



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, January 25, 2012**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard and Noncomplying Structure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 3348 Market Street	Case No.: 2011.1091V
Cross Street(s): Corbett Ave./Romain St.	Building Permit: 2011.10.31.7976
Block /Lot No.: 2717/005A	Applicant/Agent: Rajat Randev
Zoning District(s): RH-2 / 40-X	Telephone: (415) 786-9990
Area Plan: N/A	E-Mail: rrandev@fractured9.com

PROJECT DESCRIPTION

The proposal includes the expansion of an existing noncomplying garage structure. The expansion will result in an encroachment into the required rear yard area, necessitating the granting of rear yard and noncomplying structure variances.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 15 feet. Therefore, the proposal to expand the garage 3 feet 6 inches into the required rear yard requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PER SECTION 188 OF THE PLANNING CODE a noncomplying structure cannot be altered to result in any new or additional discrepancy between the existing conditions on the lot and the required standards for new construction. Therefore, the proposal to expand the garage 3 feet 6 inches into the required rear yard requires a variance from the noncomplying structures requirement (Section 188) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Doug Vu** Telephone: **(415) 575-9120** E-Mail: doug.vu@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/2011.1091V.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.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, 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**.

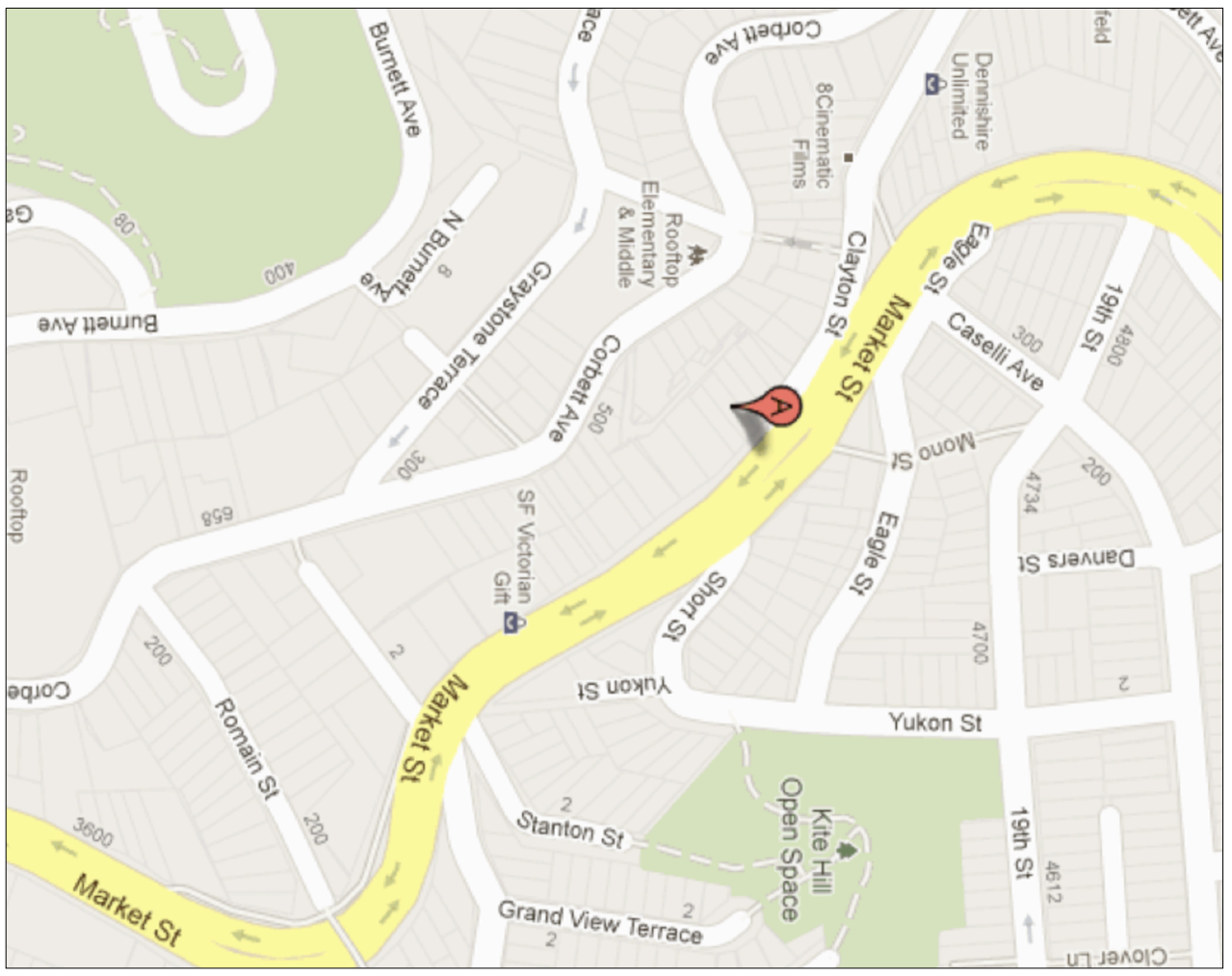
ABOUT THIS NOTICE

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.

