



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 22, 2013**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(rear yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 121 Mateo Street	Case No.: 2013.0200V
Cross Street(s): Chenery & Laidley Street	Building Permit: 201210313204
Block / Lot No.: 6695/018	Applicant/Agent: Henry Karnilowicz
Zoning District(s): RH-2 / 40-X	Telephone: 415-621-7533
Area Plan: Click here to enter text.	E-Mail: occexp@aol.com

PROJECT DESCRIPTION

The proposal is to reconfigure existing stairs and construct a stairway enclosure at the rear of the building.

Per Planning Code Sections 134, the subject property is required to maintain a rear yard equal to 45% of the depth of the lot, or 36 feet 8 inches for the subject property. The proposed reconfigured stairs and enclosure will provide a 29-foot rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **rick crawford** Telephone: **415-558-6358** Mail: **rick.crawford@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/2013.0200V.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. **On March 28, 2013, the Department issued the required Section 311 notification for this project (expires April 27, 2013).**

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.

RESIDENTIAL RENOVATION

121 MATEO STREET, SAN FRANCISCO, CA



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1019 HOWARD STREET
SAN FRANCISCO, CA 94103-2896
415-621-7533
415-621-7533 FAX
CSL #319153

LOCATION



ABBREVIATIONS

A/C	AIR CONDITIONING	FIN.	FINISH
ADJ.	ADJUSTABLE	FL.	FLOOR
A.F.F.	ABOVE FINISH FLR.	FLUOR.	FLUORESCENT
A.O.W.	AREA OF WORK	F.O.F.	FACE OF FINISH
ALT.	ALTERATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	GA.	GAUGE
ARCH.	ARCHITECTURAL	G.C.	GEN. CONTRACTOR
BLDG.	BUILDING	G.P.B.	GYP/SUM BOARD
BLKG.	BLOCKING	H.B.	HOSE BIB
BM.	BENCHMARK	H.C.	HANDICAP
CAB.	CABINET	HDWR	HARDWARE
CL.	CENTER LINE	HP	HIGH POINT
CLG.	CEILING	H.W.	HOT WATER
CLD.	CLOSET	INSUL.	INSULATION
CLR.	CLEAR	INT.	INTERIOR
COL.	COLUMN	L.P.	LOW POINT
CONC.	CONCRETE	MECH.	MECHANICAL
CONSTR.	CONSTRUCTION	M.L.	METAL
C.T.	CERAMIC TILE	NEW	NEW
CTR.	CENTER	N.O.V.	NOTICE OF VIOLATION
DET.	DETAIL	NO.	NUMBER
D.F.	DRINKING FOUNTAIN	O.C.	ON CENTER
DIA.	DIAMETER	O.P.	OPPOSITE
DN	DOWN	P-LAM	PLYSTIC LAMINATE
DNM.	DIMENSION	PLYWD.	PLYWOOD
DR.	DOOR	R.D.	ROOF DRAIN
DWG.	DRAWING	R.O.	ROUGH OPENING
(E)	EXISTING	S.C.	SOLID CORE
EA.	EACH	STOR.	STORAGE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	T&G	TONGUE & GROOVE
EQ.	EQUAL	TP.	TYPICAL
EQIP.	EQUIPMENT	U.O.N.	UNLESS OTHERWISE NOTED
EXP.	EXPANSION	WD.	WOOD
EXPOS.	EXPOSED	WP.	WATERPROOF
EXT.	EXTERIOR		
FDN.	FOUNDATION		

SCOPE OF WORK

1. ADD A FULL BATH AT UPPER LEVEL.
2. RECONFIGURE AND ENCLOSE REAR STAIRWAY TO REAR YARD.

GENERAL NOTES

GOVERNING CODES:
2010 CALIFORNIA BUILDING CODE & S.F. AMENDMENTS
2010 CALIFORNIA MECHANICAL CODE & S.F. AMENDMENTS
2010 CALIFORNIA PLUMBING CODE & S.F. AMENDMENTS
2010 CALIFORNIA ELECTRICAL CODE & S.F. AMENDMENTS
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA FIRE CODES & S.F. AMENDMENTS

ALL DIMENSIONS RELATING TO THE EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.

ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. WORK SHALL NOT BE COMMENCED UNLESS THE DISCREPANCIES ARE CLARIFIED AND THE REVISED DRAWINGS ARE ISSUED BY THE CONTRACTOR/OWNER.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER. ALL LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED DOUGLAS FIR.

ALL STEEL HANGERS AND CONNECTORS TO BE BY SIMPSON OR EQUIVALENT.

ALL NAILS SHALL BE STEEL COMMON WIRE NAILS UNLESS OTHERWISE NOTED.

INSULATION – USE R30 BENEATH ROOF AND IN GARAGE CEILING; R13 IN ALL EXTERIOR WALLS AND PARTITION WALLS BETWEEN GARAGE AND HABITABLE ROOMS.

FINISHES

INTERIOR WALLS AND CEILINGS – 5/8" SMOOTH WALL FINISH.

