



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, October 27, 2010**
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:	6139 California Street	Case No.:	2010.0696V
Cross Street(s):	23rd Ave./ 24th Ave.	Building Permit:	2010.08.18.9024
Block /Lot No.:	1410/041	Applicant/Agent:	Steven Whitney
Zoning District(s):	RM-1 / 40-X	Telephone:	(415) 469-9052
Area Plan:	n/a	E-Mail:	sw@stevenwhitney.com
PROJECT DESCRIPTION			
<p>The proposal is to construct an approximately 6' deep, two-story rear horizontal addition that is set back 5' from each side property line and to demolish and reconstruct an existing third floor sunroom at the rear of the three-story, single-family house. The proposal also includes additional rear horizontal additions at the sides of the building within the permitted building envelope that do not require a variance.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 33.5 feet. The subject building already encroaches approximately 6' into the required rear yard. The proposed rear addition would encroach an additional ± 6 feet into the required rear yard and result in a rear yard of 21.5 feet.</p> <p>PER SECTION 188(a) OF THE PLANNING CODE noncomplying structures are not permitted to be expanded. The existing building is considered a legal noncomplying structure because portions of the building already encroach into the required rear yard. Therefore, the proposed expansion would be contrary to Section 188 of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Aaron Starr Telephone: (415) 558-6362 E-Mail: aaron.starr@sfgov.org</p>			
<p>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/2010.0696V.pdf</p>			

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. **On DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

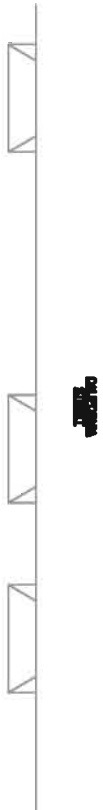
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

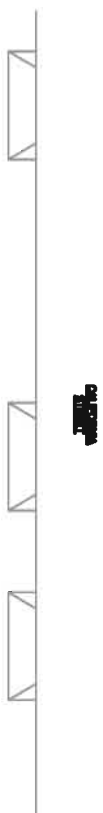
ABOUT THIS NOTICE

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.



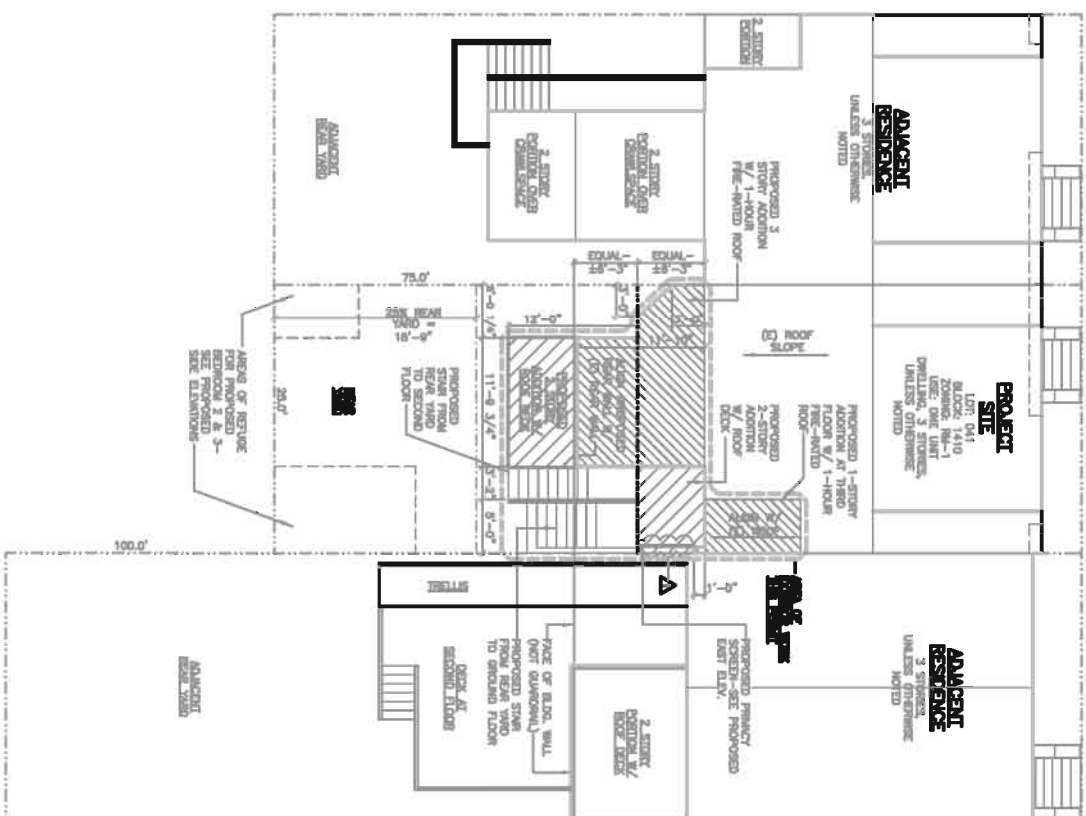
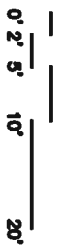
5070



