



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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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, September 25, 2013**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(Parking)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1020 - 1022 Pierce St	Case No.: 2013.0532V
Cross Street(s): Turk Street/Golden Gate Avenue	Building Permit: 201303222896
Block / Lot No.: 0754/012	Applicant/Agent: Roberta Wahl
Zoning District(s): RM-3 / 40-X	Telephone: 837-0900
Area Plan: N/A	E-Mail: roberta@plumarchitects.com

PROJECT DESCRIPTION

The project includes legalizing a third dwelling unit created without permit and adding a fourth dwelling unit to the existing three-story building, which is currently authorized as a two-unit building.

Section 150 of the Planning Code defines a major addition as a change of occupancy which would increase the number of off-street parking spaces required for dwelling units by two or more spaces. The project would not provide any off-street parking where two spaces are required for the addition of two dwelling units; therefore a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: kanishka.burns@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/2013.0532V.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

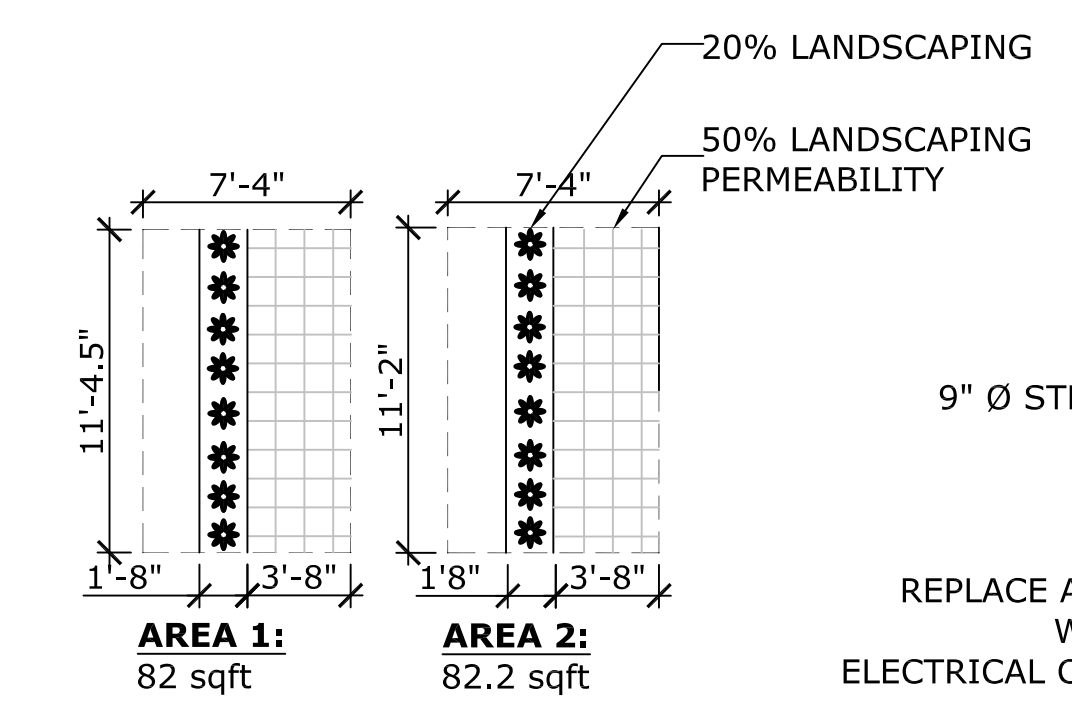
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

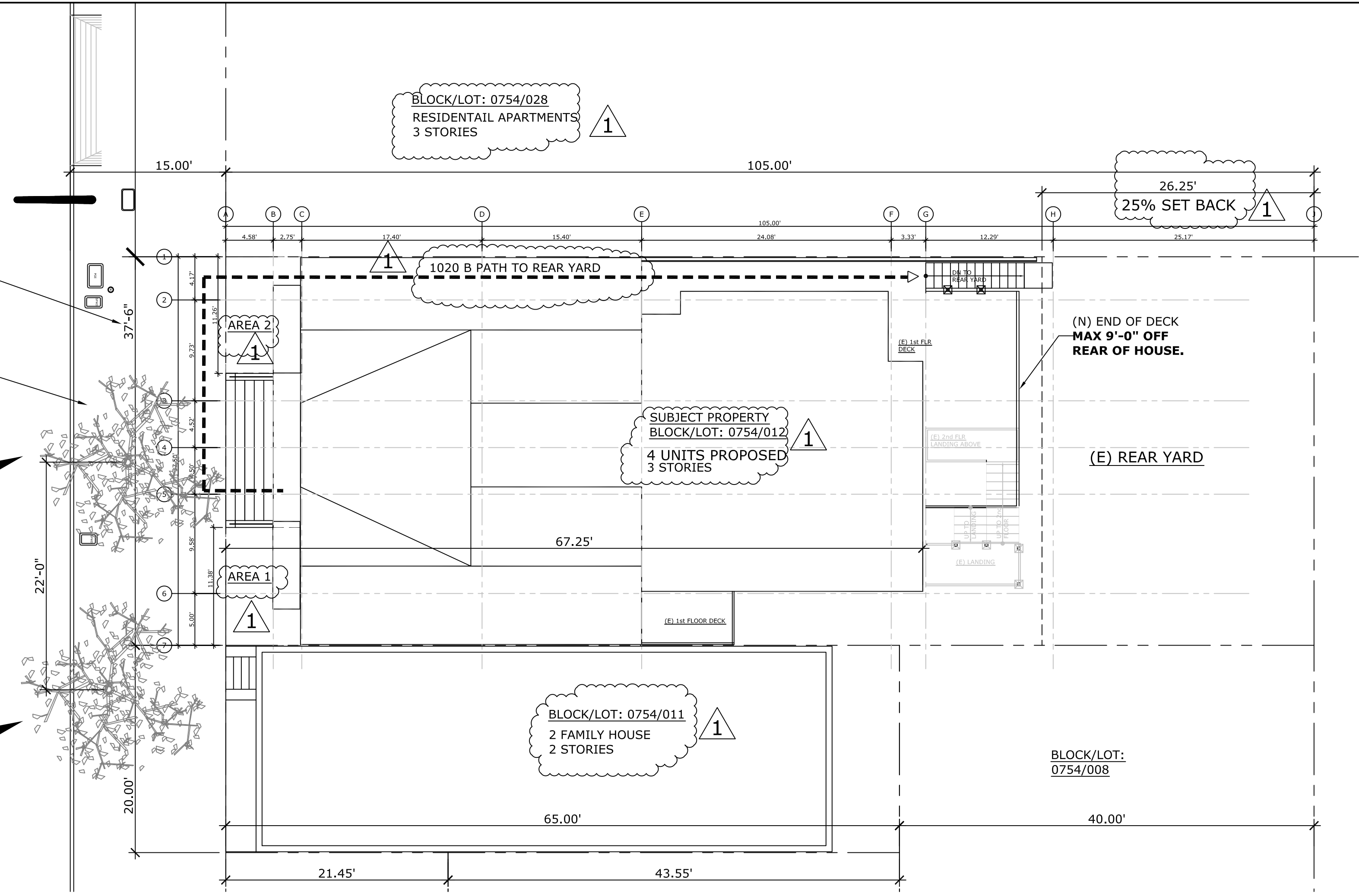
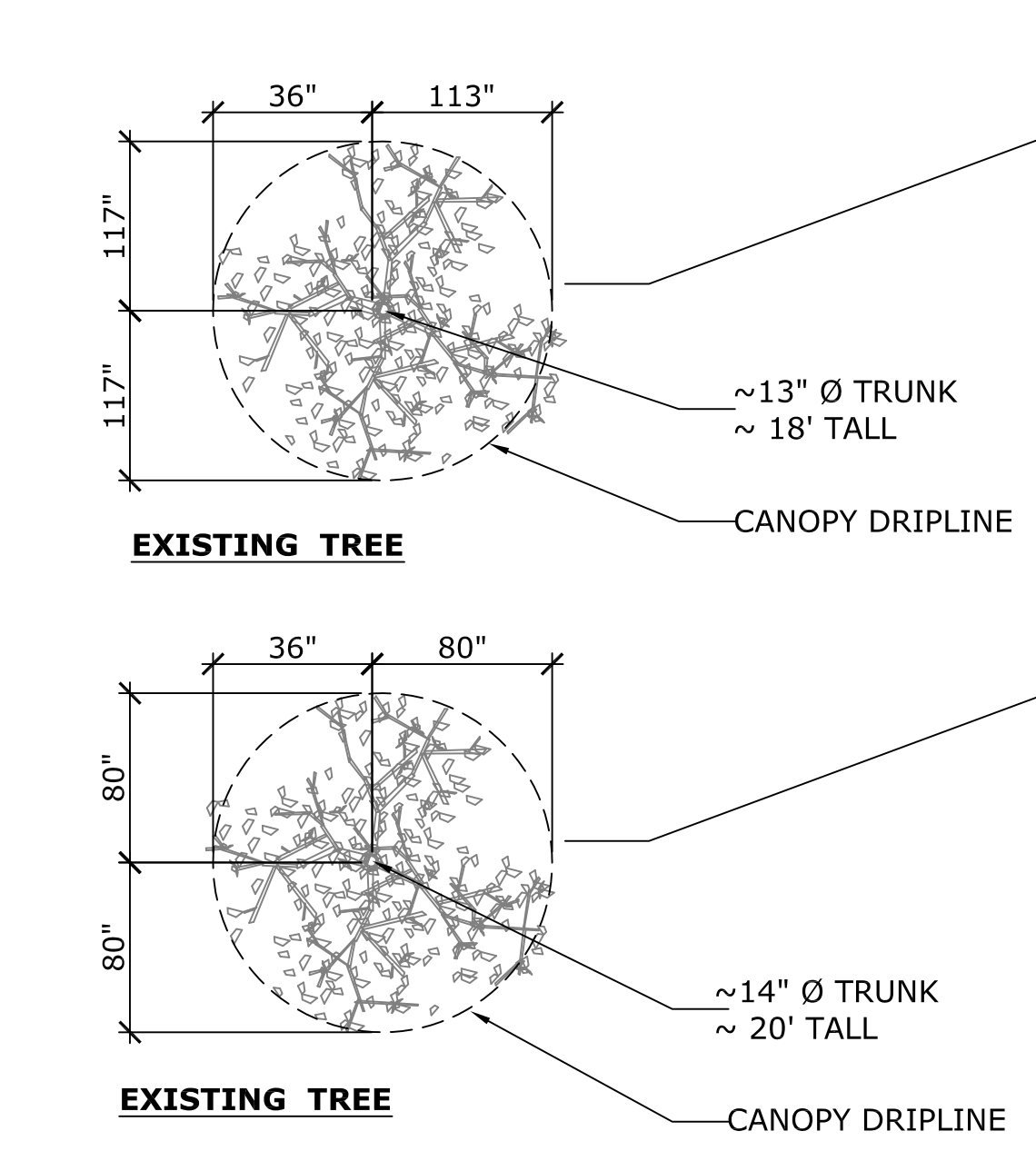
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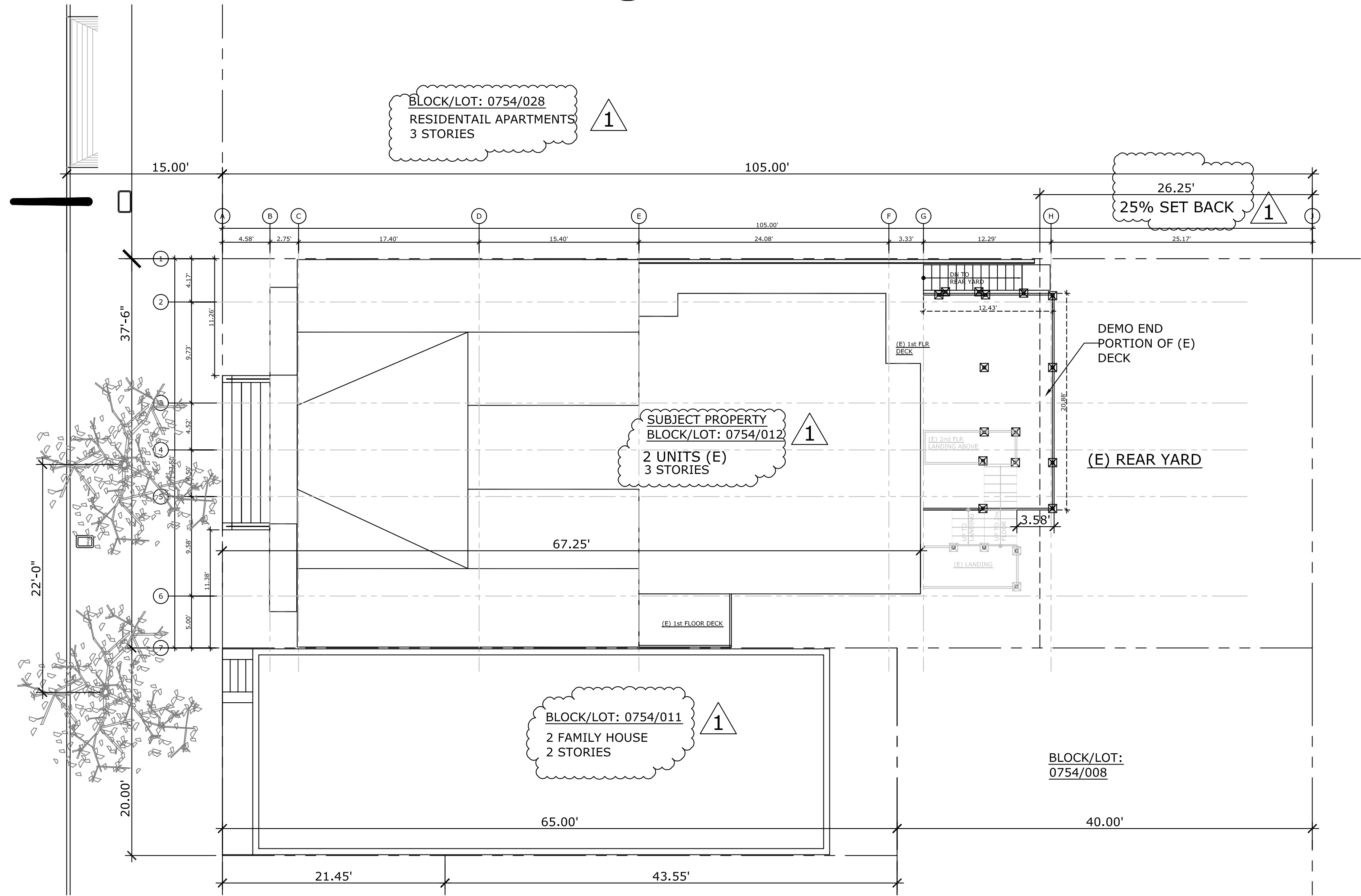
**1 FRONT SET BACK:
LANDSCAPING &
LANDSCAPING PERMEABILITY**



