



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
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
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 24, 2014**
 Time: **Beginning at 9:30 a.m.**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Variance (Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 4366 17th Street	Case No.: 2013.1120V
Cross Street(s): Temple Street	Building Permit: 2013.09.05.6032
Block /Lot No.: 2649/019	Applicant/Agent: Tom McElroy
Zoning District(s): RH-2 / 40-X	Telephone: (415) 814-3256
Area Plan: N/A	E-Mail: tommcelroy@gmail.com

The proposed work to the existing two-story over basement, single-family dwelling includes (1) alterations to the front façade; (2) development of the attic space at the front of the second floor to be habitable space; and (3) replacement of the current roof with a new roof to increase the ceiling height on the second floor. Only item (3) will require a variance.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a minimum rear yard depth of 39 feet 5 inches, measured from the rear property line. The replacement of the current roof with a new roof to increase the ceiling height on the second floor would encroach 20 feet into the required rear yard to within 19 feet 5 inches of the rear property line. The proposed work will be within the existing building footprint.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan, floor plans and elevations of the proposed project are available on the Planning Department’s website at: <http://sfplanning.org/ftp/files/notice/2013.1120V.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: **thomas.wang@sfgov.org**

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 the required Section 311 notification for this project has been performed.**

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**.

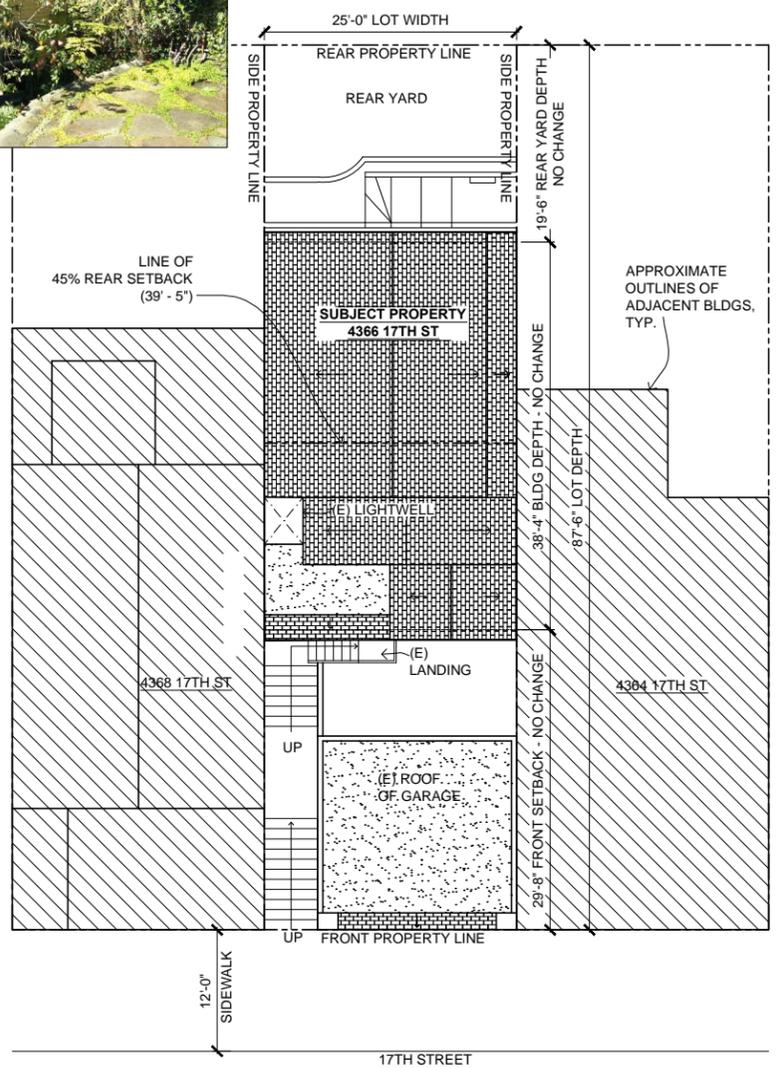
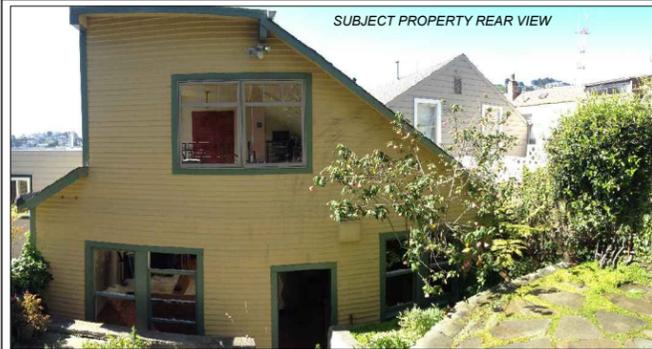
ABOUT THIS NOTICE

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.

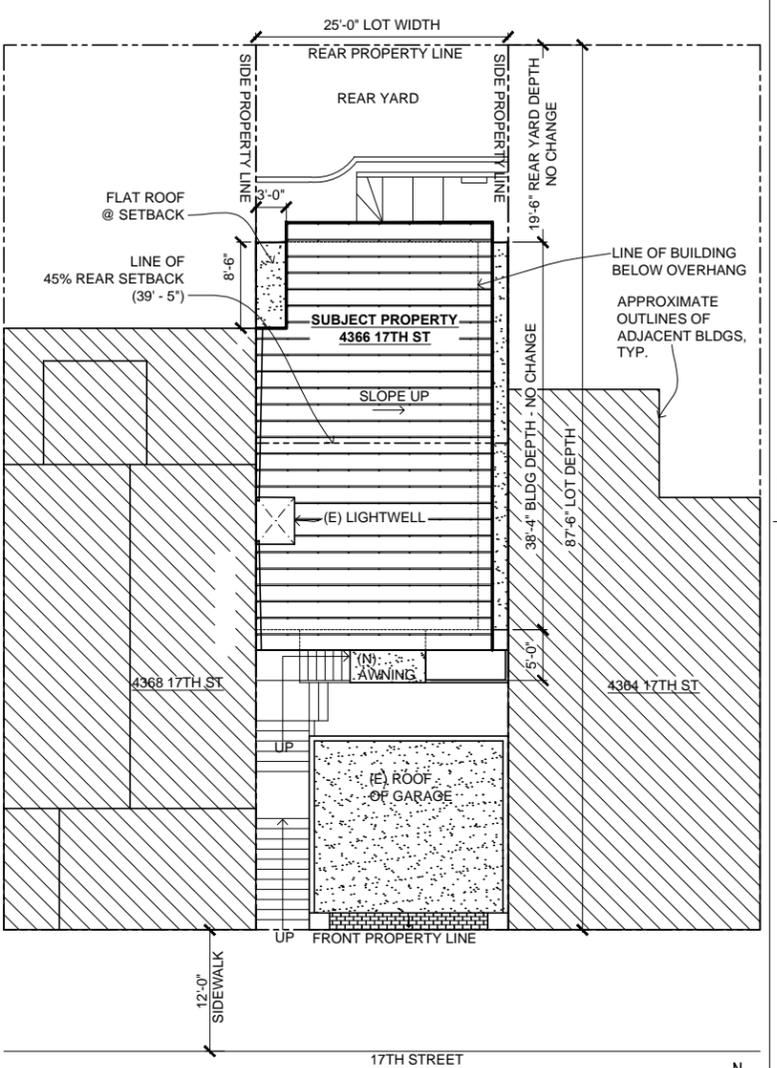
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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