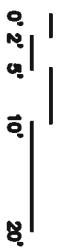
SOCIETY



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



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

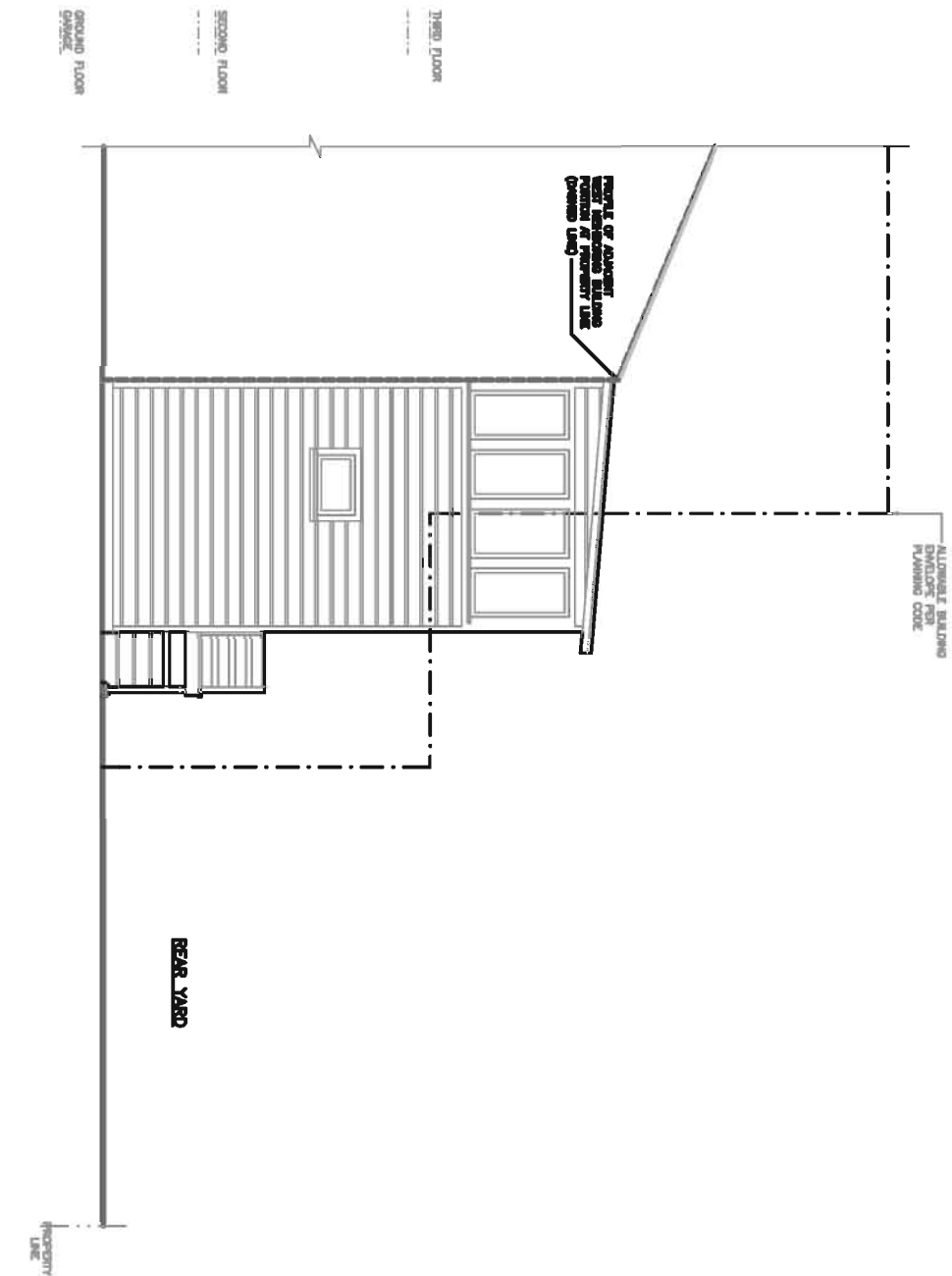


NO.	ISSUE	DATE
	NEIGHBOR OUTREACH	8-4-10