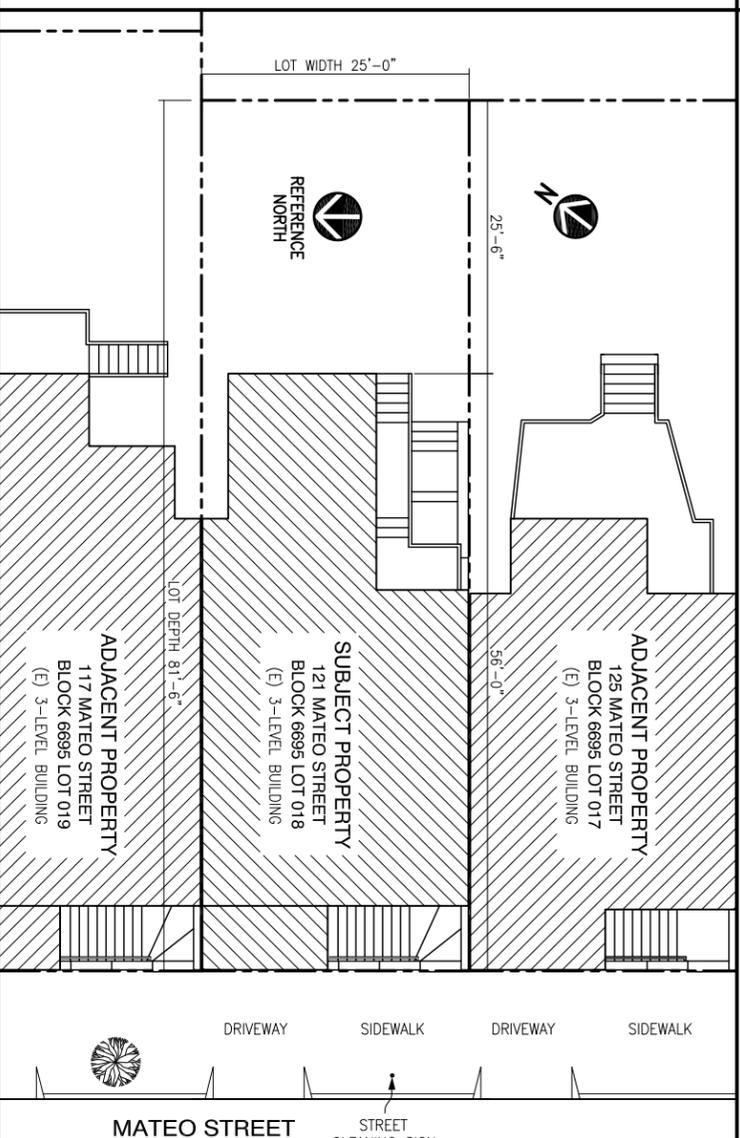
OWNER WILL FURNISH CONTRACTOR WITH A LIST OF SELECTED COLORS AND LOCATION OF WHERE SAME IS TO BE APPLIED.

LEGEND

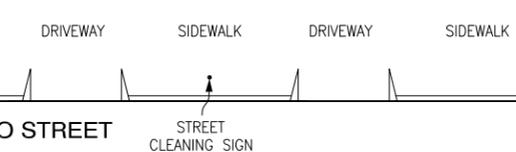
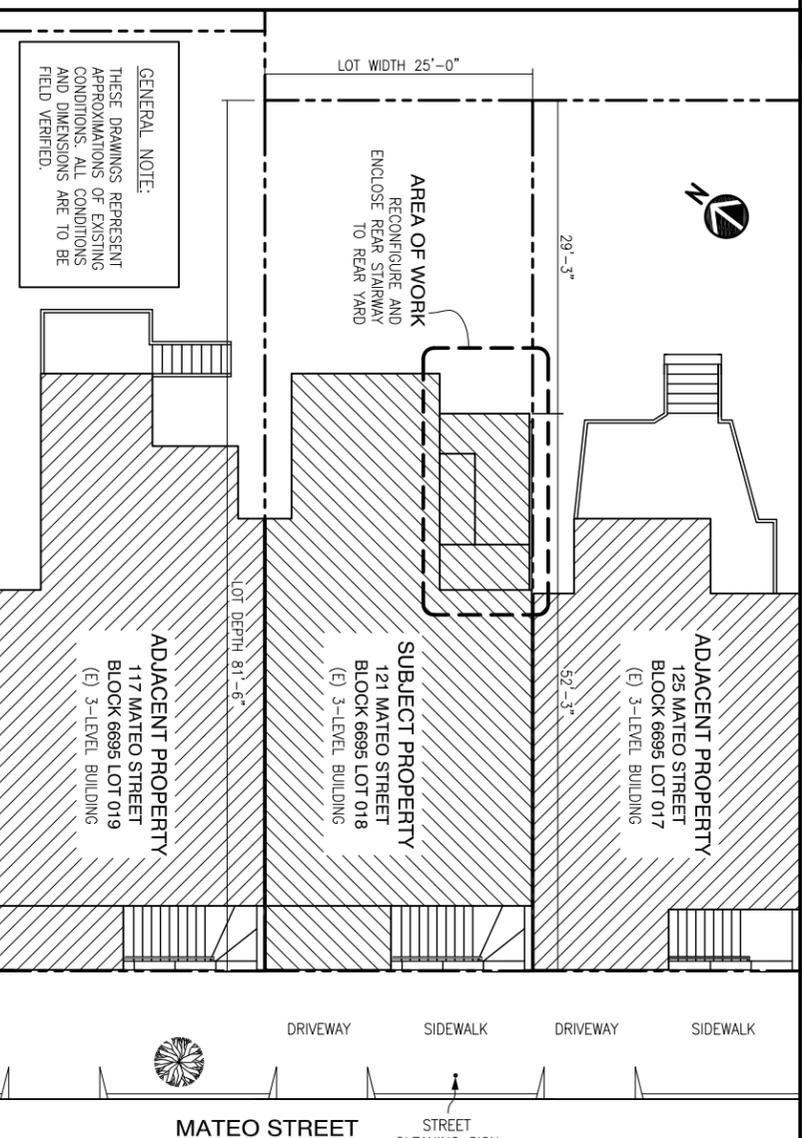
NOT ALL SYMBOLS WILL BE USED

