



# 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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# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 28, 2009**  
 Time: **Beginning at 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:	<b>53 Octavia Street</b>	Case No.:	<b>2009.0751V</b>
Cross Street(s):	<b>At Haight Street</b>	Building Permit:	<b>2009 0805 4181</b>
Block /Lot No.:	<b>0856/001</b>	Applicant/Agent:	<b>Michael Mullin</b>
Zoning District(s):	<b>Hayes NCT / 50-X</b>	Telephone:	<b>(415) 626-1190</b>
Area Plan:	<b>Market-Octavia</b>	E-Mail:	<a href="mailto:Michael@MichaelMullin.com">Michael@MichaelMullin.com</a>

### PROJECT DESCRIPTION

The proposal is to construct access stairs to the roof that will partially in-fill a light well. The stairs will be internal to the building and will not be visible above the existing roof parapet and will not increase the height of the building.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 25 feet. The proposed partial in-fill of the light well will place approximately 33 square feet of building area within the required rear yard and, even though the building covers the full lot this in-fill is within the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
<b>BUILDING USE</b> .....	Multiple-Family Dwelling .....	No Change
<b>FRONT SETBACK</b> .....	None .....	No Change
<b>SIDE SETBACKS</b> .....	None .....	No Change
<b>BUILDING DEPTH</b> .....	100 feet .....	No Change
<b>REAR YARD</b> .....	none .....	No Change
<b>HEIGHT OF BUILDING</b> .....	48.5 feet .....	No Change
<b>NUMBER OF STORIES</b> .....	4 .....	No Change
<b>NUMBER OF DWELLING UNITS</b> .....	7 .....	No Change
<b>NUMBER OF OFF-STREET PARKING SPACES</b> .....	N/A .....	No Change

### ENVIRONMENTAL REVIEW

Department staff has made a preliminary determination that the project is Categorically Exempt from California Environmental Quality Act (CEQA) Review.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Rick Crawford** Telephone: **(415) 558-6326** E-Mail: [rick.crawford@sfgov.org](mailto: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://www.sfgov.org/site/uploadedfiles/planning/Public\\_Records/Variances/2009.0751V.pdf](http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0751V.pdf)

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

# 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 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. **This notice was mailed on October 6, 2009 and expires on November 5, 2009.**

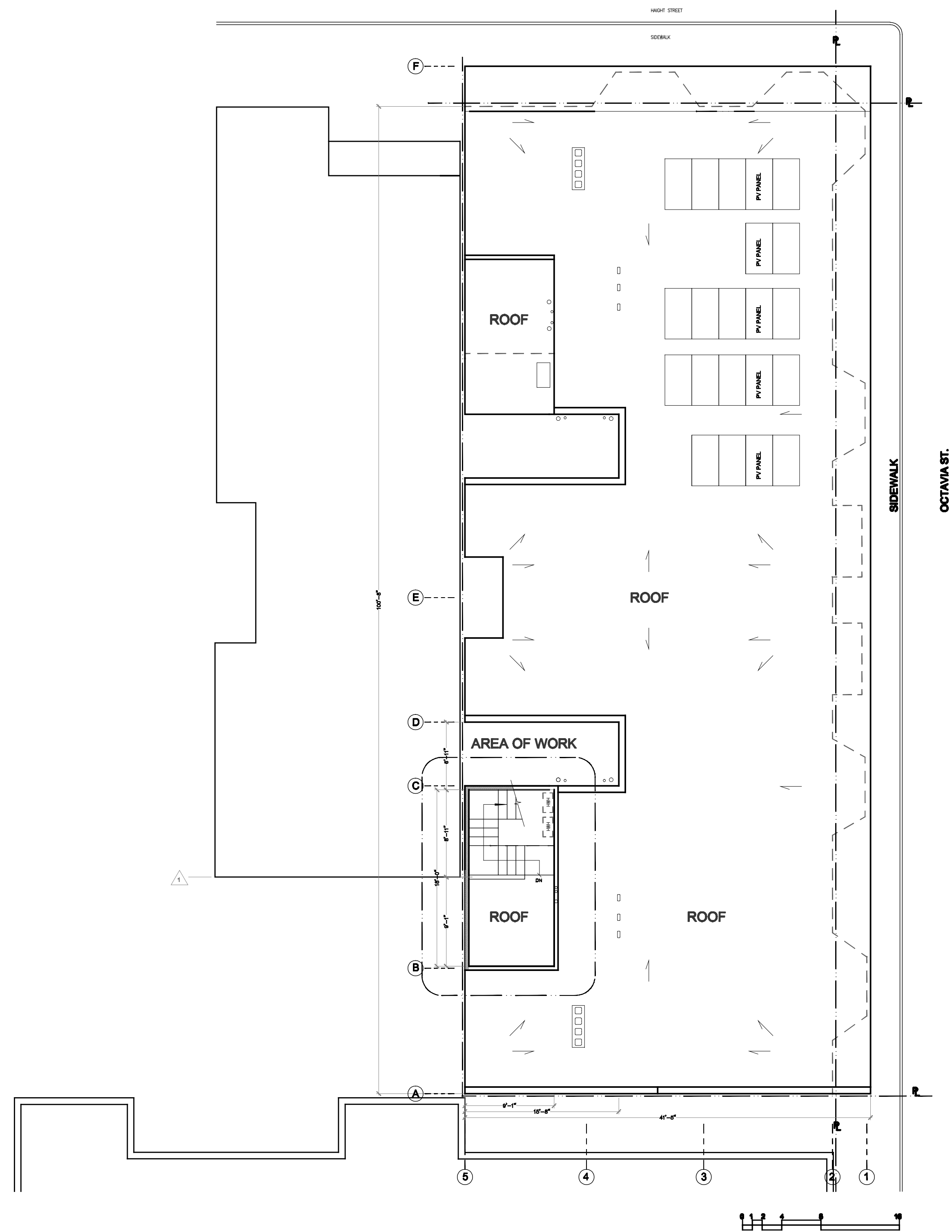
## BOARD OF APPEALS

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**.