▲	REVISED PER NEIGHBOR FEEDBACK	8-10-10

(E) & PROPOSED
SITE PLANS/
ROOF PLANS

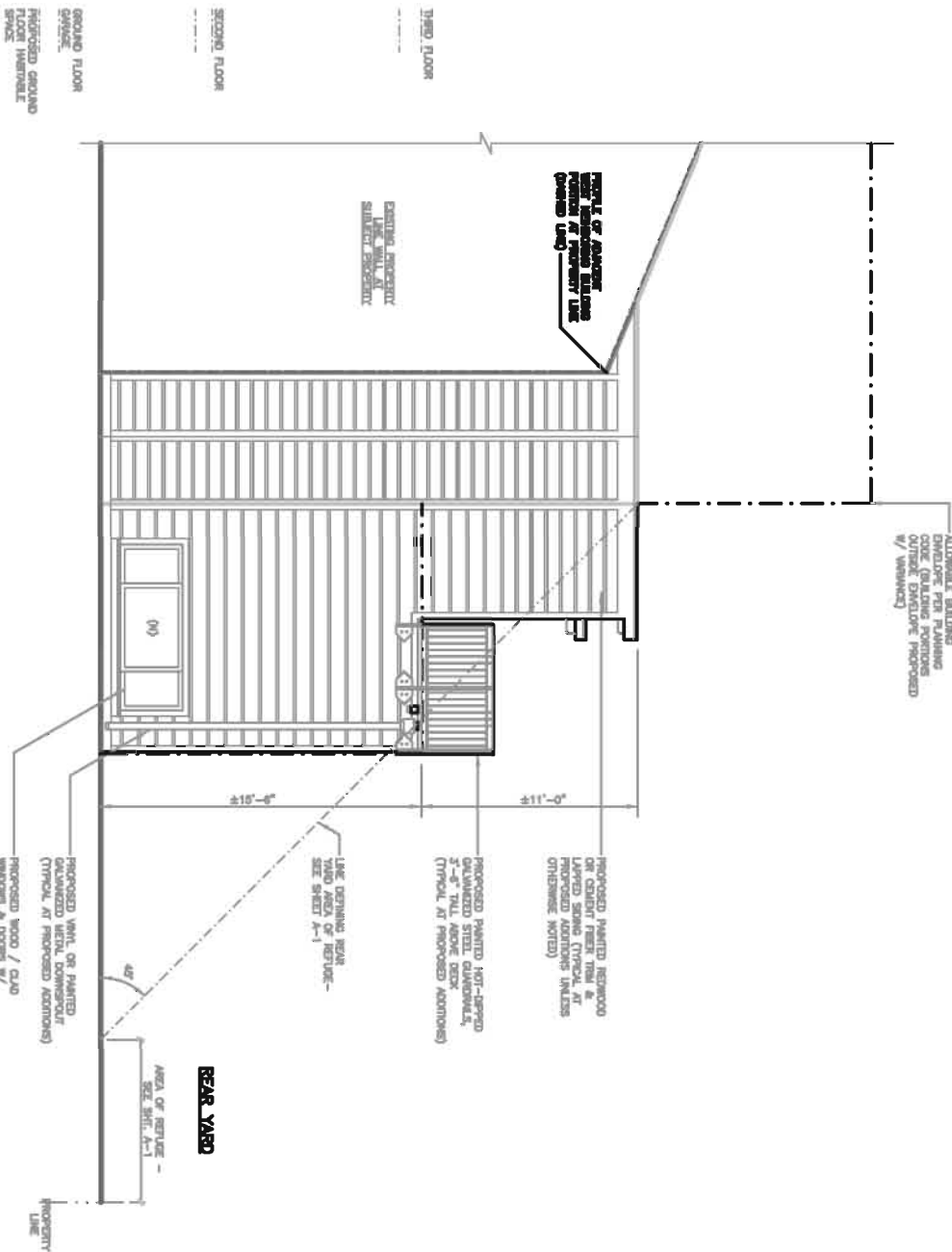
PROPOSED EXTERIOR ADDITIONS
& INTERIOR REMODELING
KAHN RESIDENCE
6139 CALIFORNIA STREET
SAN FRANCISCO, CA 94121