1 STREET TREE DIMENSIONS



2 PROPOSED SITE PLAN
SCALE: 1/8":1'-0" NORTH



1 EXISTING SITE PLAN
SCALE: 1/8":1'-0" NORTH

GOVERNING CODES ('Code')

Building: 2010 California Building Code
 Mechanical: 2010 California Mechanical Code
 Plumbing: 2010 California Plumbing Code
 Electrical: 2010 California Electrical Code
 Energy: 2010 California Energy Code
 Fire: 2010 California Fire Code
 ALL CODES TO INCLUDE SF AMENDMENTS

PROJECT DIRECTORY

Owner
 Joerg Schleicher
 2358 Fulton St
 San Francisco, CA 94117
 (415) 710.9365
 email@joerg-schleicher.com

Engineer of Record
 Daniel Barringer, PE
 BEAR DESIGN
 4428 California St
 San Francisco, CA 94118
 (415) 863-8900 Business
 (415) 946-3345 Fax
 dan@beardesign.net

BUILDING DATA

1020-1022 Pierce Street
 San Francisco, CA 94115
 Block: 0754 Lot: 012
 LOT AREA 3937.5sf

ZONING CODE: RM-3
 HEIGHT LIMIT: 40-X
 TYPE OF CONSTRUCTION: V-A
 STORIES: 2
 BASEMENTS: 1

(E) USE: 2 UNIT RESIDENTIAL HOME
(N) USE: 4 UNIT RESIDENTIAL
 (E) OCCUPANCY: R-3
(N) OCCUPANCY: R-2

YEAR BUILT: 1900
 SPRINKLERS: NO

AREA CALCULATIONS

	EXISTING	PROPOSED	PERMITTED
LOT AREA (sf)	3,937sf	NO CHANGE	NA
NUMBER OF UNITS	2 UNIT	4 UNIT	9 UNITS
EXISTING BLDG SQUARE FOOTAGE	4,680sf	ADD 1,188sf TOTAL = 5,868sf	3,937.5sf x 3.6 = 14,164.2sf MAX
	2	NO CHANGE	4
BUILDING HEIGHT	31'-7"	31'-7"	40'-0"
BUILDING DEPTH	67'-6"	NO CHANGE	-
REAR SETBACK	25'-3"	28'-6"	105' x 25% = 26'-2"

SCOPE OF WORK

- BUILDING CURRENTLY LEGAL FOR 2 UNITS, BUT USED AS 3 UNIT APT. LEGALIZE ONE EXISTING UNIT AND ADD 1,188sf 4TH UNIT TO BASEMENT.
- REAR DECK TO BE CUT BACK. MAX 9'-0" FROM REAR FACADE
- ADD NEW WINDOWS
- OBTAIN SEPARATE SUBMITTAL ON SPRINKLER PLAN

SHEET INDEX

- A1.0 - EXISTING & PROPOSED SITE PLAN
- A1.1 - EXISTING SITE PLAN
- A1.1 - GENERAL NOTES
- A2.0 - GROUND FLOOR PLANS
- A2.1 - FIRST FLOOR PLANS
- A2.2 - SECOND FLOOR PLAN
- A3.0 - LONGITUDINAL DECK ELEVATIONS
- A3.1 - LONGITUDINAL DECK ELEVATIONS
- A3.2 - TRANSVERSE DECK ELEVATIONS
- A4.0 - LONGITUDINAL SECTIONS
- A4.1 - LONGITUDINAL SECTIONS
- A4.2 - TRANSVERSE SECTIONS
- A5.0 - ELECTRICAL PLAN & SCHEDULE
- A8.0 - KITCHEN ELEVATION & NOTES
- A8.1 - BATH ELEVATIONS & NOTES
- S2.0 - NOTES
- S2.1 - PLANS
- S3.0 - DETAILS
- S3.0 - DETAILS
- T1-T4 TITLE-24

ENGINEER

PROJECT

**Legalize Units
 1020-1022 Pierce Street
 San Francisco, CA 94115
 Block/Lot: 0754 / 012**

PROJECT NO

2518

1 7-8-2013
PLAN CHECKERS

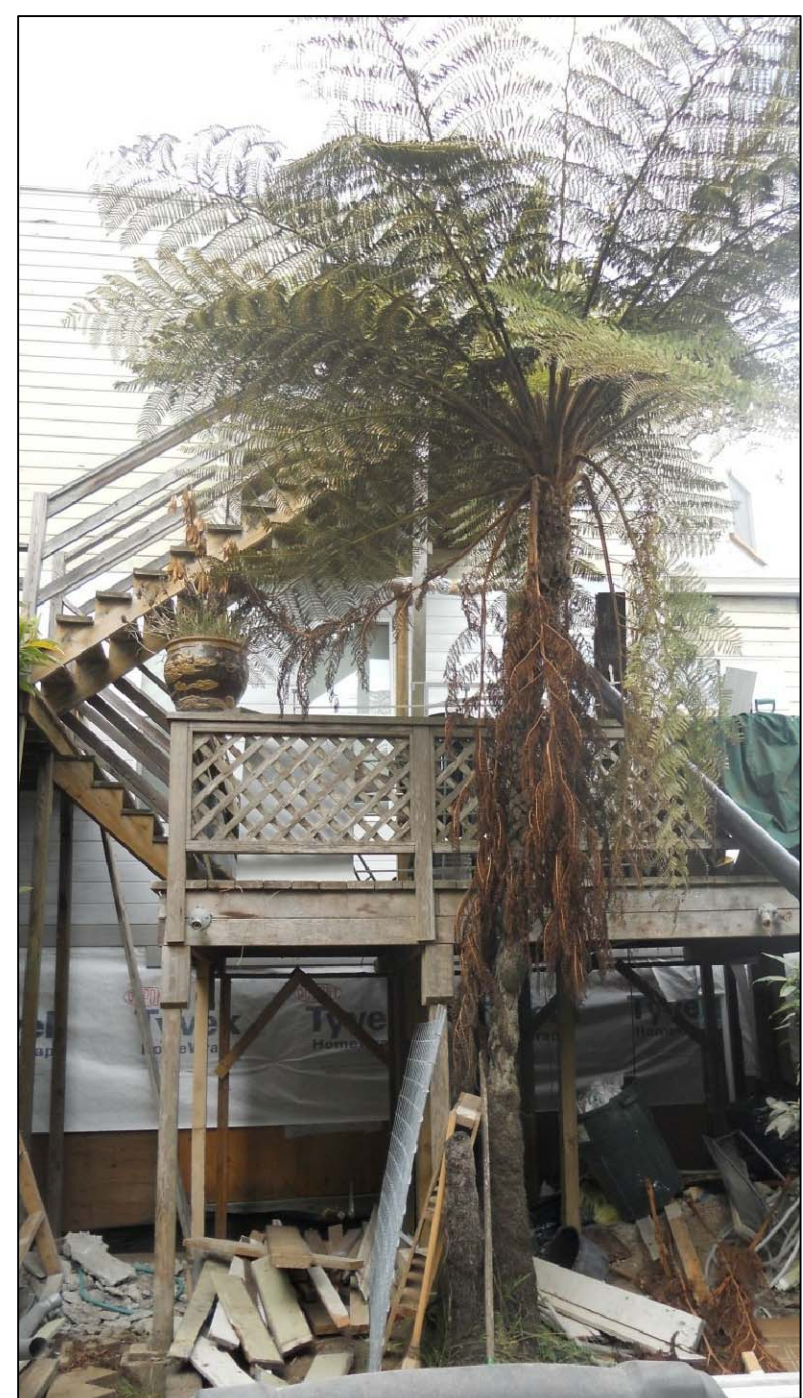
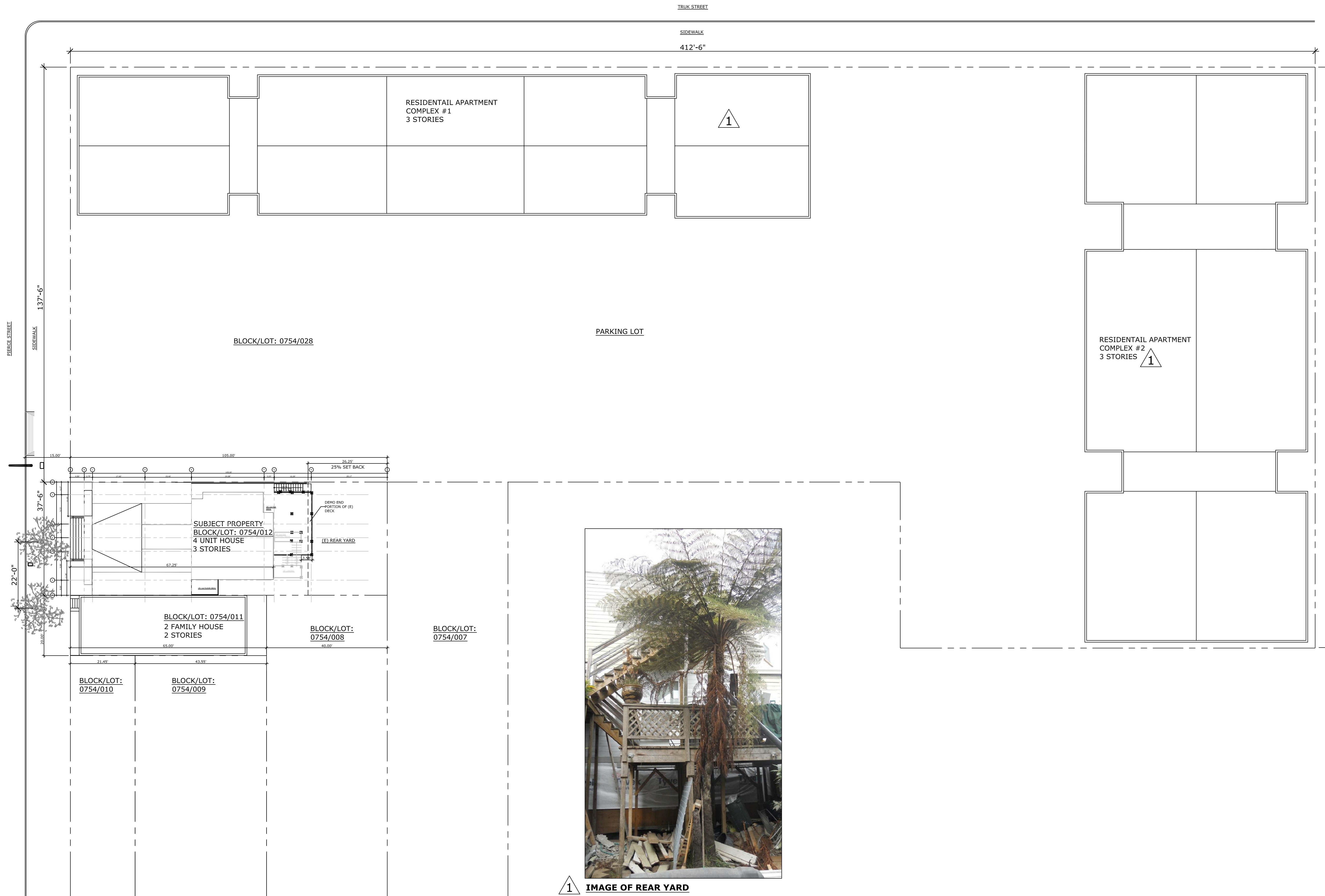
2-8-2013
PERMIT SET