1 PROPOSED: SITE PLAN

SCALE 1/8"=1'-0"



2 VICINITY MAP

NO SCALE

**ONE FLAT IN A7 FLAT BUILDING:**

Occupancy : R-1  
 Type of Construction: V  
 Number of stories: 4

**SCOPE OF WORK:**

KITCHEN, LAUNDRY, + 2 BATHROOM REMODEL.  
 NEW ROOF ACCESS STAIR ADDITION.



3 LOT LINES

NO SCALE

**INDEX:**

- A0: Proposed: Site Plan
- A1: Existing Conditions: Floor Plan
- A2: Existing Conditions: Roof Plan
- A3: Existing Conditions: Sections
- A4: Existing Conditions: Exterior Elevations
- A5: Existing Conditions: Light Well/Elevations
- A6: Proposed: Floor Plan
- A7: Proposed: Roof Plan
- A8: Proposed: Stair Elevations

4 DRAWING INDEX

Property Location	
0047-0059 OCTAVIA ST	Suite/Room: 0000
Mailing Address for Property	
55 OCTAVIA ST SAN FRANCISCO CA 94102	
For Fiscal year beginning July 1, 2007 and ending June 30, 2008	
Land: 536.473	Improvement: 355,952
Fixtures: 0	Personal Prop: 1,650
Homeowner Exemption: 0	Miscellaneous Exemption: 0
Exemption Type Code:	
Property Characteristics	
Sales Base Year: 2006	Property Class: A-Neighborhood: 068
Kitchen Built: 0000	Construction Type: D (Wood frame)
Year Built: 1900	Base Lot: 000
Zoning Code: RM2	Lot Frontage: 0
Lot Area: 3,750	Basement Area: 1,690
Rooms: 42	Stories: 3
Bedrooms: 21	Units: 7
Bathrooms: 21	Bathrooms: 7
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5 ASSESSOR PROPERTY LOCATION

REVISIONS	BY
09/03/09	WG

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REMODEL/ADDITION  
 ERIK SCHIMOLLINGER, OWNER  
 53 OCTAVIA STREET  
 SAN FRANCISCO CA  
 (949) 334-2537