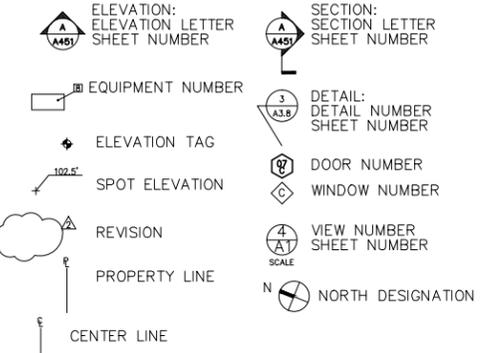
2 PROPOSED SITE PLAN
1/8" = 1'-0"



ABBREVIATIONS

DIAG. DIAGONAL	F.D.C. FIRE DEPARTMENT CONN.	H.B. HOSE BIBB	(R) RISER	TR T & B TREAD AND BOTTOM
DIAM. DIAMETER	F.D. FLOOR DRAIN	H.C. HOLLOW CORE	(R) REMODELED OR RELOCATED	TER. TERRAZZO
DN. DOWN	F.E. FIRE EXTINGUISHER	H.W. HARDWOOD	R.D. ROOF DRAIN	T & G TONGUE & GROOVE
DWG. DRAWING	F.E.C. FIRE EXTINGUISHER CABINET	LDW. LAMINATE	REF. REFER TO	THK. THICK
F. FAST	F.H.C. FIRE HOSE CABINET	LM. LOW METAL	REFR. REFRIGERATOR	T. TOP OF
(E) EXISTING	F.IN. FINISH	HT. HEIGHT	REINF. REINFORCED	TYP. TYPICAL
E.A. EACH	F.LR. FLOOR LINE	H.V. HEATING, VENTILATION AND AIR CONDITIONING	R.E.Q.D. REQUIRED	U.O.N. UNLESS OTHERWISE NOTED
E.J. EXPANSION JOINT	F.FLOR. FLUORESCENT	Q.D. OUTSIDE DIAMETER	R.M. ROOM	VCT. VINYL COMPOSITION TILE
E.I.F.S. EXTERIOR FINISH SYSTEM	F.FND. FOUNDATION	OH. OVERHEAD	R.O. ROUGH OPENING	VER. VERIFY
EL. ELEVATION	F.O.B. FACE OF BRICK	OPG. OPENING	S. SOUTH	VERT. VERTICAL
ELEV. ELEVATION	F.O.C. FACE OF CONCRETE	OPP. OPPOSITE	SCHED. SCHEDULE	
EMER. EMERGENCY	F.F.S. FULL SIZE	PCT. PRE-CAST	SECT. SECTION	
ENCLOSURE	F.FT. FOOT OR FEET	P.L. PROPERTY LINE	S.F. SQUARE FOOT	
EQ. EQUAL	F.FUR. FURRING	PLAM. PLASTIC LAMINATE	SIM. SIMILAR	
EQUIP. EQUIPMENT	GA. GAUGE	PLAS. PLASTER	SPEC. SPECIFICATION	
E.W. ELECTRIC WATER COOLER	GALV. GALVANIZED	PLYWD. PLYWOOD	SQ. SQUARE	
EXT. EXTERIOR	G.C. GENERAL CONTRACTOR	PR. PAIR	STAINLESS STEEL	
	G.C. GENERAL CONTRACTOR	Q.T. QUARRY TILE	TAGG. TAGGED	
	G.C. GENERAL CONTRACTOR		TD. STANDARD	
	G.C. GENERAL CONTRACTOR		TIFF. STIFFENER	
	G.C. GENERAL CONTRACTOR		TRUC. STRUCTURAL	
	G.C. GENERAL CONTRACTOR		SUSP. SUSPENDED	

LEGEND



DRAWING INDEX

- ARCHITECTURAL
- A1 PROPERTY INFO & SITE PLANS
 - A2.1 EXISTING & PROPOSED PLANS
 - A2.2 EXISTING & PROPOSED PLANS
 - A3 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A4 EXISTING & PROPOSED SITE SECTIONS

PROJECT DESCRIPTION

MODIFY SINGLE FAMILY HOUSE. CONVERT ATTIC AREA TO LIVING SPACE, ADD NEW BATHROOM, WINDOWS AND DOORS, UPGRADE EXTERIOR MATERIALS, MODIFY ROOFLINE. THIS PROJECT IS SUBJECT TO A VARIANCE FOR WORK WITHIN THE REAR YARD SETBACK.

