



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, December 5, 2012**  
 Time: **Beginning at 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variations (Rear Yard)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>23-25 Clifford Terrace</b>	Case No.: <b>2012.0855V</b>
Cross Street(s): <b>Roosevelt Way</b>	Building Permit: <b>2012.07.03.3978</b>
Block /Lot No.: <b>2628/070</b>	Applicant/Agent: <b>Todd Aranaz</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415) 974.5603 x 28</b>
Area Plan: <b>N/A</b>	E-Mail: <a href="mailto:ta@aidlin-darling-design.com">ta@aidlin-darling-design.com</a>

### PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, a front horizontal addition, a bay window projection at the rear, and alter the building's exterior and interior plan. The additions would add approximately 12' to the height of the building and 4'-4" to the building depth.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 20 feet. The proposed vertical addition would extend to within approximately 16 feet of the rear property line at its closest point, encroaching approximately 4 feet into the required rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

**SECTION 188 OF THE PLANNING CODE** prohibits the expansion of a noncomplying structure in a manner that would increase the degree of noncompliance. The rear portion of the existing building extends to within 16 feet of the rear property line, encroaching approximately 4 feet into the required rear yard. Therefore, increasing the height of this portion of the building and adding a bay window as proposed requires a variance from Section 188 of the Planning Code.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Michael Smith** Telephone: **(415) 558-6322** E-Mail: [michael.e.smith@sfgov.org](mailto:michael.e.smith@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/2012.0855V.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.



# 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  
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CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
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Planning  
Information:  
**415.558.6377**



BLOCK MAP

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**PROJECT DATA**

LOCATION:	23-25 CLIFFORD TERRACE SF, CA 94117
BLOCK/LOT:	2628/70
LOT SIZE:	2,485 SF
ZONING:	RH-2
HEIGHT LIMIT:	40X
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	5B
FAR:	1.8
PROJECT SCOPE:	VERTICAL & HORIZONTAL ADDITION TO AN EXISTING TWO-UNIT BUILDING
OWNER:	KEVIN & LUCIA WALLACE 23-25 CLIFFORD TERRACE SF, CA 94117
ARCHITECT:	AIDLIN DARLING DESIGN 500 THIRD STREET, SUITE 410 SAN FRANCISCO, CA 94107 ATTN: TODD ARANAZ 415.974.5603 EX28 TA@AIDLINDARLINGDESIGN.COM

**BUILDING AREA CALCULATIONS**

(E) TWO STORY BUILDING:	1,570 SF
(E) FIRST FLOOR:	650 SF
(N) FIRST FLOOR:	915 SF
(E) SECOND FLOOR:	920 SF
(N) SECOND FLOOR:	990 SF
(N) THIRD FLOOR:	915 SF
(N) THREE STORY BUILDING:	2,820 SF

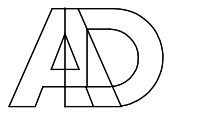
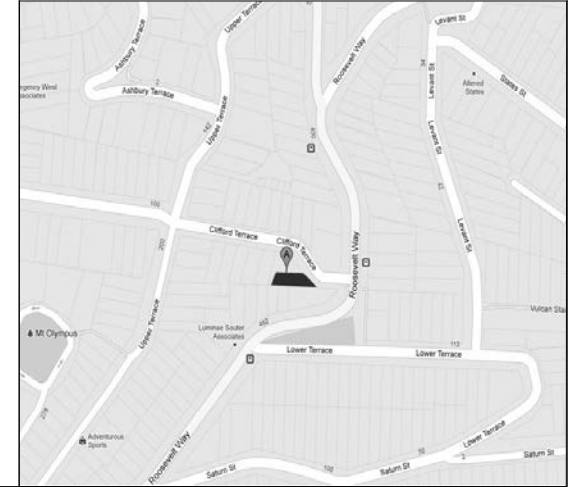
**BUILDING STATS**

(E) # OF DWELLING UNITS:	2
PROPOSED # OF DWELLING UNITS:	2
(E) NUMBER OF STORIES:	2
PROPOSED # OF STORIES:	3
(E) BUILDING HEIGHT:	21'-6"
PROPOSED BUILDING HEIGHT:	33'-6"
(E) BUILDING DEPTH:	26'-8"
PROPOSED BUILDING DEPTH:	31'-0"
(E) PARKING SPACES:	2
PROPOSED PARKING SPACES:	2

**FRONT YARD PERMEABLE AREA CALCS**

TOTAL FRONT YARD AREA:	870 SF
HARDSCAPE DRIVEWAY:	340 SF DRIVEWAY
CONCRETE PAVERS:	90 SF CONCRETE PAVERS
FRONT YARD PERMEABLE SURFACE AREA:	440 SF > MIN 50% PERMEABLE REQUIRED

**VICINITY MAP**



**aidlin darling design**  
500 third street  
suite 410  
san francisco, ca 94107  
415 974 0849 fax  
415 974 5603 phone

**WALLACE RESIDENCE**

23-25 CLIFFORD TERRACE  
SAN FRANCISCO, CA 94117

DATE: 06.26.21

JOB: 1011

DRAWN: TA

SCALE: NTS

ISSUE	DATE
PLANNING SUBMITTAL	06.26.12
REVISION 1	10.26.12

**NEIGHBORING PROPERTIES**



SEE BLOCK MAP FOR PHOTO LOCATION  
← 1

**A0.00**  
COVER PAGE



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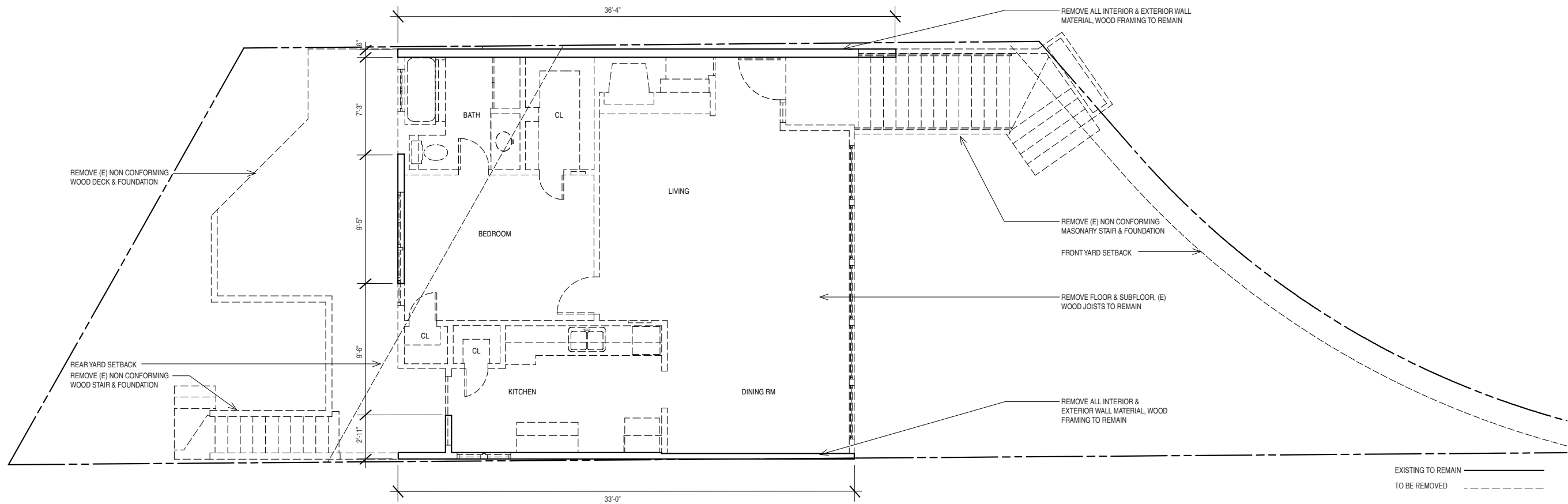
ISSUE	DATE
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NORTH



