



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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SAN FRANCISCO PLANNING DEPARTMENT

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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.: 2016-014456VAR
Cross Street(s): 19th Street	Building Permit: 2016.10.26.1169
Block /Lot No.: 3588/049m	Applicant: Gina DeCarlo, Studio J
Zoning District(s): RTO-M / 45-X	Telephone: (925) 324-0720
Area Plan: Mission	E-Mail: 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

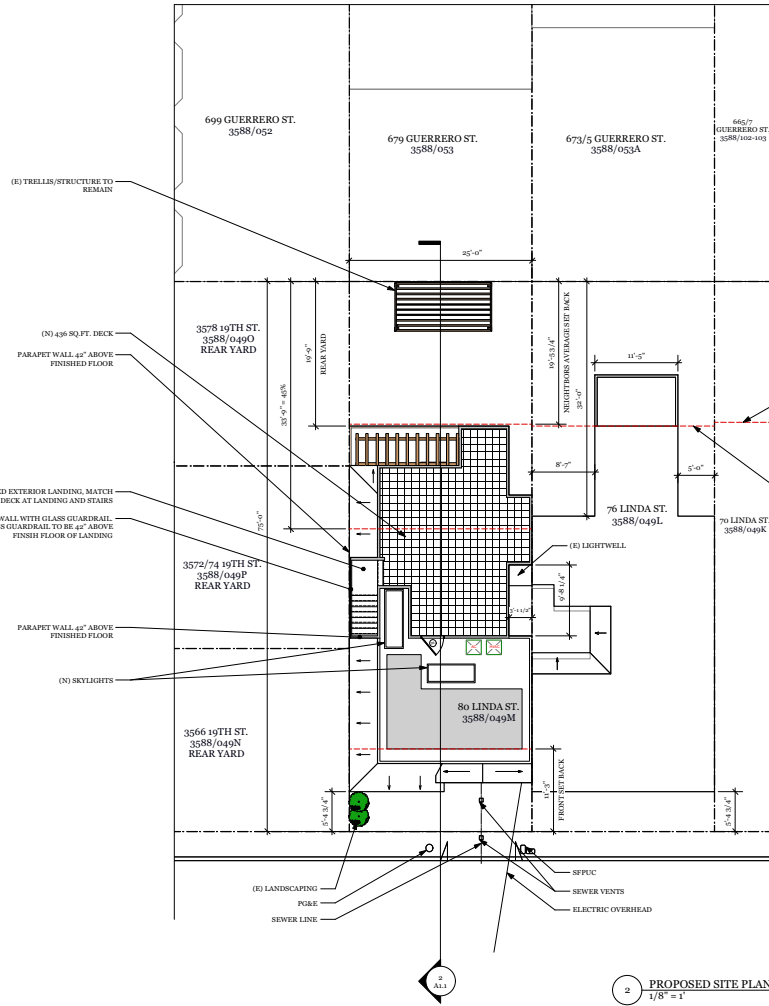
Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. Following the submittal of the Building Permit Application, the Department will issue the required Section 311 notification for this project.

