



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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415.558.6378

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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, June 28, 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: 29 & 31 29th Street	Case No.: 2016-016459VAR
Cross Street(s): Mission St & Tiffany Ave.	Building Permit: 2016.12.09.4556
Block /Lot No.: 6635/053	Applicant: Jeremy Schaub, Architect
Zoning District(s): NC-3 / 40-X	Telephone: (415) 682-8060
Area Plan: N/A	E-Mail: jeremy@slasf.com

PROJECT DESCRIPTION

The proposal is to repair fire damage to an existing three-story mixed-use (office and residential) building and construct a vertical addition to create an additional residential unit.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of 15 feet. Currently, the existing building is located on an irregularly shaped lot and encroaches into the required rear yard. However, because the project: A) includes residential uses and provides comparable open space on the lot that is more accessible to residents; B) will not significantly impede the access of light and air to and views from adjacent properties; and (C) will not adversely affect the interior block open space formed by the rear yards of adjacent properties, a rear yard modification 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/2016-016459VAR.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.



RENDERING, LOOKNG SOUTH EAST AT SUBJECT SITE

EXISTING PROPERTY INFORMATION	
ADDRESS	29 & 31 29TH ST
BLOCK / LOT	6635 / 053
LOT WIDTH x DEPTH	18.5' x 49.21' & 48.40'
LOT AREA	1,206 S.F.
# OF RESIDENTIAL UNITS	1
# OF OFFICE SPACES	2
BUILDING HEIGHT	27'-11"

PROPOSED PROJECT INFORMATION	
# OF RESIDENTIAL UNITS	2
# OF OFFICE SPACES	2
BUILDING HEIGHT	38'-5"

ZONING INFORMATION	
ZONING	NC-3
HEIGHT LIMIT	40-X
RESIDENTIAL DENSITY	PROPOSED 2 UNITS 1 UNIT PER 600 SQ. FT. § 207(c)
OPEN SPACE	80 SQ. FT. PRIVATE
REAR YARD	REQUIRED AT RESIDENTIAL LEVELS ONLY § 134(a)(e)
OFF-STREET PARKING	NONE REQUIRED FOR COMMERCIAL, 1 SPACE FOR EACH DWELLING UNIT: § 151, 161(g) ZA MAY REDUCE PER 307(i)
BICYCLE PARKING	1 PER NEW UNIT
VARIANCE REQUESTED	REAR YARD MODIFICATION

AREA CALCULATION (IN SQUARE FEET):

	EXISTING			ADDITION			TOTAL		
	OFFICE	LIVING	COMMON	OFFICE	LIVING	COMMON	OFFICE	LIVING	COMMON
4TH FLOOR					754	55		754	55
3RD FLOOR		728	105		-35	35		693	140
2ND FLOOR	670		125	149		9	819		134
1ST FLOOR	888		152				888		152
SUB-TOTAL	1,558	728	382	149	719	99	1,707	1,447	481
TOTAL GROSS AREA	2,668			967			3,635		

NOTE: AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

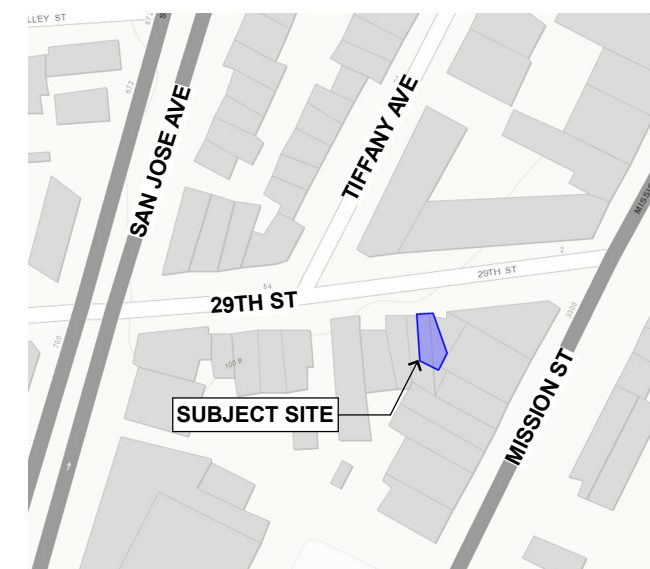
* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY

** COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)

SHEET INDEX

- A-0 RENDERING & PROJECT INFO
- A-0.1 CONTEXT PHOTOS
- A-1.0 LOT DEPTH CALCULATIONS
- A-1.1 EXISTING & PROPOSED SITE PLAN
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- A-2.1 EXISTING AND PROPOSED SECOND FLOOR PLANS
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- A-2.3 PROPOSED FOURTH FLOOR & ROOF PLAN
- A-3.0 EXISTING & PROPOSED FRONT ELEVATION
- A-3.1 EXISTING & PROPOSED SIDE ELEVATIONS
- A-3.2 EXISTING & PROPOSED REAR ELEVATIONS
- A-3.3 SECTIONS

VICINITY MAP

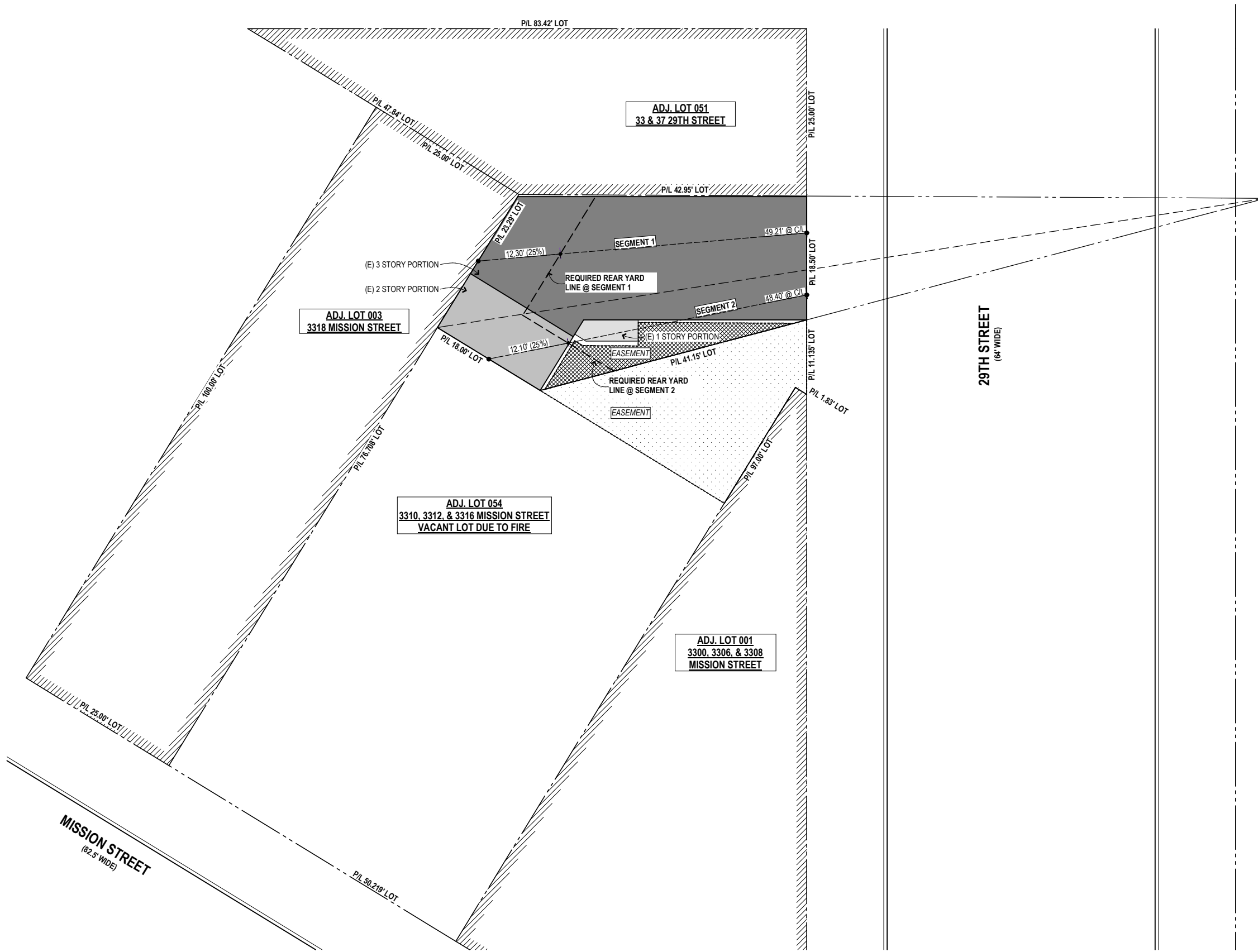




LOOKING SOUTH AT SUBJECT SITE ON 29TH ST



LOOKING NORTH ACROSS SUBJECT SITE ON 29TH ST



901 Interpretations - Appendix Sec. 132, 134

132 and 134

Front setback: Measure shortest distance from adjacent buildings to their respective street lines. Add these values and divide by two. Apply this average to a distance consistently parallel to the front property line of the subject lot. The distance to the adjacent house with integrated garage will be measured from that garage.

Average depth of subject lot: The rear property line consists of four straight lines defining back ends of four segments of the lot. The front ends of these segments are determined by extending the two side lines toward the street until they connect. Draw straight lines connecting this point to each of the ends of the straight lines that constitute the rear property line. Treat each of the resulting segments (1-4 on the drawing) as separate lots for computing average lot depth. Bisect the lines which define the rear and front ends of each segment and connect these bisection points. These connecting lines (A-B, C-D, etc.) constitute the average depth of each segment. The rear yard is the appropriate percentage of each of these segments.

Average depth of adjacent buildings: Extend a line parallel to the frontage of the respective lots of each adjacent building until the line reaches the furthest extent of the building. Connect this point to the front property line along a line that is perpendicular to the frontage. Measure this line for each lot, add the two lines and divide by two. Apply this average to the depth of each segment of the subject lot.

