



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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CA 94103-2479

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415.558.6378

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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, February 26, 2014**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Front Setback and Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2479 Francisco St	Case No.: 2013.0465V
Cross Street(s): Baker/Broderick Street	Building Permit: 2013.04.09.4047
Block / Lot No.: 0931/026A	Applicant/Agent: Khatchatour Mouradian
Zoning District(s): RH-3 / 40-X	Telephone: 415-440-2880
Area Plan: n/a	E-Mail: hutch@armour-vokic.com

PROJECT DESCRIPTION

The project proposes facade alterations and construction of a new third floor, a side horizontal addition at the front entry stairs and a rear horizontal addition to the existing two-story, single-family residence.

Planning Code Section 132 requires an approximately 6-foot front setback at the project. The existing building has no front setback, so additions to the noncomplying portion at the front of the building would require a front setback variance. The new 3rd floor is proposed to project 3 feet into the required front setback.

Planning Code Section 134 requires an approximately 16- foot deep rear yard for the subject property, which is equal to 25% of the lot depth. The existing building has a rear yard of approximately 17 feet. The project proposes a one-story (14' wide) horizontal addition that would project approximately 13 feet into the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabrerros** Telephone: **415-558-6169** 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/2013.0465V.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.

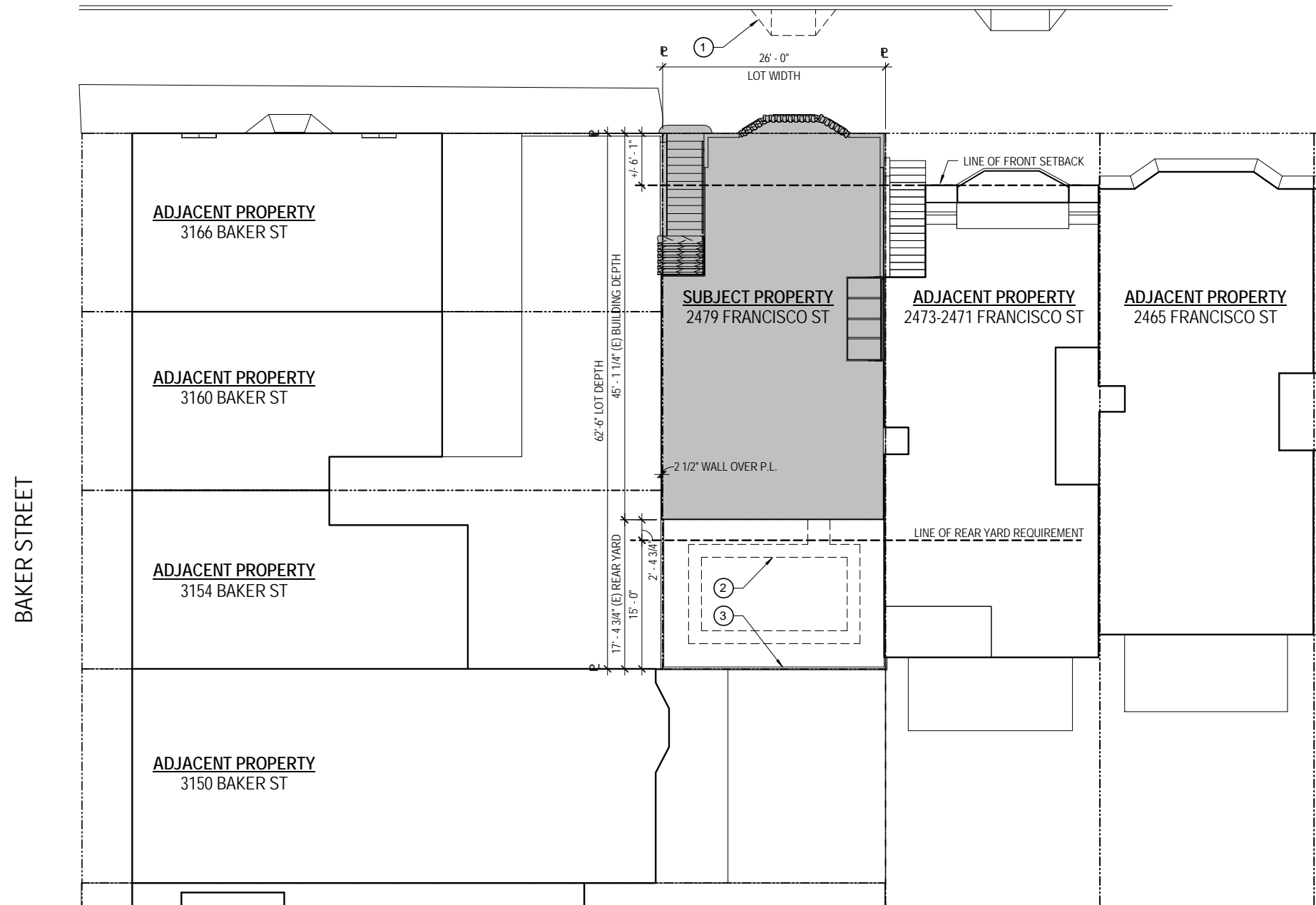
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