APPEAL INFORMATION

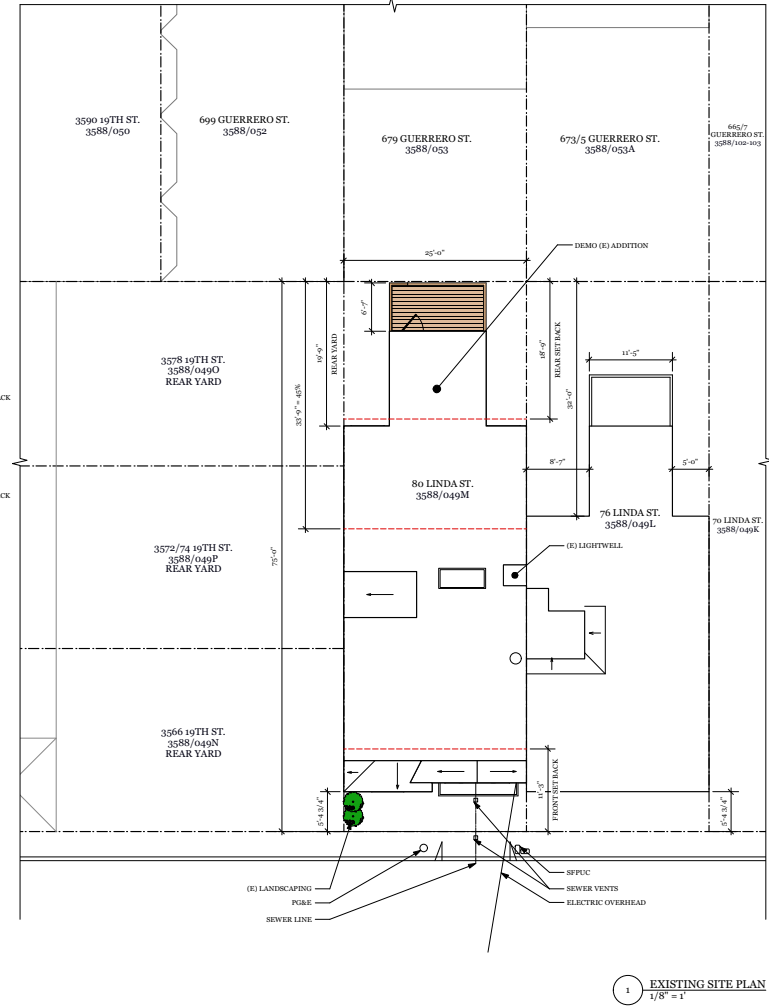
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

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.



2 PROPOSED SITE PLAN
1/8" = 1'

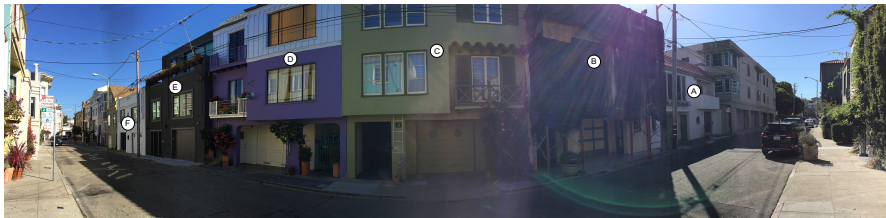


1 EXISTING SITE PLAN
1/8" = 1'





4 STREET SATELLITE VIEW



3 STREET WEST SIDE VIEW

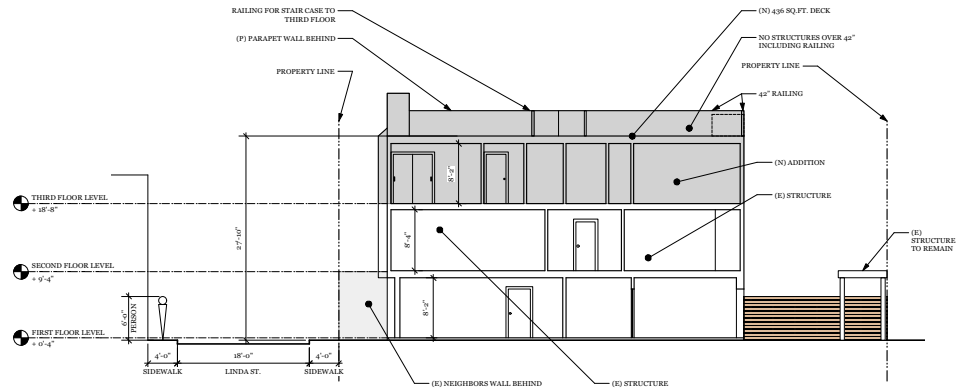
STREET TOTAL
 - 23 PROPERTIES ON THE STREET, 16 (69.56%) ARE 3 STORIES HEIGHT WITH NO SET BACK FOR 3RD STORY.

STREET EAST SIDE
 - PROPERTIES A (SUBJECT PROPERTY) & C AND F ARE 3 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 STREET, 7 (63.63%) PROPERTIES ARE 3 STORIES HEIGHT WITH NO FRONT SET BACK FOR 3RD STORY.