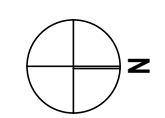
LOT DEPTH CALCULATIONS

SLA
 SCHAUB LY ARCHITECTS
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060
 slasf.com

**VERTICAL ADDITION FOR NEW SECOND DWELLING
 29 & 31 29TH STREET**
 BLOCK 6635, LOT 053
 SAN FRANCISCO, CA 94110

LOT DEPTH CALCULATIONS

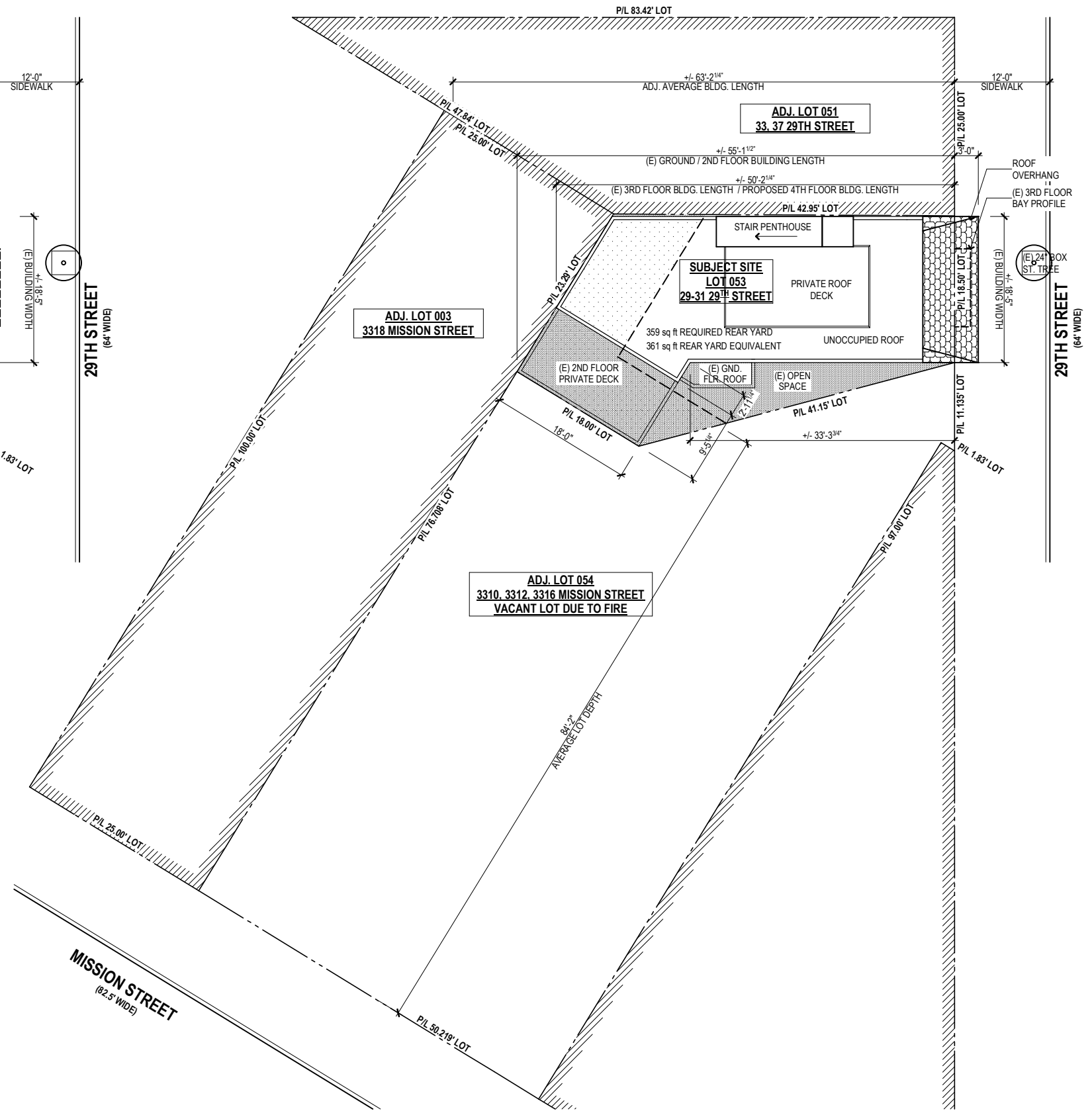
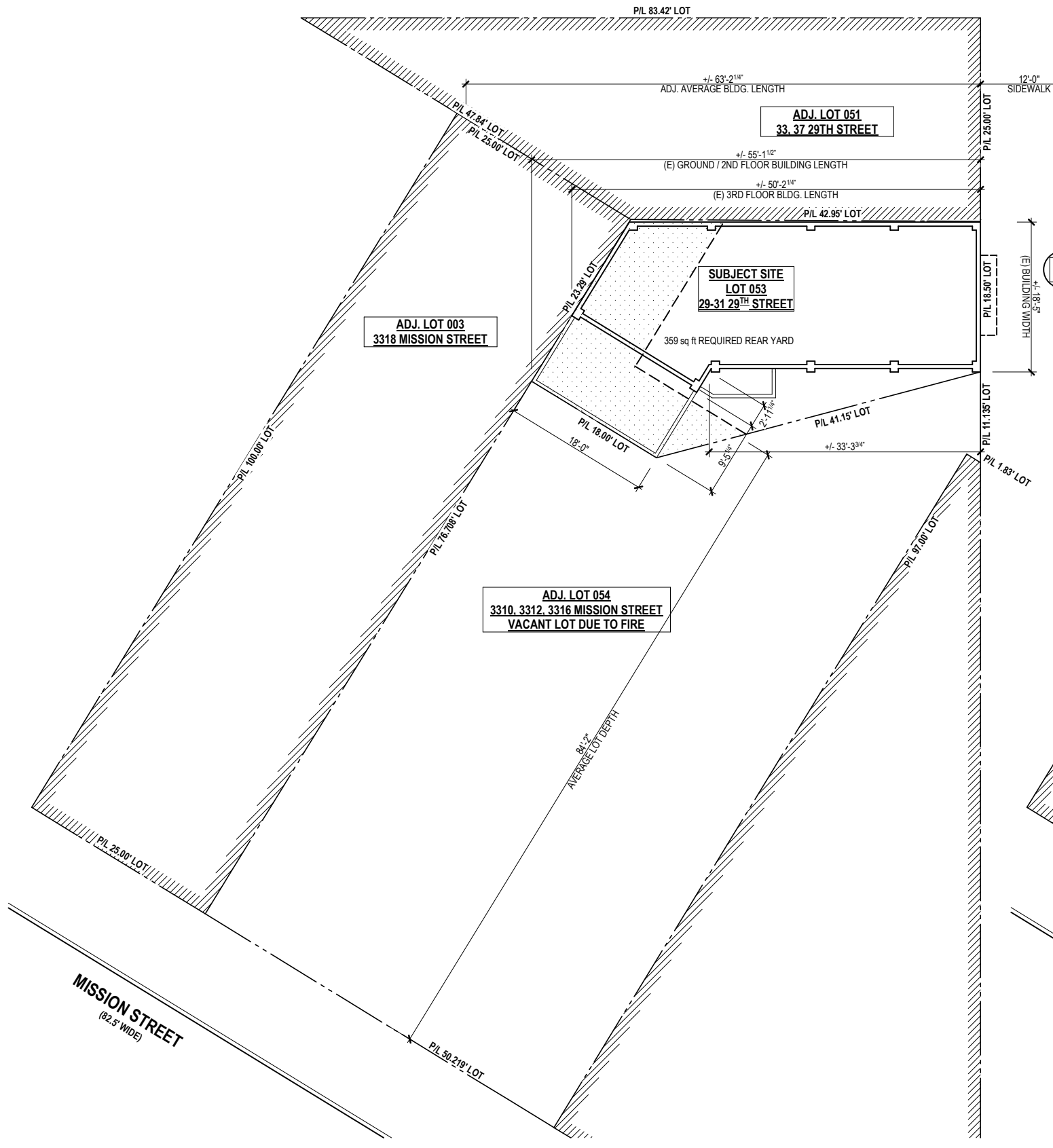
SCALE: 1/16" = 1'-0"