Steven Whitney * **Architect**
 * 164 Marietta Drive
 * San Francisco, CA 94127
 * Phone: (415) 469-9052
 * Fax: (415) 469-9052
 * E-mail: sw@stevenswhitney.com
 * www.stevenswhitney.com
 *
 *
 *



EXISTING WEST ELEVATION AT REAR OF PROPERTY
SCALE 1/4" = 1'-0"

0' 1' 2' 5' 10' 20'



PROPOSED WEST ELEVATION AT REAR OF PROPERTY
SCALE 1/4" = 1'-0"

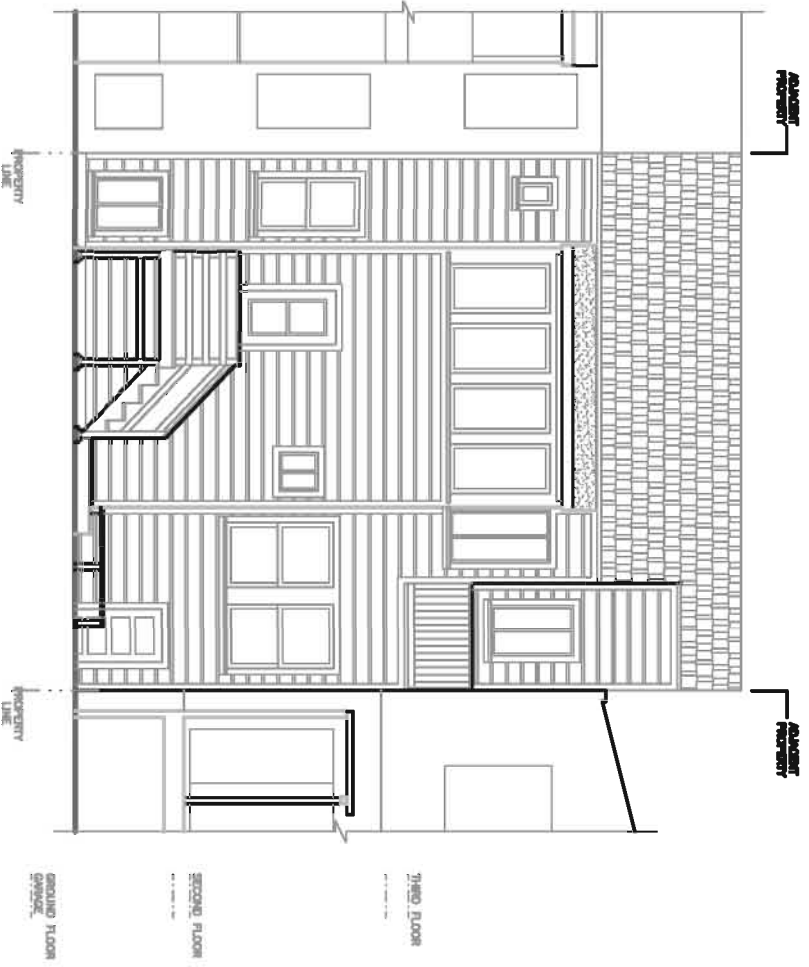
0' 1' 2' 5' 10' 20'

Steven Whitney Architect
154 Marietta Drive
San Francisco, CA 94127
Phone: (415) 489-9052
Fax: (415) 489-9052
E-mail: sw@stevenwhitney.com
www.stevenwhitney.com

