



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, July 28, 2010**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard and Non-Complying Structure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2539 Clay Street, Apt. 2	Case No.: 2010.0225V
Cross Street(s): Fillmore & Steiner Sts.	Building Permit: To be filed
Block /Lot No(s).: 0630 / 061	Applicant/Agent: Andy Levine
Zoning District(s): RH-2 / 40-X	Telephone: (415) 282-4643
Area Plan: Not Applicable	E-Mail: www.andy@levinearch.com

PROJECT DESCRIPTION

The proposal is to replace the existing second level deck (approximately 5 feet deep by 25 feet wide) with a new deck (approximately 8 feet deep by 25 feet wide) and addition of stairs at the rear of the 3-story, 6-unit building. Upon completion, the new stairs would be approximately 3 feet from the rear property line.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of approximately 32 feet. The existing building already extends approximately 14 feet into the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PER SECTION 188 OF THE PLANNING CODE, the expansion, intensification or change in use of a non-complying structure is prohibited. Because the existing building already encroaches into the required rear yard, it is considered a legal, non-complying structure. The proposed deck expansion and new stairs from the second level to the ground level would be contrary to Section 188.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Mary Woods** Telephone: **(415) 558-6315** E-Mail: mary.woods@sfgov.org

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/2010.0225V.pdf>

中文詢問請電: 415.558.5956

Para información en Español llamar al: 415.558.5952

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, 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 Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to 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 meeting or hearing.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

BOARD OF APPEALS

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 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 Department may be made to the **Board of Appeals within 15 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**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

