



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

Reception:
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415.558.6409

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Information:
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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, August 23, 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: 980 Sanchez Street	Case No.: 2017-000921VAR
Cross Street(s): Alvarado & 23rd Streets	Building Permit: 2017.01.11.6941
Block /Lot No.: 3625/006B	Applicant: Michael Morrison
Zoning District(s): RH-3 / 40-X	Telephone: (415) 558-9550 Ext.0024
Area Plan: N/A	E-Mail: michael@johnlumarchitecture.com

PROJECT DESCRIPTION

The proposal is to construct a vertical addition within the required front and rear yards.

SECTION 132 OF THE PLANNING CODE requires a front yard of 6 feet - 2 inches. The project proposes to construct the addition on a noncomplying building that encroaches into the required average front yard (to the front property line); therefore, a variance is required.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 15 feet. The project proposes to construct the addition on a noncomplying building that encroaches into the required rear yard (to the rear property line); 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: <http://notice.sfplanning.org/2017-000921VAR.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: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: nancy.h.tran@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

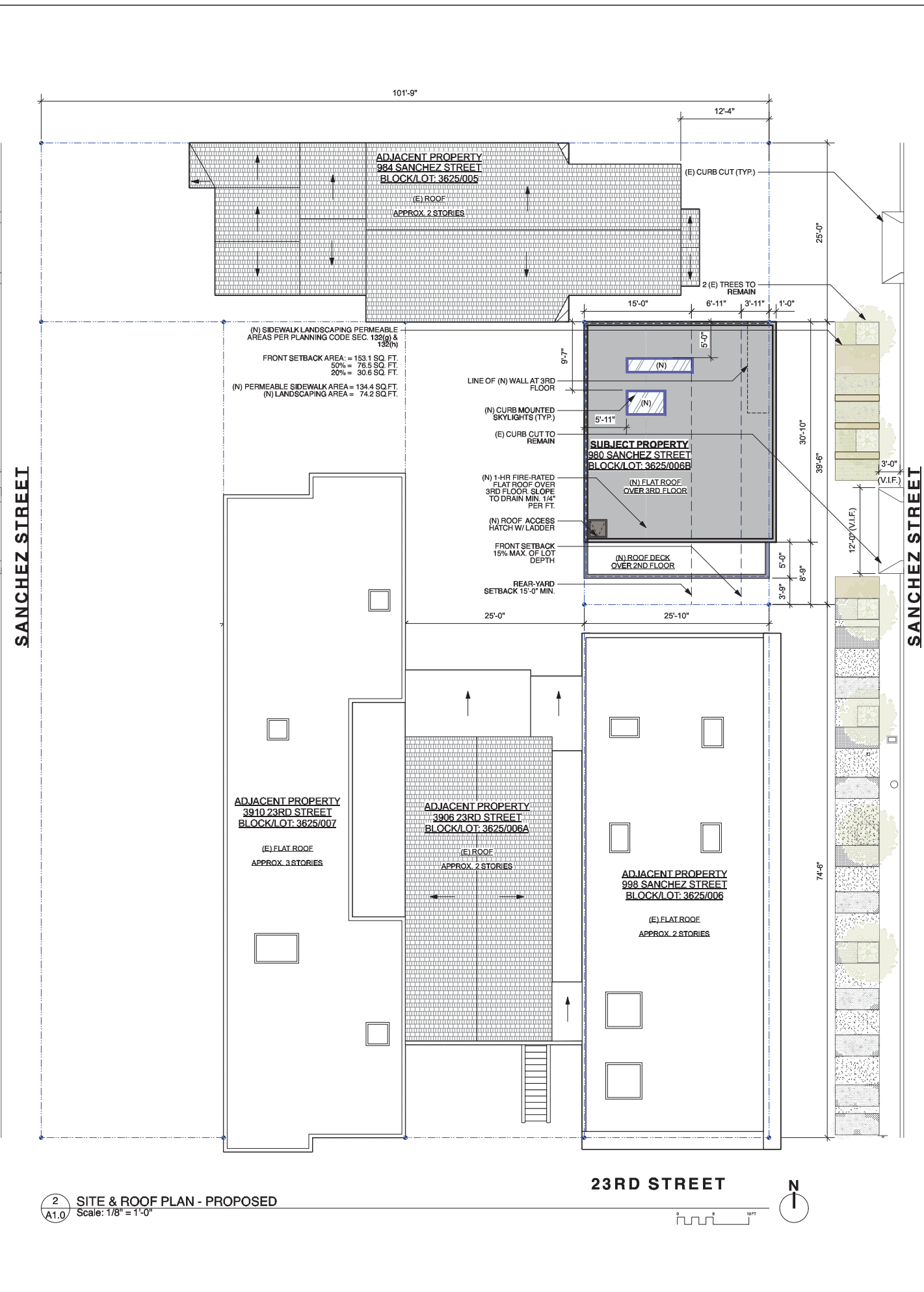
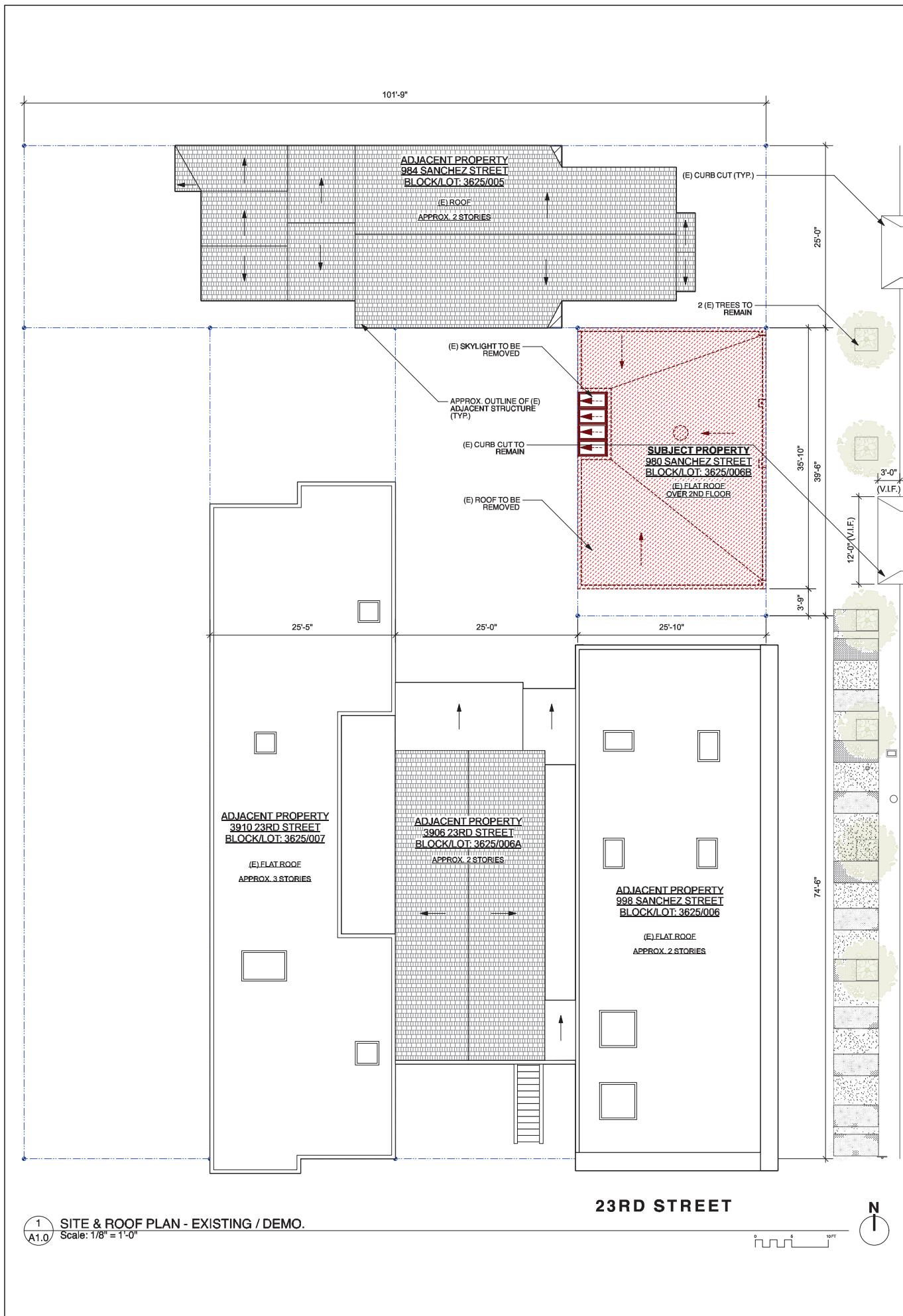
Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On 6/13/2017, the Department issued the required Section 311 notification for this project, which expired on 7/13/17.**