	SECTION DETAIL
	DETAIL REFERENCE
	NEW WALL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	BEAM
	WOODEN POST
	PROPERTY LINE
	TREE/PLANT

(E) SITE PLAN 1/8" = 1'-0"



PROPOSED SITE PLAN 1/8" = 1'-0"



RESIDENTIAL REMODELING

121 MATEO STREET
SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

SHEET NAME

NOTES, LOCATION & SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

SCALE

AS SHOWN

DATE

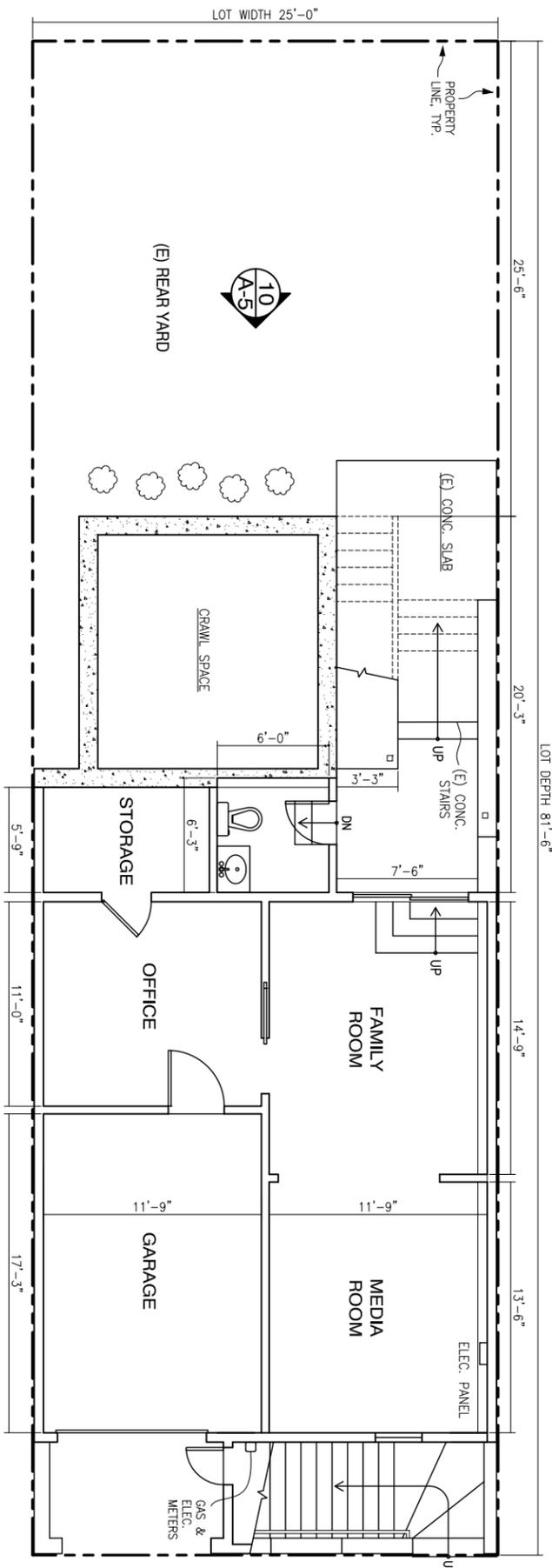
09-06-12

SHEET NO.

