



# 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, February 22, 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>315 16<sup>th</sup> Avenue</b> Cross Streets: <b>Clement St. &amp; Geary Blvd.</b> Block /Lot No.: <b>1448/002</b> Zoning District(s): <b>RH-2 / 40-X</b> Area Plan: <b>N/A</b>	Case No.: <b>2016-012851VAR</b> Building Permit: <b>2016.09.12.7450</b> Applicant: <b>Leslie Arnold</b> Telephone: <b>(415) 713-2960</b> E-Mail: <a href="mailto:lesliearnoldsf@mac.com">lesliearnoldsf@mac.com</a>

## PROJECT DESCRIPTION

The proposal is to remove a non-complying deck and stairs and construct a two-story addition at the rear of a three-story, single-family house that already extends into the required rear yard. The proposed addition would not extend further into the required rear yard than the existing building.

**SECTION 134 OF THE PLANNING CODE** requires the subject property to provide a rear yard of 26 feet, 6 inches. As the proposed addition would extend to within 23 feet, 6 inches of the rear property line, a variance from the rear yard requirement is required.

## 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/2016-012851VAR.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: **Laura Ajello** Telephone: **(415) 575-9142** E-Mail: [laura.ajello@sfgov.org](mailto:laura.ajello@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. **The mailing of such notification will be performed separately.**

## 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.

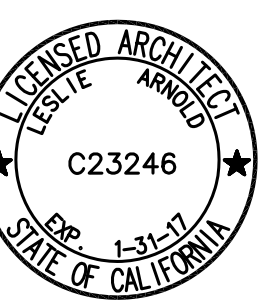
# SITE PERMIT SET RESIDENTIAL ADDITION AND REMODEL FOR: THE DIETRICH RESIDENCE

315 16TH AVENUE  
SAN FRANCISCO, CA 94118

REVISIONS	BY
SITE PERMIT 9/12/16	

ARCHITECT  
LESLIE ARNOLD • ARCHITECT  
63 Verma Street San Francisco, California 94127  
tel 415 713 2960 fax 815 331 5196

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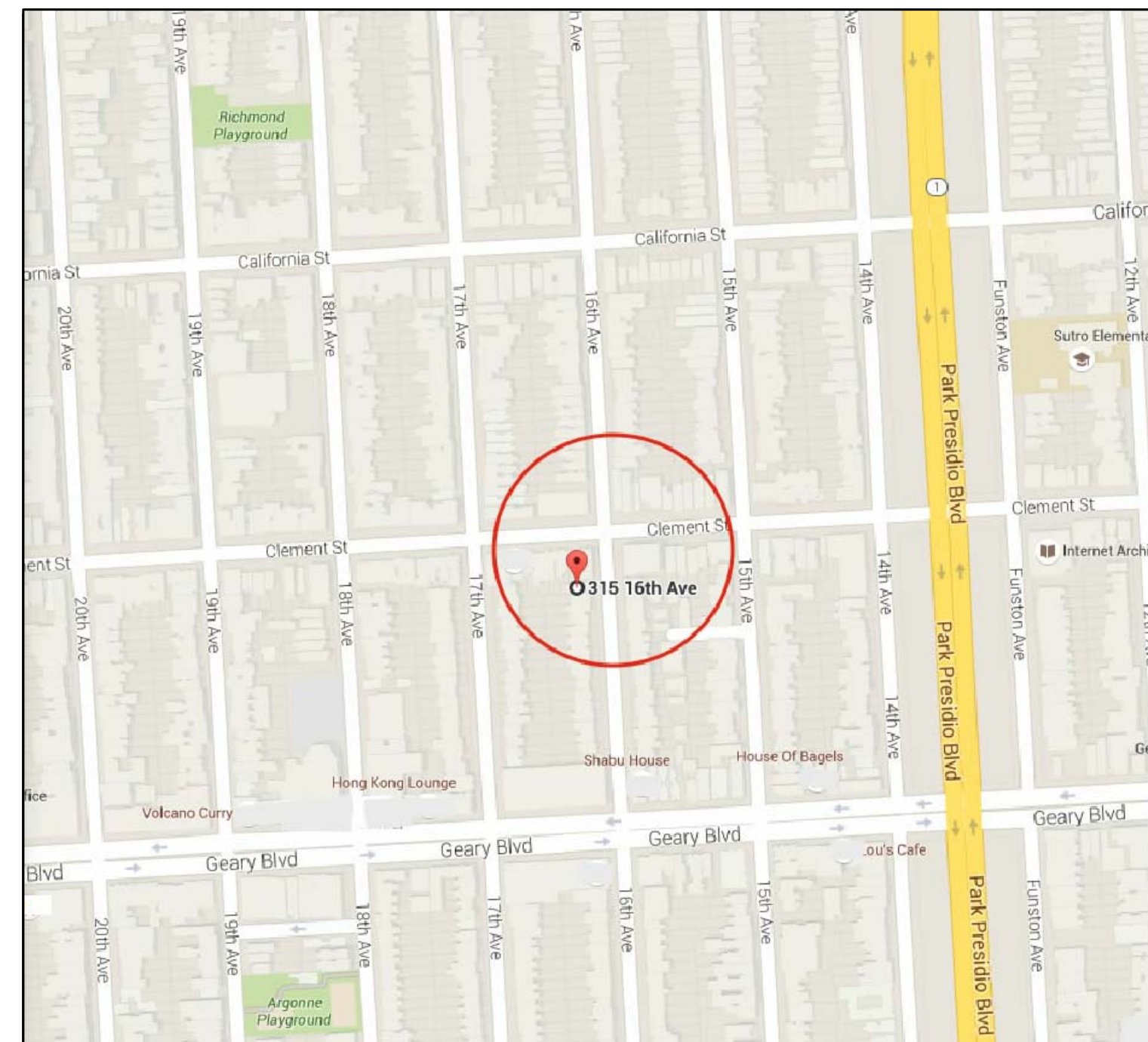


Residential Addition and Remodel for:  
The Dietrich Residence  
315 16th Avenue  
San Francisco, CA 94118

COVER SHEET

Date: 12/14/2016  
AS NOTED  
KKE/LA  
315 16TH AVENUE

A0  
of Sheets



1 VICINITY MAP

- A0 COVER SHEET AND PROJECT INFORMATION
- A1 EXISTING AND PROPOSED SITE PLAN
- A2 EXISTING / DEMOLITION FLOOR PLANS
- A3 PROPOSED FLOOR PLANS
- A4 SECTIONS
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 ELEVATIONS
- A8 ELEVATIONS

2 CONTRACT DOCUMENTS

- 2013 CAL. BUILDING CODE
- 2013 CAL. RESIDENTIAL CODE
- 2013 CAL. PLUMBING CODE
- 2013 CAL. ELECTRICAL CODE
- 2013 CAL. MECHANICAL CODE
- 2013 CAL. ENERGY CODE
- 2013 CAL. GREEN BLDG. STANDARD, CHAP. 4

3 APPLICABLE CODES

THIS APPLICATION IS BEING SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENTS OF THE CITY OF SAN FRANCISCO FOR PERMIT ISSUANCE.

THIS APPLICATION INCLUDES WORK ON A THREE LEVEL, SINGLE FAMILY, RH-2, RESIDENTIAL UNIT. NEW STAIR TO FIRST LEVEL, ADDITION TO FIRST LEVEL RESULTING IN FAMILY ROOM, BATH, AND BAR WITH SINK; REMODEL OF SECOND LEVEL BATH.

- SCOPE OF WORK:
1. CONSTRUCT NEW 2 STORY ADDITION AT REAR OF PROPERTY.
  2. PROVIDE NEW INTERIOR PARTITIONS PER PLANS & FINISHES AND FIXTURES THROUGHOUT.
  3. PROVIDE 1 NEW SKYLIGHT
  4. NEW FOUNDATION AT AREA OF REMODEL

SQUARE FOOTAGE CALCULATIONS:

THIRD LEVEL: NO CHANGE	610	SQ. FT.
SECOND LEVEL:		
EXISTING SQUARE FOOTAGE:	1,057	SQ. FT.
PROPOSED SQUARE FOOTAGE:	36	SQ. FT.
FIRST LEVEL:		
EXISTING CONDITIONED SQUARE FOOTAGE	252	SQ. FT.
PROPOSED CONDITIONED SQUARE FOOTAGE	137	SQ. FT.
EXISTING UNCONDITIONED GARAGE	820	SQ. FT.
TOTAL EXIST'G, INCLUDING GARAGE	2,739	SQ. FT.
TOTAL PROPOSED	173	SQ. FT.
TOTAL	2,912	SQ. FT.

