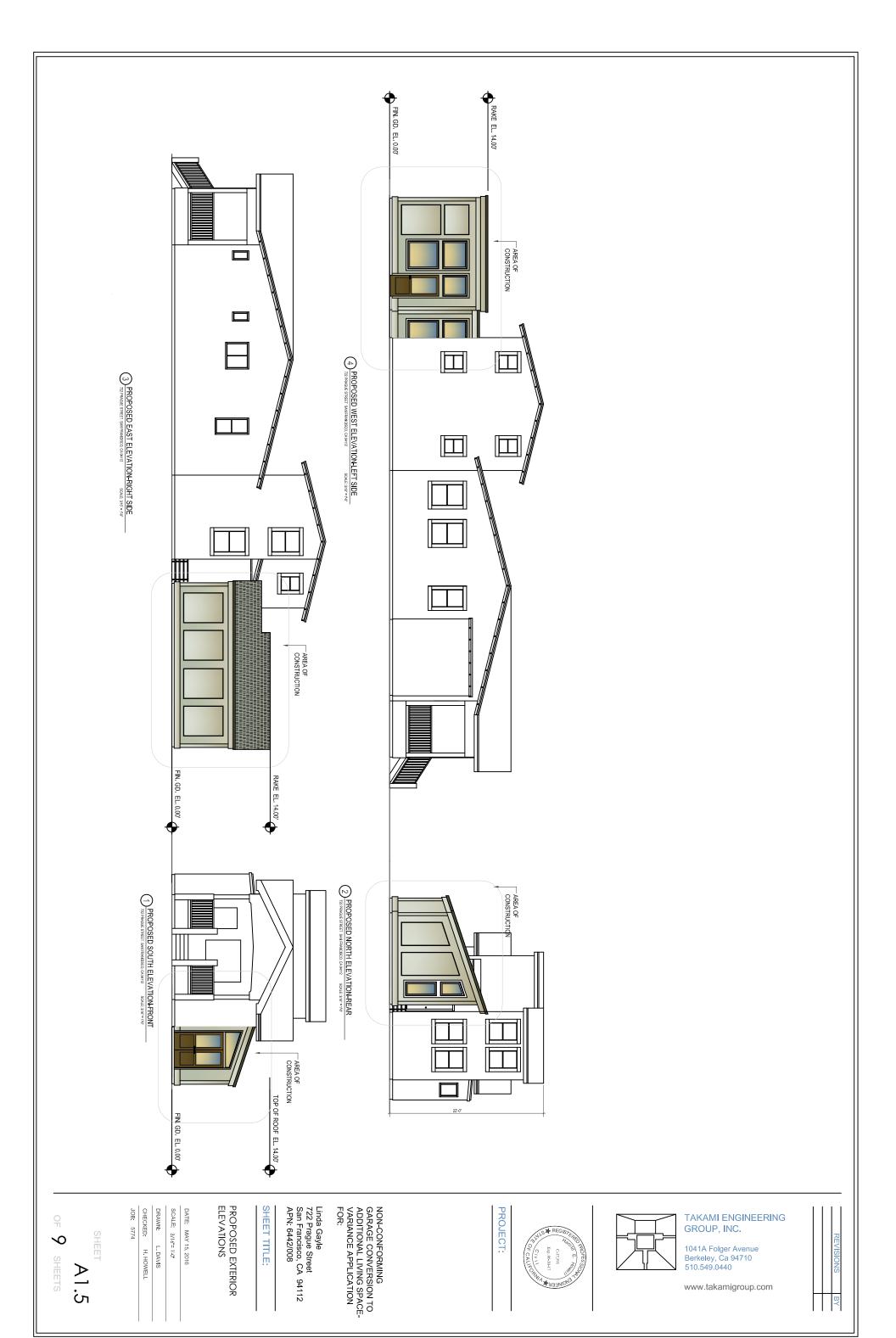
DRAWN:

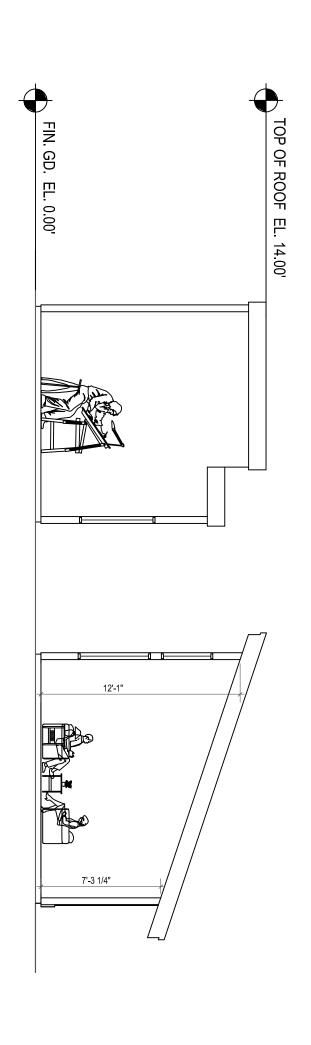
DATE: MAY 15, 2016

1/4"= 1'-0" L. DAVIS

A1.2







PROPOSED BUILDING SECTIONS
722 PRAGUE STREET SAN FRANCISCO, CA 94112
316 SQ. FT.

SCALE: 3/8" = 1'-0"

NON-CONFORMING
GARAGE CONVERSION TO
ADDITIONAL LIVING SPACEVARIANCE APPLICATION
FOR:

PROJECT:

Linda Gayle 722 Prague Street San Francisco, CA 94112 APN: 6442/008

SHEET TITLE:

PROPOSED BUILDING SECTIONS

DRAWN: L. DAVIS
CHECKED: H. HOWEI
JOB: 5774

H. HOWELL

SCALE: 3/8"= 1'-0" DATE: MAY 15, 2016

9 SHEETS





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