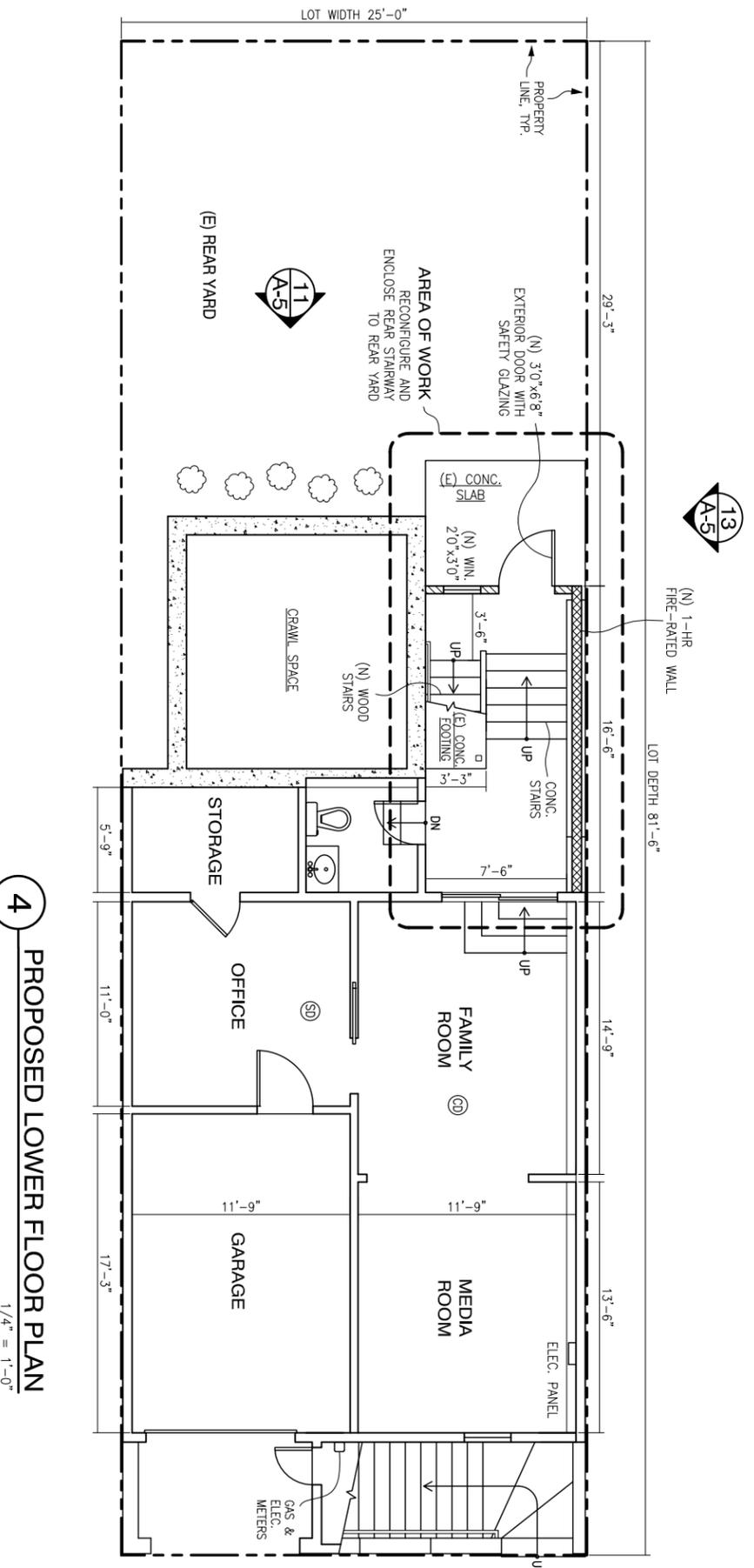
A-1

DRAWING INDEX

- A-1 NOTES, LOCATION AND SITE PLAN
- A-2 (E) & PROPOSED LOWER FLOOR PLAN
- A-3 (E) & PROPOSED MAIN FLOOR PLAN
- A-4 (E) & PROPOSED UPPER FLOOR PLAN
- A-5 EXTERIOR ELEVATIONS



3 (E) LOWER FLOOR PLAN
1/4" = 1'-0"



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

GENERAL NOTE:
THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION.

LEGENDS & NOTES

- PROPERTY LINE
- == BEAM
- SECTION DETAIL
- ⊙ 5 DETAIL REFERENCE
- ⊠ POST
- - - (E) WALL / STRUCTURE TO BE DEMOLISHED
- ▨ NEW WALL
- ▨ (N) 1-HR FIRE-RATED CONSTRUCTION @PROPERTY LINE
- ⊙ SMOKE DETECTOR
- ⊙ COMBINATION CARBON MONOXIDE / SMOKE DETECTOR



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SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