A1.1

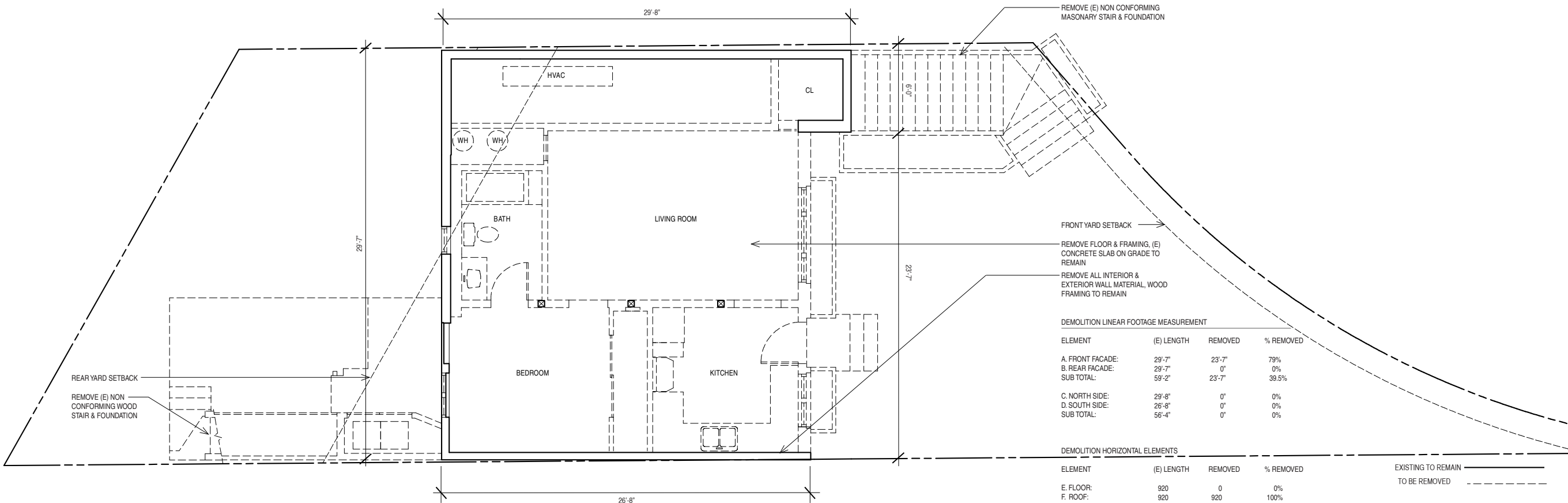
DEMOLITION PLANS



SECOND FLOOR DEMOLITION PLAN



2



FIRST FLOOR DEMOLITION PLAN



1

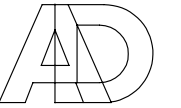
DEMOLITION LINEAR FOOTAGE MEASUREMENT

ELEMENT	(E) LENGTH	REMOVED	% REMOVED
A. FRONT FACADE:	29'-7"	23'-7"	79%
B. REAR FACADE:	29'-7"	0"	0%
SUB TOTAL:	59'-2"	23'-7"	39.5%
C. NORTH SIDE:	29'-8"	0"	0%
D. SOUTH SIDE:	26'-8"	0"	0%
SUB TOTAL:	56'-4"	0"	0%

DEMOLITION HORIZONTAL ELEMENTS

ELEMENT	(E) LENGTH	REMOVED	% REMOVED
E. FLOOR:	920	0	0%
F. ROOF:	920	920	100%
TOTAL:	1840	920	50%

EXISTING TO REMAIN ———  
TO BE REMOVED - - - - -



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WALLACE RESIDENCE

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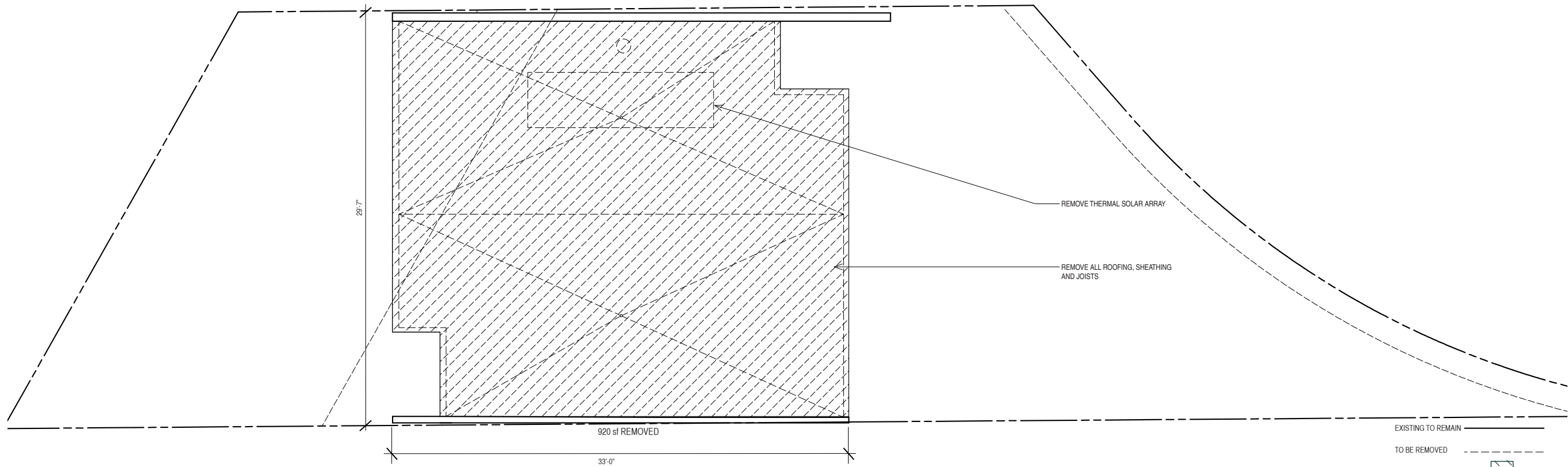
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SCALE: 1/4" = 1'-0"

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DEMOLITION HORIZONTAL ELEMENTS