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.





JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

NOT FOR CONSTRUCTION

WU RESIDENCE - REMODEL

980 SANCHEZ STREET
SAN FRANCISCO, CA 94114
BLOCK 3625 - LOT 006B

client :
Karen Wu
980 Sanchez Street
San Francisco, CA 94114

REDUCED SET SCALE = 45%

date :	issues/ revisions :	by :
01.03.17	Pre-App Meeting	ch
01.09.17	Site Permit Submission	ch
04.18.17	Site Permit Rev 1	ch
05.18.17	\$311 Notification	ch

project name :
WU RESIDENCE - REMODEL

SITE & ROOF PLANS

A1.0

DEMOLITION LEGEND

EXISTING WALL

DEMO. WALL

AREA TO BE DEMOLISHED

WALL TYPE

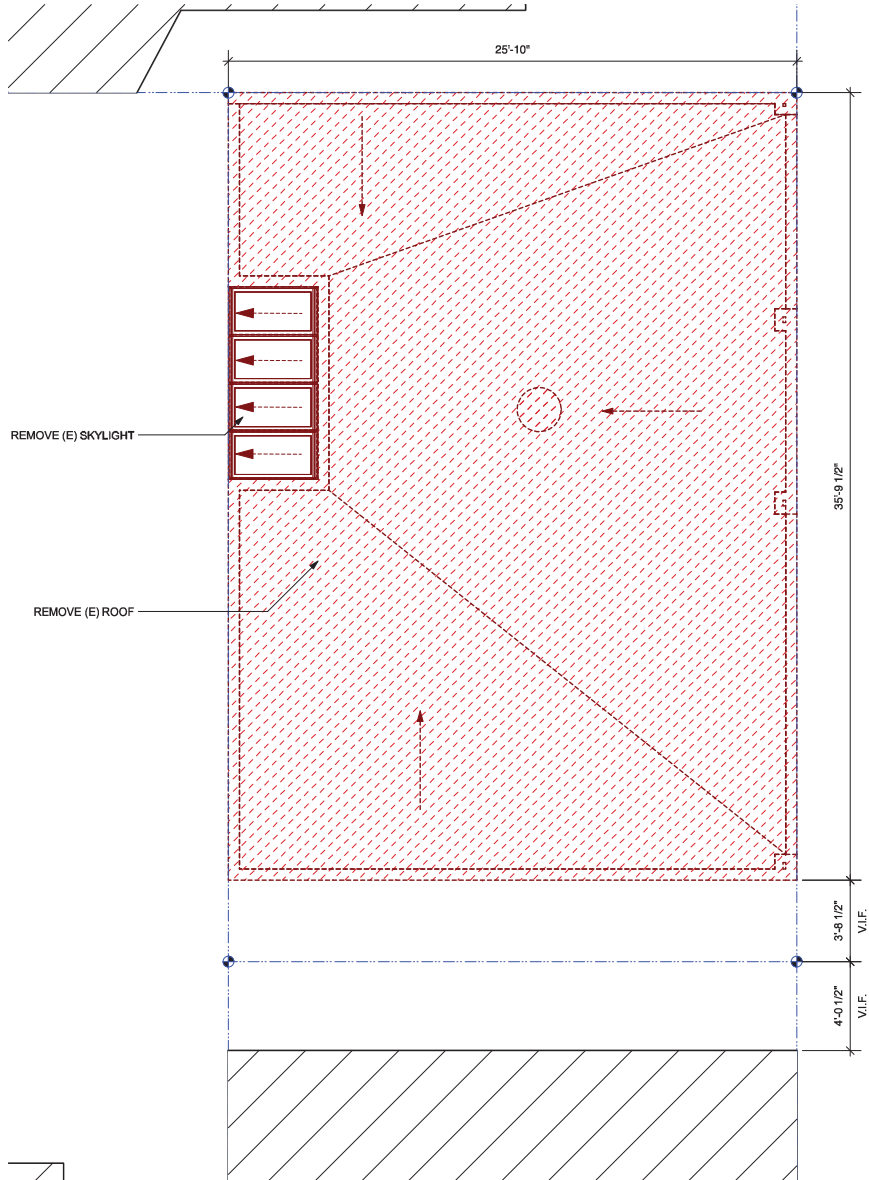
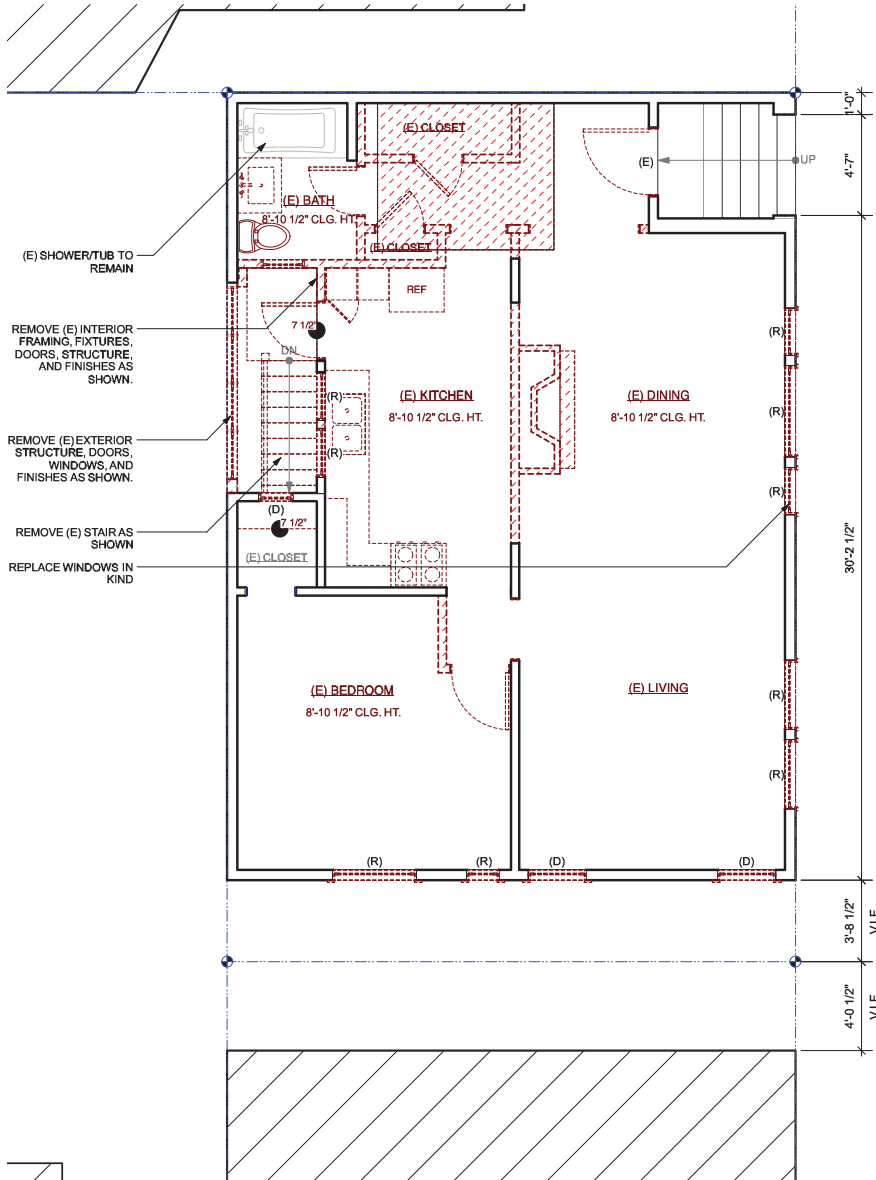
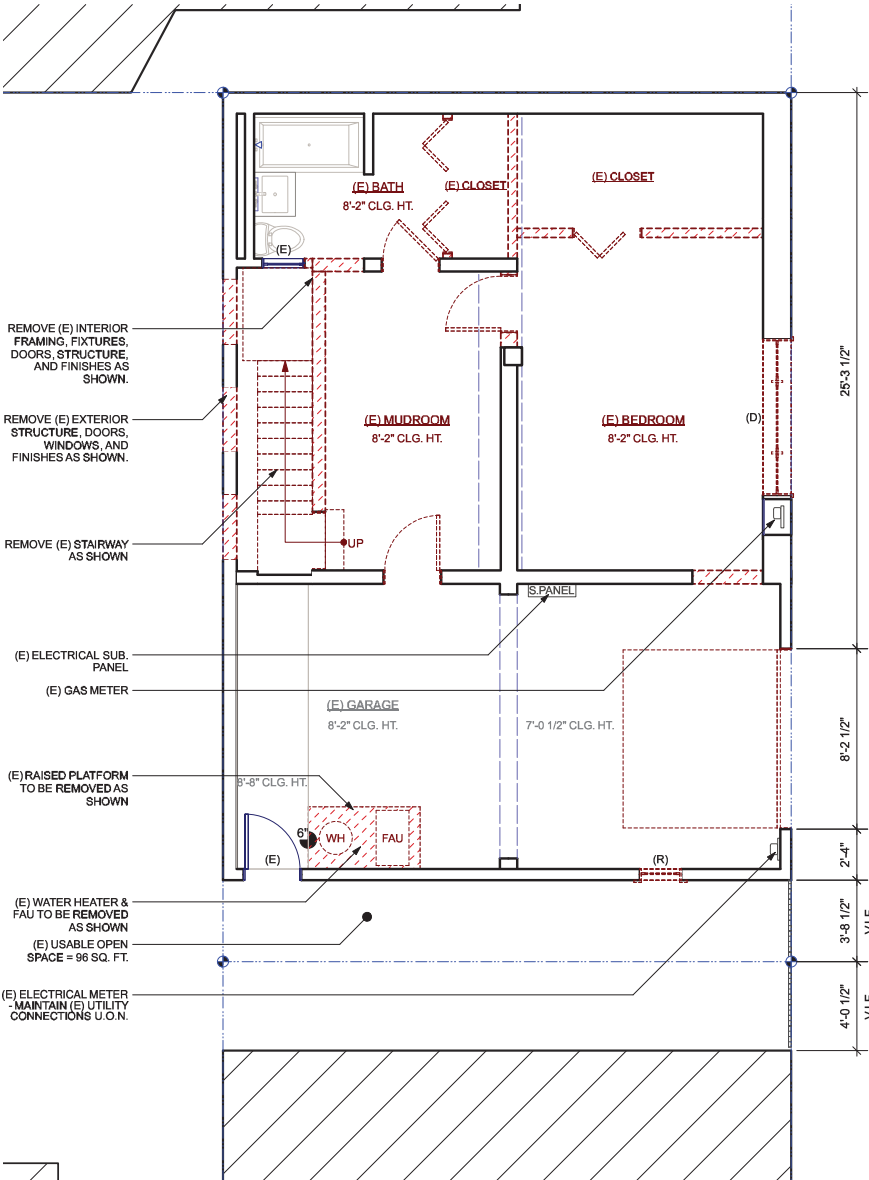
EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ WEATHER RESISTIVE BARRIER
O/ EXTERIOR GRADE PLYWOOD (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL:
5/8" GYPSUM BOARD
O/ 2X WD. STUDS (S.S.D.)
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" TYPE 'X' GYPSUM SHEATHING

