



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:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377



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 (Exposure, Rear Yard, Noncomplying structure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2527-2531 Washington	Case No.: 2010.0460V
Cross Street(s): Fillmore/Steiner	Building Permit: 2010.03.18.8469
Block /Lot No.: 0611/029	Applicant/Agent: Daren Iguchi
Zoning District(s): RH-2 / 40-X	Telephone: (415) 558-9550 x10
Area Plan: n/a	E-Mail: daren@johnlumarchitecture.com

PROJECT DESCRIPTION

The proposal is to remove and reconstruct portions of the rear of the existing three-story, two-unit building resulting in a reduction of the overall building depth. The scope of the project includes relocation of one of the existing dwelling units to the ground floor behind the garage area.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a 45-percent rear yard depth of approximately 58 feet. The existing rear yard is 19 feet deep. The proposed rear yard would measure 25 feet.

PER SECTION 140 each dwelling unit must face a public street, alley at least 25 feet in width, side yard at least 25 feet in width or Code-complying rear yard. The proposed ground floor unit would face a 25-foot deep rear yard, but not a Code-complying rear yard.

PER SECTION 188 the existing structure is a noncomplying structure that may be altered provided no new discrepancy would be created. As approximately the last 39 feet of the structure projects into the required rear yard area, the property is a noncomplying structure. The proposal would project 33 feet into the required rear yard and a new discrepancy (although more Code compliant) would be created. The project would be contrary to Section 188

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **(415) 558-6169** E-Mail: glenn.cabreros@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/2010.0460V.pdf>

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

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.

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.

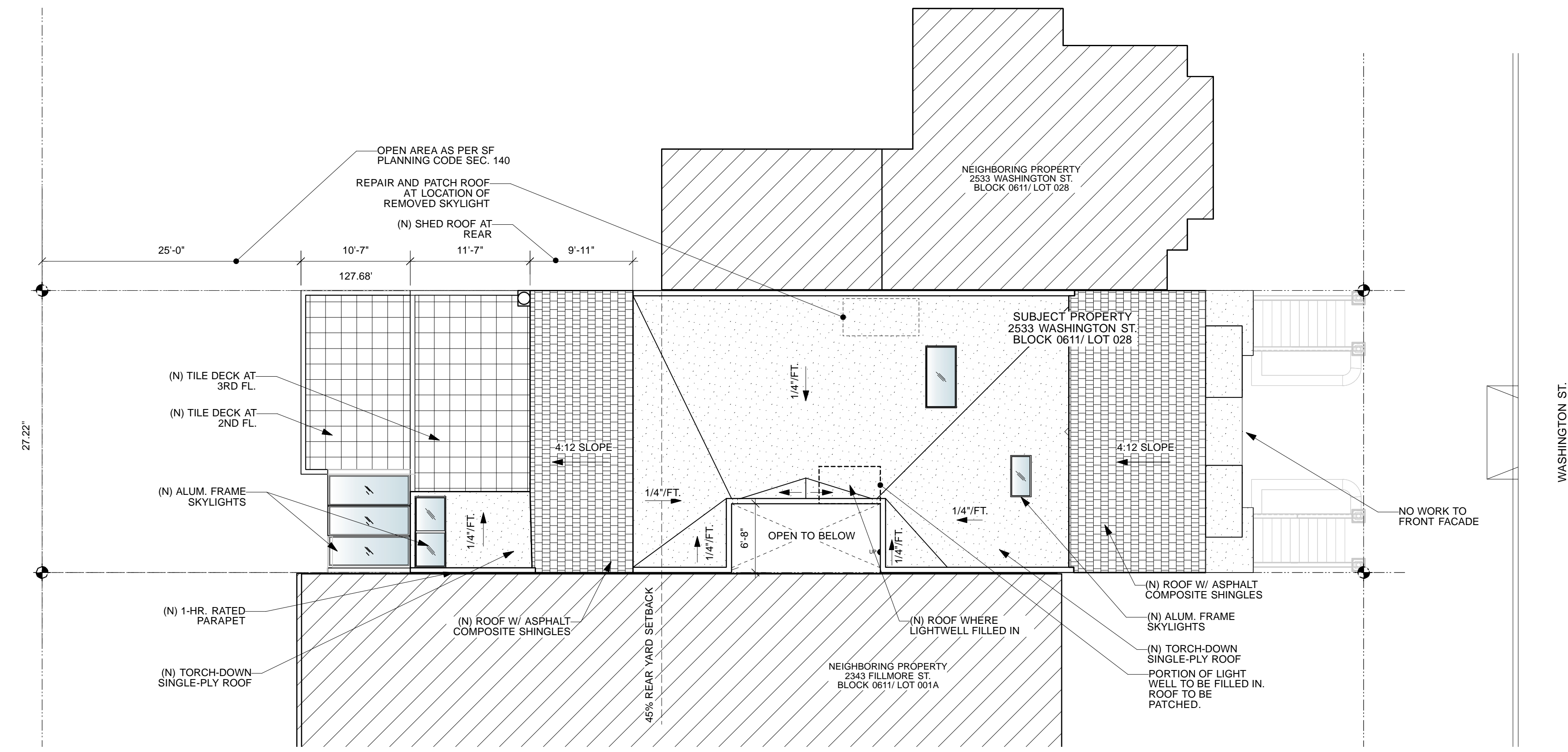
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