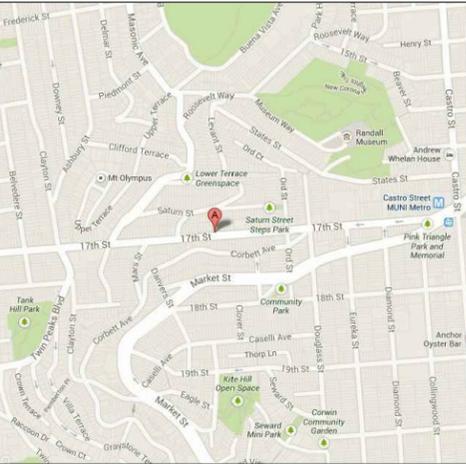
CODES

- APPLICABLE CODES
- 2010 California Building Code with SF Amendments
 - 2010 California Mechanical Code with SF amendments
 - 2010 California Plumbing Code with SF amendments
 - 2010 California Electrical Code with SF amendments
 - 2010 California Residential Code
 - 2010 California Energy Code (2008 Building Efficiency Standards)
 - 2010 California Green Building Standards Code

PROPERTY INFO

BLOCK / LOT	2646 / 019		
ZONING	RH-2		
YEAR BUILT	1906		
OCCUPANCY	SINGLE FAMILY RESIDENCE		
CONSTRUCTION	VB		
LOT AREA	2,187.5 S.F.		
	EXISTING	ADDITION	PROPOSED
FLOOR AREA			
1st Floor	940 S.F.	0 S.F.	940 S.F.
2nd Floor	342 S.F.	339 S.F.	681 S.F.
Total	1,282 S.F.	339 S.F.	1,621 S.F.
Parking - no change	2 car	0	2 car
SETBACKS	FRONT	REAR	SIDE
FIRST FLOOR	0	45% OF LOT = 39'-5"	0

AREA MAP



MCELROY ARCHITECTURE
 485 14th Street
 San Francisco, CA 94103
 415.814.3256
 tomcelroy@gmail.com



4366 17TH STREET
 san francisco, ca 94107
 BLOCK 2646 / LOT 019

CURRENT RELEASE 6 MAR 2014

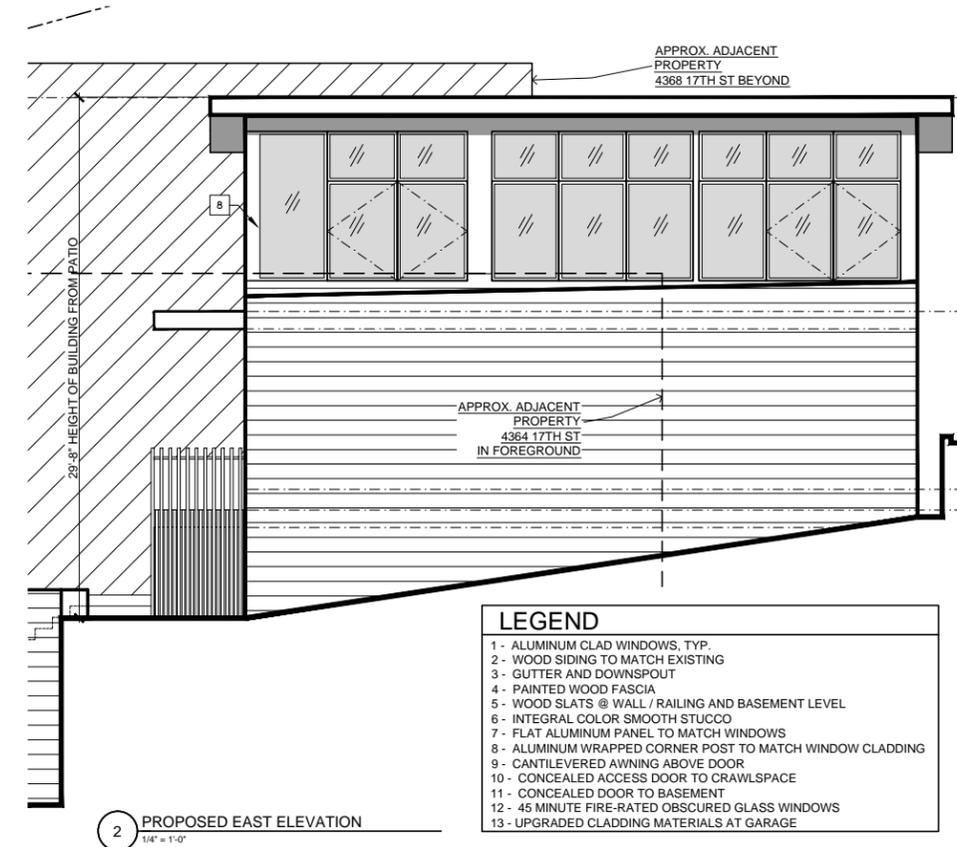
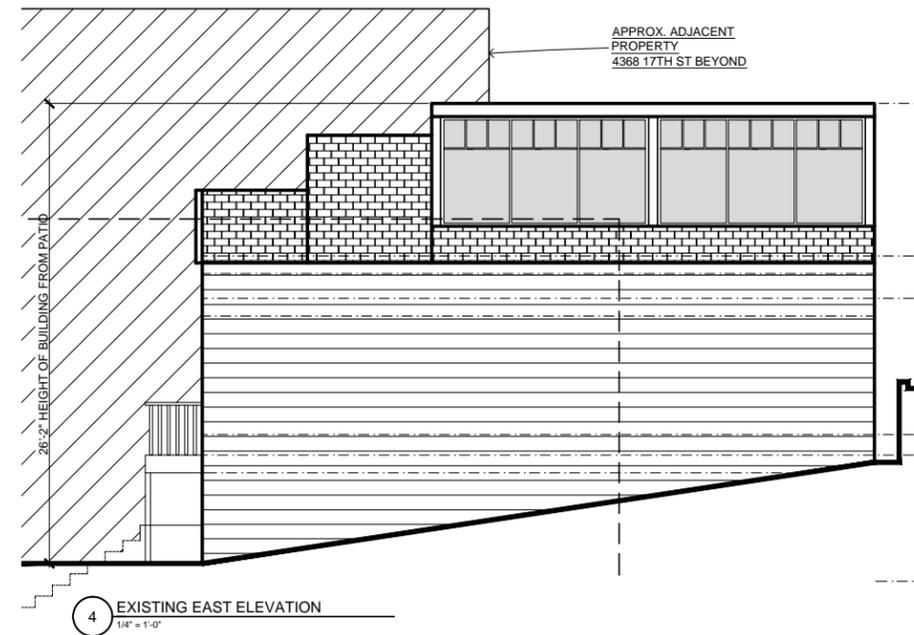
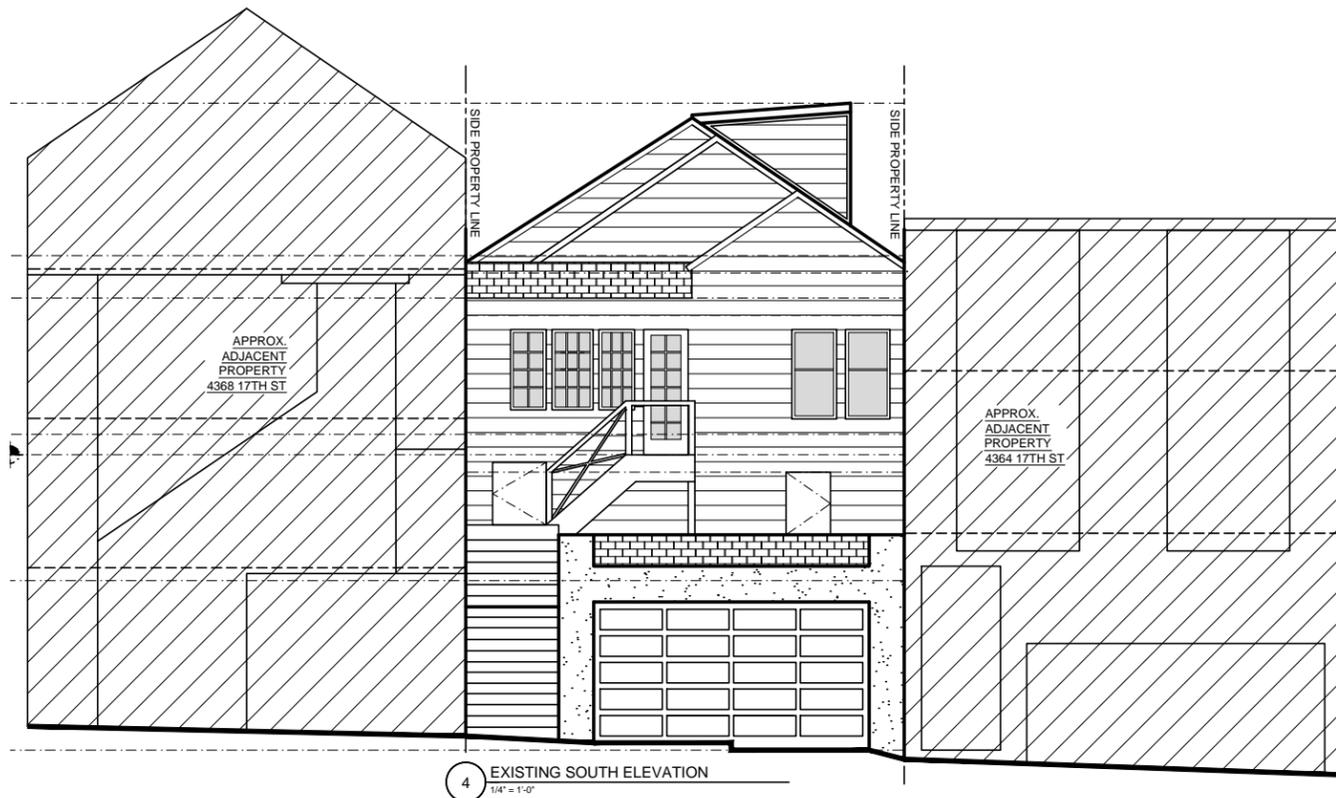
ISSUED FOR 311 NOTIFICATION