6/6/17

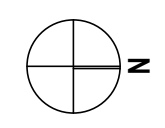
YIP

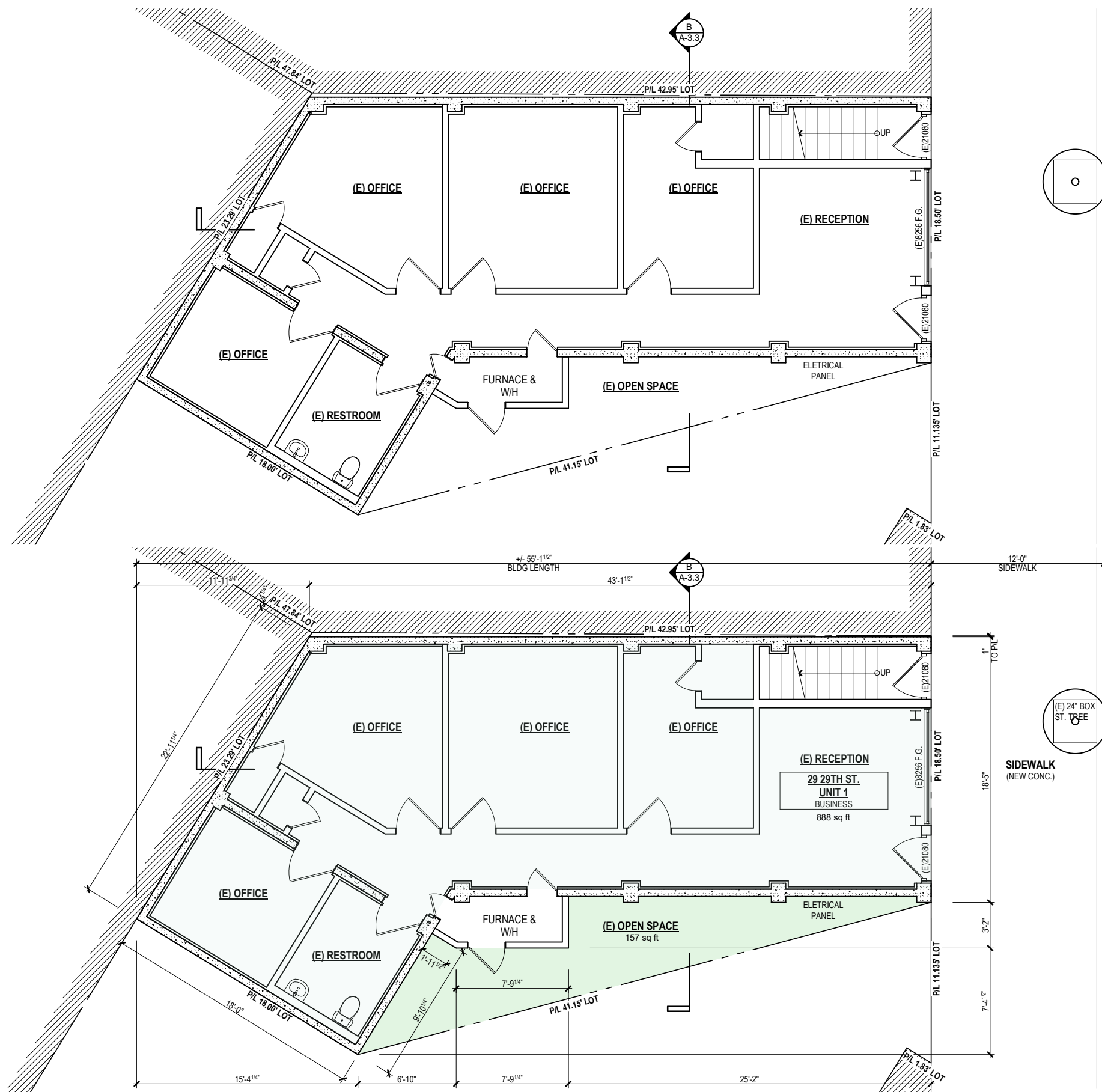
A-1.0



EXISTING SITE PLAN

PROPOSED SITE PLAN

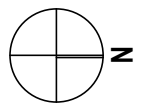


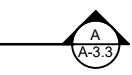
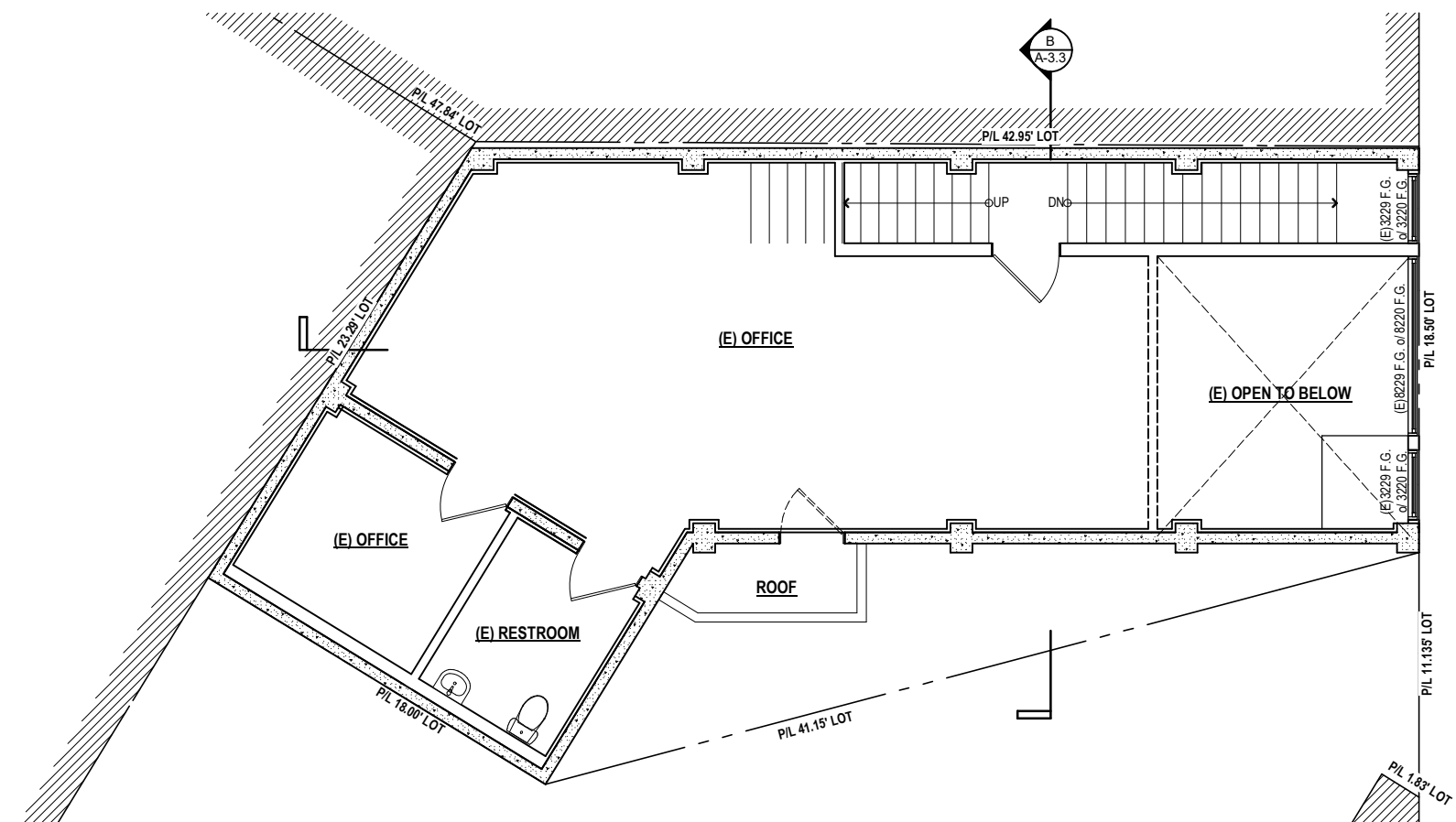