SHEET NAME
**(E) & PROPOSED
LOWER FLOOR PLAN**

REVISIONS

NO.	DESCRIPTION	DATE

SCALE
AS SHOWN

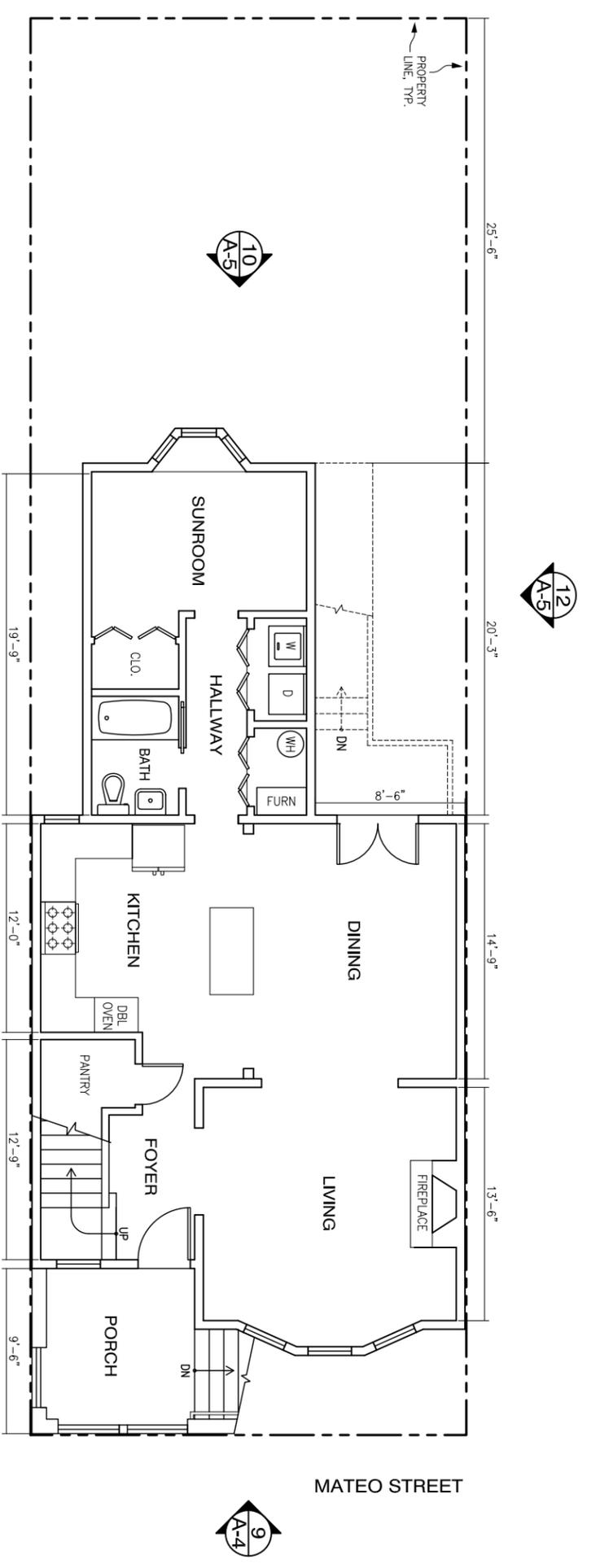
DATE
09-06-12

SHEET NO.
A-2

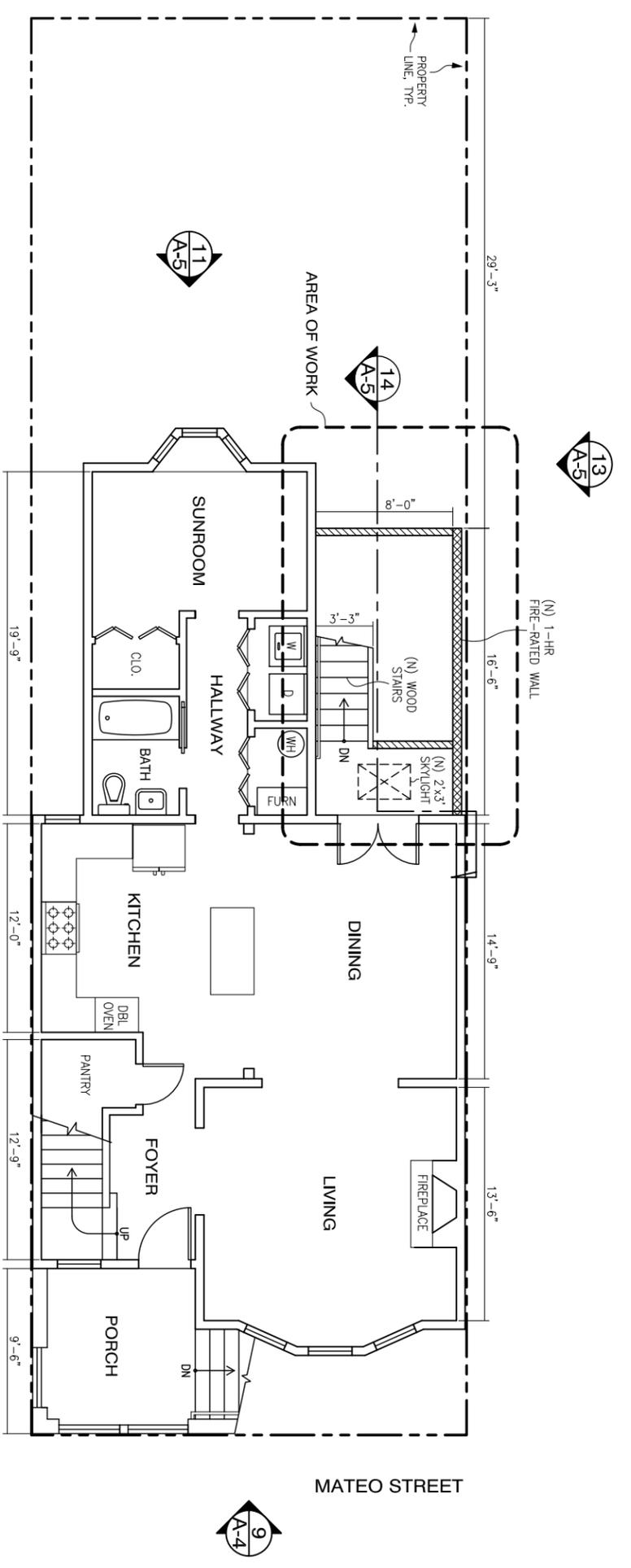
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LEGENDS & NOTES

- PROPERTY LINE
- ⊙-⊙ SECTION DETAIL
- ⊙-⊙ DETAIL REFERENCE
- (E) WALL / STRUCTURE TO BE DEMOLISHED
- ▨ NEW WALL
- ▨ (N) 1-HR FIRE-RATED CONSTRUCTION @PROPERTY LINE
- ⊙ SMOKE DETECTOR
- ⊙ COMBINATION CARBON MONOXIDE / SMOKE DETECTOR



(E) MAIN FLOOR PLAN
1/4" = 1'-0"



(E) MAIN FLOOR PLAN
1/4" = 1'-0"

**RESIDENTIAL
REMODELING**

121 MATEO STREET
SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

**(E) & PROPOSED
MAIN FLOOR PLAN**

REVISIONS	DATE

SCALE	DATE
AS SHOWN	09-06-12

SHEET NO. **A-3**

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LEGENDS & NOTES

- PROPERTY LINE
- ⬇ SECTION DETAIL
- Ⓢ DETAIL REFERENCE
- ⋯ (E) WALL / STRUCTURE TO BE DEMOLISHED
- ▨ NEW WALL
- Ⓢ SMOKE DETECTOR
- Ⓢ COMBINATION CARBON MONOXIDE / SMOKE DETECTOR

- ① (N) CS WINDOW 20"x30", 60" A.F.F. DUAL GLAZED
- ② SHOWER AND TUB / SHOWER WALLS TO BE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET PER CBC 1210.
- ③ (N) POCKET DOOR 2'4"x6'8"



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SAN FRANCISCO, CA
BLOCK 6695 / LOT 018

