#### 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 NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, March 25, 2020

Time: Not before 9:30 AM

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance

Hearing Body: Zoning Administrator

PROJECT INF	ORMATION	APPLICANT INFORMATION		
Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan: Record No.:	612 Natoma Street 7 <sup>th</sup> Street 3727 / 043 RED – Residential Enclave Western SoMa 2016-000460VAR	Applicant: Company: Applicant Address: City, State: Telephone: E-Mail:	John Goldman Goldman Architects 172 Russ Street San Francisco, CA (415) 391-1339 john@goldmanarchitects.com	

### PROJECT DESCRIPTION

The proposal is to construct a two-story vertical addition above an existing one-story with mezzanine industrial building. The vertical addition will house a single-family dwelling unit. A garage will be added at the ground floor.

**PLANNING CODE SECTION 134** requires residential buildings in the Residential Enclave District (RED) to maintain a rear yard equivalent to 25% of the lot depth at the ground floor and every subsequent floor. The existing building encompasses its entire lot. Adding a residential use creates a noncomplying condition for the existing building. Therefore, a variance is required.

#### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://notice.sfplanning.org/2016-000460VAR.pdf">http://notice.sfplanning.org/2016-000460VAR.pdf</a>

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: Monica Giacomucci Telephone: (415) 575-8714 E-Mail: monica.giacomucci@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. The mailing of such notification will be performed separately.

#### APPEAL INFORMATION

An appeal of the Zoning Administrator's action on a **Variance** 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.

# PROJECT DIRECTORY

PROJECT ADDRESS <u>OWNER</u> 612 NATOMA STREET SAN FRANCISCO, CA

**ARCHITECT** 

**GOLDMAN ARCHITECTS** 172 RUSS STREET SAN FRANCISCO, CA 94103 JOHN GOLDMAN PH: 415.391.1339 EXT.104 FAX: 415.621.3393 john@goldmanarchitects.com

## **SURVEYOR**

FREDERICK T. SEHER & ASSSOCIATES, INC. 841 LOMBARD STREET SAN FRANCISCO, CA 94133 PH: 415.921.7690

# APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE 2013 SF BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA FIRE CODE

# 612 NATOMA STREET SITE PERMIT SET

BLOCK - 3727 LOT AREA - 1,875 sq.ft. SAN FRANCISCO, CALIFORNIA, 94103 LOT - 043



## DRAWING INDEX

2015-1231-6260

			_				
		SHEET LIST					
	SHEET NUMBER	SHEET NAME	- -				
	A0.0	COVER SHEET	-				
	A0.1	SITE PHOTOS					
	A0.2	DEMOLITION PLAN				T	
	A0.3	SURVEY				<b>)</b>	7
	A1.0	PROPOSED SITE PLAN		V		/L	D N
	A1.1	FLOOR PLANS					П
	A1.2	FLOOR PLANS		I N	$\Lambda$ /		M
	A2.1	ELEVATIONS					Ы
	A2.2	ELEVATIONS		ARC	_HI.	TFC	TS
	A2.3	CONTEXT ELEVATIONS		////	_111	ILC	.10
	A2.4	CONTEXT ELEVATIONS					
	A3.1	BUILDING SECTIONS		•	•		•
	A3.2	BUILDING SECTIONS					
	A3.3	BUILDING SECTIONS		172	RUSS	STR	REET
	A3.4	BUILDING SECTIONS					
	A3.5	BUILDING SECTIONS		SAN	FRA	NCI:	SCO
	A3.6	BUILDING SECTIONS					
	A9.1	SITE PERSPECTIVE		CALIF	ORN	IA 94	1103
	A9.2	SITE PERSPECTIVE					
	A9.3	SITE PERSPECTIVE		415	- 3 9	1-13	3 3 9
	A9.4	SITE CONTEXT					
	G1.0	GREEN BUILDING SITE PERMIT CHECKLIST		415-	621	-339	93 f
- 1			- 1	1			

ISSUES

No.