GENERAL NOTES

1. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO ESTABLISH A HIGH QUALITY LEVEL OF MATERIAL AND WORKMANSHIP, BUT NOT NECESSARILY TO NOTE AND CALL FOR EVERY ITEM OF WORK TO BE DONE. ANY ITEM NOT SPECIFICALLY NOTED BUT DEMED BY THE OWNER TO BE NECESSARY FOR SATISFACTORY COMPLETION OF THE WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN A MANNER CONSISTENT WITH THE QUALITY OF WORK WITHOUT ADDITIONAL COST TO THE OWNER. ALL MATERIAL AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
 2. WORK UNDER THIS CONTRACT SHALL INCLUDE A THOROUGH REVIEW OF ALL DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS. ANY DISCREPANCIES OR DIFFERENCES WITHIN THE AFOREMENTIONED DOCUMENTS MUST BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THE FAILURE OF THE CONTRACTOR TO SEEK MODIFICATION OR CHANGE REGARDING A DISCREPANCY SHALL CONSTITUTE AS FULL ACCEPTANCE OF THE CONDITION IN QUESTION BY THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL WORK DEPICTED BY THE CONTRACT DOCUMENTS REGARDLESS OF WHETHER THE SUBCONTRACTORS AGREE AS TO WHOSE JURISDICTION CERTAIN AREAS OF THE SCOPE OF WORK ARE UNDER.
 3. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY FULLY WITH THE CURRENT REQUIREMENTS OF ALL LOCAL AND STATE REGULATIONS GOVERNING THE PROJECT WORK AND SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE (UBC), RELEVANT MUNICIPAL CODES, NATIONAL ELECTRICAL CODE (NEC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), CALIF. BUILDING CODE (TITLE 24) AND STATE AND LOCAL FIRE CODES.
 4. ALL SPECIFICATIONS THAT ARE PROPRIETARY SHALL REQUIRE THE CONTRACTOR TO INSTALL THE EXACT BRAND OR MANUFACTURER SPECIFIED UNLESS WRITTEN AUTHORIZATION TO SUBSTITUTE IS OBTAINED FROM THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 5. THE CONTRACTOR WILL BE EXPECTED TO PATCH, REPAIR, AND FINISH ALL EXISTING SURFACES THAT ARE PART OF THE FINISHES AS REQUIRED BY THE NEW WORK. IF EXISTING ADJACENT SURFACES ARE FOUND UNSUITABLE TO PROPERLY RECEIVE THE WORK OR IT WILL BE AGREED THAT THE CONTRACTOR HAS ACCEPTED RESPONSIBILITY FOR THE WORK REQUIRED TO ACHIEVE PROPER FINISHES ON ALL ADJACENT SURFACES.
 6. IT SHALL BE ASSUMED THAT THE CONTRACTOR AND HIS SUBCONTRACTORS ARE SUFFICIENTLY EXPERIENCED TO BE CONSIDERED QUALIFIED IN THEIR RESPECTIVE WORK RESPONSIBILITIES. THE CONTRACTOR SHALL INSURE THAT THE OWNER RECEIVES ACCEPTABLE WORKMANSHIP COMMON TO THE INDUSTRY FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS AND IS RESPONSIBLE FOR HIRING QUALIFIED STAFF PERSONNEL AND/OR SUBCONTRACTORS AS NECESSARY.
 7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE WORK THROUGH COMPLETION AND SHALL REPLACE OR REPAIR ALL DAMAGED WORK.