SHEET CONTENTS

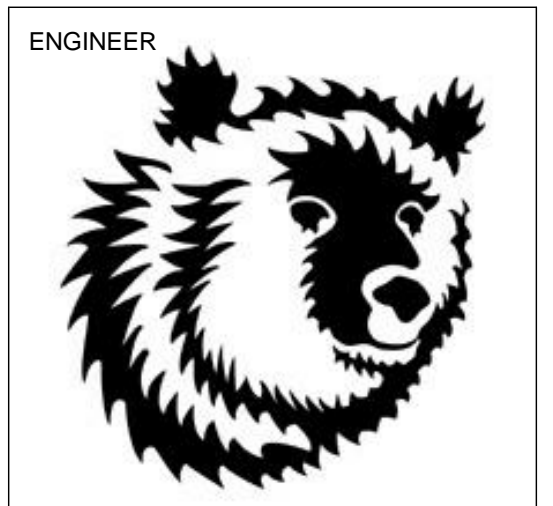
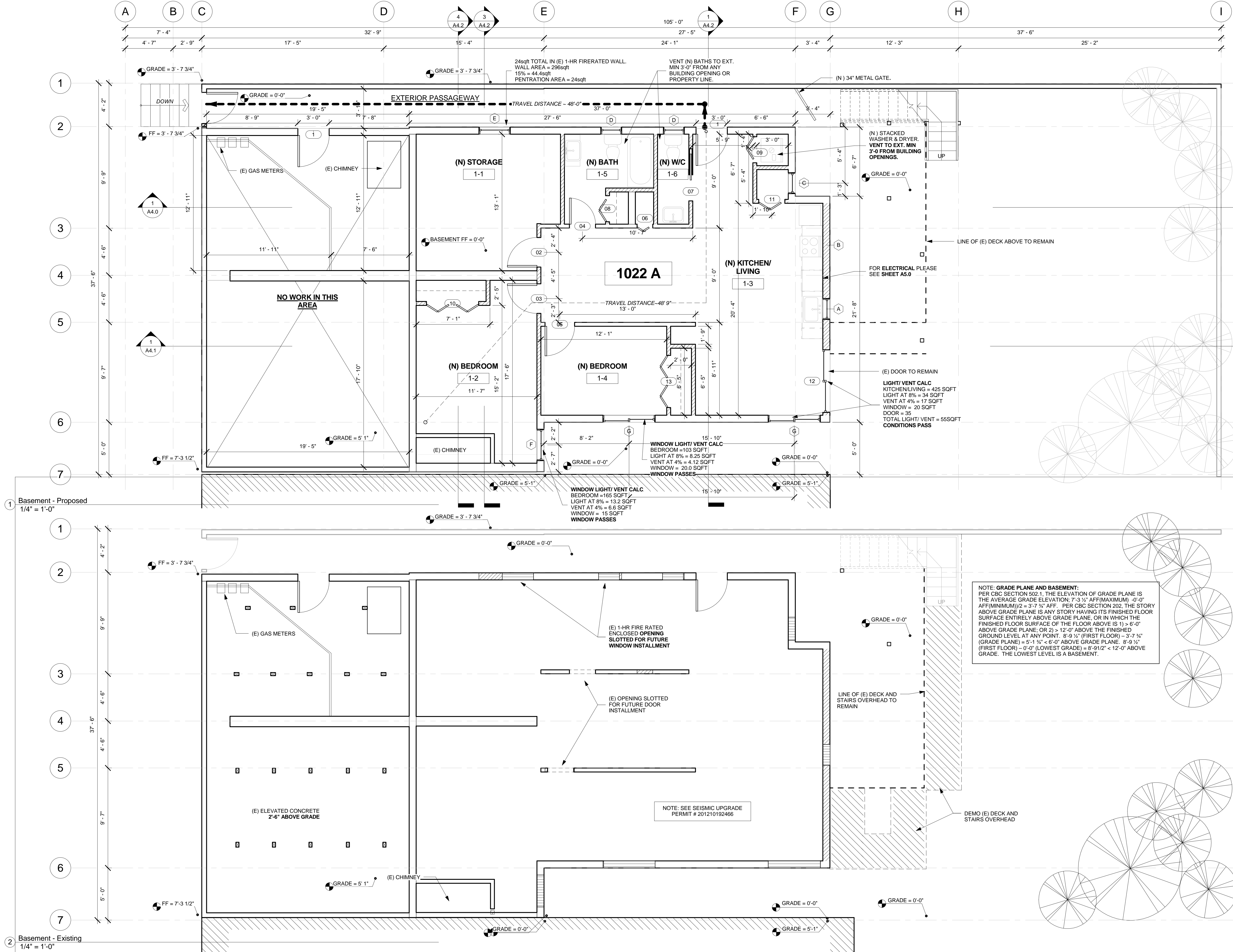
**EXISTING & PROPOSED
 SITE PLAN**

SHEET NUMBER

A1.0



1 IMAGE OF REAR YARD



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 OWNER
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 2358 Fulton Street
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 dan@beardesign.net

Legalize Units
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 Onwer: Joerg Schleicher

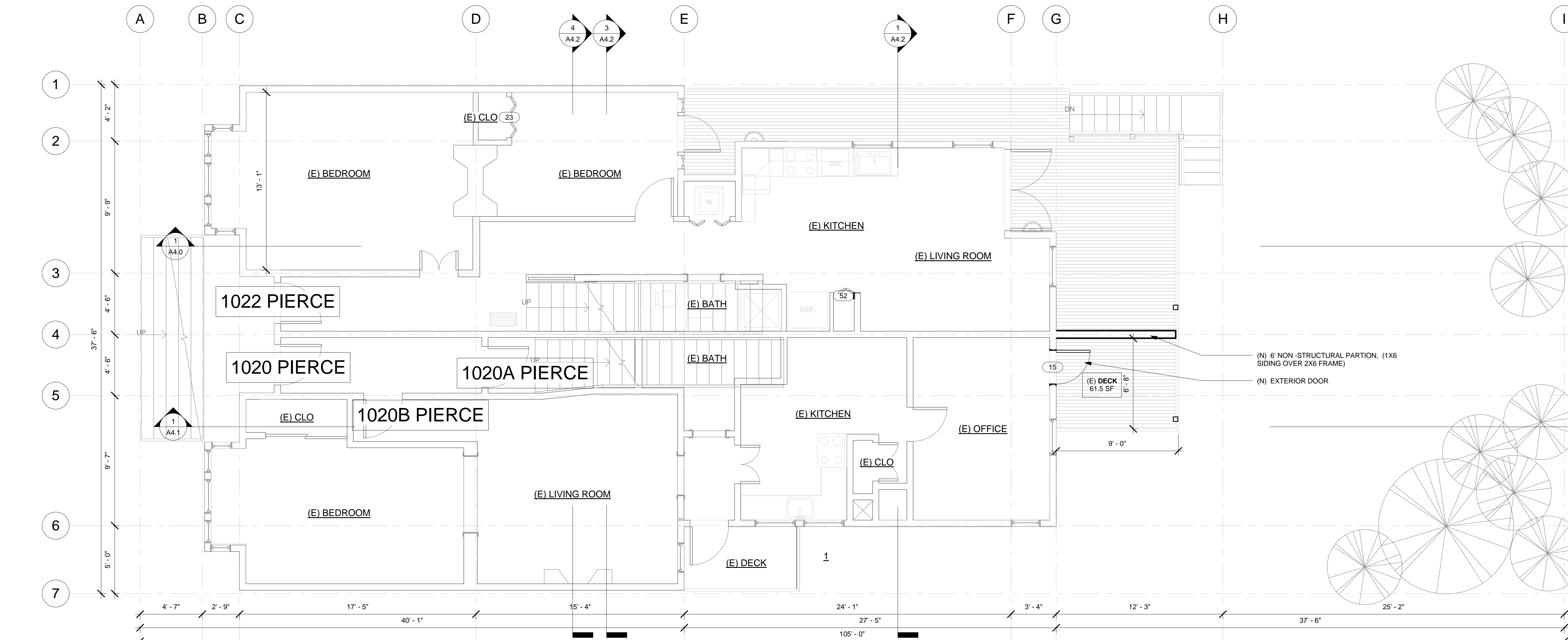
NOTE: GRADE PLANE AND BASEMENT:
 PER CBC SECTION 502.1, THE ELEVATION OF GRADE PLANE IS THE AVERAGE GRADE ELEVATION; 7'-3 1/2" AFF (MAXIMUM), 0'-0" AFF (MINIMUM) / 2 = 3'-7 1/4" AFF. PER CBC SECTION 202, THE STORY ABOVE GRADE PLANE IS ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED FLOOR SURFACE OF THE FLOOR ABOVE IS 1) > 6'-0" ABOVE GRADE PLANE; OR 2) > 12'-0" ABOVE THE FINISHED GROUND LEVEL AT ANY POINT. 8'-9 1/2" (FIRST FLOOR) - 3'-7 3/4" (GRADE PLANE) = 5'-1 1/2" < 6'-0" ABOVE GRADE PLANE. 8'-9 1/2" (FIRST FLOOR) - 0'-0" (LOWEST GRADE) = 8'-9 1/2" < 12'-0" ABOVE GRADE. THE LOWEST LEVEL IS A BASEMENT.

Project number 2518
 Date 02-08-2013
 Drawn by Nathan Minett
 Checked by Daniel Barringer, P.E.