STREET WEST SIDE
 - PROPERTIES A AND F ARE 2 STORIES HEIGHT.
 - PROPERTY E IS 3 STORIES HEIGHT WITH LESS THAN 10' SET BACK FOR 3RD STORY.
 - REMAINING PROPERTIES ARE 3 STORIES HEIGHT WITH NO SET BACK FOR 3RD STORY.
 - TOTAL OF 12 PROPERTIES ON WEST SIDE OF THE STREET, 9 (75%) PROPERTIES ARE 3 STORIES HEIGHT WITH NO FRONT SET BACK FOR 3RD STORY.



2 STREET EAST SIDE VIEW



1 SECTION
 1/8" = 1'



STUDIO J ARCHITECTURE
 300 San Anselmo Avenue
 Studio #499
 San Anselmo
 California
 94969
 TEL: (415) 999-9800

STRUCTURAL ENGINEER

CONTRACTOR

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



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

PROPOSED SECTION AND RESIDENTIAL DESIGN REVIEW

DRAWN BY: NAC SHEET SIZE: 24 X 36
 0 SCALE IN FEET: 1/8" = 1'-0"
 Drawing No.

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 ELLIMINATE GATES AND REPLACE WITH SOLID DOORS DUE TO INCREASING CRIME AND PROBLEMS WITH HOMELESS PEOPLE, SUCH AS URINATING THROUGH GATES AT STREET LEVEL