LEGEND	
	CONCRETE WALL
	NEW WALL / FLOOR / ROOF
	EXISTING WALL / FLOOR / ROOF
	WALL / FLOOR / ROOF TO BE DEMOLISHED

GROUND FLOOR EXISTING / DEMOLITION PLAN

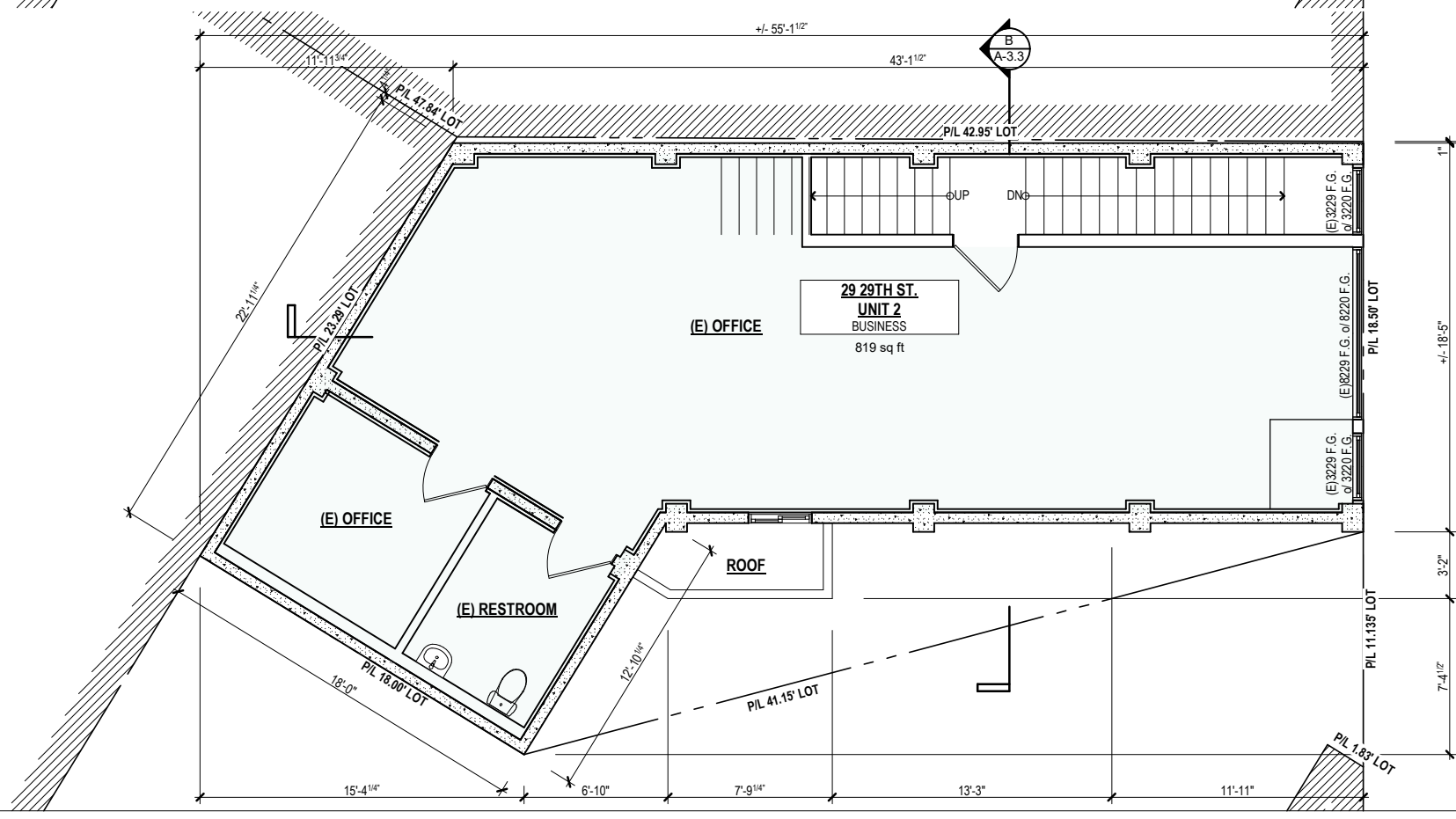
PROPOSED GROUND FLOOR PLAN



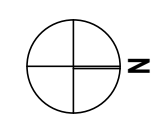


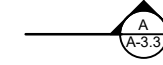
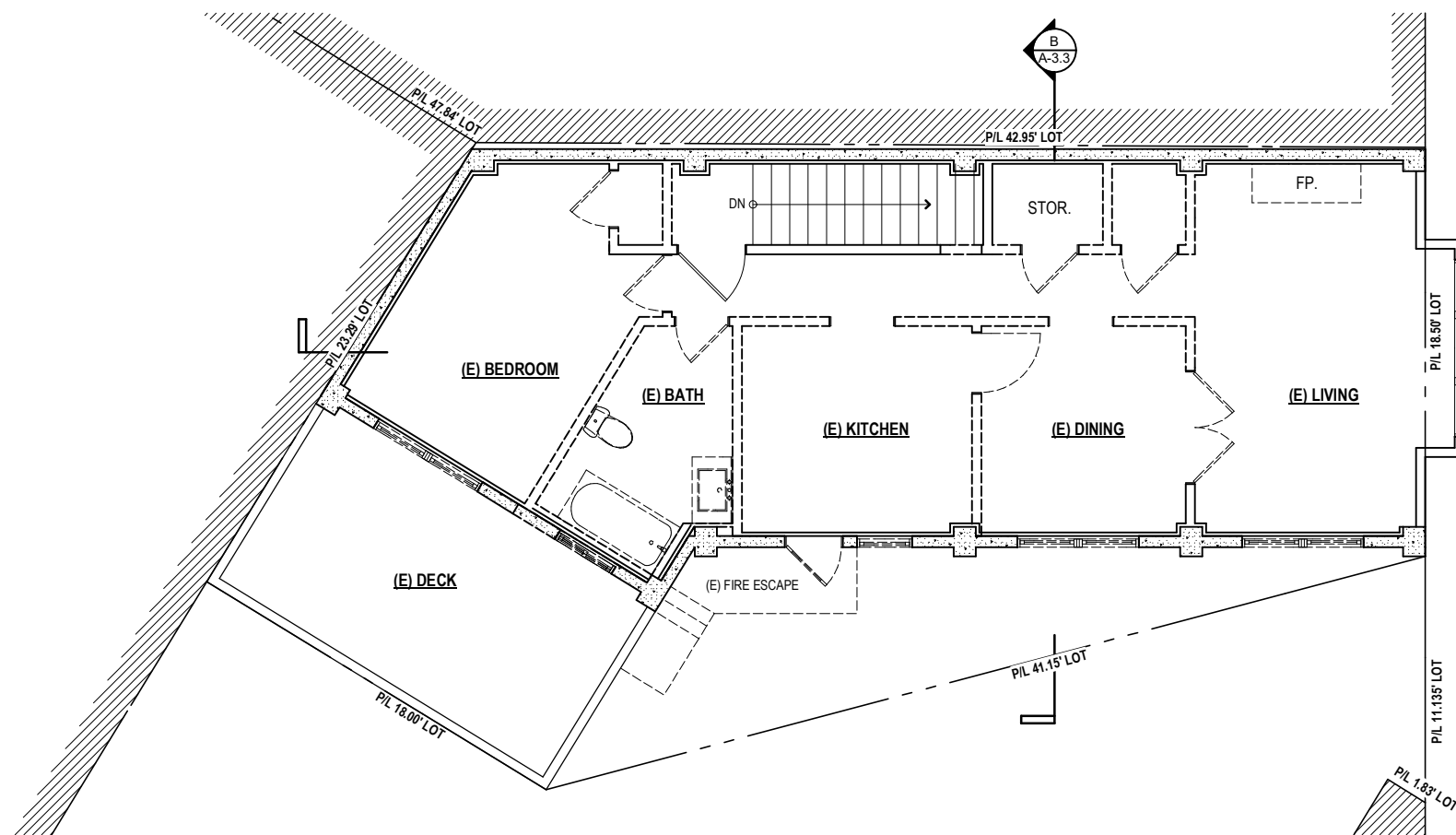
LEGEND	
	CONCRETE WALL
	NEW WALL / FLOOR / ROOF
	EXISTING WALL / FLOOR / ROOF
	WALL / FLOOR / ROOF TO BE DEMOLISHED

SECOND FLOOR EXISTING / DEMOLITION PLAN



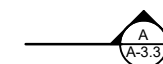
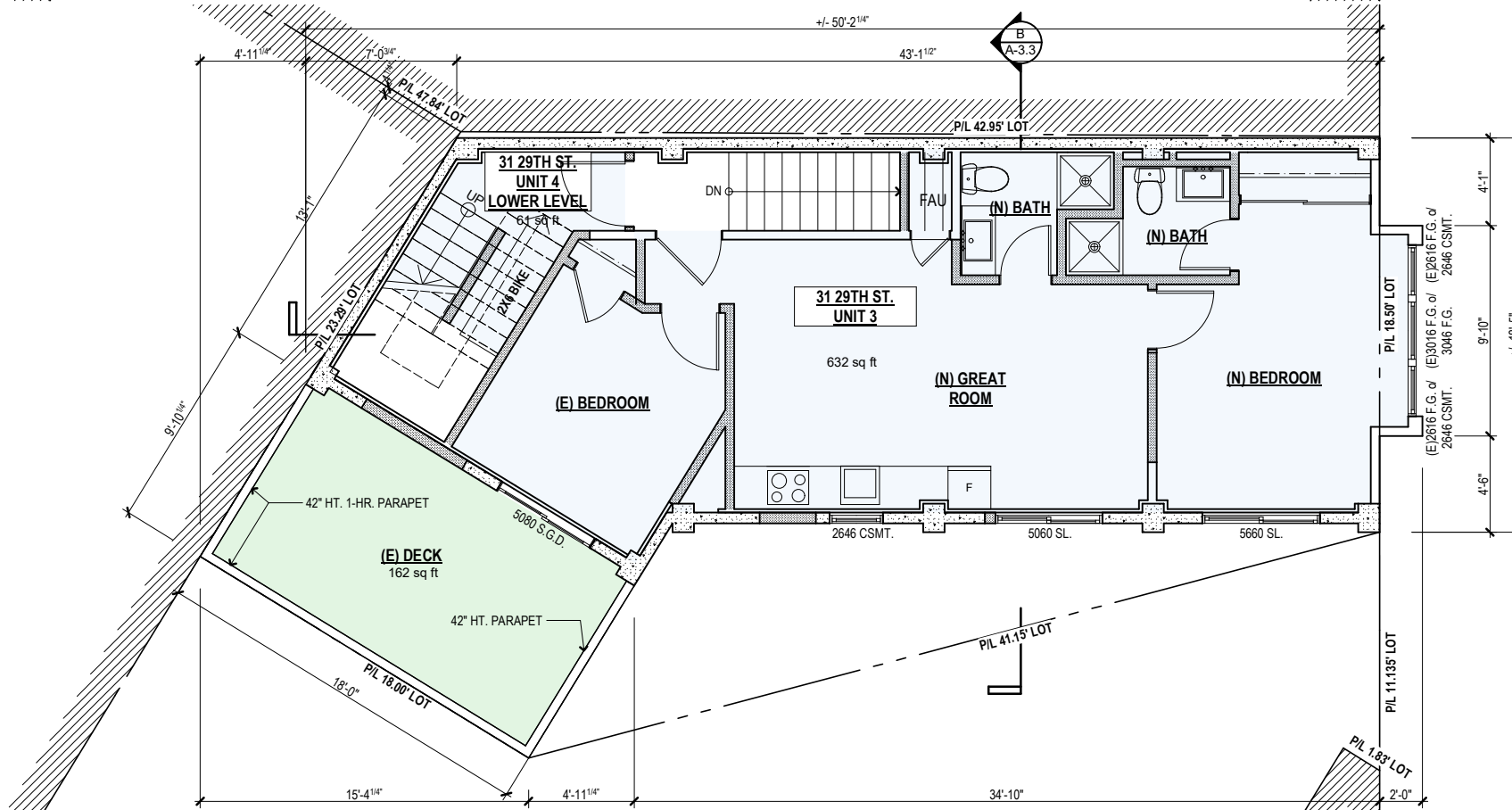
PROPOSED SECOND FLOOR PLAN



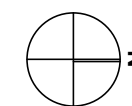


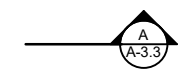
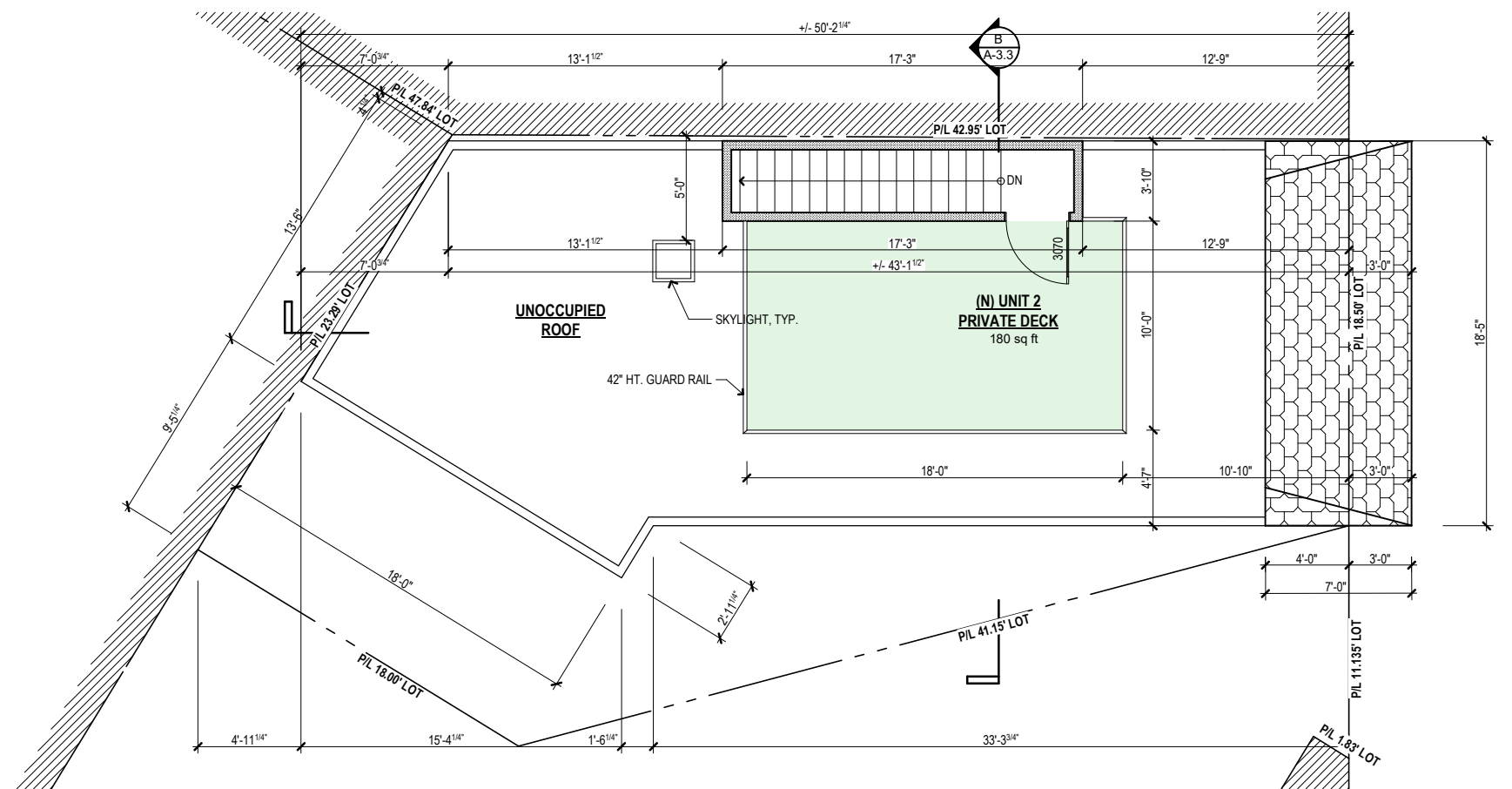
LEGEND	
	CONCRETE WALL
	NEW WALL / FLOOR / ROOF
	EXISTING WALL / FLOOR / ROOF
	WALL / FLOOR / ROOF TO BE DEMOLISHED

