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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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409 558*6409

NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, May 24, 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:	80 Linda Street	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2016-014456VAR
Cross Street(s):	19th Street		2016.10.26.1169
Block /Lot No.:	3588/049m		Gina DeCarlo, Studio J
Zoning District(s):	RTO-M / 45-X		(925) 324-0720
Area Plan:	Mission		gina@studioj-arch.com

PROJECT DESCRIPTION

The proposal is to demolish an existing second floor rear addition and deck and construct a third floor vertical addition, a new roof deck and interior remodel to an existing 2-story single-family dwelling.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of approximately 33 feet, 9 inches. The existing building encroaches into the required rear yard (to within 6 feet, 7 inches of the rear property line). Although the proposed project reduces the extent of the noncomplying structure, it is still located within the required rear yard (to within 19 feet, 9 inches of the rear property line), thus a variance is required from the rear yard requirement.

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/2016.01057V.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: Linda Ajello Hoagland Telephone: (415) 575-6823 E-Mail: linda.ajellohoagland@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, 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. Following the submittal of the Building Permit Application, the Department will issue the required Section 311 notification for this project.

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.

EXCAVATE LTL LOC LKR LLH LLV LVR LP EXCAVATE
EXECUTIVE
EXHAUST
EXHAUST FAN
EXISTING
EXPANSION JOINT
EXPANSION, EXPOSED ABOVE FINISHED FLOOR ABOVE SUSPENDED CEILING EXEC EXH LOCATION LOCKER LONG LEG HORIZONTAL LONG LEG VERTICAL LOUVER LOW POINT EX EXIST EJ EXP EXT EXTR ACCESS PANEL ACOUSTIC CEILING TILE AIR CONDITIONING ALTERNATE MACH MH MFR MB MSRY MO MACHINE MANHOLE FAB FABRICATE MANUFACTURER MARKER BOARD MASONRY MASONRY OPENING ALLIMINUM FABRIC WALL COVERING FACE BRICK ANCHOR BOLT FACE OF CONCRETE FACE OF FINISH ANODIZED APPROVED MASUNRY OF MATCHLINE MATERIAL MAXIMUM MECHANICAL MEDIUM MEMBRANE METAL MEZZANINE FACE OF MASONRY FOM FACE OF MASONRY
FOS FACE OF STUDS
FOU FAN COLLUNIT
FAS FASTEN OR FASTENER
FLD DIM FIELD DIMENSION
FIN FINISHED FLOOR
FO FINISHED OPENING
FA FIRE ALARM