FRANCISCO STREET



Existing Plot Plan
SCALE: 1/8" = 1'-0"

1

- ① (E) CURB CUT TO BE REMOVED
- ② (E) CONCRETE PAVERS TO BE REMOVED
- ③ REPLACE ALL (E) FENCES

SHEET NOTES

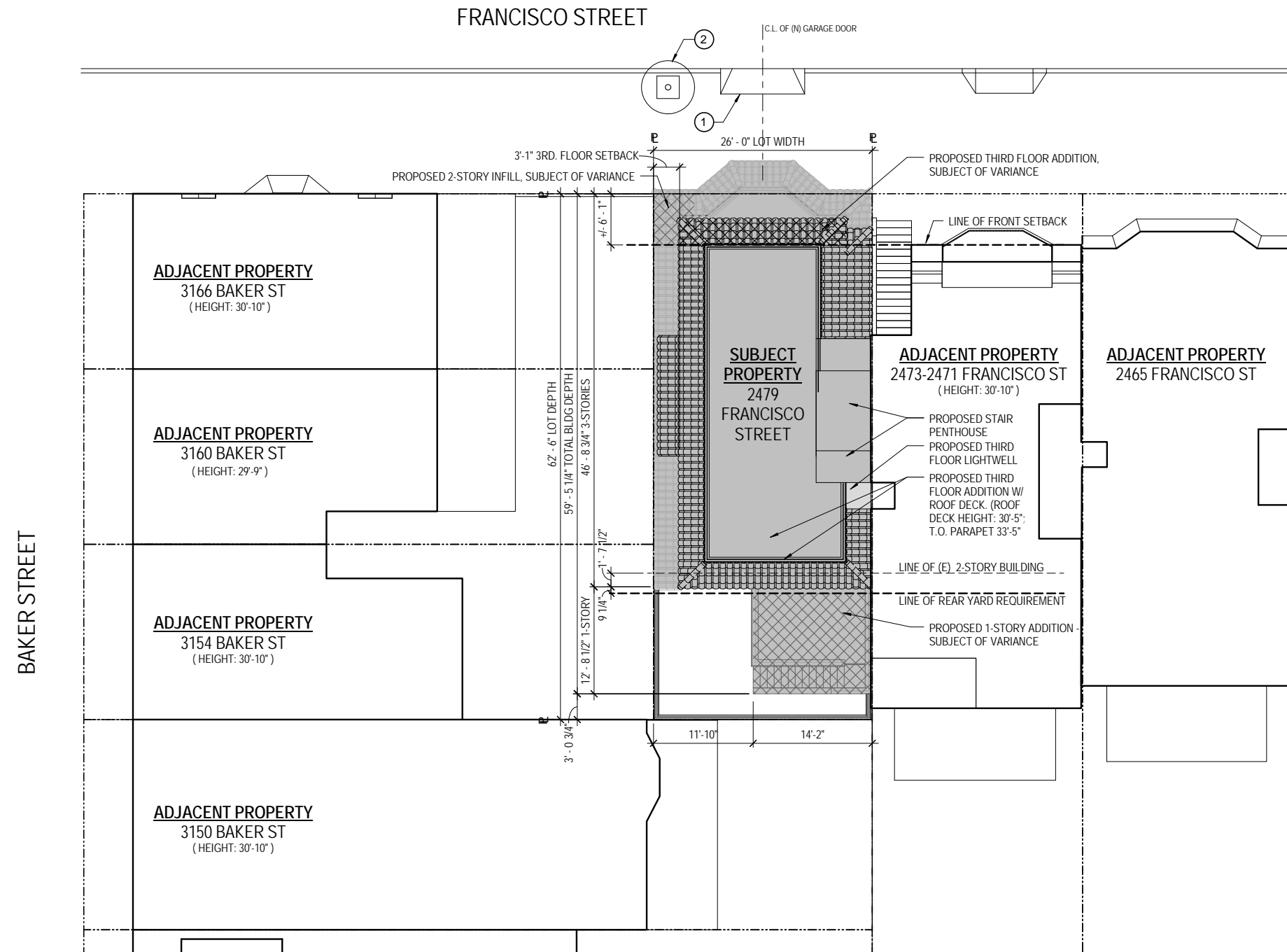
2479 Francisco Street

Existing Site Plan
1/8" = 1'-0"