ELEMENT	(E) LENGTH	REMOVED	% REMOVED
E. FLOOR:	920	0	0%
F. ROOF:	920	920	100%
TOTAL:	1840	920	50%

EXISTING TO REMAIN ———  
 TO BE REMOVED - - - - -  
 AREA TO BE DEMOLISHED

1  
-

ROOF DEMOLITION PLAN



A1.1B

DEMOLITION PLAN



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WALLACE RESIDENCE

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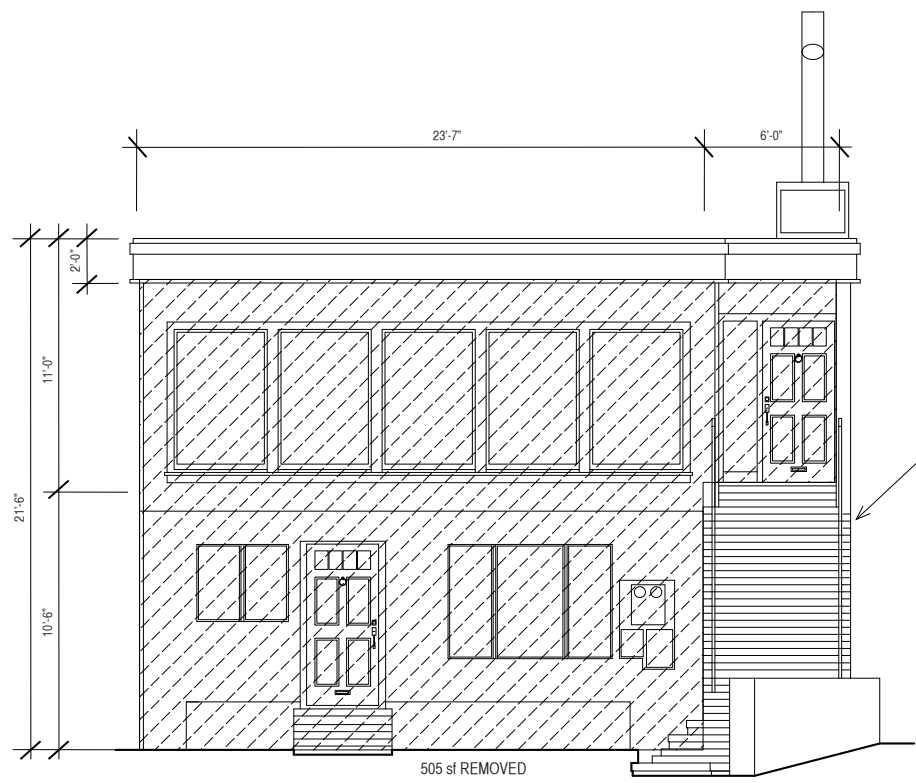
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JOB: 1011

DRAWN: TA

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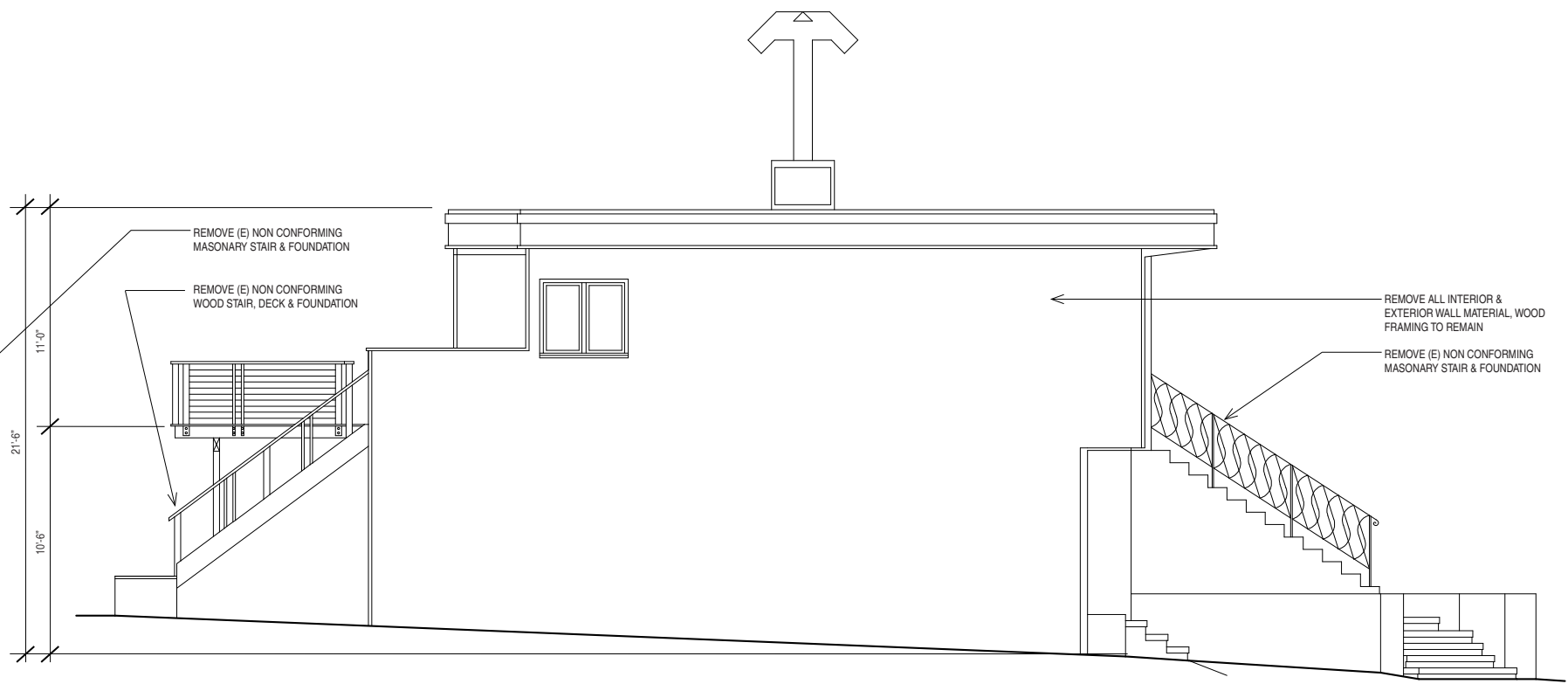
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EAST ELEVATION



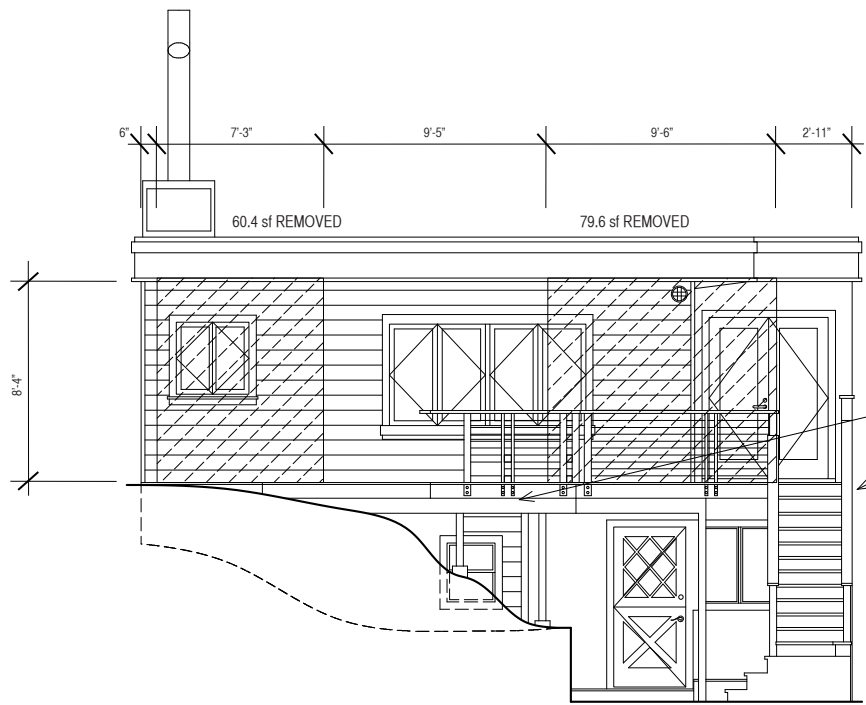
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SOUTH ELEVATION