No.	Description	Date

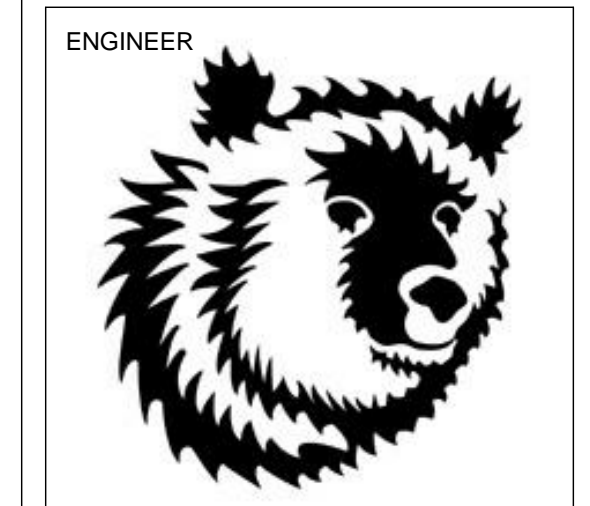
Ground Floor
 Plans
A2.0



1 First Floor - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/4" = 1'-0"



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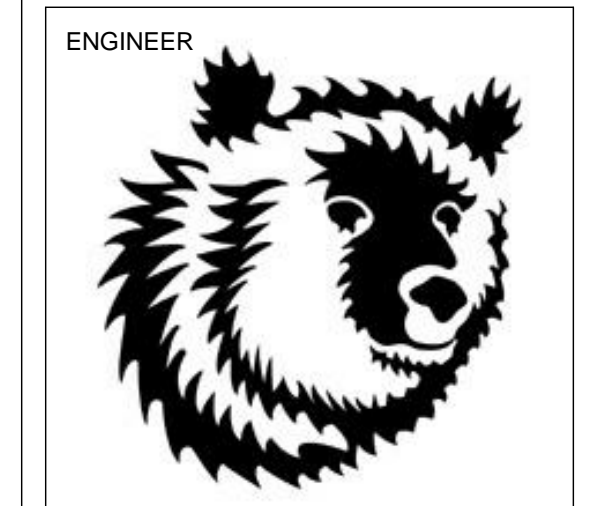
Legalize Units
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Block/Lot: 0754/012
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No.	Description	Date

First Floor Plans
A2.1



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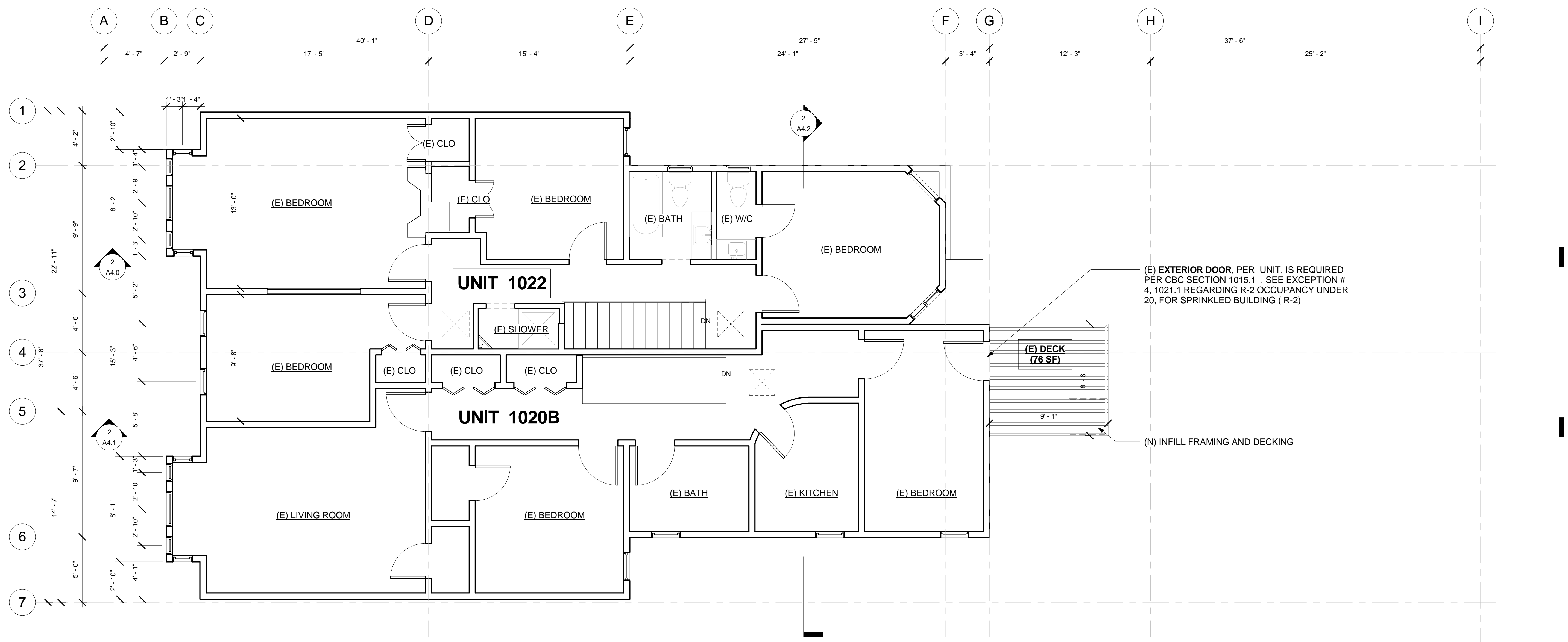


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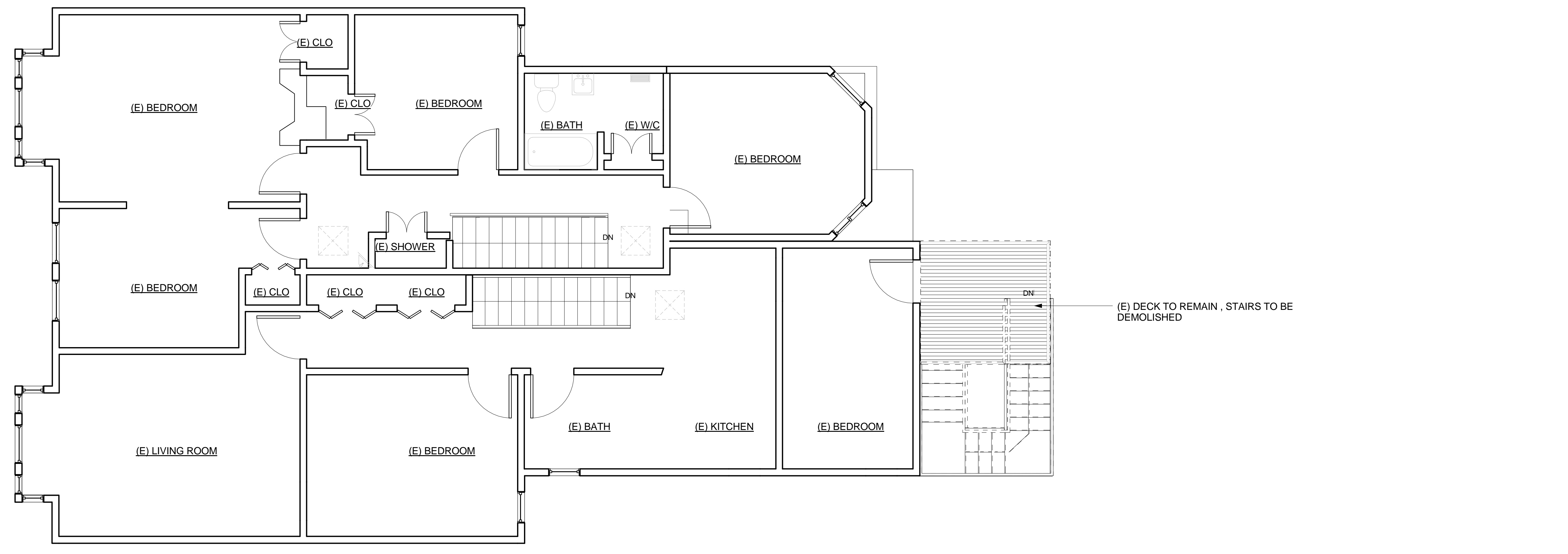
Second Floor Plan

A2.2

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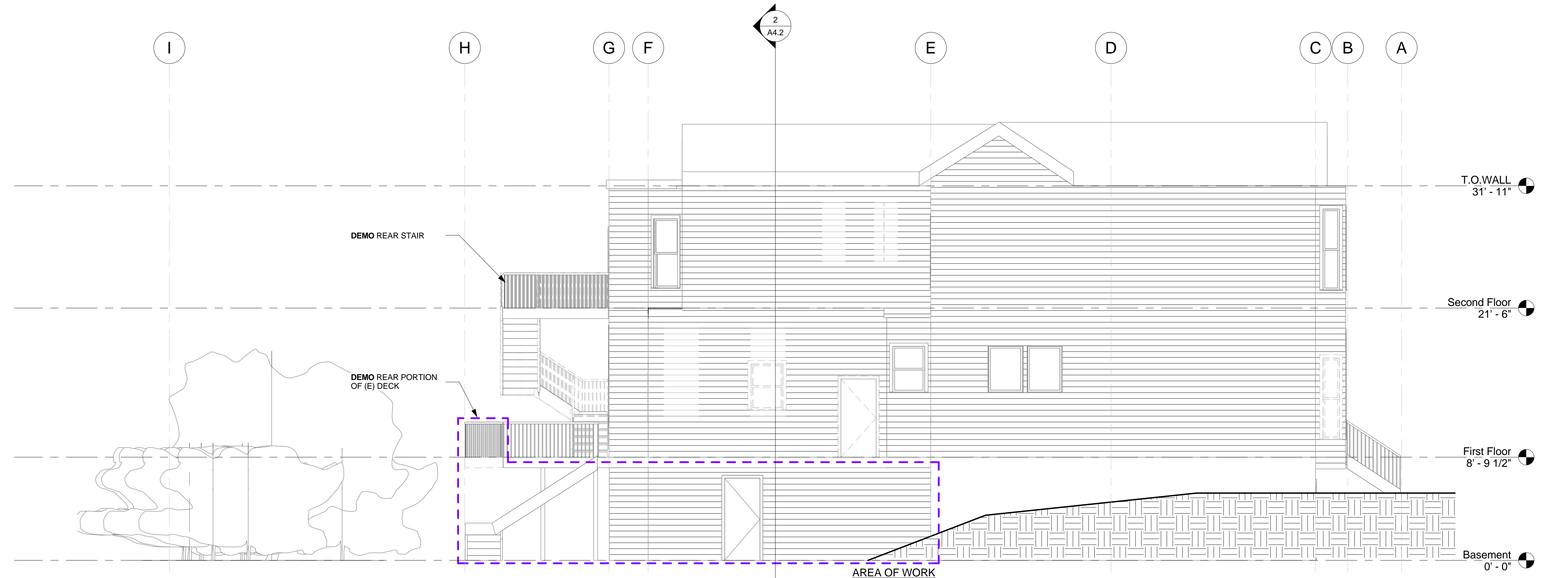
② Second Floor - Proposed
 1/4" = 1'-0"



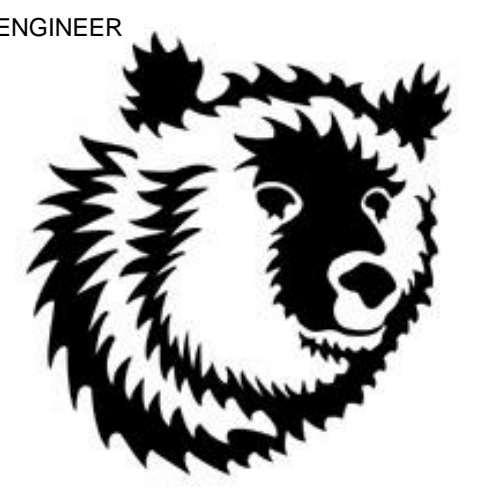
① Second Floor - Existing
 1/4" = 1'-0"



