



# 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

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 27, 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>433 – 435 Filbert Street</b>	Case No.:	<b>2017-000082VAR</b>
Cross Street(s):	<b>b/w Genoa and Varennes</b>	Building Permit:	<b>TBD</b>
Block /Lot No.:	<b>0104/055</b>	Applicant:	<b>James Stankard</b>
Zoning District(s):	<b>RH – 3 / 40-X</b>	Telephone:	<b>415-310-2209</b>
Area Plan:	<b>None</b>	E-Mail:	<b>james.stankard@me.com</b>

### PROJECT DESCRIPTION

Reasonable Accommodation Request for Rear Yard and Exposure: the subject property contains an existing legal non-complying two-story over garage structure that extends to the rear property line and contains two dwelling units. The project includes a vertical one-story addition, expansion at rear and reconfiguration of existing dwelling units.

**Planning Code Section 134** requires a rear yard of 15 feet for the subject property. The existing building extends to the rear property line and the proposed addition would expand the existing non-complying condition laterally within the required rear yard.

**Planning Code Section 140** requires each dwelling unit to face onto an open area meeting the requirements of the Planning Code, such as Code-complying rear yard or street or alley at least 20 feet wide. Both existing dwelling units face onto the street; however, the proposed reconfiguration will result in one dwelling unit that only faces to the rear of the building.

### 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/2017-000082VAR.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: **Claudine Asbagh** Telephone: **(415) 575-9108** E-Mail: [claudine.asbagh@sfgov.org](mailto:claudine.asbagh@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 a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## 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.

SCOPE OF WORK

REASONABLE MODIFICATIONS TO PROVIDE ADDITIONAL HABITABLE SPACE TO ACCOMMODATE SPECIAL ADA DISABILITY RELATED NEEDS AS FOLLOWS: VERTICAL ADDITION TO AND INTERIOR REMODEL OF AN EXISTING BUILDING CONTAINING TWO DWELLING UNITS. THE PROJECT INCLUDES THE VERTICAL ADDITION OF A FOURTH FLOOR; THE REMODEL INCLUDES EXPANSION FOR A BASEMENT A NEW ELEVATOR AND A LATERAL EXTENSION INTO A PARTIAL REAR YARD. THE PROPOSED PROJECT IS TO REMAIN AS A TWO DWELLING UNIT BUILDING

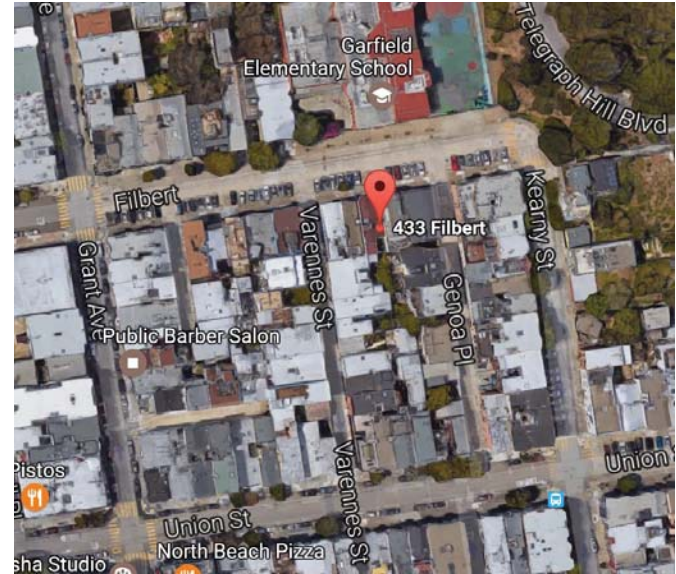
PLANNING DEPARTMENT NOTES

**PROJECT LOCATION:** 433-435 Filbert Street, San Francisco, Ca 94133  
**BLOCK:** 0104 **LOT:** 55  
**LOT SIZE:** 1,241 SQ.FT.  
**ZONING DISTRICT:** RH-3 Residential  
**EXISTING BUILDING USE:** 2 (TWO) -UNIT RESIDENTIAL BUILDING  
**PROPOSED BUILDING USE:** 2 (TWO) -UNIT RESIDENTIAL BUILDING - UNCHANGED  
**BUILDING HEIGHT LIMIT:** 40-X.  
**EXISTING BUILDING HEIGHT:** 32'-3" - THREE STORIES  
**PROPOSED BUILDING HEIGHT:** 39'-11" - FOUR STORIES + BASEMENT  
**USABLE OPEN SPACE:** 100 SQ.FT. REQUIRED PER UNIT  
**EXISTING U.O.S:** 160 SQ.FT. COMMON IN REAR YARD FOR BOTH UNITS  
**PROPOSED U.O.S:**  
**UNIT 433:** 175 S.F. PRIVATE SPLIT 1ST AND 2ND FLOORS, 75 AND 100 S.F. EA.  
**UNIT 435:** 795 S.F. PRIVATE SPLIT IN 4TH FLOOR AND ROOF DECKS, 385 & 410 S.F. EA. PLUS 180 S.F. GREEN ROOF ON ROOF  
**TOTAL U.O.S. PROPOSED:** 970 SQ.FT.  
**REAR YARD:**  
LOT DEPTH: 57'-6"  
AVERAGE REAR YARD REDUCED DEPTH REQUIRED: 15 FT. > 25%  
PROVIDED PARTIALLY. ALL ADJACENT LOTS IN BLOCK DO NOT HAVE REAR YARD  
**EXISTING PARKING:** 1 OFF-STREET SPACE  
**PROPOSED PARKING:** 2 OFF-STREET SPACE W/CAR LIFT  
**BICYCLE PARKING:** 2 Bicycle Class 1 parking spaces provided per 155.2

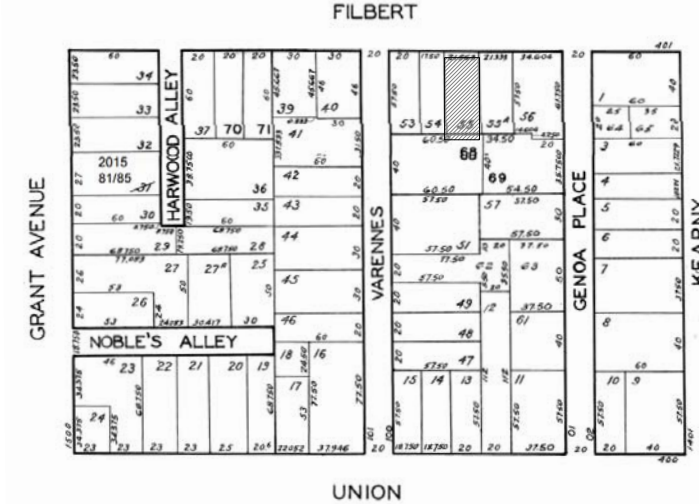
BUILDING AREA CALCULATIONS:

	EXISTING	PROPOSED
UNIT 433:	920 SQ.FT.	1,835 SQ.FT.
UNIT 435:	1,070 SQ.FT.	2,535 SQ.FT.
COMMON AREAS	1,030 SQ.FT.	620 SQ.FT.
TOTAL GROSS AREA	3,020 SQ.FT	4,990 SQ.FT.

LOCATION MAP



ASSESSOR'S BLOCK MAP



SHEET INDEX

- A-0.0 COVER SHEET
- A-1.0 SITE PLAN
- A-1.1 BASEMENT & 1ST FLOOR PLANS
- A-1.2 2ND & 3RD FLOOR PLANS
- A-1.3 4TH FLOOR & ROOF PLANS
- A-2.1 LONGITUDINAL SECTION
- A-3.1 STREET & REAR YARD ELEVATIONS
- A-3.2 SIDE ELEVATIONS

- EA-1.0 (E) SITE PLAN
- EA-1.1 (E) 1ST & 2ND FLOOR PLANS
- EA-1.2 (E) 3RD FLOOR & ROOF PLANS
- EA-2.1 (E) LONGITUDINAL SECTION
- EA-3.1 (E) STREET & REAR YARD ELEVATIONS
- EA-3.2 (E) SIDE ELEVATIONS

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Sheet Title:

COVER SHEET

Project:

**2 UNIT RESIDENTIAL**  
**ADDITION - REMODEL**  
**433-435 FILBERT STREET**  
**BLOCK 0104 LOT 55**

Revisions:

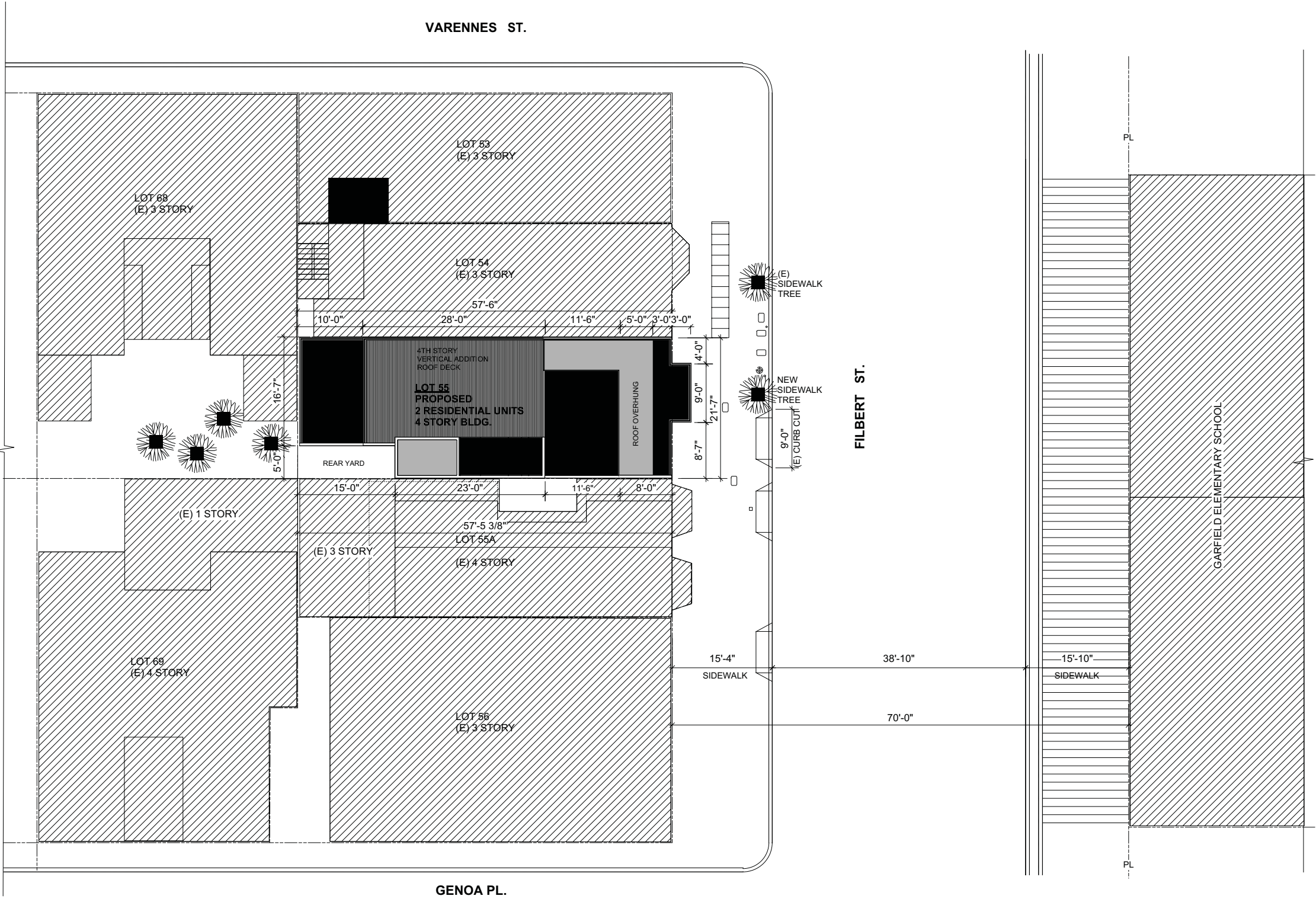
- 08/-3/17  
PER PLANNING  
MEETING 7/26/17

Date: 12/20/16

Scale:

A-0.0

of sheets



1 SITE PLAN  
1/16"=1'-0"

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Sheet Title:

SITE PLAN

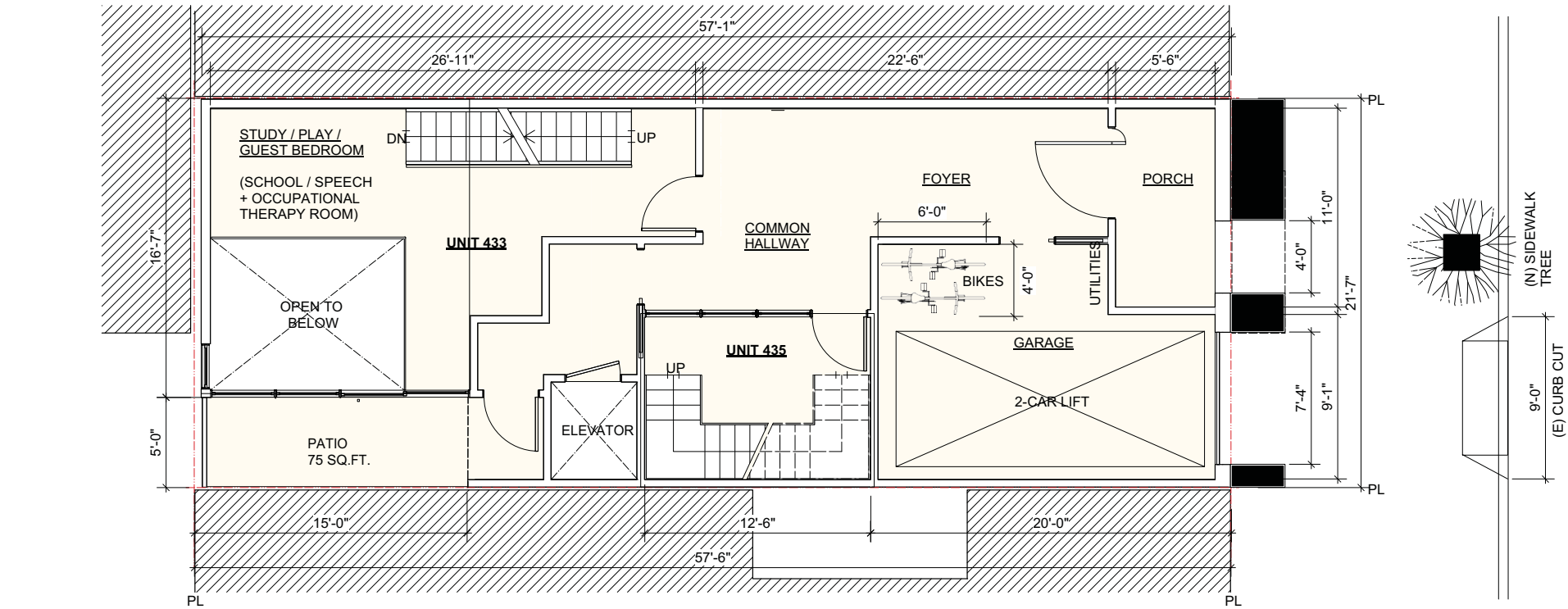
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433-435 FILBERT STREET  
BLOCK 0104 LOT 55

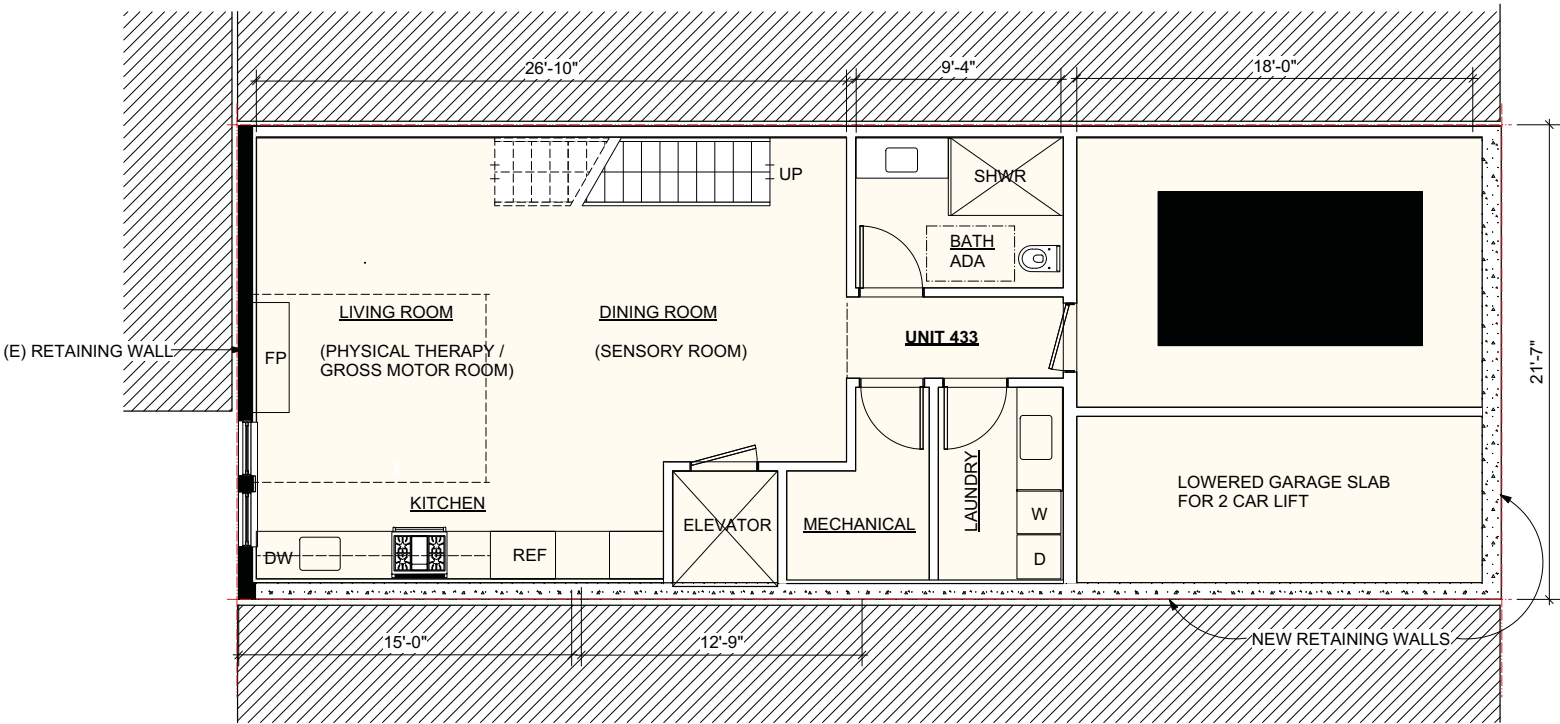
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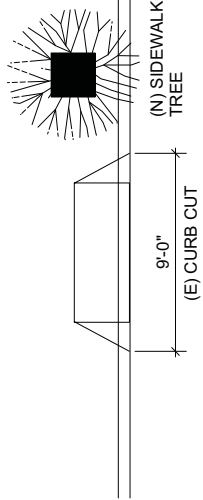
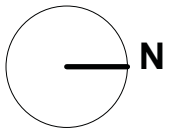




2 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 BASEMENT PLAN  
1/8" = 1'-0"



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Sheet Title:

FIRST FLOOR PLAN

Project:  
**2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55**

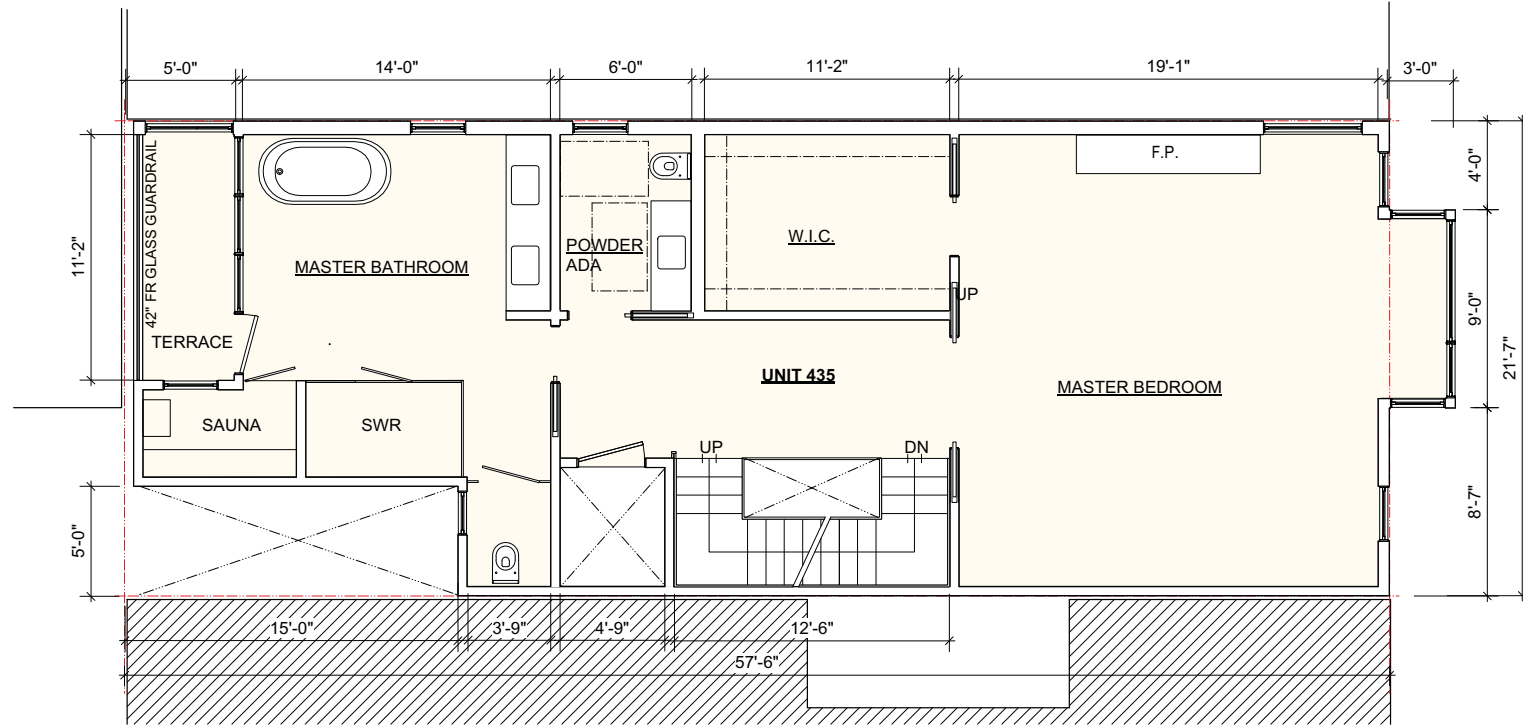
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MEETING 7/26/17

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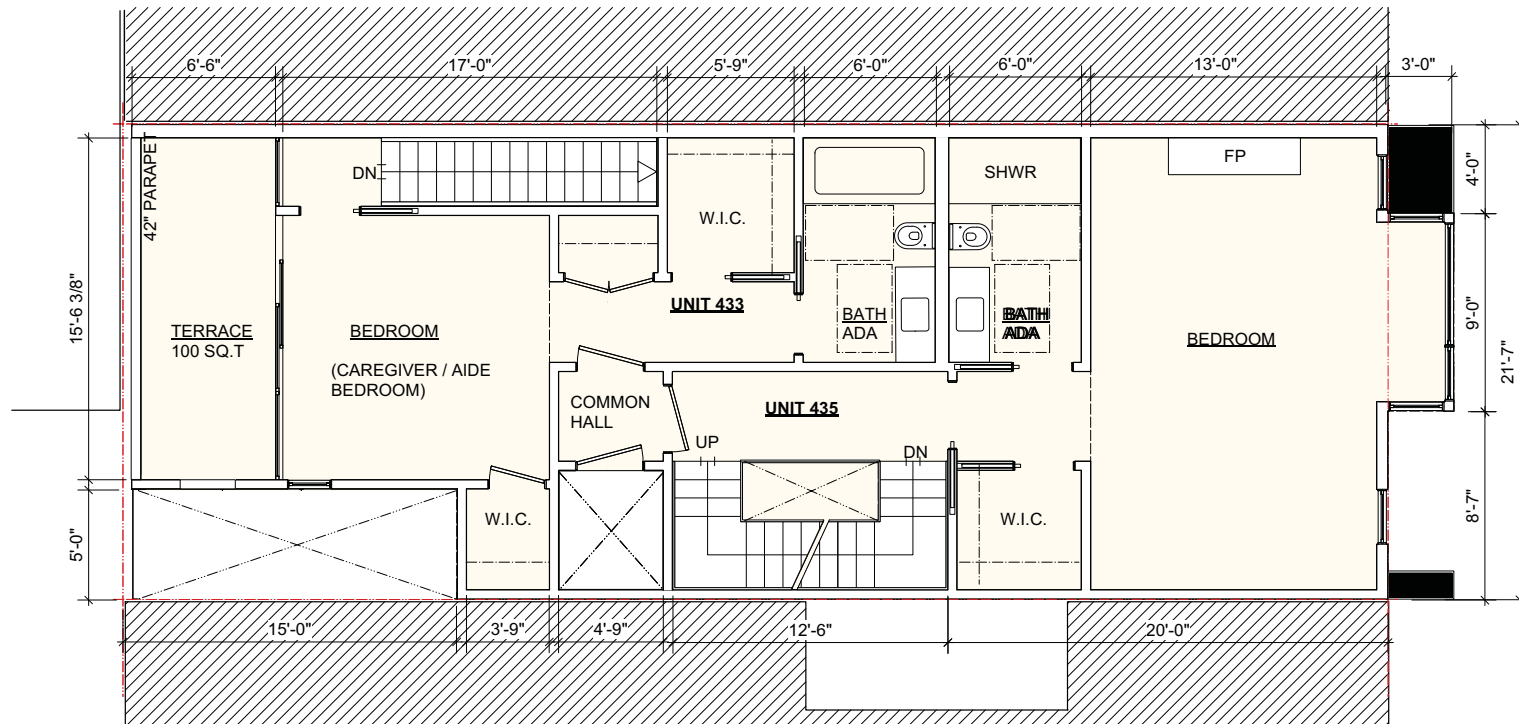
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l@larchitect.com

**INC**

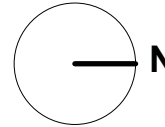
**ZYLBERBERG**



2 THIRD FLOOR PLAN  
1/8" = 1'-0"



1 SECOND FLOOR PLAN  
1/8" = 1'-0"



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SECOND & THIRD  
FLOOR PLANS

