#### 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 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377 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(Rear Yard Variance)

Hearing Body: Zoning Administrator

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1228 Montgomery St	Case No.:	2013.0581V
Cross Street(s):	Union & Green Streets	Building Permit:	2013.07.23.2549
Block / Lot No.:	0113/046	Applicant/Agent:	Michelle Kriebel
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 695-0110
Area Plan:	N/A	E-Mail:	michelle@lundbergdesign.com

### PROJECT DESCRIPTION

The project includes the construction of a four-story elevator shaft with exterior landings at the rear of the existing building.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to provide a rear yard of 23'-0". The existing front building encroaches approximately 11'-0" into the required rear yard, and the existing rear building is located entirely within the required rear yard, abutting the rear property line. Both structures are considered legal noncomplying. The proposed elevator shaft and related landings are located between the two buildings, entirely within the required rear yard. The elevator extends to within 12'-6" of the rear property line, and therefore requires a variance from the rear yard requirements of Planning Code Section 134.

#### ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Elizabeth Watty Telephone: 415-558-6620 Mail: elizabeth.watty@sfgov.org

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2013.0581V.pdf">http://sf-planning.org/ftp/files/notice/2013.0581V.pdf</a>

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, 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 perfromed 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 <a href="http://upn.sfplanning.org">http://upn.sfplanning.org</a> for more information.

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

#### **ELEVATOR NAMHUAX**

21, SF, CA 94133 1228 MONTGOMERY

#### CONTACT: RON KAUFMAN RON AND BARBARA KAUFMAN OWNER: PROJECT DIRECTORY

CONTACT: MICHELLE KRIEBE
SCHITECT: LUNDBERG DESIGN Sean Francisco, CA 94107 SAN FRANCISCO, CA 94107

CONTACT: MICHELLE & LUNDBERGDESIGN.COM EMAIL: MICHELLE & LUNDBERGDESIGN.COM T. 415.695.0110 x18
VUTAR AD JOUGIUMANT MAS

	CONTACT: STEVE PLATH
	PLATH & COMPANY, INC. 1575 FRANCISCO BLVD., E SAN RAFAEL, CA 94901
:5	STEVE PLATH

	CONTACT: OWEN COLL D
STRUCTURAL ENGINEER:	JOHN YADEGAR ASSOCIATES 90 NEW MONTGOMERY STREET, SUITE 41 SAN FRANCISCO, CA 94105
	EMAIL: SPLATH@PLATHCO.COM T. 415.460-1575 x118

EMAIL: OGOULD@JYASF.COM

#### PROJECT DATA

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HEIGHT & BULK DISTRICT:	X-0#
SPECIAL USE DISTRICT:	TELEGRAPH HILL -NB RESIDENTIA
SONING:	ВН 3
ASSESSOR'S NUMBER:	BLOCK 0113 LOT 046
PROPERTY OWNERS:	RON AND BARBARA KAUFMAN
PROJECT SITE:	1228 MONTGOMERY STREET, SAN FRANCISCO, CA 941333
SCOPE OF WORK:	ADDITION OF FOUR STORY ELEVA TO EXTERIOR OF EXISTING RESID

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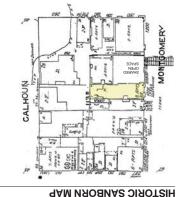
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ASSESSOR'S BLOCK MAP

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#### DRAWINGS

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INSULATION INTERIOR

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**BBIB BSOH** 

GRID LINE GLASS

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FOOT / FEET FOOTING FURRING

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SEE ELECTRICAL DRAWINGS

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KOOF DRAIN

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WHICH IS REASONABLY INFERABLE FROM THEM.

3. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, U.O.N.

4. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.

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8. WHERE A STRUCTURAL ELEMENT IS REMOVED AS INDICATED ON DRAWINGS, VERIFY PERTINENT LOCAL CONDITIONS SUCH AS LOCATION, CHARACTER AND ACCESSIBILITY OF THE SITE, AVAILABILITY OF THE FACILITIES, CHARACTER OF EXISTING BUILDING, ETC. 7. THE CONTRACTOR SHOULD VISIT THE WORK SITE TO ASCERTAIN BY INSPECTION

WITH STRUCTURAL AND ARCHITECTURAL DOCUMENTS. SHORE AND BRACE AS

9. ELECTRICAL, MECHANICAL DESIGNBUILD SUBCONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THEIR SCOPE OF WORK FROM THE AGENCIES HAVING