PROPOSED EXTERIOR ADDITIONS
& INTERIOR REMODELING
KAHN RESIDENCE
6139 CALIFORNIA STREET
SAN FRANCISCO, CA 94121

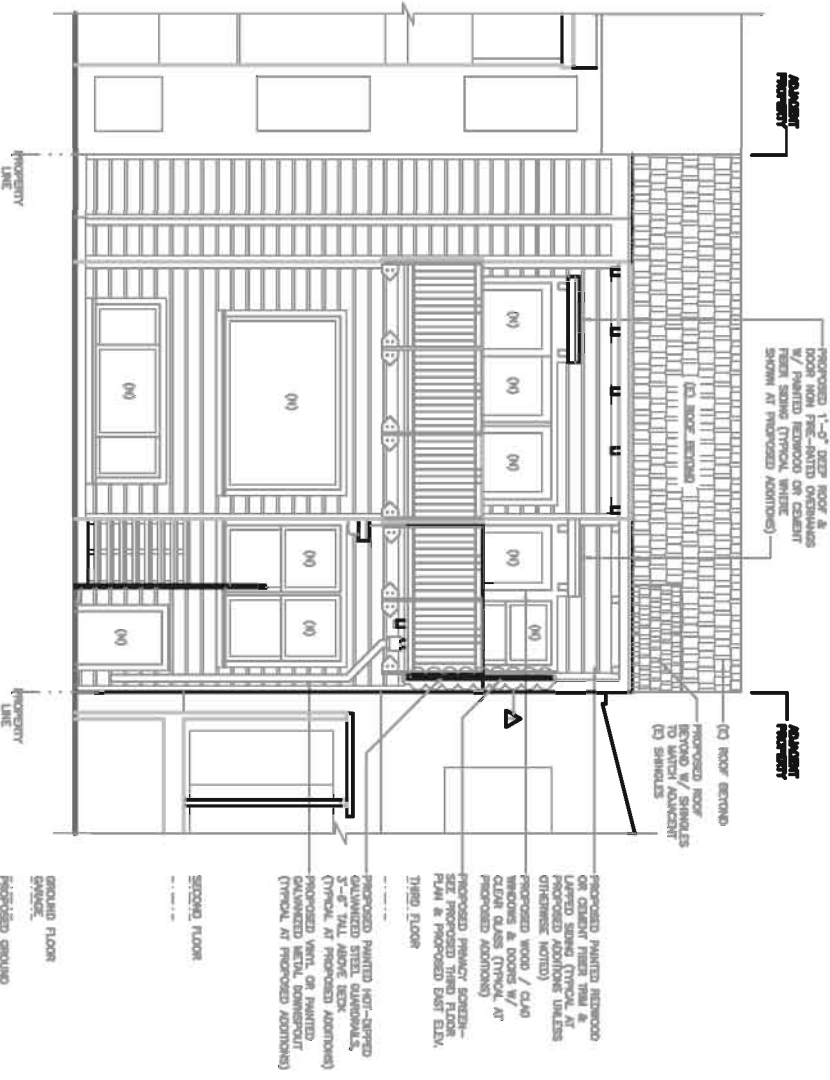
(E) & PROPOSED
WEST ELEVATIONS

NO.	ISSUE	DATE
Δ	NEIGHBOR OUTREACH REVISED PER NEIGHBOR FEEDBACK	8-4-10 8-10-10



EXISTING REAR / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0' 1' 2' 5' 10' 20'