1 Longit. North - Proposed
3/16" = 1'-0"



2 Longit. North - Existing
3/16" = 1'-0"



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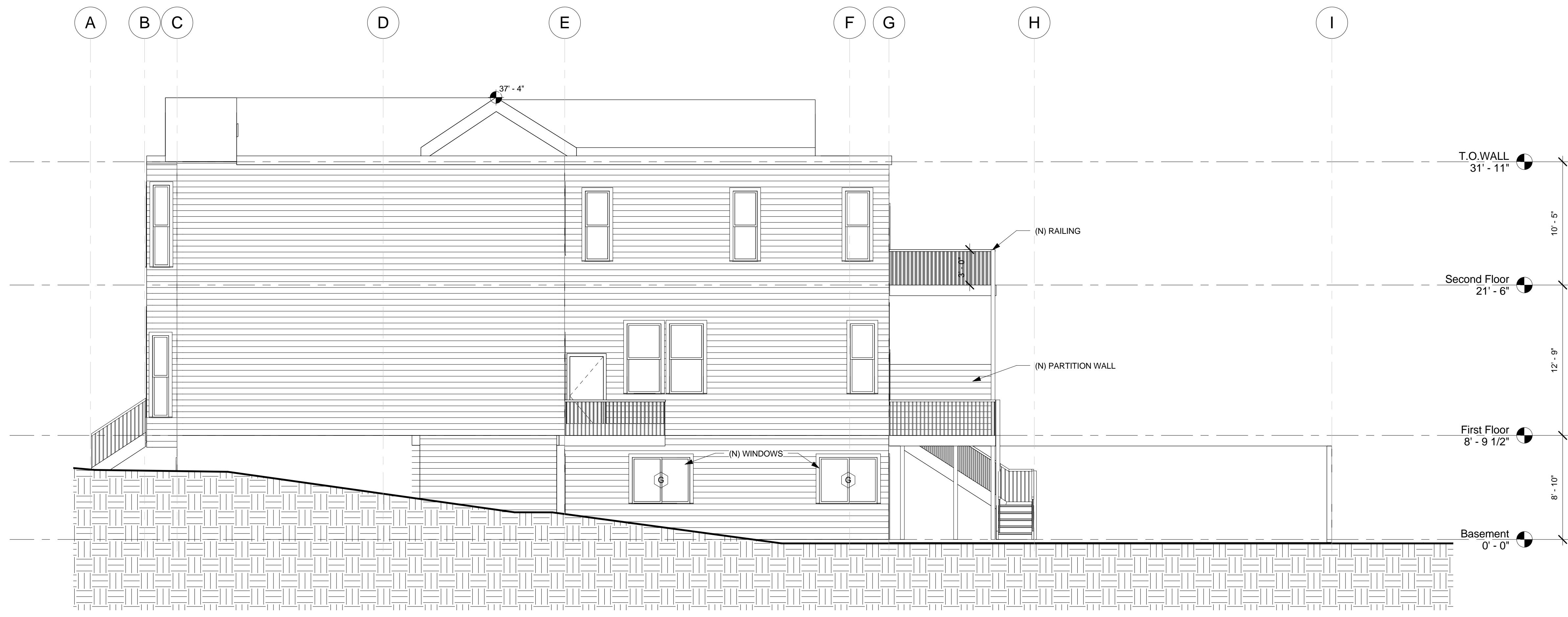
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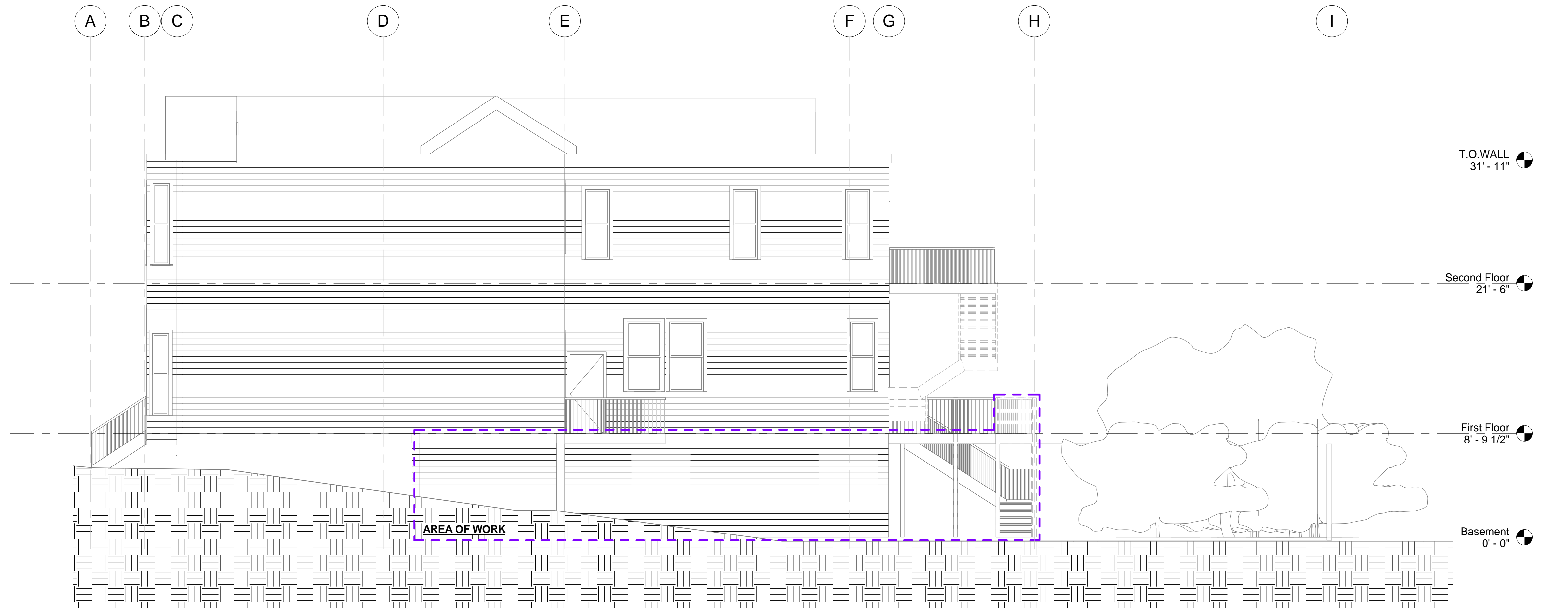


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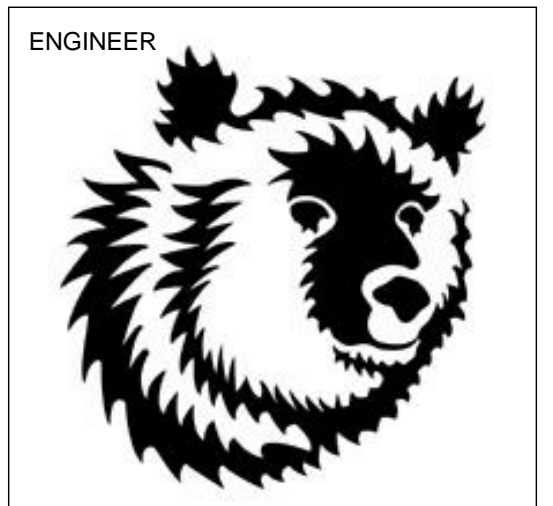
Longitudinal
Deck Elevations
A3.0



1 Longit. South - Proposed
3/16" = 1'-0"



2 Longit. South - Existing
3/16" = 1'-0"



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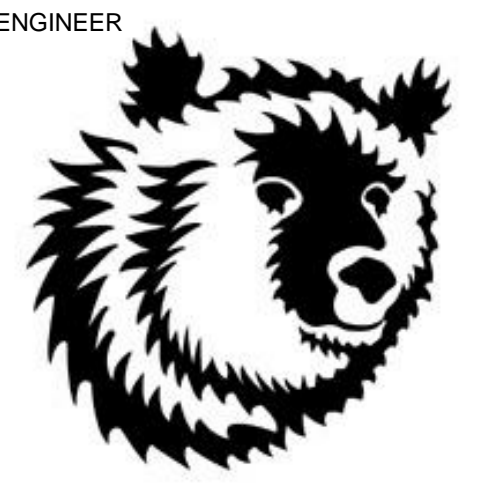
Legalize Units
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No.	Description	Date

Longitudinal
Deck Elevations
A3.1



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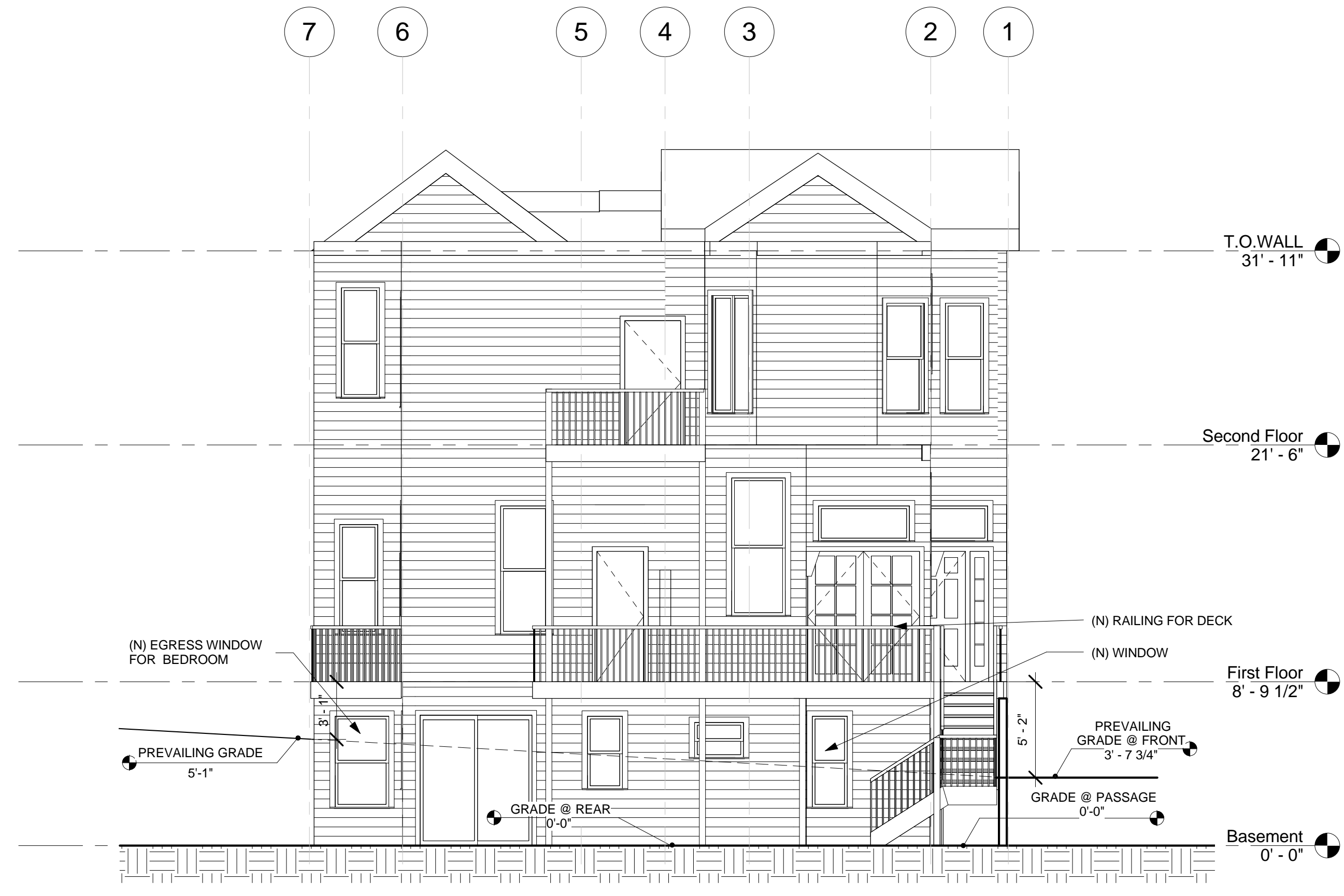
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No.	Description	Date