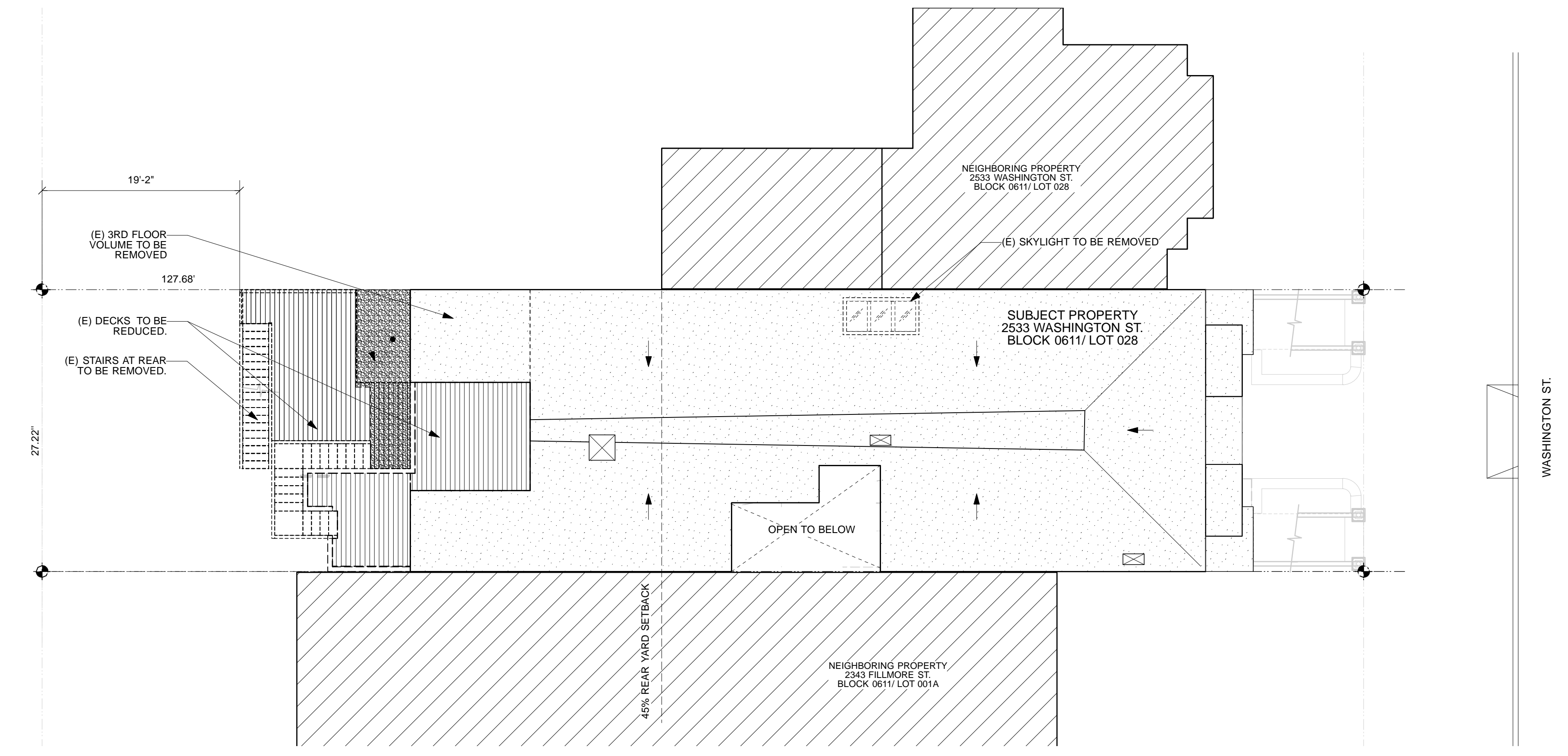
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

07/26/2016 date : -plan.rvt
 002761 name : -plan.rvt
 file location : server\projects_current\0611\2527-washington\dwg\02761\corner