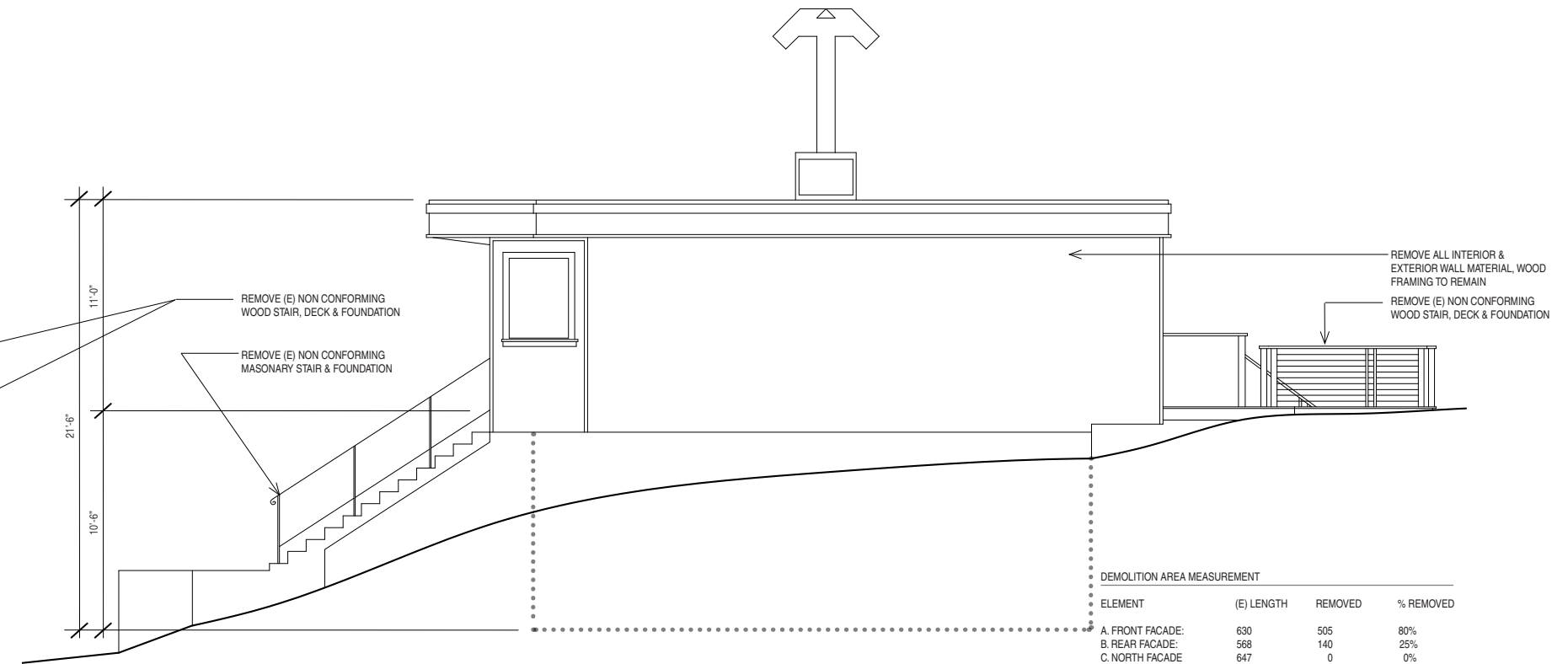
3



WEST ELEVATION



2



NORTH ELEVATION



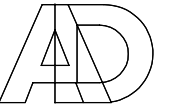
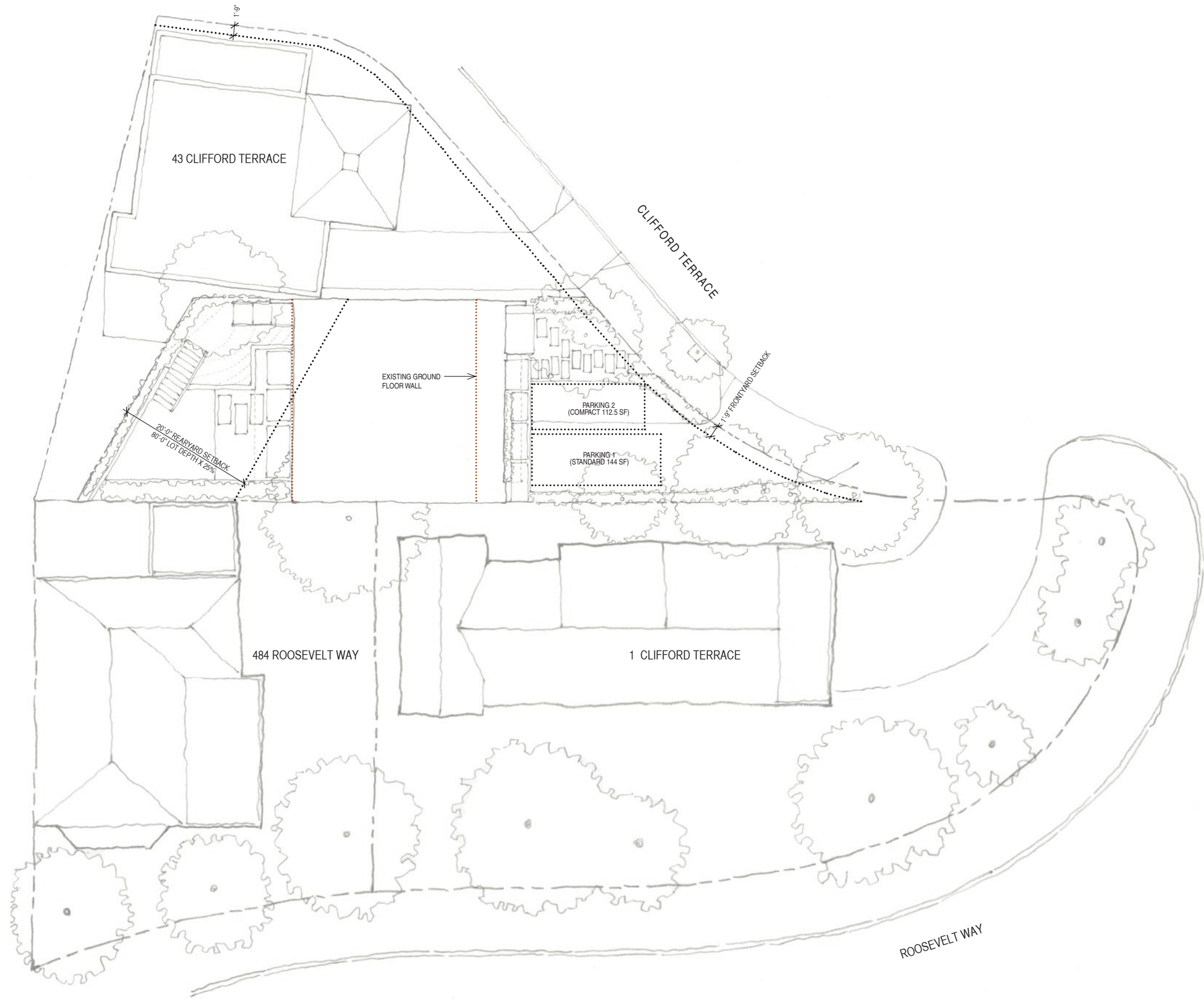
1