ARMOUR+VOKIC
ARCHITECTURE



29 January 2014



Proposed Plot Plan
SCALE: 1/8" = 1'-0"

1

- ① (N) CURB CUT PER SAN FRANCISCO BSM STANDARDS
- ② (N) 24" STREET TREE

SHEET NOTES

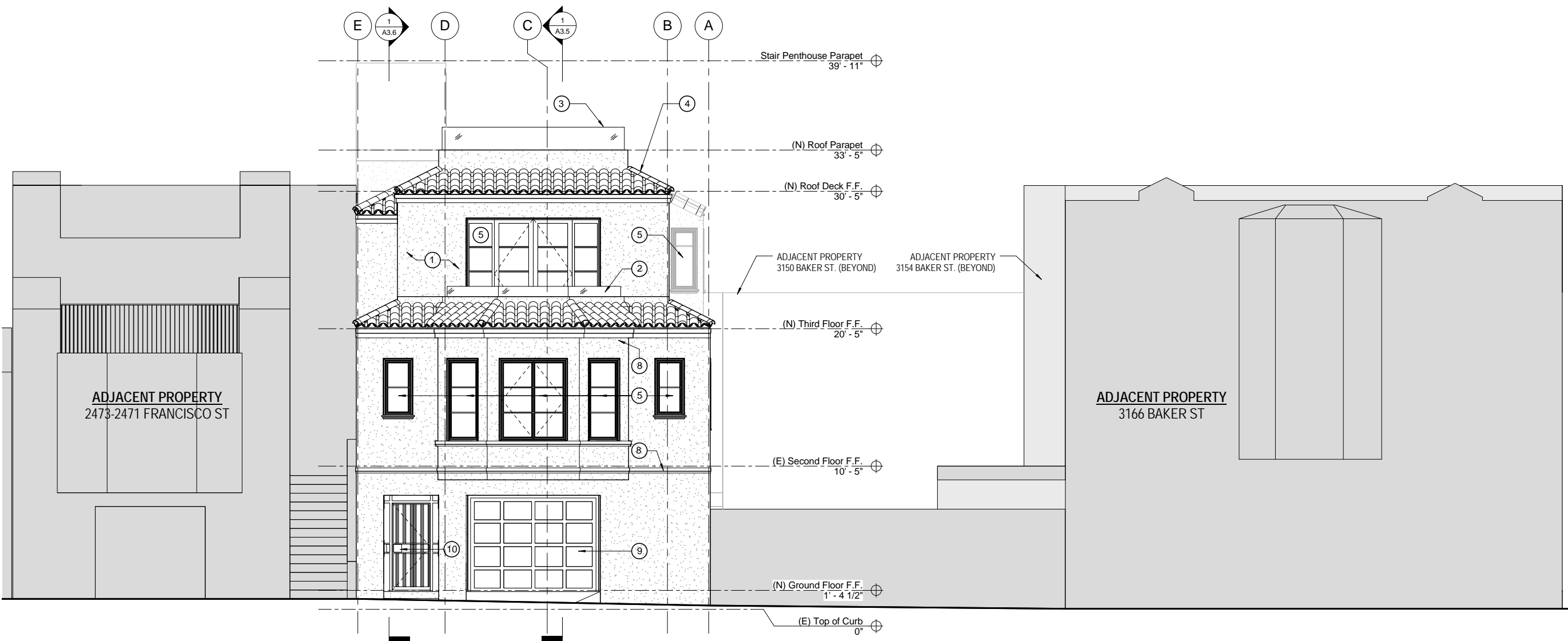
2479 Francisco Street

Proposed Site Plan
1/8" = 1'-0"