 8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES SO THAT THE WORK MAY PROCEED SAFELY AND COORDINATED AMONG ALL SUBCONTRACTORS AND PERSONNEL INVOLVED. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE OF ANY WORK REQUIRED BY PUBLIC UTILITY ENTITIES THAT WILL AFFECT THE COST OR SCHEDULE OF THE WORK.
 9. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS AND MAINTAIN A SAFE WORKING CLIMATE FOR ALL PERSONNEL AND OCCUPANTS DURING THE ENTIRE PROJECT. THE JOB SITE IS TO BE KEPT ORDERLY AND AS CLEAN AS POSSIBLE DURING ALL CONSTRUCTION ACTIVITIES.
 10. IN THE EVENT OF A CONFLICT WITHIN THE CONTRACT DOCUMENTS THE SPECIFICATIONS, THEN THE SPECIFIC NOTES AND DETAILS SHALL TAKE PRIORITY OVER THE GENERAL NOTES AND DRAWINGS WITH REGARD TO CORRECT INTERPRETATION. THE CONTRACTOR SHOULD BRING ANY APPARENT CONFLICT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RESULT IN LIABILITY ON THE CONTRACTOR'S PART.
- ELECTRICAL**
1. **MANDATORY REQUIREMENTS:**
 - A) OUTSIDE OUTLETS: ONE OUTLET AT EACH PATIO/DECK WITH A WATERPROOF COVER AND GFC.
 - B) DESIGNATED CIRCUITS (IF APPLICABLE): 20 AMP APPLIANCE CIRCUITS IN BASEMENT. PROVIDE SEPARATE CIRCUIT FOR EQUIPMENT – AMPERAGE AS REQUIRED. DISHWASHER, WASHER AND DRYER, ARE TO BE DEDICATED CIRCUITS.
 - C) SMOKE DETECTOR: PER CODE, HARD-WIRED FOR NEW CONSTRUCTION AND BATTERY-OPERATED FOR (E) ROOMS.
 2. NEW ELECTRICAL WIRING SHALL BE #12 COPPER FOR RECEPTACLES AND #14 COPPER FOR LIGHTS AND SWITCHES.
- MECHANICAL**
1. EXTEND (E) HEATING SYSTEM TO (N) AREAS AS REQUIRED.
- INSULATION**
1. ALL BLANKET INSULATION TO BE KRAFT-FACED MINERAL FIBER TYPE:
 - WALLS: R-13 (2X4 STUD) R-19 (2X6 STUD)
 - CEILING: R-19
 - FLOORS: R-19 (FRAMED FLOOR SYSTEMS)
 - ROOFS: R-19 (RIGID OR BLANKET)
 2. ALL EXTERIOR GLAZING TO BE DUAL-GLAZED. ALL WINDOWS AND DOORS TO BE CERTIFIED AND LABELED TO MEET APPROPRIATE INFILTRATION STANDARDS. WINDOWS TO BE FLASHED w/ 15# FELTED BUILDING PAPER.
 3. WEATHER-STRIP ALL NEW DOORS AND WINDOWS B/T CONDITIONED AND UNCONDITIONED SPACES. CAULK ALL OPENINGS IN EXTERIOR WALLS SUCH AS WINDOWS, DOOR FRAMES, LOWER PLATE LINES, BETWEEN EXTERIOR WALL PANELS. CAULK ALL OPENINGS FOR PLUMBING AND ELECTRICAL IN WALLS, CEILING AND FLOORS.
 4. ALL INSULATION MATERIAL TO HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 PER UBC 1713 (C).
- MISCELLANEOUS**
1. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATIVE SOIL. ALL LOOSE MATERIALS SHALL BE REMOVED FROM SURFACES TO WHICH FOOTING IS TO BE POURED PRIOR TO COMPACTION.
 2. ROOF VENTING SHALL BE A MINIMUM OF 1:150 OF ROOF AREA (GROSS VENTILATION EITHER BY WAY OF PERFORATED EAVE BLOCKING WITH MESH SCREENS OR ROOF VENT UNITS).
 3. ALL FRAMING HARDWARE TO BE "SIMPSON STRONG-TIE" OR EQUAL.
 4. CONTRACTOR TO PROVIDE CLEAN-UP OF ALL CONSTRUCTION DEBRIS AND DISPOSE OF PROPERLY PURSUANT TO LOCAL ORDINANCES.