THIRD FLOOR EXISTING / DEMOLITION PLAN



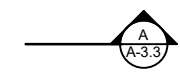
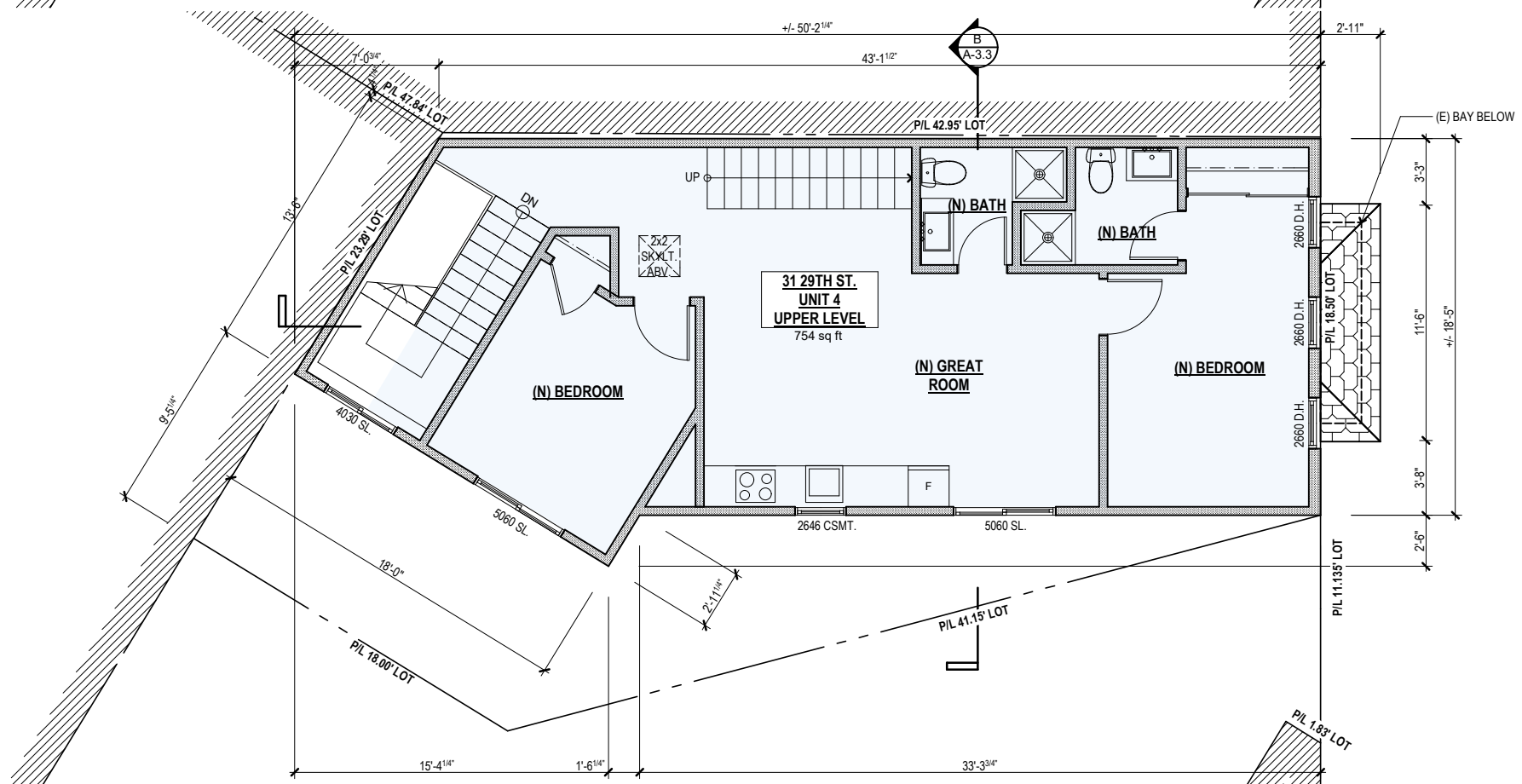
PROPOSED THIRD FLOOR PLAN



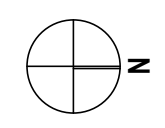


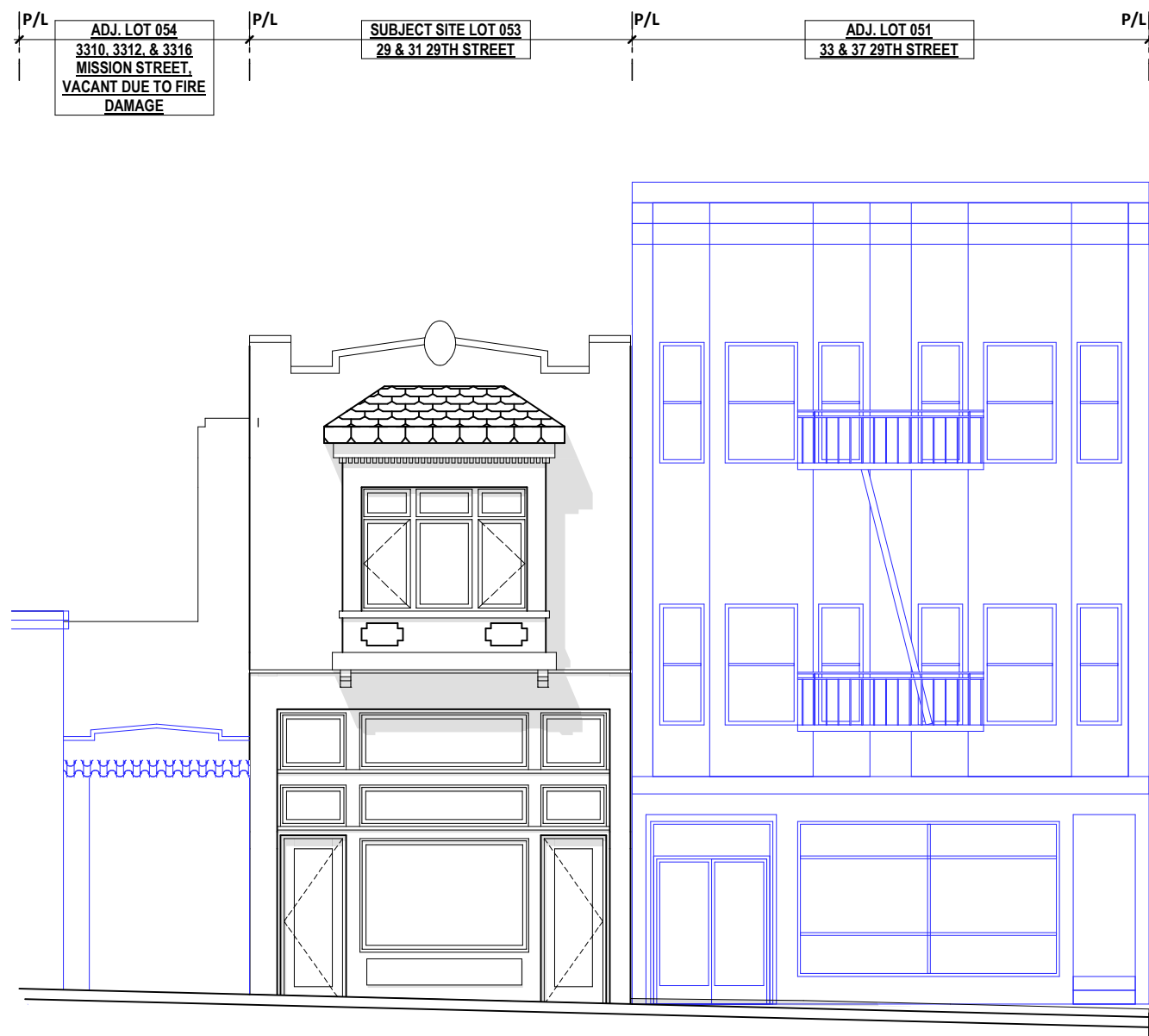
LEGEND	
	CONCRETE WALL
	NEW WALL / FLOOR / ROOF
	EXISTING WALL / FLOOR / ROOF
	WALL / FLOOR / ROOF TO BE DEMOLISHED