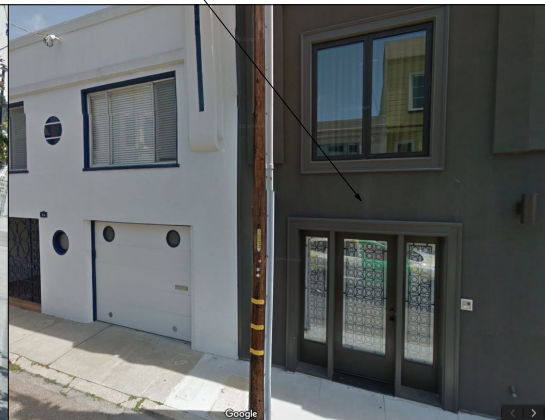
124/126/128 LINDA ST ENTRY DOOR



36/37 LINDA ST ENTRY DOOR



57 LINDA ST ENTRY DOOR



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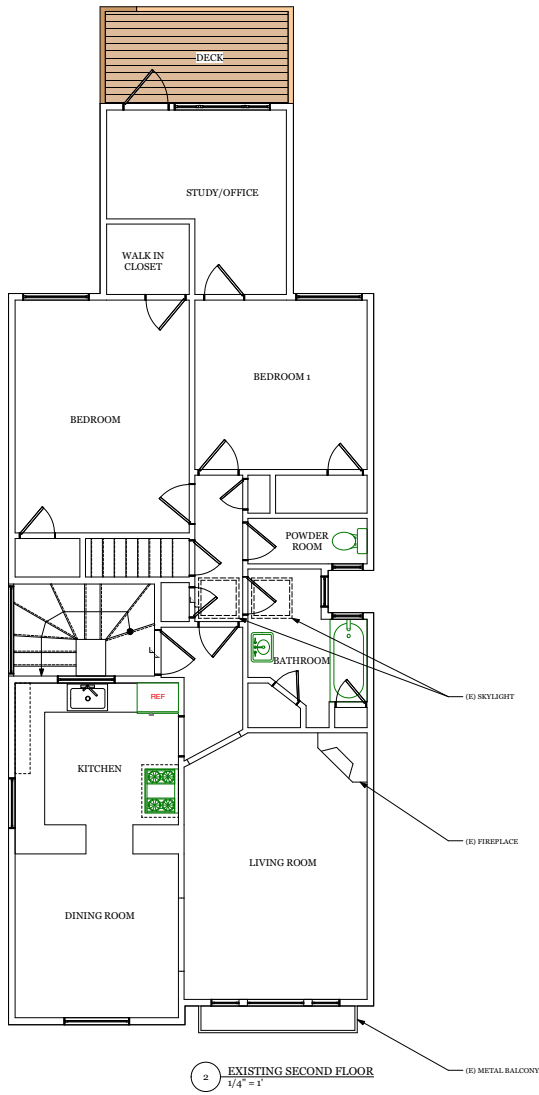
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01.15.17	VARIANCE SET
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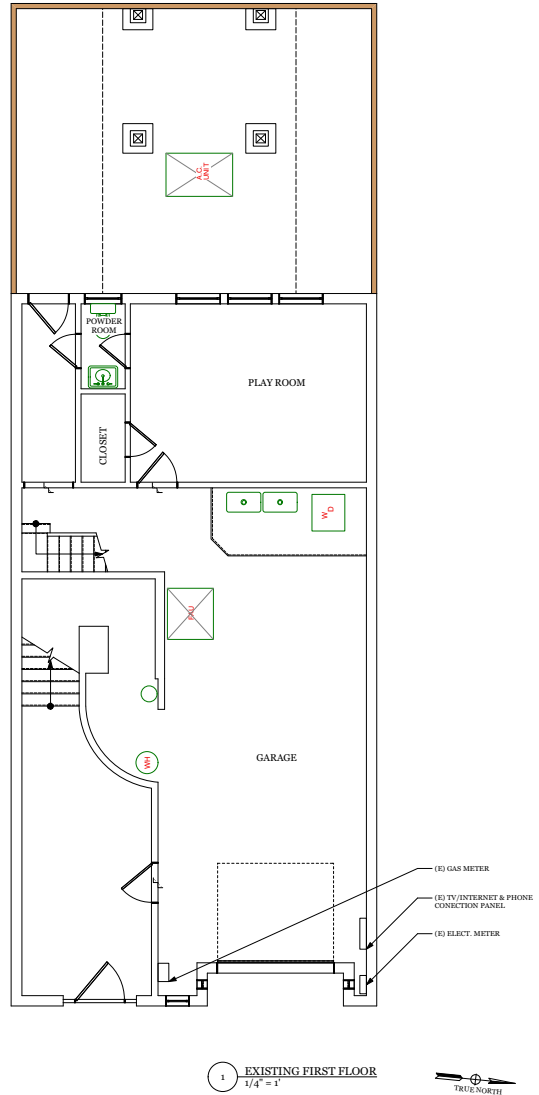
RESIDENTIAL DESIGN REVIEW ENTRY DOOR

DRAWN BY: NAC SHEET SIZE: 24 X 36
 0 SCALE IN FEET: 1/8" = 1'-0"