NOTE: STAIR TREAD RUN COUNTED IN 1ST FLR. SQ. FT.'G

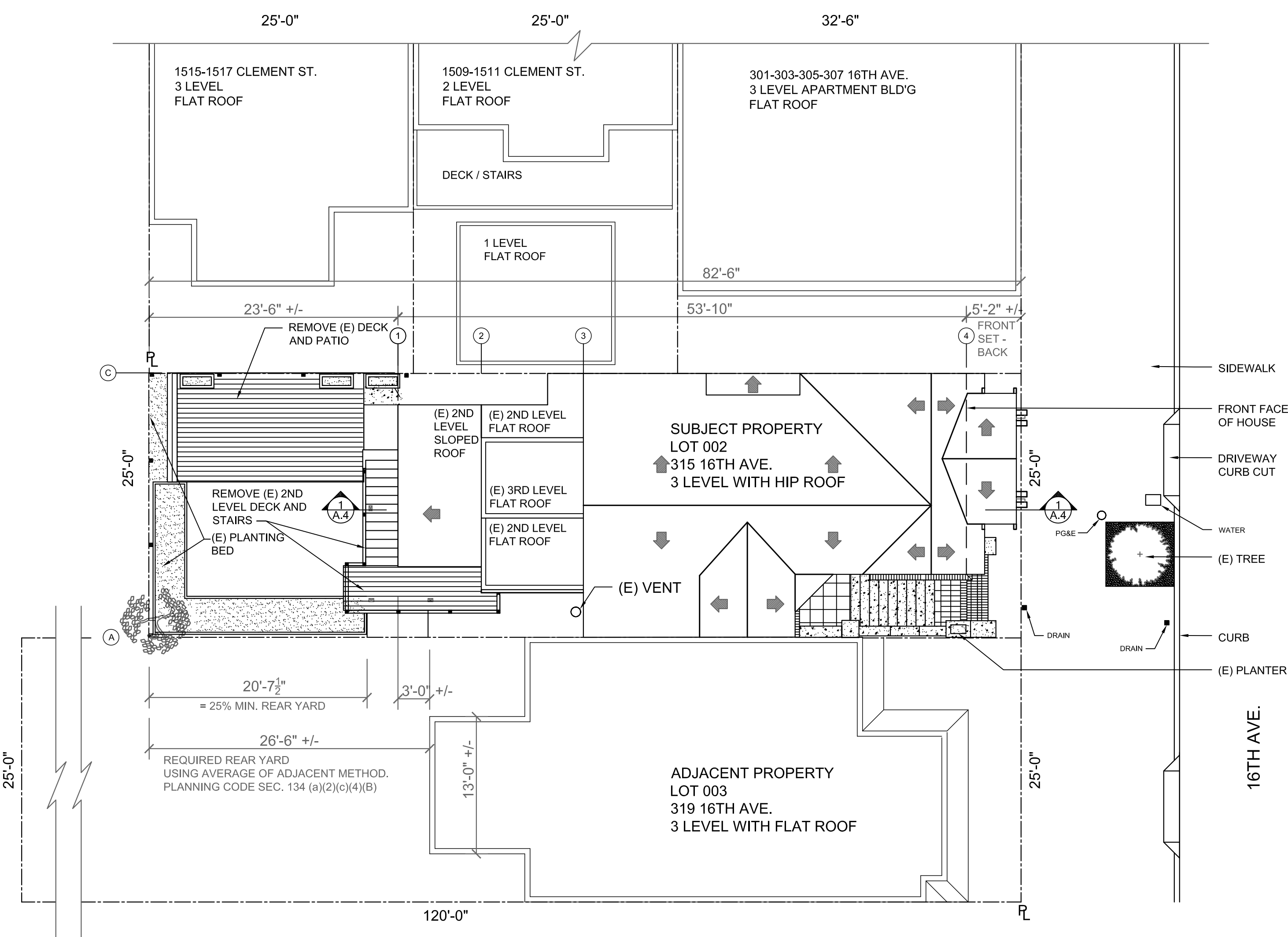
ZONING: RH-2  
OCCUPANCY: R3-SINGLE FAMILY  
TYPE OF CONSTRUCTION: VB  
SPECIAL USE DISTRICT: NONE  
HEIGHT LIMIT: 40-X  
YEAR BUILT: 1912  
LOT SIZE: 82.5' X 25.0', 2,065.5 SF  
BLOCK/LOT: 1448 / 002

4 DESCRIPTION OF WORK

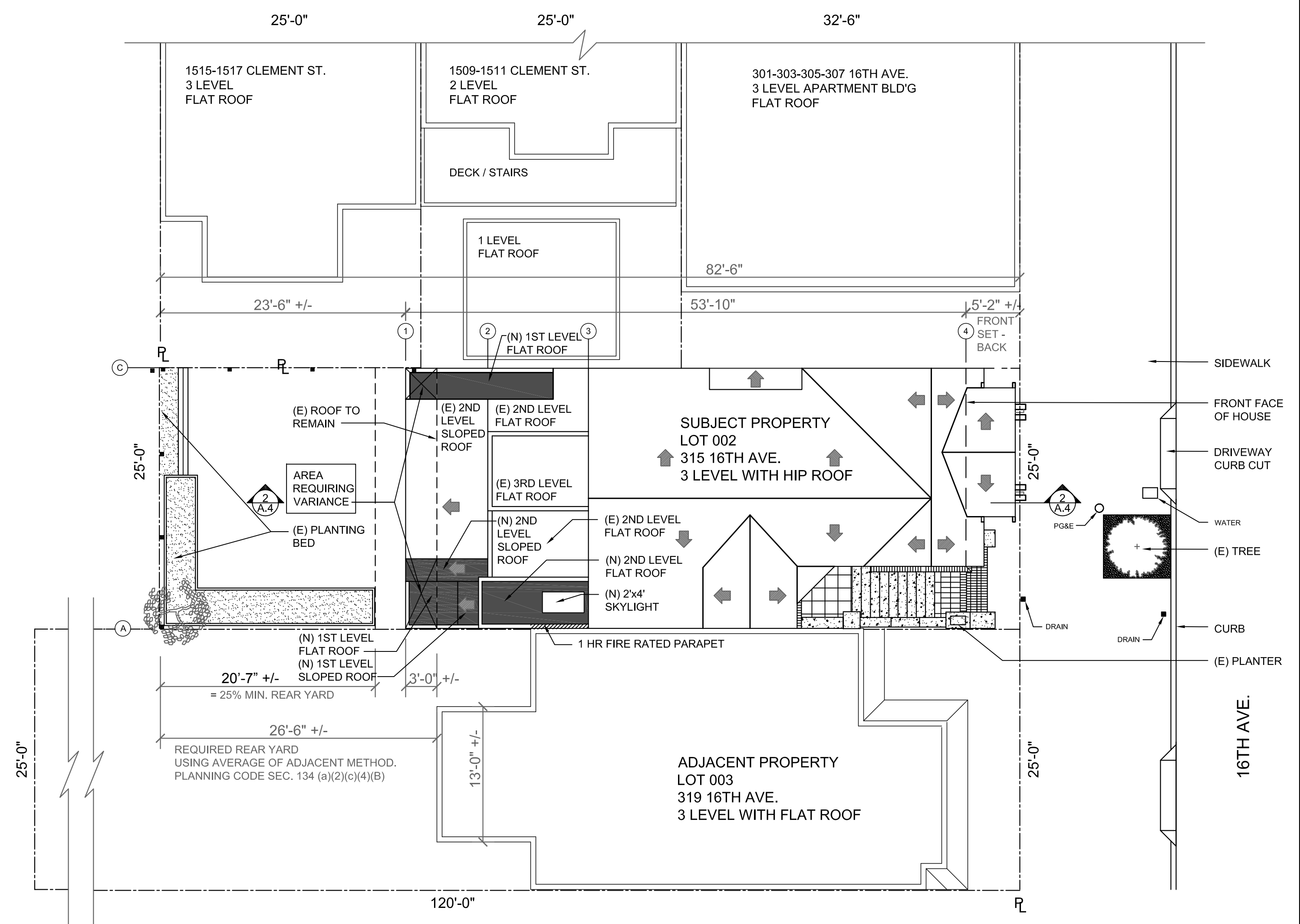
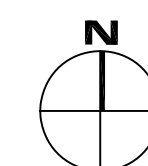
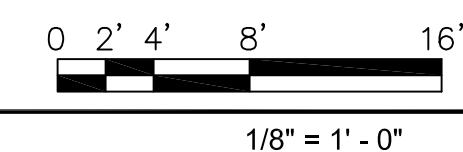
- ===== (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- ===== (N) WALL
- LINE OF ITEM ABOVE OR BEYOND
- C--- CENTER LINE
- P--- PROPERTY LINE
- ⊕ ELEVATION REFERENCE POINT
- 000.00 EXISTING SPOT ELEVATION  
• NEW SPOT ELEVATION
- (X) COLUMN LINE

- BUILDING SECTION  
DRAWING NO./ SHEET NO.
- DWG. NO. WALL SECTION  
SHT. NO.
- DWG. NO. ELEVATION  
SHT. NO.
- DWG. NO. INTERIOR ELEVATION  
SHT. NO.
- DWG. NO. DETAIL AREA  
SHT. NO.
- WINDOW  
SEE WINDOW SCHEDULE
- DOOR  
SEE DOOR SCHEDULE
- WALL TYPE  
SEE WALL TYPE KEY