VICINITY MAP
N.T.S.

- SCOPE OF WORK & SHEET INDEX**
N.T.S.
- SCOPE OF WORK: -
EXPANDING GARAGE ON NORTH EAST SIDE.
- INDEX: -
- CS: GENERAL NOTES, SITE PLAN, VICINITY MAP, SHEET INDEX, SCOPE OF WORK & PROJECT DATA
 - A1: EXISTING & PROPOSED FLOOR PLAN
 - A2: EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS
 - A3: EXISTING & PROPOSED EAST & WEST ELEVATIONS
 - S1: GENERAL NOTES
 - S2: FRAMING PLAN, EXISTING & PROPOSED SITE PLAN & SECTIONS & DETAILS
 - S3: SCHEDULES, SPECIAL INSPECTION, ABBREVIATIONS & SECTIONS & DETAILS

JOB ADDRESS:
3348 MARKET STREET
SAN FRANCISCO, CA. 94114

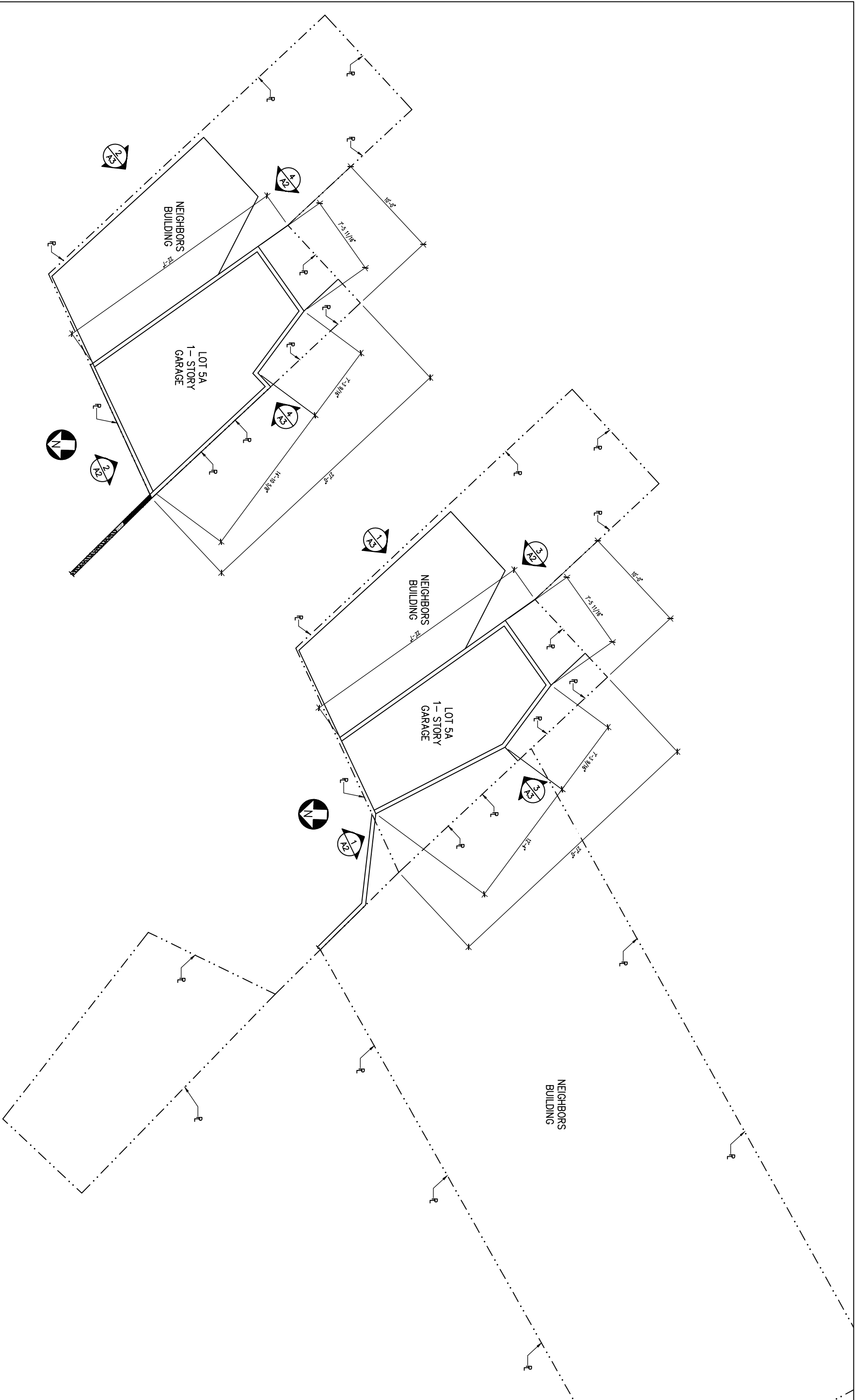
RECORD FOR BLOCK 2717 LOT 005 --- ASSESSOR VOLUME #19
PROPERTY LOCATION
3348 - 0000 MARKET ST SUITE/ROOM: 0000

MAILING ADDRESS FOR PROPERTY
3348 MARKET ST SAN FRANCISCO CA 94114
FOR FISCAL YEAR BEGINNING JULY 1, 2009 AND ENDING JUNE 30, 2010
LAND: 75.682 IMPROVEMENT: 189.227 FIXTURES: 0 PERSONAL PROP: 0
HOMEOWNER EXEMPTION: 7.000 MISCELLANEOUS EXEMPTION: 0 EXEMPTION TYPE CODE: 11

PROPERTY CHARACTERISTICS
SALES BASE YEAR: 1994 PROPERTY CLASS: D NEIGHBORHOOD: 05D
KITCHEN: KITCHEN
BUILT-INS: 0000 CONSTRUCTION TYPE: D (WOOD FRAME) BASE LOT: 000
ZONING CODE: RH2 YEAR BUILT: 1938 LOT FRONTAGE: 0 LOT DEPTH: 0
LOT AREA: 2.678 BASEMENT AREA: 0 STORIES: 2 UNITS: 1
ROOMS: 5 BEDROOMS: 0 BATHROOMS: 1