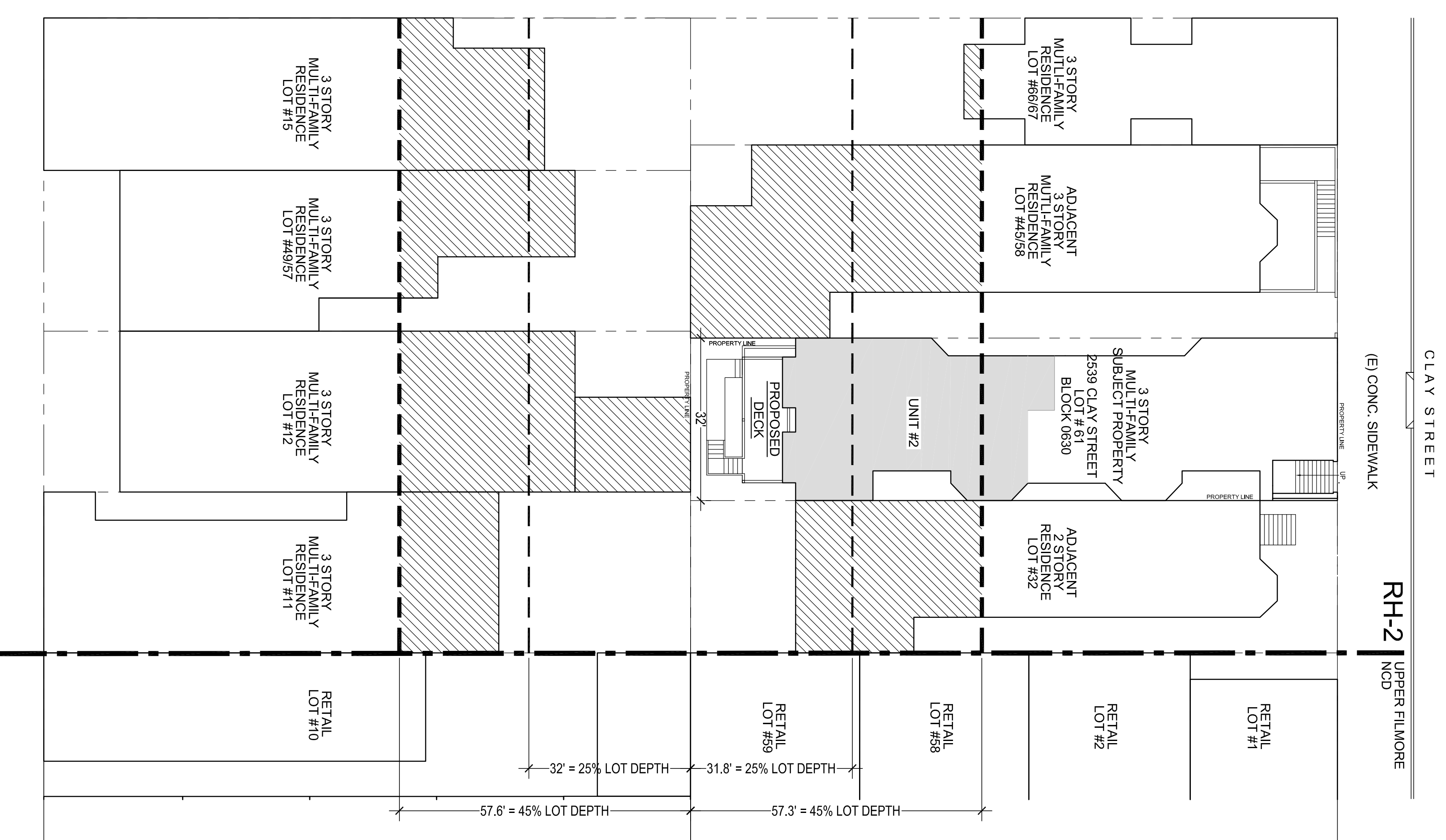
VARIANCE FOR
REAR DECK AND STAIR
AT THE

RICCI RESIDENCE

2539 CLAY STREET #2
SAN FRANCISCO, CA

REVISIONS	DATE

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643



2 VICINITY PLOT PLAN

SCALE: 1/8" = 1'-0"



PROJECT DIRECTORY:

OWNER:
SANDRA RICCI
2539 CLAY STREET #2
SAN FRANCISCO, CA 94115

BUILDING INFORMATION:
TYPE OF CONSTRUCTION: V-A
STORIES: 3
USE: 6 UNIT CONDO RESIDENCE
BLOCK NUMBER: 0630
LOT NUMBER: 61
ZONING: RH-2

ARCHITECT:
ANDY LEVINE
LEVINE ARCHITECTS
447 29TH ST.
SAN FRANCISCO, CA 94131
TEL.: 415-282-4643

SHEET INDEX:

ARCHITECTURAL

- T-1.0 VICINITY PLOT PLAN PROJECT DATA
- T-1.1 EXISTING AND PROPOSED SITE PLANS
- A-1.0 EXISTING AND PROPOSED GROUND FLOOR PLAN
- A-1.1 EXISTING AND PROPOSED FIRST FLOOR PLAN
- A-2.0 EXISTING AND PROPOSED ELEVATIONS AND PROPOSED SECTIONS

- 1.) REPLACE AND ENLARGE (E) WOOD DECK IN REAR YARD
- 2.) ADD STAIR FROM (N) DECK TO YARD
- 3.) EXCAVATE UNDER DECK FOR (N) PATIO