PROPOSED ROOF PLAN

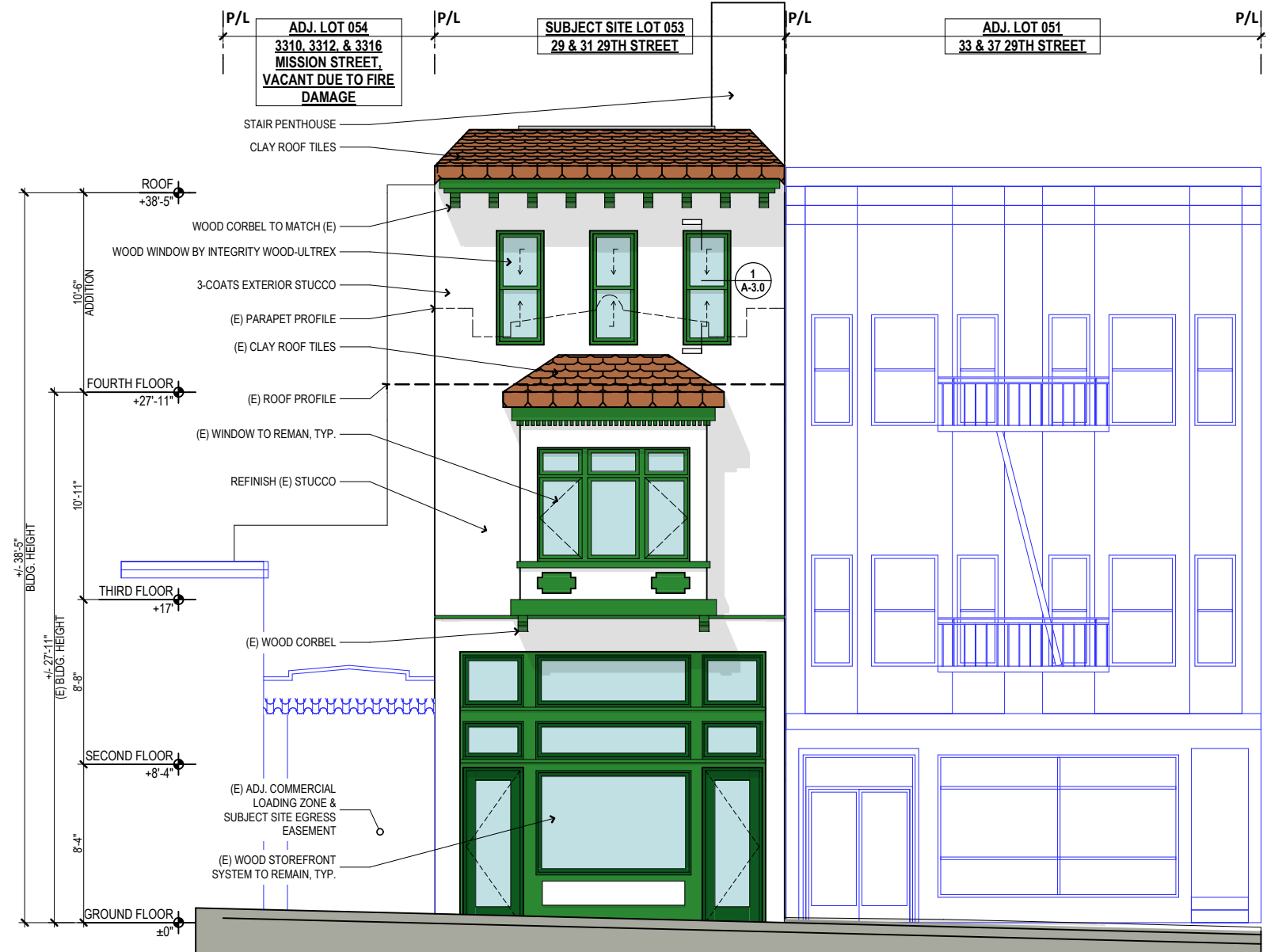


PROPOSED FOURTH FLOOR PLAN

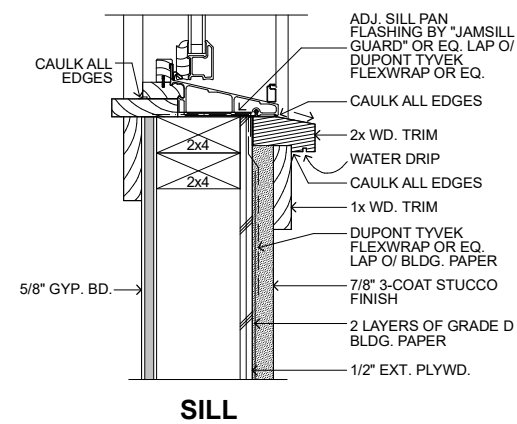




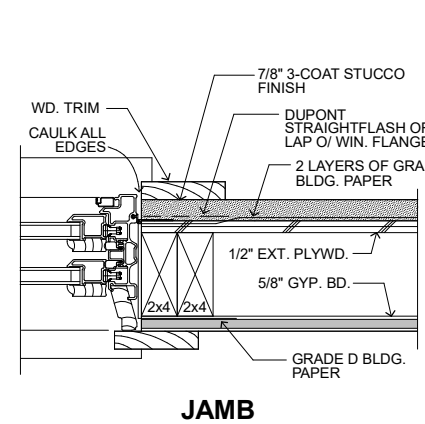
EXISTING FRONT ELEVATION, FACING NORTH



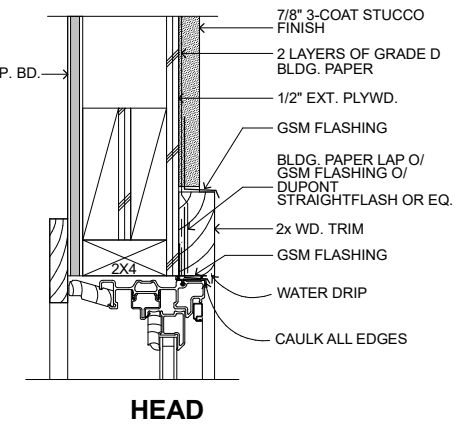
PROPOSED FRONT ELEVATION, FACING NORTH



SILL



JAMB

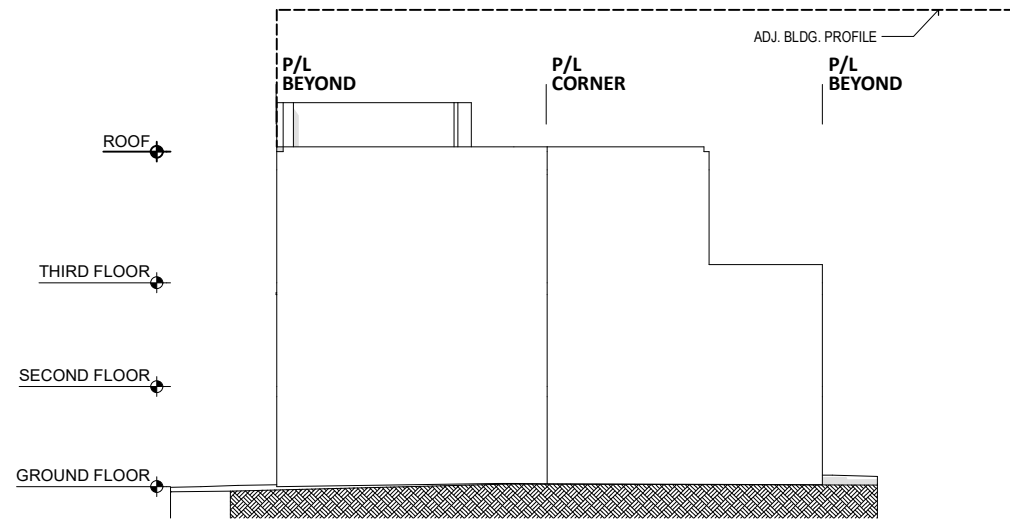


HEAD

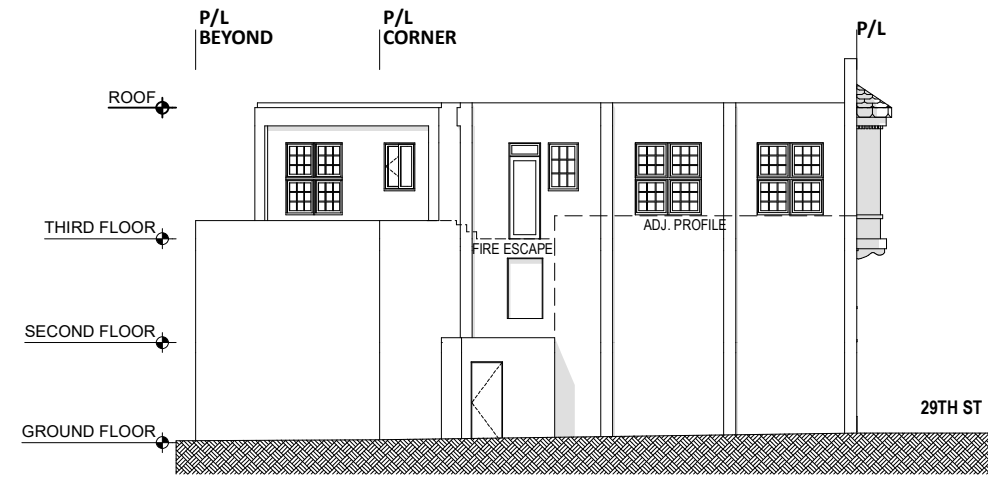
WINDOW DETAIL - STUCCO
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

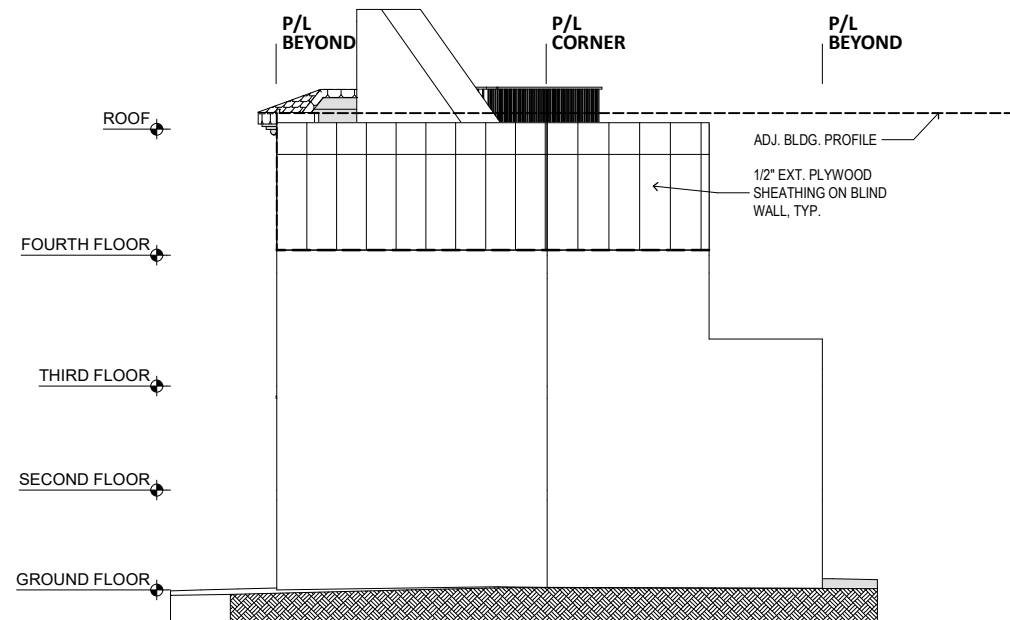
"INTEGRITY WOOD-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