DEMOLITION AREA MEASUREMENT

ELEMENT	(E) LENGTH	REMOVED	% REMOVED
A. FRONT FACADE:	630	505	80%
B. REAR FACADE:	568	140	25%
C. NORTH FACADE	647	0	0%
D. SOUTH FACADE	678	0	0%
TOTAL:	2523	645	26%

AREA TO BE DEMOLISHED

A1.2  
 DEMOLITION  
 ELEVATIONS



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WALLACE RESIDENCE

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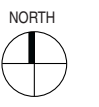
DATE: 06.26.21

JOB: 1011

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SCALE: 1/8"

ISSUE	DATE
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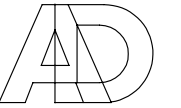


A2.1  
 SITE PLAN

SITE PLAN  
 0 2 8'

1  
 -





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WALLACE RESIDENCE

23-25 CLIFFORD TERRACE  
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DATE: 06.26.21

JOB: 1011

DRAWN: TA

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

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A2.2

ILLUSTRATIVE SITE PLAN



FRONT YARD PERMEABLE AREA CALCS:

TOTAL FRONT YARD AREA: 870 SF

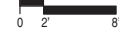
FRONT YARD HARDSCAPE:

340 SF DRIVEWAY

90 SF CONCRETE PAVERS

FRONT YARD PERMEABLE SURFACE AREA: 440 SF > 50% MIN REQD

ILLUSTRATIVE SITE PLAN





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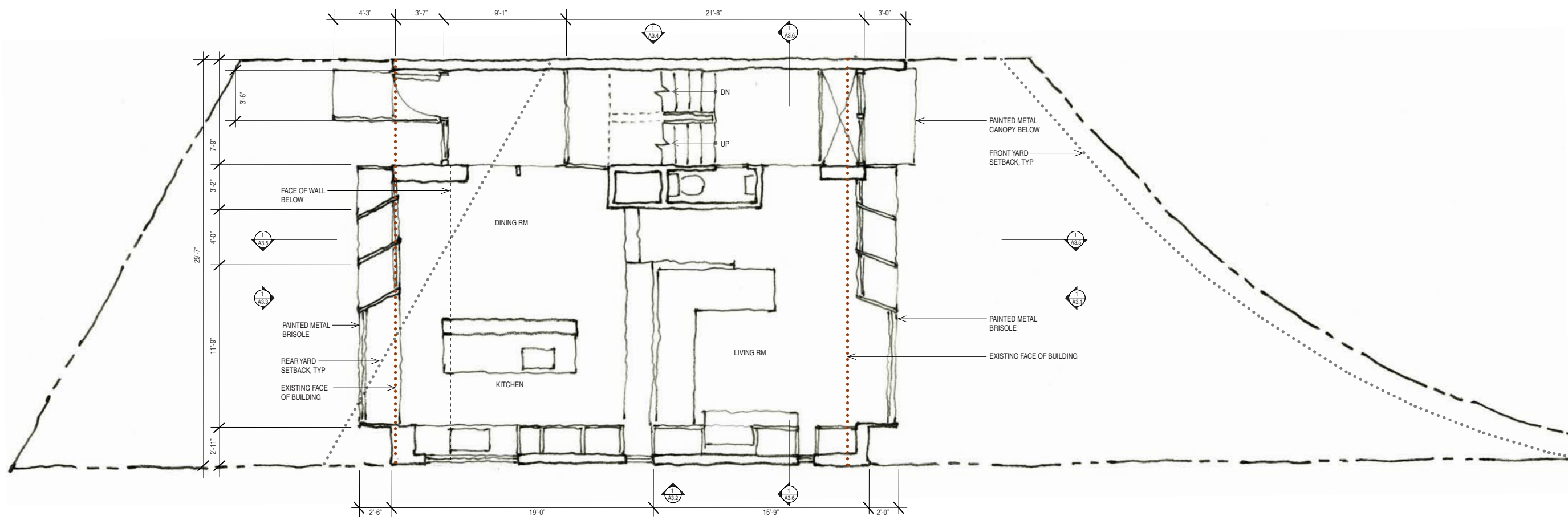
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A2.3