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ WEATHER RESISTIVE BARRIER
O/ 5/8" TYPE 'X' GYPSUM SHEATHING
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

- CONSTRUCTION NOTES**
1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
 2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
 3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
 4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
 5. ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
 6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
 7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
 8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
 9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
 10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 FIRST FLOOR PLAN - EXISTING / DEMO.
Scale: 1/4" = 1'-0"

2 SECOND FLOOR PLAN - EXISTING / DEMO.
Scale: 1/4" = 1'-0"

3 ROOF PLAN - EXISTING / DEMO.
Scale: 1/4" = 1'-0"

WU RESIDENCE - REMODEL

980 SANCHEZ STREET
SAN FRANCISCO, CA 94114
BLOCK 3625 - LOT 0085

client :
Jared Wu
980 Sanchez Street
San Francisco, CA 94114

REDUCED SET SCALE = 45%

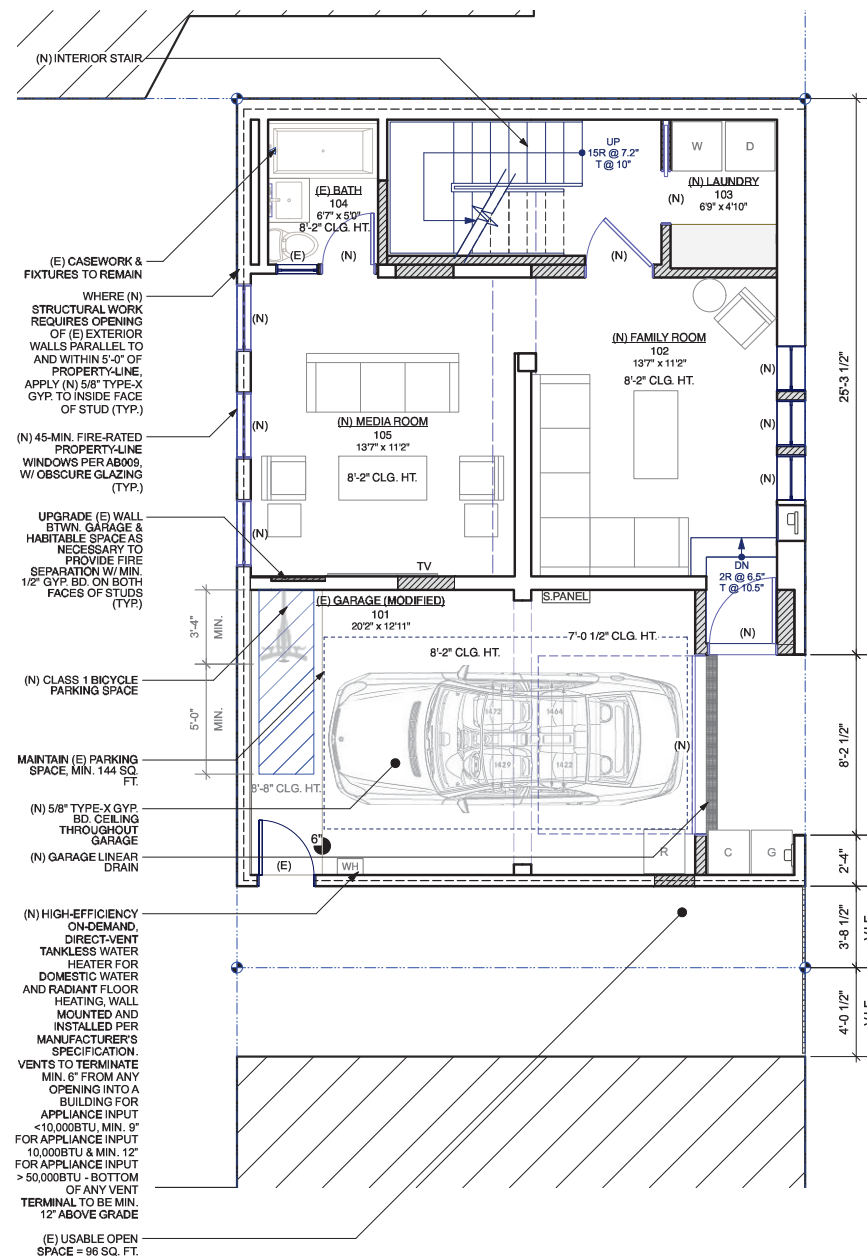
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WU RESIDENCE - REMODEL