Transverse Deck
 Elevations
A3.2

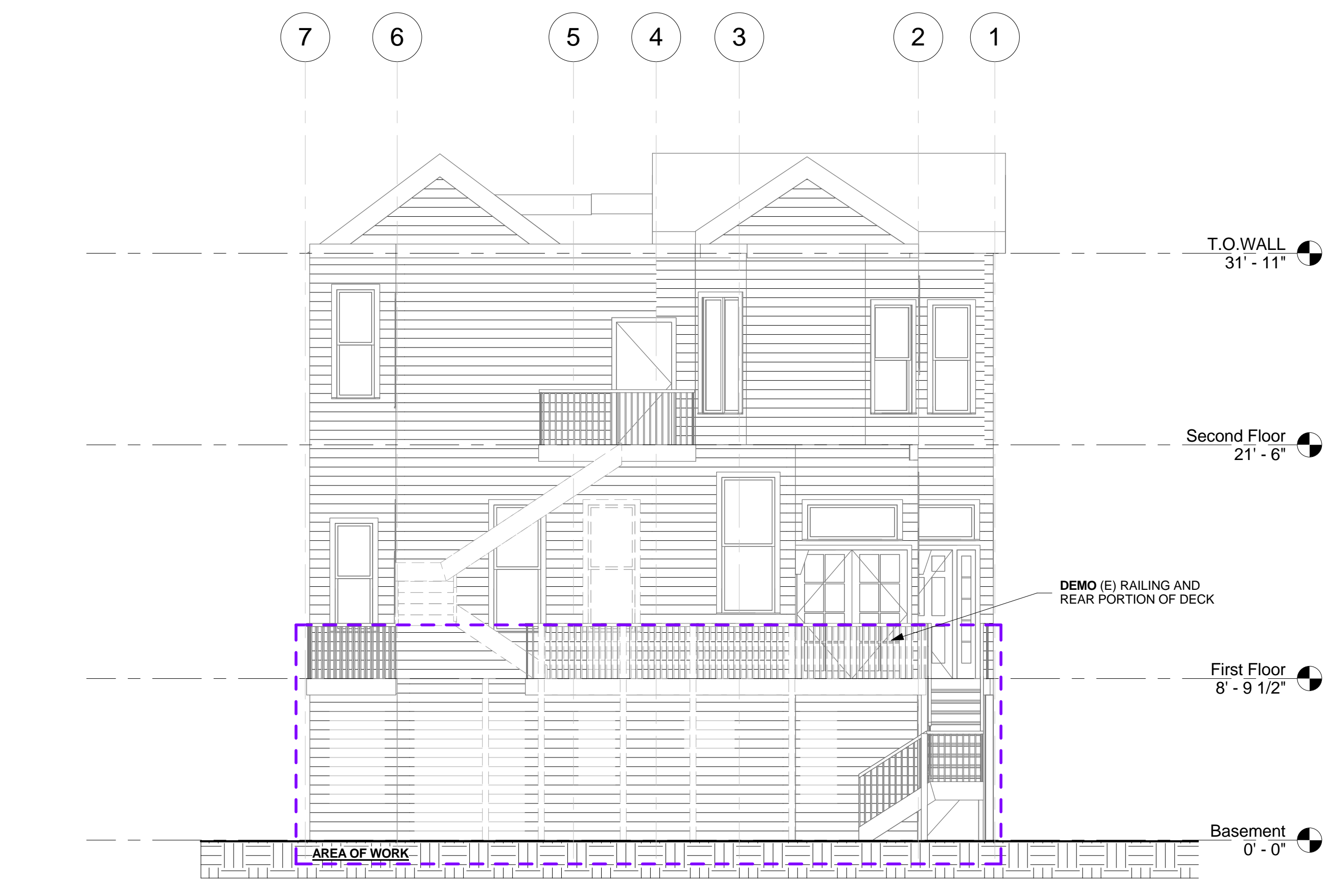
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1 Trans. East - Proposed
 3/16" = 1'-0"



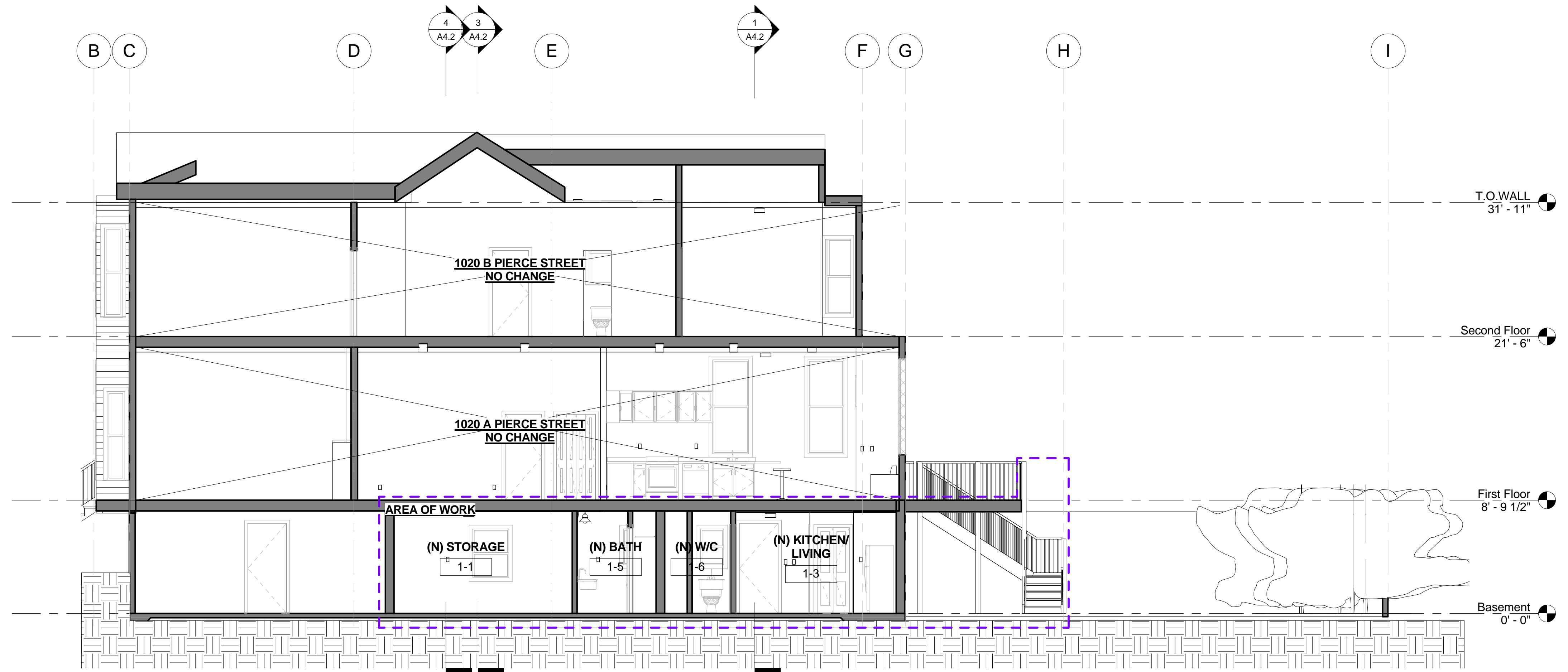
4 3D VIEW OF REAR DECK



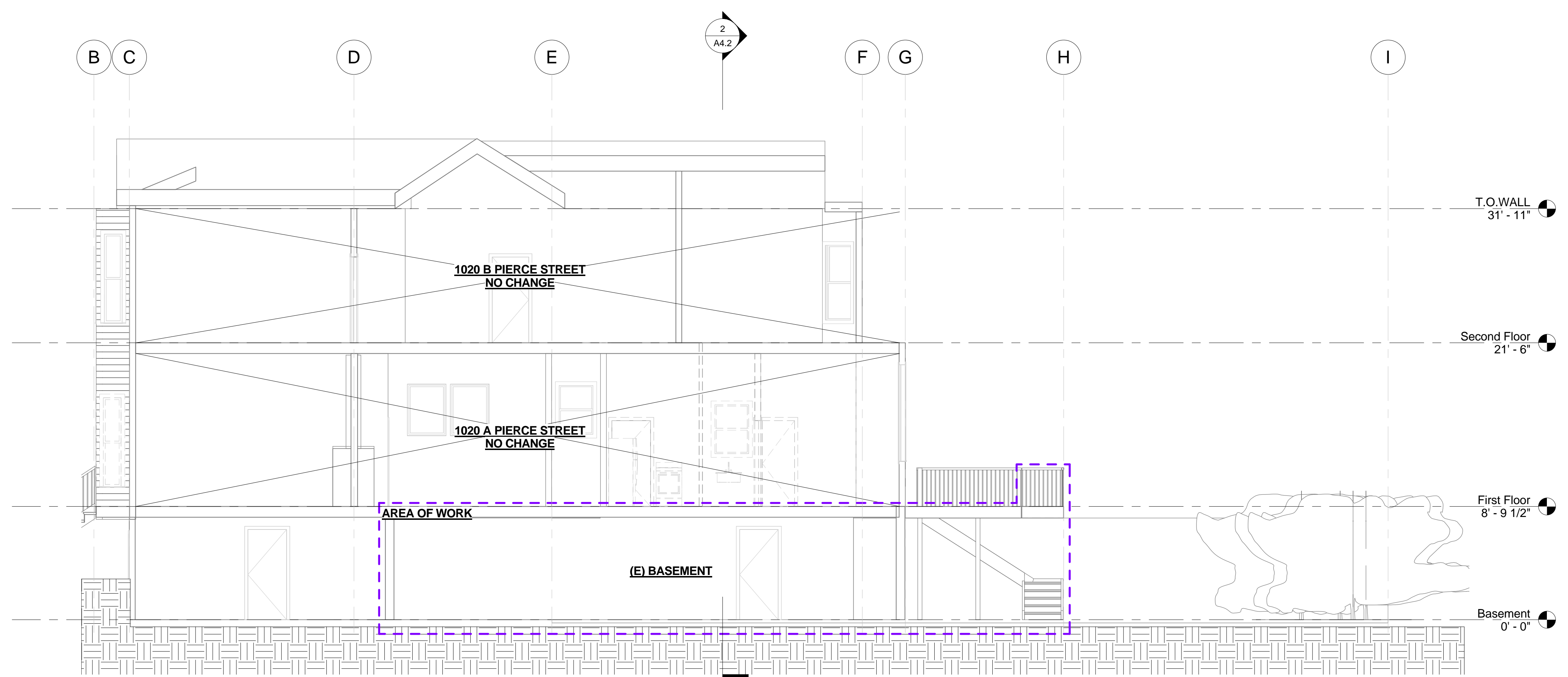
2 Trans. East - Existing
 3/16" = 1'-0"



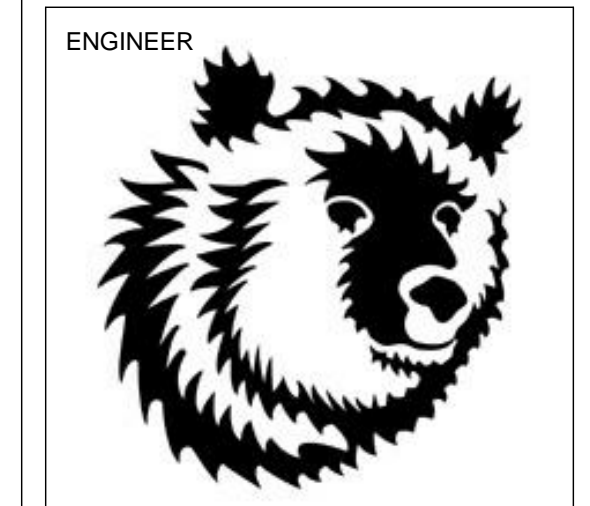
3 Trans. West - Existing - No Change
 3/16" = 1'-0"