COPT OF THE PERMITS SHALL BE SUMBILIED TO THE PROPERTY MANAGER. 10. ONE COPY OF ALL BUILDING PERMITS SHALL BE SUBMITTED TO THE ARCHITECT. ONE

"V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY INCONSISTENCIES. OF STEEL, FACE OF MILL WORK, OR FIXTURES U.O.N. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "±". VERIFY DIMENSIONS MARKED 11. ALL DIMENSIONS ARE TO FINISH FACE OF MASONRY, FACE OF CONCRETE, CENTERLINE

SCAPE. DETAILS SHALL GOVERN OVER PLANS, SECTIONS AND ELEVATIONS.

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18. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.

AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON CONTROLOYER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM 19. CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL

20. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES AND ALL

21. SECURITY PROVISIONS ARE PART OF THIS CONTRACT. CONTRACTOR SHALL RI WORK AND COORDINATION REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

O LHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION. FROM THE ARCHITECT OR OWNERS REPRESENTATIVE. FAILURE TO OBTAIN WRITTEN NOTIAZINOH DA METTINM TOOH IW TOOMA LOAN INCO BHT GNOTER NOTIANISMO. 22. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL

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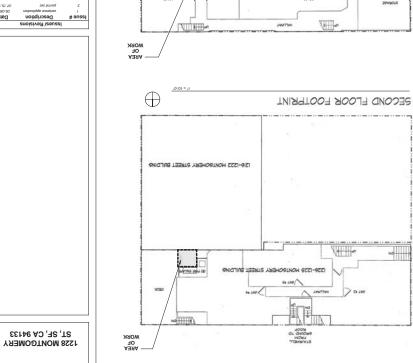
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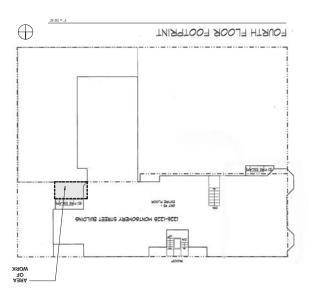
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#### **BLEVATOR NAMHUAX**

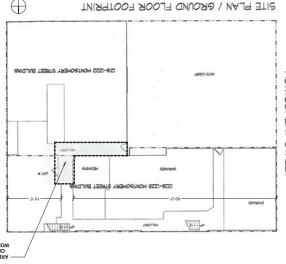
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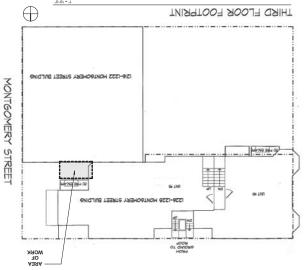






AREA OF WORK







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#### **BLEVATOR KAUFMAN**

1228 MONTGOMERY ST, SF, CA 94133





VIEWS FROM THIRD LEVEL



VIEWS FROM SECOND LEVEL LOOKING EAST



NIEWS FROM SECOND LEVEL





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SITE PHOTOS

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VIEW FROM SECOND LEVEL LOOKING NORTH