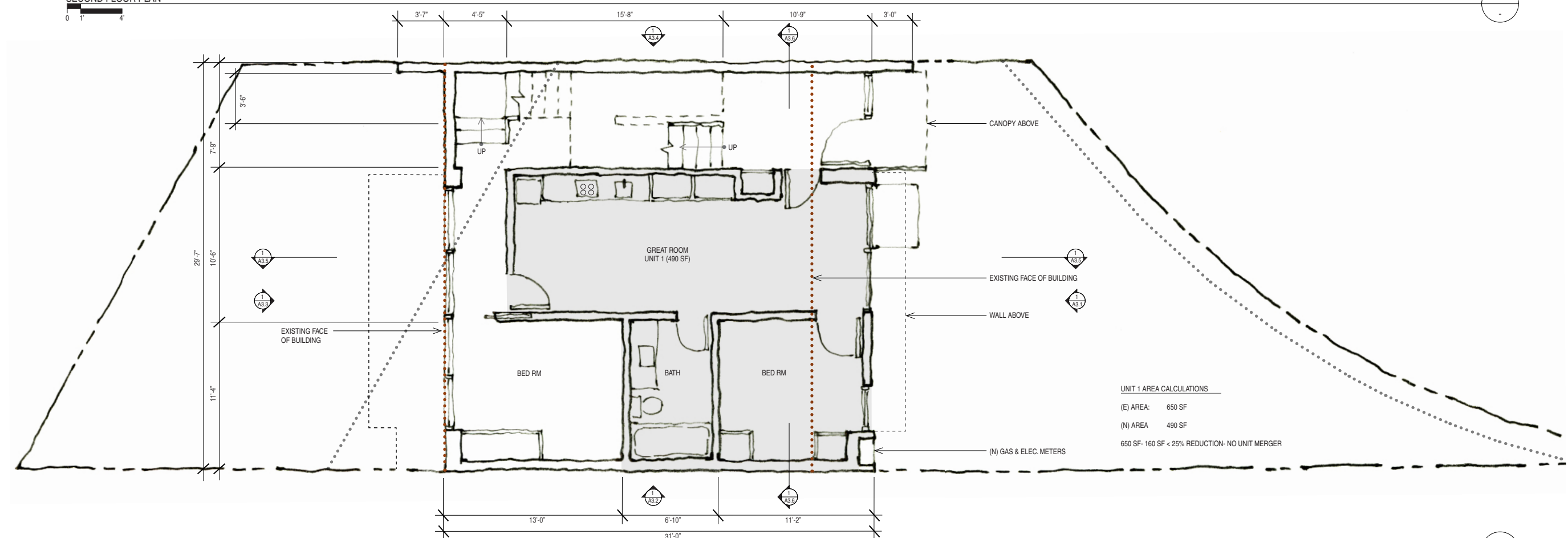
FIRST & SECOND FLOOR PLANS



SECOND FLOOR PLAN



2



FIRST FLOOR PLAN



1

UNIT 1 AREA CALCULATIONS  
 (E) AREA: 650 SF  
 (N) AREA: 490 SF  
 650 SF - 160 SF < 25% REDUCTION- NO UNIT MERGER



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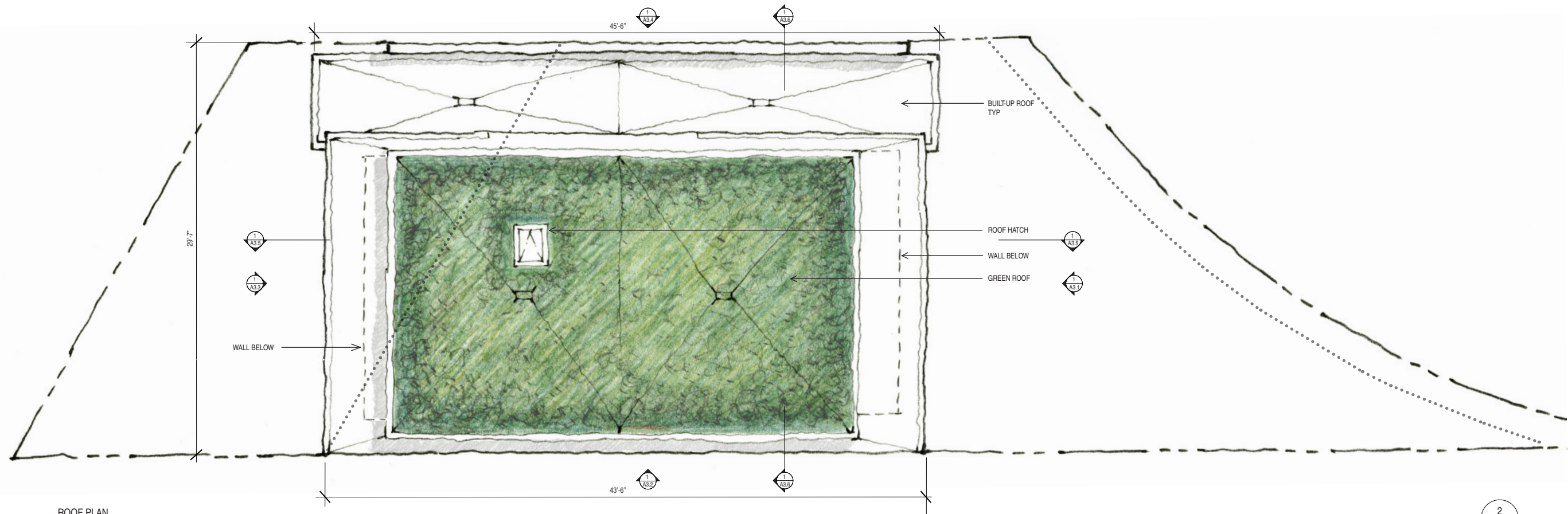
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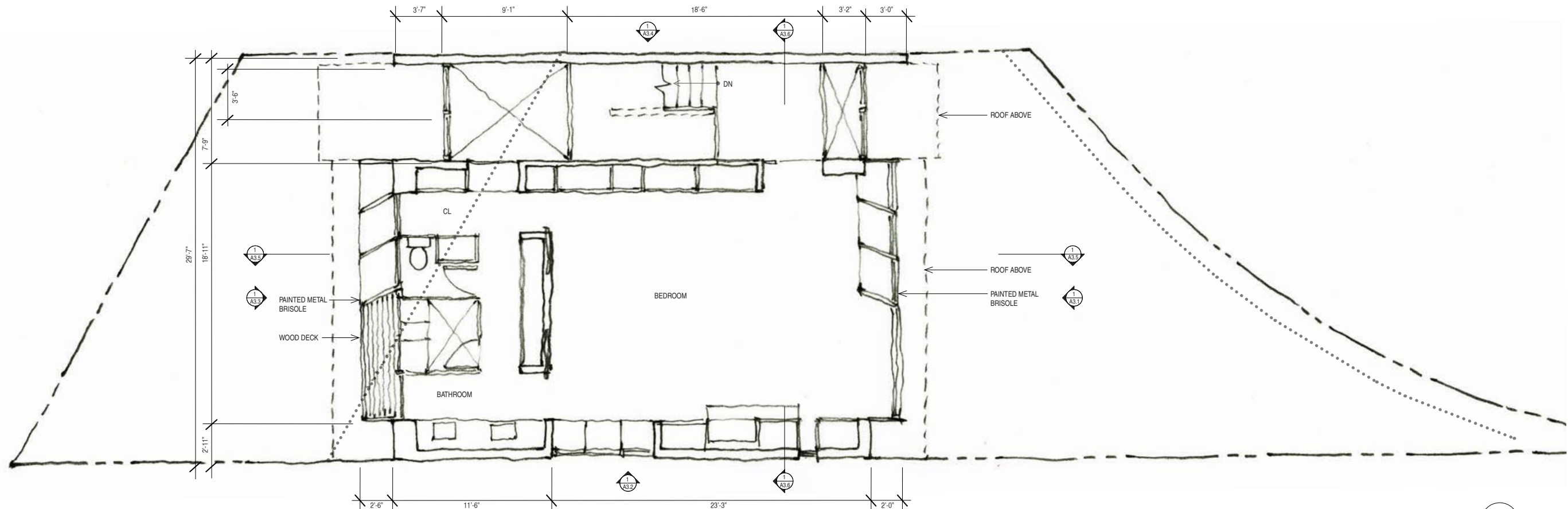
A2.4

THIRD FLOOR &  
 ROOF PLANS



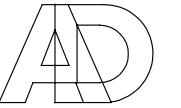
ROOF PLAN

2



THIRD FLOOR PLAN

1



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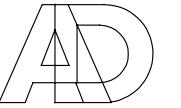
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A3.1  
 EAST ELEVATION



EAST ELEVATION  
 0 1' 4'

1  
 -



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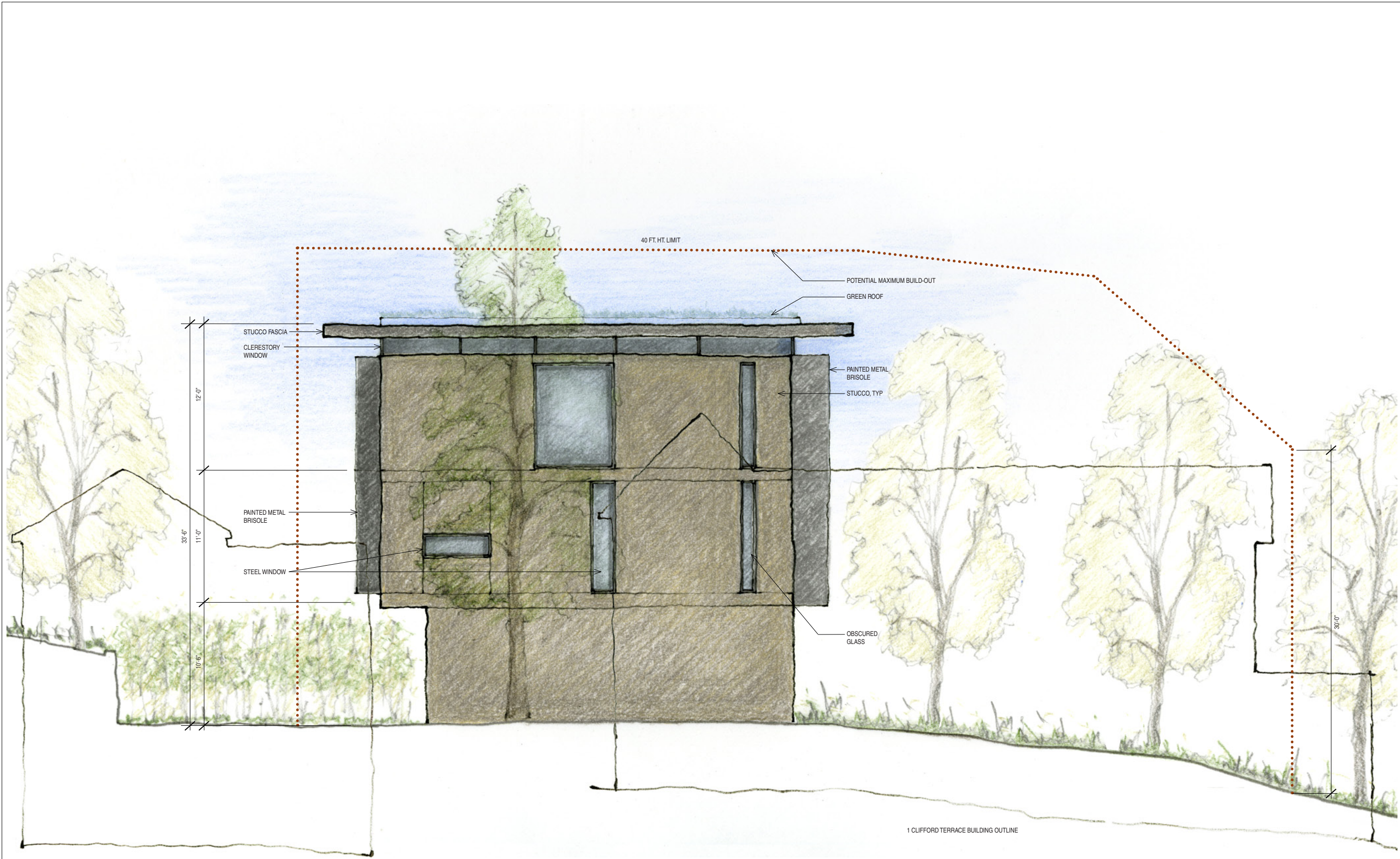
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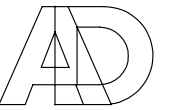
484 ROOSEVELT WAY BUILDING OUTLINE