2 PROPOSED SITE PLAN
 A0.1 Scale: 1/8" = 1'-0"



1 EXISTING SITE PLAN
 A0.1 Scale: 1/8" = 1'-0"



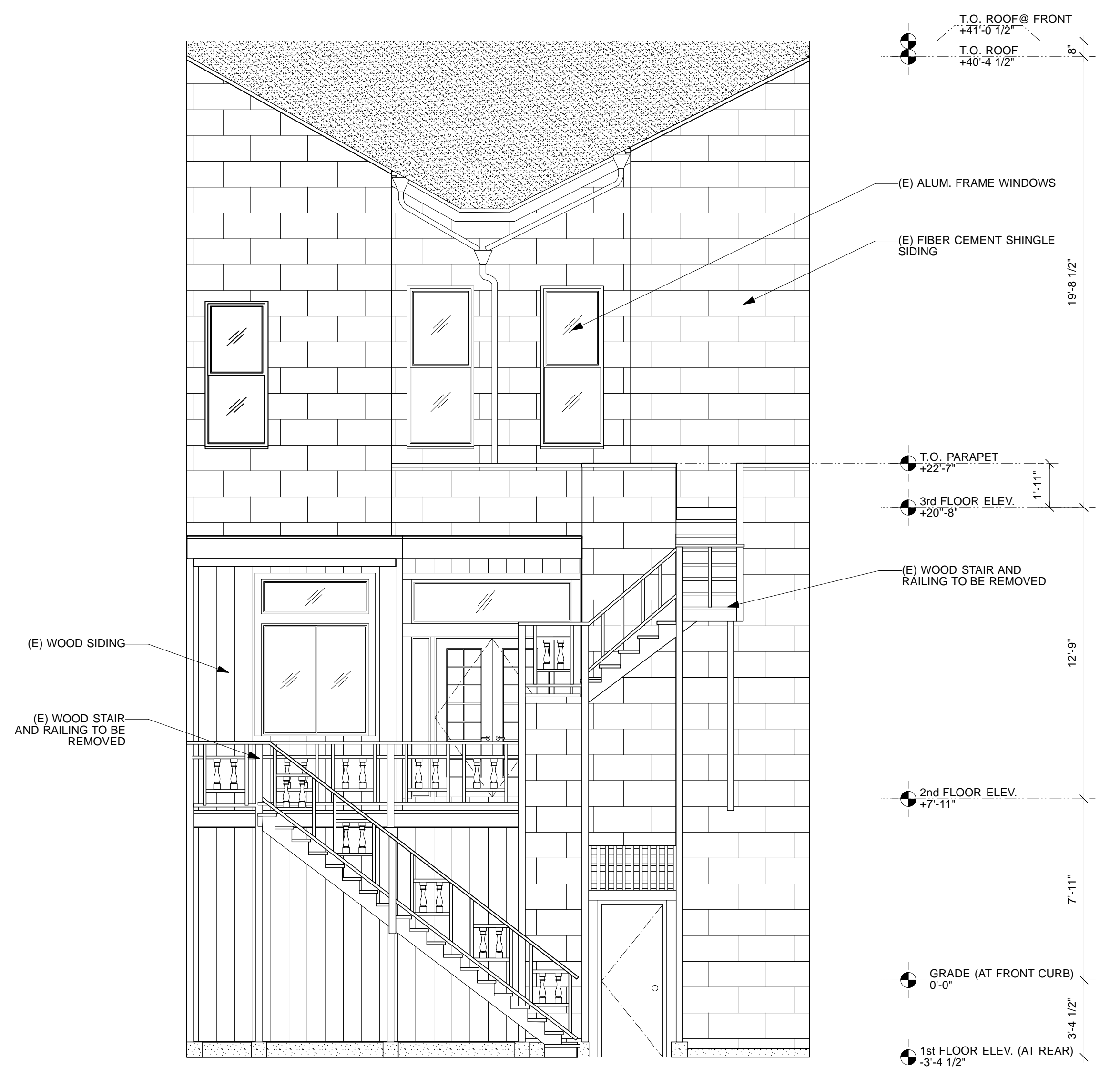
2527-2531 WASHINGTON REMODEL
 2527-2531 WASHINGTON ST.
 SAN FRANCISCO, CA 94115

date :	issues/ revisions :	by :
03.17.10	site permit	dci
04.15.10	site permit re-submittal	dci
05.28.10	variance submittal	dci
06.16.10	site permit revision 2	dci

