



# 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 26, 2012**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Rear Yard)**

Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2538 03rd St	Case No.:	2012.0820V
Cross Street(s):	22nd and 23rd Streets	Building Permit:	To be filed.
Block / Lot No.:	4172/006	Applicant/Agent:	Lev Bereznycky
Zoning District(s):	NCT-2 / 45-X	Telephone:	415-601-1578
Area Plan:	Central Waterfront	E-Mail:	lev@lundbergdesign.com
PROJECT DESCRIPTION			
The proposal will convert the existing two-story commercial building into a single-family dwelling.			
PER SECTION 134 OF THE PLANNING CODE , the subject property must provide a rear yard of approximately 21.75 feet at the first and subsequent stories if it contains a dwelling unit. The existing building covers the entire lot and does not provide an open rear yard area.			
ADDITIONAL INFORMATION			
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:			
Planner: Brittany Bendix		Telephone: 415-575-9089 Mail: brittany.bendix@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/2012.0820V.pdf">http://sf-planning.org/ftp/files/notice/2012.0820V.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

There is no associated Building Permit Application with this Variance request.

## 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.

## An aerial photograph of the Port of Los Angeles and surrounding urban areas. A red circle highlights a specific location on the waterfront, and a black arrow points from a text box labeled 'PROJECT LOCATION' to this circle. The map shows a mix of industrial port facilities, residential neighborhoods, and green spaces.

Minnesota St

Tennessee St

3rd St

Illinois St

22nd St

Block 4107

Block 4108

Block 4109

Block 4171

Block 4172

Block 4173

006

R 300'

R 300'

R 300'

16 15 14 13 12 11 10 9

21 20 6 5 4

1

15 17 1

2

3

4

14 5

25/27

22 28/30

21

11

34B 34A 1

34

36 2

35 3

32 4

47/52 5

29 7

28 55/61

80/87 10

38

53 39

54

25 14

16 15

18A

18 19

22

Project Site:	2538 3rd Street, San Francisco		
Property Owner:	Scot Jenerik		
Parcel Number:	4172-006		
Property Type:	Industrial		
Lot Area:	2,186 sf		
Zoning:	NCT-2		
Maximum Height:	45-x		
Setbacks:	Front	0 ft	
	Rear	0 ft	
	Side	0 ft	

- A0.00 Cover Sheet
- A1.00 Site Plan - Existing
- A1.01 Site Plan - Proposed
- A1.02 1st Level Floor Plans
- A1.03 Upper Level Floor Plans
- A1.04 Roof Plans
- A2.00 Front Elevations
- A2.01 Rear Elevations
- A2.02 Side Elevations (North)
- A2.03 Side Elevations (South)
- A3.00 Building Sections
- A4.00 Photographs - Street
- A4.01 Photographs - Rooftop
- A5.00 3D Sketches
- A5.01 Aerial Views --- Existing  
& Proposed



2538 3rd Street, San  
Francisco CA

Project Description:	Renovation within existing building envelope.
Usage Type:	Industrial
Occupancy:	F-1
Construction Type:	Type-III
Applicable Codes & Ordinances:	2010 California Building Code 2010 California Electrical Code 2010 California Mechanical Code 2010 California Plumbing Code 2010 California Residential Code 2010 California Energy Code

Building Area:	Conditioned Spaces	(E) 2,179 sf	(permitted)
		(E) 1,251 sf	(non-permitted) ***
		(N) 13 sf	
	Unconditioned Spaces	(E) 0 sf	
		(N) 245 sf	
	Enclosed Outdoor Spaces	(E) 0 sf	
		(N) 602 sf	
	Open Outdoor Spaces	(E) 0 sf	
		(N) 900 sf	
	<b>TOTAL USABLE SPACE</b>	<b>2,192 sf ***</b>	

\*\*\* Non-permitted square footage not taken into account in Total Usable Space calculations.