FDR FIRE DOOR BASEMENT BEARING PLATE BELOW BENCH MARK BETWEEN FIRE EXTINGUISHER CABINE MISCELLANEOUS BEVEL (ED) FIRE HOSE CABINET FIRE HYDRANT MODULAR MONUMENT BITUMINOUS BLOCK BLOCKING FIREPROOF(ED) FIRE RATING MOULDING MOUNTED BOARD BOTTOM OF CURB BOTTOM BOTTOM OF STEEL FIRE RETARDANT TREATED MOVABLE MULLION FIXED FIXTURE FLANGE NAILER FLANGE FLASHING FLAT HEAD MACHINE SCREW FLAT HEAD WOOD SCREW FLEXIBLE NAILER NATURAL NOISE REDUCTION COEFFICIENT NOMINAL NOMINAL PIPE SIZE BRIDGING BRITISH THERMAL UNIT BRONZE BUILDING BUILT UP ROOFING FLOOR FLOOR DRAIN NON-SLIP NORTH NOT APPLICABLE FLOORING FLUOR FLUORESCENT FT FOOT, FEET FTG FOOTING FDTN FOUNDATION CABLE TELEVISION NOT IN CONTRACT CARPET CASEMENT NTS NO. NOT TO SCALE NUMBER OPENING OPPOSITE OPPOSITE HAND ORNAMENTAL GAGE OR GAUGE CENTER CENTER TO CENTER OUNCE OUTSIDE DIAMETER (DIMENSION) GALVANIZED GALVANIZED IRON GALVANIZED SHEET METAL CERAMIC TILE GAS WATER HEATER OVERHEAD CHAMFER(ED) GASKET GENERAL CONTRACTOR CIRCULAR, CIRCUMFERENCE PAINT PAINTED PAIR GLASS BLOCK GLASS FIBER REINFORCED GYPSUM CLEAR CLOSED-CIRCUIT TELEVISION GL GCMU GB GR GVL GND GFI GT GYP GWB GLASS OR GLAZING CLOSET
COLD WATER
COLUMN
COMBINATION OR COMBINE
COMPOSITE
CONCRETE
CONCRETE
CONCRETE GROUND GROUND FAULT INTERRUPTOR GROUT PASSENGER PAVEMENT PEDESTAL CONNECTION CONSTRUCTION GYPSUM GYPSUM WALLBOARD PERFORATE PERIMETER CONTROL JOINT CONTINUOUS PERPENDICULAR HDCP HANDICAPPED HARDBOARD PHASE PLASTIC LAMINATE PLAM CONVECTION COORDINATE HARDWARE HARDWOOD HEADER PLATE PLUMBING PLYWOOD CORRUGATED COUNTER COUNTERSINK PLYWOOD END NAIL PNEUMATIC POINT POLY VINYL CHLORIDE POUND HEATER HEATING HEATING, VENTILATION, AND AIR CONDITIONING HEAVY DUTY COURSES COVER PLATE CULVERT POLINDS PER SOLIARE FOOT DAMPER DAMPPROOFING POUNDS PER SQUARE INCH PRECAST HOLLOW CORE DEADLOAD HOLLOW METAL PREFAR PREFARRICATED HORIZONTAL, HORIZON HOSE BIB DECKING PRESSURE TREATED PROJECT/PROJECTED PROPERTY, PROPOSED HOT WATER HOUR HYDRANT DEPTH, DRYER QUANTITY QUARRY TILE QUARTER INCH, INCHES INCLUDING INFORMATION INSIDE DIMENTION RAD RADIATOR R RLG RADIUS RAILING INSULATE, INSULATION DISTANCE INT INTERIOR RAIN WATER LEADER (DS) DITTO DIVISION INVERT RECESSED REDWOOD RDWD DOVISION
DOOR
DOUBLE
DOWN
DRAWER
DRAWING
DRY STAND PIPE
DRINKING FOUNTAIN JANITOR JOINT JOINT FILLER JOIST REF RFL RFRG JAN JT REFERENCE (ALSO SEE RE) REFLECTED REFRIGERATOR JF JST REGARDING, REFER TO REGISTER REINFORCED, REINFORCING RELOCATED REMOVE(D) EACH REOD REQUIRED EACH FACE KNOCKED DOWN REQUIRMENTS RESILIENT EB EWC EDGE BAND LAB LACQ LABORATORY RETURN, RETAINING ELECTRIC WATER COOLER LACQUER LAM LAV LC LH ELECTRIC WATER HEATER LAMINATE EWH ELEC EP EL EMER ENCL ENGR EQ EST ELECTRIC. ELECTRICAL LAVATORY REVISE OR REVISION ELECTRICAL PANE LEAD-COATED COPPER LEFT HAND RIGHT HAND RISER ROOF ROOF DRAIN ROOFING ROOM ROUGH OPENING LENGTH
LENGTH OVERALL
LIGHT
LIGHTING
LIGHTWEIGHT
LINEAR FEET