PREVIOUS RELEASE
 7 AUG 2013 ISSUED FOR PREAPP MTG
 13 SEPT 2013 ISSUED FOR PLANNING
 17 OCT 2013 FOR RDT REVIEW
 13 FEB 2014 FOR RDT FINAL REVIEW
 6 MAR 2014 FOR 311 NOTIFICATION

SHEET TITLE
PROJECT INFO & SITE PLANS

SCALE
 AS NOTED

A1



- LEGEND**
- 1 - ALUMINUM CLAD WINDOWS, TYP.
 - 2 - WOOD SIDING TO MATCH EXISTING
 - 3 - GUTTER AND DOWNSPOUT
 - 4 - PAINTED WOOD FASCIA
 - 5 - WOOD SLATS @ WALL / RAILING AND BASEMENT LEVEL
 - 6 - INTEGRAL COLOR SMOOTH STUCCO
 - 7 - FLAT ALUMINUM PANEL TO MATCH WINDOWS
 - 8 - ALUMINUM WRAPPED CORNER POST TO MATCH WINDOW CLADDING
 - 9 - CANTILEVERED AWNING ABOVE DOOR
 - 10 - CONCEALED ACCESS DOOR TO CRAWLSPACE
 - 11 - CONCEALED DOOR TO BASEMENT
 - 12 - 45 MINUTE FIRE-RATED OBSCURED GLASS WINDOWS
 - 13 - UPGRADED CLADDING MATERIALS AT GARAGE