1 SCOPE OF WORK

Ricci Residence
2539 Clay Street #2
San Francisco, CA 94115

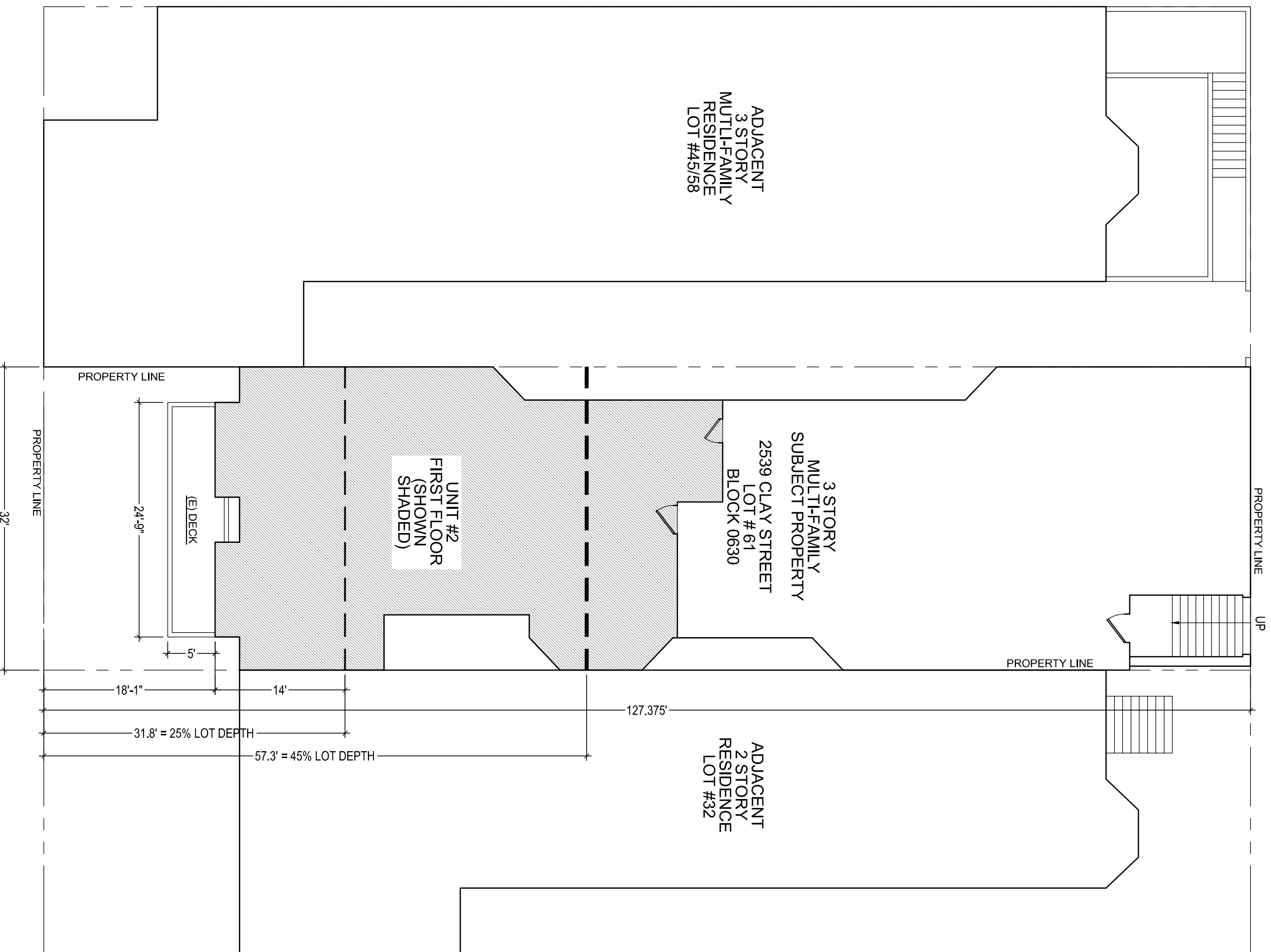
TITLE SHEET

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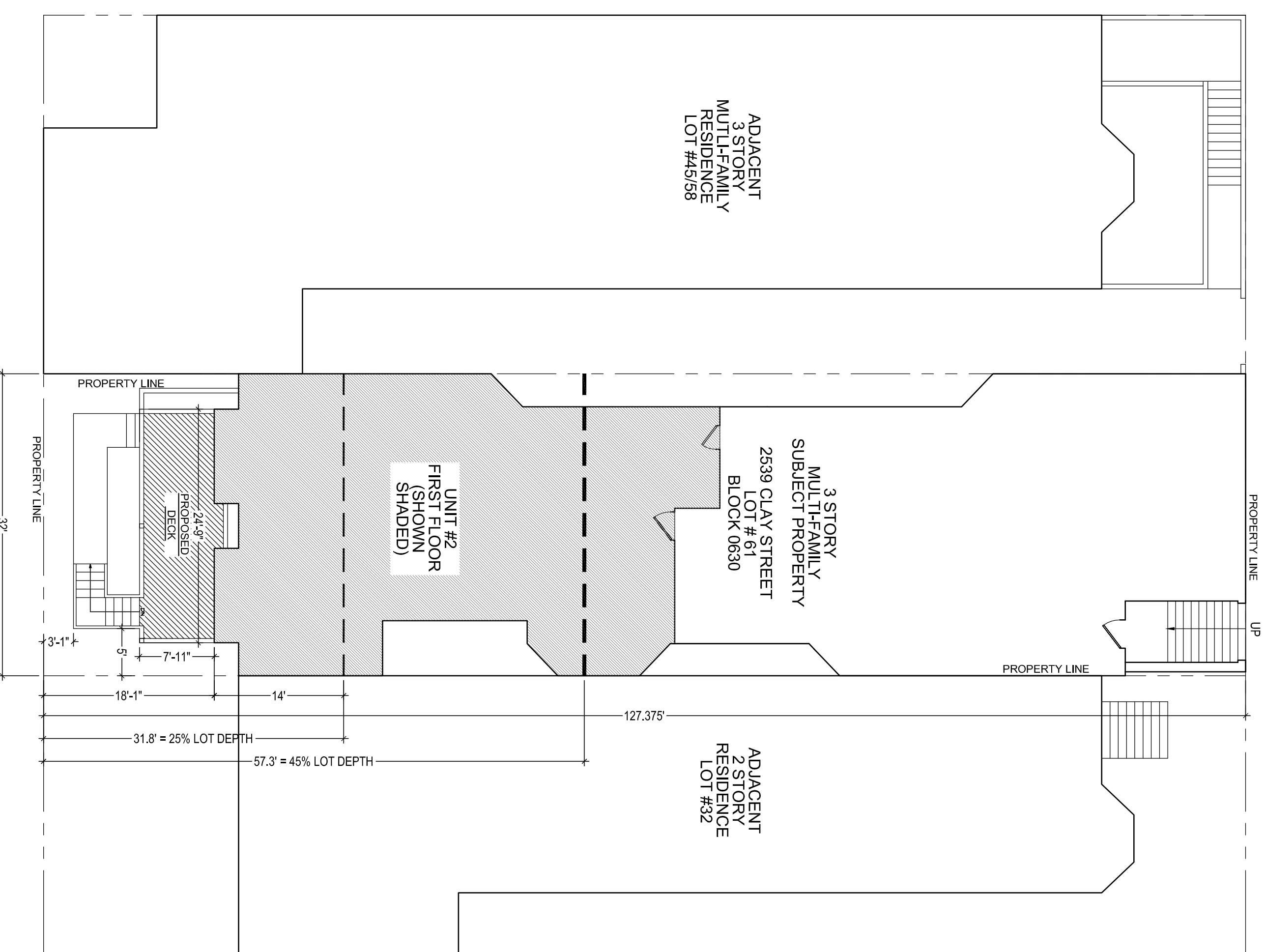
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JOB #: 09-24
DATE: 3/17/10