EA EF

IMAGE AT SITE

VICINITY MAP

NITS: 1 VINTNG: RTO-M

E) SQFT:

P) SQFT:

PROPERTY/PROJECT INFORMATION

FIRST 1189 SQ.FT. | SECOND 1387 SQ.FT. | DECK 87 SQ.FT. |

LOT SQ.FT.: 1873 SQ.FT. 1EIGHT LIMITS: 45-X FRONT, REAR, SIDE SETBACK: FRONT 15 FT. OR 15% OF LOT DEPTH AND REAR 25% 9F LOT DEPTH, BUTNO LESS THAN 15FT.

HRST 189 SQ.FT. | SECOND 1216 SQ.FT. | THIRD 1150 SQ.FT. | DECK 436 SQ.FT. | TOTAL 3991 SQ.FT.

EXISTING

SCHEDULE SEALANT SELF-CLOSING SERVICE SINK SHEET

SIMILAR SLAB ON GRADE

SOLID CORE SOLID CORE WOOD DOOR

SLOPE SMOKE DETECTOR

SOUND TRANSMISSION COEFFICIENT

SOUTH SPEAKER SPECIFICATION SPRINKLER SQUARE SQUARE SQUARE FOOT/FEET

SQUARE INCH/INCHES

STRUCTURE, STRUCTURAL

TACKARI E ACQUISTICAL PANEL TECHNICAL TELEPHONE

TEMPERATURE/TEMPORARY

TERMINATE TERRA COTTA/TOP OR CURB

THRESHOLD TOILET PAPER DISPENSER TOLERANCE TONGUE AND GROOVE

TOP OF CONCRETE TOP OF EXT. MASONRY VENEER

TERRAZZO THICK, THICKNESS

TOP OF MASONRY

TREATED WOOD TYPICAL

UNFINISHED UNIT VENTILATOR

VALVE VAPOR BARRIER

VARIABLE VENTILATION VERIFY IN FIELD

VERMICULITE VERTICAL VERTICAL GRAIN VESTIBULE VINYL BASE

VINYL WALL COVE

WEATHERSTRIP

WITH

WOOD

AND AT ANGLE BY

CENTEDI ING

PROPERTY LINE

WITHOUT

WOOD BASE

WORKING POINT WROUGHT IRON

WASTE RECEPTACLE, WATER RESISTENT

WATER HEATER WATER STOP (@ CONC JOINT)

WATERPROOF, WATERPROOFING

WEIGHT
WELDED WIRE FABRIC OR MESH
WHERE OCCURS
WIDE FLANGE

WIDTH, WASHER, WEST, WATER WINDOW

VINYL COMPOSITION TILE

UON,UNO UNLESS OTHERWISE NOTED

UNDERCUT

TOP, BOTTOM AND SIDES

STAINLESS STEEL

STANDARD

STEEL

STORAGE

SH SHWR SIM SOG

STC

STA STL STATION

STOR STR

STR STRUC SUB SA SUSP SYM SYN SYN SY S

TEMP TERM TC TZ THK THRES TPD TOL T&G

TOS TOW TB &S TOP OF STEEL

UR URINAL

VAC VACUUM

VAR VENT VIF VERM VERT VG VEST

WSCT WR

WDW

SHEETING OR SHEATHING SHELVING, SHELF SHOWER





TRENITESTVRE 305 San Ans Studio #219 San Anselmo California 94960

J OINUTE

STRUCTURAL ENGINEER

CONTRACTOR

049M 94110 88/049] CHANG CA, 0

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80 LINDA S FRANCISCO, C & LOT/APN: 3

ANGIE

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AUSTIN

DRAWING INDEX

PROPOSED

EXISTING AND PROPOSED SITE PLAN
PROPOSED SECURION AND RESIDENTIAL DESIGN RE
EXISTING FLOOR PLANS
PROPOSED FLOOR AND PLANS
PROPOSED FLOOR PLANS
PROPOSED FLOOR
PROPOSED FLOO