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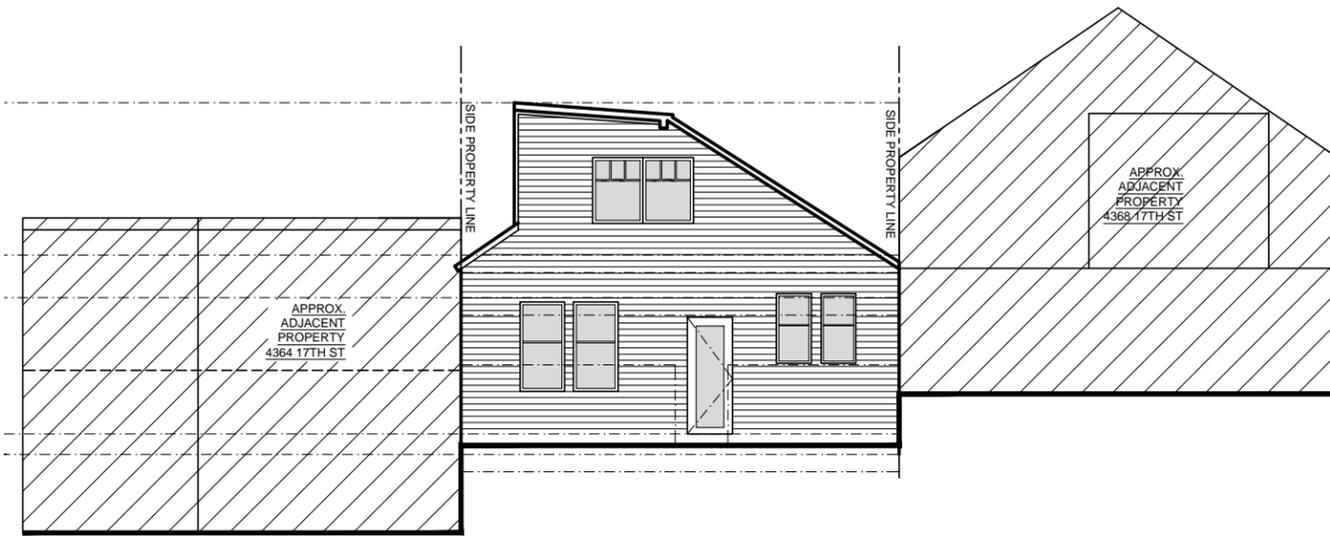
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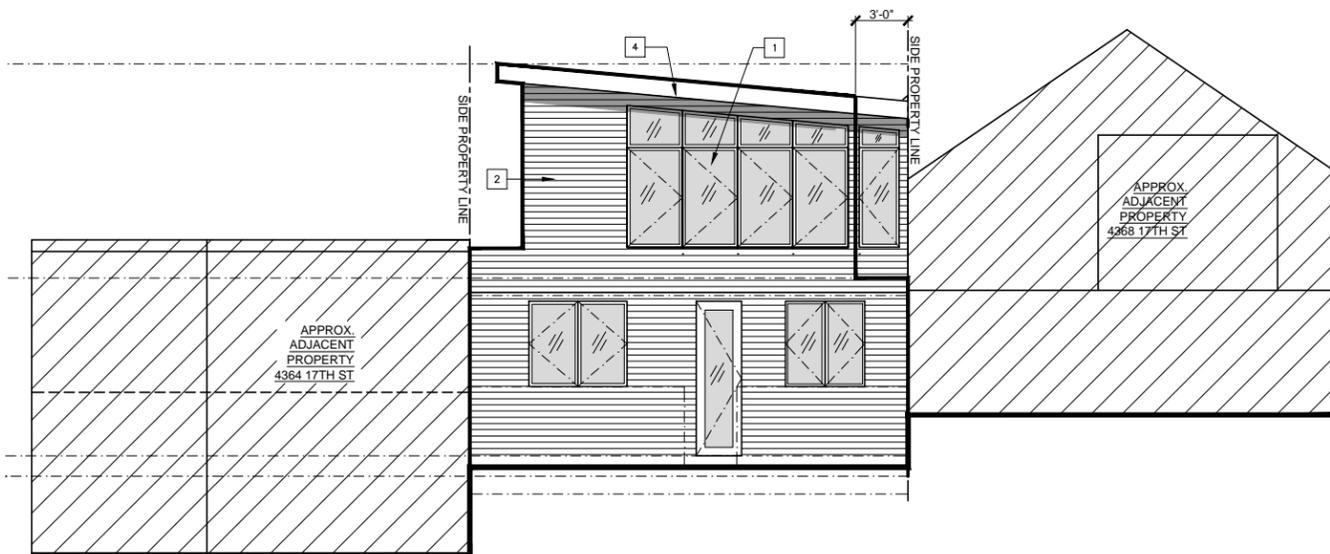
SHEET TITLE
 EXISTING &
 PROPOSED
 ELEVATIONS

SCALE 1/4" = 1'-0"

A3.1



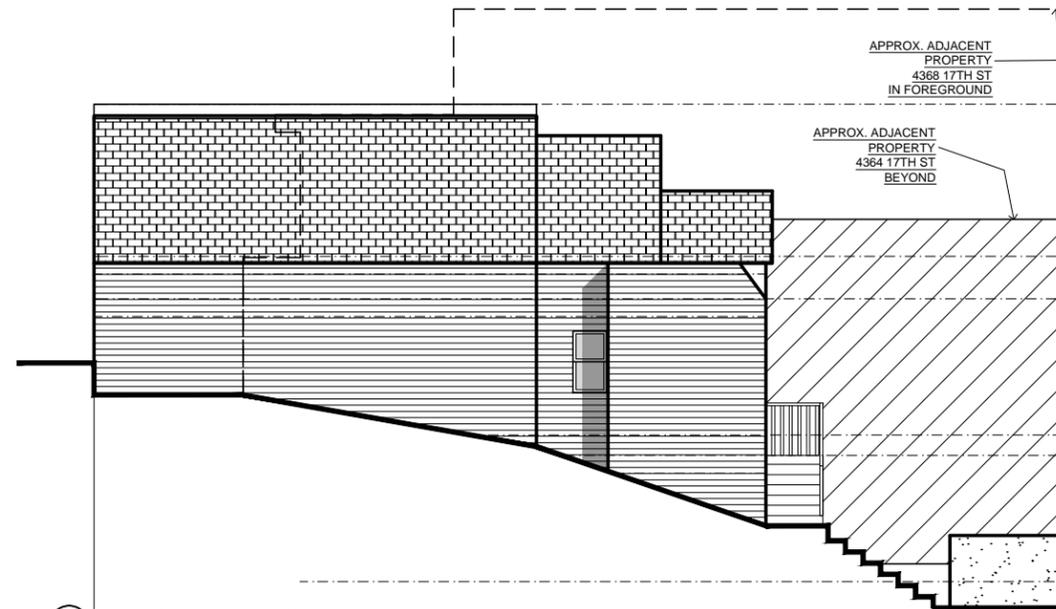
4 EXISTING NORTH ELEVATION
1/4" = 1'-0"



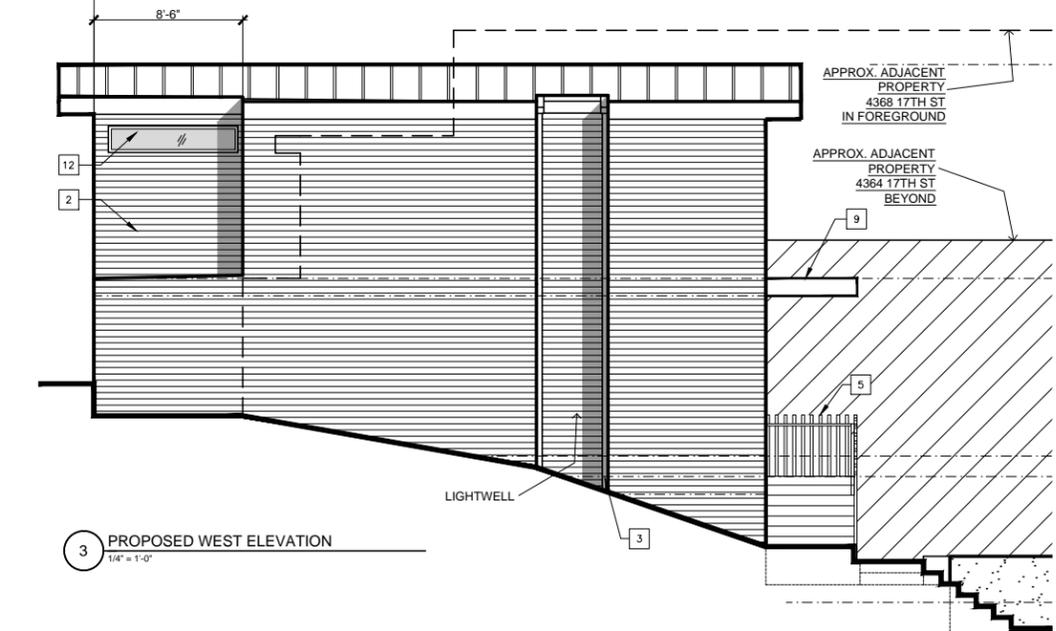
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