SHEET NO.
T-1.0

CLAY STREET
(E) SIDEWALK

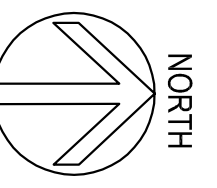


CLAY STREET
(E) SIDEWALK



2 EXISTING SITE PLAN

SCALE: 1" = 10'-0"



1 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

REVISIONS	DATE

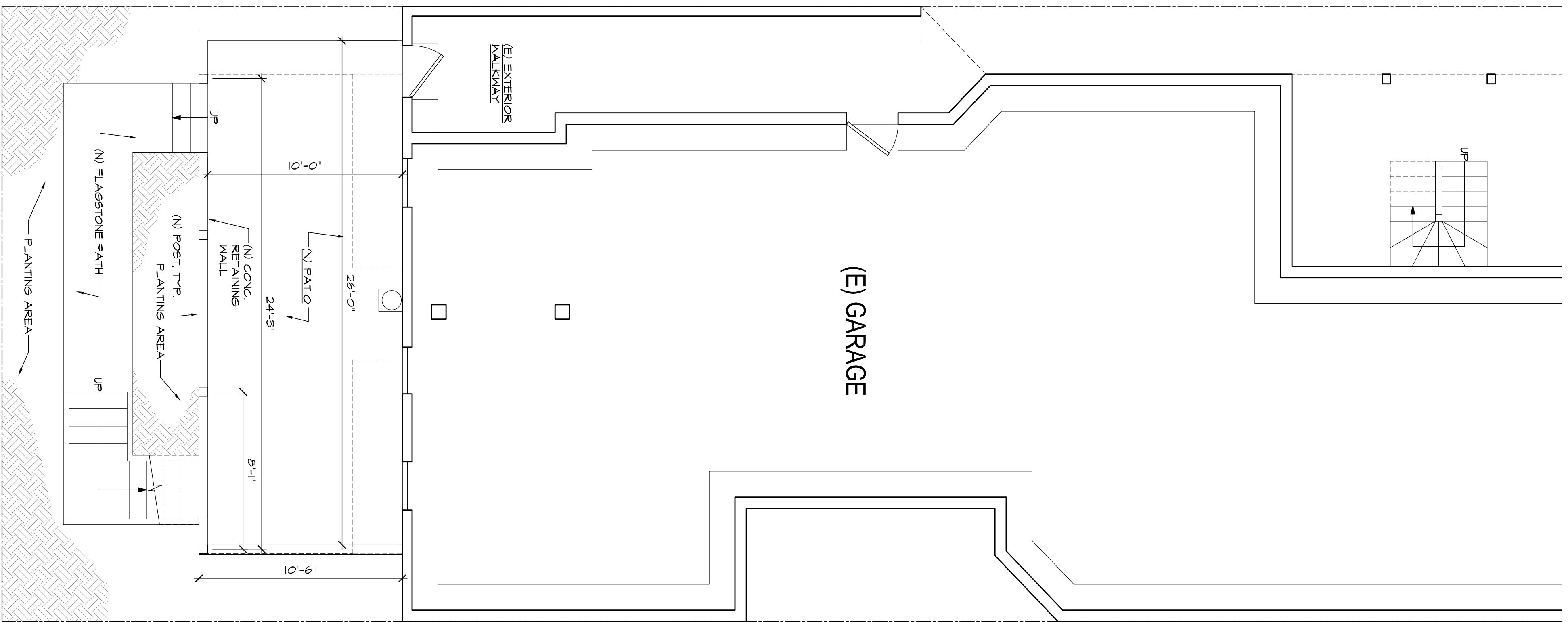
LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