9

1-9-2020 NTS Scale Checked by: Drawn by

PROJECT INFORMATION

1 UNIT, 2 STORY WOOD FRAME **EXISTING BUILDING** COMMERCIAL BUILDING BUILT IN 1913.

Structural Suspended Symmetrical

Telephone

Unfinished

Vestibule

Women

Wood

Without

Wainscot

Waterproof

Tongue and Groove

Top of Concrete

Top of Pavement Top of Wall

Toilet Tissue Dispenser

Unless Otherwise Noted

T&G

TOC

TOP

UON

WSCT

**SCOPE OF WORK** 

Fire Hose Cabinet

Fluorescent

Face of Concrete

Face of Finish

Face of Studs

Face of

Full Size

Grab Bar

Hose Bib

Hollow Core Hardwood

Hardware

Foot or Feet

FOF

HDWD

HDDWE

Horiz.

REMODEL EXISTING PDR TWO STORY SPACE INCLUDING THE ADDITION OF 2 ACCESSIBLE TOILETS. ADD NEW SINGLE CAR GARAGE AT FRONT ADD TWO NEW FLOORS ABOVE EXISTING BUILDING FOR NEW SINGLE FAMILY TOWNHOUSE UNIT. THE UNIT INCLUDES 1 KITCHEN, 4 BEDROOMS AND 4 BATHROOMS.

**ZONING** SOUTH OF MARKET RESIDENTIAL ENCLAVE DISTRICT

**HEIGHT & BULK** 

ALLOWABLE MAXIMUM BUILDING HEIGHT: 40' CENTERLINE OF BUILDING TO TOP OF ROOF

25' x 75' = 1,875 SQ. FT. **LOT AREA:** 

NONE **FRONT SETBACK** 

**REAR YARD SETBACK** 25% OF THE LOT DEPTH AT RESIDENTIAL FLOORS

OCCUPANCY GROUPS B, R-3 AND U-1

**CONSTRUCTION TYPE** TYPE V-B, SPRINKLERED

NUMBER OF FLOORS = 4 (4TH FLOOR ALLOWED **STORIES** DUE TO SPRINKLERS)

**SOIL DISTURBANCE:** 

**BUILDING AREAS** 

**RESIDENTIAL PARKING:** 

PDR Area

PDR Area

PDR PARKING:

EXISTING GROSS BUILDING AREA SCHEDULE

742 SF BASEMENT 1,816 SF TOTAL: 3,206 GSF

PROPOSED GROSS BUILDING AREA SCHEDULE					
Name	Level	Area			
RESIDENTIAL STORAGE					
RESIDENTIAL STORAGE	BASEMENT	885 SF			
885 GSF RESIDENTIAL					
RESIDENTIAL	LEVEL 1	487 SF			
RESIDENTIAL	LEVEL 2	109 SF			
RESIDENTIAL	LEVEL 3	1396 SF			
RESIDENTIAL	LEVEL 4	1419 SF			
		3,411 GSF			

1358 SF

763 SF

	STORAGE		
			588 SF
	RESIDENTIAL		
	RESIDENTIAL	LEVEL 1	433 SF
	RESIDENTIAL	LEVEL 2	95 SF
	RESIDENTIAL	LEVEL 3	1293 SF
	RESIDENTIAL	LEVEL 4	1315 SF
SF			3,136 SF
	PDR Area		·
	PDR Area	LEVEL 1	1251 SF
	PDR Area	LEVEL 2	660 SF
SF			1,911 SF
SF.		TOTAL:	5,635 SF

BASEMENT

TOTAL:

Level

BASEMENT 588 SF

LEVEL 2

PROPOSED NET BUILDING AREA SCHEDULE

TOTAL: 6,417 GSF EXISTING STORAGE ACCESS EXCAVATION: 7'-7 1/2" WIDE x 19'-0" LONG x 3'-6" DEEP =507 CUBIC FEET = 19 CUBIC YARDS