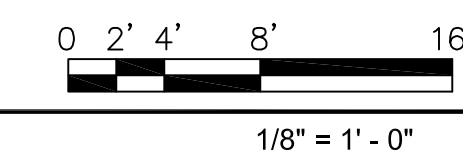
5 SYMBOLS



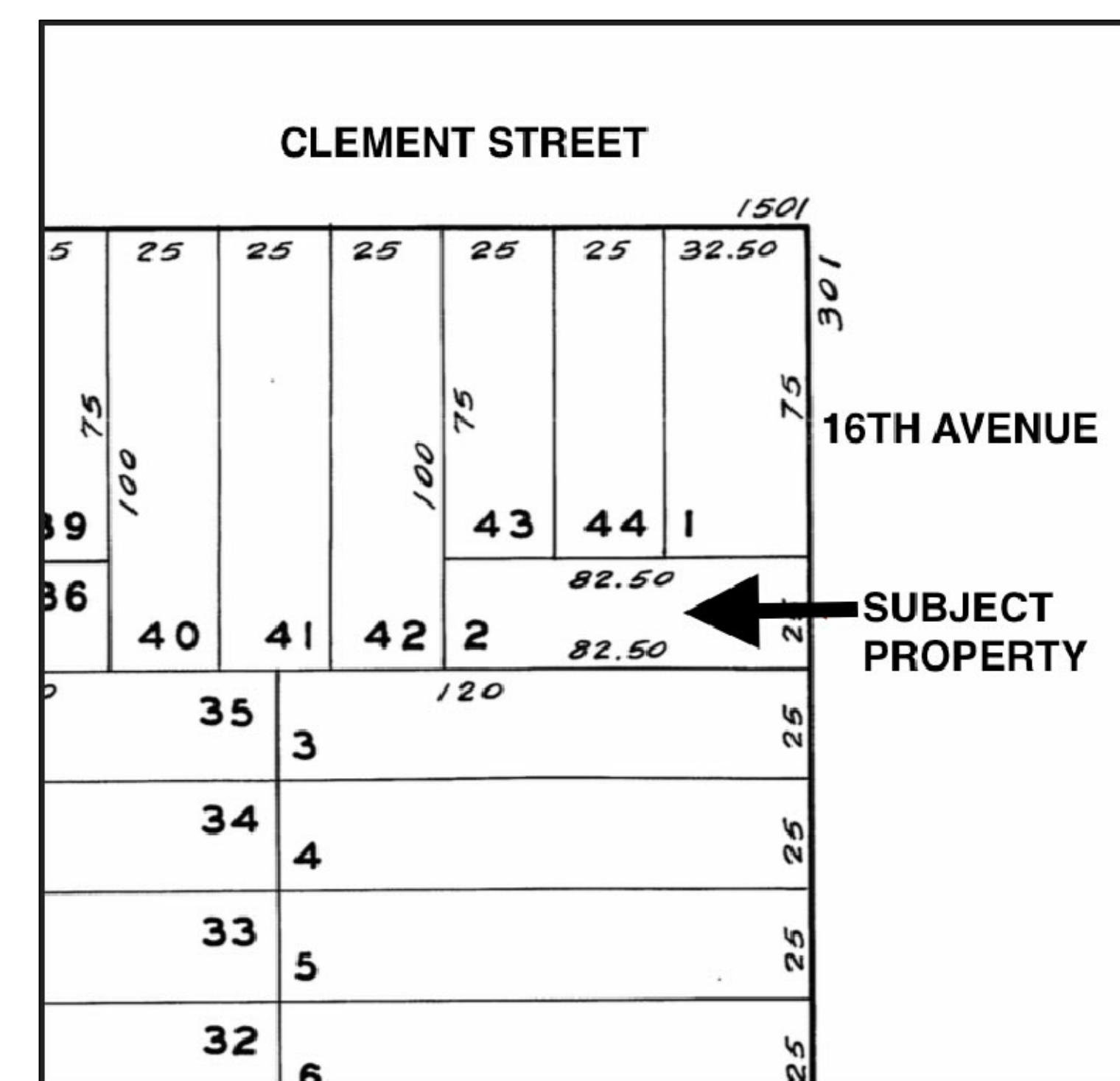
2 EXISTING PLOT / SITE / ROOF PLAN



1 PROPOSED PLOT / SITE / ROOF PLAN



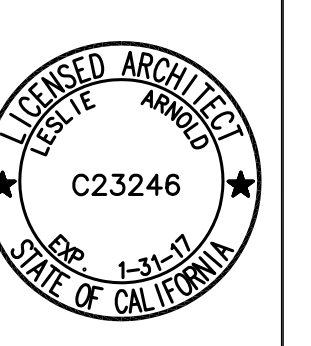
ROOF LEGEND	
	AREA OF NEW ROOF
	EXISTING ROOF



REVISIONS	BY
SITE PERMIT 9/12/16	

LESLIE ARNOLD ARCHITECT  
 03 Verna Street San Francisco California 94127  
 tel 415 713 2960 fax 415 331 5196

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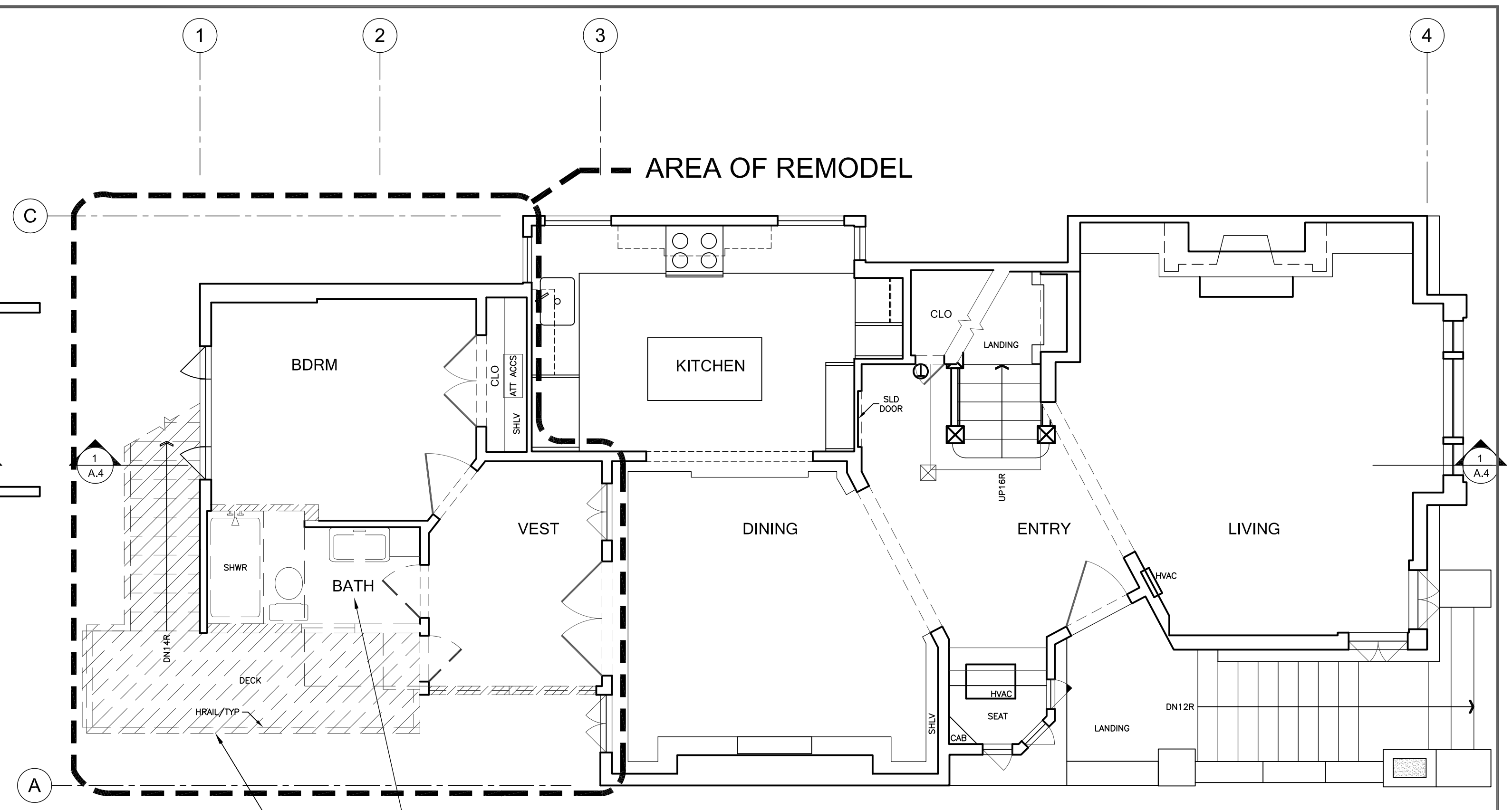
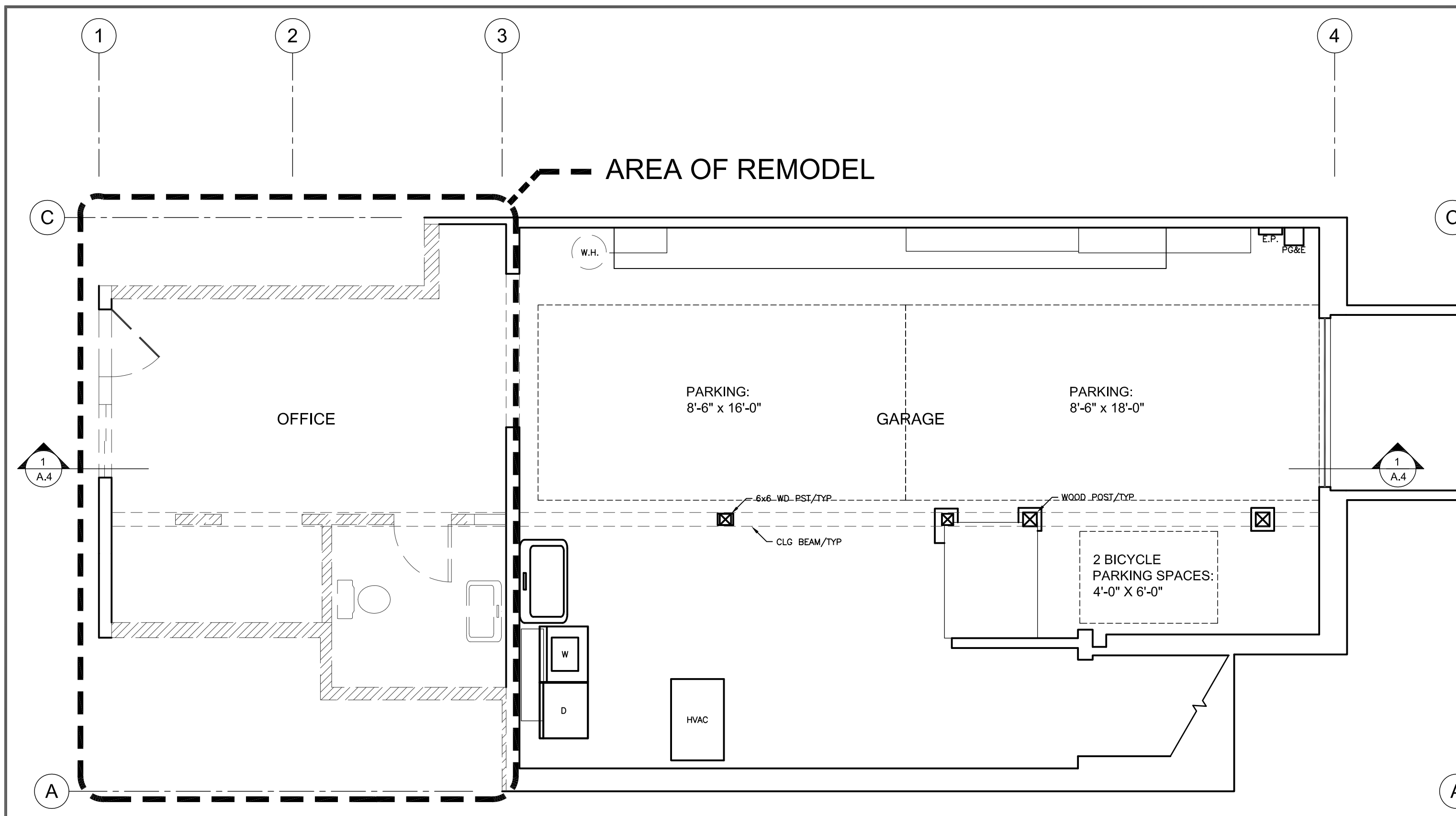


Residential Addition and Remodel for:  
 The Dietrich Residence  
 315 16th Avenue  
 San Francisco, CA 94118

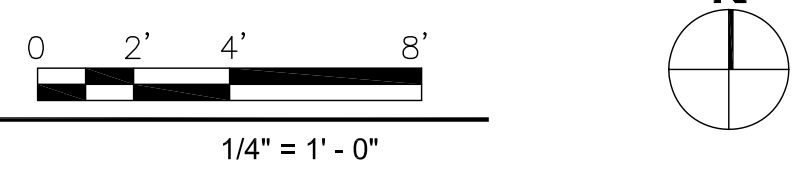
EXISTING AND PROPOSED  
 - PLOT PLAN

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 Job: 315 16TH AVENUE

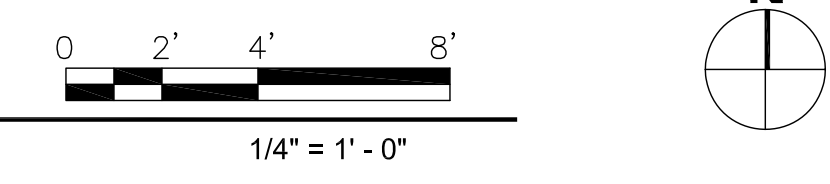
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3 EXISTING AND DEMOLITION FIRST LEVEL FLOOR PLAN