SHEET TITLE:
EXISTING AND PROPOSED
SITE PLANS

Ricci Residence
2539 Clay Street #2
San Francisco, CA 94115

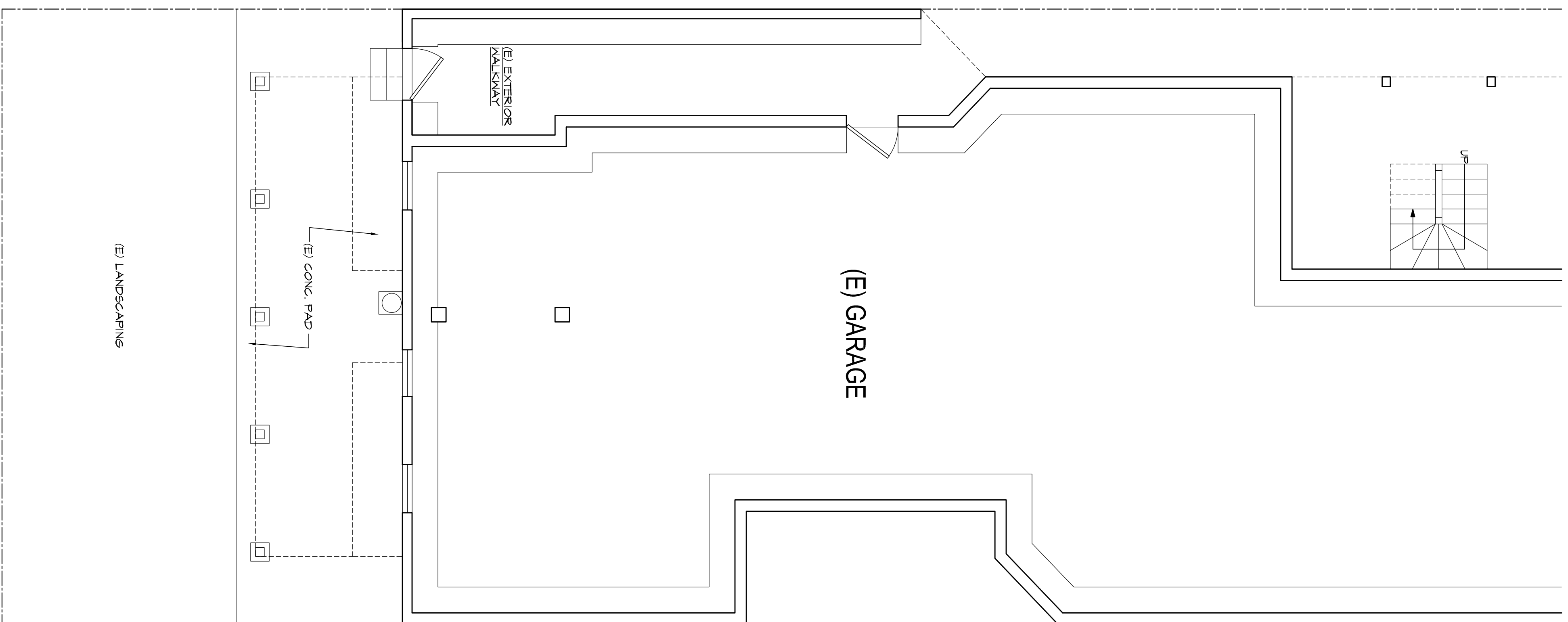
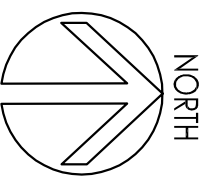
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JOB #: 09-24
DATE: 3/17/10
SHEET NO.