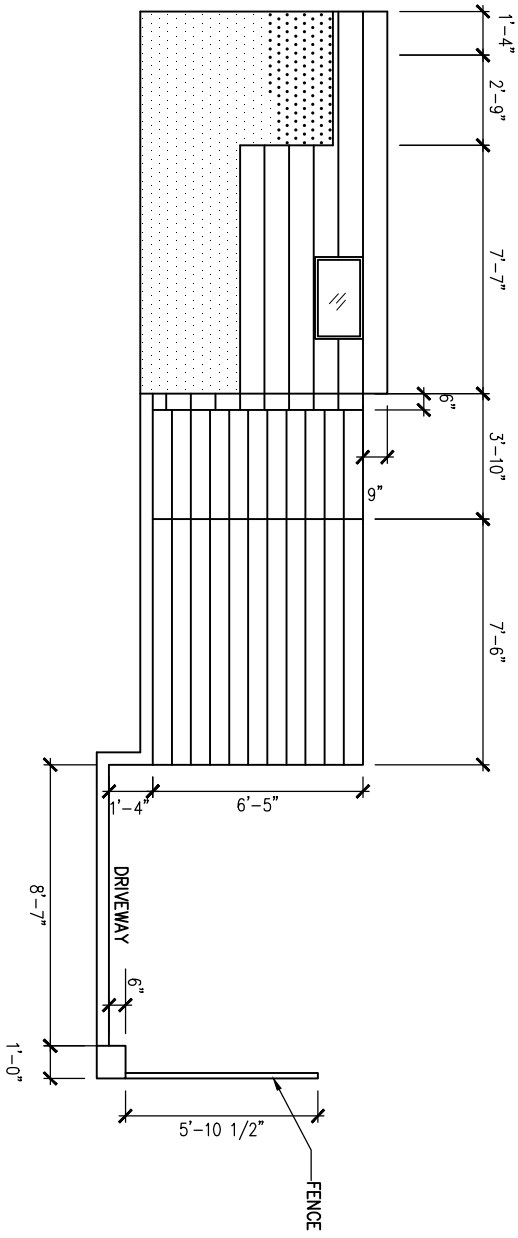
BUILDING AREA:	EXISTING	NEW	TOTAL
GARAGE AREA:	156.5786	52.1192	208.6978

PROJECT DATA
N.T.S.

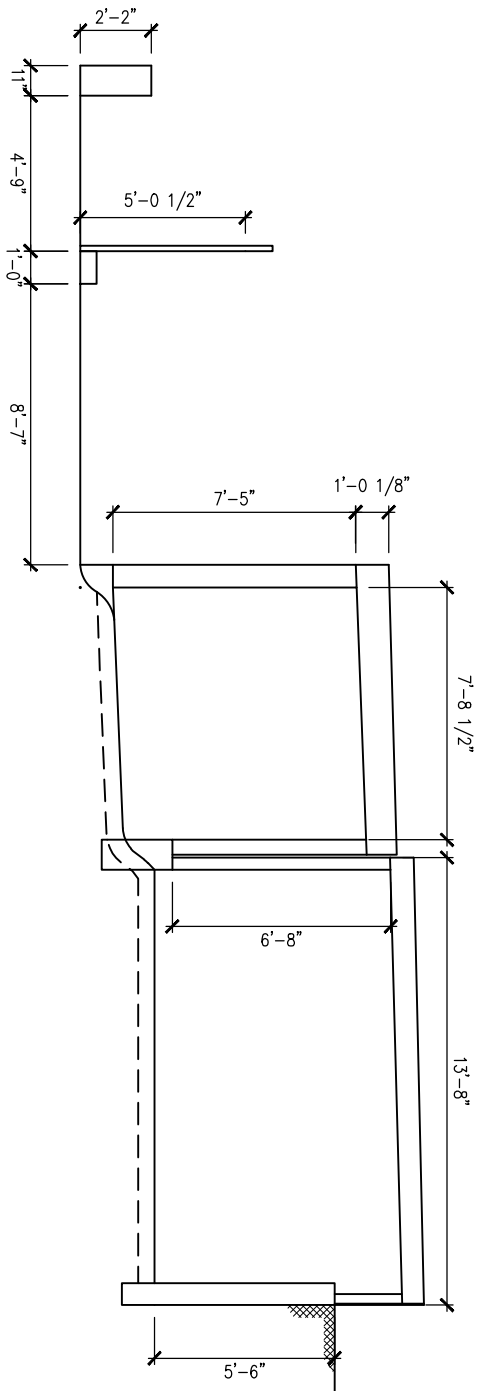


PROPOSED FLOOR PLAN
1/4" = 1'-0"