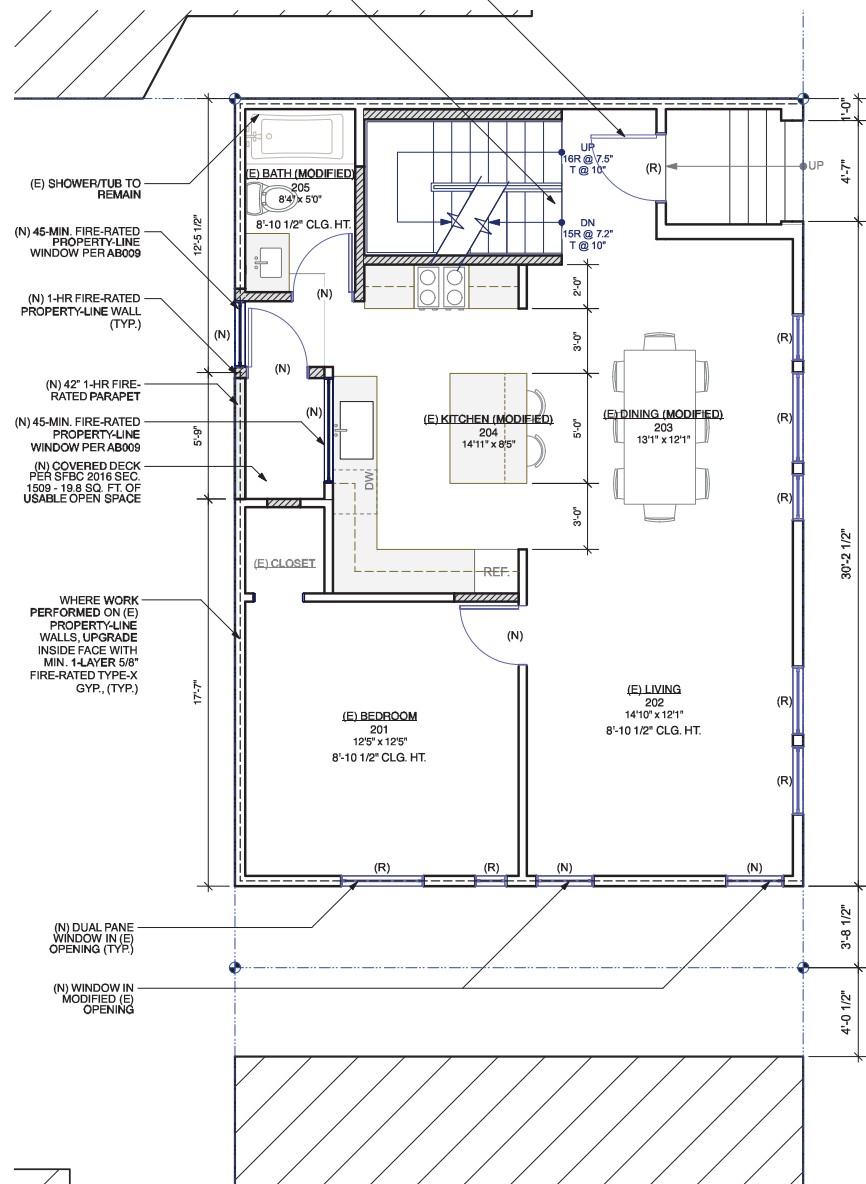
EXISTING FLOOR PLANS

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/WEATHER RESISTIVE BARRIER
O/5/8" TYPE 'X' GYPSUM SHEATHING,
O/STRUCTURAL PLDWD. (WHERE OCCURS, S.S.D.)
O/WD. STUDS, S.S.D. W/R19 THERMAL INSULATION,
O/5/8" TYPE 'X' GYPSUM BOARD

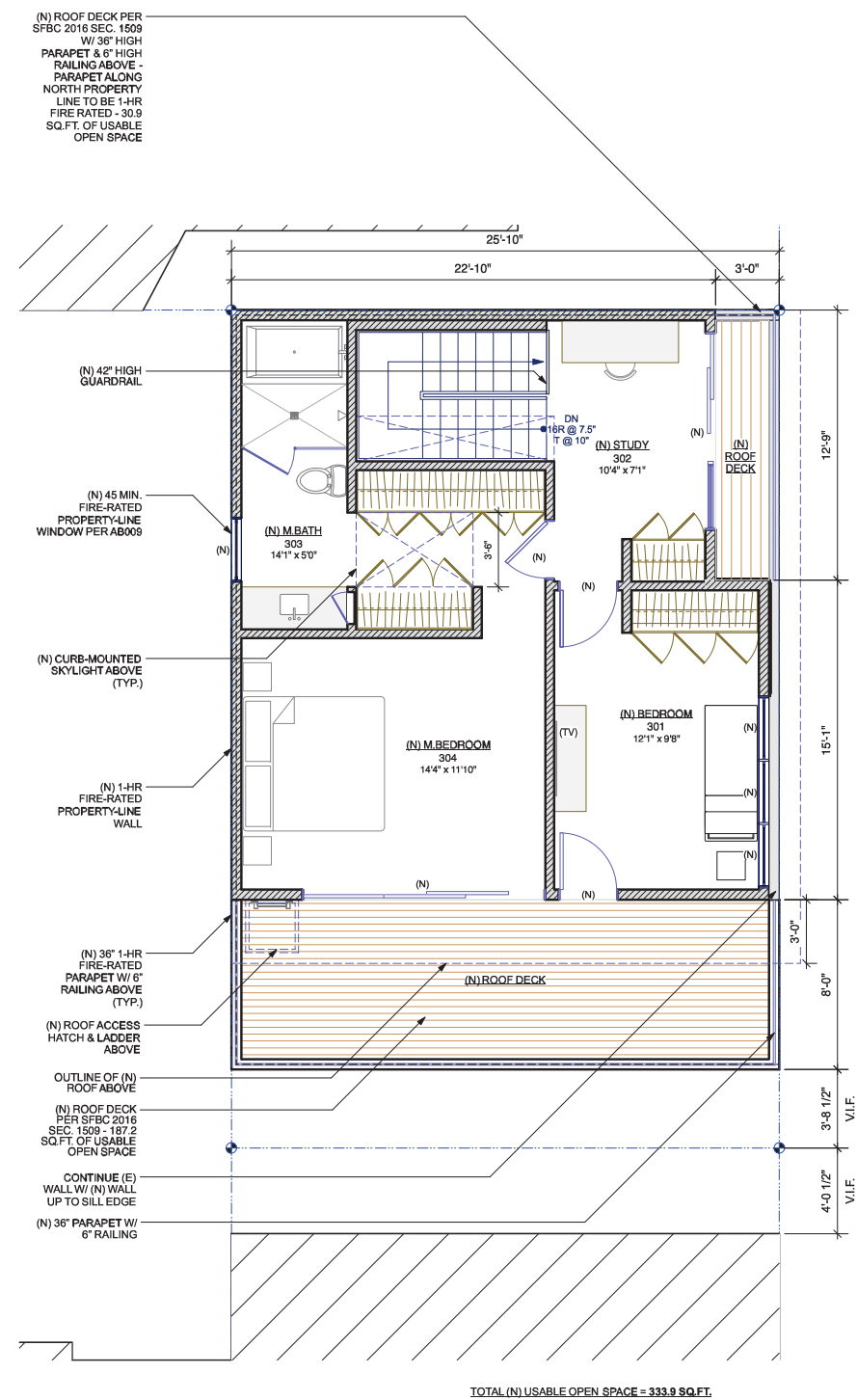
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10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 FIRST FLOOR PLAN - PROPOSED
A1.2 Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
A1.2 Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN - PROPOSED
A1.2 Scale: 1/4" = 1'-0"

WU RESIDENCE - REMODEL

REDUCED SET SCALE = 45%

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project name :
WU RESIDENCE - REMODEL

PROPOSED FLOOR PLANS

**NOT FOR
CONSTRUCTION**

client : karen wu
980 sanchez street
san francisco, ca 94114

JOHN LUM ARCHITECTURE INC.
33246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