VIEW FROM MONTGOMERY STREET

## KAUFMAN ELEVATOR

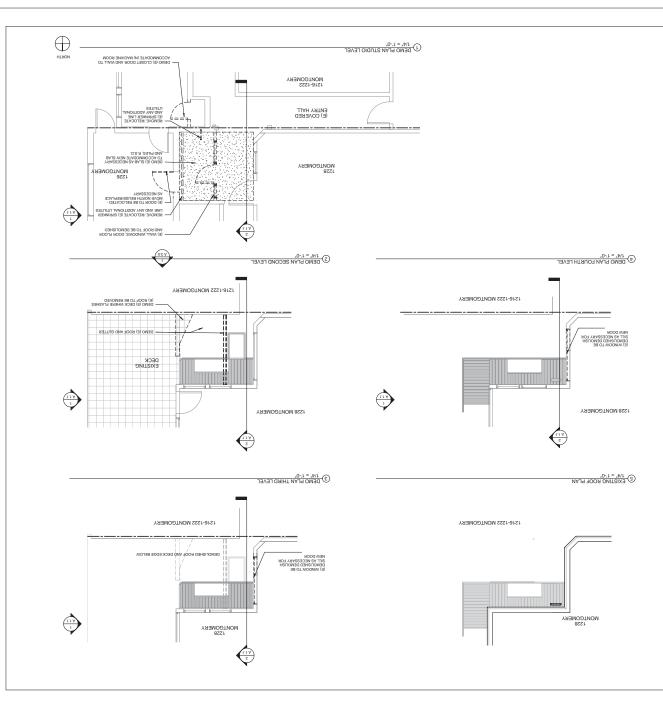


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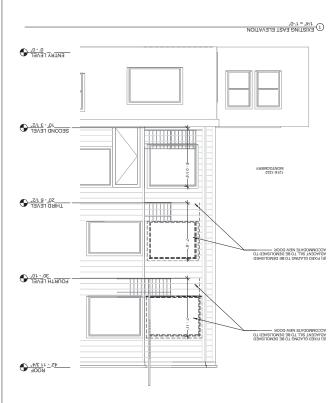
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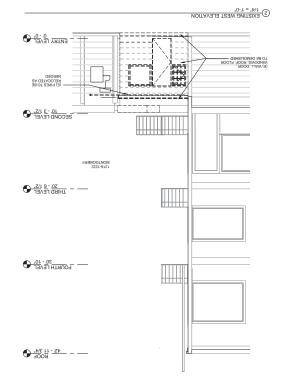
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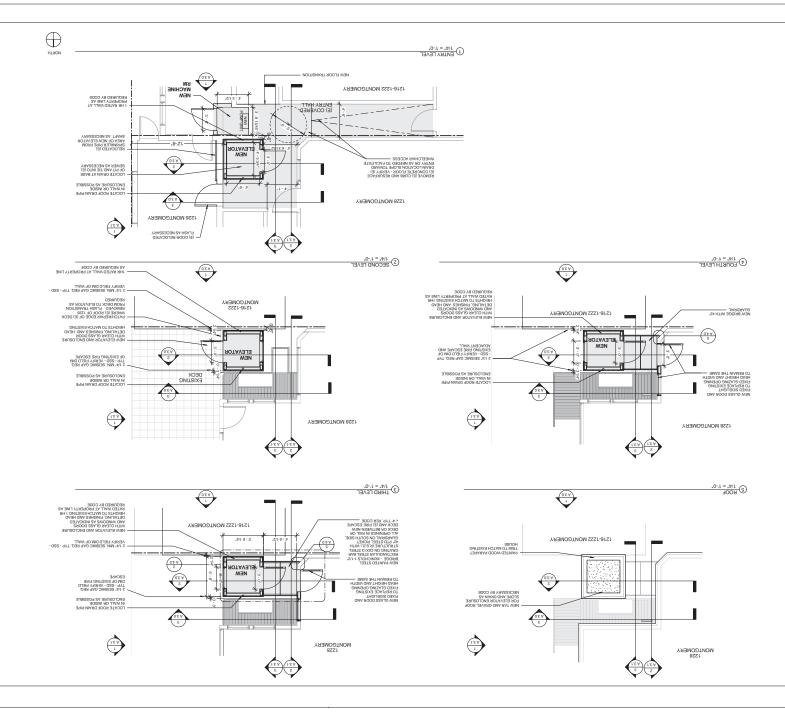
**KAUFMAN RELEVATOR** 





## **AOTAVAJA NAMHUAX**

ST, SF, CA 94133 1228 MONTGOMERY





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Description variance application permit set