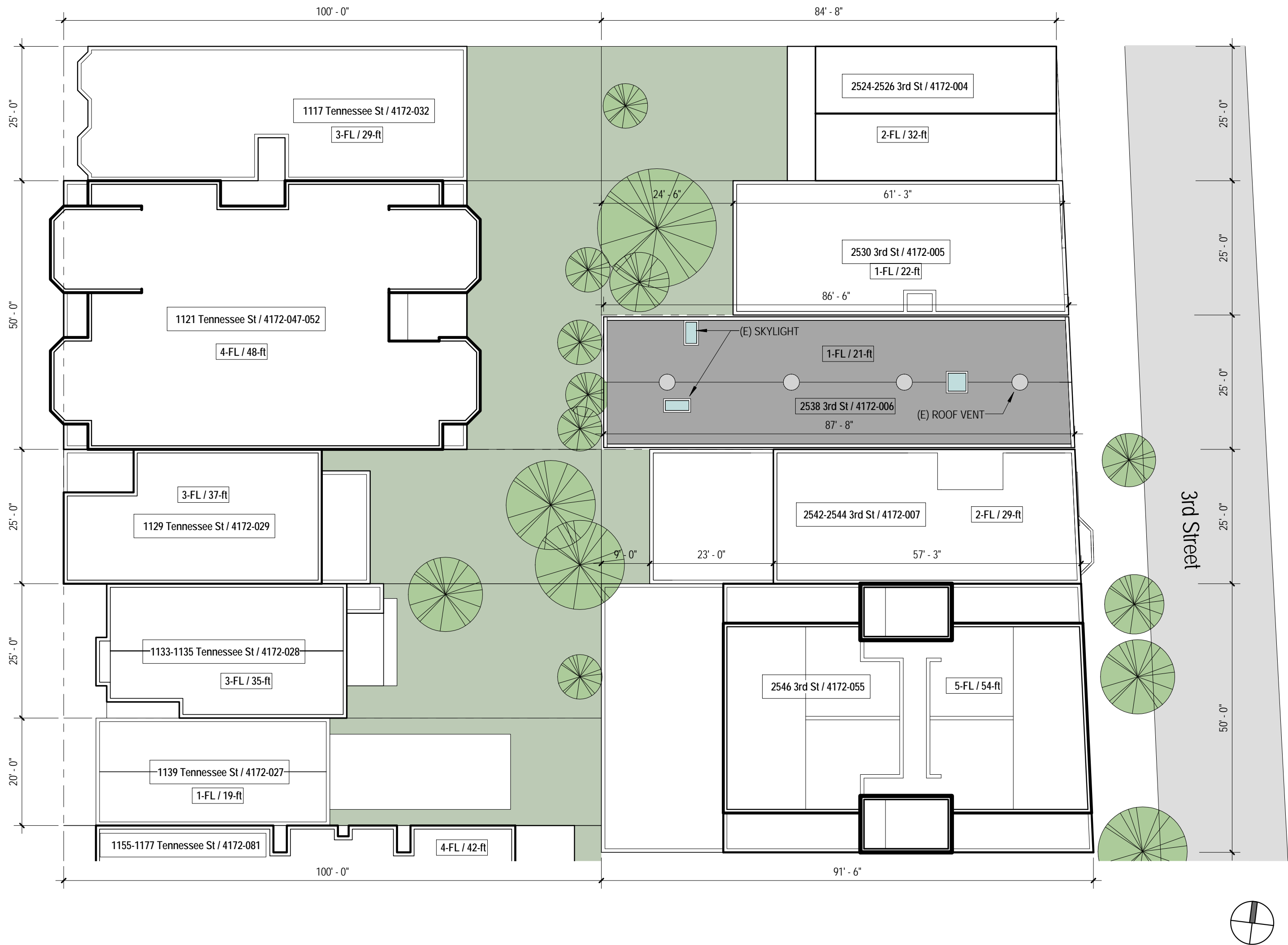
Project Sponsor: Lev Bereznycky  
158 Randall Street  
San Francisco, CA 94131  
tel: 415-601-1578  
email: lev@lundbergdesign.com

Owner: Scot Jenerik  
2538 3rd Street  
San Francisco, CA 94107

Issues/ Revisions		
Issue #	Description	Date
Date: 09/03/2012		
Scale:		As indicated

*All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.*

**A0.00**



**SALT BOX  
RESIDENCE**

2538 3rd Street, San  
Francisco CA

**Issues/ Revisions**

Issue #	Description	Date
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Date: 09/03/2012