LEGEND

- 1 - ALUMINUM CLAD WINDOWS, SEE DETAILS 283/A3.1
- 2 - WOOD SIDING TO MATCH EXISTING
- 3 - GUTTER AND DOWNSPOUT
- 4 - PAINTED WOOD FASCIA
- 5 - WOOD SLATS @ WALL / RAILING AND BASEMENT LEVEL
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5 EXISTING WEST ELEVATION
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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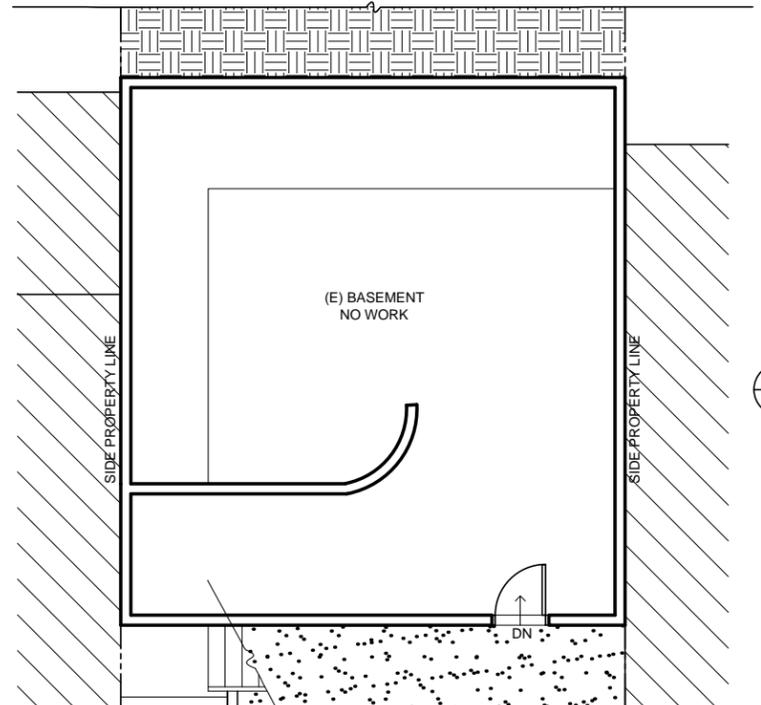
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SCALE 1/4" = 1'-0"

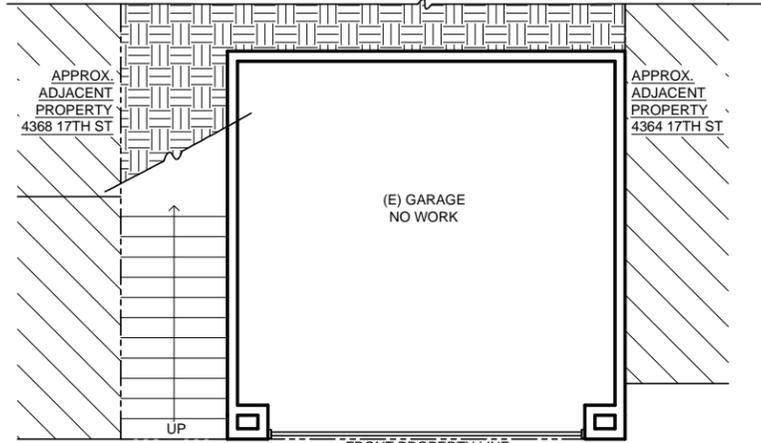
A3.1

LEGEND

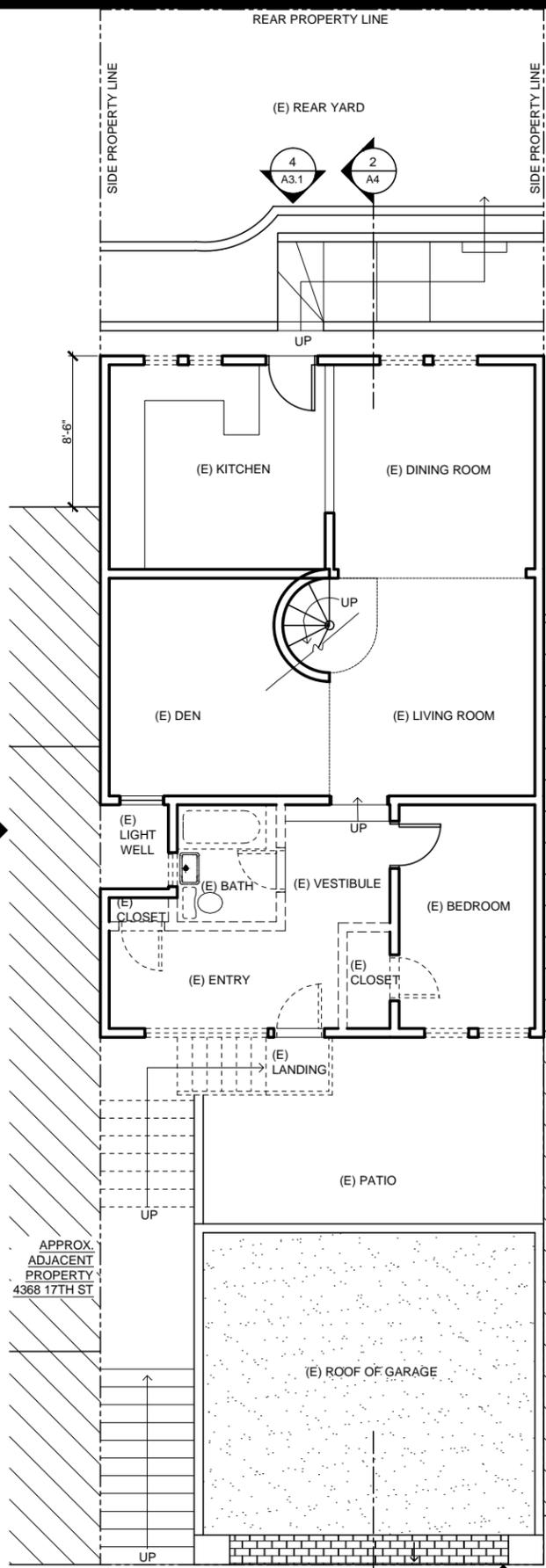
- EXISTING WALL TO BE DEMOD
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 1-HR RATED WALL
- NEW LIVING SPACE