SHEET NAME
**(E) & PROPOSED
UPPER FLOOR PLAN**

REVISIONS

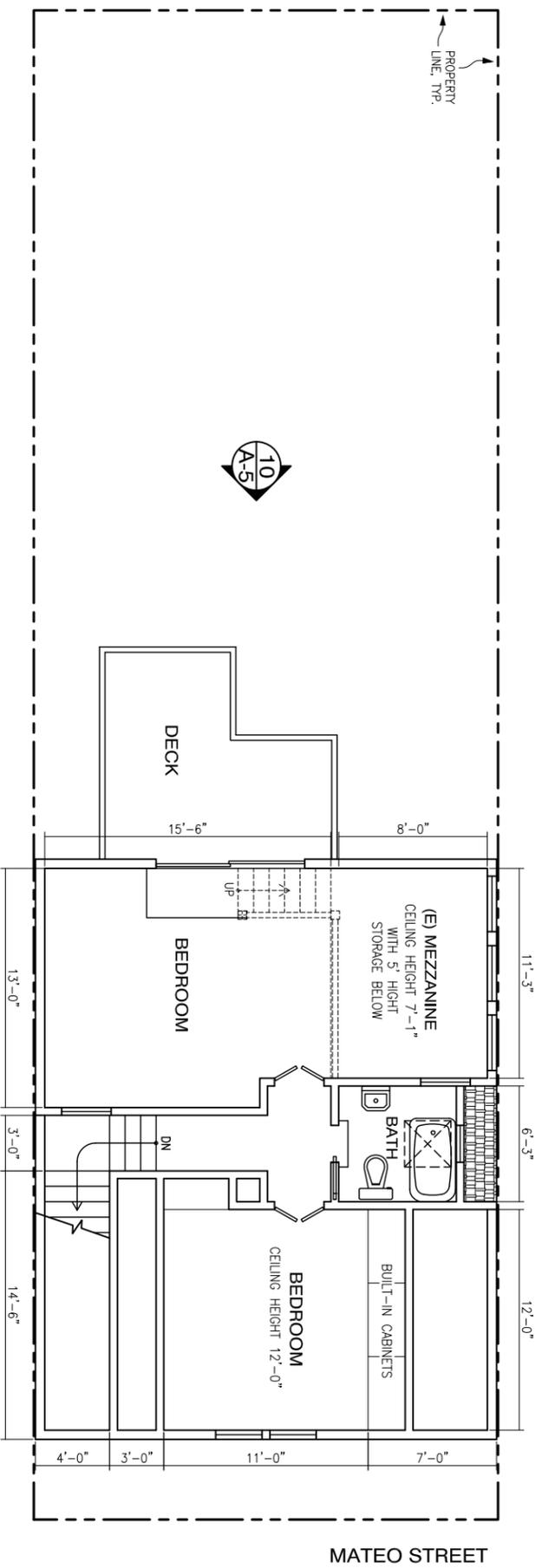
NO.	DESCRIPTION	DATE

SCALE AS SHOWN

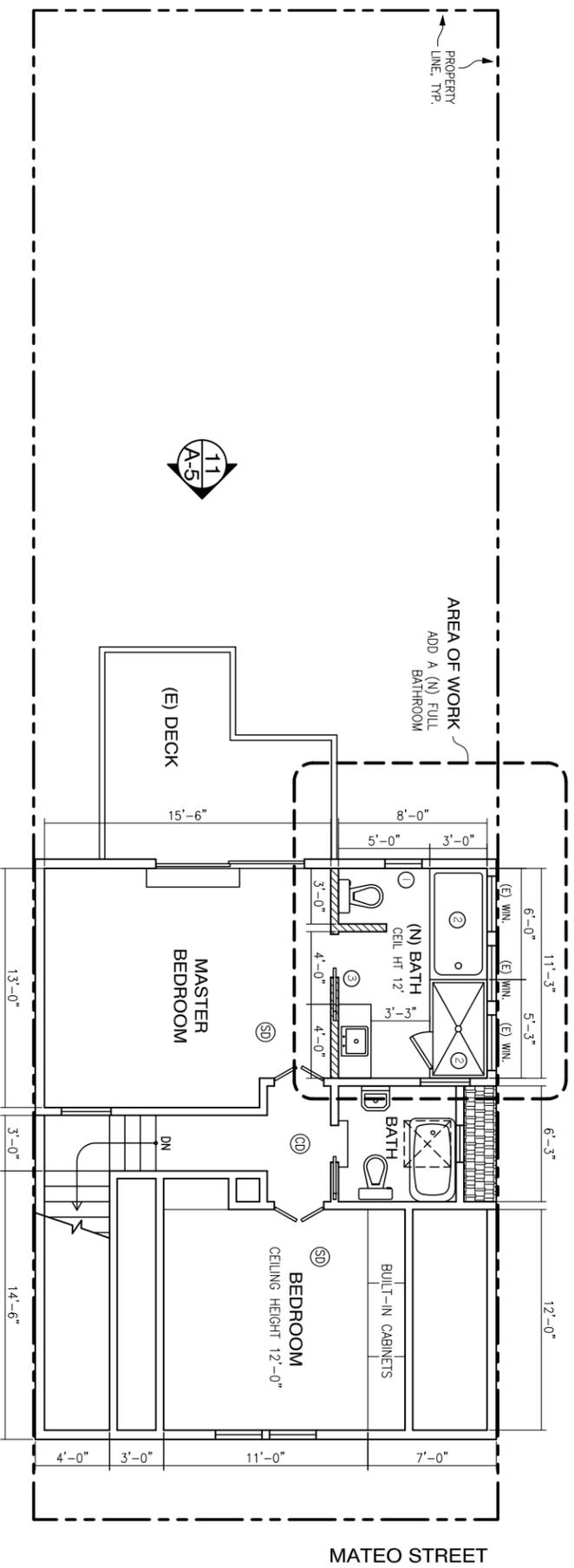
DATE 09-06-12

SHEET NO.