A1.2



980 sanchez street
san francisco, ca 94114

SAN FRANCISCO, CA 94114
BLOCK 3625 - LOT 006B

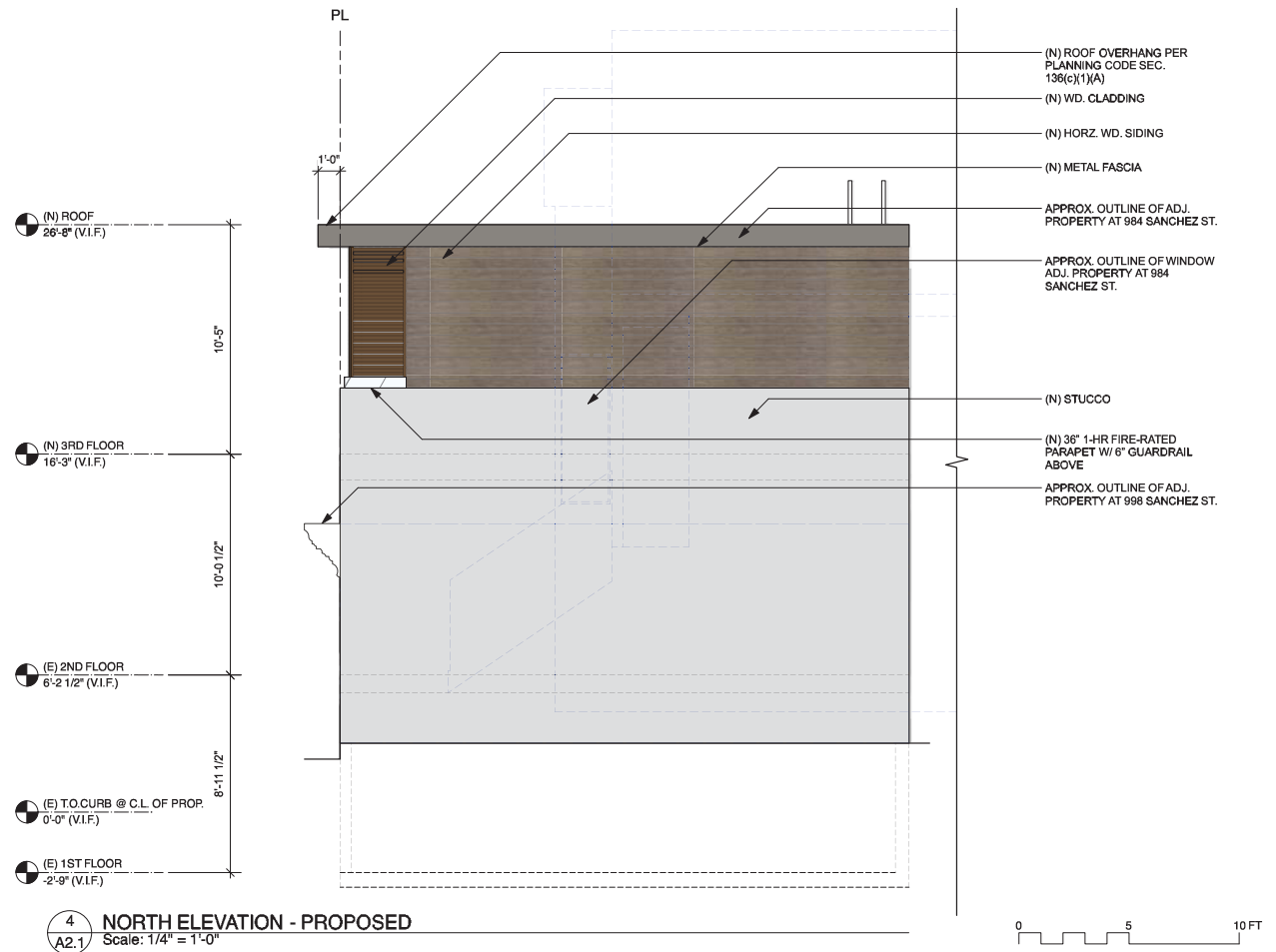
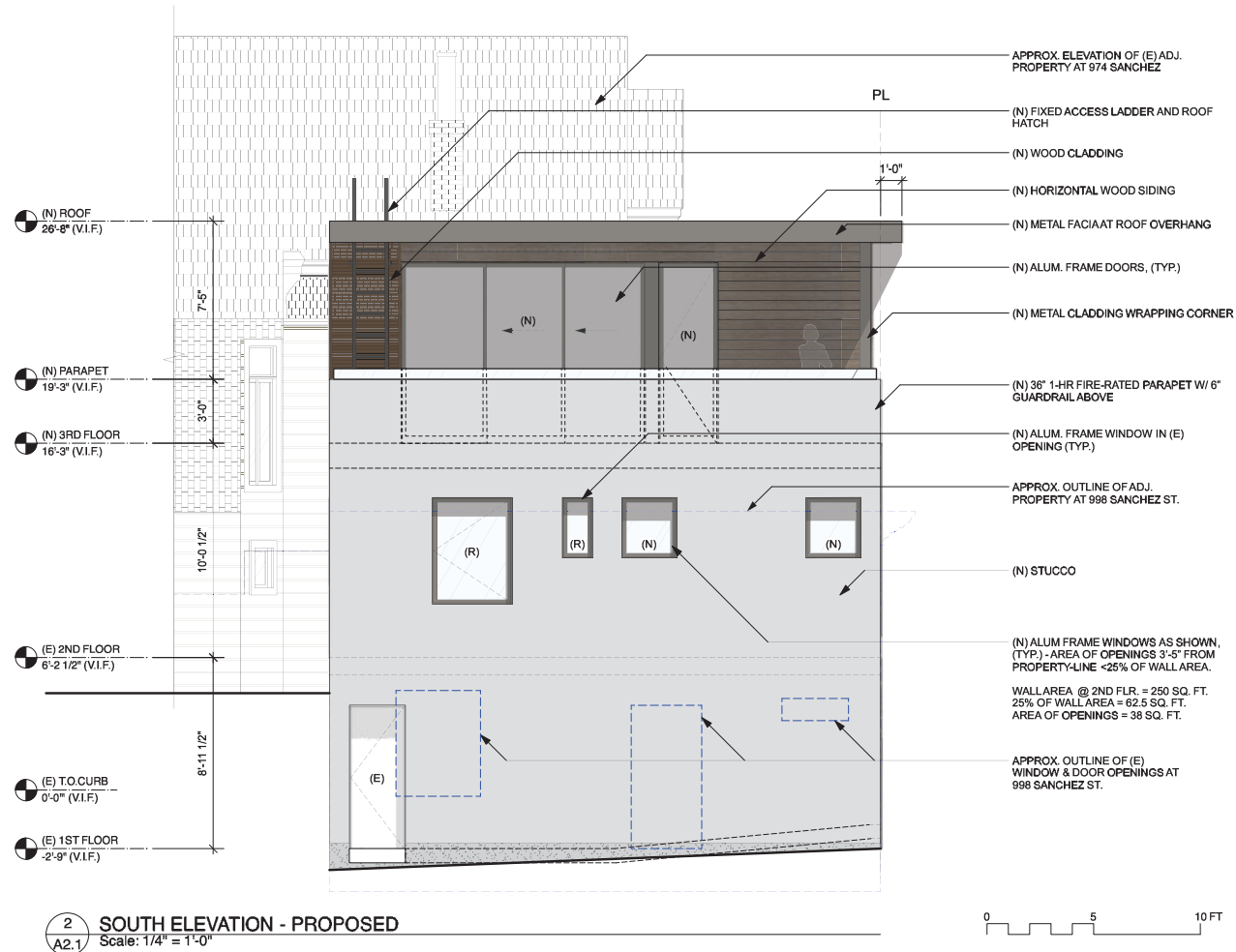