EXISTING SITE PLAN

COVER SHEET

DATE: 05-19-09

SCALE: AS NOTED

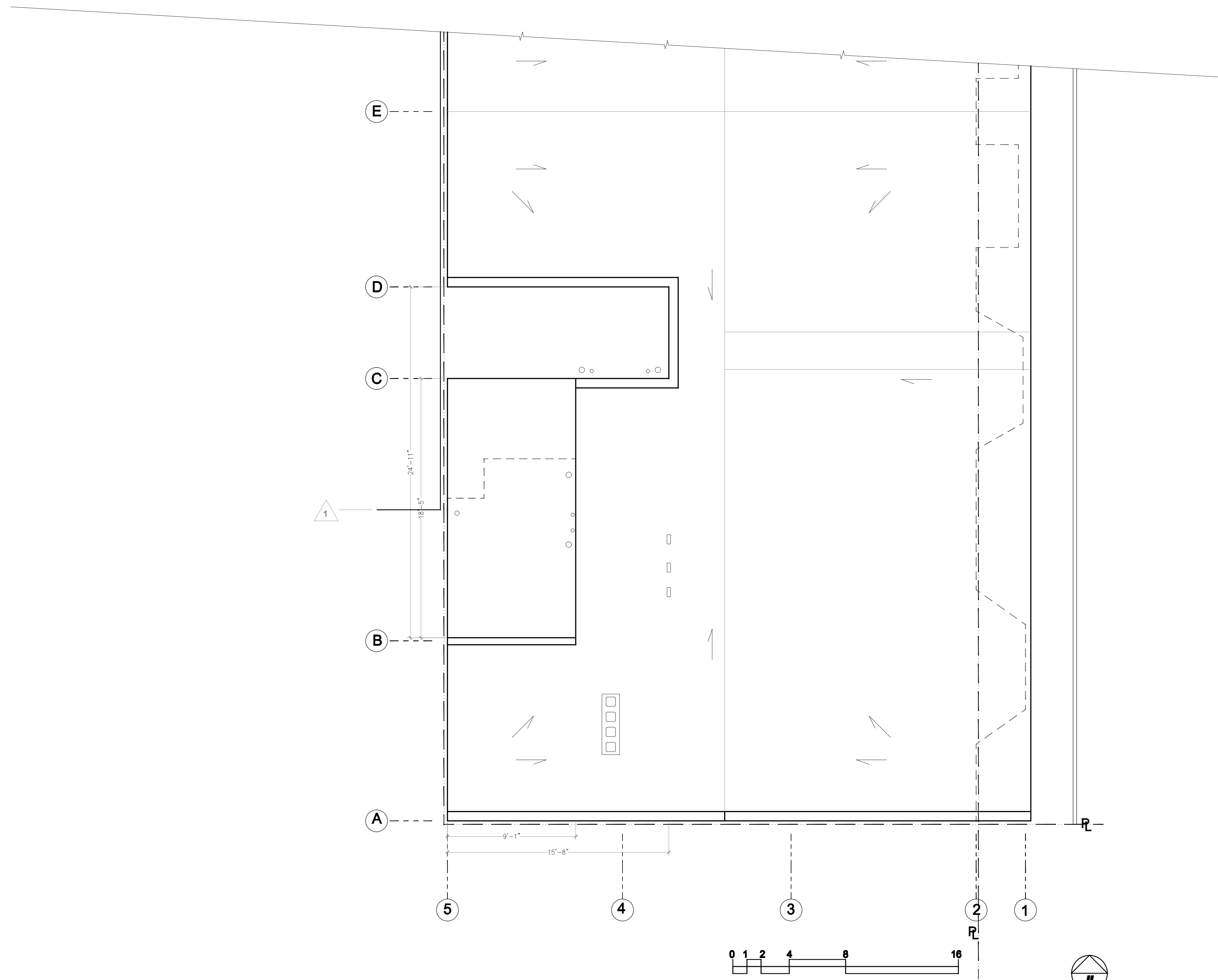
DRAWN: WALTER GREY

JOB: 53 OCTAVIA

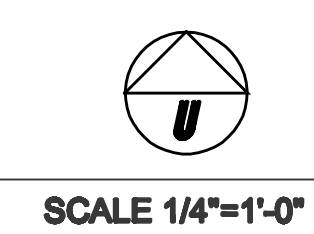
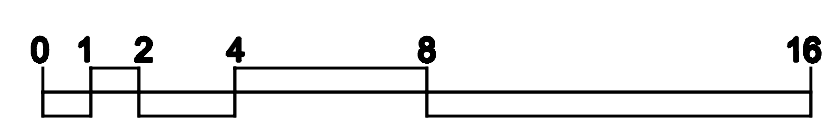
SHEET: A0

OF: SHEETS



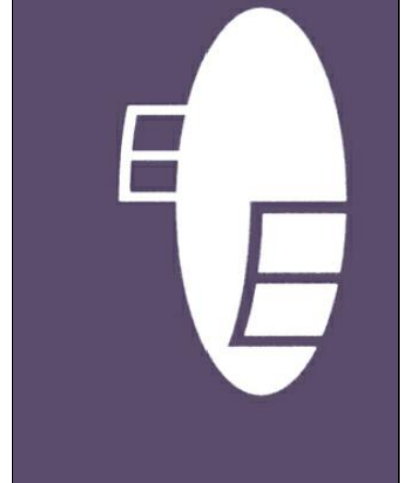


1 EXISTING: ROOF PLAN



SCALE 1/4"=1'-0"

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REMODEL/ADDITION  
ERIK SCHMOLLINGER, OWNER  
63 OCTAVIA STREET  
SAN FRANCISCO CA.  
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EXISTING  
ROOF PLAN

DATE: 5-19-2008  
SCALE: 1/4"=1'-0"  
DRAWN: WALTER GREY  
JOB: 63 OCTAVIA  
SHEET:

A2  
OF: SHEETS

REVISIONS	BY
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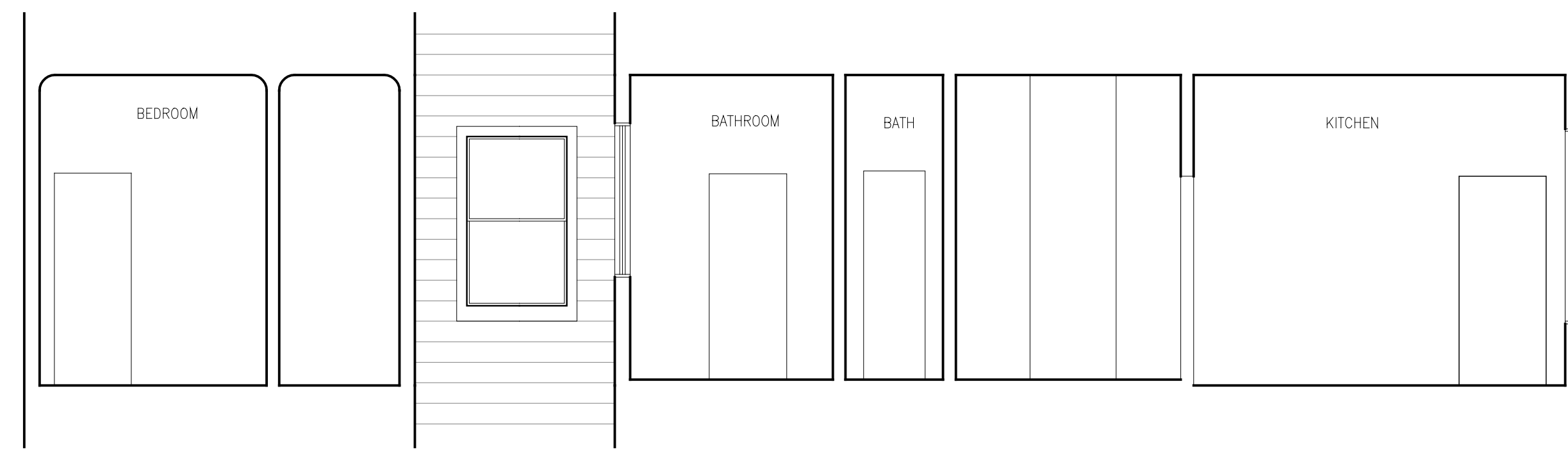
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 ERIK SCHMOLLINGER, OWNER  
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EXISTING SECTIONS