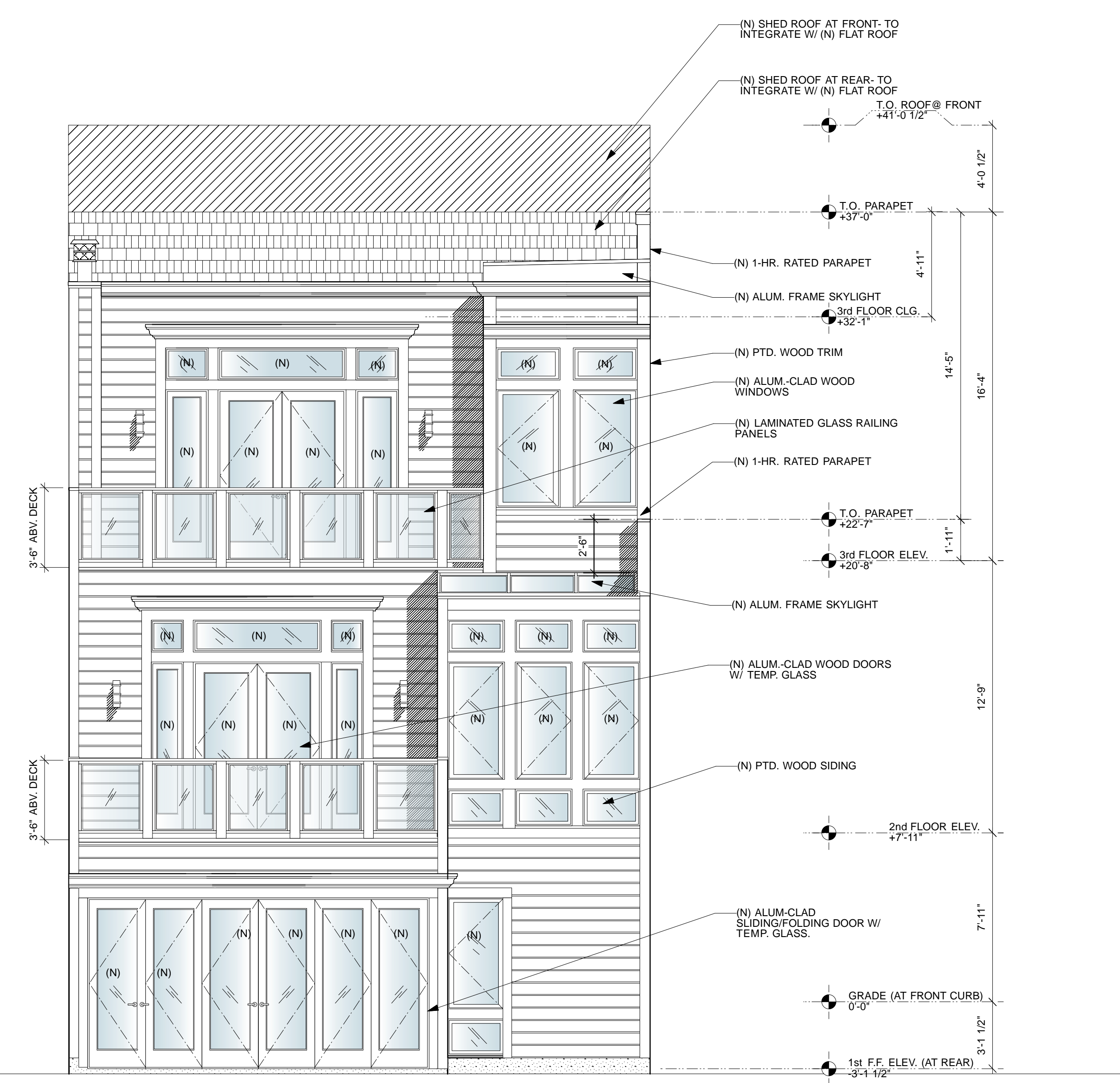
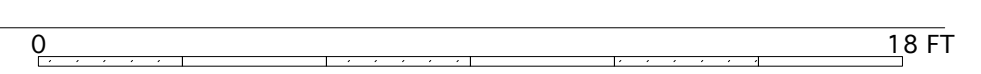
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 scale : 1/8" = 1'-0"

EXIST/ DEMOLITION
 SITE/ ROOF PLANS

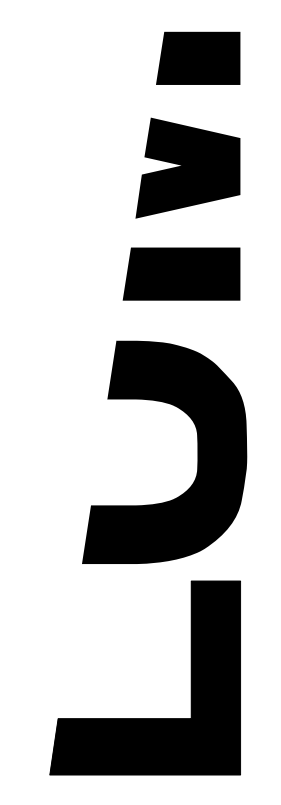
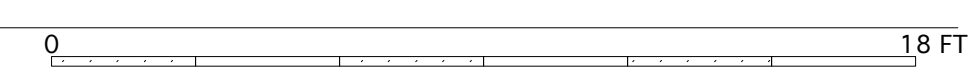
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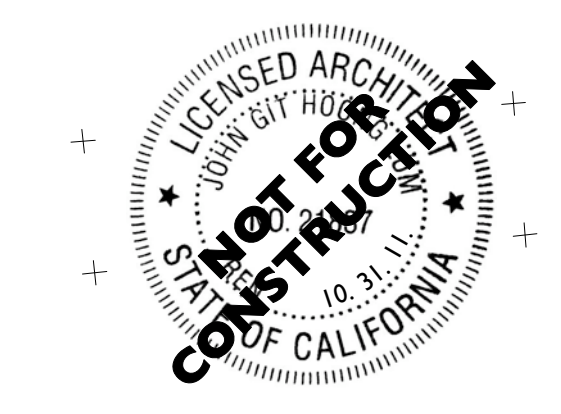
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A4.1 EXISTING ELEVATION -SOUTH SIDE
Scale: 1/4" = 1'-0"