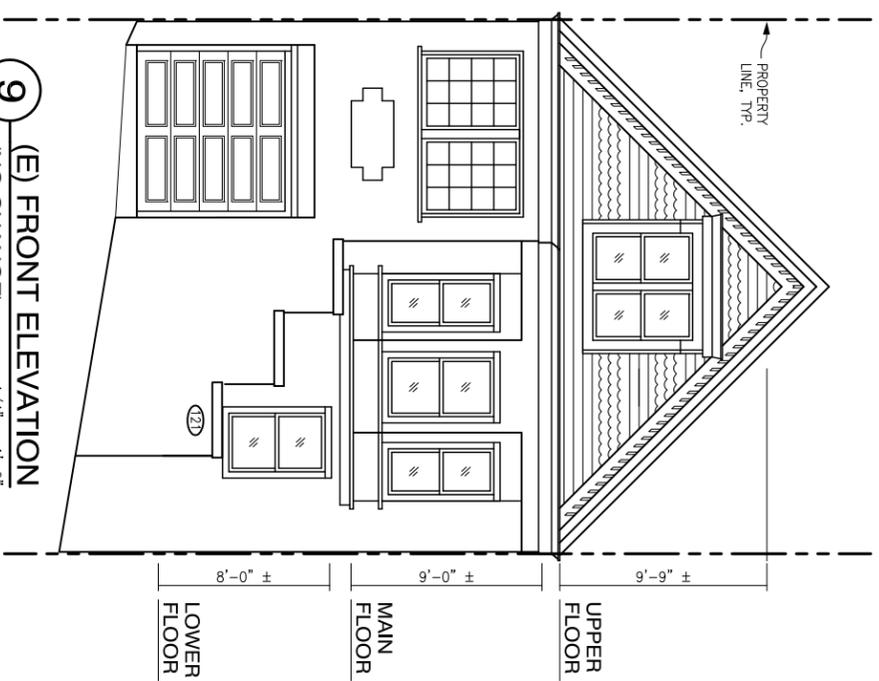
A-4



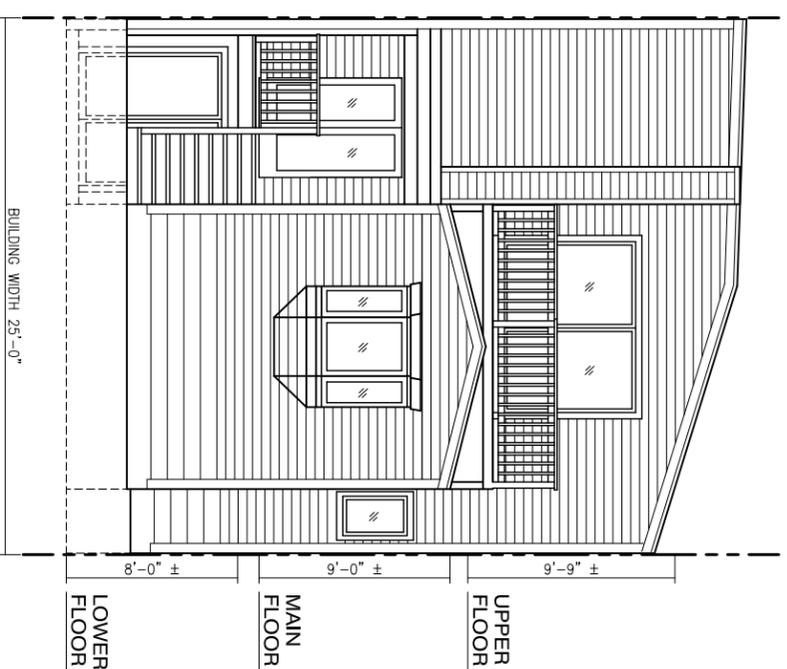
(E) UPPER FLOOR PLAN
1/4" = 1'-0"



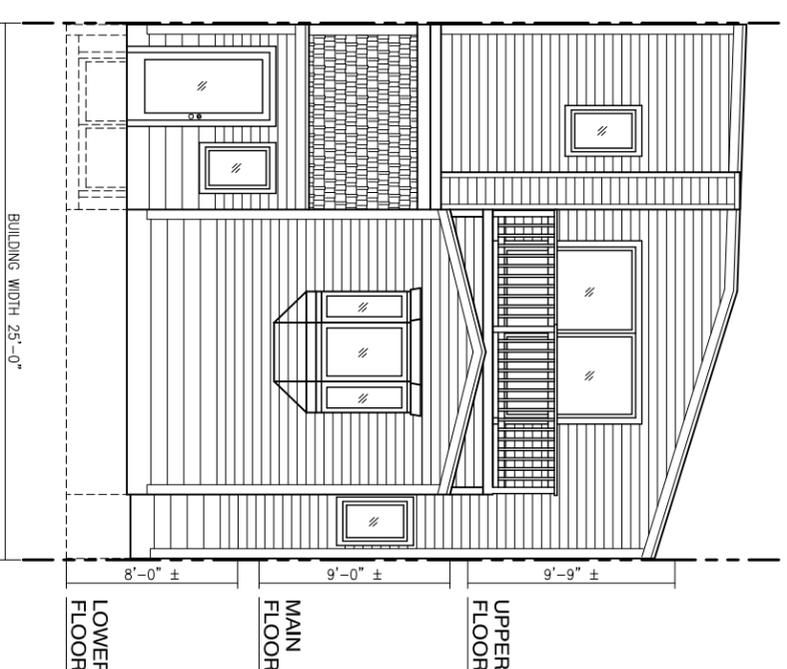
PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"