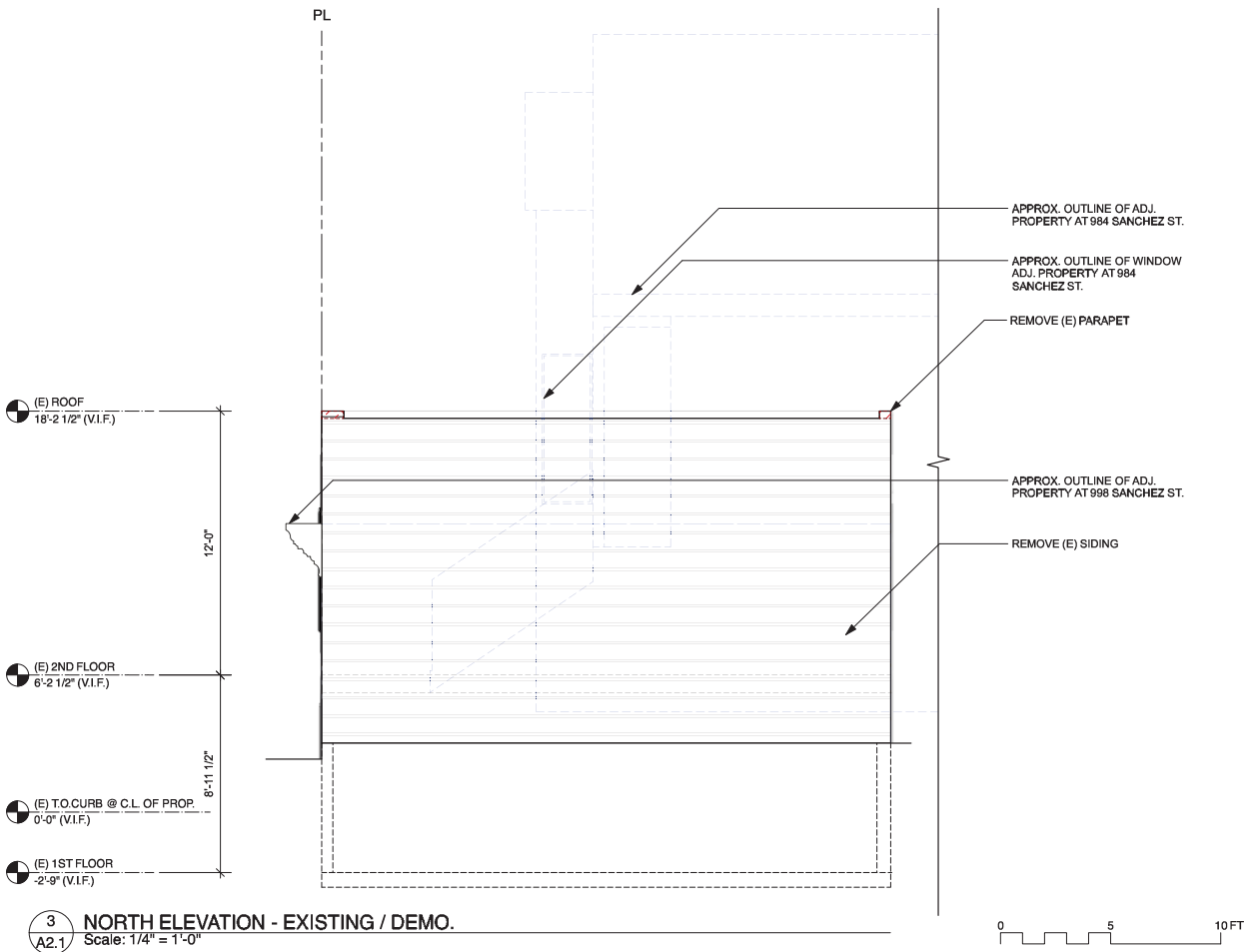
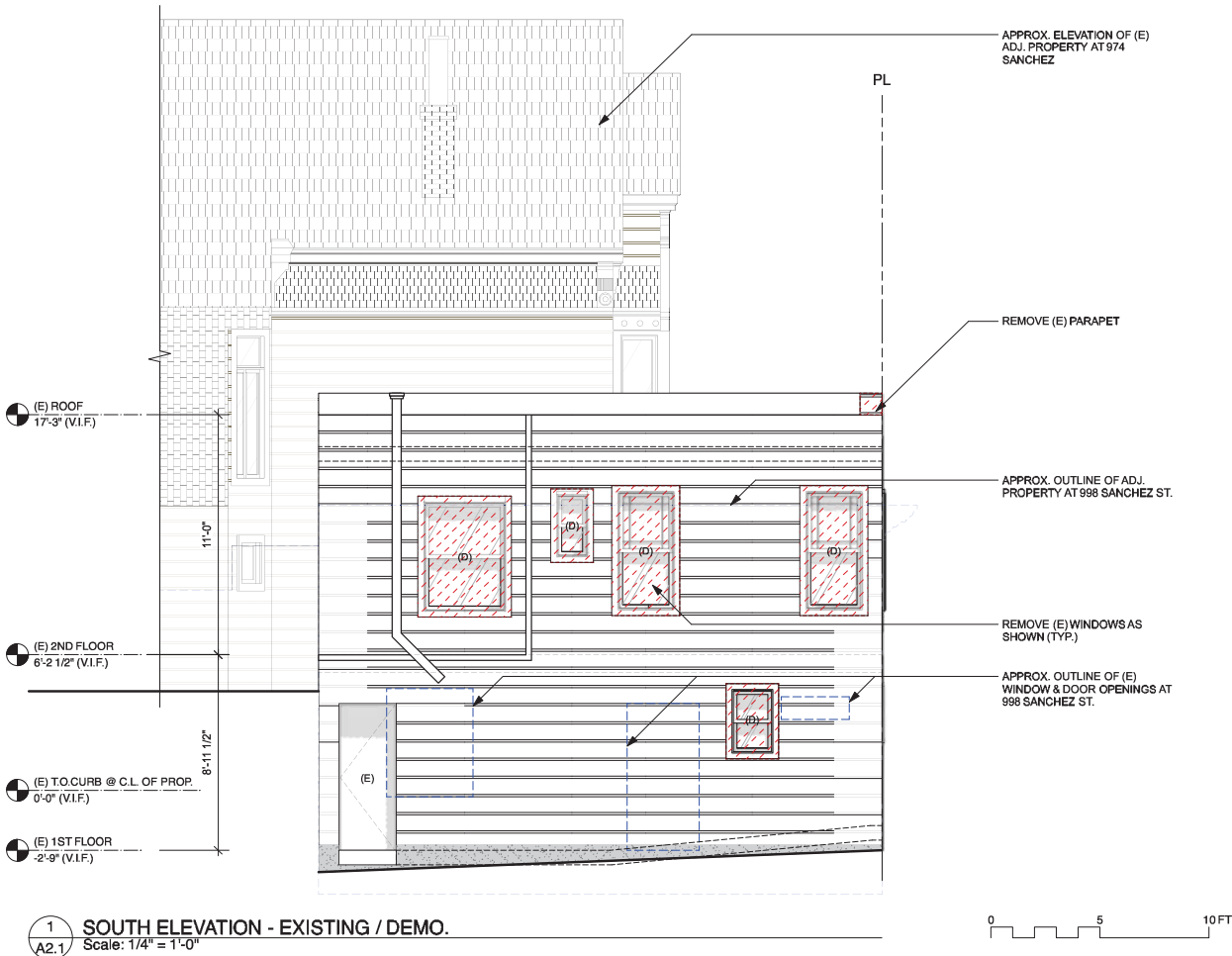
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project name :
WU RESIDENCE - REMODEL