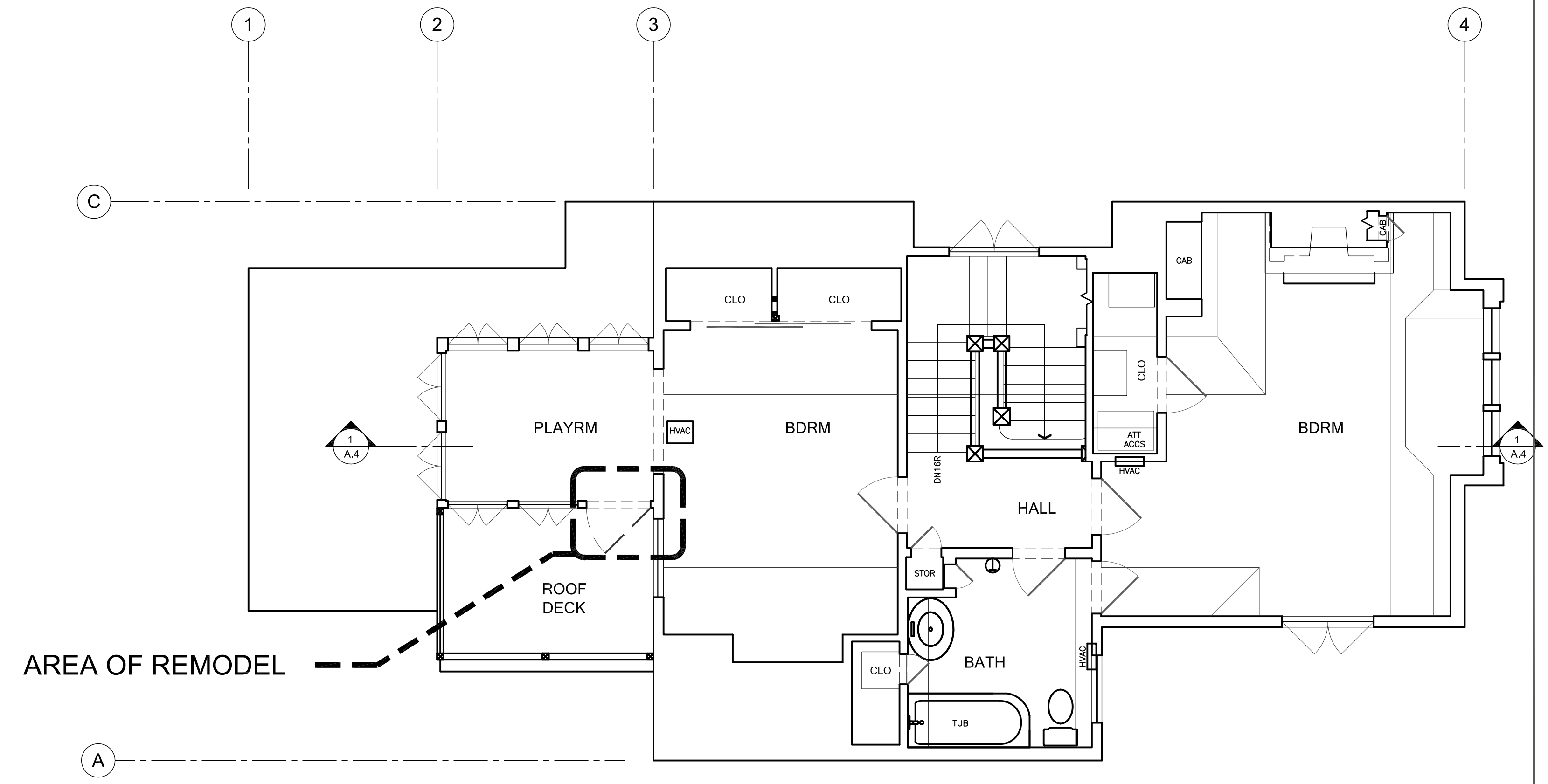


2 EXISTING AND DEMOLITION SECOND LEVEL FLOOR PLAN

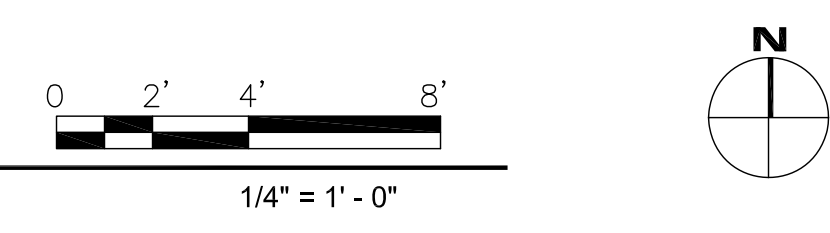


**DEMO PLAN WALL LEGEND**

	(E) WALL TO REMAIN
	WALL TO BE REMOVED



1 EXISTING THIRD LEVEL FLOOR PLAN: NO WORK



REVISIONS	BY
SITE PERMIT 9.12.16	

ARCHITECT  
LESLIE ARNOLD  
63 Yerba Street - San Francisco, California 94127  
tel. 415 713 2960 fax 815 333 5196

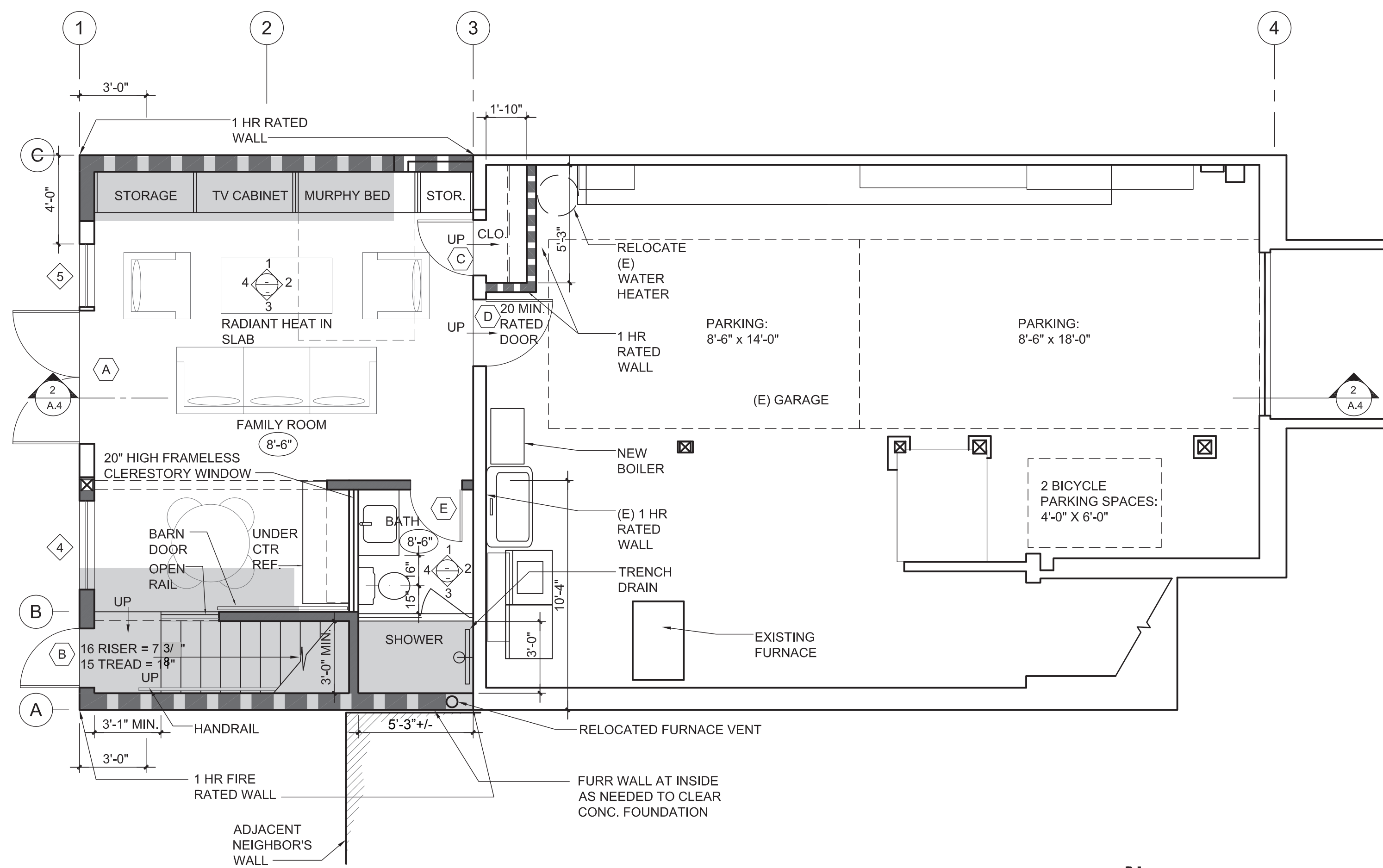
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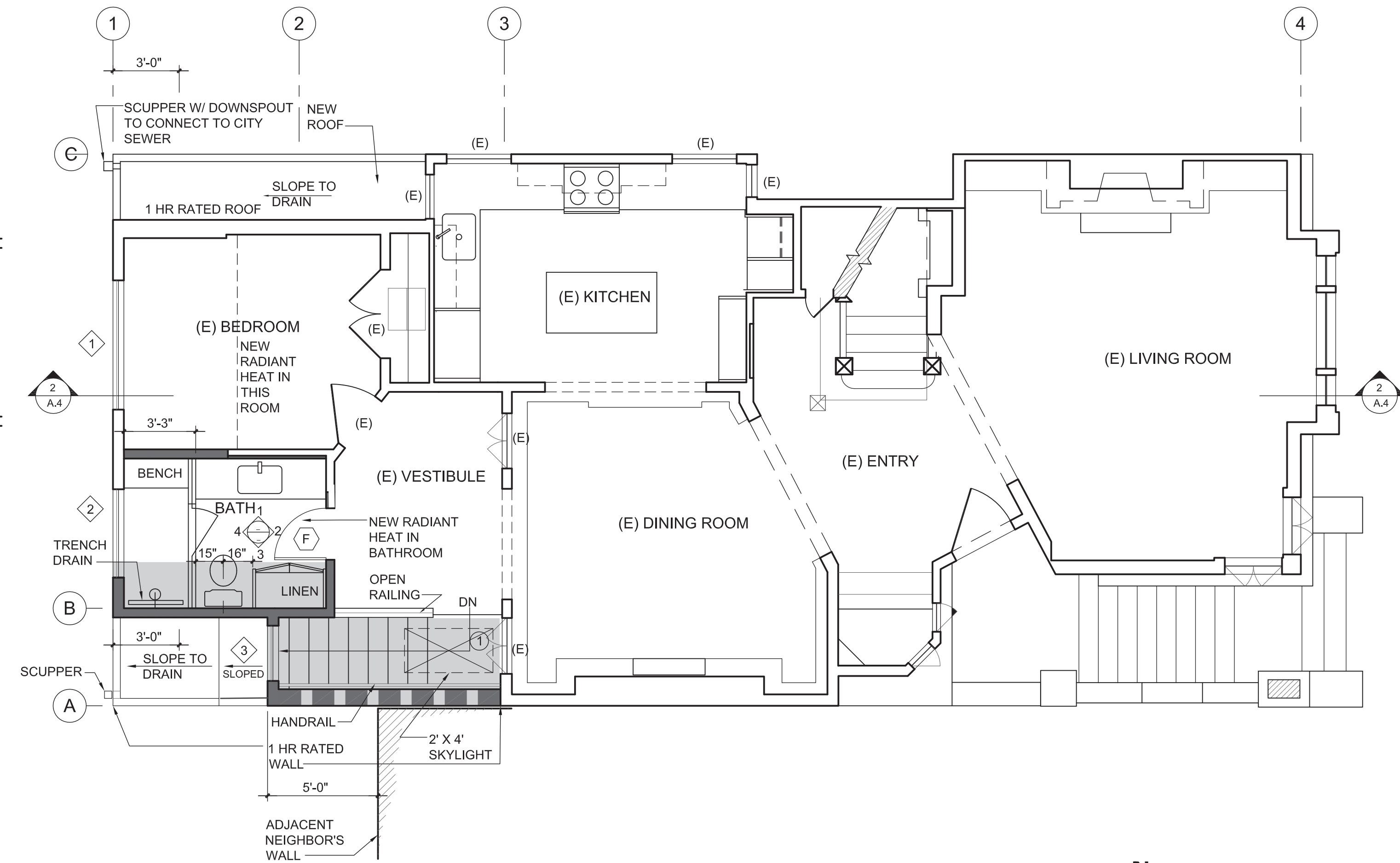
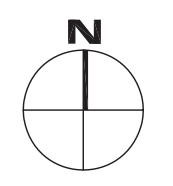
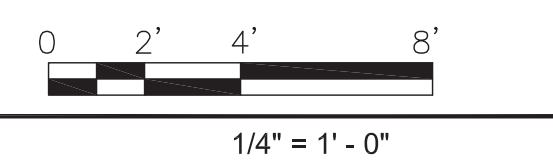
Residential Addition and Remodel for:  
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315 16th Avenue  
San Francisco, CA 94118