1 36/37 & 56 LINDA ST ENTRY



2 EXISTING SECOND FLOOR
1/4" = 1'



1 EXISTING FIRST FLOOR
1/4" = 1'



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NO.	DATE	ISSUES/REVISIONS
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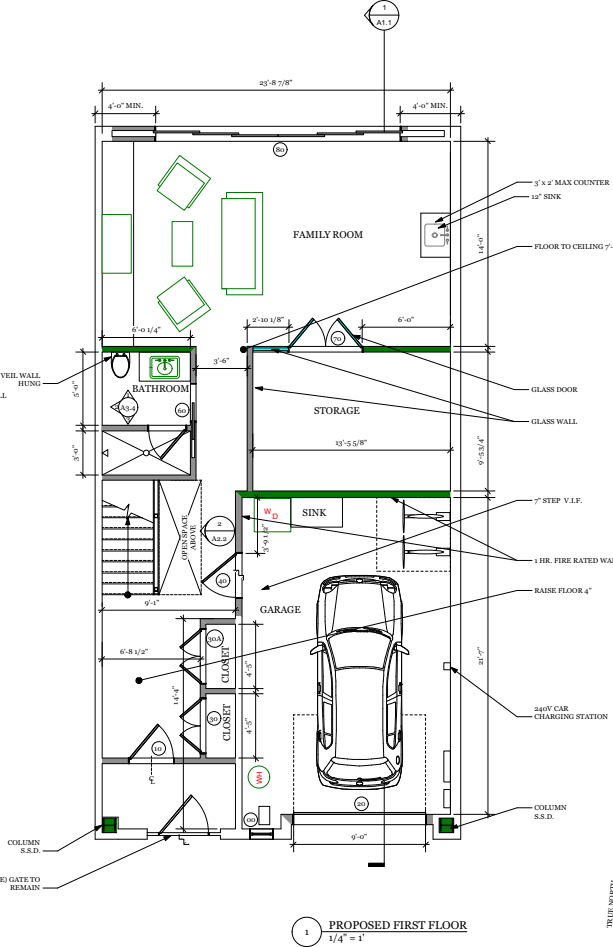
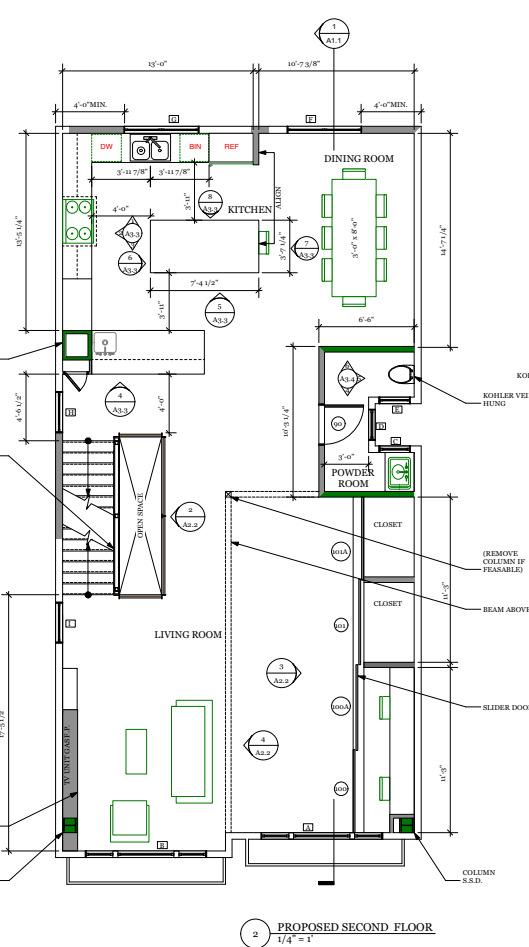
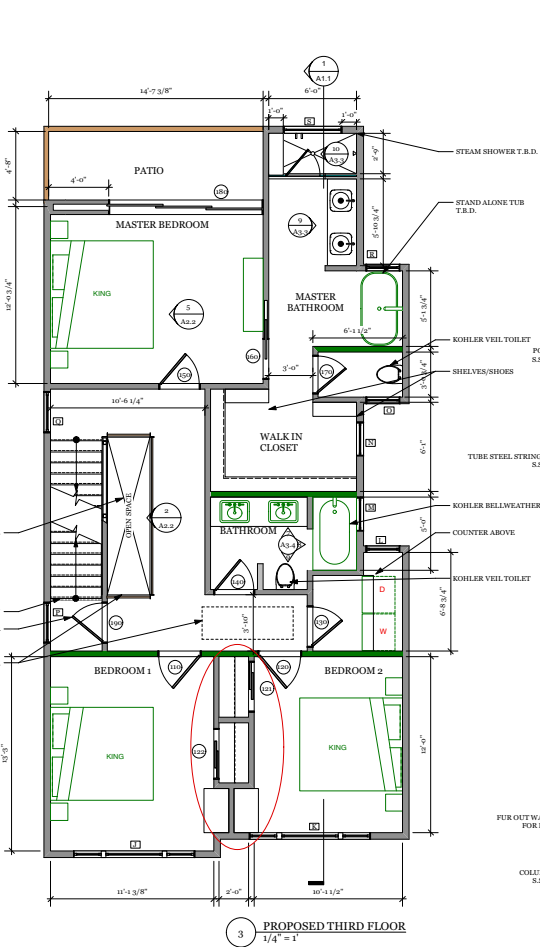
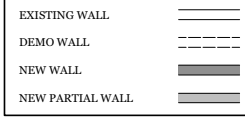
EXISTING FIRST AND SECOND FLOOR PLANS