PLANS **PROPOSED** 

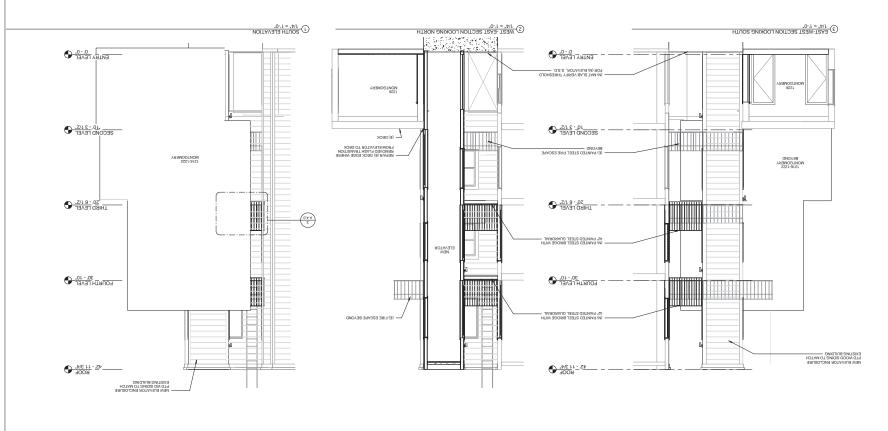
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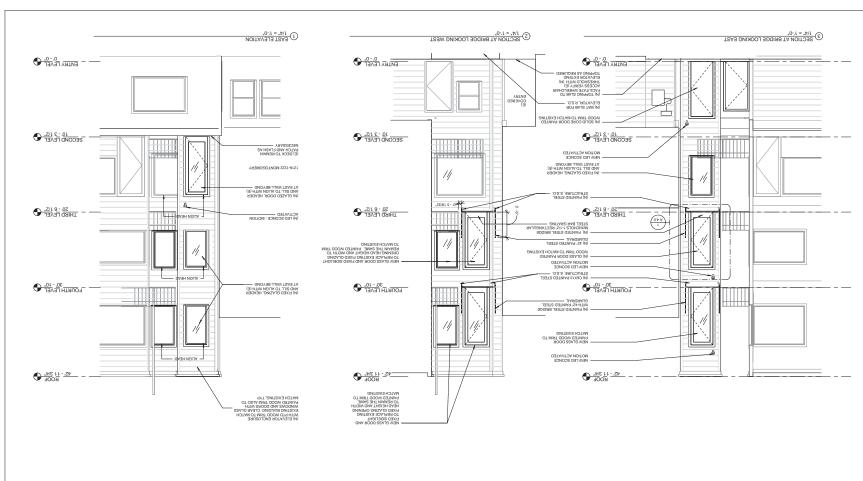
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**ELEVATIONS /** 

SECTIONS **PROPOSED** 

### KAUFMAN ELEVATOR

1228 MONTGOMERY 5T, SF, CA 94133





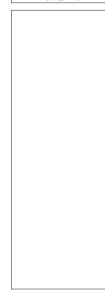
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# PROPOSED SECTIONS

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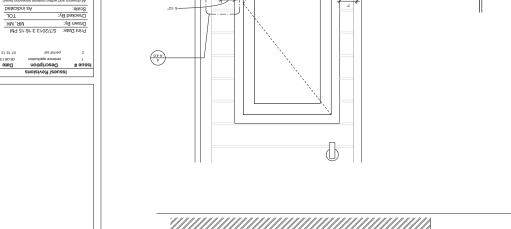
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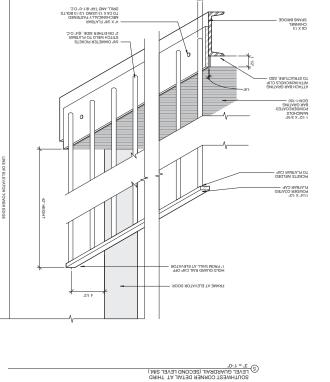
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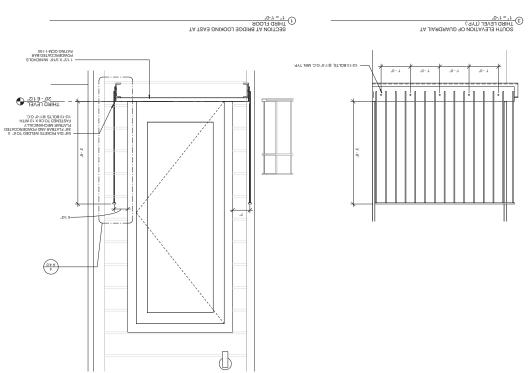
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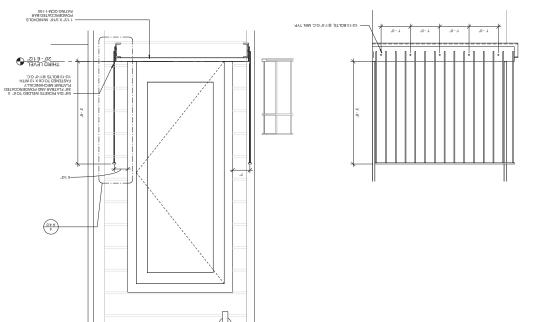
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**DETAILS** GUARDRAIL



THIRD LEVEL ENLARGED PLAN (SECOND 1° = 1°.0"

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