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 SCALE: 1/4"=1'-0"  
 DRAWN: WALTER GREY  
 JOB: 53 OCTAVIA  
 SHEET:

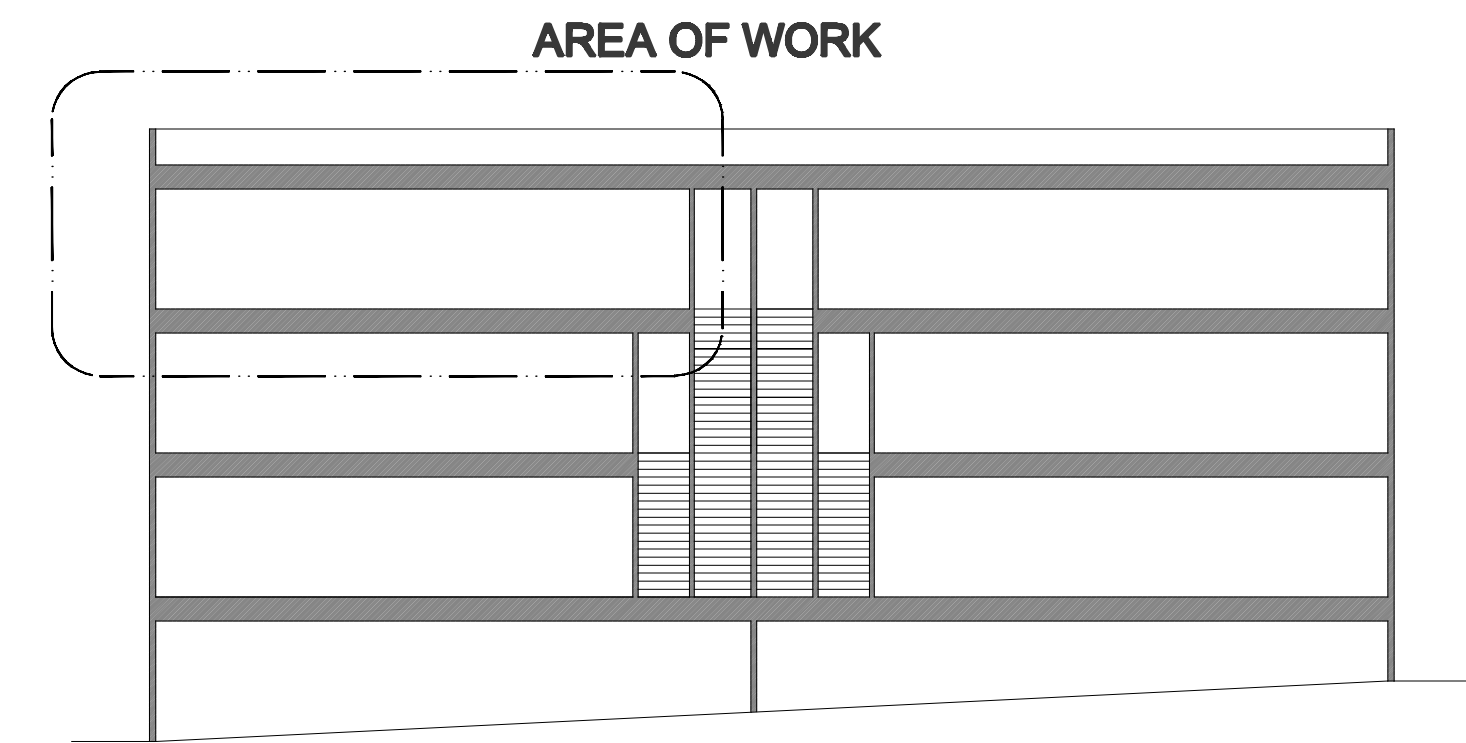
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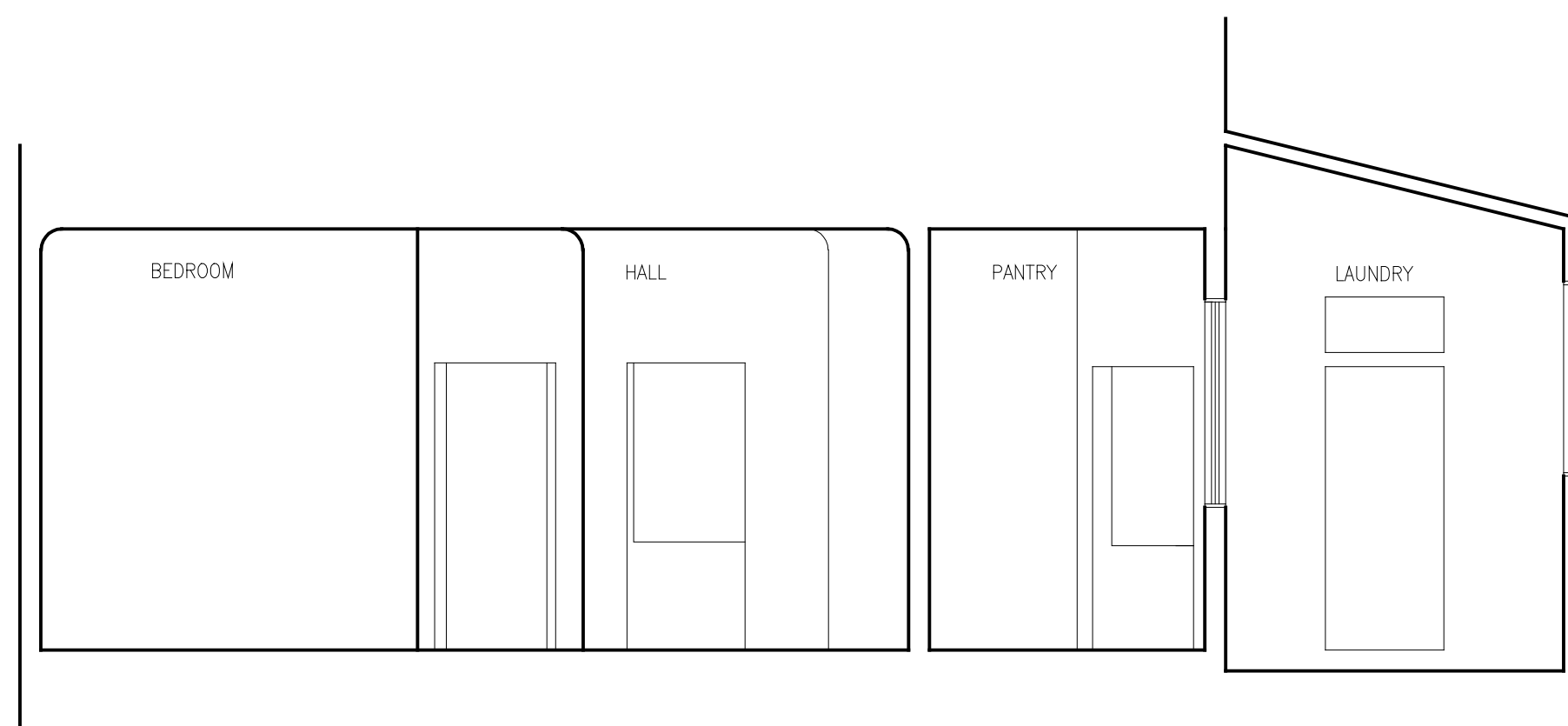
1 EXISTING: SECTION A