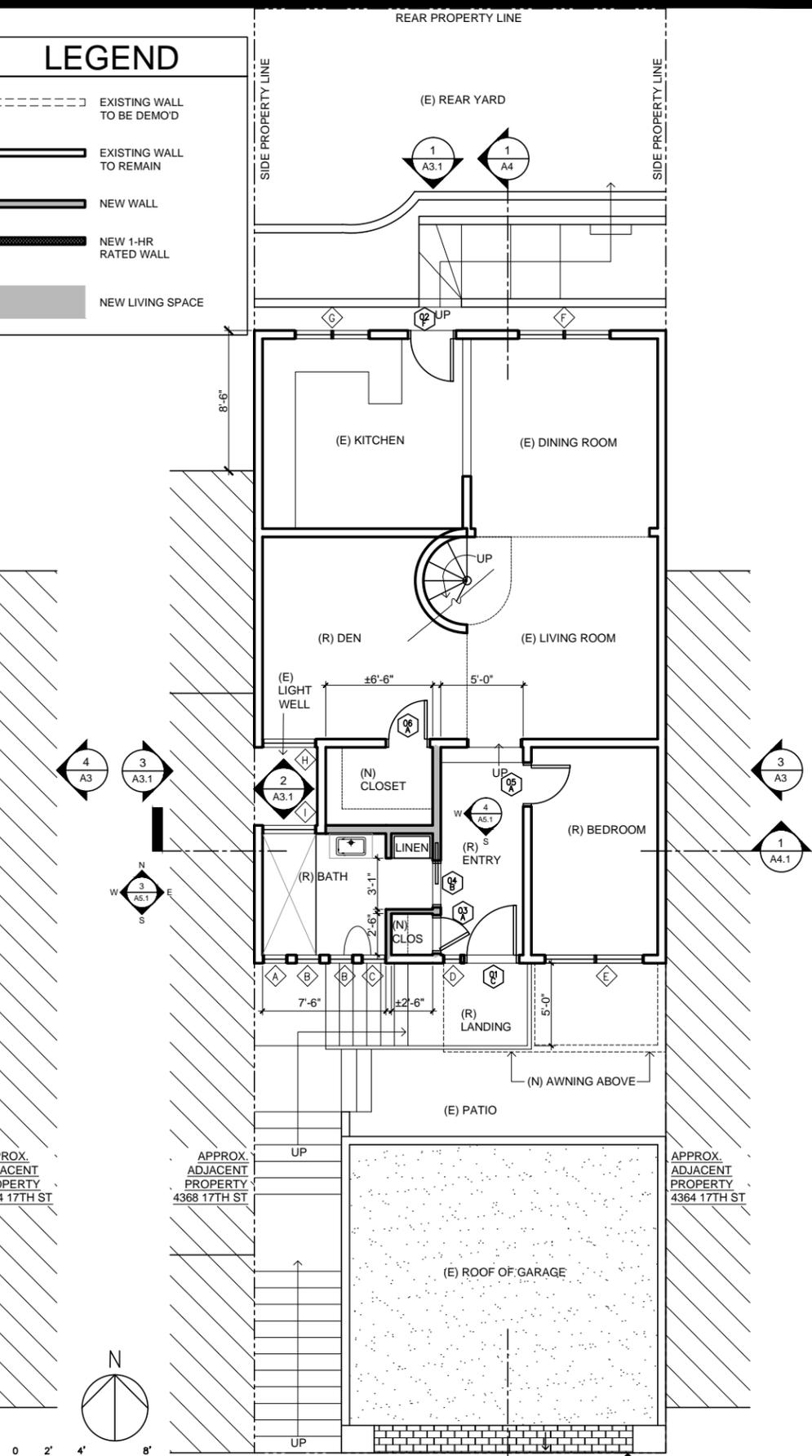
4 EXISTING FLOOR PLAN - BASEMENT - NO WORK
1/4" = 1'-0"