2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

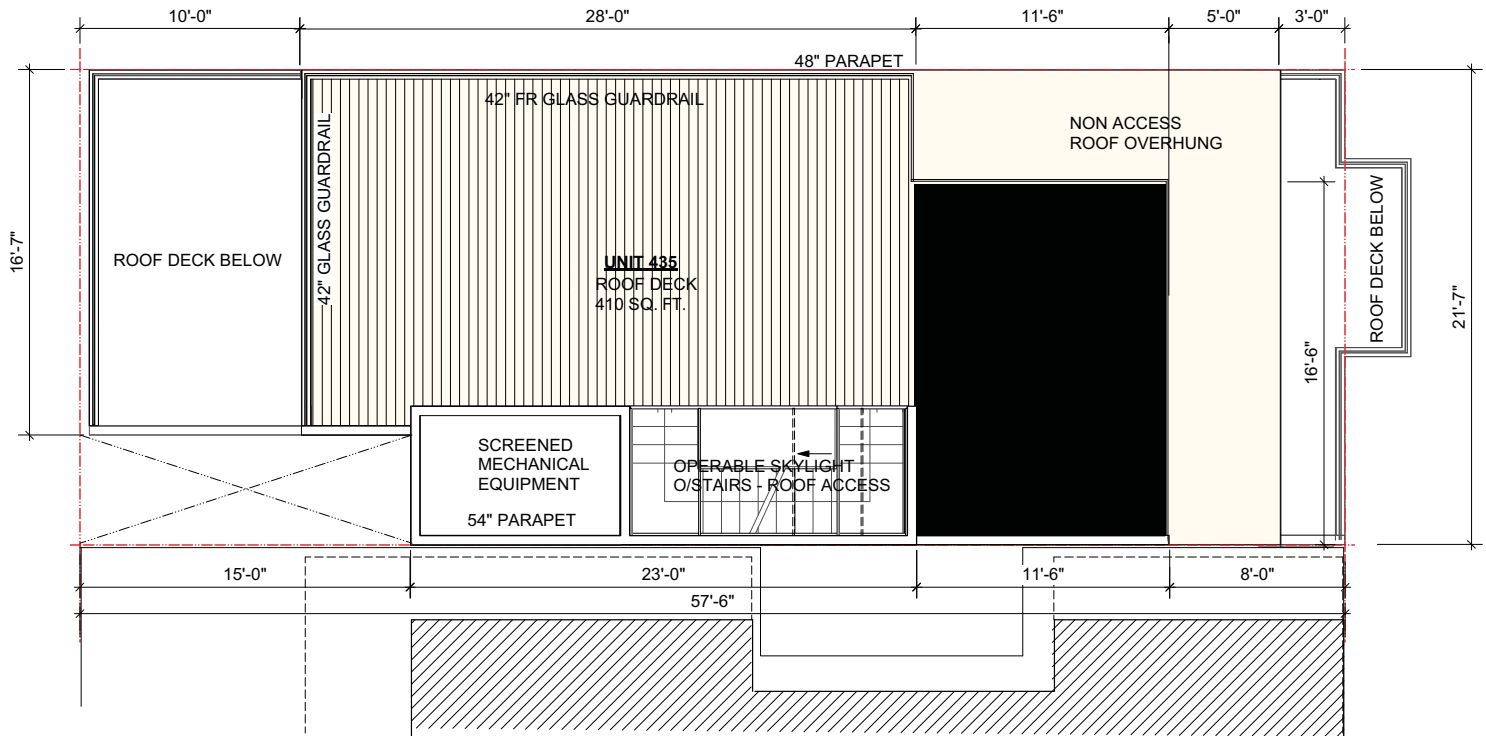
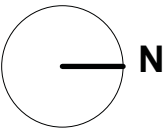
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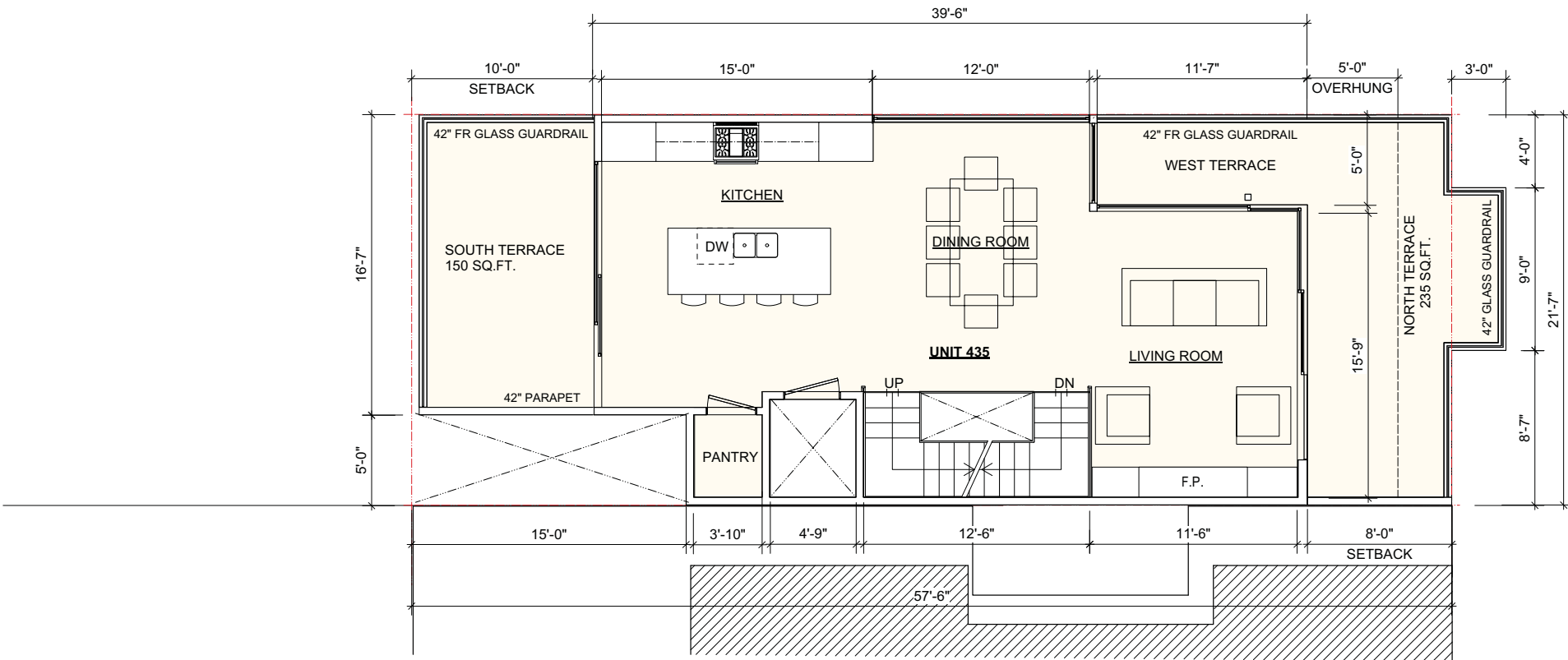
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2 ROOF PLAN  
1/8" = 1'-0"



1 FOURTH FLOOR PLAN  
1/8" = 1'-0"

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Sheet Title:

FOURTH & ROOF  
FLOOR PLANS

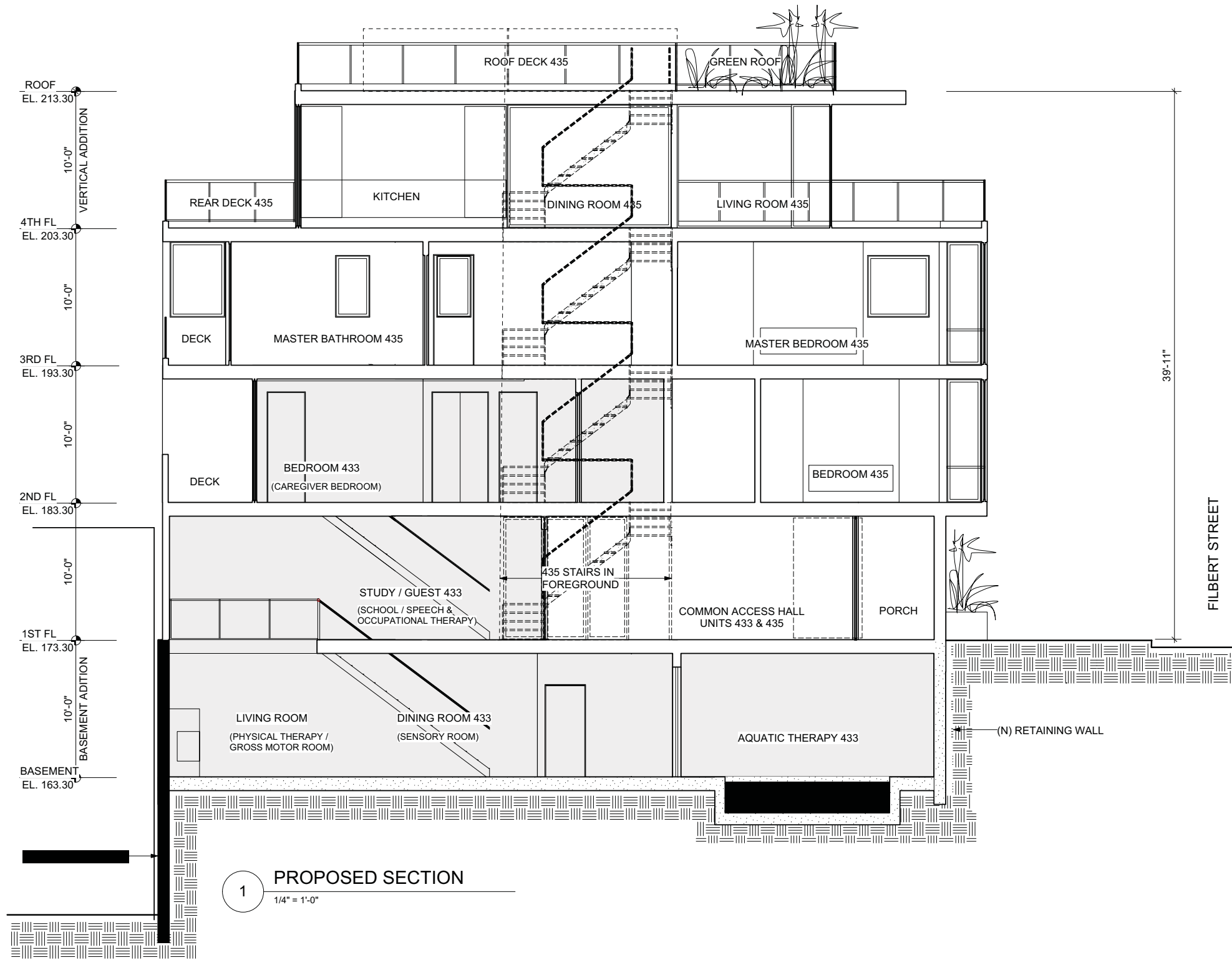
Project:  
2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

Revisions:  
08/3/17  
PER PLANNING  
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Date: 12/20/16  
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Sheet Title:

PROPOSED SECTION

Project:

**2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55**

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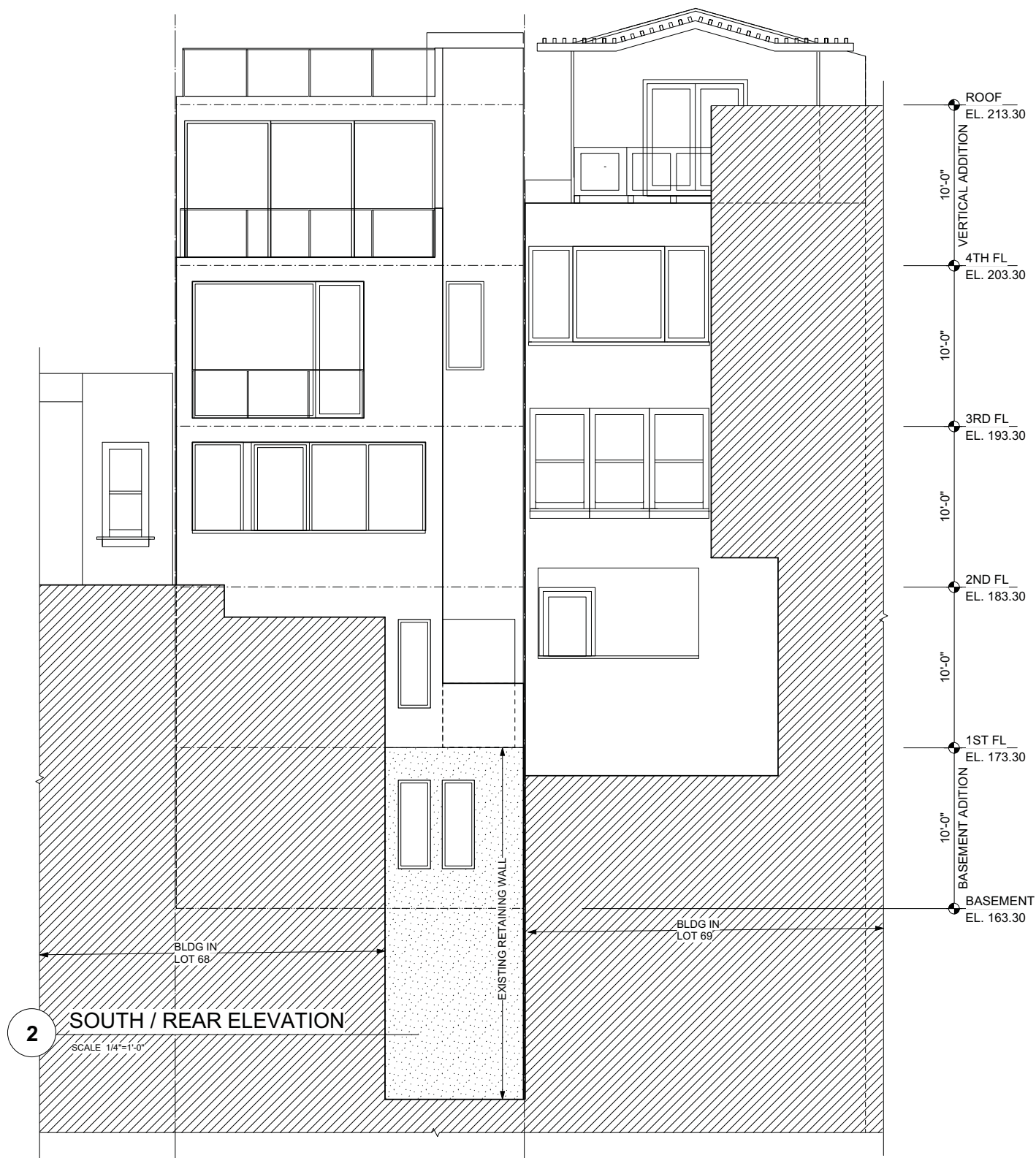
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REAR FACADE MATERIALS:  
12"x SIDING  
WINDOWS AND GLASS SAME AS  
FRONT FACADE



- FRONT FACADE MATERIALS:
- CEMENT STUCCO
  - FORMED CONCRETE
  - METAL CLADDING
  - TRANSPARENT GLASS
  - BLACK ANODIZED ALUMINUM WINDOWS
  - NATURAL WOOD

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Sheet Title:

**NORTH / FRONT +  
SOUTH / REAR  
ELEVATIONS**

Project:

**2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55**

Revisions:

- 08/3/17  
PER PLANNING  
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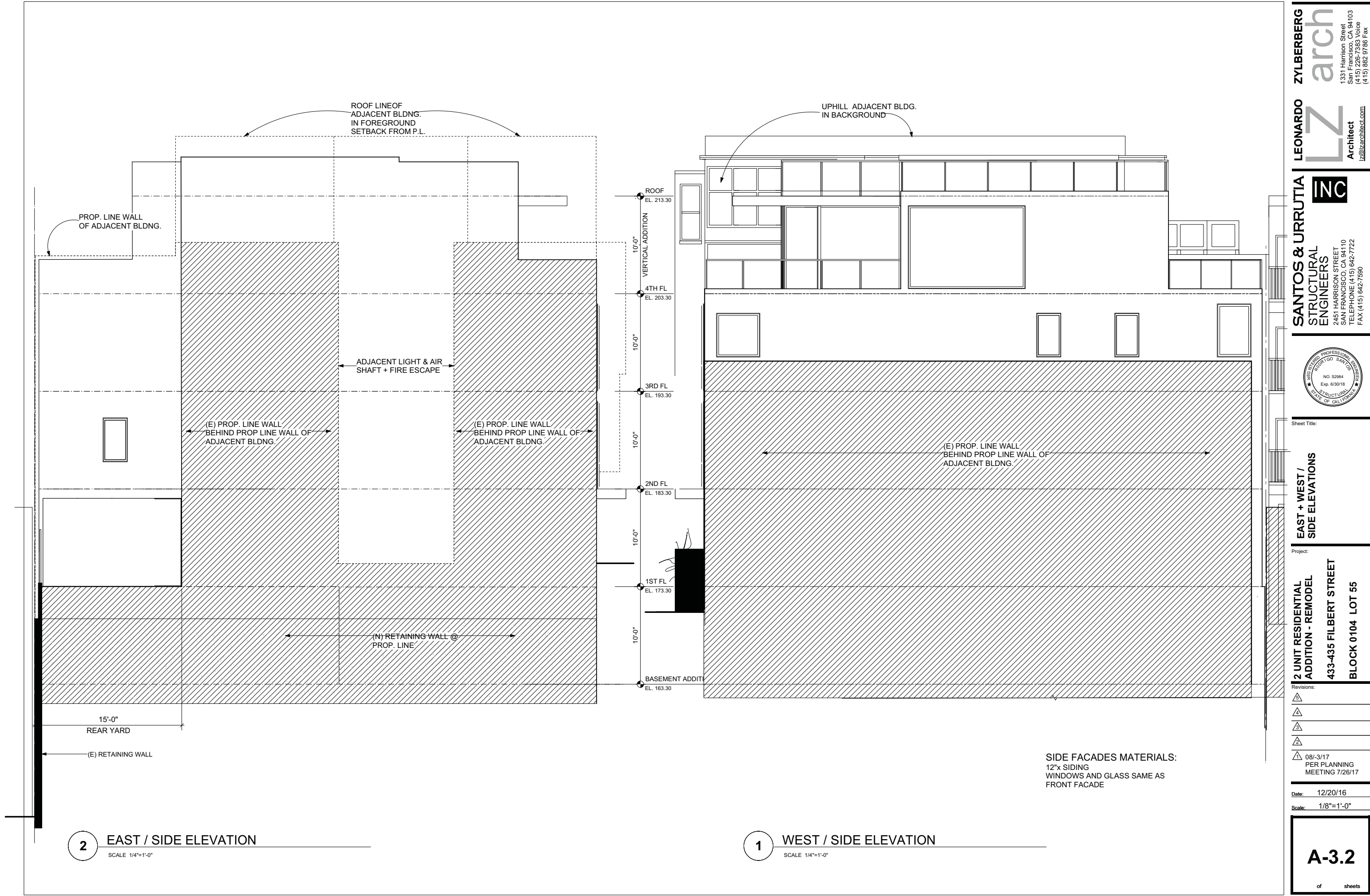
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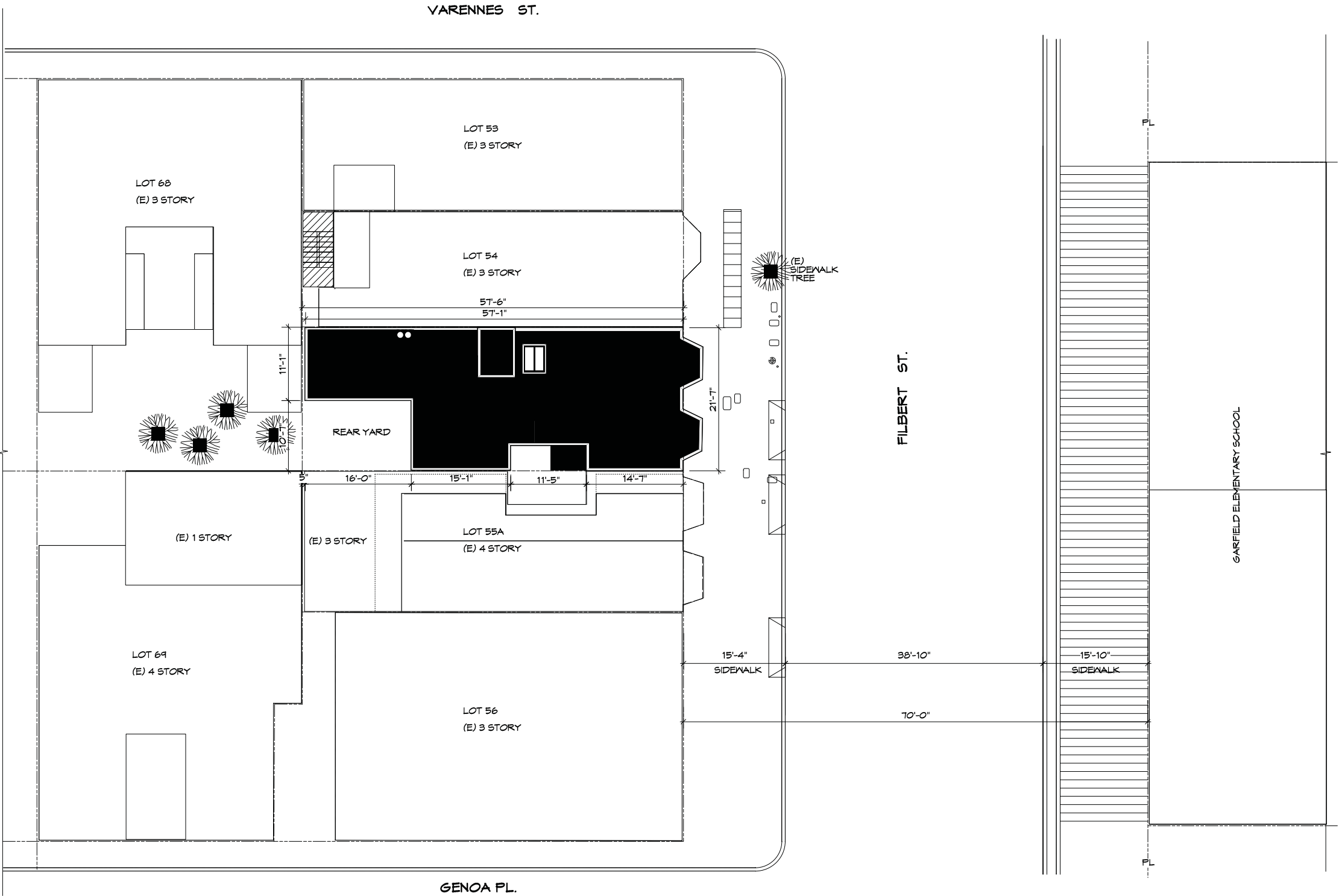
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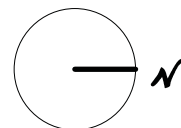
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1 (E) SITE PLAN  
1/8" = 1'-0"