1 Longit. Section 1 - Proposed
3/16" = 1'-0"



2 Longit. Section 1 - Existing
3/16" = 1'-0"



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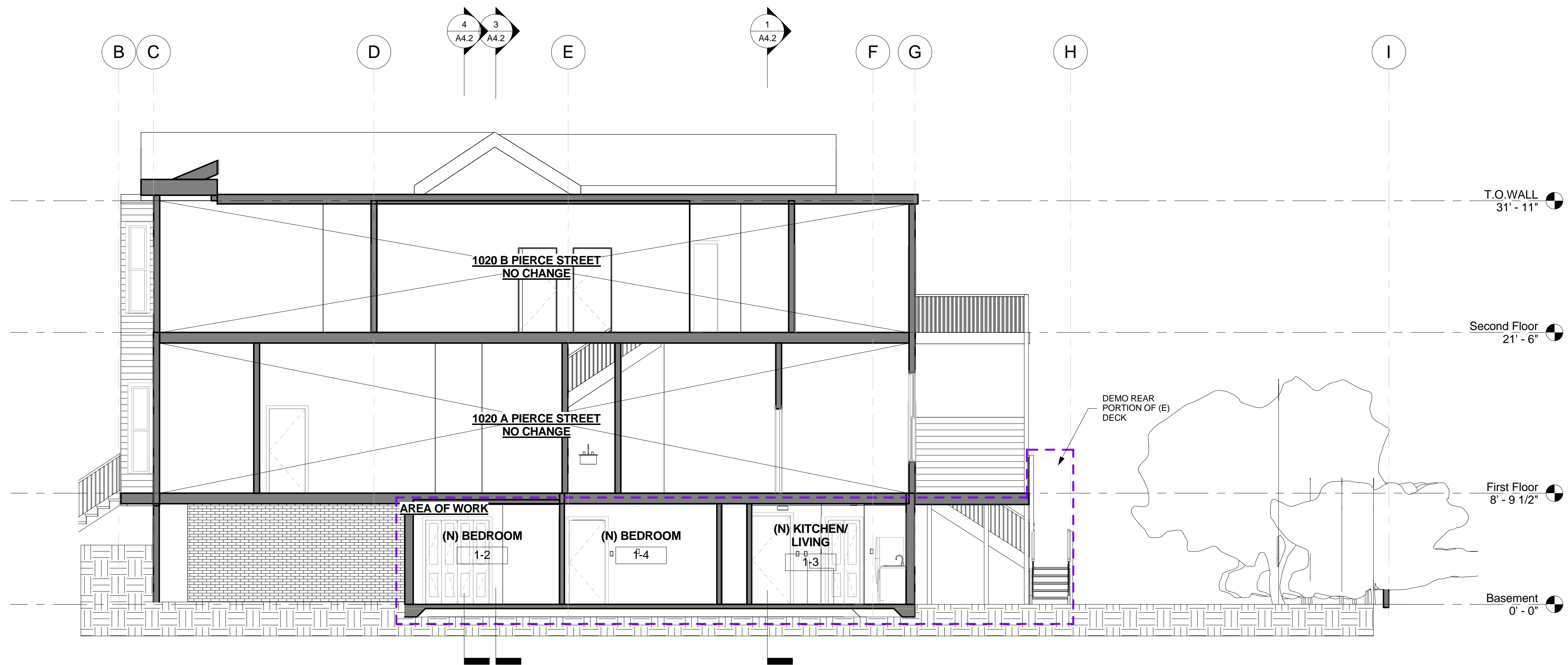
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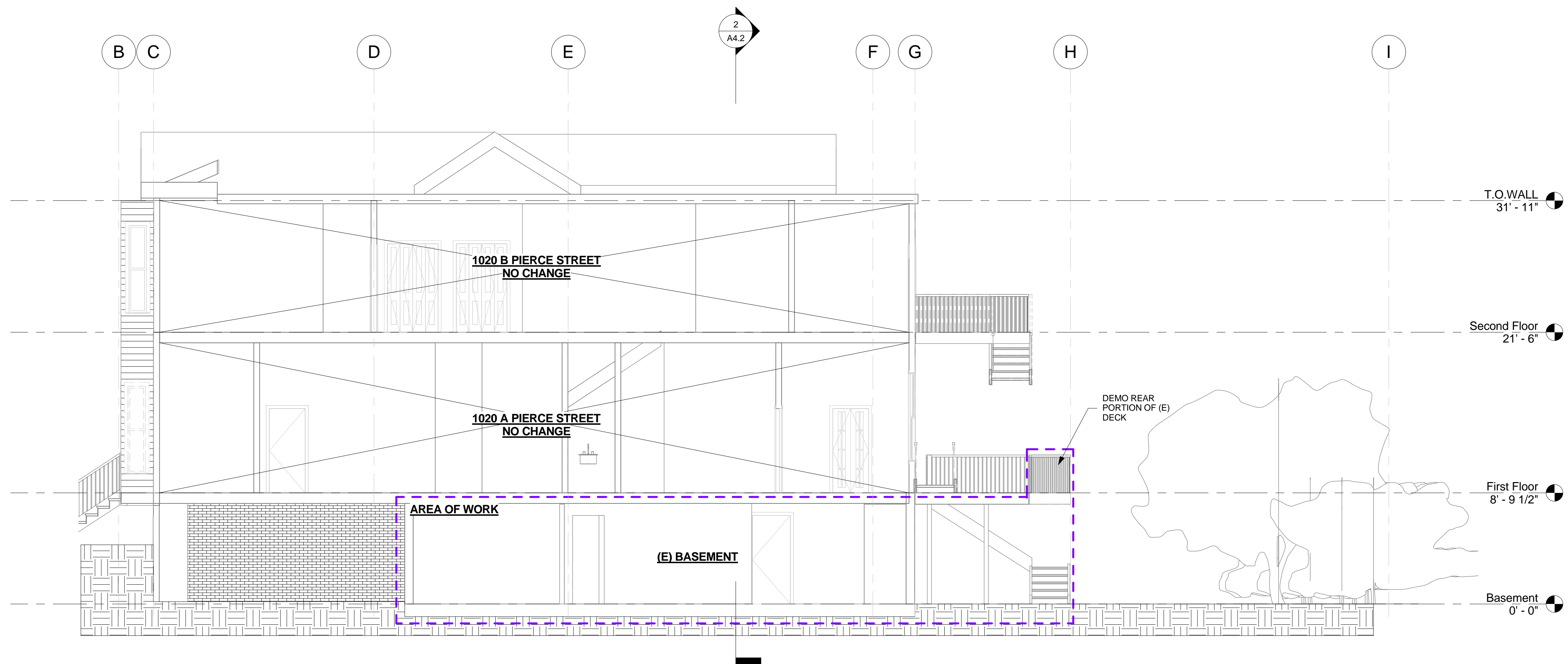


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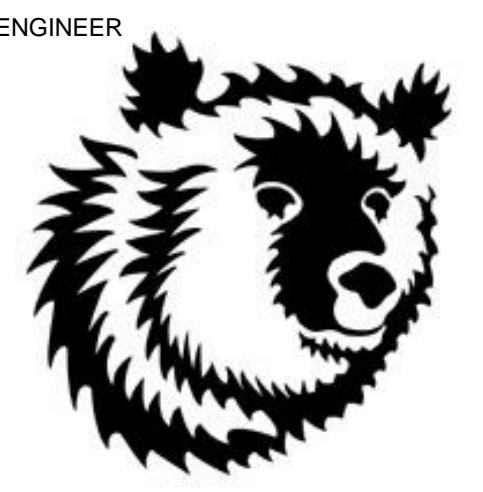
Longitudinal
Sections
A4.0



1 Longit. Section 2 - Proposed
3/16" = 1'-0"



2 Longit. Section 2 - Existing
3/16" = 1'-0"



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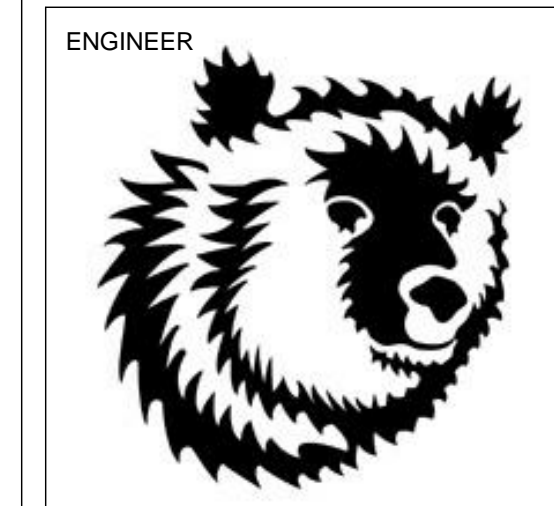
Legalize Units
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San Francisco, CA 94117
Block/Lot: 0754/012
Onwer: Joerg Schleicher