PROPOSED REAR / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

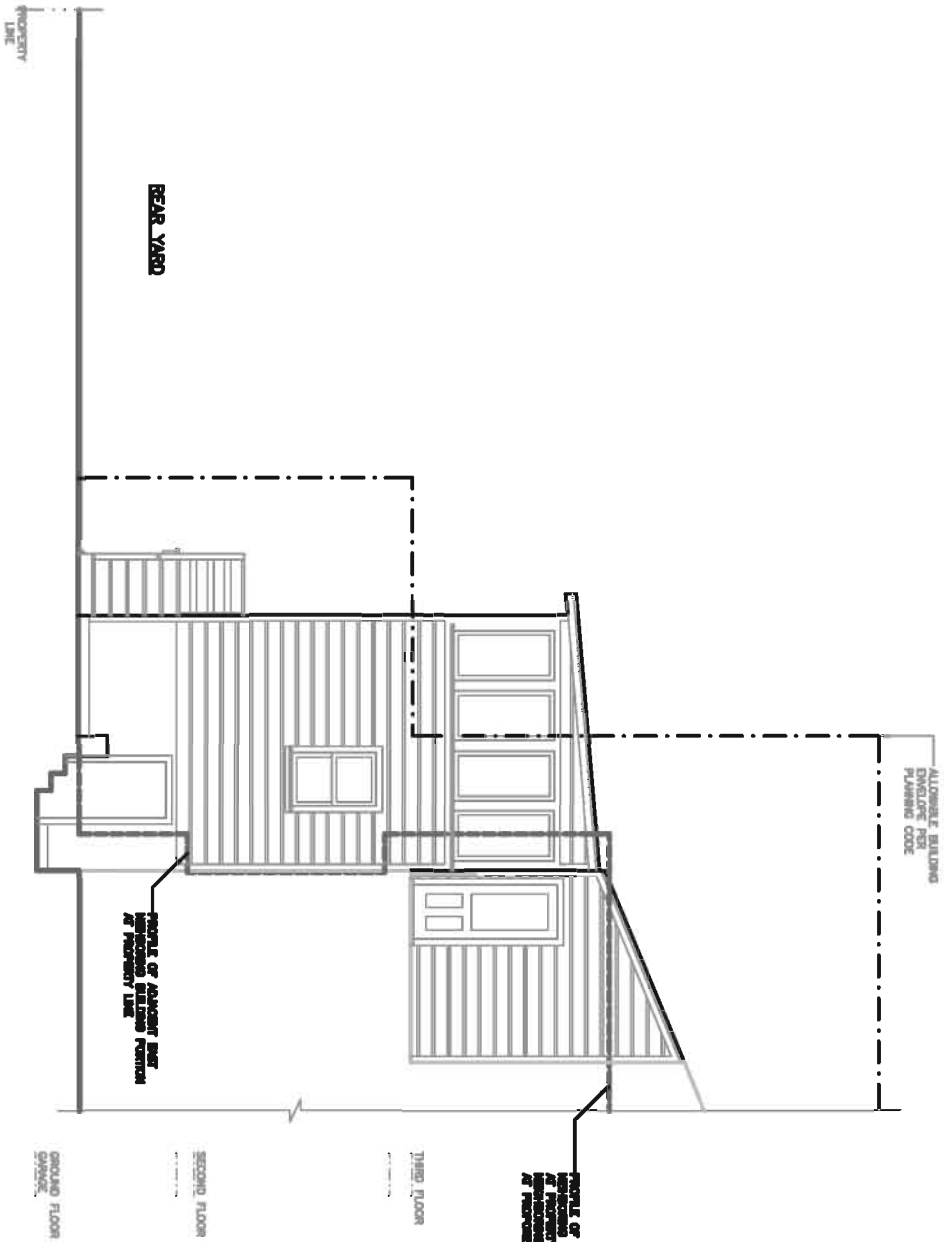
0' 1' 2' 5' 10' 20'