PDR STORAGE

RESIDENTIAL STORAGE

RESIDENTIAL

PDR Area

PDR Area

CAR: 1 PER DWELLING UNIT REQUIRED: 1 SPACE PROVIDED

BICYCLE: 1 PER DWELLING UNIT REQUIRED: 1 SPACE CLASS 1 PROVIDED

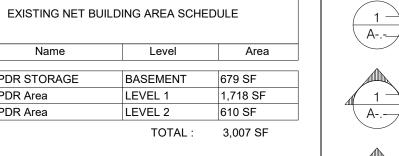
LEVEL 1

LEVEL 2

BICYCLE: 2 CLASS 2 REQUIRED: 2 SPACES OF CLASS 2 PROVIDED

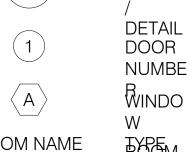
# SYMBOL KEY

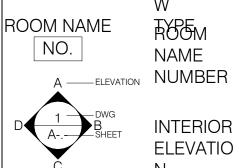
DETAIL

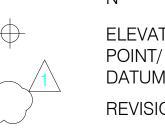






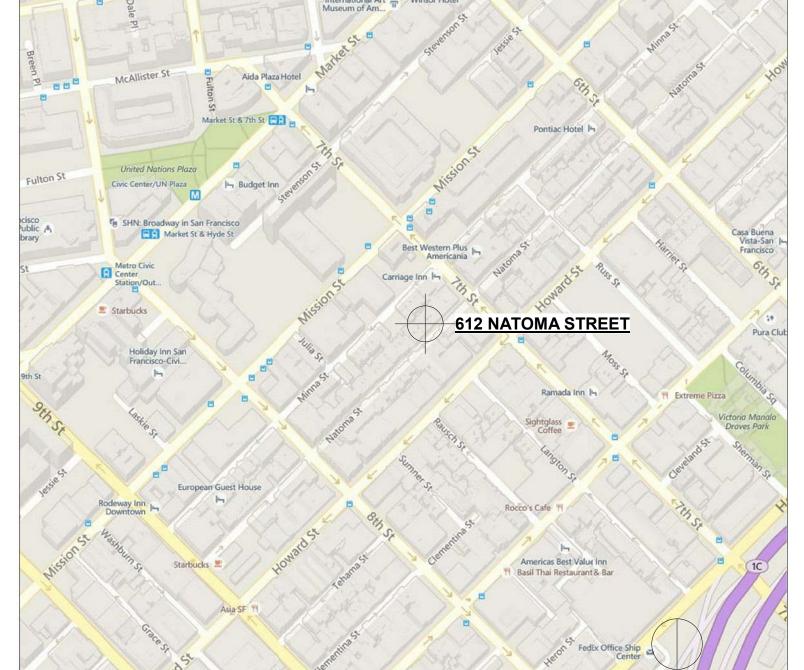








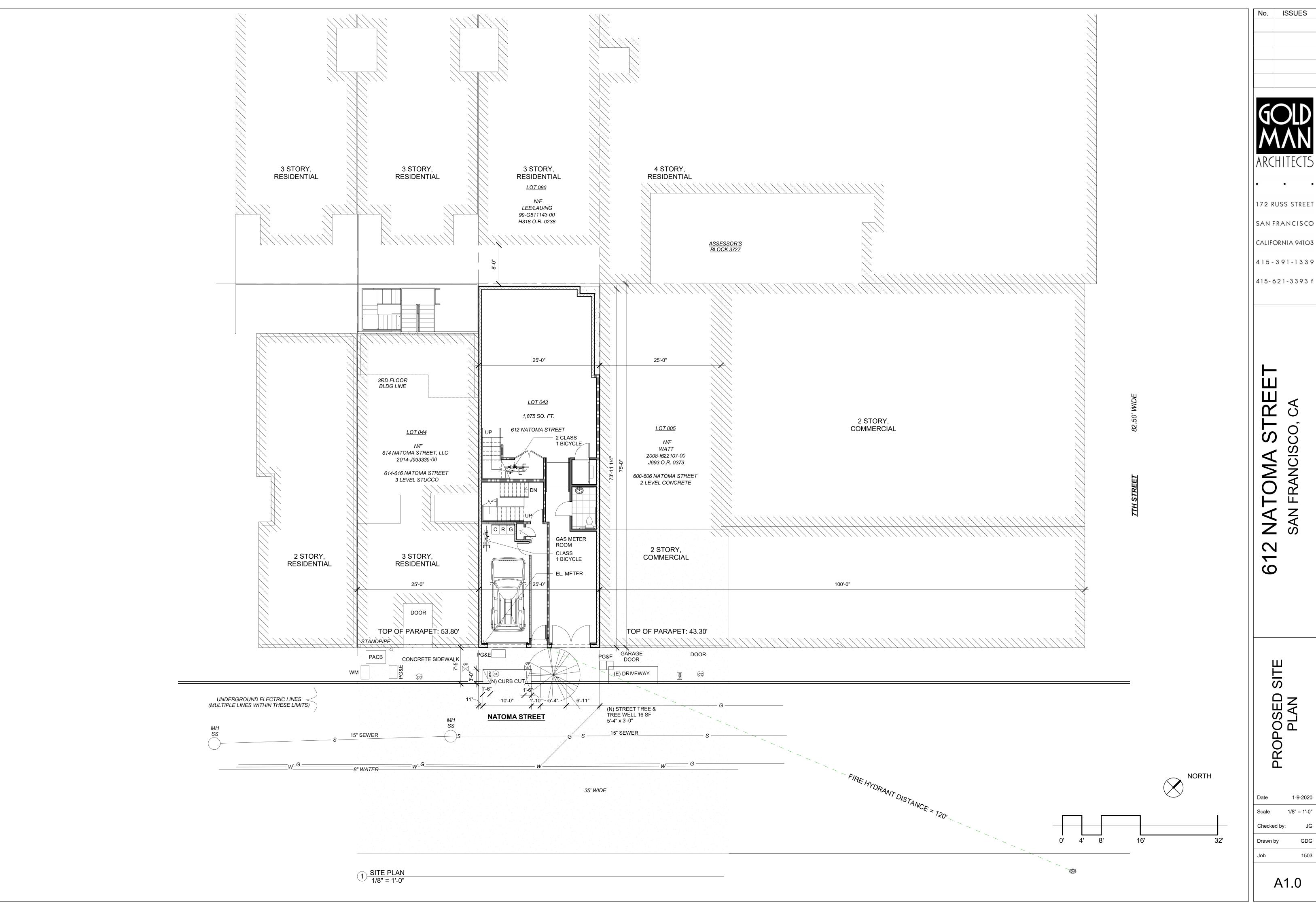




**VICINITY MAP** 



PARTITIO TYPE