ARMOUR+VOKIC
ARCHITECTURE



29 January 2014



- ① (N) PAINTED STUCCO FINISH - TYP.
- ② (N) TEMPERED GLASS GUARDRAIL - 42" MIN. A.F.F. OF DECK
- ③ (N) TEMPERED GLASS WINDSCREEN - 56" A.F.F. OF DECK
- ④ (N) CLAY TILE ROOF
- ⑤ (N) ALUMINUM-CLAD WOOD WINDOW OR DOOR
- ⑥ (N) STEEL FIRE-RATED WINDOW
- ⑦ (N) STEEL FIRE-RATED WINDOW - MATCH SASH TO (E) WINDOW
- ⑧ DECORATIVE TRIM
- ⑨ (N) GARAGE DOOR
- ⑩ (N) METAL ENTRY GATE

Proposed North Elevation
SCALE: 1/4" = 1'-0"

SHEET NOTES

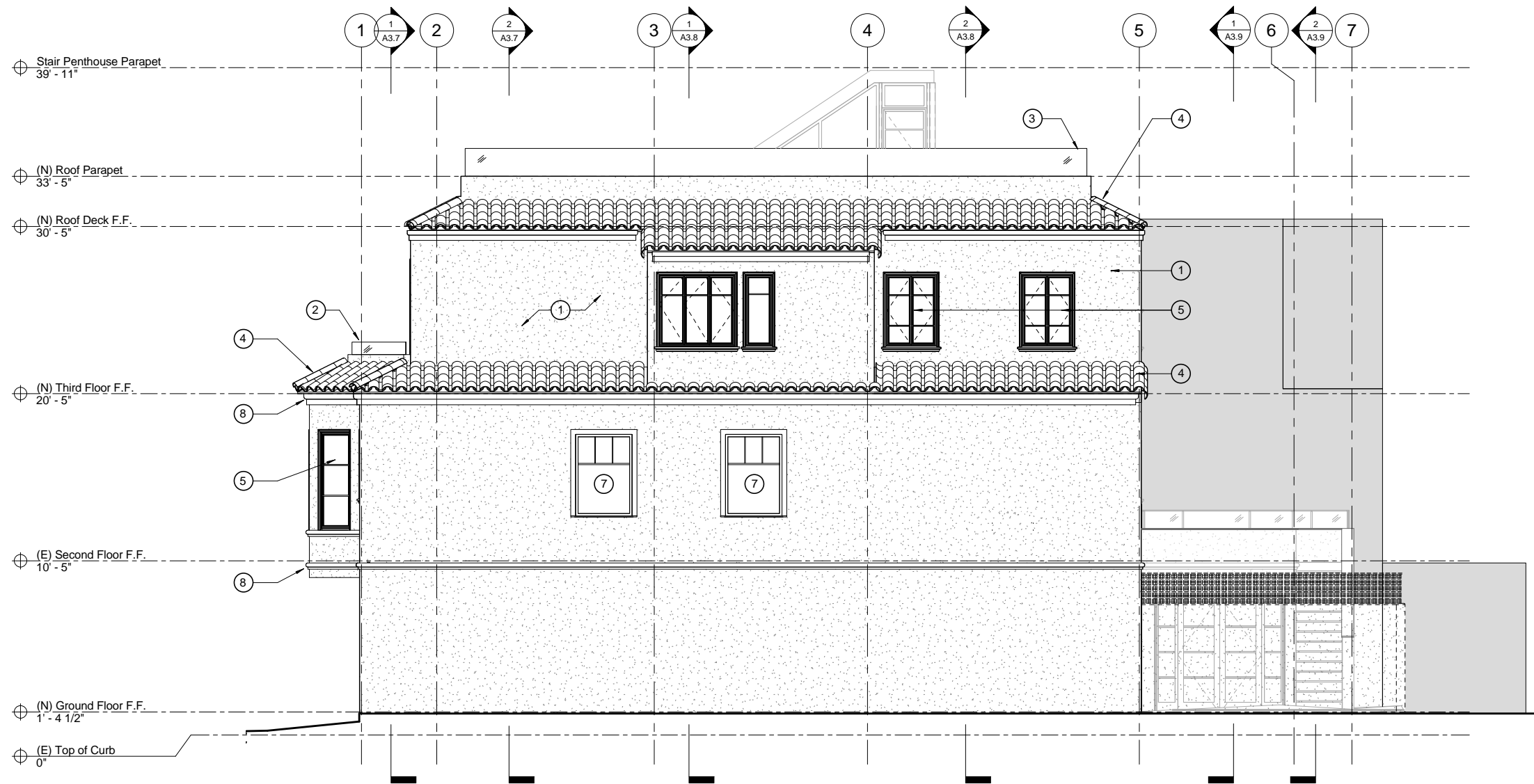
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Proposed North Elevation
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Proposed West Elevation
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