2
A4.1 PROPOSED REAR ELEVATION -SOUTH SIDE
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 568 9550 FAX 415 568 0554



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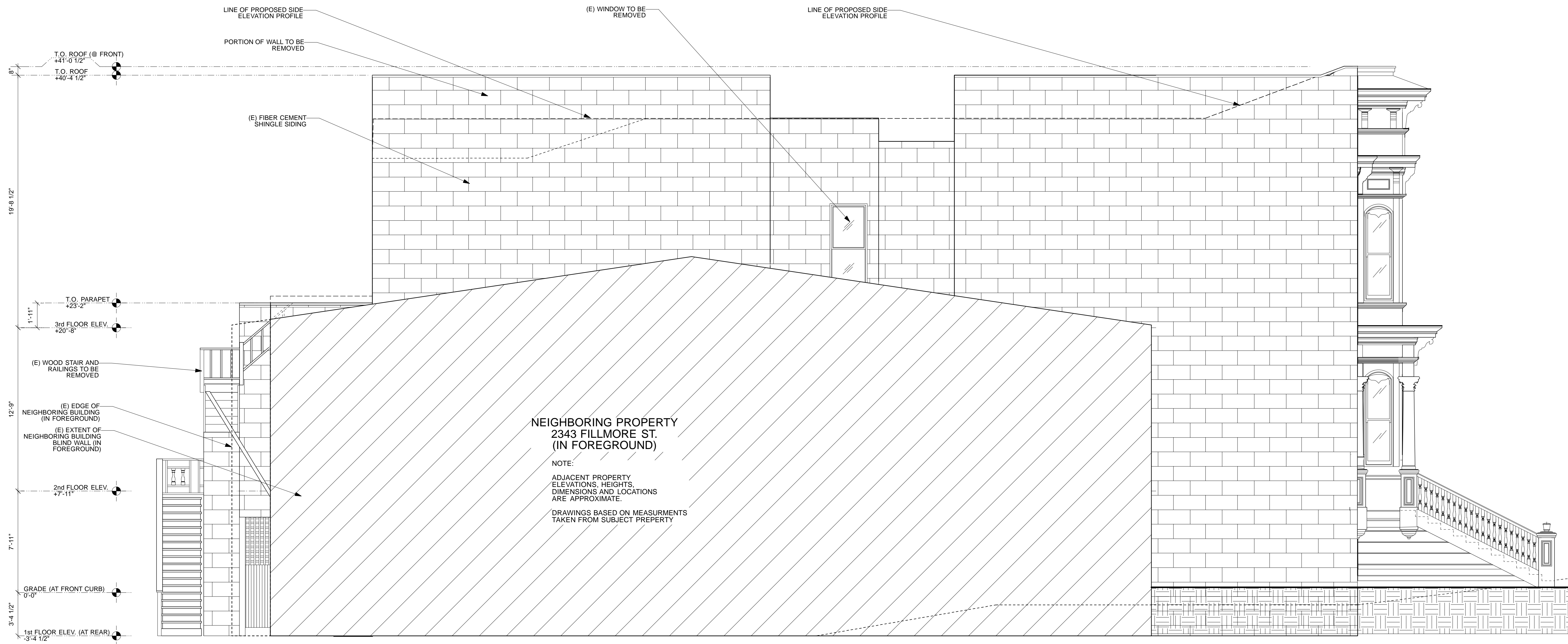
2527 washington st.
san francisco, ca 94115

date :	issues/ revisions :	by :
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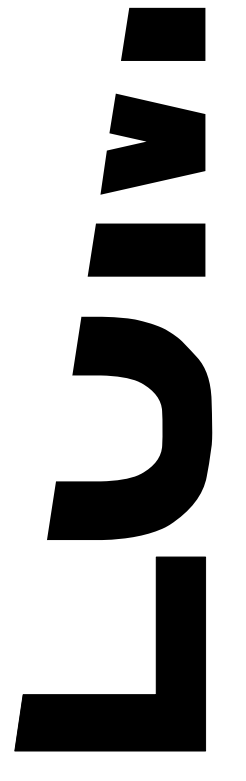
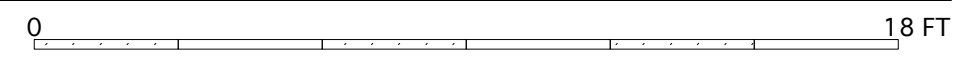
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project number : 00000
scale : 1/4" = 1'-0"