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Sheet Title:

EXISTING SITE PLAN

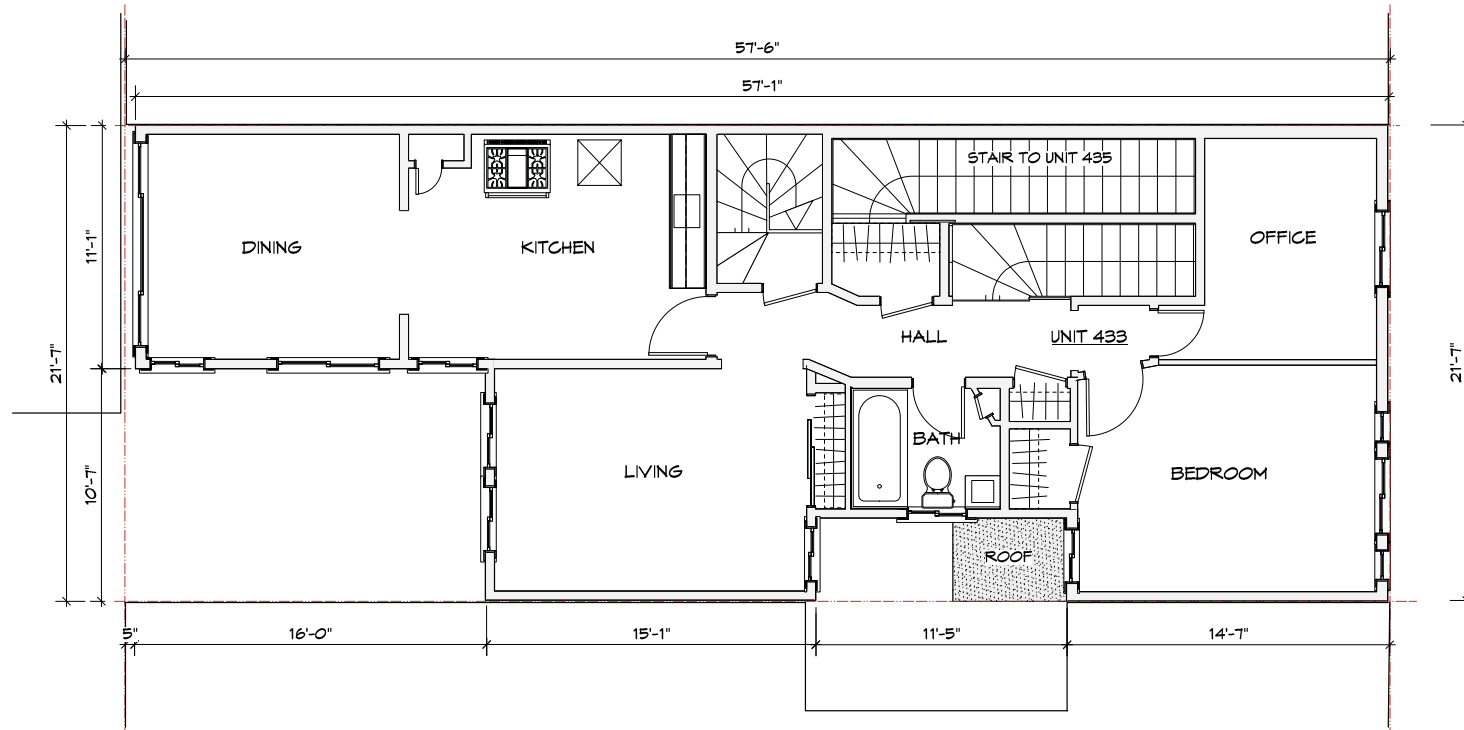
Project:

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ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

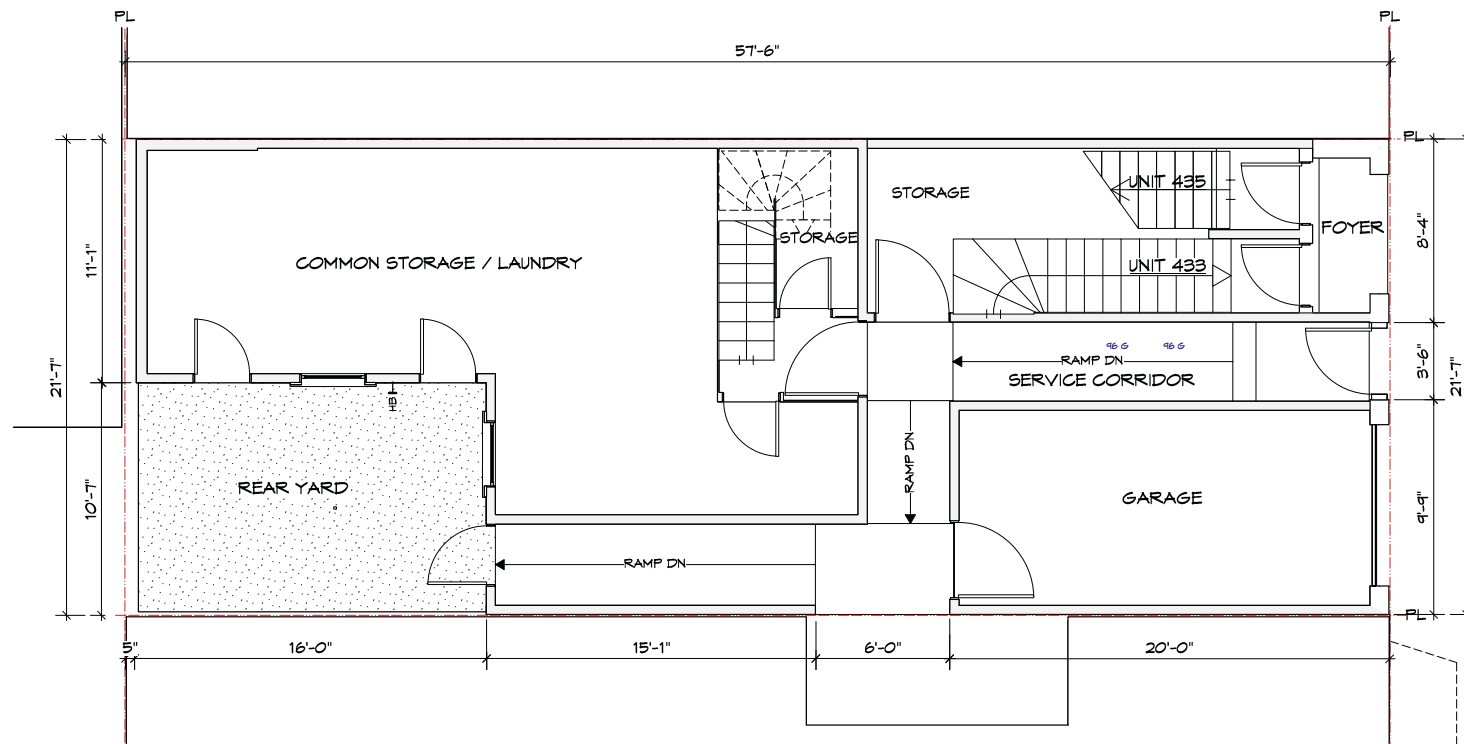
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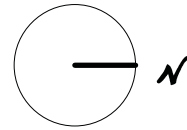
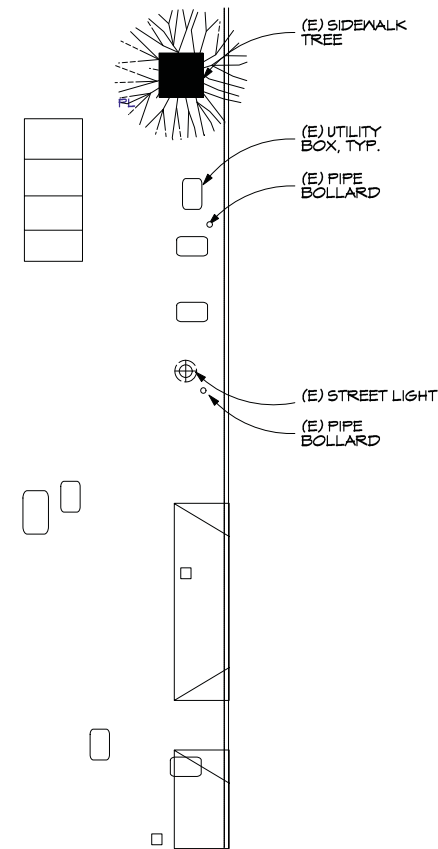
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2 (E) SECOND FLOOR PLAN  
1/4" = 1'-0"



1 (E) FIRST FLOOR PLAN  
1/4" = 1'-0"



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Sheet Title:

EXISTING  
FIRST + SECOND  
FLOOR PLANS

Project:

2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

Revisions:

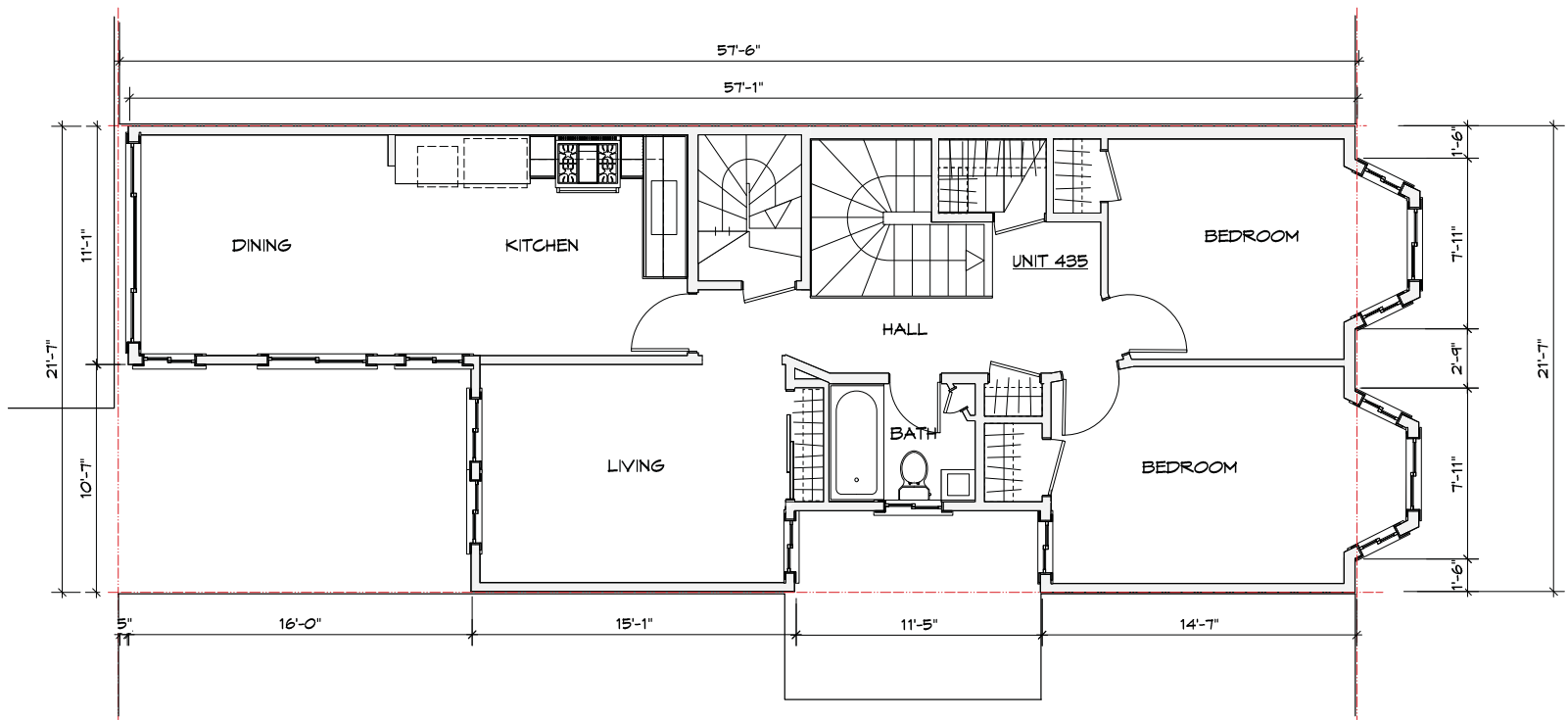
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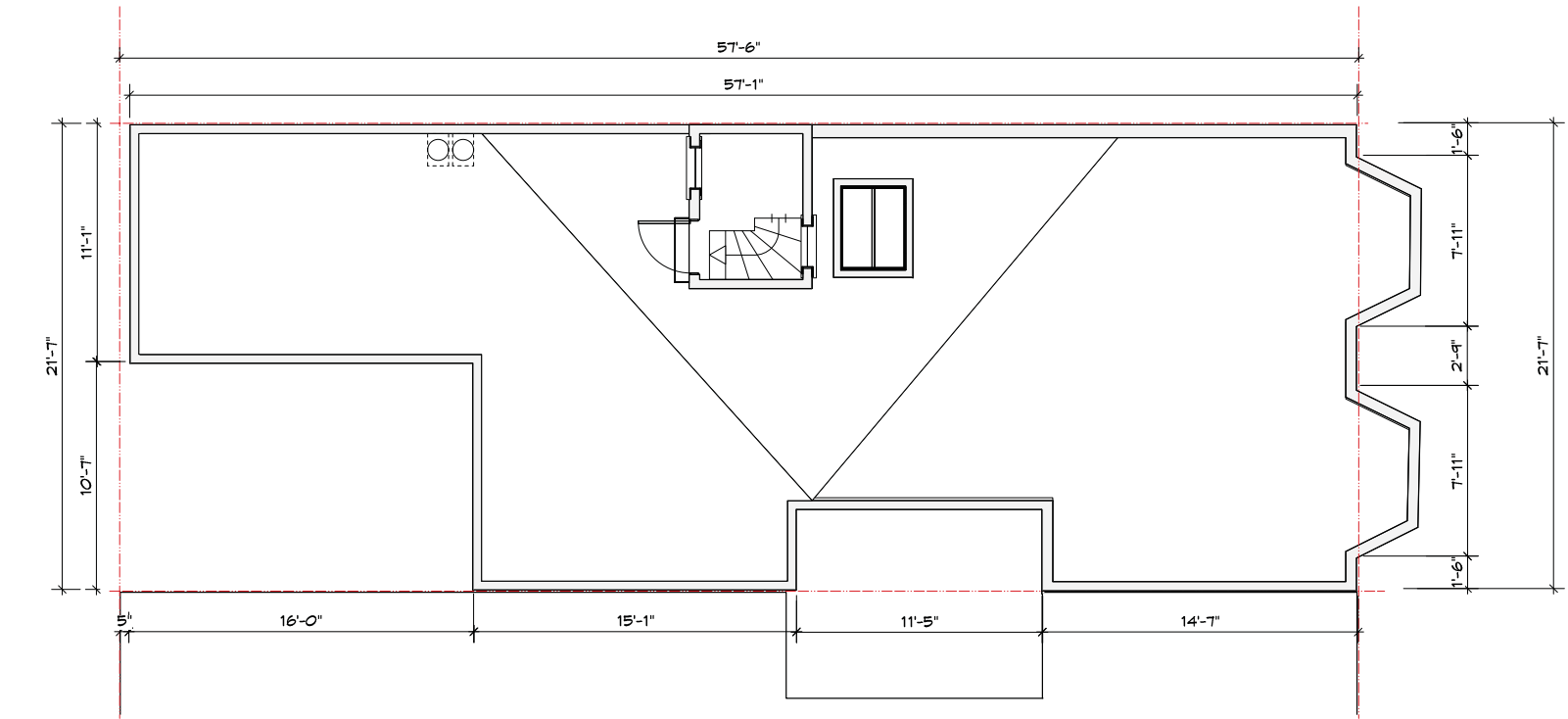
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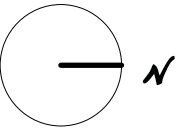
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1 (E) THIRD FLOOR PLAN  
1/4" = 1'-0"



2 (E) ROOF FLOOR PLAN  
1/4" = 1'-0"



EA-1.2

of sheets

Date: 12/20/16  
Scale: 1/4"=1'-0"

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2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

Project:

EXISTING  
THIRD + ROOF  
FLOOR PLANS

Sheet Title:

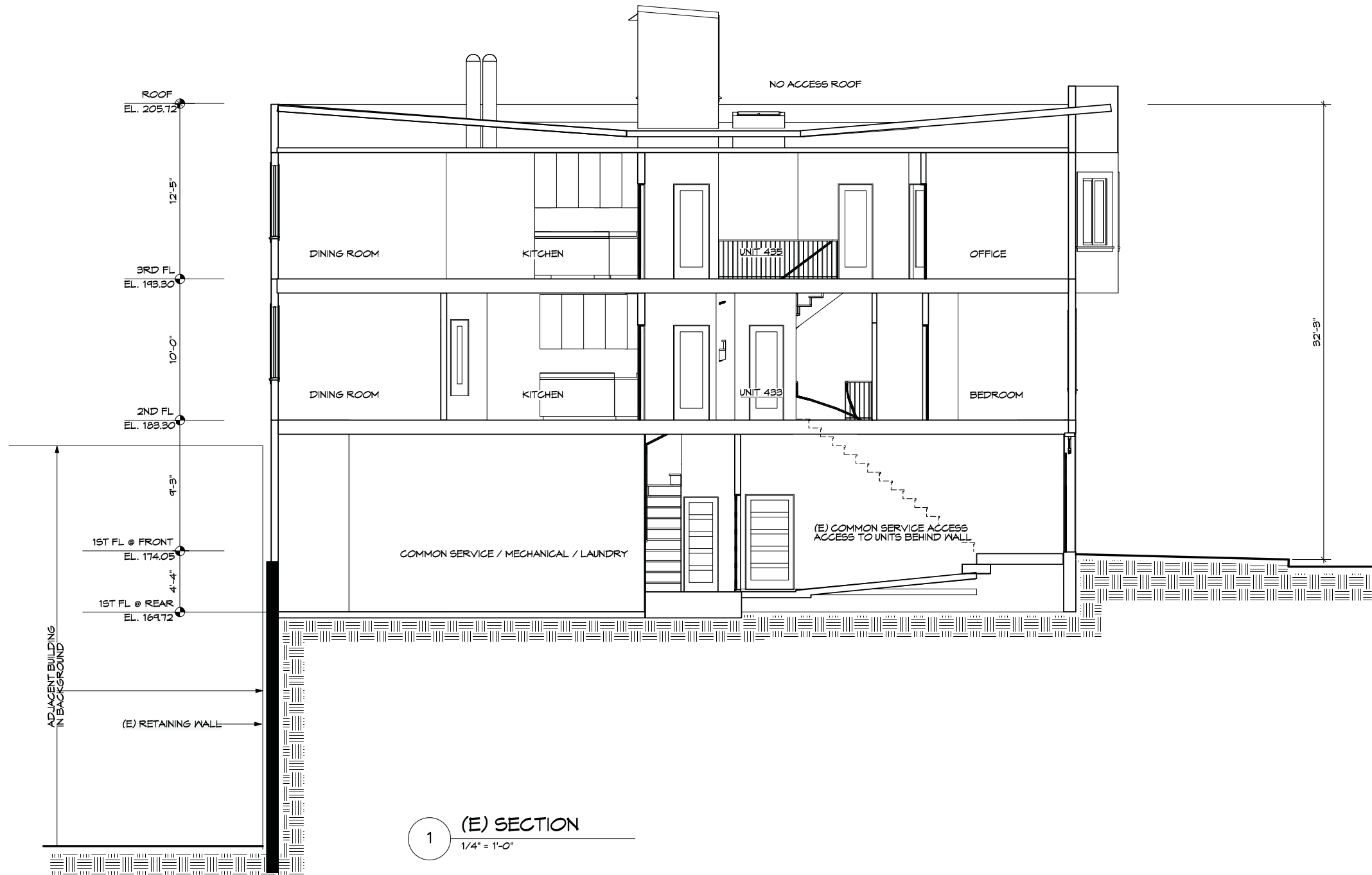


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Sheet Title:

EXISTING SECTION

Project:

2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

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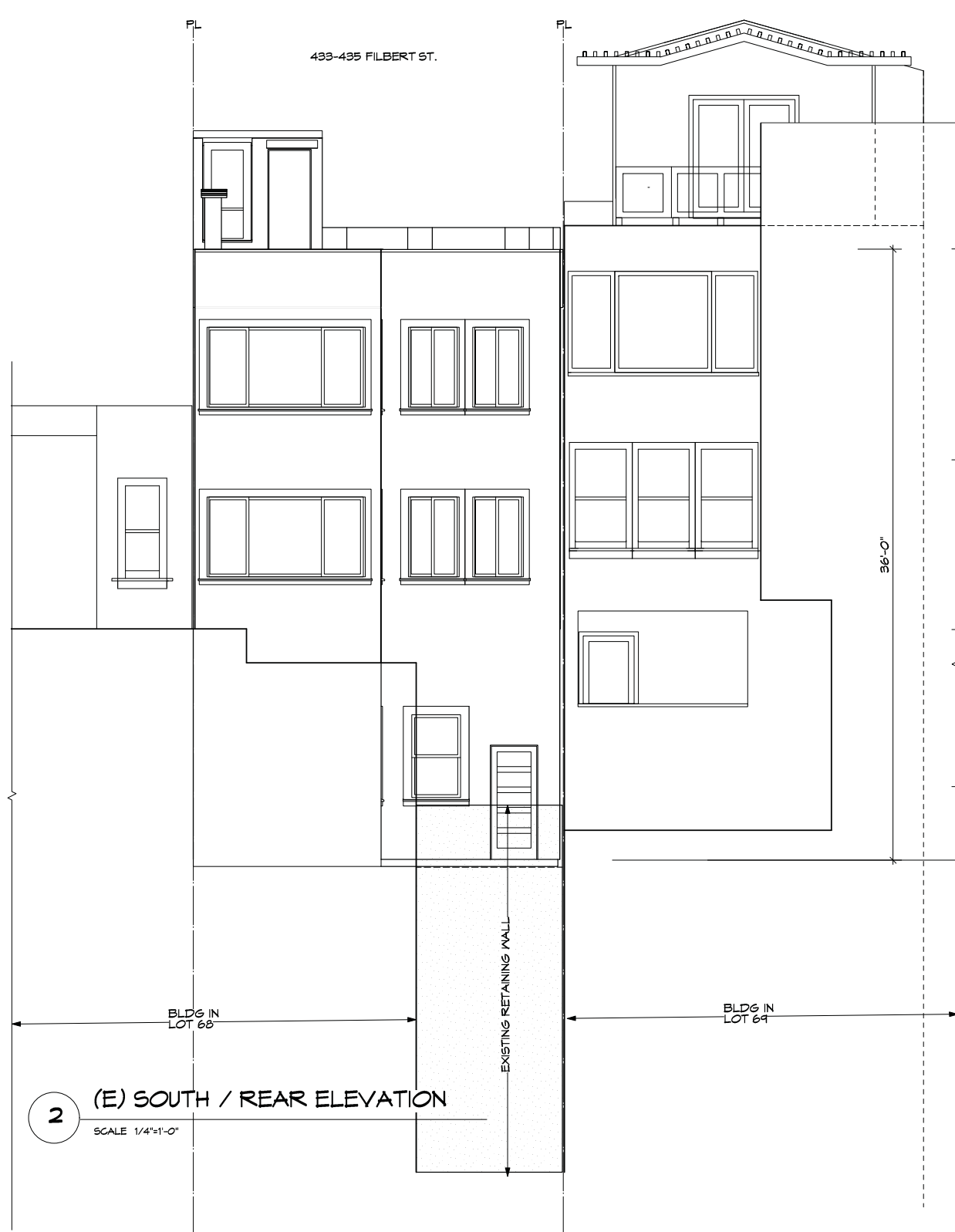
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Date: 12/20/16

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Sheet Title:

NORTH / FRONT +  
SOUTH / REAR  
ELEVATIONS

Project:

2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

Revisions:

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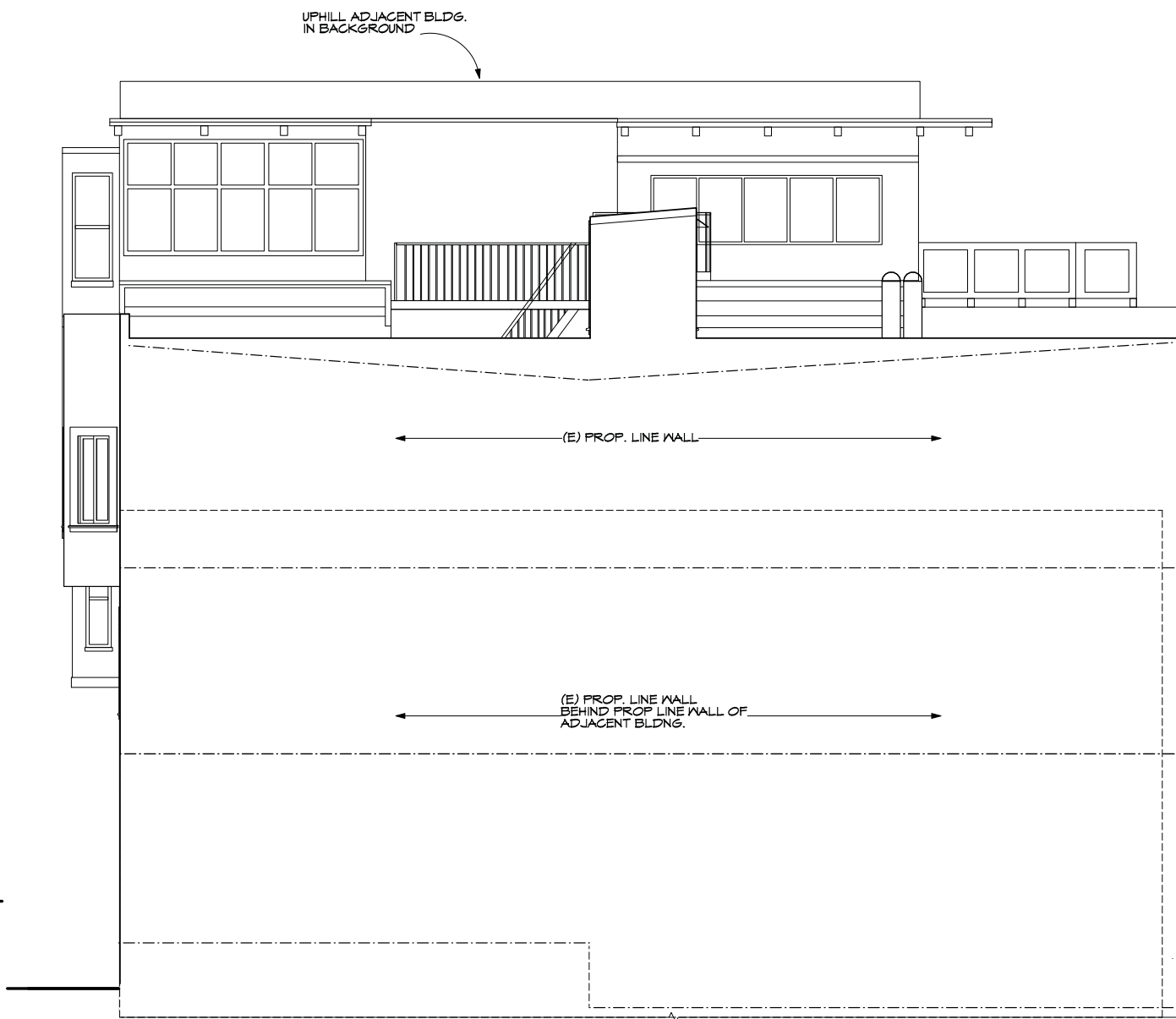
Date: 12/20/16

Scale: 1/4"=1'-0"



1 (E) EAST SIDE ELEVATION

SCALE 1/4"=1'-0"



1 (E) WEST SIDE ELEVATION

SCALE 1/4"=1'-0"

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Sheet Title:

EXISTING  
EAST & WEST / SIDE  
ELEVATIONS

Project:

2 UNIT RESIDENTIAL  
ADDITION - REMODEL  
433-435 FILBERT STREET  
BLOCK 0104 LOT 55

Revisions:

1	
2	
3	
4	
5	
6	

Date: 12/20/16

Scale: 1/4"=1'-0"

EA-3.2

of sheets