T-1.1.1



2
PROPOSED - GROUND FLOOR PLAN

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



1
EXISTING - GROUND FLOOR PLAN

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

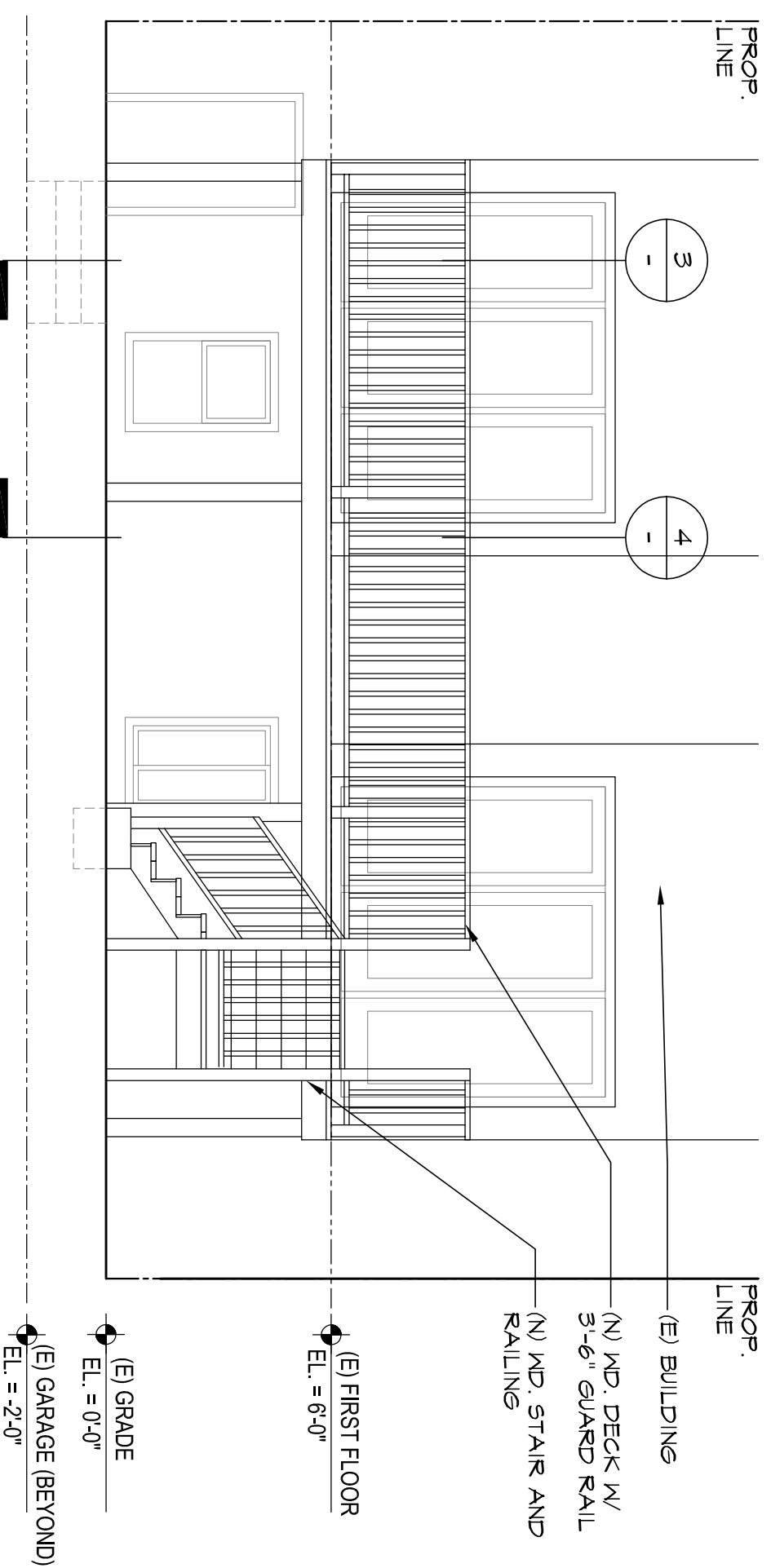
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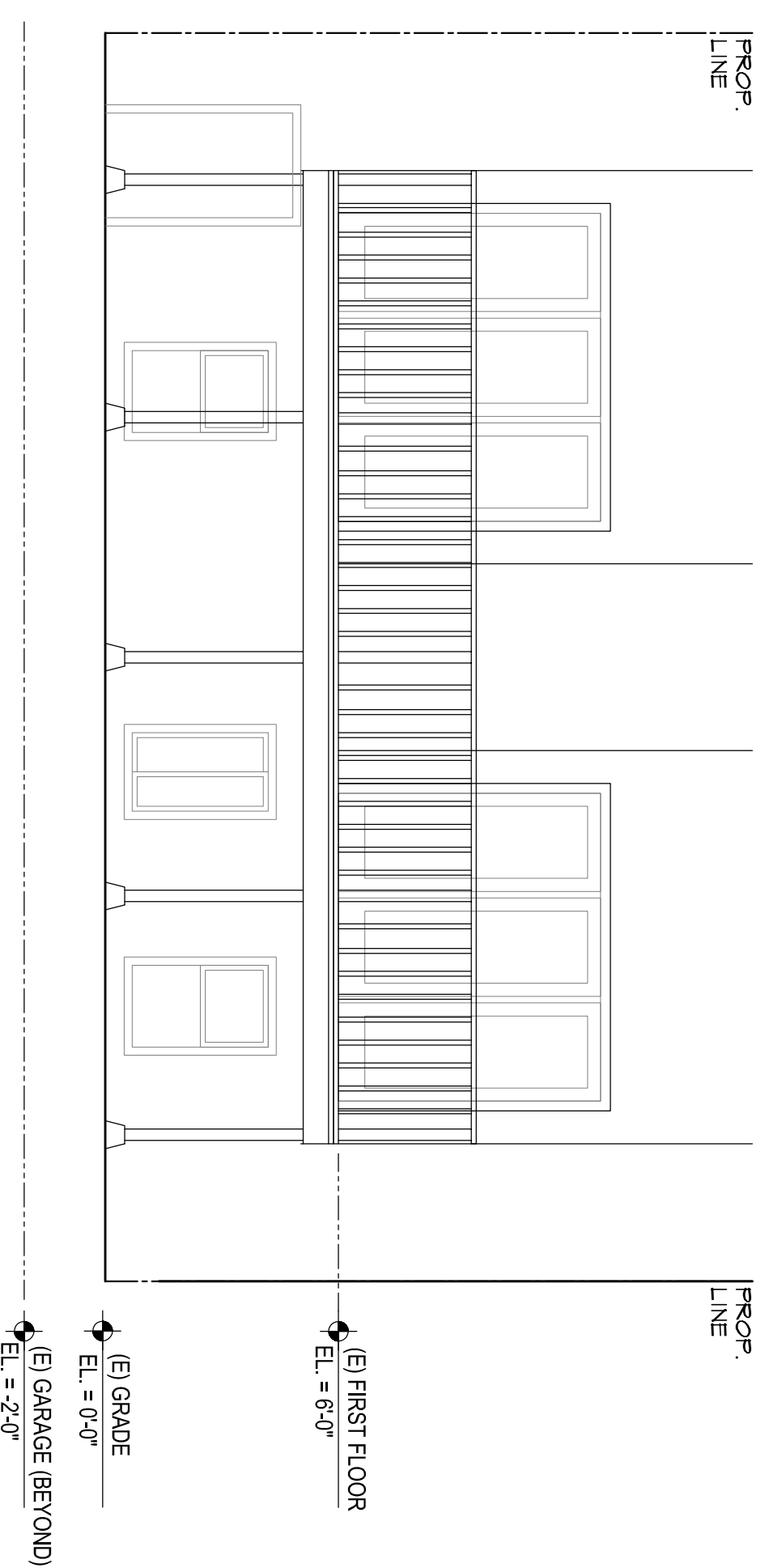
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EXISTING AND PROPOSED
GROUND FLOOR PLANS