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No.	Description	Date

Longitudinal
Sections
A4.1



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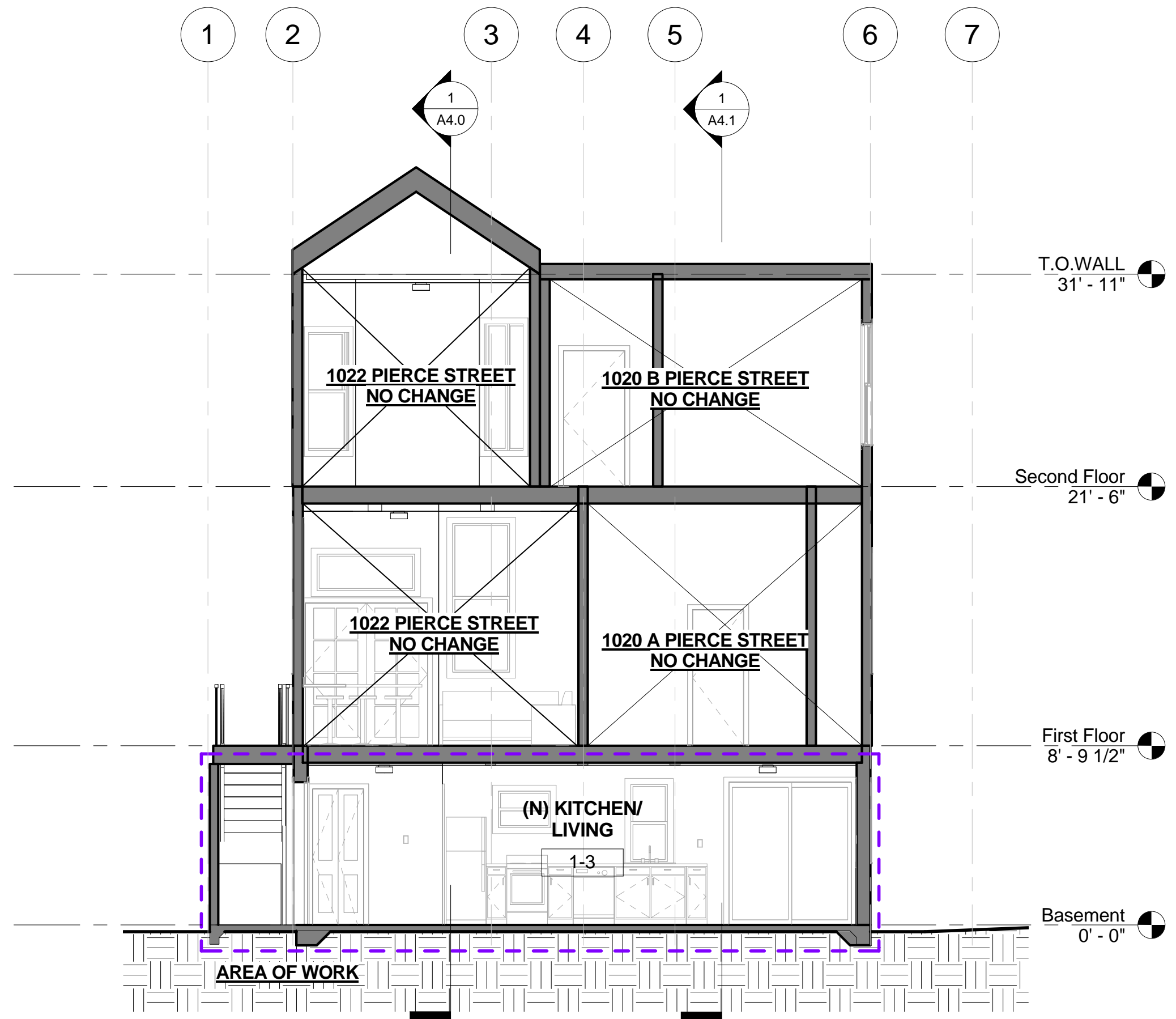
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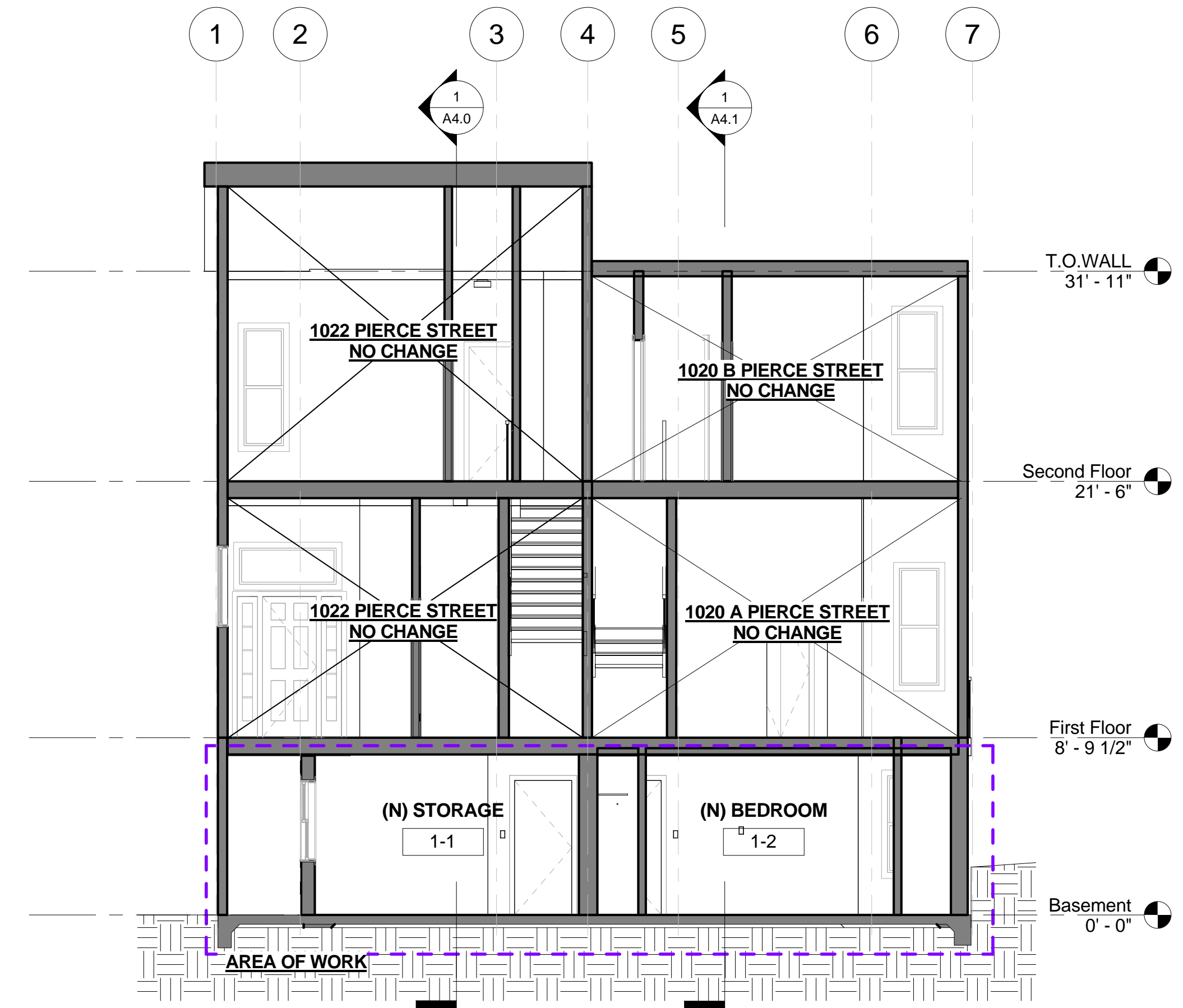
No.	Description	Date

Transverse
 Sections
A4.2

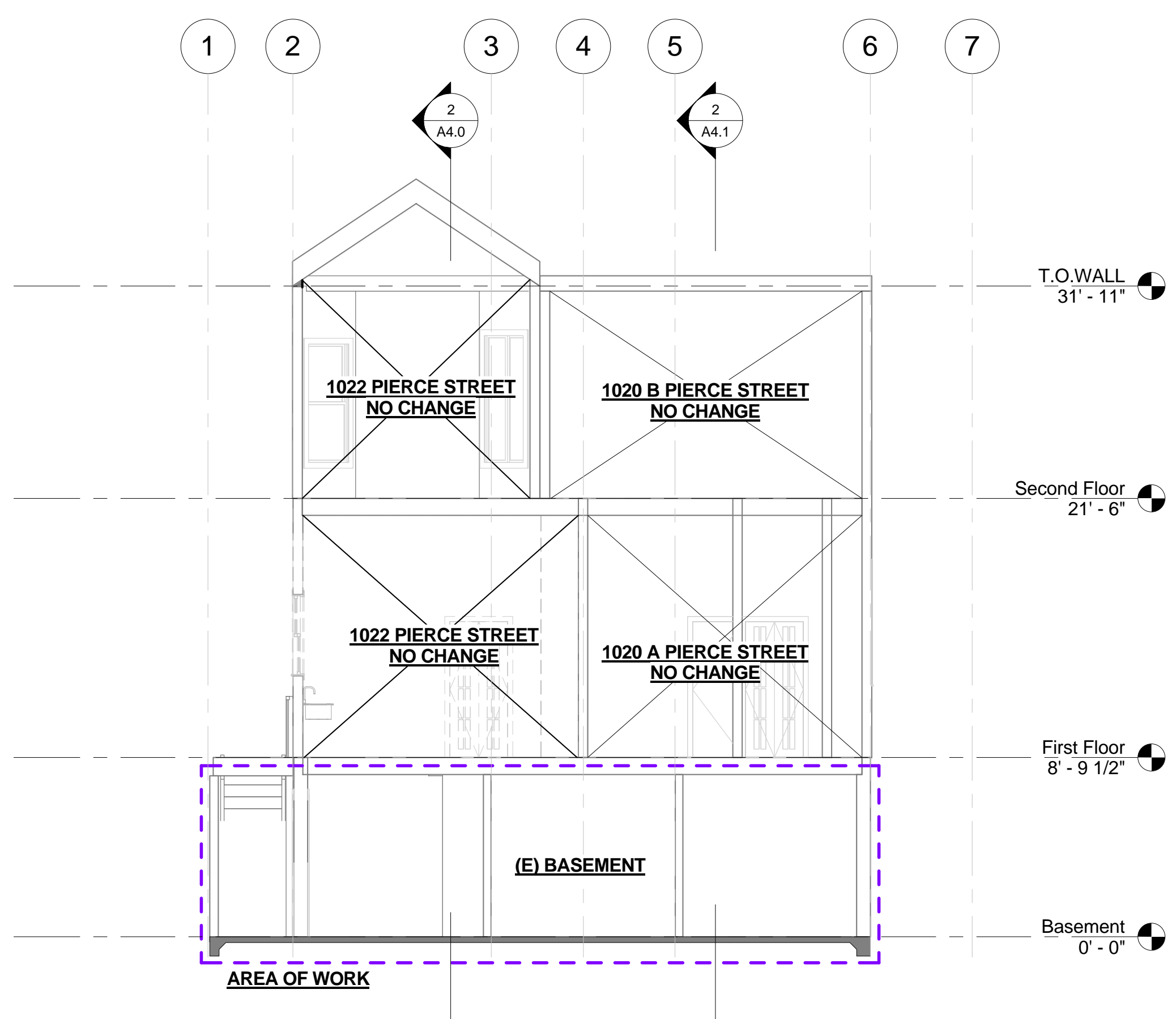
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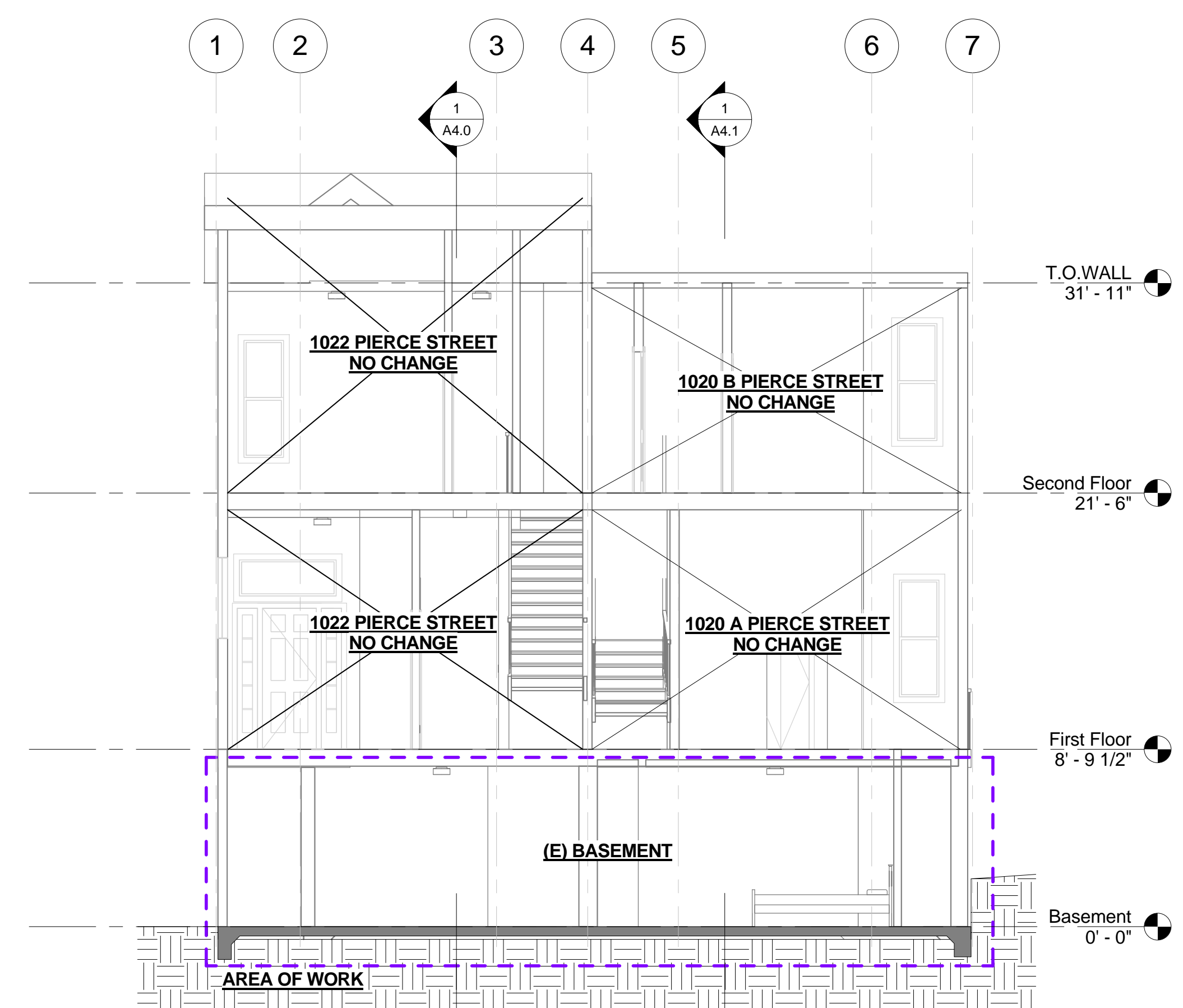
1 Trans. Section 1 - Proposed
 3/16" = 1'-0"



3 Trans. Section 2 - Proposed
 3/16" = 1'-0"



2 Trans. Section 1 - Existing
 3/16" = 1'-0"



4 Trans. Section 2 - Existing
 3/16" = 1'-0"