



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:	967 14th Street	Case No.:	2009.0842V
Cross Street(s):	Between Castro & Noe streets	Building Permit:	N/A
Block /Lot No.:	3540/077	Applicant/Agent:	Albert Pastine
Zoning District(s):	RH-3/40-X	Telephone:	(415) 826-9292
Area Plan:	None	E-Mail:	architect@pastineart.com

PROJECT DESCRIPTION

The proposal to the existing single-family dwelling includes (1) the replacement of an existing second floor rear deck with a new deck and spiral stairway to grade, (2) the addition of a first floor rear deck in a building notch along the west side lot line and (3) the replacement in kind of an existing first floor rear stairway along the east side lot line.

SECTION 134(a)(2) OF THE PLANNING CODE requires a rear yard depth of 51 feet 9 inches, measured from the rear property line, for the subject lot. The proposed second floor deck and spiral stairway would encroach 20 feet into the required rear yard to within approximately 32 feet of the rear property line. The proposed first floor deck would encroach 5 feet into the required rear yard to within approximately 47 of the rear property line. The proposed first floor stairway would encroach 8 feet into the required rear yard to within approximately 44 of the rear property line.

SECTION 188 OF THE PLANNING CODE prohibits the reconstruction after demolition of a noncomplying structure except in full conformity with its requirements. The existing second floor deck and first floor stairway, which already extend into the required rear yard, are considered noncomplying structures. Therefore, the proposed second floor deck with a spiral stairway and the first floor stairway would both result in the reconstruction of noncomplying structures.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	No Change
FRONT SETBACK	None	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	+/- 72 feet 8 inches	No Change
REAR YARD	42 feet	32 feet
HEIGHT OF BUILDING	32 feet	No Change
NUMBER OF STORIES	Two-Story over Basement	No Change
NUMBER OF DWELLING UNITS	One	No Change
NUMBER OF OFF-STREET PARKING SPACES	One	No Change

ENVIRONMENTAL REVIEW

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

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: thomas.wang@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/Variations/2009.0842V.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 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 performed separately.**