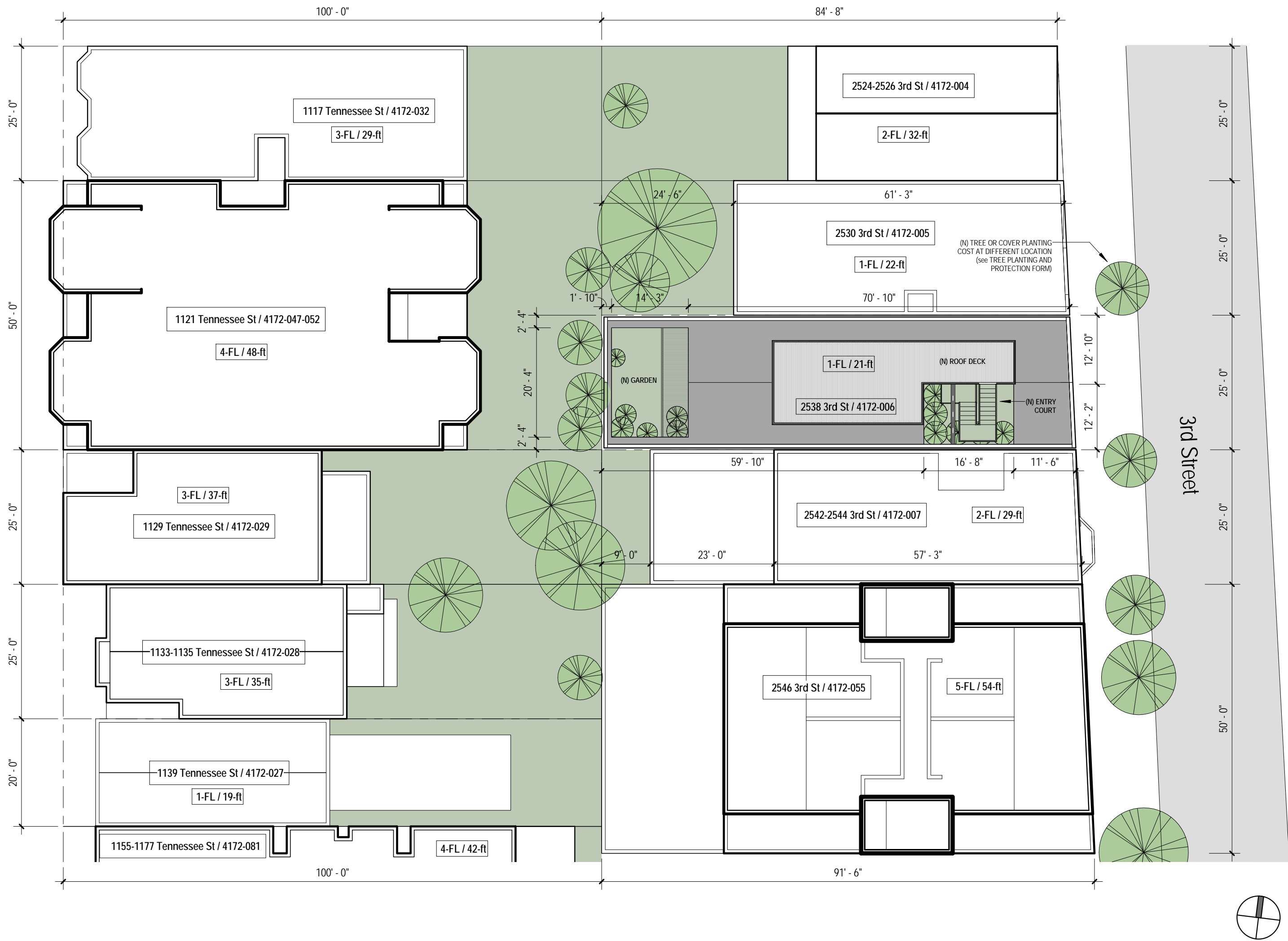
Scale: 1/16" = 1'-0"

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**Site Plan -  
Existing**

**A1.00**





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Issues/ Revisions

Issue #	Description	Date
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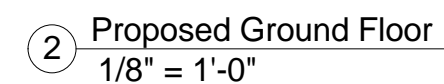
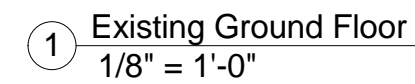
Date: 09/03/2012

Scale: 1/16" = 1'-0"