Ricci Residence
2539 Clay Street #2
San Francisco, CA 94115

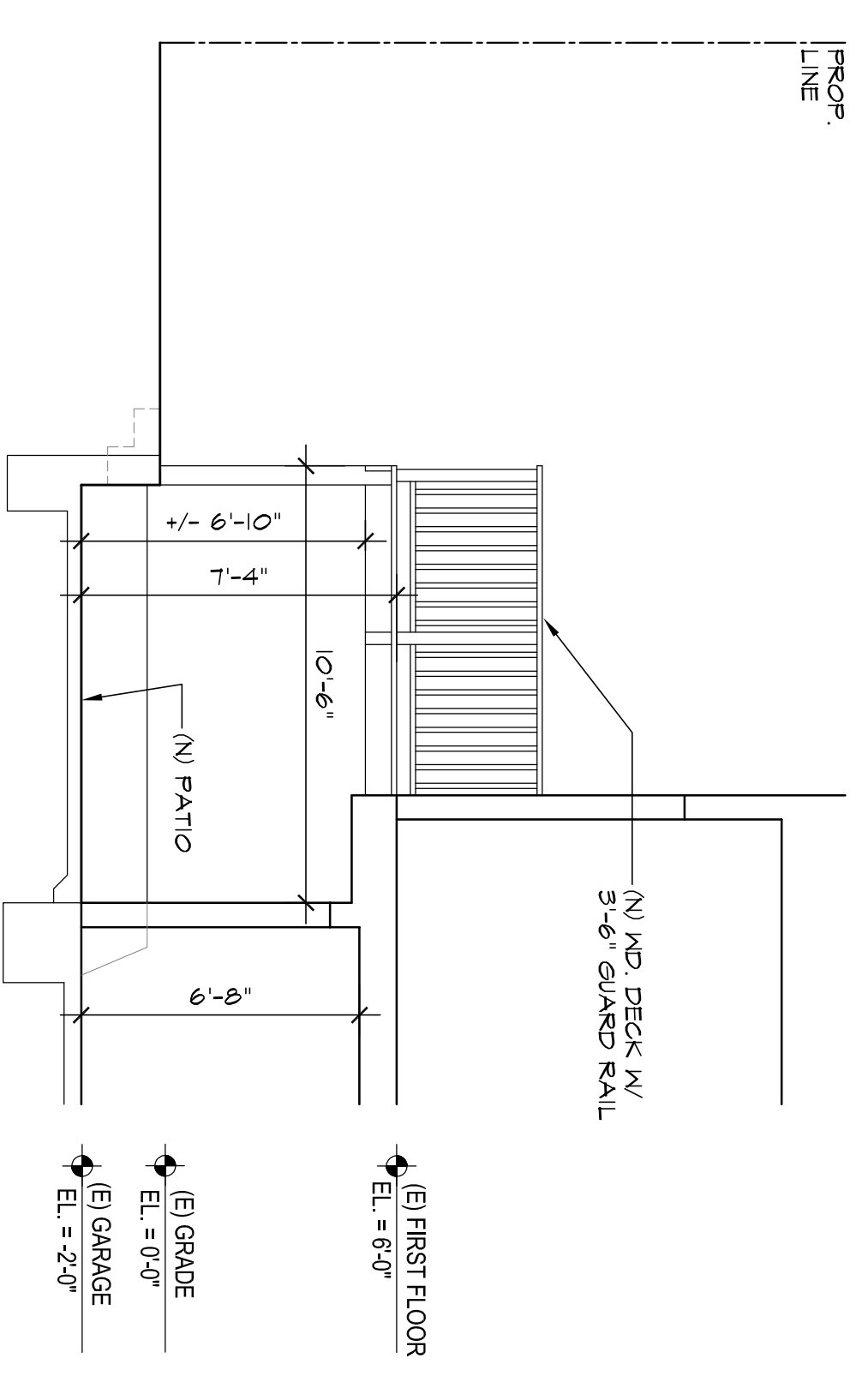
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JOB #: 09-24
DATE: 3/17/10
SHEET NO.
A-1.0