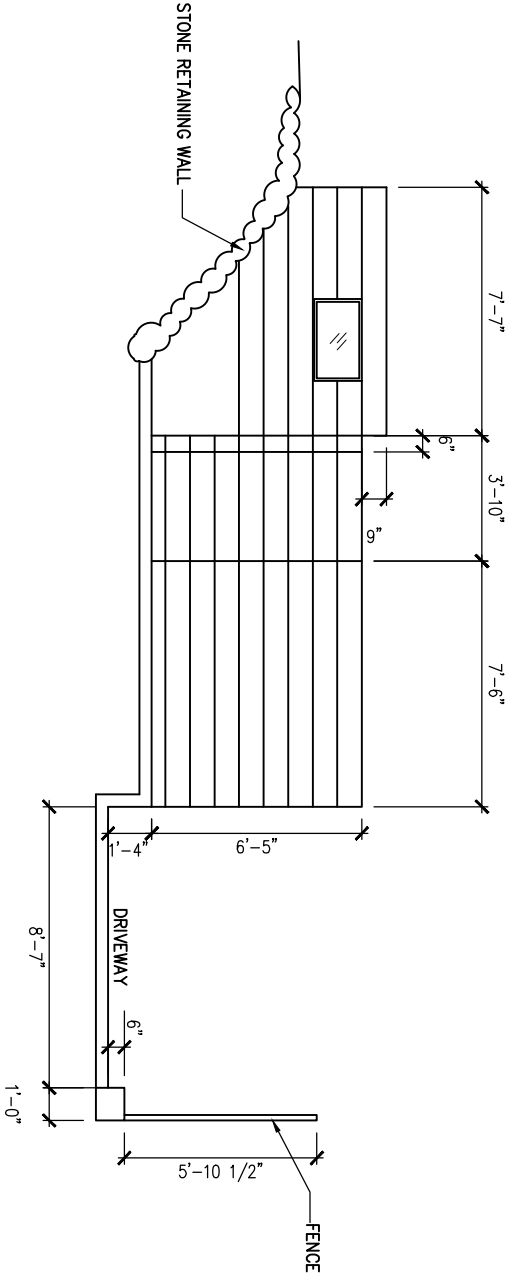
EXISTING FLOOR PLAN
1/4" = 1'-0"



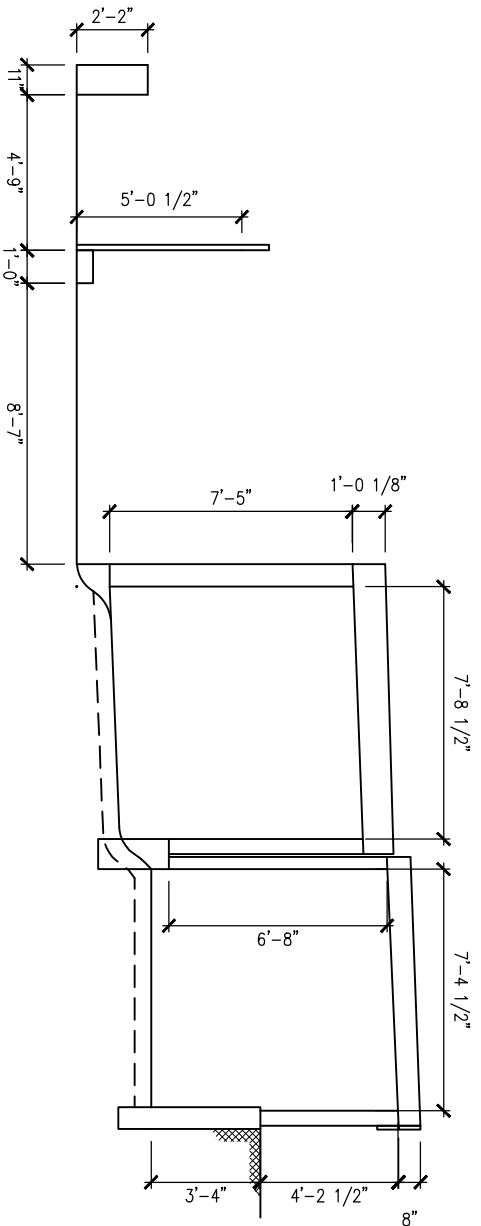
PROPOSED SOUTH ELEVATION
3/8" = 1'-0"



PROPOSED NORTH ELEVATION
3/8" = 1'-0"



EXISTING SOUTH ELEVATION
3/8" = 1'-0"



EXISTING NORTH ELEVATION
3/8" = 1'-0"