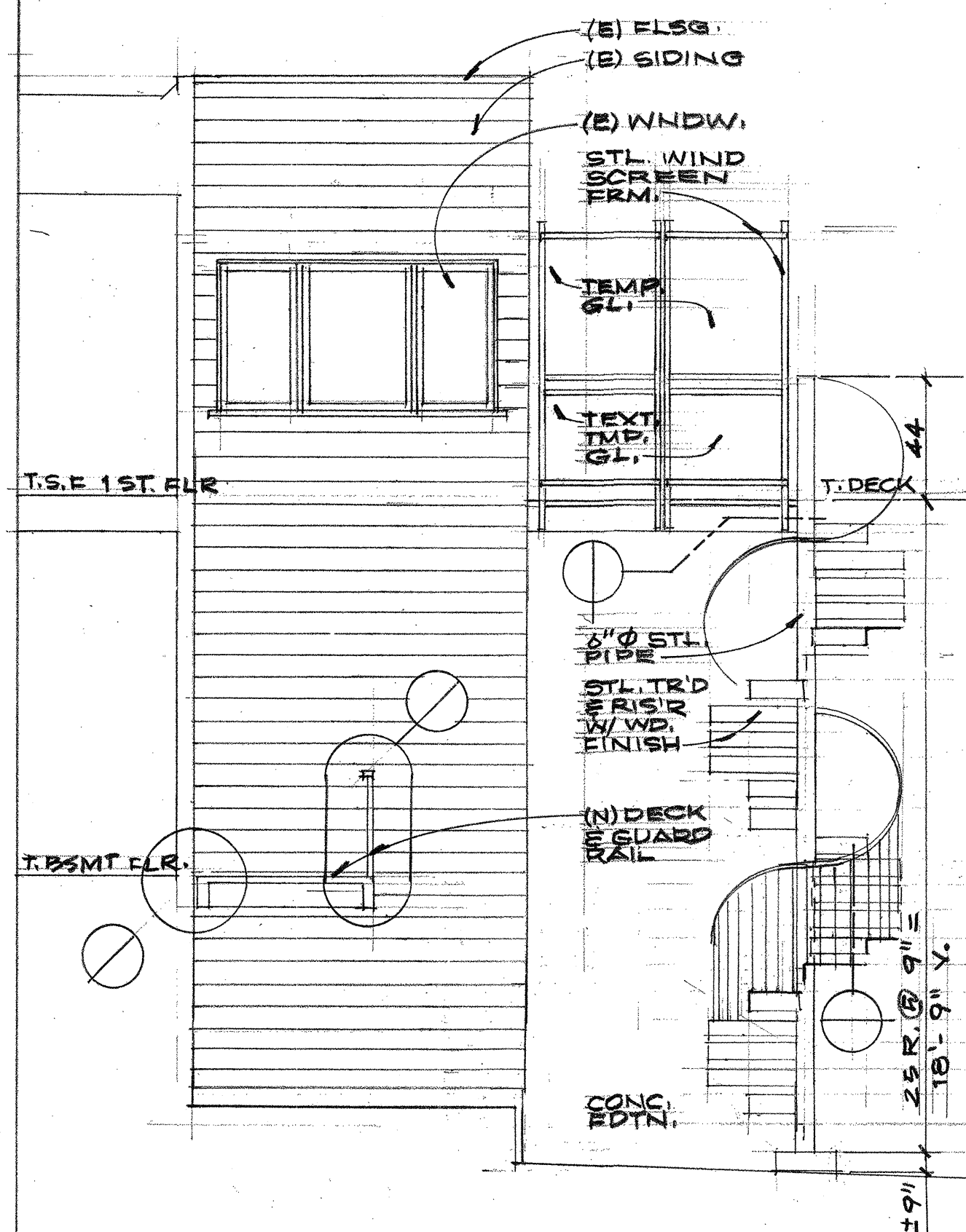
BOARD OF APPEALS

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.