SCOPE OF WORK

1ST FLOOR RELOCATE BATH & LAUNDRY SINK

2ND FLOOR RELOCATE KITCHEN

REDESIGN (E) BATH DEMO REAR ADDITON

 $3\mathrm{RD}$ FLOOR VERTICLE ADDITION TO INCLUDE $_3$ BEDROOMS, $_2$ FULL BATHS AND REAR DECK <500 SQ FEET

SPRINKLERS UNDER SEPARATE PERMIT

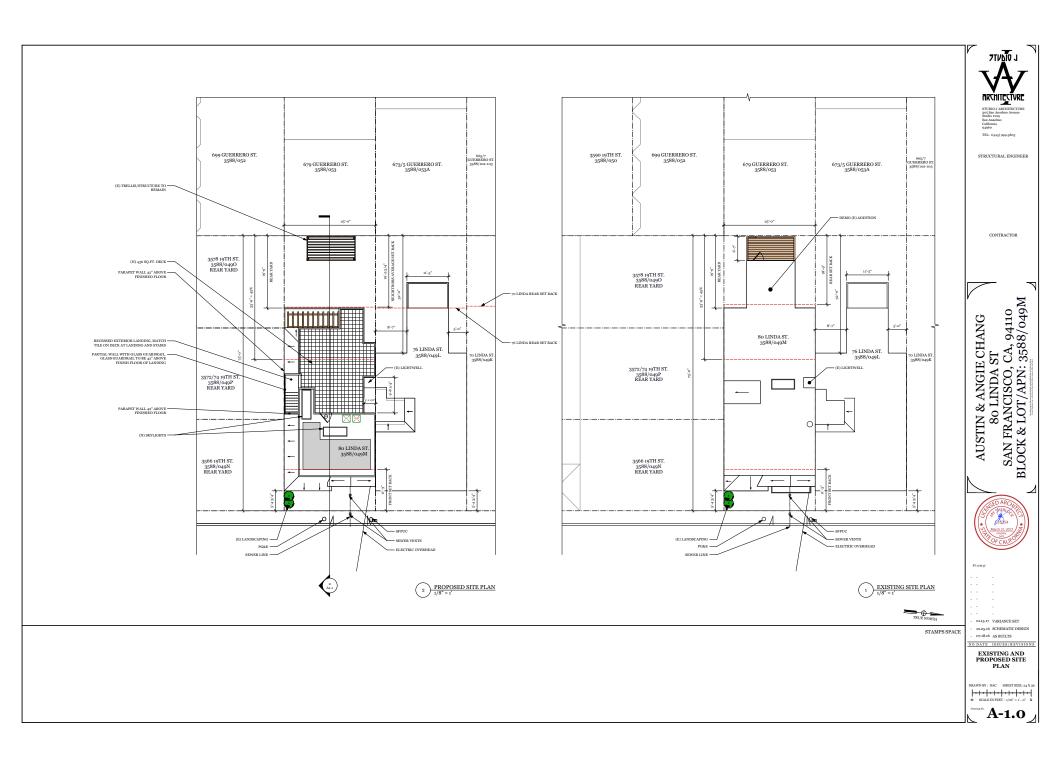
SAN FRA BLOCK & I 33354

Stamp

OLISAT VARIANCE SET 10.25.16 SCHEMATIC DESIGN 07.18.16 AS BUILTS NO DATE ISSUES/REVISIONS

COVER SHEET

*A-0.0







STREET SATTELITE VIEW





3 STREET WEST SIDE VIEW

STREET TOTAL

23 PROPERTIES ON THE STREET, 16 (69.56%) ARE 3 STORIES HEIGHT WITH NO SET BACK FOR 3RD STORY.

STREET EAST SIDE

- PROPERTIES A (SUBJECT PROPERTY),B,C AND F ARE 2 STORIES HEIGHT. - PROPERTIES D, E, G, I, J, K, AND L ARE 3 STORIES HEIGHT WITH NO SET BACK FOR 3RD STORY.

TOTAL OF 11 PROPERTIES ON EAST SIDE OF THE TREET, 7 (63.63%) PROPERTIES ARE 3 STORIES HEIGHT WITH NO FRONT SET BACK FOR 3RD STORY.

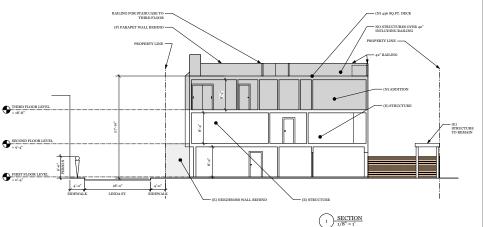
STREET WEST SIDE

- PROPERTIES A AND FARE 2 STORIES HEIGHT.
- PROPERTY E IS 3 STORIES HEIGHT WITH LLESS THAN 10' SET BACK FOR 3ROB STORY
- REMAINING PROPERTIES ARE 3 STORIES HEIGHT WITH NO SET BACK FOR 3RO STORY





STREET EAST SIDE VIEW



NKČHIT<u>E</u>ÇTVRE

STRUCTURAL ENGINEER

CONTRACTOR

AUSTIN & ANGIE CHANG 80 LINDA ST SAN FRANCISCO, CA, 94110 BLOCK & LOT/APN: 3588/049M

01.15.17 VARIANCE SET 10.25.16 SCHEMATIC DESIGN

07.18.16 AS BUILTS NO DATE ISSUES/REVISIONS PROPOSED SECTION AND RESIDENTIAL DESIGN REVIEW

9 SCALE IN FEET: 1/16' = 1'-0' X

* **A-1.1**

158/162 LINDA-ST ENTRY DOOR

164/168 LINDA— ST ENTRY DOOR

182 LINDA ST-ENTRY DOOR

FLAT FRONT ENTRY IS CONSISTANT WITH STREET.
PLEASE SEE EXAMPLES BELOW.
IT IS NECESSARY TO ELIMINATE GATES AND REPLACE
WITH SOLID DOORS DUE TO INCREASING CRIME AND
PROBLEMS WITH HOMELESS PEOPLE, SUCH AS URINATING
THROUGH GATES AT STREET LEVEL



124/126/128 — LINDA ST ENTRY DOOR

36/37 LINDA – ST ENTRY DOOR

57 LINDA ST-ENTRY DOOR



36/37 & 56 LINDA ST ENTRY



STRUCTURAL ENGINEER

CONTRACTOR

AUSTIN & ANGIE CHANG 80 LINDA ST SAN FRANCISCO, CA, 94110 BLOCK & LOT/APN: 3588/049M



01.15.17 VARIANCE SET 10.25.16 SCHEMATIC DESIGN 07.18.16 AS BUILTS

NO DATE ISSUES/REVISIONS RESIDENTIAL DESIGN REVIEW ENTRY DOOR

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