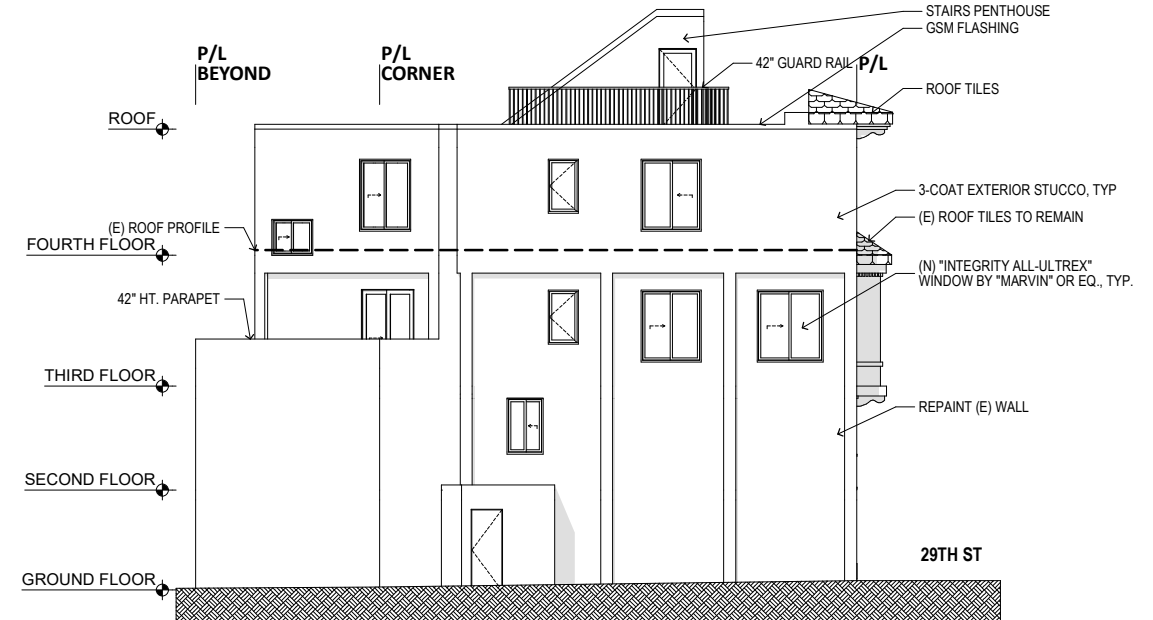
EXISTING REAR ELEVATION, FACING SOUTH WEST



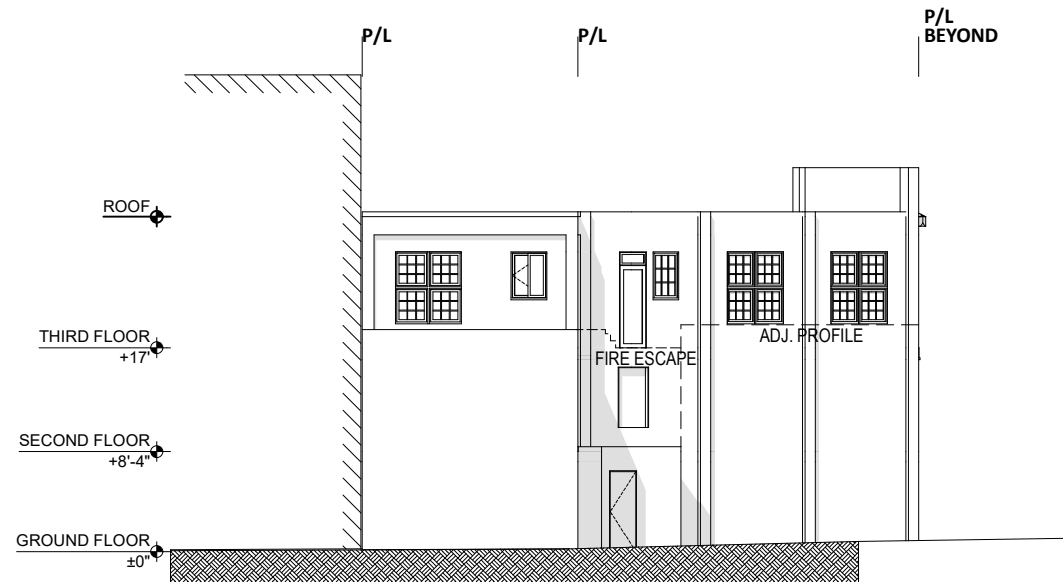
EXISTING LEFT SIDE ELEVATION



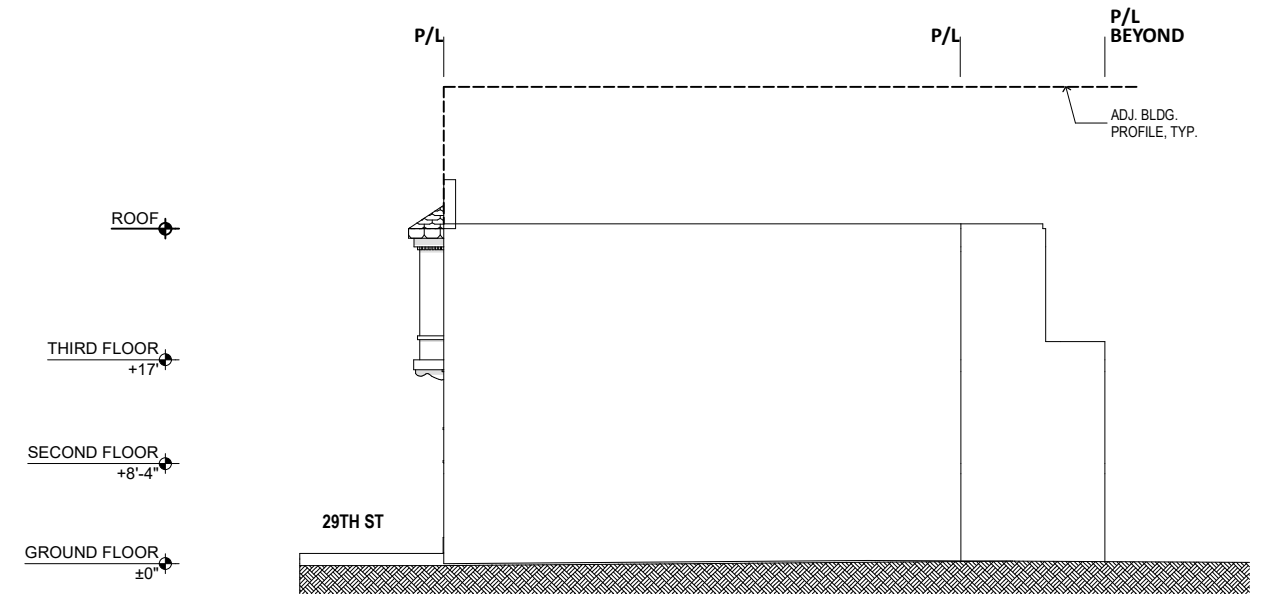
PROPOSED REAR ELEVATION, FACING SOUTH WEST