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Site Plan -  
Proposed

A1.01



Issues/ Revisions		
Issue #	Description	Date
Date:		09/03/2012
Scale:		1/8" = 1'-0"

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## 1st Level Floor Plans

## A1.02

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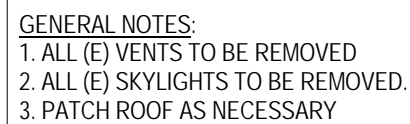
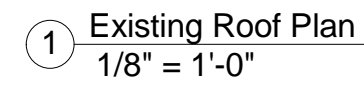


Issues/ Revisions		
Issue #	Description	Date
Date: 09/03/2012		
Scale: 1/8" = 1'-0"		
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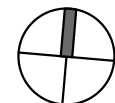
**Upper Level  
Floor Plans**

**A1.03**





2 Proposed Roof Plan  
1/8" = 1'-0"



Issues/ Revisions		
Issue #	Description	Date

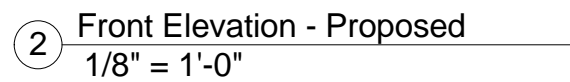
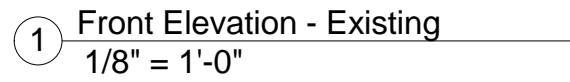
Date: 09/03/2012

Scale:  $1/8" = 1'-0"$

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## Roof Plans

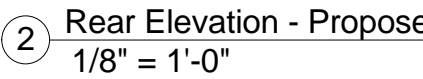
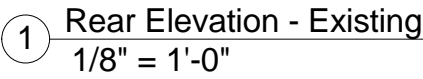
## A1.04