EXISTING AND PROPOSED EXTERIOR ELEVATIONS

07020 0602-07020-A1-plan.rvt



1
A4.2 EXISTING PARTIAL ELEVATION - EAST SIDE
Scale: 1/4" = 1'-0"



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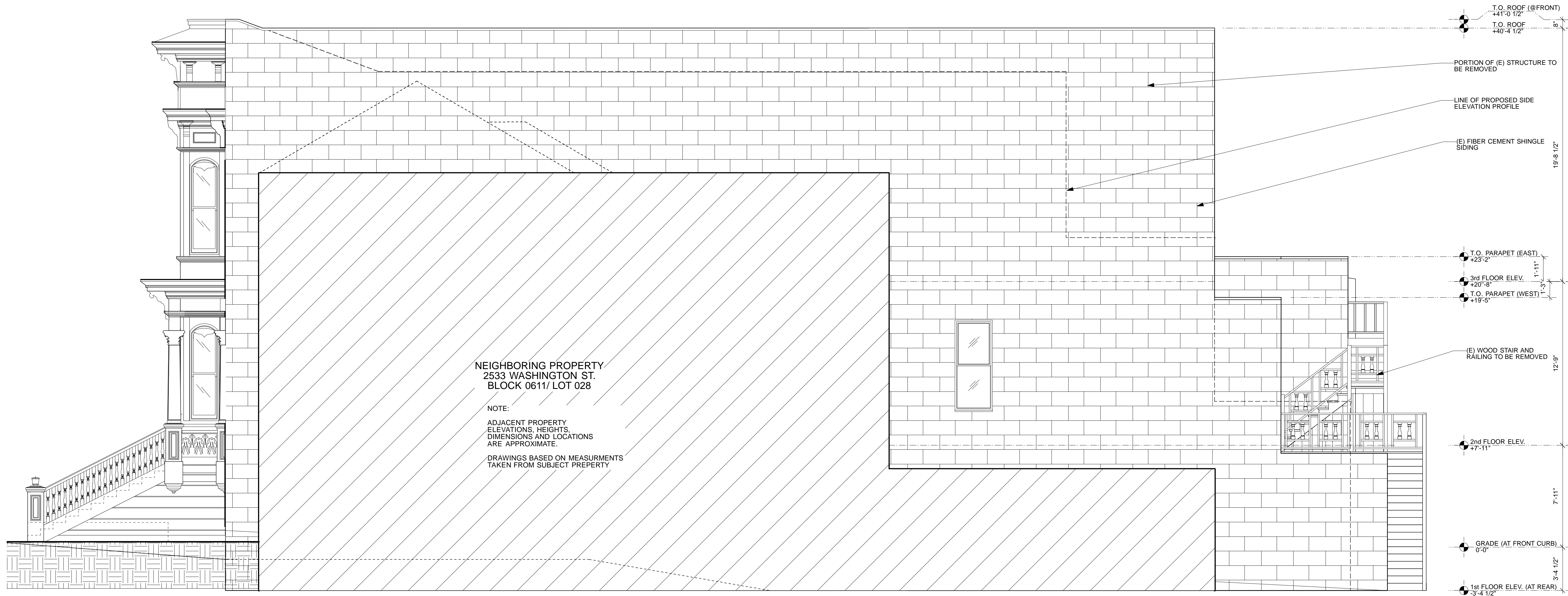
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project name : WASHINGTON
project number : 00000
scale : 1/4" = 1'-0"

EXISTING EXTERIOR ELEVATIONS

A4.2

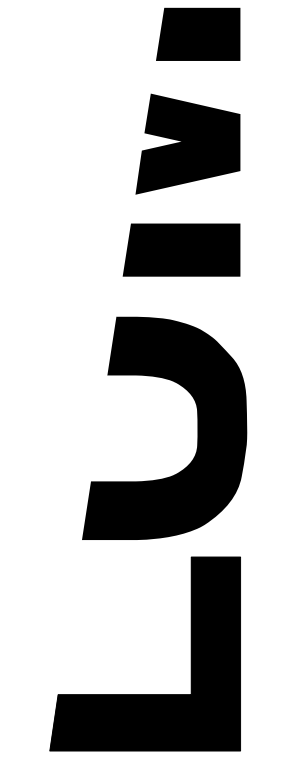
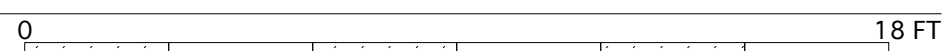
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NEIGHBORING PROPERTY
2533 WASHINGTON ST.
BLOCK 0611/ LOT 028