EXISTING / DEMOLITION  
FLOOR PLANS

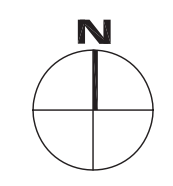
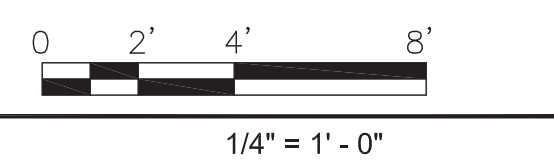
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3 PROPOSED FIRST LEVEL FLOOR PLAN

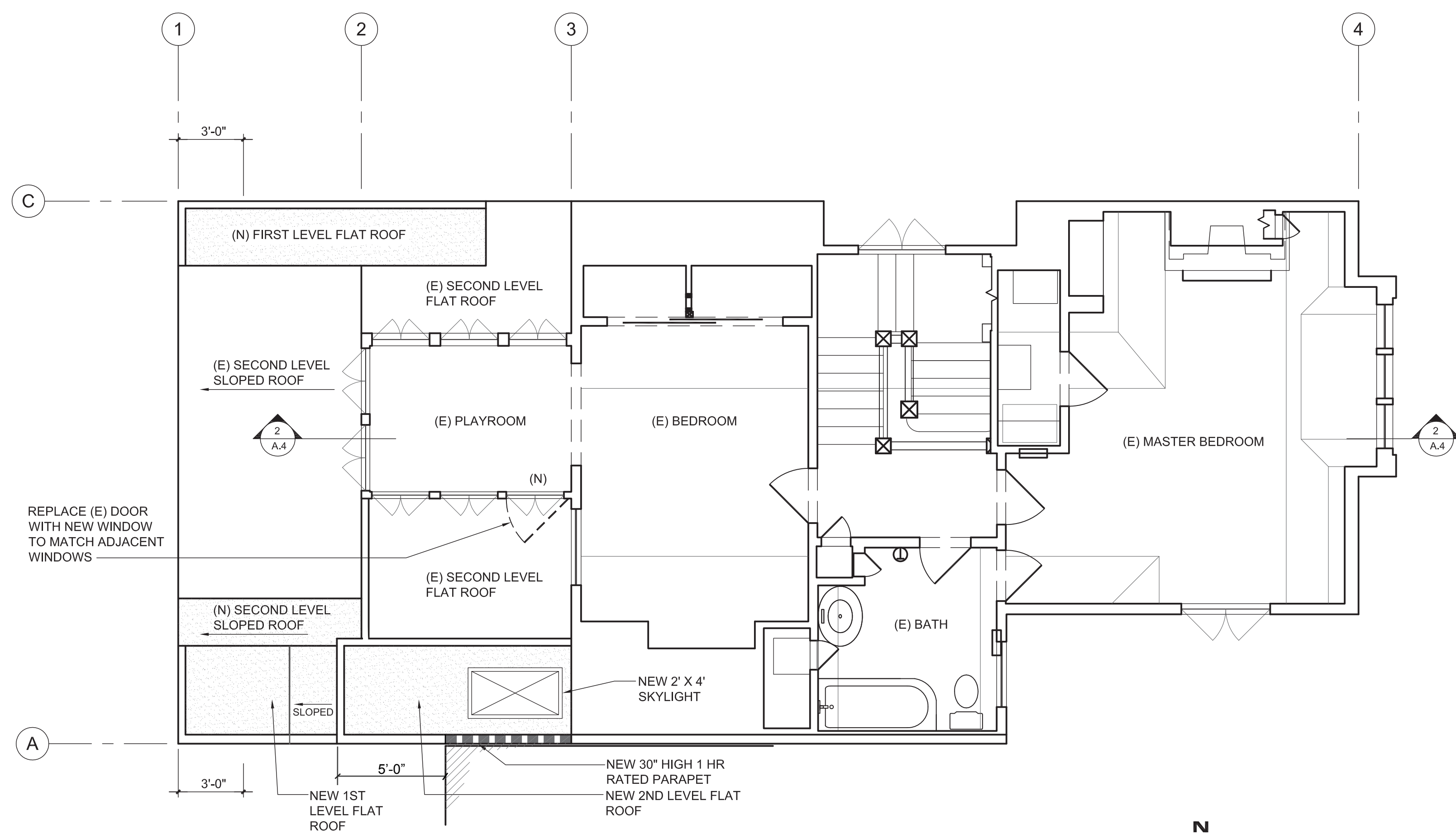


2 PROPOSED SECOND LEVEL FLOOR PLAN

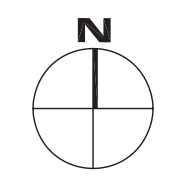
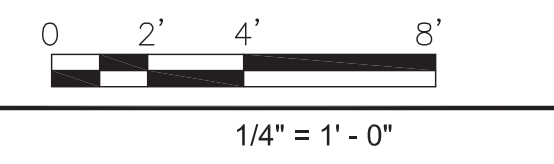


**WALL LEGEND**

	(E) WALL TO REMAIN
	NEW WALL
	NEW 1-HR RATED WALL
	AREA OF PROPOSED HORIZONTAL ADDITION



1 PROPOSED THIRD LEVEL FLOOR PLAN



REVISIONS	BY
SITE PERMIT 9.12.16	

LESLIE ARNOLD ARCHITECT  
 63 Verona Street San Francisco, California 94127  
 tel 415 771 2969 fax 415 331 5196