1 CLIFFORD TERRACE BUILDING OUTLINE

SOUTH ELEVATION  
 0 1' 4'

1  
-

A3.2  
 SOUTH ELEVATION



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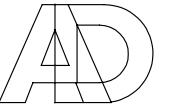
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**A3.3**  
 WEST ELEVATION



WEST ELEVATION  
 0 1' 4'

1  
 -



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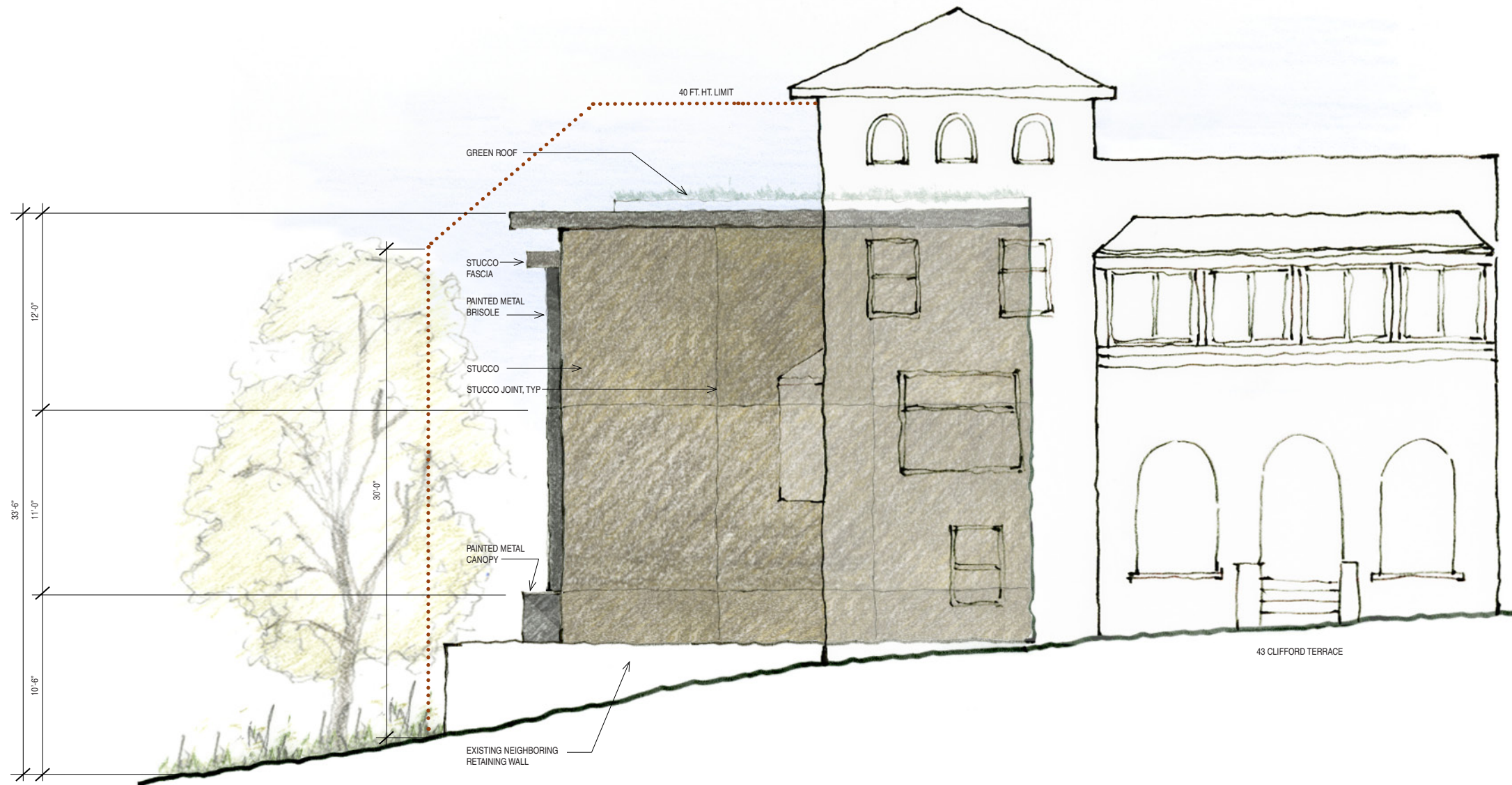
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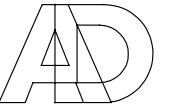
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NORTH ELEVATION  
 0 1' 4'