EXTERIOR ELEVATIONS

A2.0





WU RESIDENCE - REMODEL

980 SANCHEZ STREET
SAN FRANCISCO, CA 94114

BLOCK 3625 - LOT 006B

client :

karen wu
980 sanchez street
san francisco, ca 94114

REDUCED SET SCALE = 45%

date :	issues/ revisions :	by :
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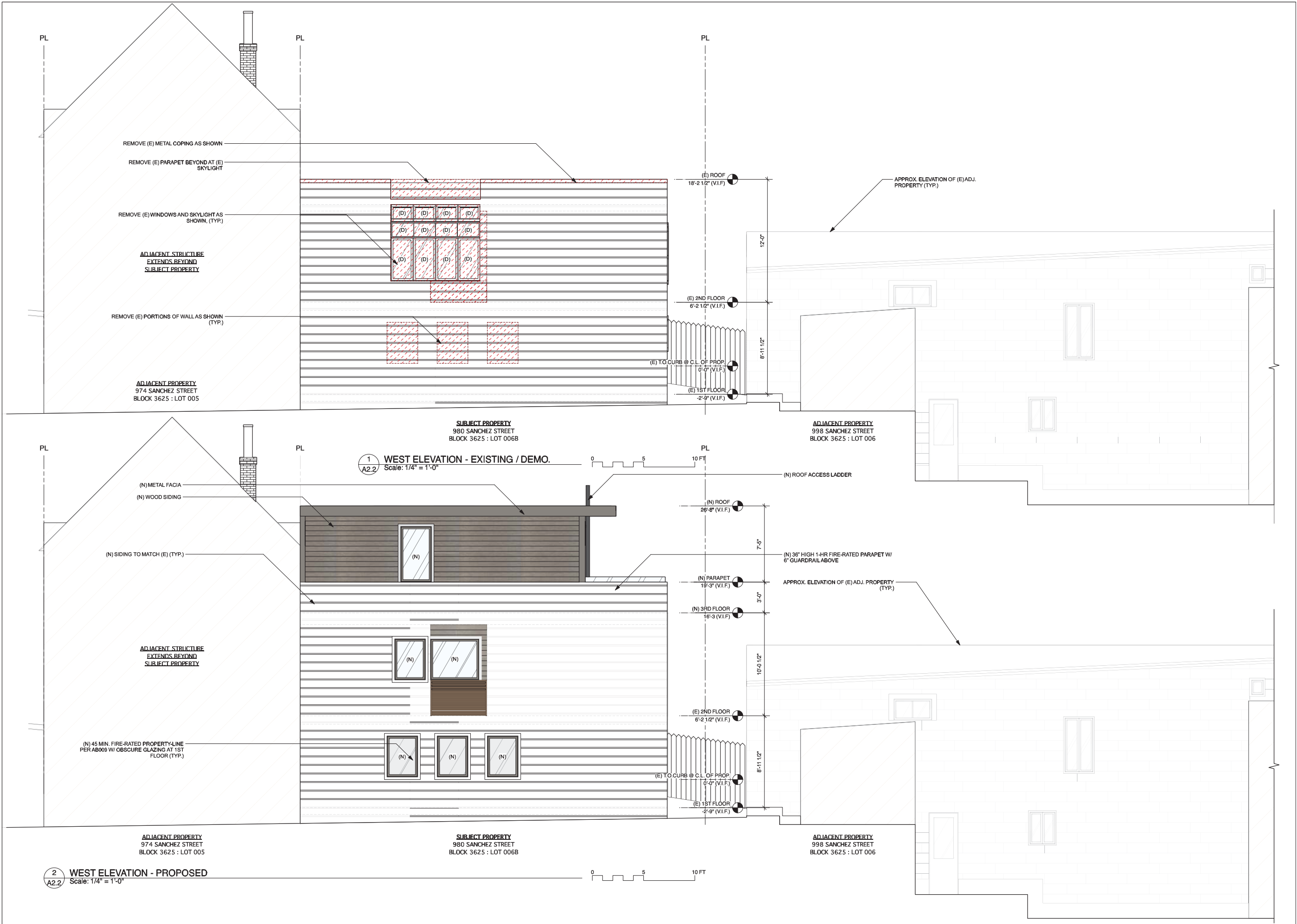
EXTERIOR ELEVATIONS

A2.1

JOHN LUM ARCHITECTURE INC.

3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 0550 FAX 415 558 0554

NOT FOR
CONSTRUCTION



NOT FOR CONSTRUCTION

WU RESIDENCE - REMODEL

980 SANCHEZ STREET
SAN FRANCISCO, CA 94114
BLOCK 3625 - LOT 006B

client :
karen wu
980 sanch
san francisco, ca 94114

REDUCED SET SCALE = 45%

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project name :
WU RESIDENCE - REMODEL

EXTERIOR ELEVATIONS

A2.2



5 PERSPECTIVE LOOKING NW - PROPOSED
SCALE: N.T.S



4 PERSPECTIVE LOOKING NW - EXISTING
SCALE: N.T.S



3 PERSPECTIVE LOOKING SW - PROPOSED
SCALE: N.T.S



2 PERSPECTIVE LOOKING EAST - PROPOSED
SCALE: N.T.S



1 PERSPECTIVE LOOKING SW - EXISTING
SCALE: N.T.S

JOHN LUM ARCHITECTURE INC.

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WU RESIDENCE - REMODEL

980 SANCHEZ STREET
SAN FRANCISCO, CA 94114
BLOCK 3625 - LOT 008B

Karen Wu
980 Sanchez Street
San Francisco, CA 94114

client :

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project name :
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PERSPECTIVES

A6.0