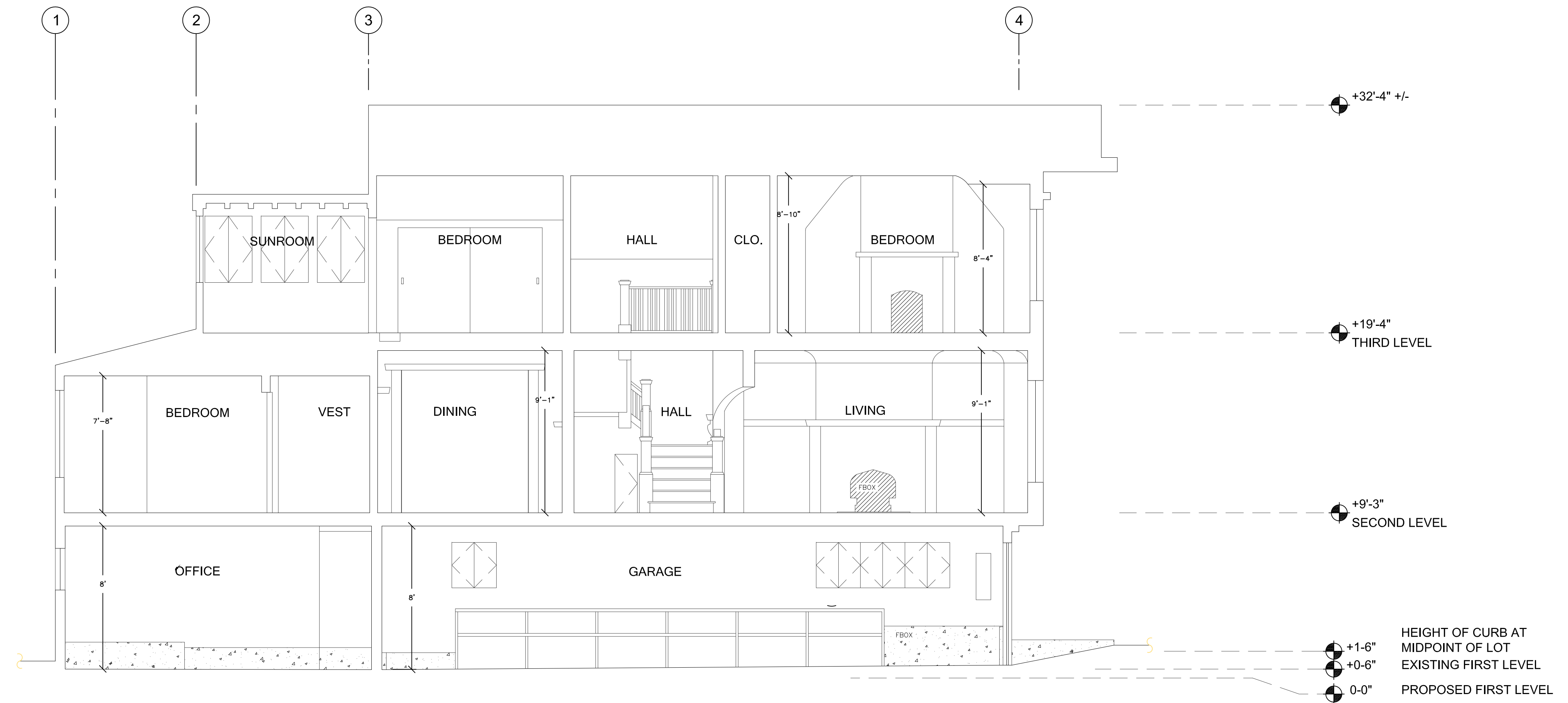
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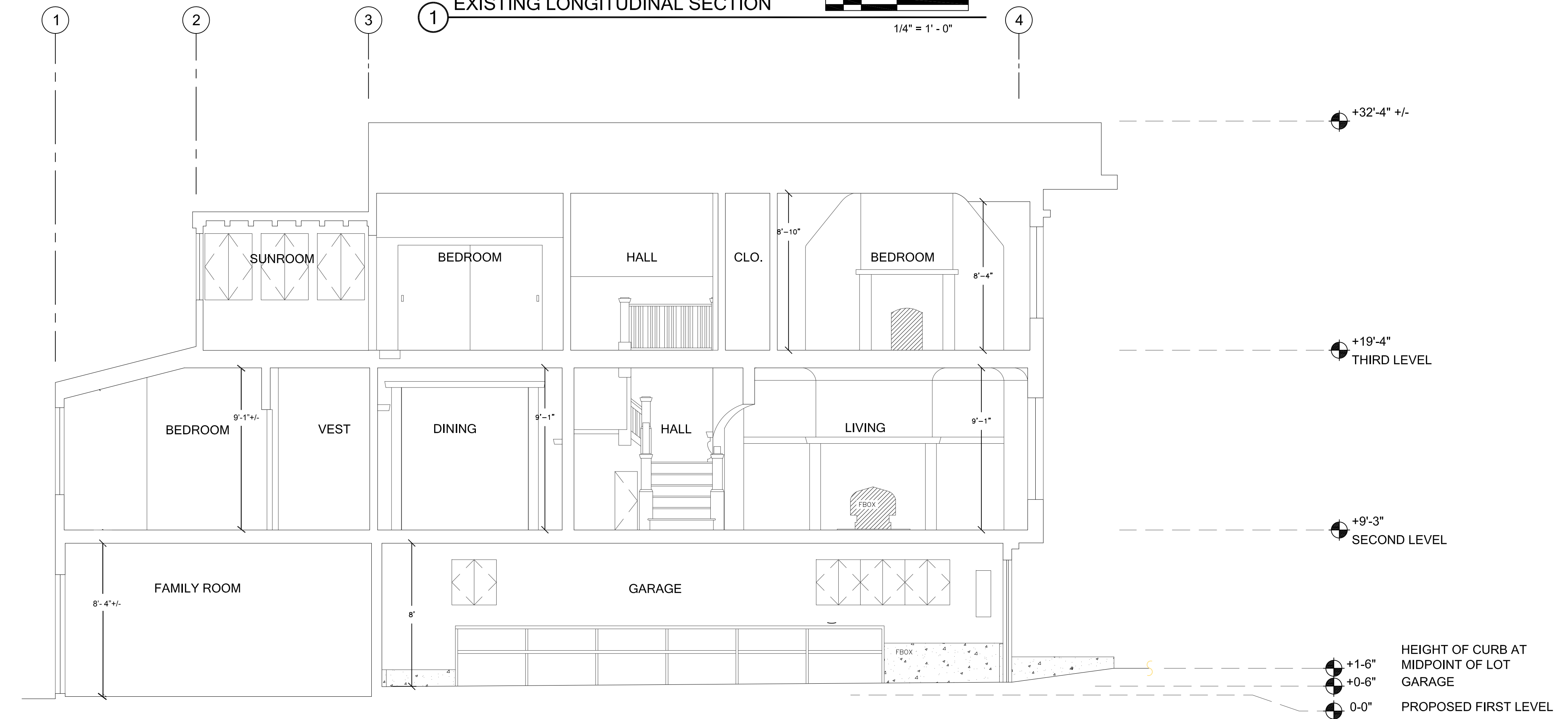
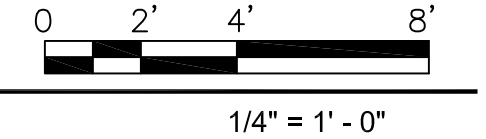
Residential Addition and Remodel for:  
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 315 16th Avenue  
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- PROPOSED FLOOR PLANS

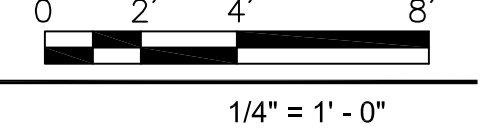
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 of — Sheets



1 EXISTING LONGITUDINAL SECTION



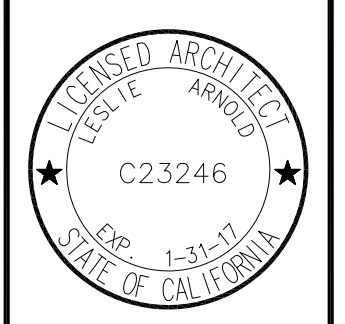
2 PROPOSED LONGITUDINAL SECTION



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 63 Varma Street San Francisco, California 94127  
 tel 415 773 2960 fax 815 331 5196

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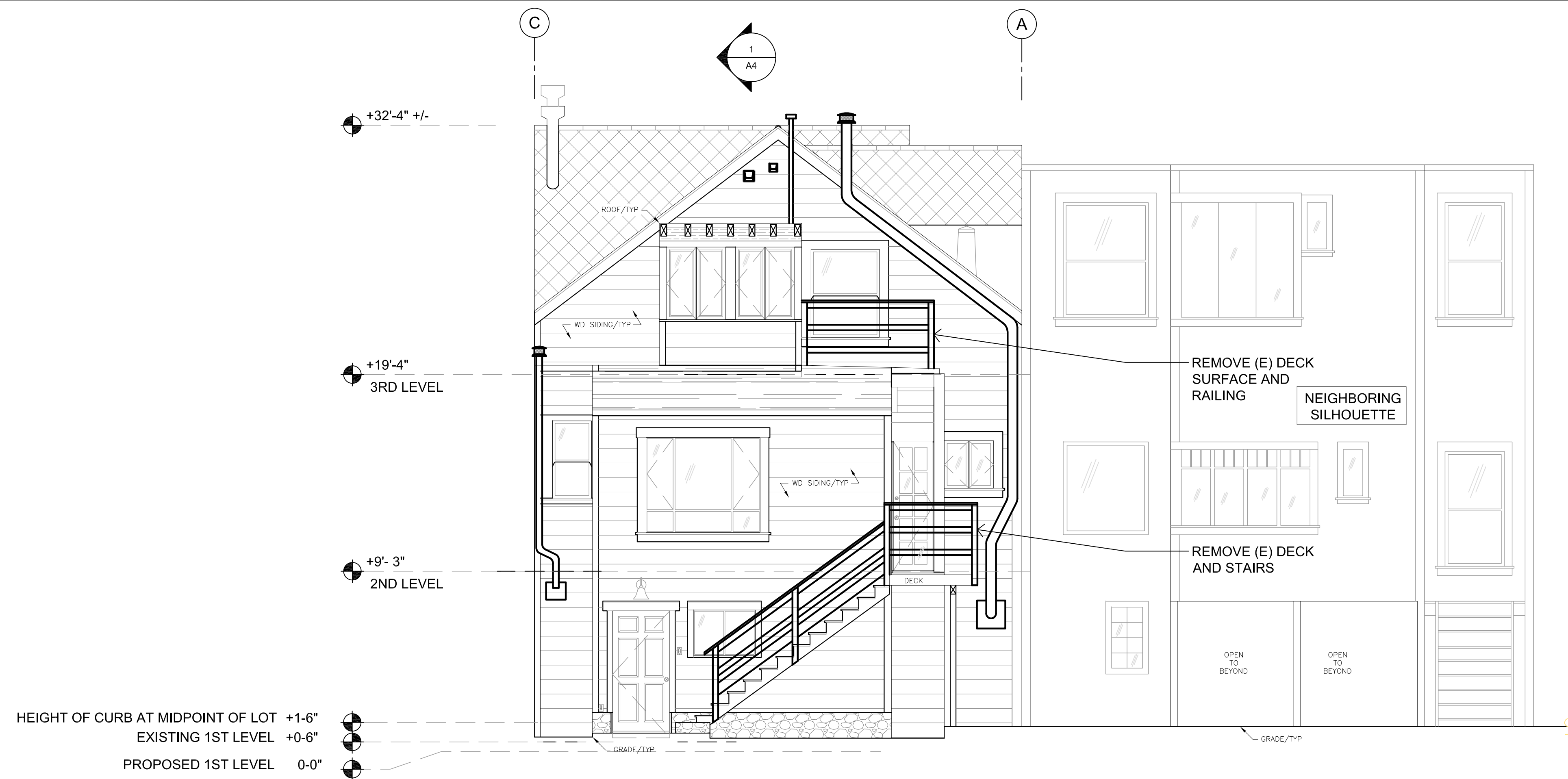