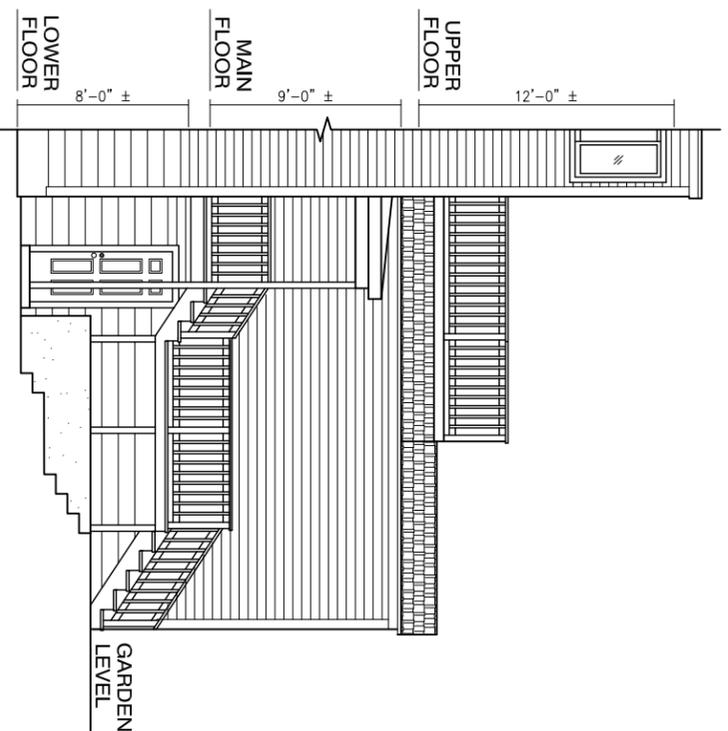
9 (E) FRONT ELEVATION
1/4" = 1'-0"



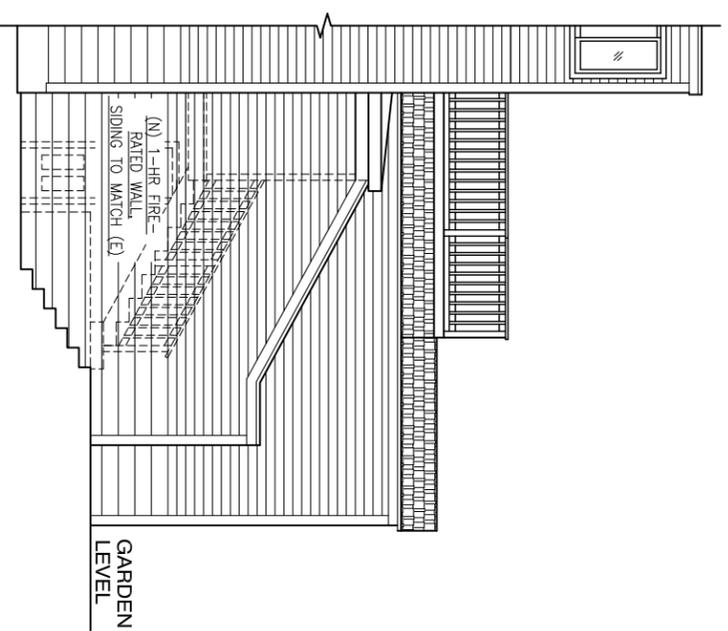
10 (E) REAR ELEVATION
1/4" = 1'-0"



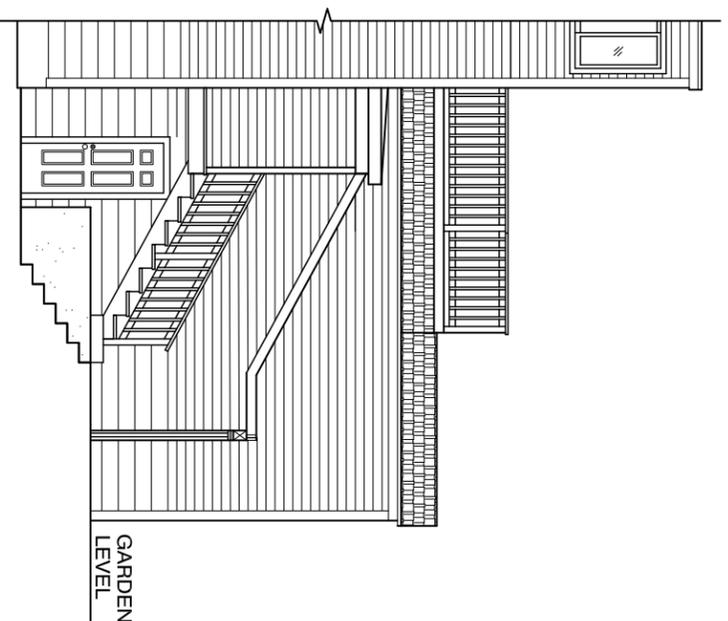
11 PROPOSED REAR ELEVATION
1/4" = 1'-0"



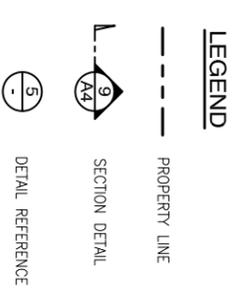
12 (E) SOUTH ELEVATION
@ AREA OF WORK
1/4" = 1'-0"



13 PROPOSED SOUTH ELEVATION
@ AREA OF WORK
1/4" = 1'-0"



14 SECTION THROUGH ENCLOSURE
TO SHOW (N) STAIRS
1/4" = 1'-0"



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CSL #319153

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BLOCK 6695 / LOT 018

SHEET NAME
**EXTERIOR
ELEVATIONS**

REVISIONS

NO.	DATE	DESCRIPTION

SCALE
AS SHOWN

DATE
09-06-12

SHEET NO.
A-5