SCALE 1/4"=1'-0"



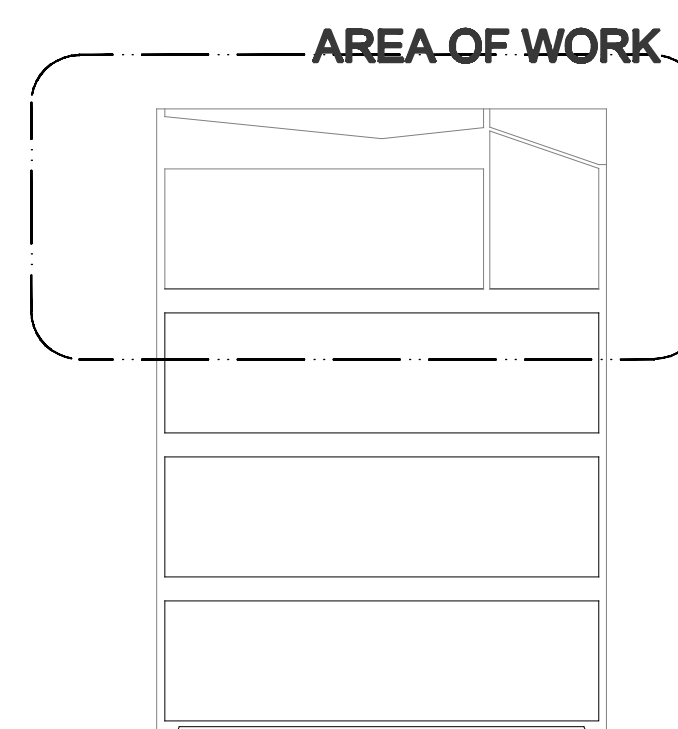
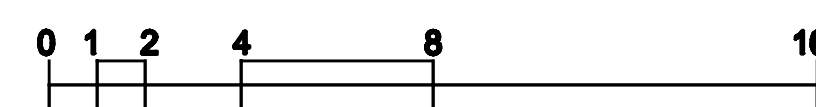
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NOT TO SCALE



3 EXISTING: SECTION B

SCALE 1/4"=1'-0"