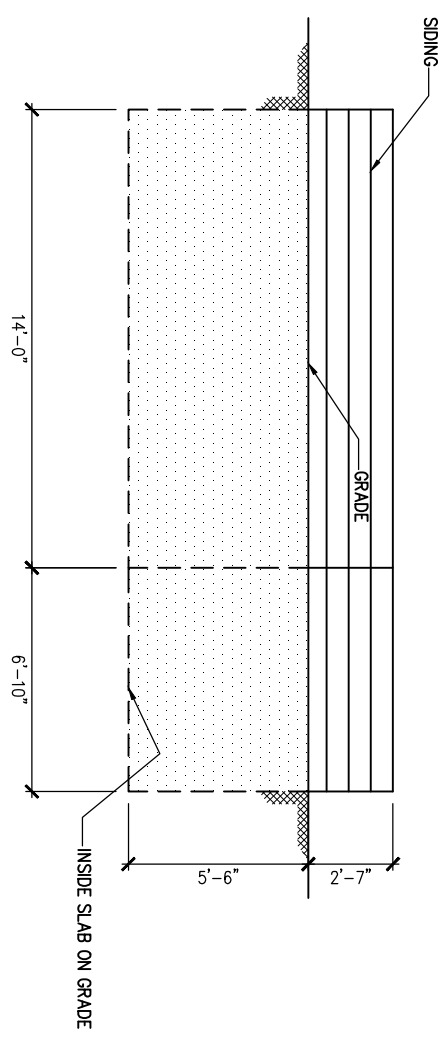
3348 MARKET STREET

SAN FRANCISCO

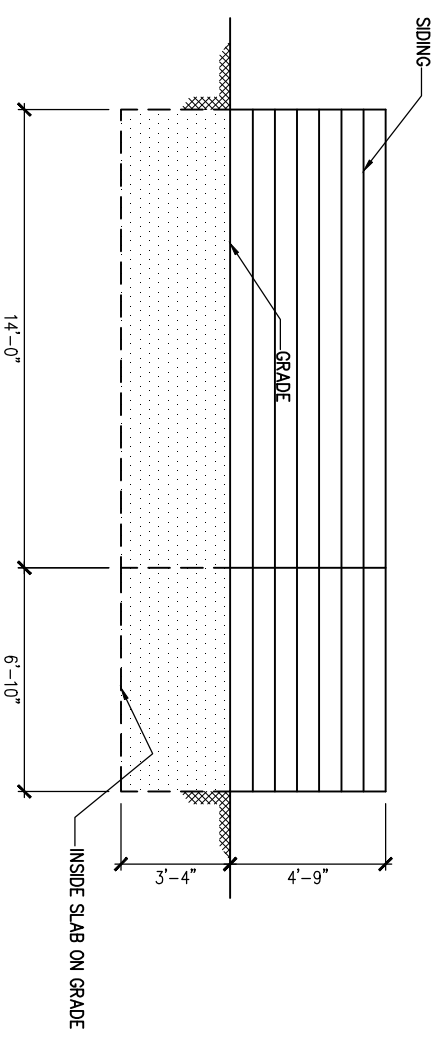
CALIFORNIA



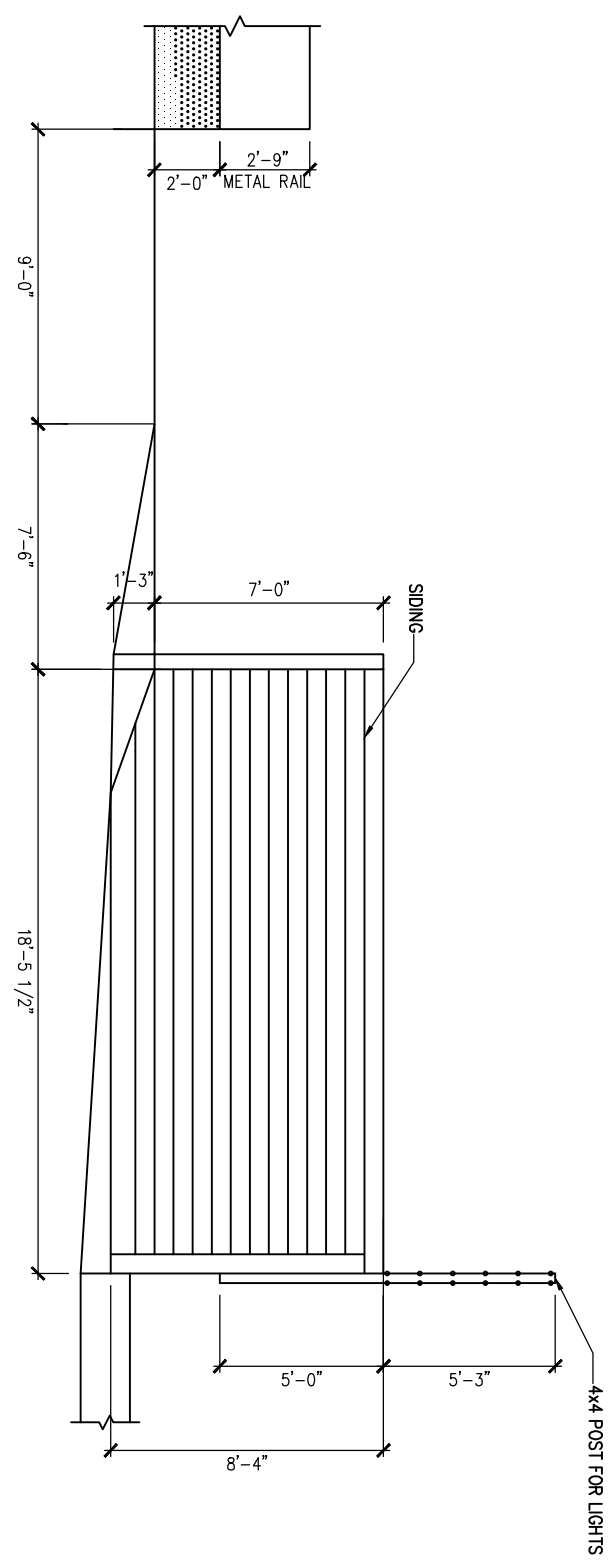
HIMMATI
ENGINEERING, INC.
311 W. HUNTER CT.
FREMONT, CA 94539
PH.: 510-440-9602 FAX: 510-490-3199