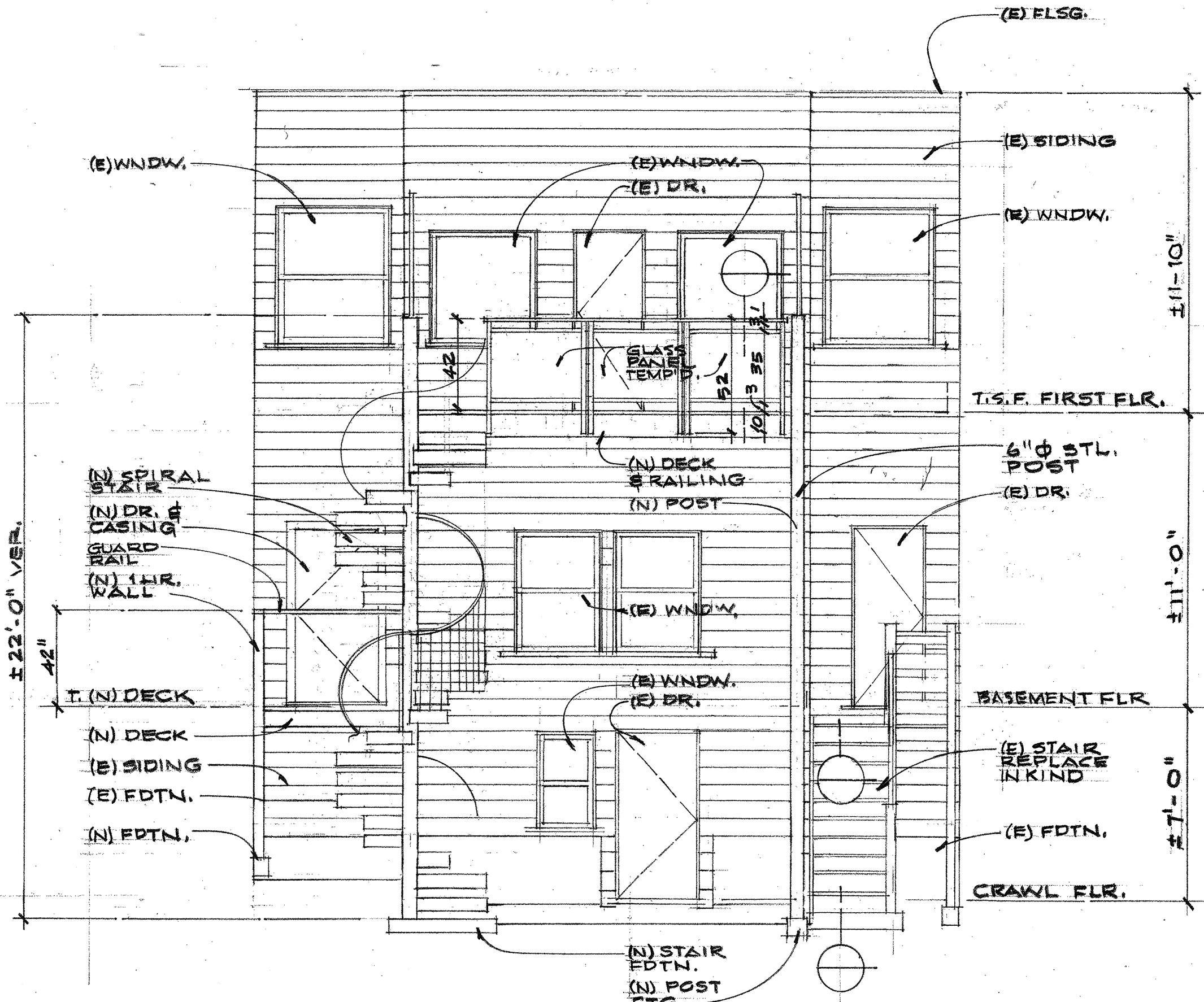
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