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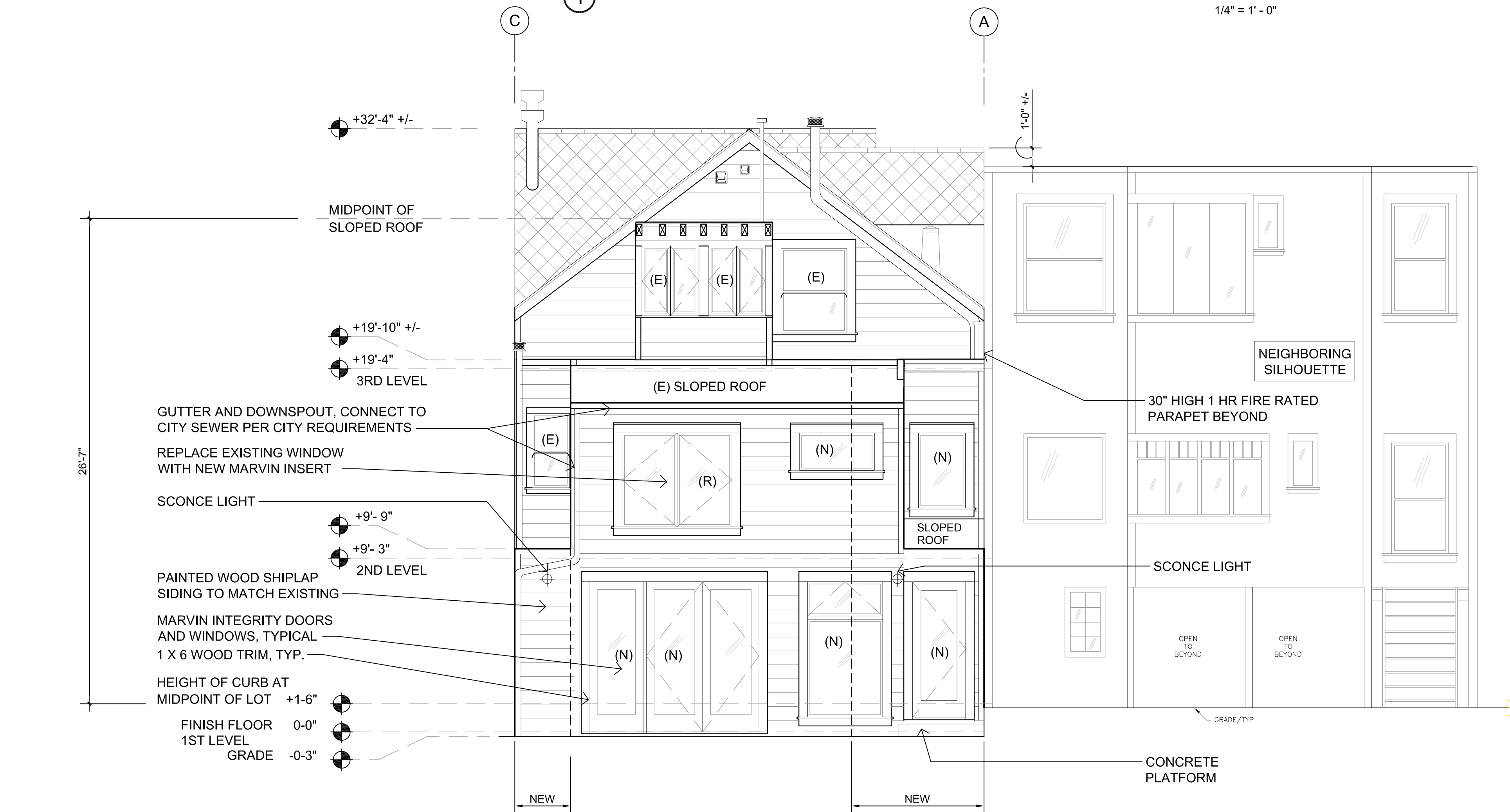
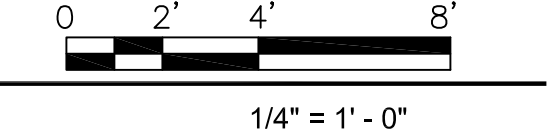
SECTIONS

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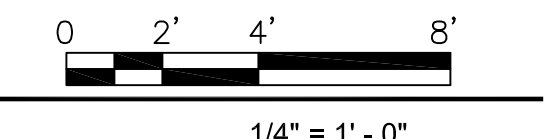




1 EXISTING WEST ELEVATION



2 PROPOSED WEST ELEVATION



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 63 Verma Street San Francisco, California 94127  
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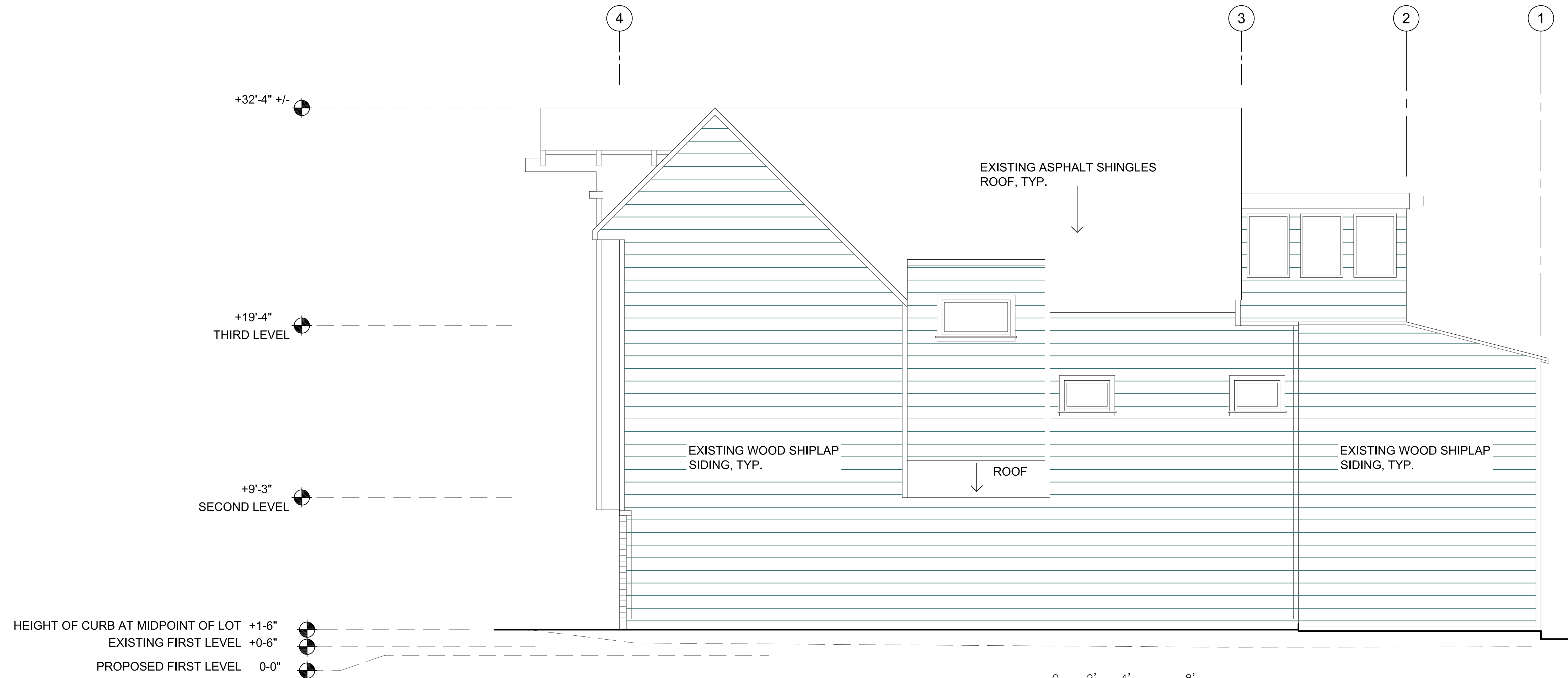
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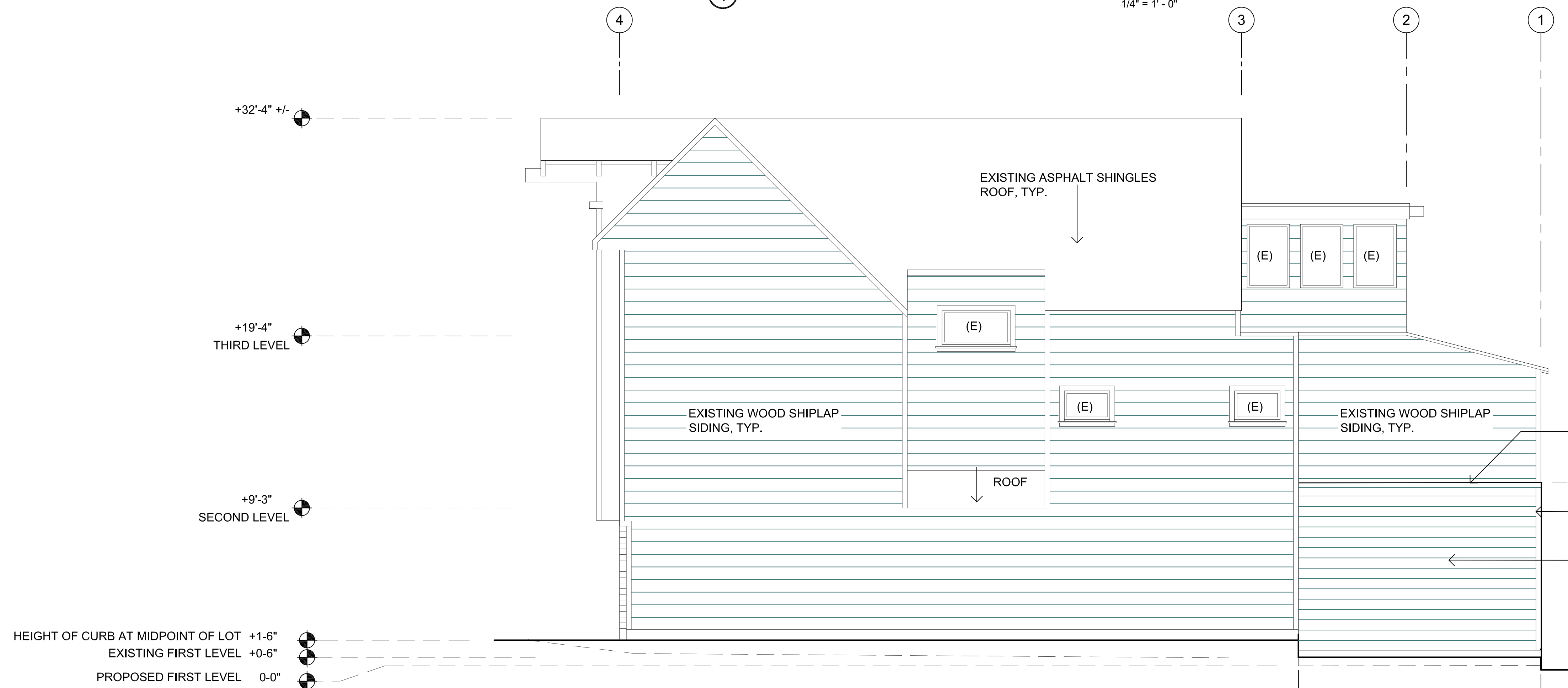
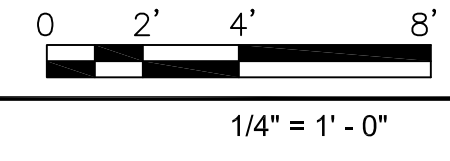
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- ELEVATIONS