3 EXISTING FLOOR PLAN - GARAGE - NO WORK
1/4" = 1'-0"



2 EXISTING FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



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

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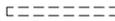
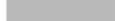
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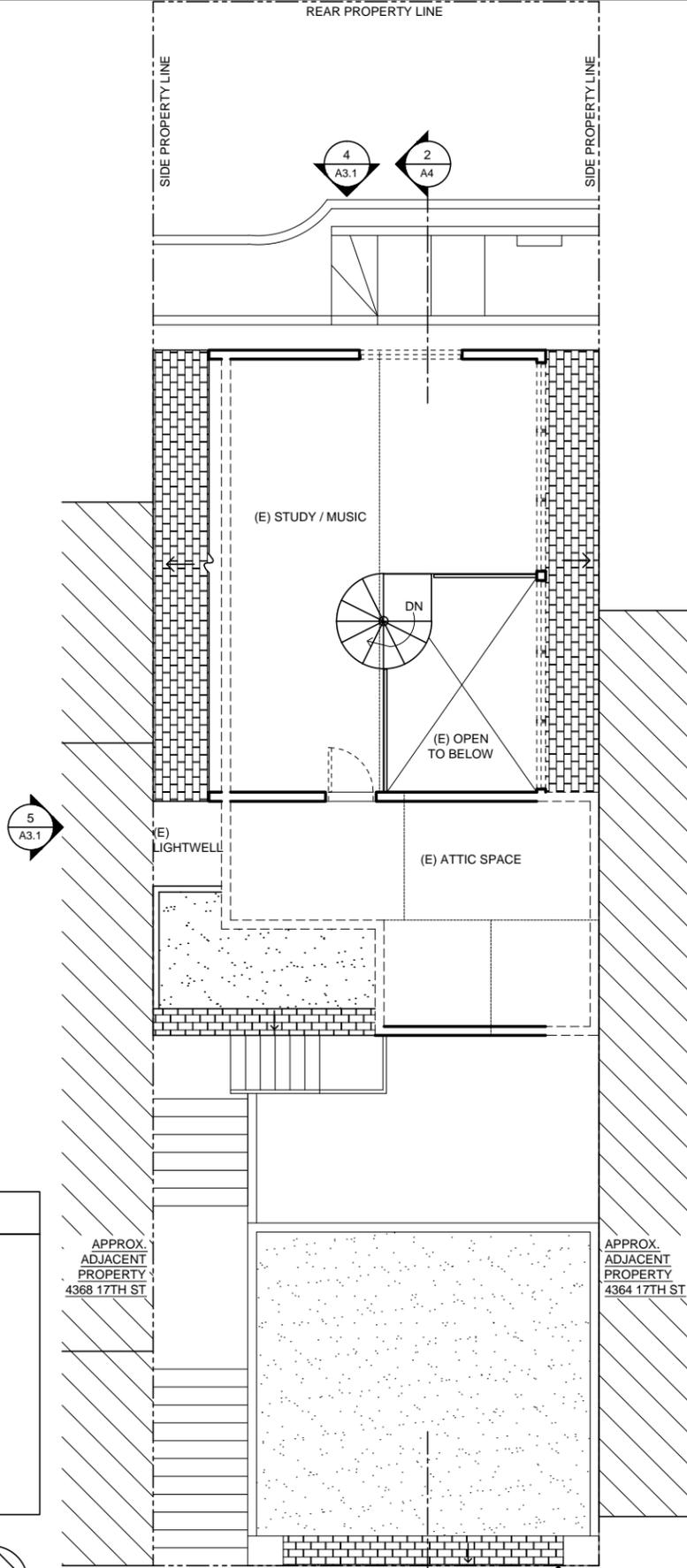
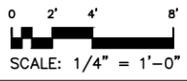
SHEET TITLE
EXISTING &
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FLOOR PLANS -
FIRST FLOOR

SCALE 1/4" = 1'-0"

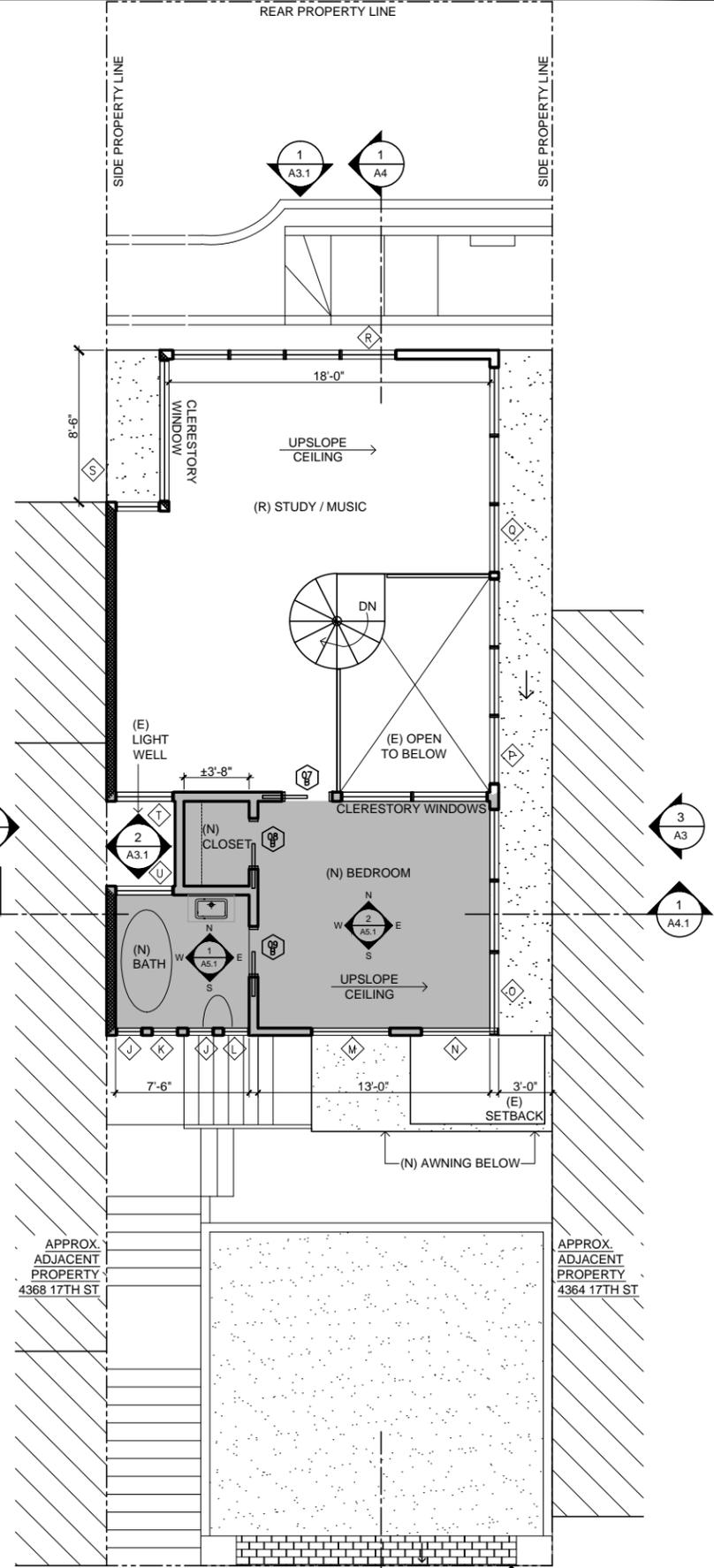
A2.1

LEGEND

-  EXISTING WALL TO BE DEMOD
-  EXISTING WALL TO REMAIN
-  NEW WALL
-  NEW 1-HR RATED WALL
-  NEW LIVING SPACE



2 EXISTING FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"



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

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 EXISTING &
 PROPOSED
 FLOOR PLANS -
 SECOND FLOOR

SCALE 1/4" = 1'-0"

A2.2