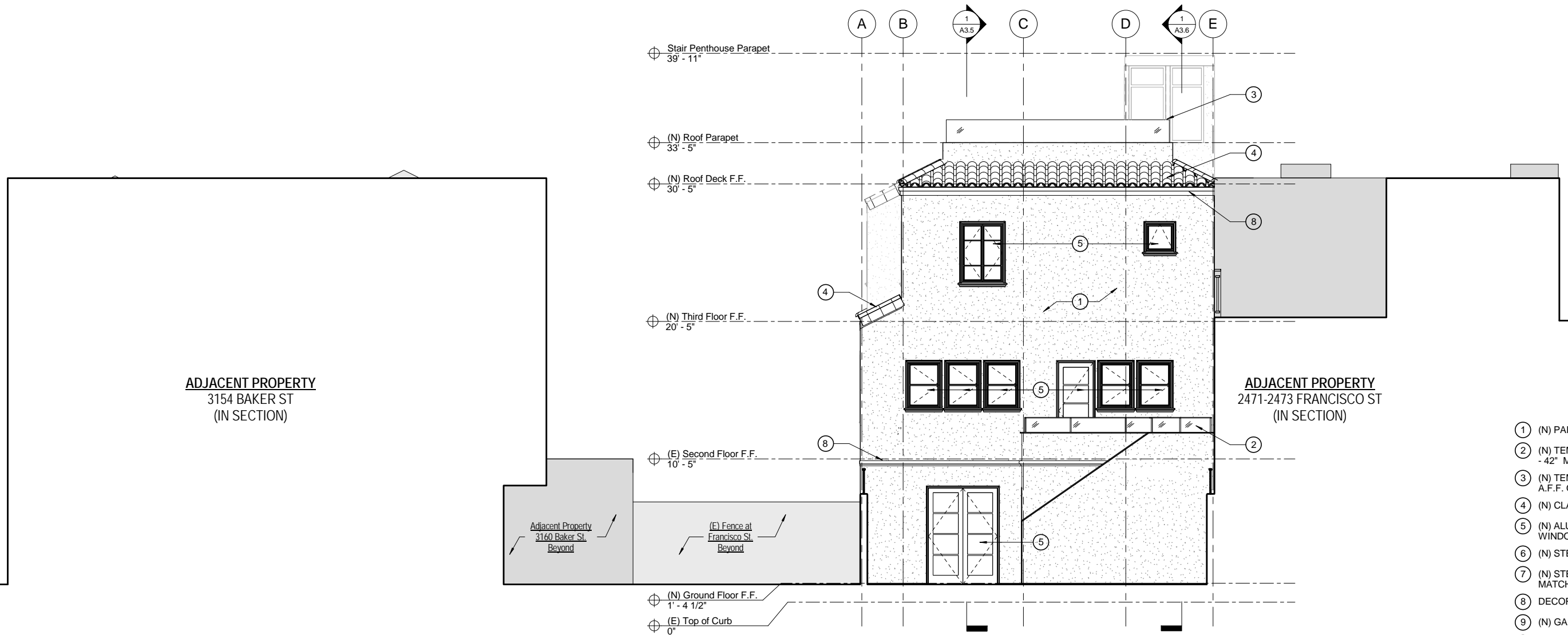
2479 Francisco Street

Proposed West Elevation
1/4" = 1'-0"

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Proposed South Elevation
SCALE: 1/4" = 1'-0"