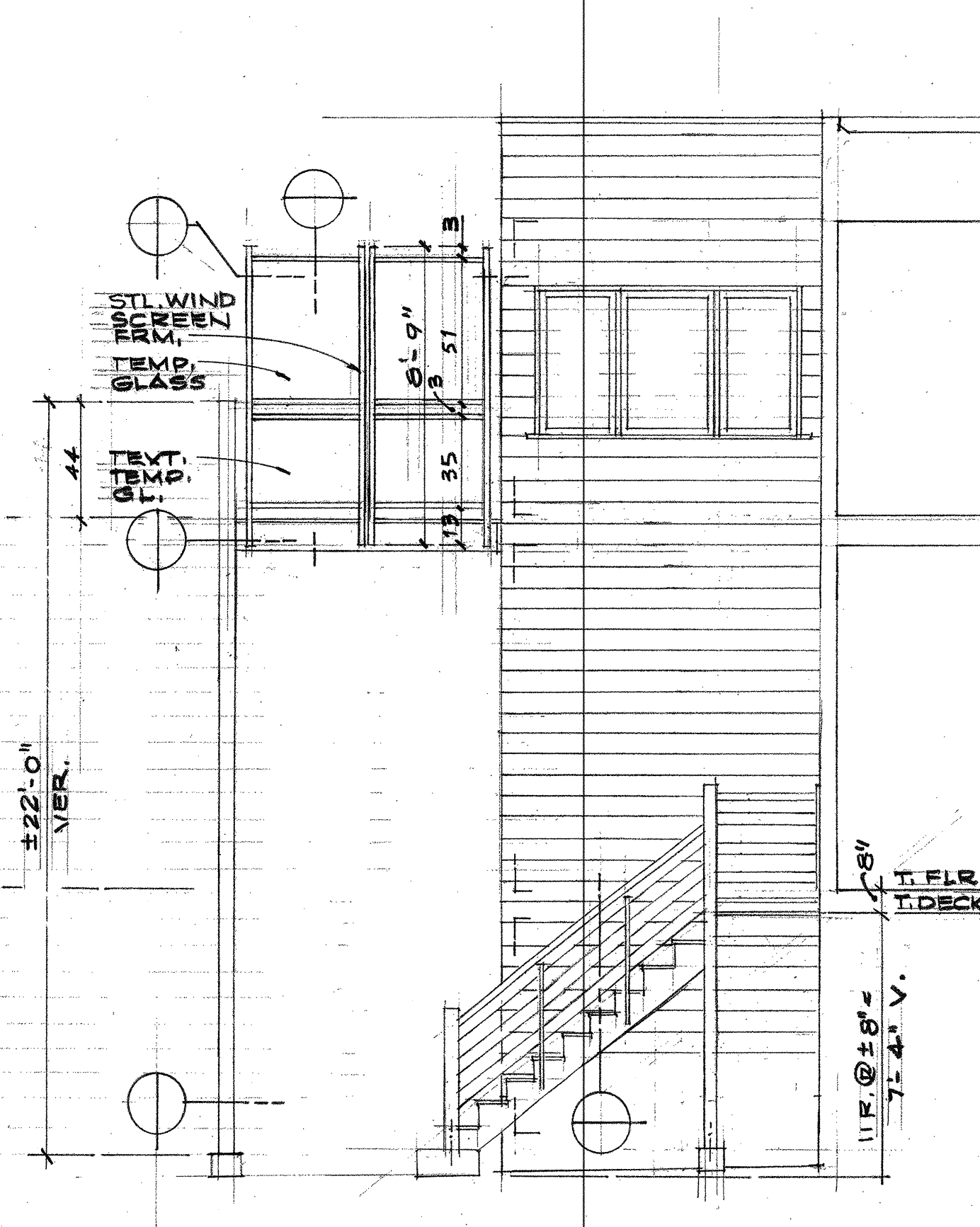
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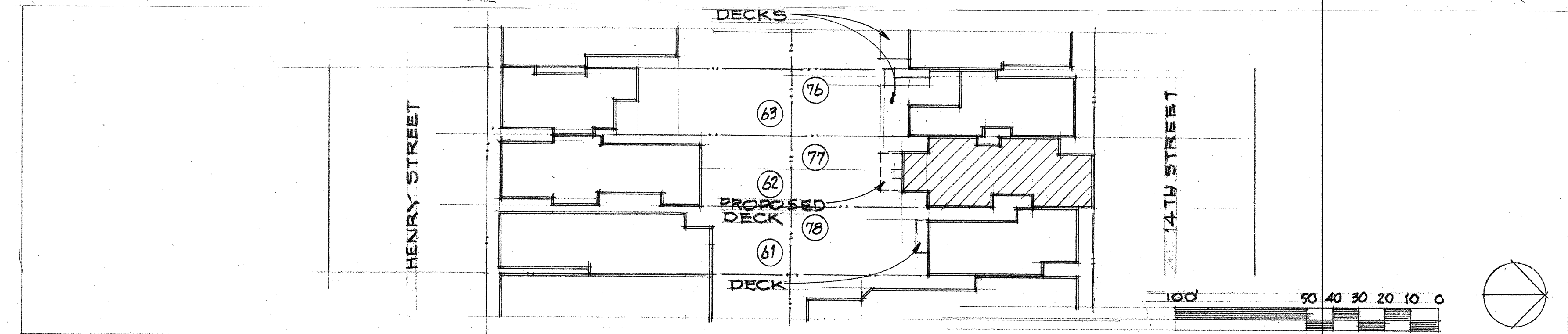
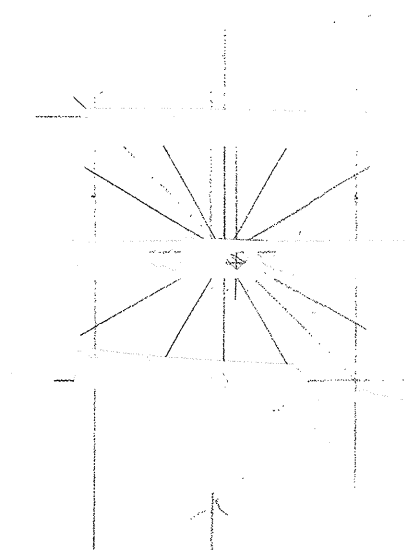
WEST ELEVATION
1/4" = 1'-0"
3
A4