1  
-

A3.4  
 NORTH ELEVATION



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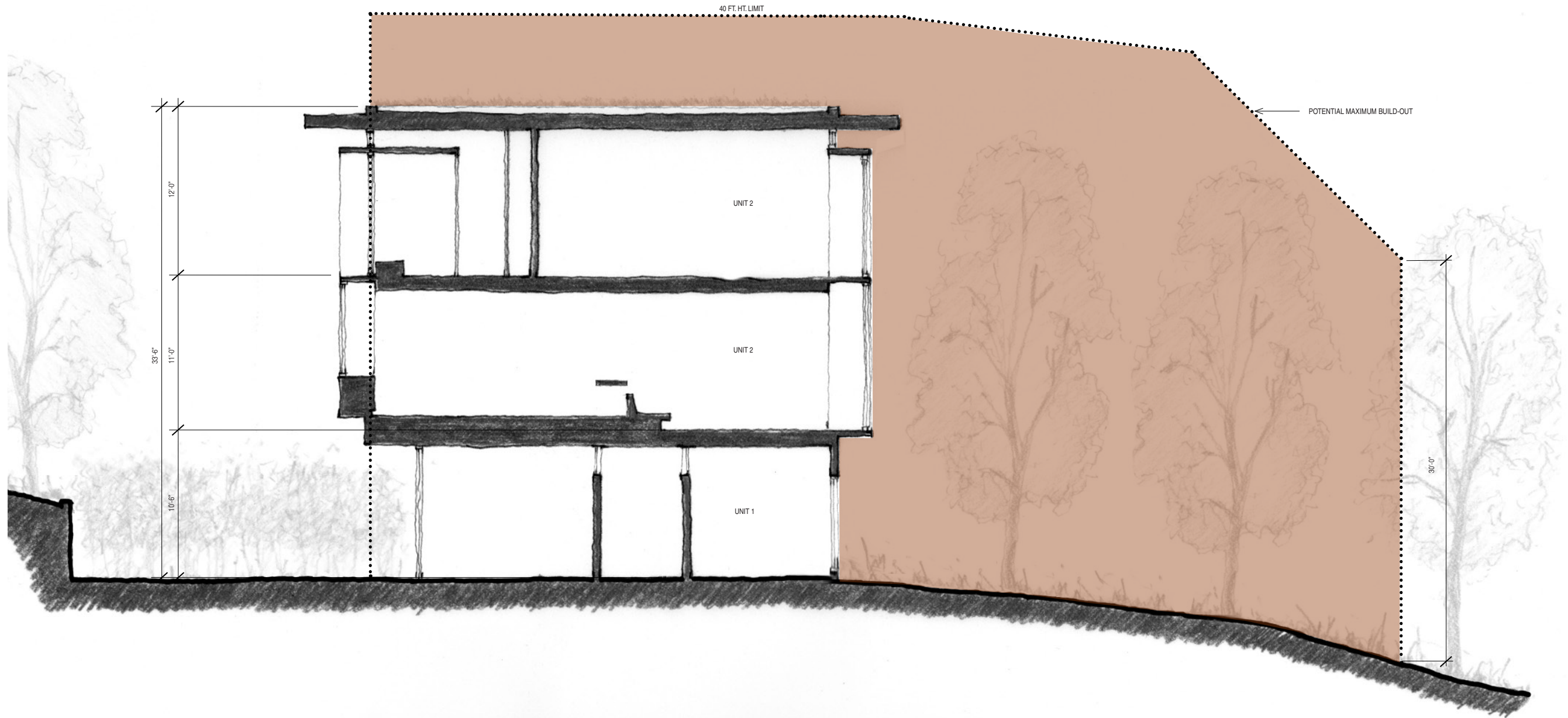
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A3.5

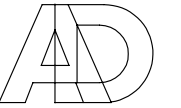
BUILDING SECTION



BUILDING SECTION  
 0 1' 4'

1





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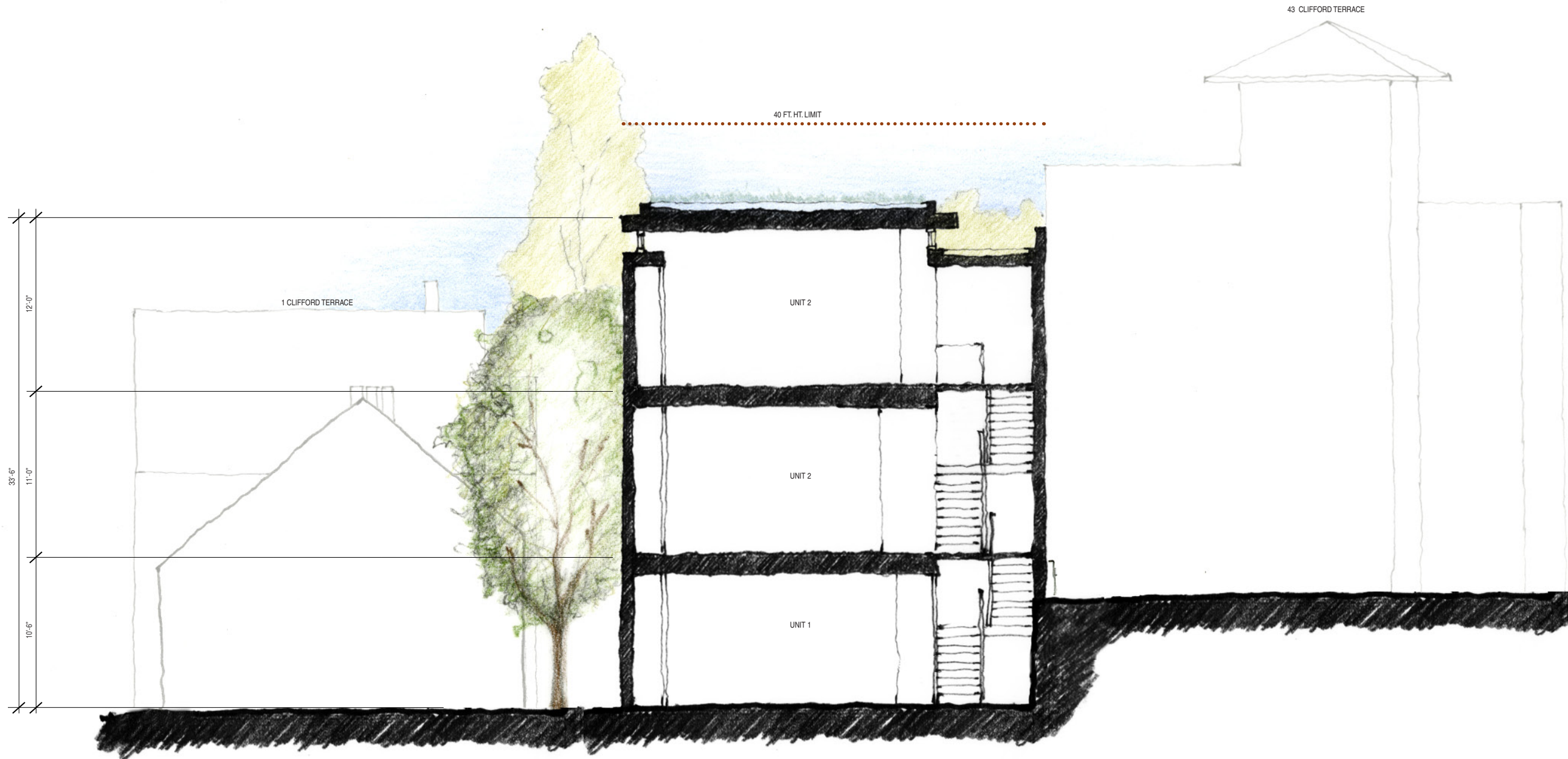
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REVISION 1	10.26.12

A3.6

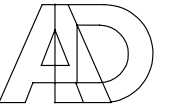
BUILDING SECTION



35'-6"  
12'-0"  
11'-0"  
10'-6"

BUILDING SECTION

1  
-



**aidlin darling design**  
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**WALLACE RESIDENCE**

23-25 CLIFFORD TERRACE  
 SAN FRANCISCO, CA 94117

DATE: 06.26.21

JOB: 1011

DRAWN: TA

SCALE: NTS

ISSUE	DATE
PLANNING SUBMITTAL	06.26.12
REVISION 1	10.26.12

**A4.1**

RENDERINGS



**REAR ELEVATION**

2  
-



**FRONT ELEVATION**

1  
-