NOTE:
ADJACENT PROPERTY
ELEVATIONS, HEIGHTS,
DIMENSIONS AND LOCATIONS
ARE APPROXIMATE.
DRAWINGS BASED ON MEASUREMENTS
TAKEN FROM SUBJECT PREPERTY

1
A4.3 EXISTING PARTIAL ELEVATION -WEST SIDE
Scale: 1/4" = 1'-0"



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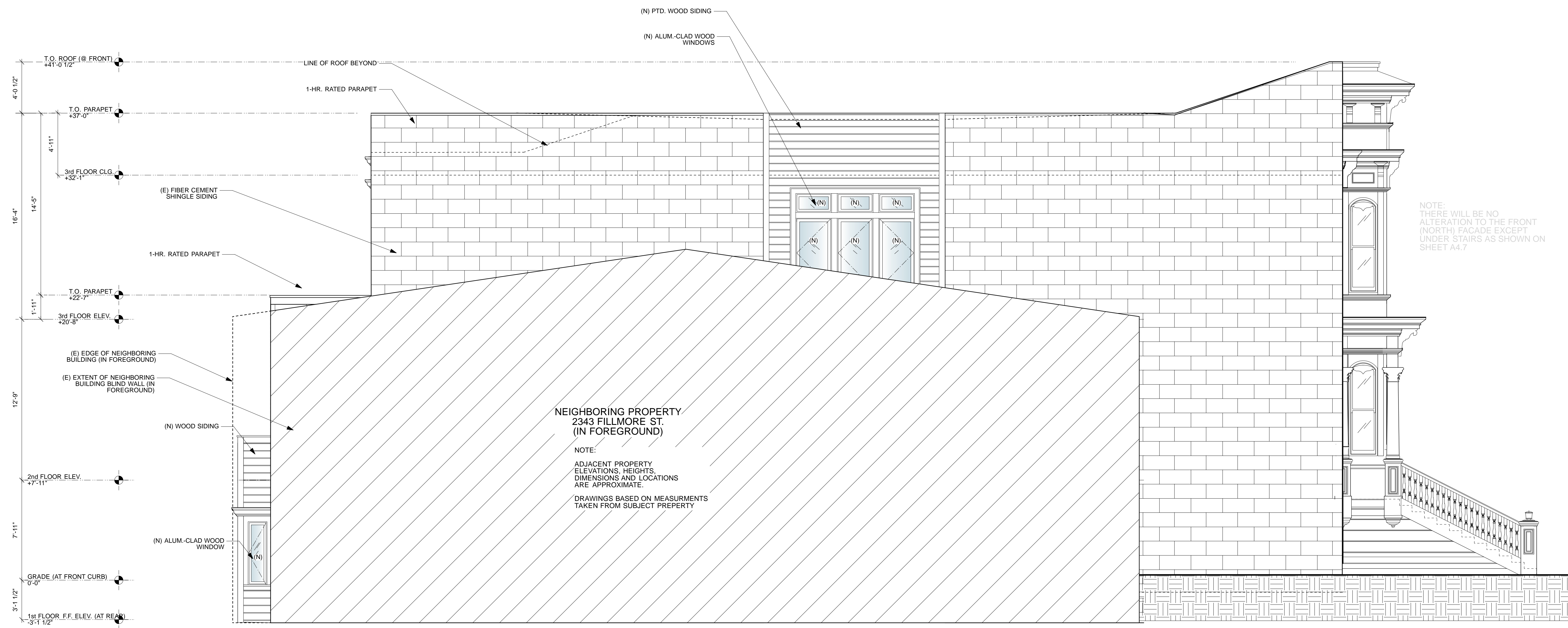
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06.16.10	site permit revision 2	dci

project name : WASHINGTON
project number : 00000
scale : 1/4" = 1'-0"

EXISTING EXTERIOR ELEVATIONS

A4.3

070202 0802-070202-A1-plan.rvt

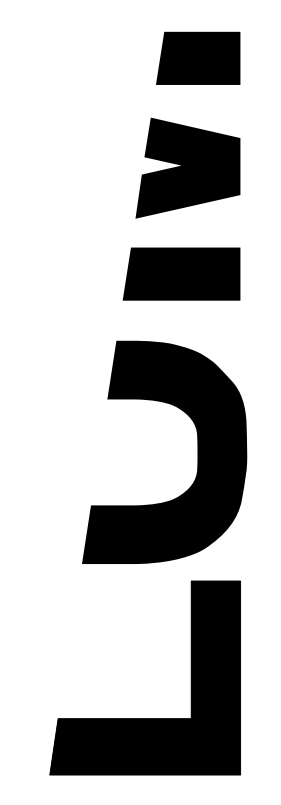
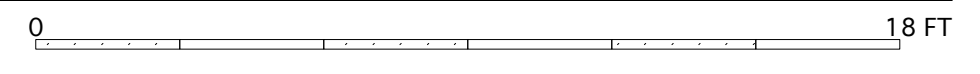