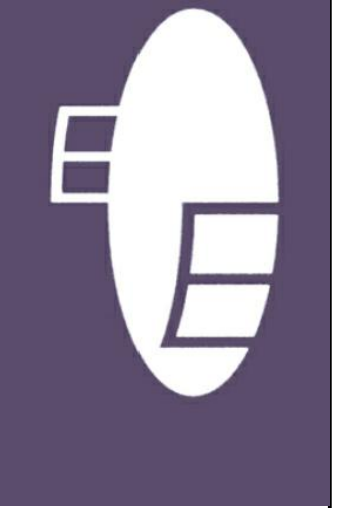
4 EXISTING: SECTION B

NOT TO SCALE

DRAWINGS ARE ILLUSTRATIVE. FIELD VERIFY DIMENSIONS

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EXISTING  
 EXTERIOR  
 ELEVATIONS

DATE: 5-19-2009  
 SCALE: 1/8"=1'-0"  
 DRAWN: WALTER GREY  
 JOB: 63 OCTAVIA  
 SHEET: A4  
 OF: SHEETS



NO WORK

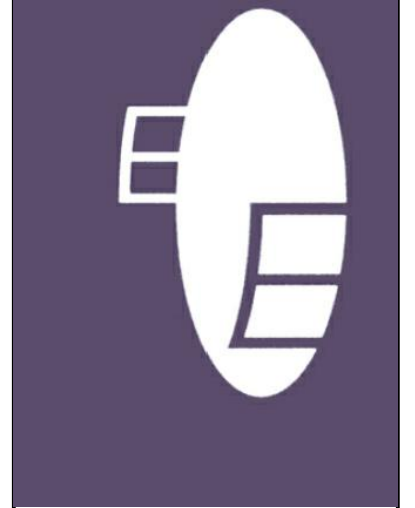
1 EXISTING: EXTERIOR ELEVATIONS EAST SCALE 1/8"=1'-0"

NO WORK

2 EXISTING: EXTERIOR ELEVATIONS NORTH SCALE 1/8"=1'-0"

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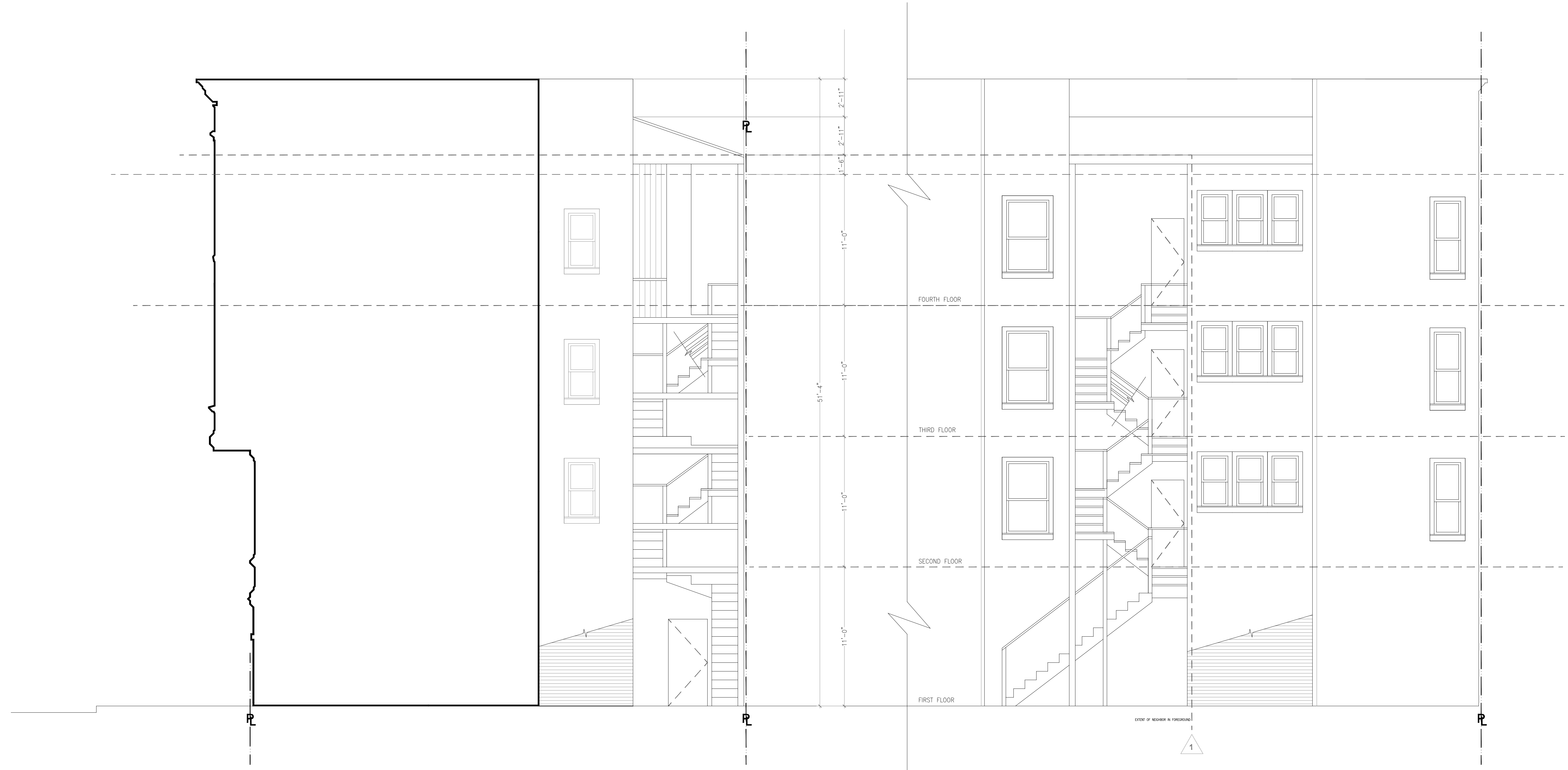