SHEET NOTES

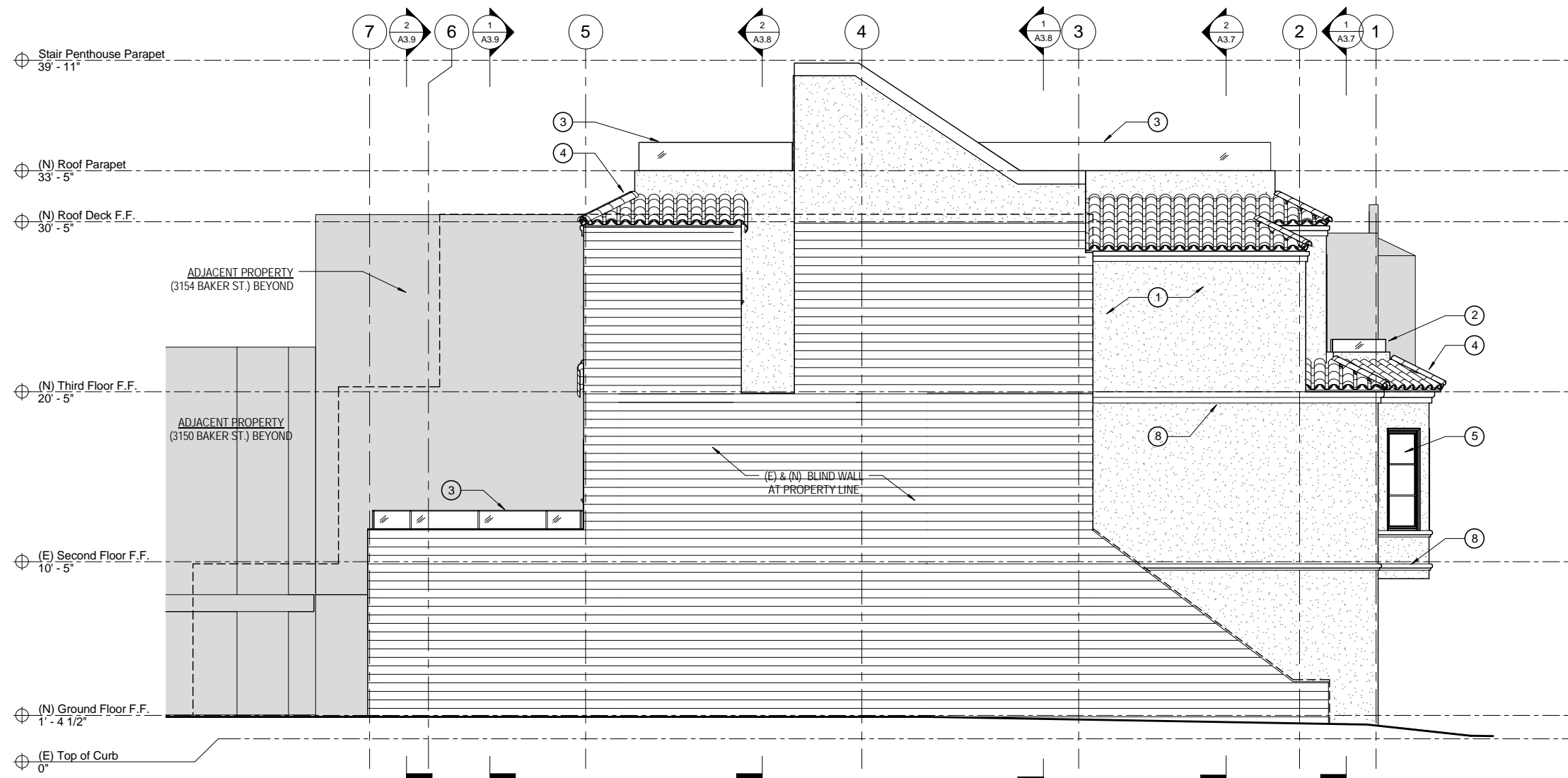
2479 Francisco Street

Proposed South Elevation
1/4" = 1'-0"

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- ⑩ (N) METAL ENTRY GATE

Proposed East Elevation
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

2479 Francisco Street

Proposed East Elevation
1/4" = 1'-0"

ARMOUR+VOKIC
ARCHITECTURE



29 January 2014