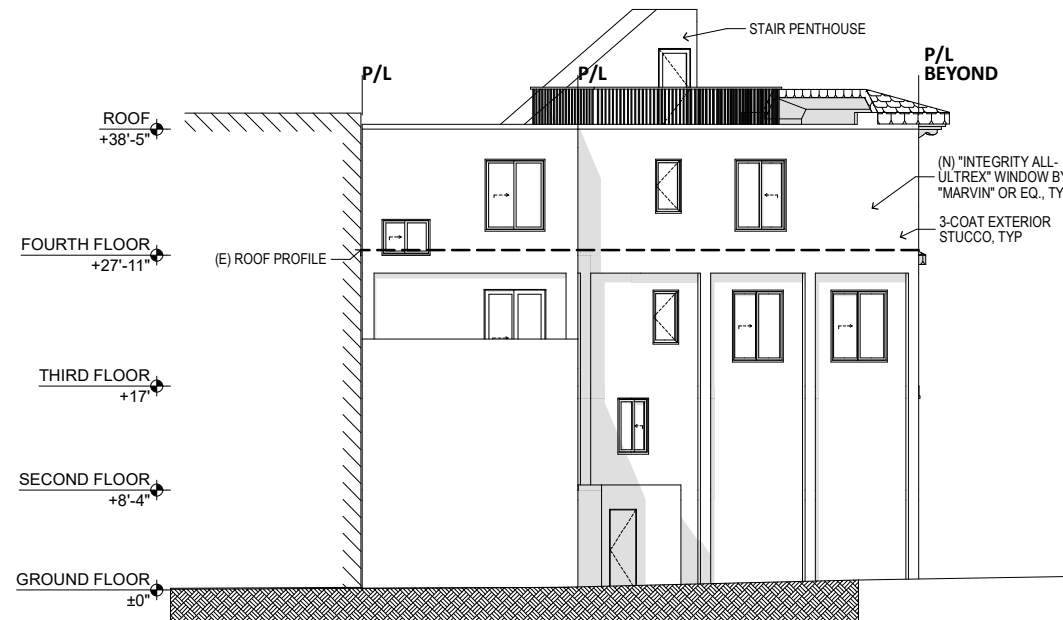
PROPOSED LEFT SIDE ELEVATION



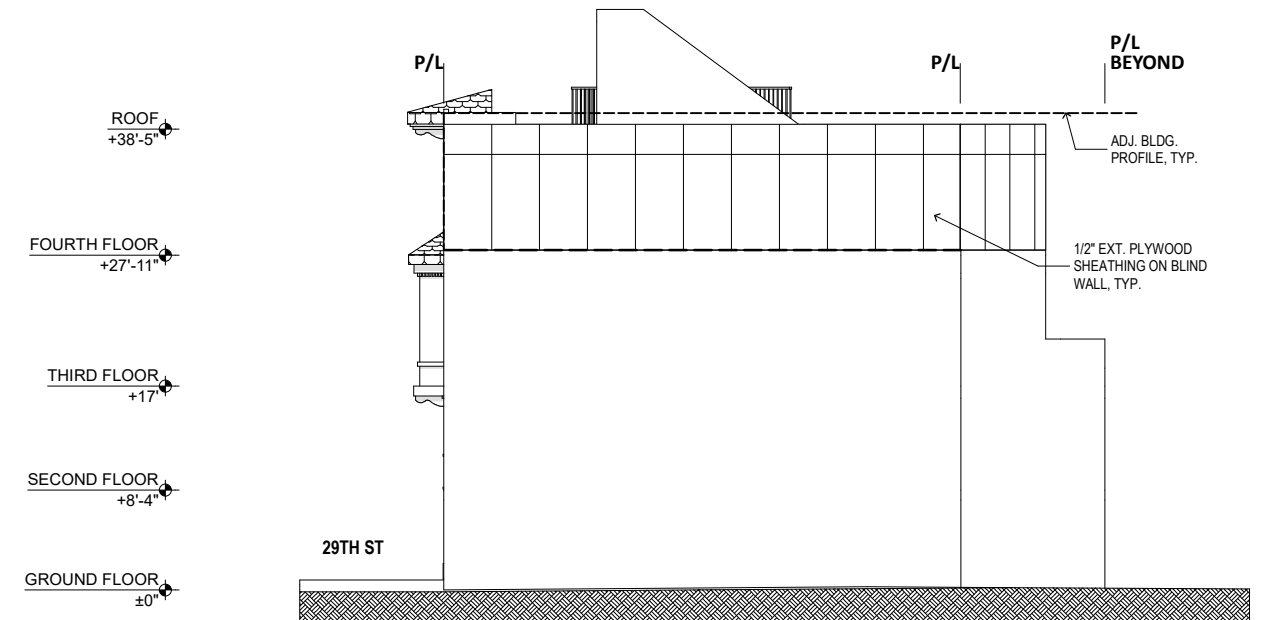
EXISTING REAR ELEVATION, FACING SOUTH EAST



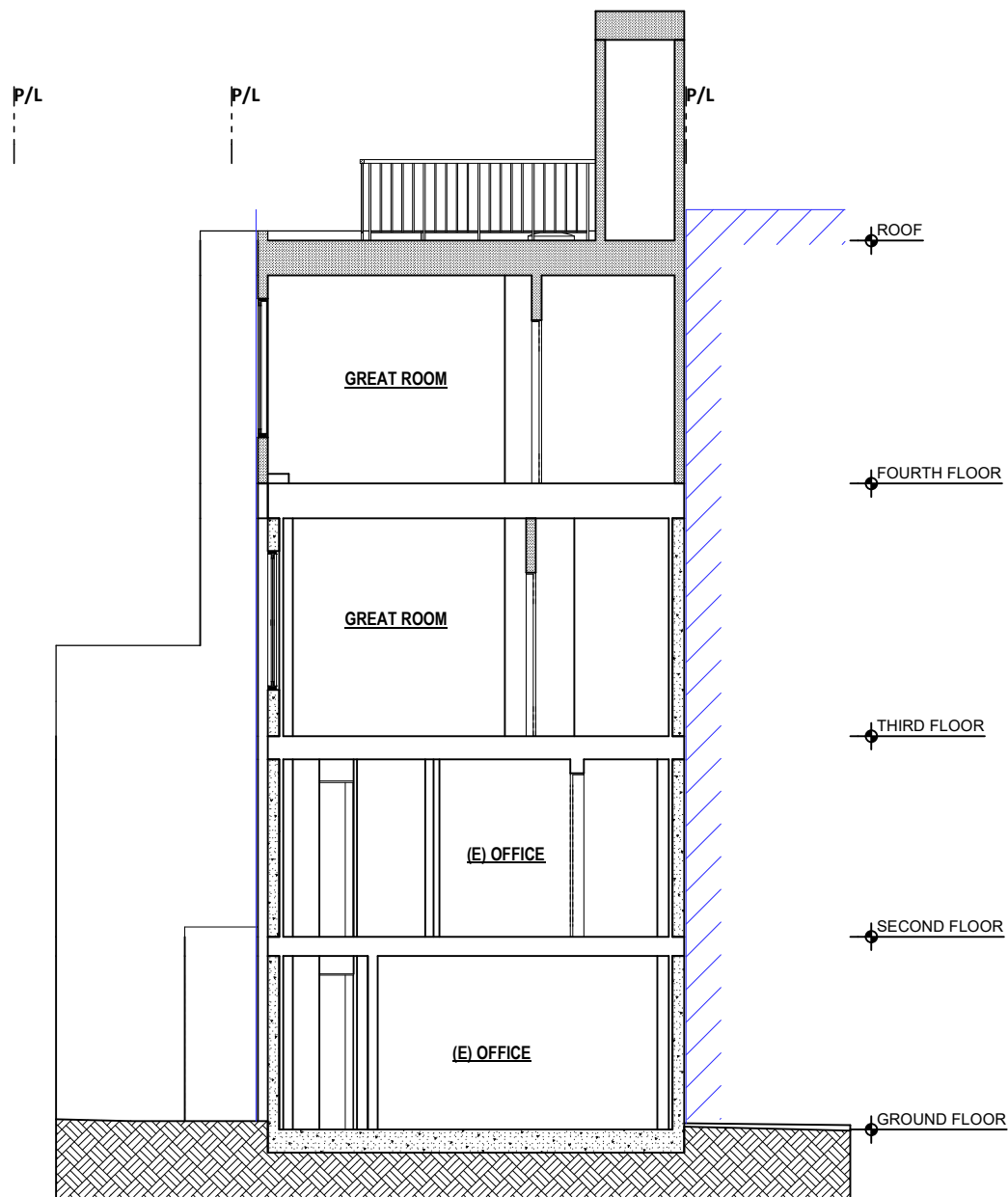
EXISTING RIGHT ELEVATION, FACING WEST



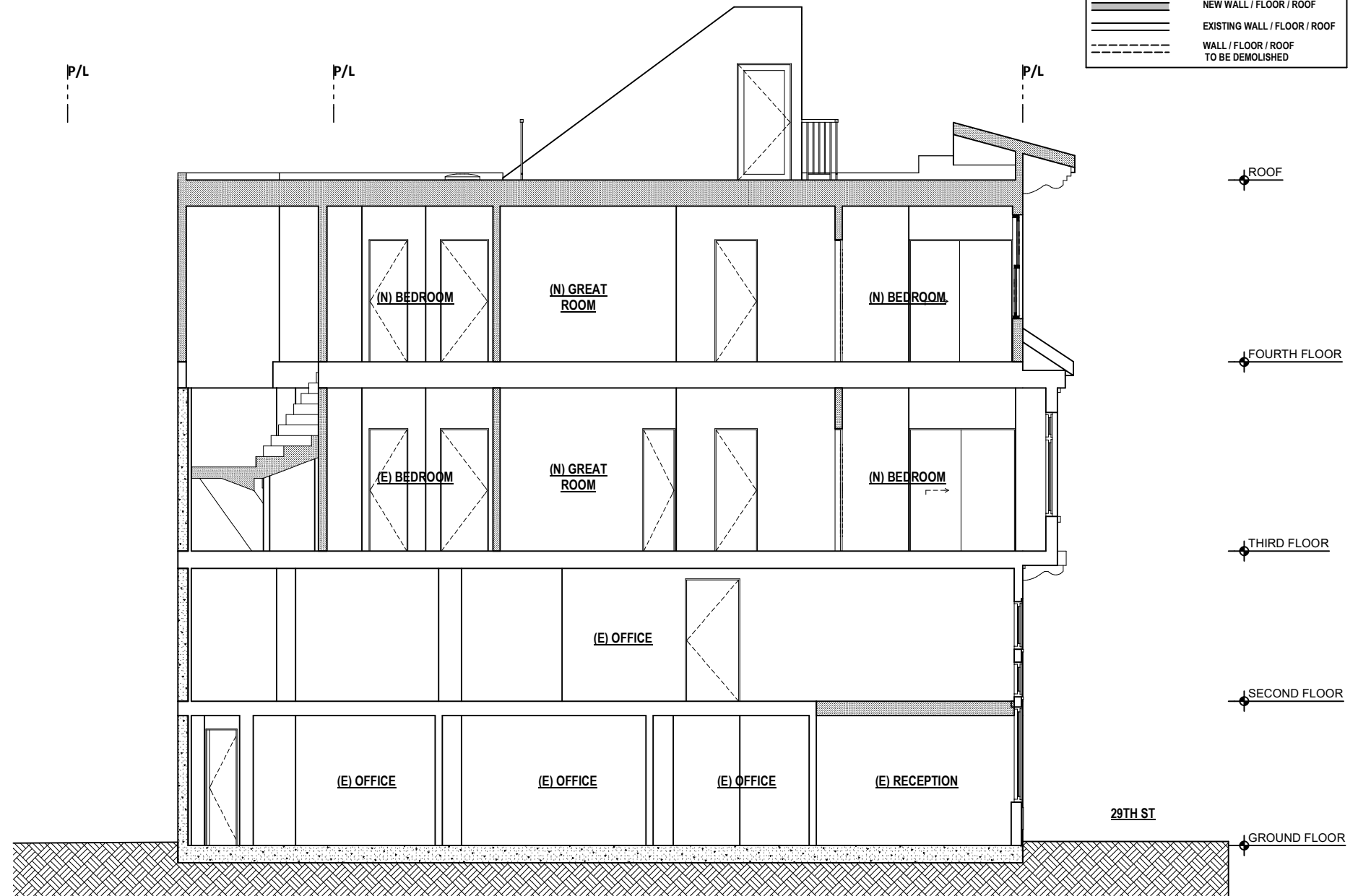
PROPOSED REAR ELEVATION, FACING SOUTH EAST



PROPOSED RIGHT ELEVATION, FACING WEST



CROSS SECTION B



LONGITUDINAL SECTION A

LEGEND	
	CONCRETE WALL
	NEW WALL / FLOOR / ROOF
	EXISTING WALL / FLOOR / ROOF
	WALL / FLOOR / ROOF TO BE DEMOLISHED