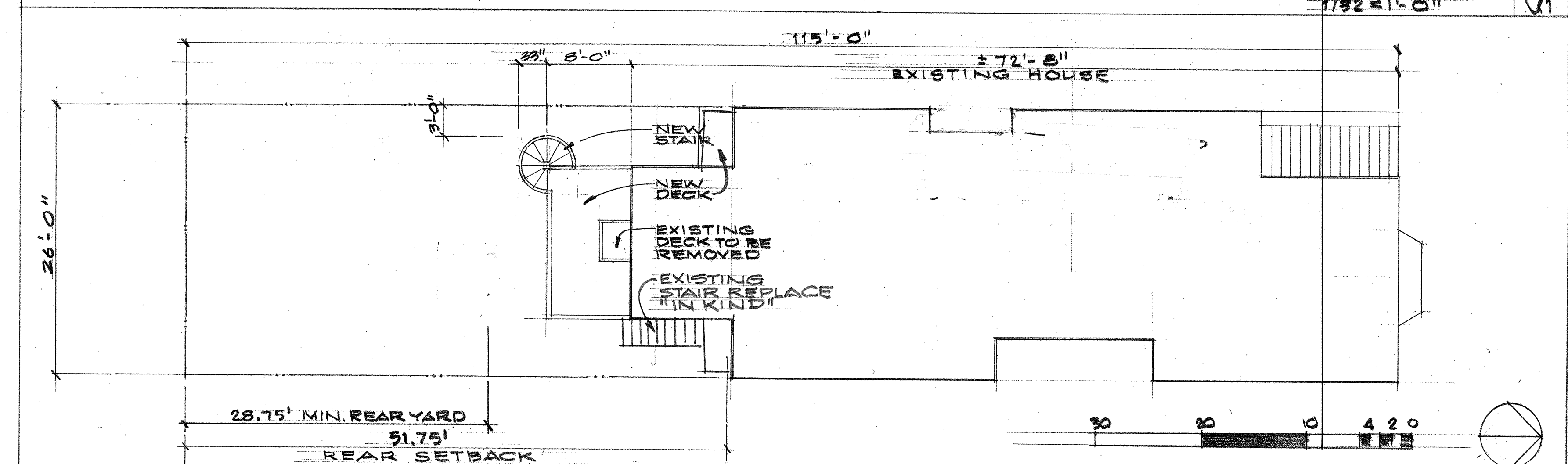
SOUTH ELEVATION
1/4" = 1'-0"
2
A4



EAST ELEVATION
1/4" = 1'-0"
3
V1



ADJACENT LOTS PLAN
1/32" = 1'-0"
1
V1



SITE PLAN
1/8" = 1'-0"
2
V1

drawing title	issue	project	owner	architect
ADJACENT LOTS PLAN SITE PLAN ELEVATIONS	<1> 9 3 09	REMODEL 967 14TH STREET, SAN FRANCISCO, CALIFORNIA 94114	TORRIE GROENING & STEPHEN MELVIN 967 14TH STREET SAN FRANCISCO, CA 94108	ALBERT PASTINE ARCHITECT 1300 SOUTH VAN NESS AVENUE SUITE 204 SAN FRANCISCO, CA 94110 ph 415 826 9292 fx 415 341 1094 architect@pastineart.com
		ARCHITECT'S PROJECT NO. 0830	ph 415 404 6164 torrie@torriegroening.com Melvin@zytek.com	