DRAWN BY: NAC SHEET SIZE: 24 X 36
SCALE IN FEET: 1/16" = 1'-0" X

Stamping No. **A-2.0**

Matrix for Developing Rooms on the Ground Floor

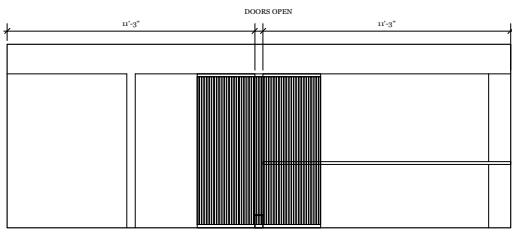
Interior Connection to Main Floor Occupancy	Room Use	NEW BUILDING Accessibility to Street		ALTERATION Accessibility to Street	
		DIRECT	INDIRECT	DIRECT	INDIRECT
OPEN Visual Spatial Connection between Floors	Full Bath	Permitted	Permitted	Permitted	Permitted
	Half Bath	Permitted	Permitted	Permitted	Permitted
	Wet bar	Permitted	Permitted	Permitted	Permitted
	Laundry Sink	Permitted	Permitted	Permitted	Permitted
LIMITED Visual Spatial Connection between Floors	Full Bath	Permitted	Permitted	Permitted	Permitted
	Half Bath	Permitted	Permitted	Permitted	Permitted
	Wet bar	Permitted	Permitted	Permitted	Permitted
	Laundry Sink	Permitted	Permitted	Permitted	Permitted
TOTAL LACK Visual Spatial Connection between Floors	Full Bath	Not Permitted	Not Permitted	Not Permitted	Not Permitted
	Half Bath	Not Permitted	Not Permitted	Not Permitted	Not Permitted
	Wet bar	Not Permitted	Not Permitted	Not Permitted	Not Permitted
	Laundry Sink	Not Permitted	Not Permitted	Not Permitted	Not Permitted



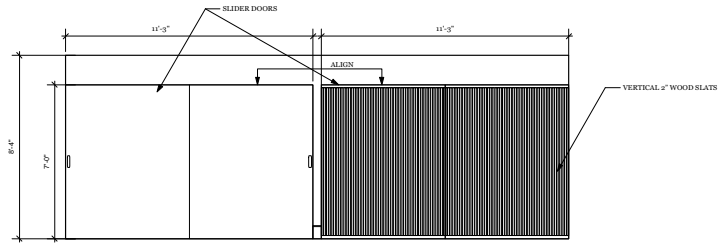
AUSTIN & ANGIE CHANG
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BLOCK & LOT / APN: 3588/049M



Revision table with columns for NO. DATE ISSUES/REVISION.

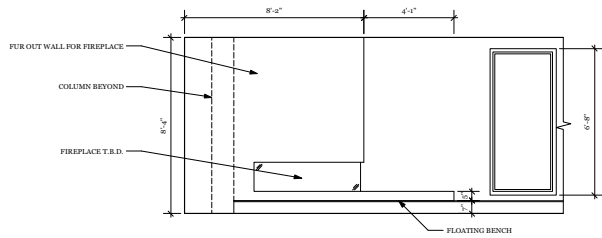


ALL DOORS SHOULD BE ABLE TO BE OPENED IN THE MIDDLE OF THE WALL

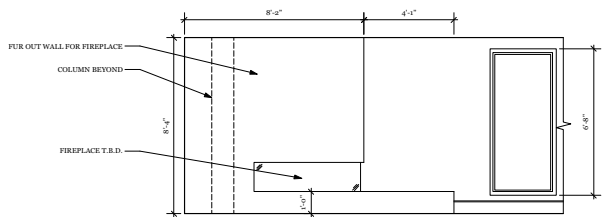


ALL DOORS ON SEPERATE TRACKS

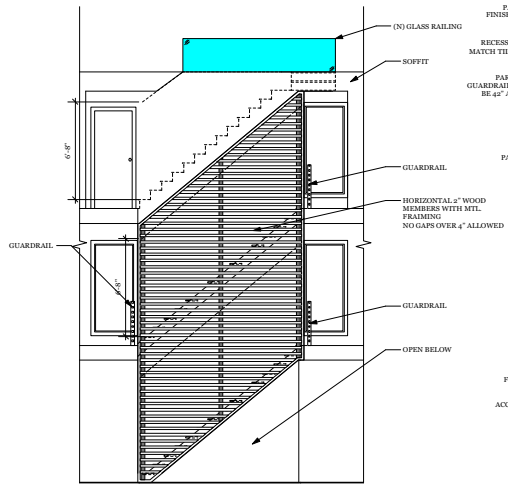
3 LIVING ROOM WEST ELEVATION
3/8" = 1"