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EXISTING  
 EXTERIOR  
 ELEVATIONS

DATE: 5-19-2009  
 SCALE: 1/4"=1'-0"  
 DRAWN: WALTER GREY  
 JOB: 53 OCTAVIA  
 SHEET: A5

OF: SHEETS

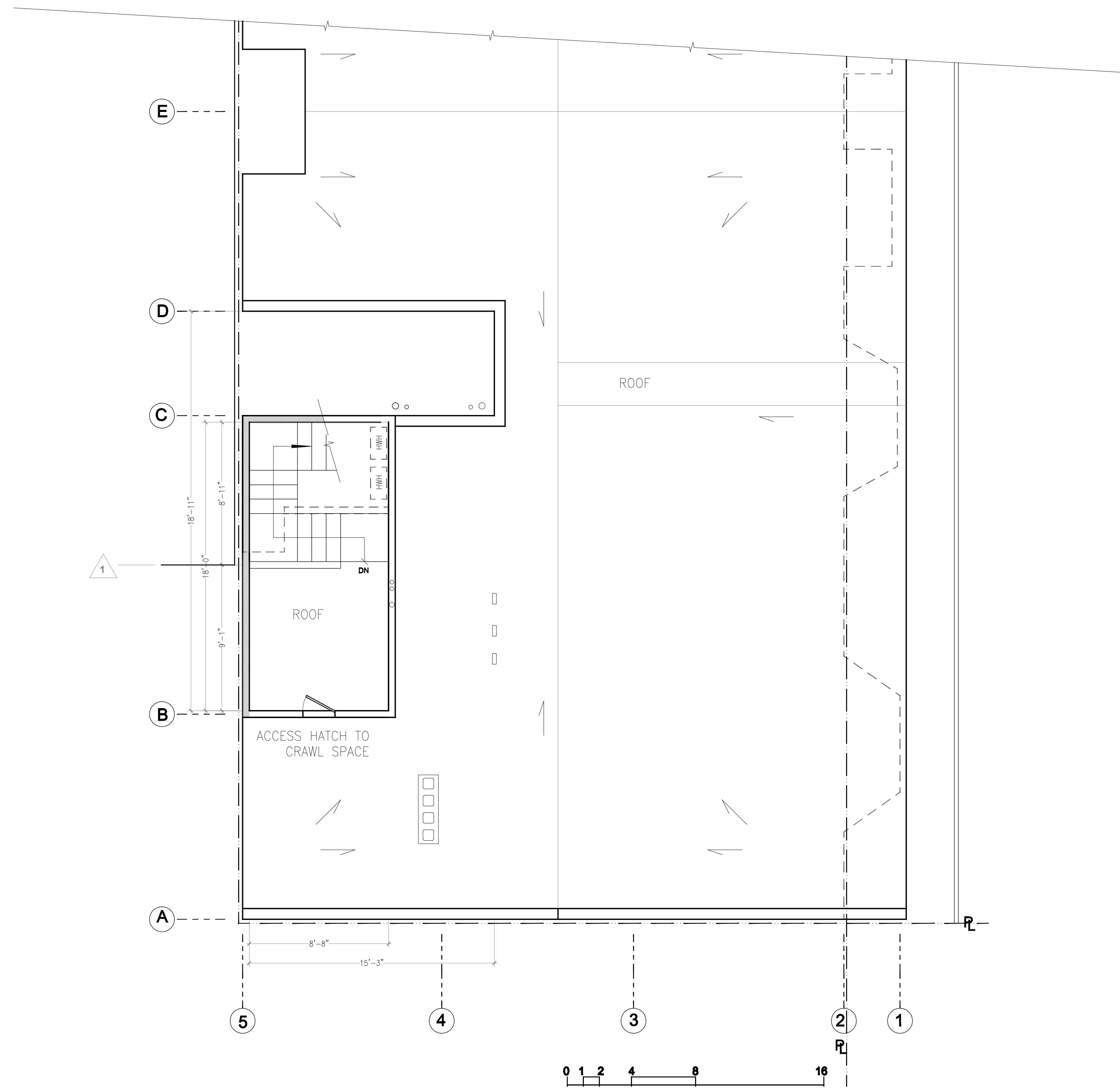


1 EXISTING: EXTERIOR ELEVATIONS  
 NORTH (LIGHTWELL) SCALE 1/4"=1'-0"

2 EXISTING: EXTERIOR ELEVATIONS  
 WEST SCALE 1/4"=1'-0"

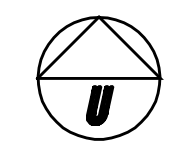


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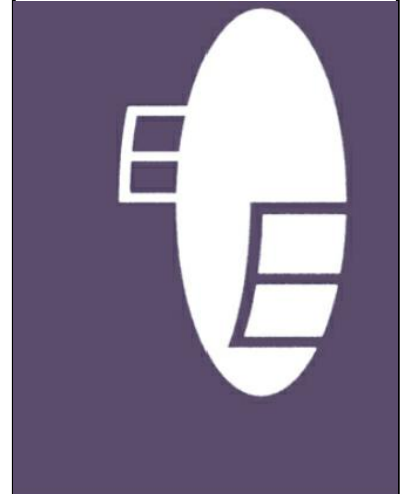
1 PROPOSED: ROOF PLAN