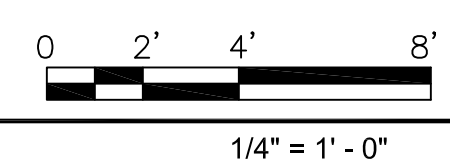
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1 EXISTING NORTH ELEVATION



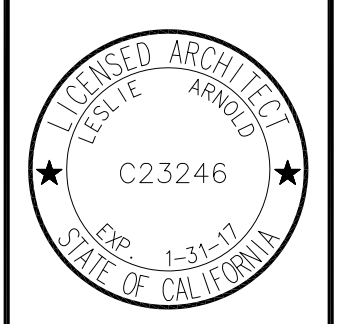
2 PROPOSED NORTH ELEVATION



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 tel 415 773 2960 fax 815 331 5196

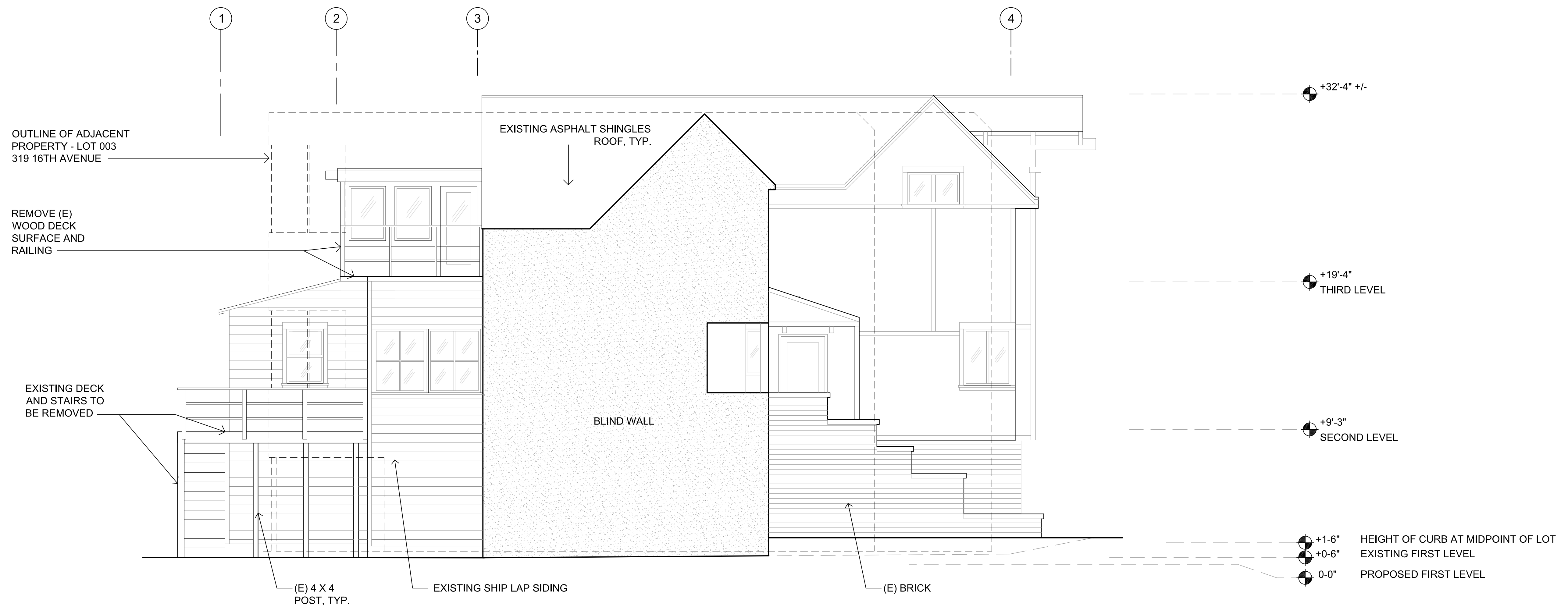
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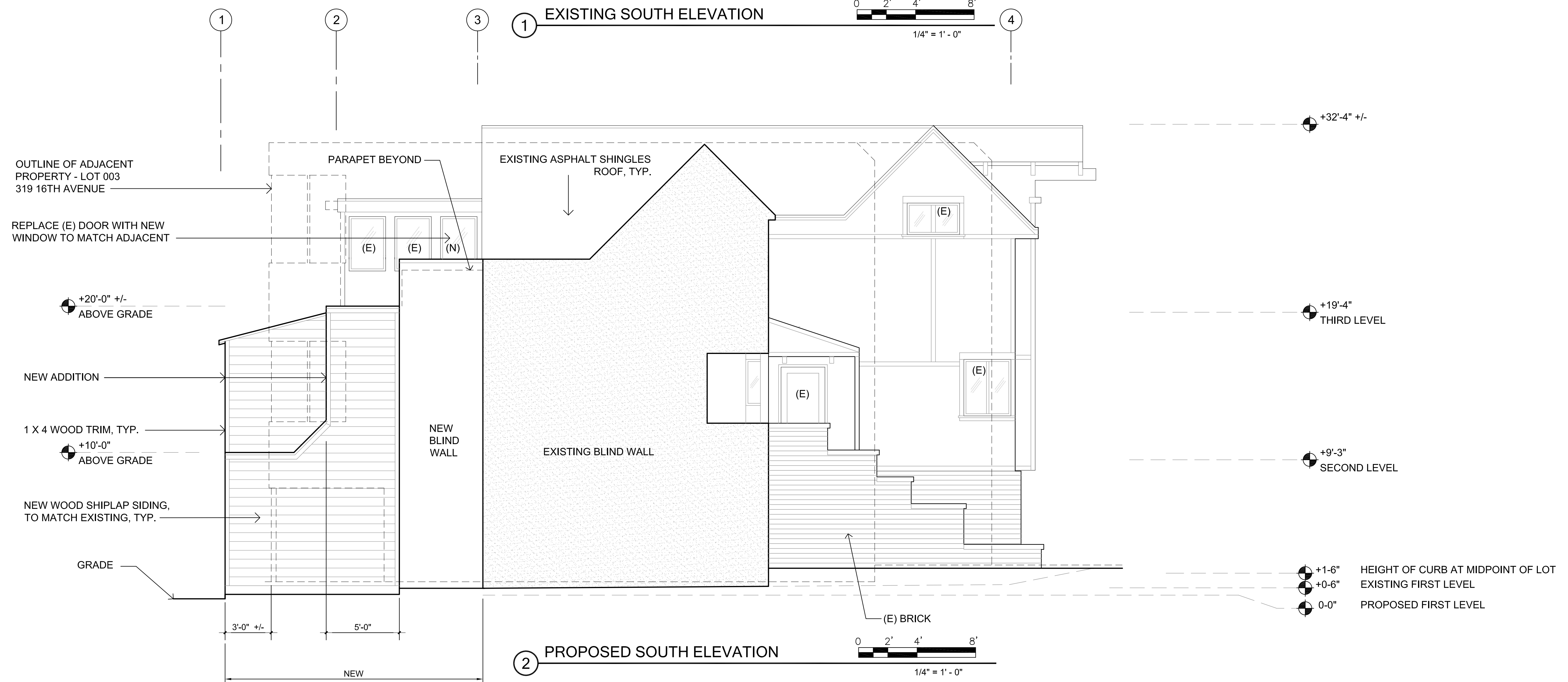
Residential Addition and Remodel for:  
 The Dietrich Residence  
 315 16th Avenue  
 San Francisco, CA 94118

- ELEVATIONS

Date:	12/14/16
Scale:	1/4" = 1'-0"
Drawn:	KKE
Job:	16TH AVENUE
Sheet:	A6
of	1 Sheets



1 EXISTING SOUTH ELEVATION  
1/4" = 1' - 0"



2 PROPOSED SOUTH ELEVATION  
1/4" = 1' - 0"

REVISIONS	BY
SITE PERMIT 9.12.16	
ARCHITECT	
LESLIE ARNOLD	
<small>ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LESLIE ARNOLD ARCHITECTURE, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLD ARCHITECTURE.</small>	
Residential Addition and Remodel for: The Dietrich Residence 315 16th Avenue San Francisco, CA 94118	
<b>ELEVATIONS</b>	
Date:	01/23/17
Scale:	1/4" = 1' - 0"
Drawn:	KKE
Job:	16TH AVENUE
Sheet:	A7
of	1 Sheets

**ADJACENT PROPERTY**  
319 16TH AVE.



**SUBJECT PROPERTY**  
315 16TH AVE.



**ADJACENT PROPERTY**  
301-303-305-307 16TH AVE.



**SUBJECT PROPERTY**



**ADJACENT PROPERTY**

**ADJACENT PROPERTY**

① FRONT ELEVATION VIEWS

REVISIONS	BY
SITE PERMIT 9/8/16	

LESLIE ARNOLD • ARCHITECT  
63 Yerma Street San Francisco, California 94127  
tel 415 773 2960 fax 415 331 2196



Addition  
Dietrich Residence  
315 16th Avenue  
San Francisco, California

- ELEVATIONS

Date: 02/11/16

Scale: N.A.

Drawn: KKE

Job: 16TH AVENUE

Sheet:

**A8**  
of — Sheets