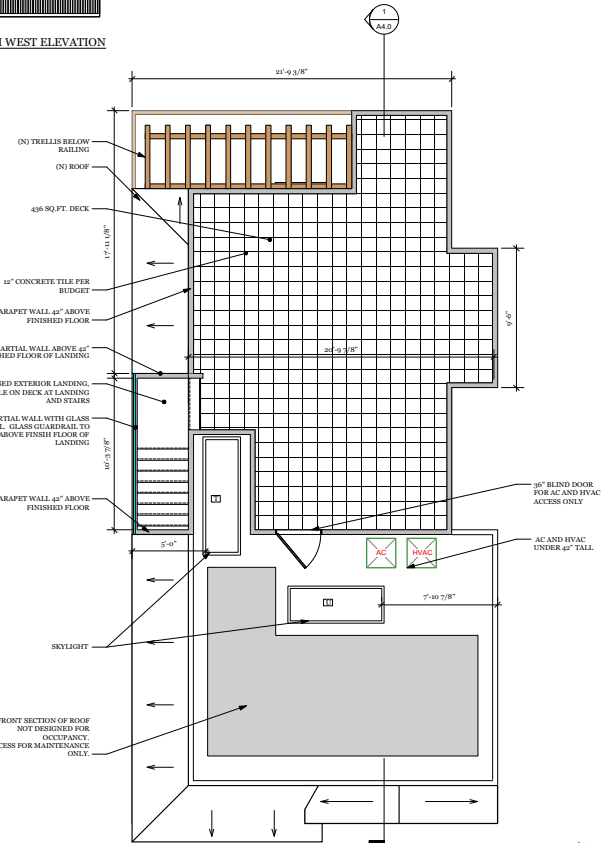
4a ALT. LIVING ROOM EAST ELEVATION
3/8" = 1"



4 LIVING ROOM EAST ELEVATION
3/8" = 1"



2 STAIRS ELEVATIONS
1/4" = 1"



1 PROPOSED ROOF PLAN
1/4" = 1"



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ROOF PLAN

DRAWN BY: NAC SHEET SIZE: 24 X 36
SCALE IN FEET: 1/8" = 1'-0" X
Drawing No. **A-2.2**

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



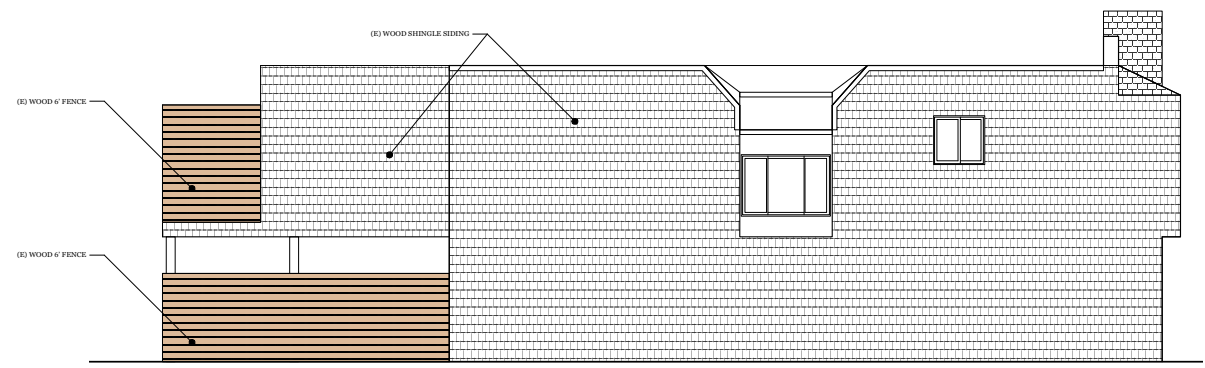
Stamp

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10.25.16		SCHEMATIC DESIGN
07.18.16		AS BUILTS