SCALE 1/4"=1'-0"



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PROPOSED  
 ROOF PLAN

DATE: 5-19-2009  
 SCALE: 1/4"=1'-0"  
 DRAWN: WALTER GREY  
 JOB: 53 OCTAVIA  
 SHEET:

A7  
 OF: SHEETS

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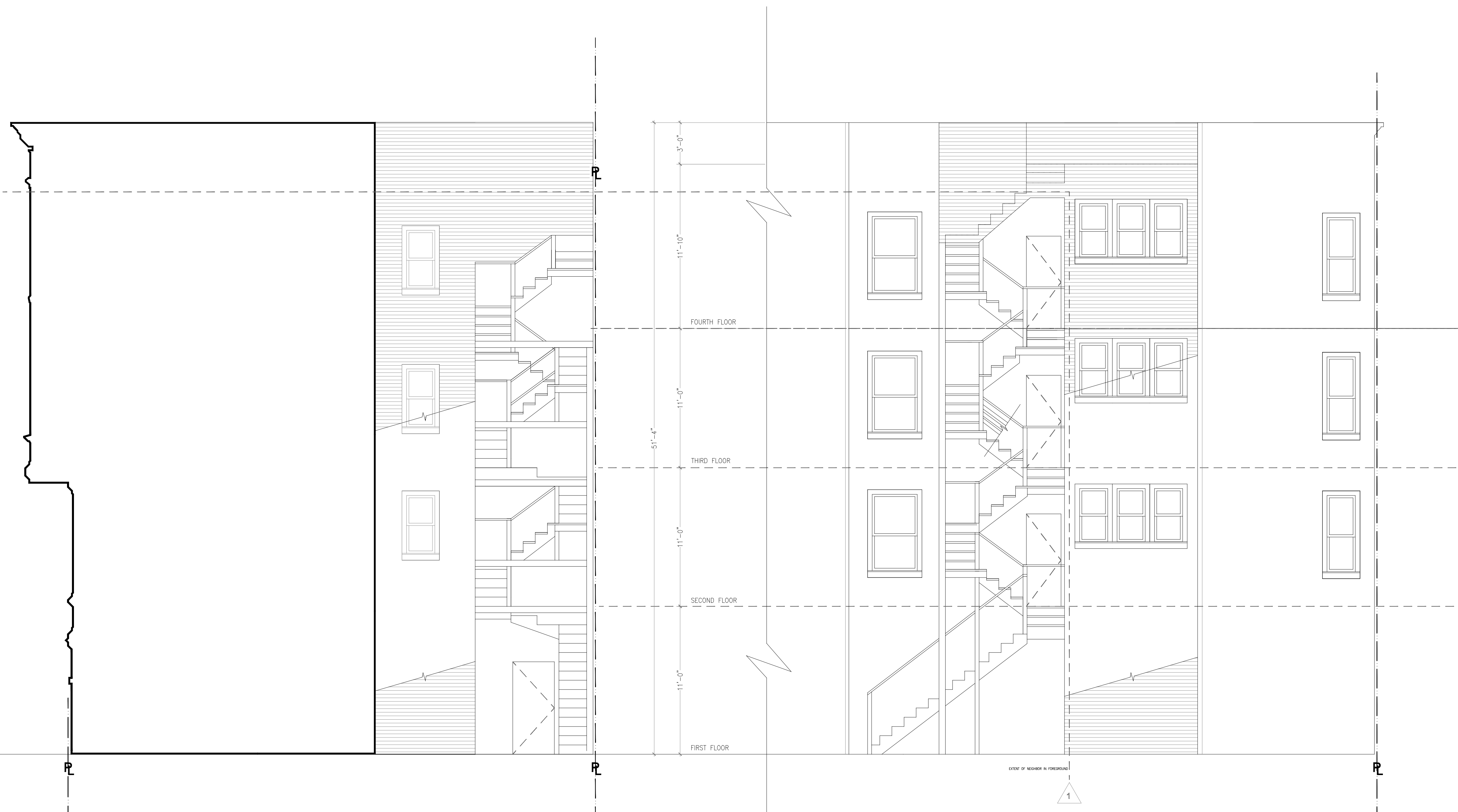
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 SAN FRANCISCO CA.  
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**PROPOSED  
 STAIR ELEVATIONS**

DATE: 6-18-2009  
 SCALE: 1/4"=1'-0"  
 DRAWN: WALTER GREY  
 JOB: 53 OCTAVIA  
 SHEET:

**A8**

OF: SHEETS



① PROPOSED: STAIR ELEVATIONS  
 NORTH (LIGHTWELL)  
 SCALE 1/4"=1'-0"

② PROPOSED: STAIR ELEVATIONS  
 WEST  
 SCALE 1/4"=1'-0"