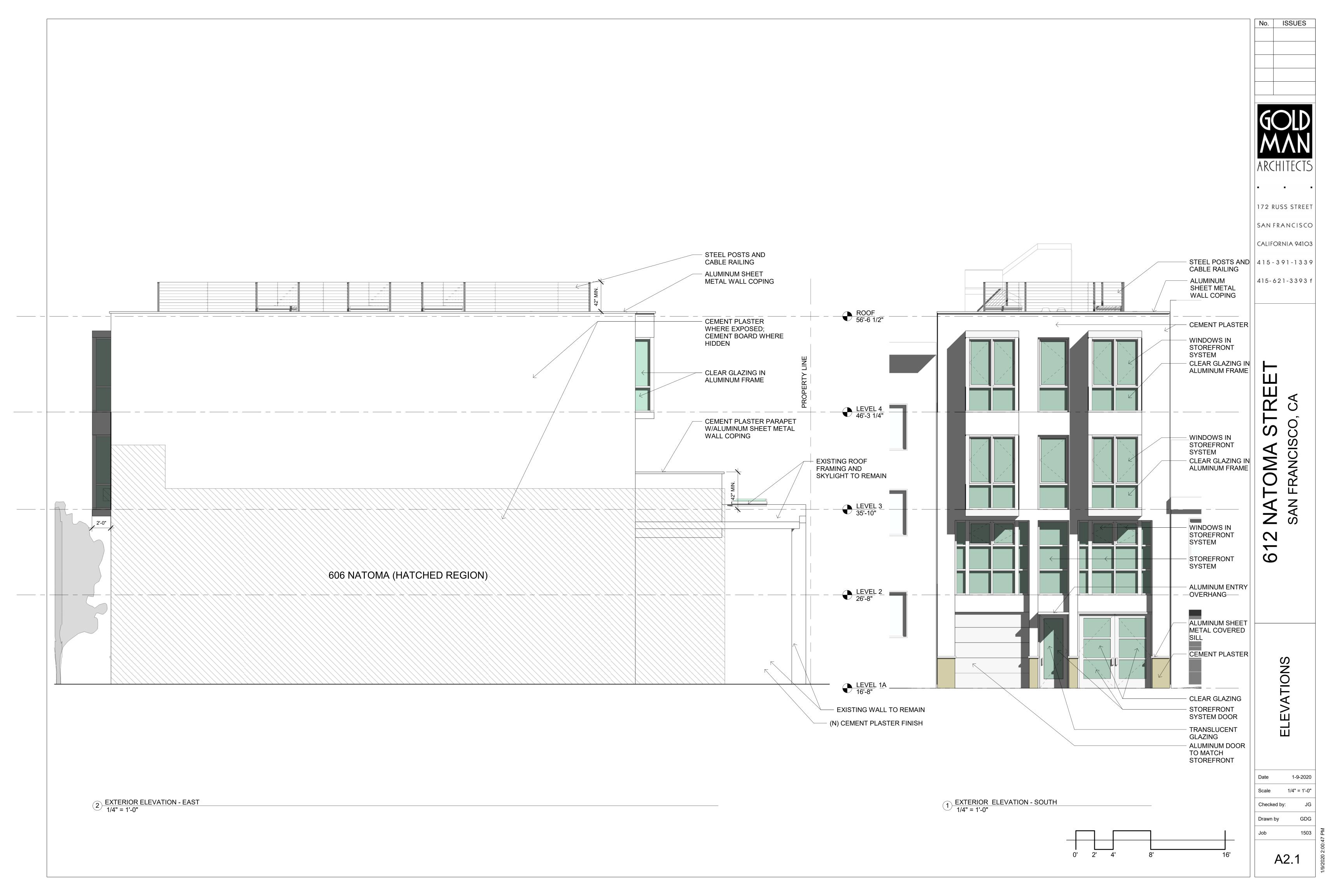
O Z 9

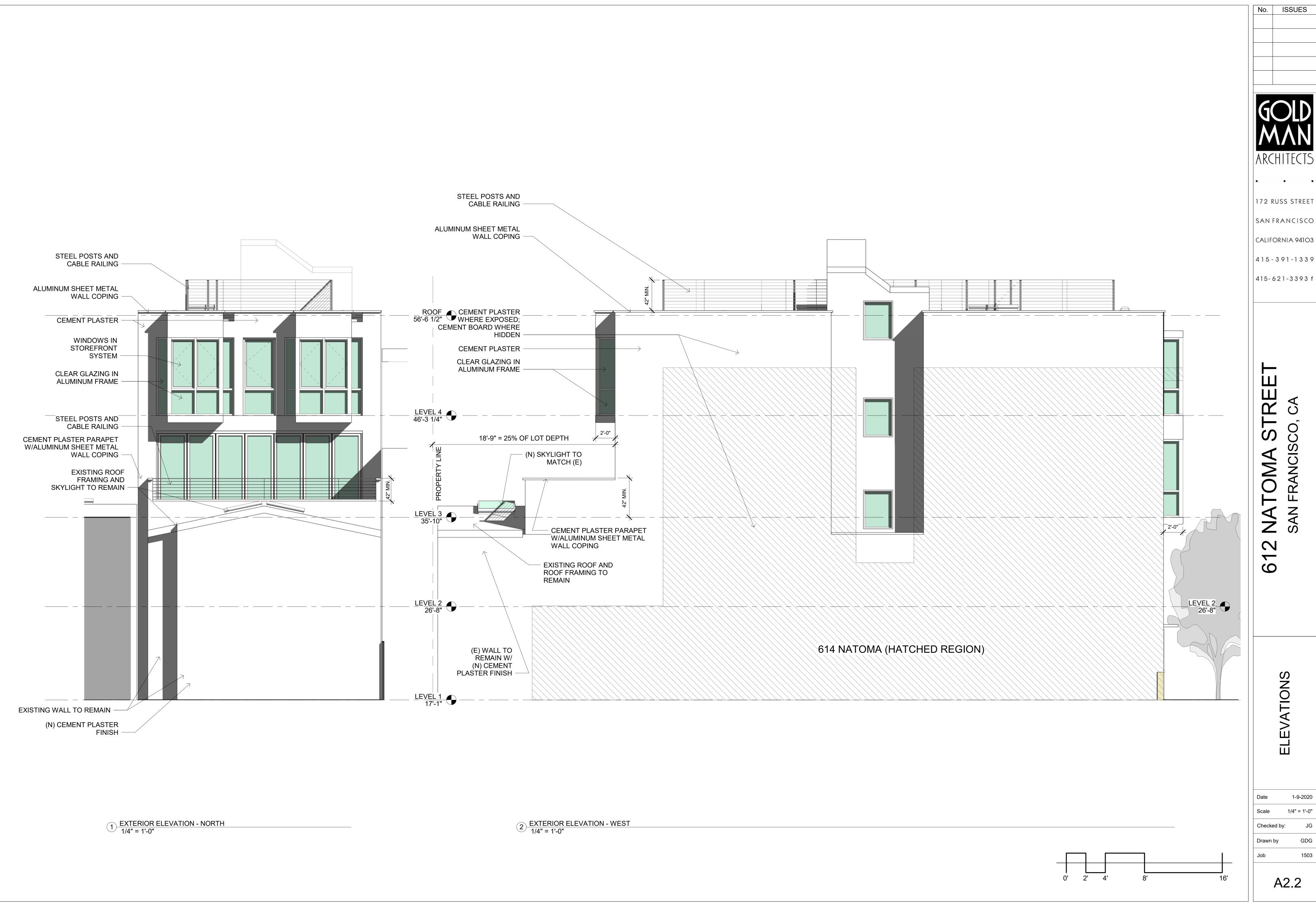
OSED

1-9-2020 Date 1/8" = 1'-0" Scale Checked by:

Drawn by

A1.0





No. ISSUES

172 RUSS STREET

SANFRANCISCO

CALIFORNIA 94103

415-621-3393 f

S VCISCO, A A NATON

ELEVATIONS

1-9-2020 1/4" = 1'-0"

Checked by:

Drawn by

A2.2



ARCHITECTS

No. ISSUES

172 RUSS STREET

SANFRANCISCO

CALIFORNIA 94103

415-391-1339

415-621-3393 f

STREE-CA FRANCISCO, AA NATON ~

9

CONTEXT

1-9-2020 Date Scale 1/4" = 1'-0" Checked by: Drawn by

Job

A2.3

No. ISSUES

Drawn by

A2.4