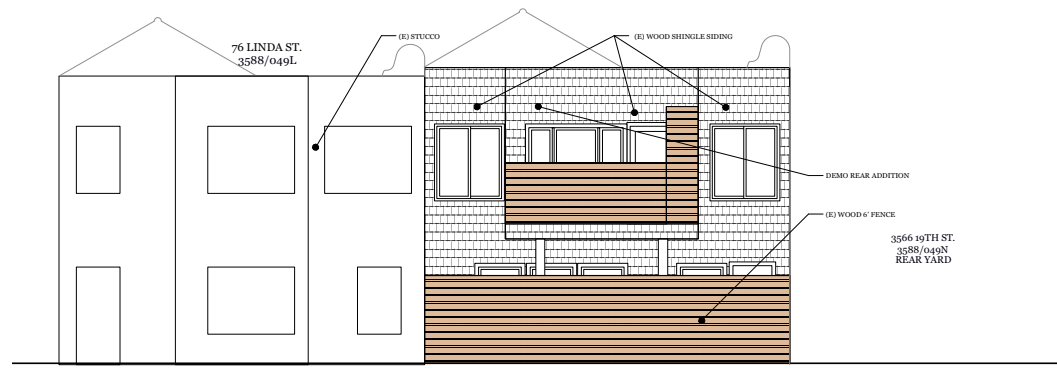
EXISTING EXTERIOR ELEVATIONS

DRAWN BY: NAC SHEET SIZE: 24 X 36
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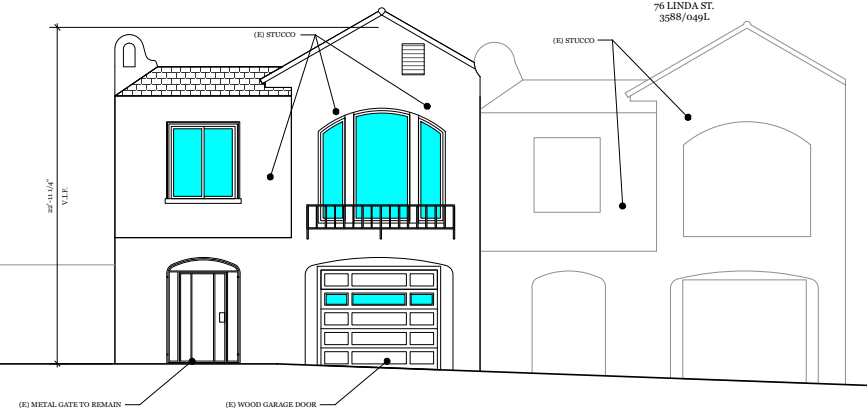
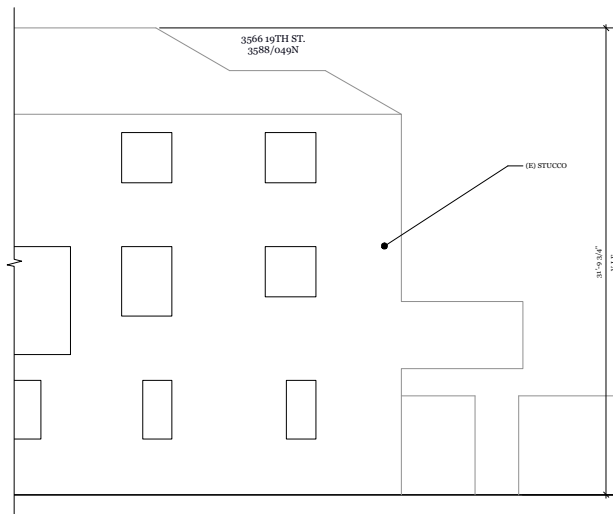
A-3.0



3 EXISTING SOUTH ELEVATION
 1/4" = 1'



2 EXISTING WEST ELEVATION
 1/4" = 1'



1 EXISTING FRONT ELEVATION
 1/4" = 1'