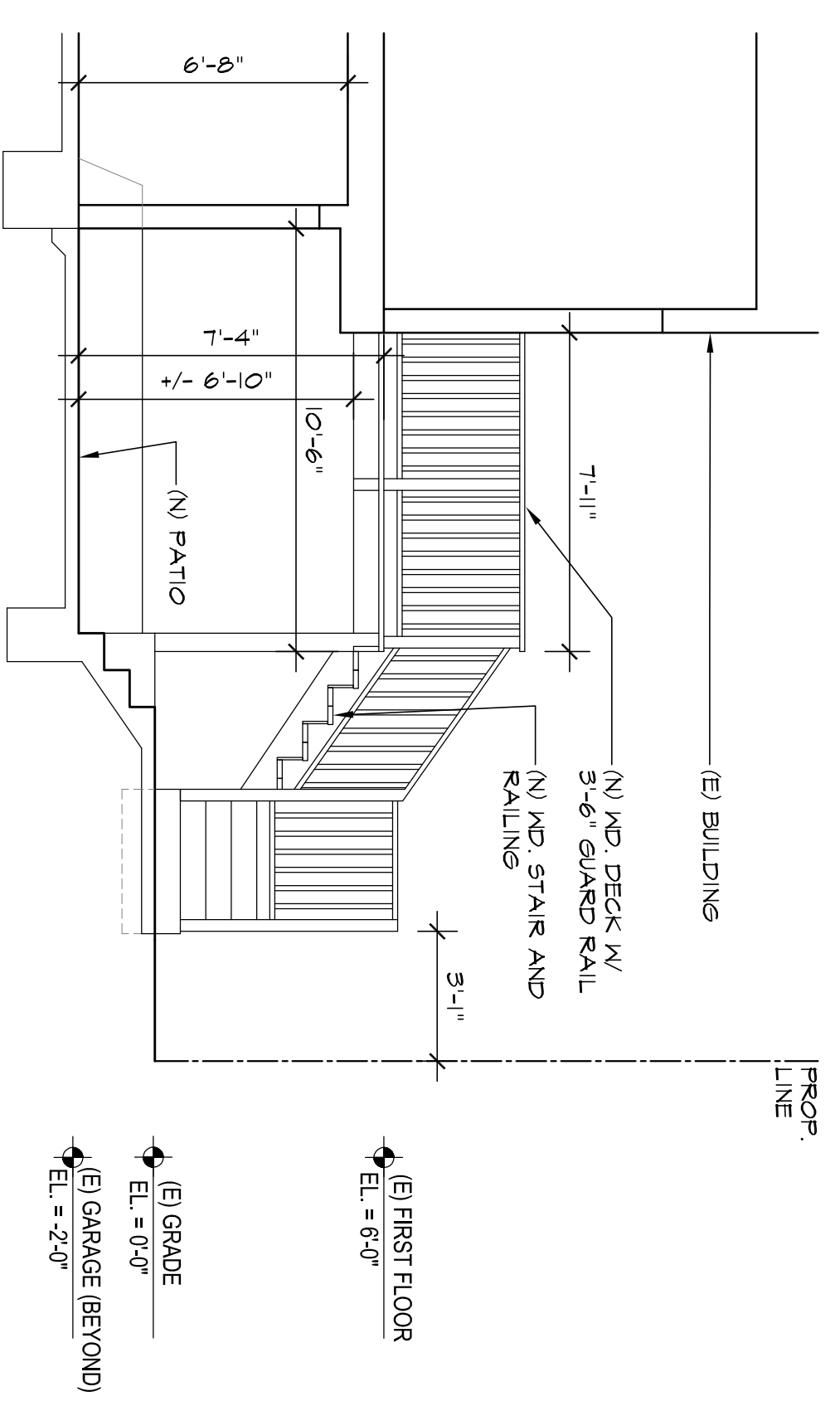
2 PROPOSED REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED DECK SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"



3 PROPOSED DECK SECTION LOOKING EAST
SCALE: 1/4" = 1'-0"

REVISIONS	DATE

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

SHEET TITLE:
EXISTING AND PROPOSED
REAR ELEVATIONS
AND DECK SECTIONS

Ricci Residence
2539 Clay Street #2
San Francisco, CA 94115

SCALE: AS NOTED
JOB #: 09-24
DATE: 3/17/10
SHEET NO.
A-2.0