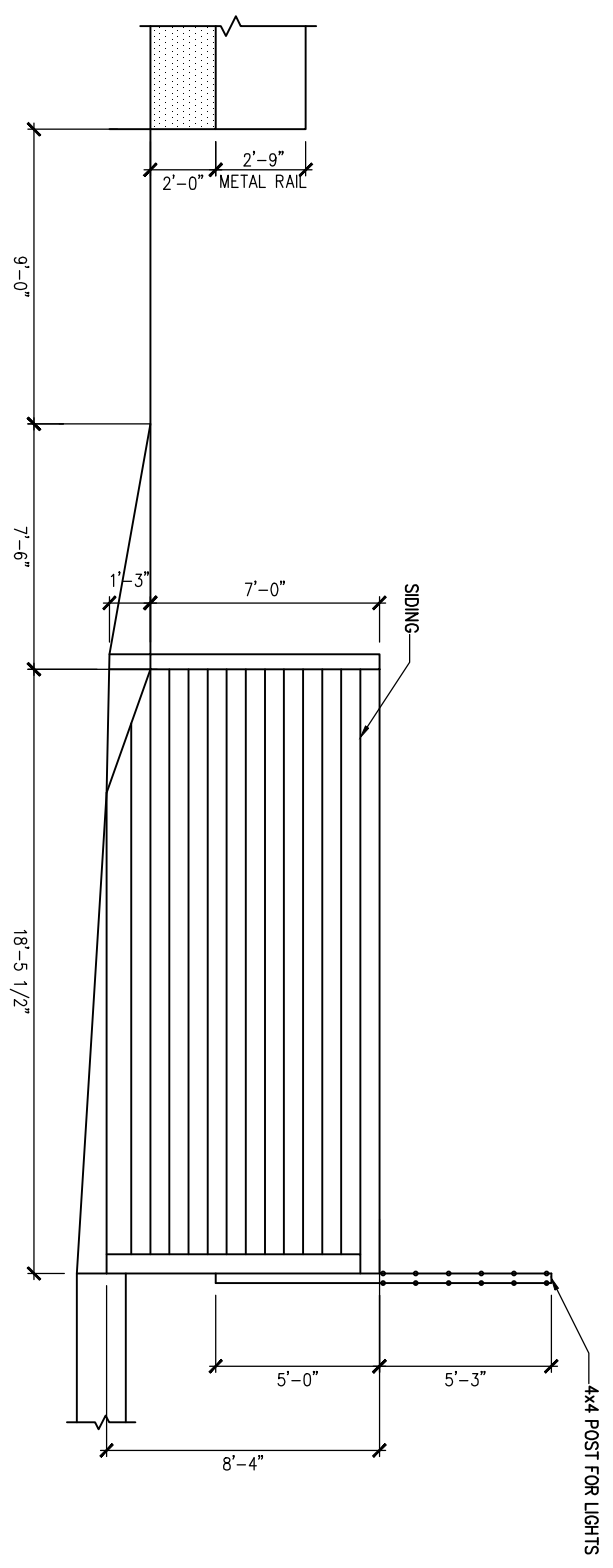
PROPOSED WEST ELEVATION
3/8" = 1'-0"



EXISTING WEST ELEVATION
3/8" = 1'-0"



PROPOSED EAST ELEVATION
3/8" = 1'-0"



EXISTING EAST ELEVATION
3/8" = 1'-0"