NO.	ISSUE	DATE
Δ	NEIGHBOR OUTREACH REVISED PER NEIGHBOR FEEDBACK	8-4-10 8-10-10

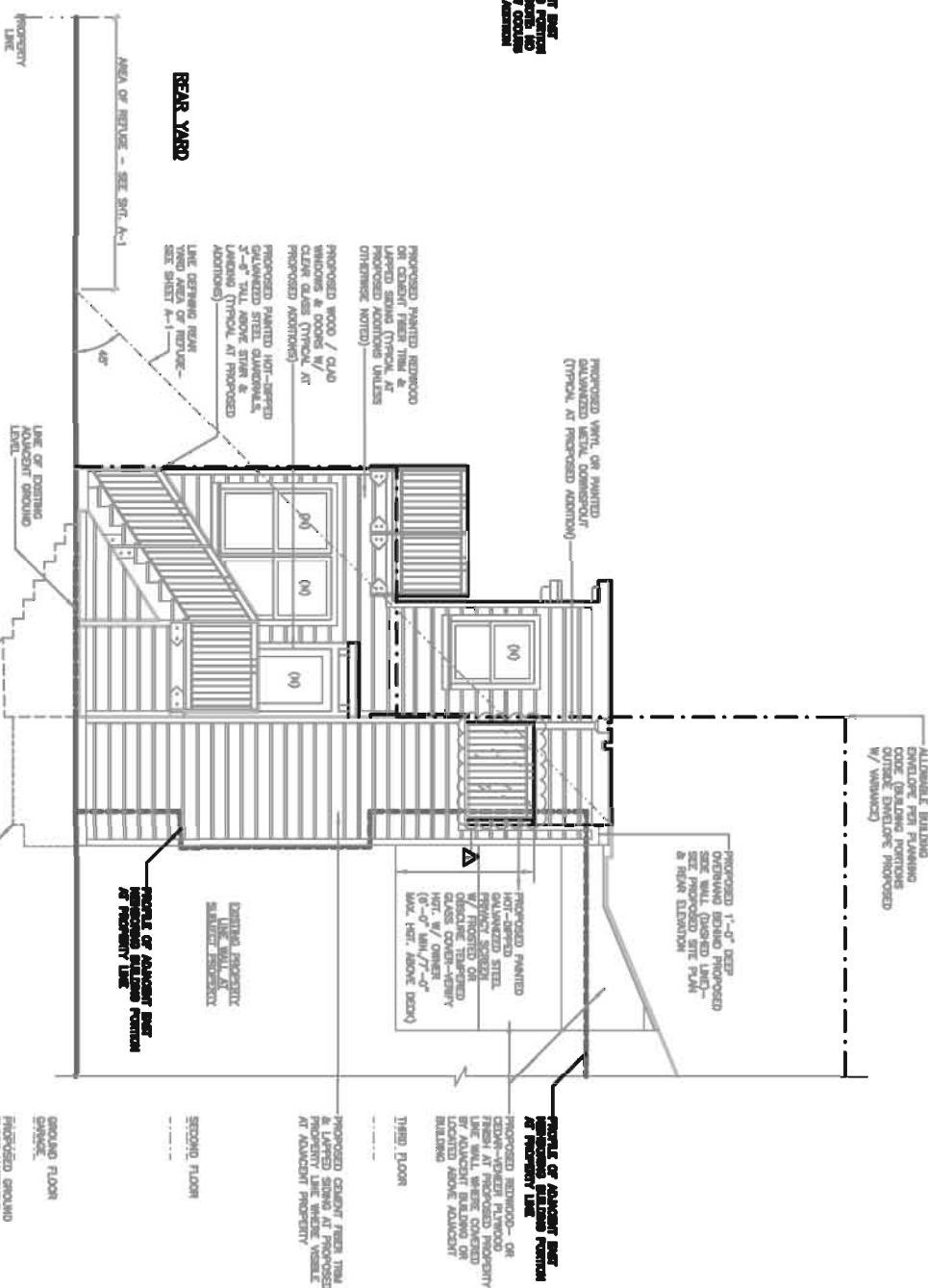
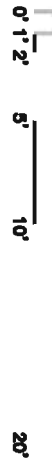
(E) & PROPOSED
SOUTH/REAR ELEVATIONS

**PROPOSED EXTERIOR ADDITIONS
& INTERIOR REMODELING**
KAHN RESIDENCE
6139 CALIFORNIA STREET
SAN FRANCISCO, CA 94121

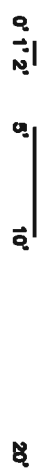
Steven Whitney * **Architect**
* 154 Marietta Drive
* San Francisco, CA 94127
* Phone: (415) 489-9052
* Fax: (415) 489-9052
* E-mail: sw@stevenwhitney.com
* www.stevenwhitney.com
*



EXISTING EAST ELEVATION AT REAR OF PROPERTY
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION AT REAR OF PROPERTY
SCALE: 1/4" = 1'-0"



Architect
154 Marietta Drive
San Francisco, CA 94127
Phone: (415) 488-9052
Fax: (415) 488-9052
E-mail: sw@stevenswhitney.com
www.stevenswhitney.com

PROPOSED EXTERIOR ADDITIONS
& INTERIOR REMODELING
KAHN RESIDENCE
6139 CALIFORNIA STREET
SAN FRANCISCO, CA 94121

(E) & PROPOSED
EAST ELEVATIONS

NO.	ISSUE	DATE
8-4-10	NEIGHBOR OUTREACH	
8-10-10	REVISED PER NEIGHBOR FEEDBACK	