NEIGHBORING PROPERTY
2343 FILLMORE ST.
(IN FOREGROUND)

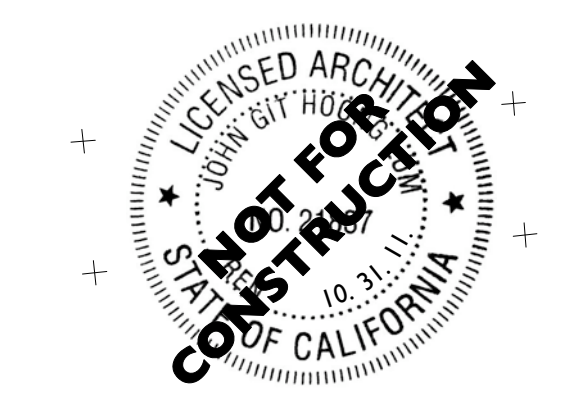
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ADJACENT PROPERTY
ELEVATIONS, HEIGHTS,
DIMENSIONS AND LOCATIONS
ARE APPROXIMATE.
DRAWINGS BASED ON MEASUREMENTS
TAKEN FROM SUBJECT PROPERTY

NOTE:
THERE WILL BE NO
ALTERATION TO THE FRONT
(NORTH) FACADE EXCEPT
UNDER STAIRS AS SHOWN ON
SHEET A4.7

1 PROPOSED ELEVATION - EAST SIDE
A4.4 Scale: 1/4" = 1'-0"



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

PROPOSED EXTERIOR
ELEVATIONS

A4.4

NOTE:
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SHEET A4.7

NEIGHBORING PROPERTY
2533 WASHINGTON ST.
BLOCK 0611/ LOT 028

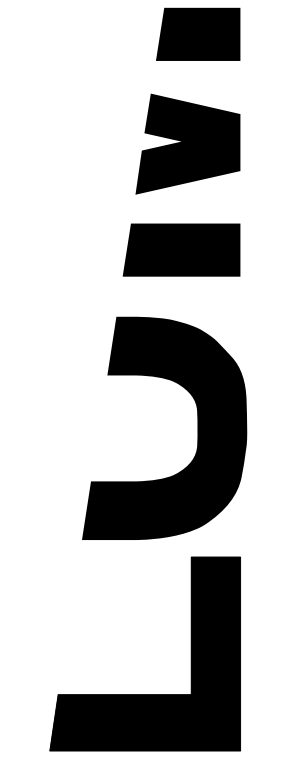
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1 PROPOSED ELEVATION -WEST SIDE
A4.5 Scale: 1/4" = 1'-0"

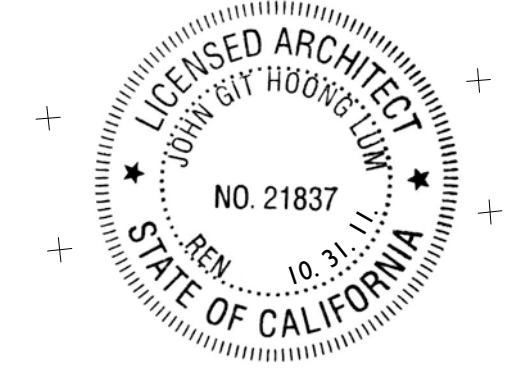
0 18 FT

T.O. PARAPET +37'-0"
4'-11"
12'-10"
16'-4"
3rd FLOOR CLG. +32'-1"
T.O. PARAPET +24'-2"
3'-6"
3rd FLOOR ELEV. +20'-8"
(E) NEIGHBORING BUILDING (IN BACKGROUND)
(N) ALUM.-CLAD WOOD WINDOWS
(N) 1-HR. RATED PARAPET
3'-6"
12'-9"
2nd FLOOR ELEV. +11'-5"
3'-6"
2nd FLOOR ELEV. +7'-11"
7'-11"
GRADE (AT FRONT CURB) 0'-0"
3'-1 1/2"
1st FLOOR F.F. ELEV. (AT REAR) -3'-1 1/2"

(N) 1-HR. RATED PARAPET
(N) PTD. WOOD SIDING
(N) 1-HR. RATED PARAPET



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PROPOSED EXTERIOR ELEVATIONS

A4.5

file location : server/projects_current/2527-washington-remodel.dwg