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## Front Elevations

## A2.00



# Rear Elevations

## A2.01

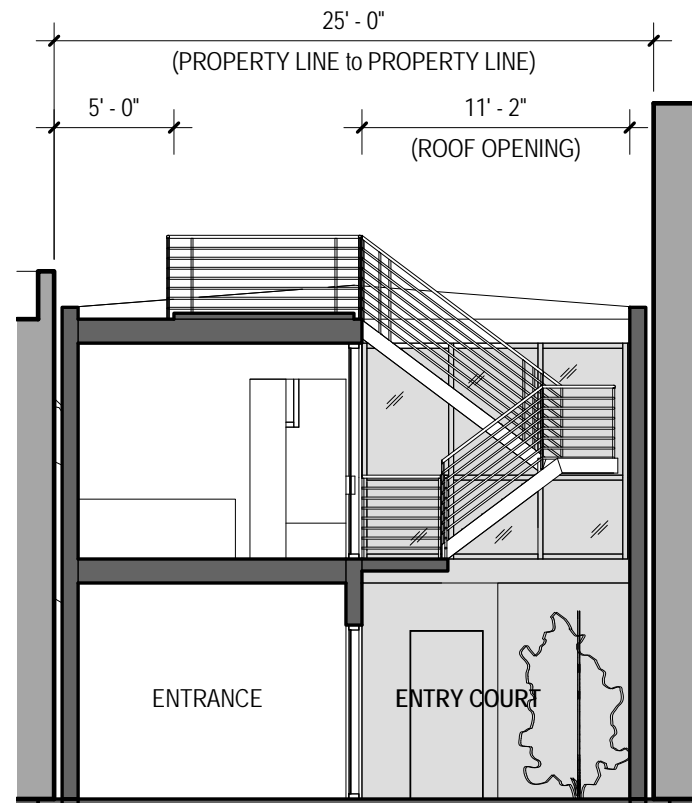




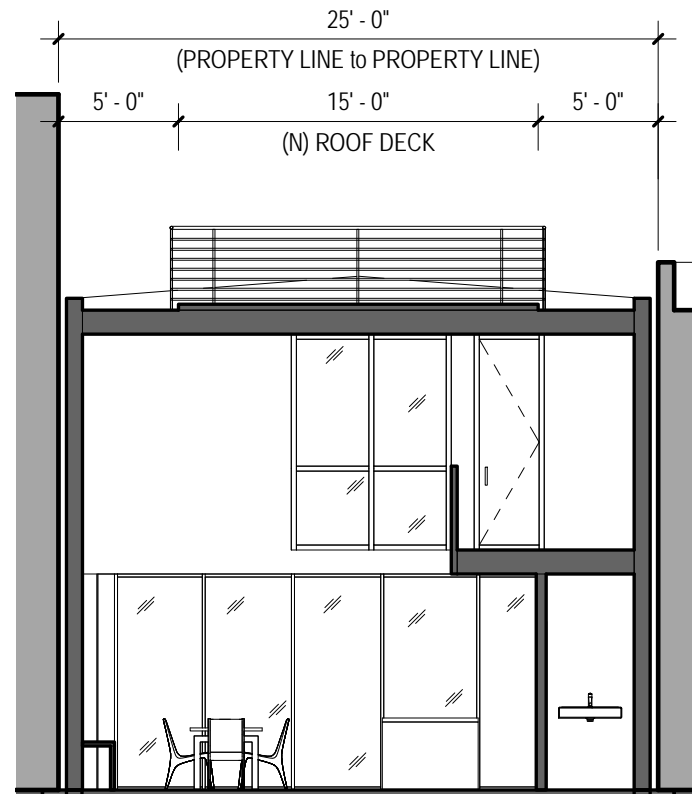


**SALT BOX  
RESIDENCE**

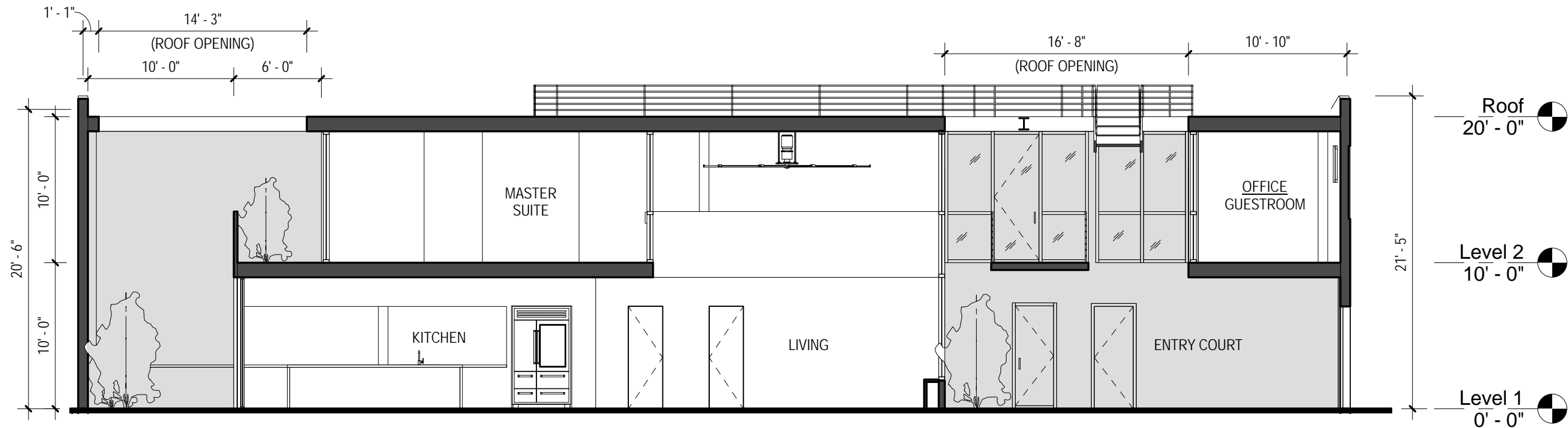
2538 3rd Street, San  
Francisco CA



③ Cross Section - Looking East  
1/8" = 1'-0"



② Cross Section - Looking West  
1/8" = 1'-0"



① Longitudinal Section - Looking North  
1/8" = 1'-0"

Issues/ Revisions		
Issue #	Description	Date
Date: 09/03/2012		
Scale: 1/8" = 1'-0"		
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**Building  
Sections**



## SALT BOX RESIDENCE

**2538 3rd Street, San Francisco CA**



## Front Elevation View



## 3rd Street Elevation

Date: 09/03/2012

Scale:

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# Photographs - Street

## A4.00





Issues/ Revisions		
Issue #	Description	Date
Date:		09/03/2012
Scale:		

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## Photographs - Rooftop

## A4.01



SALT BOX  
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2538 3rd Street, San  
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Issues/ Revisions

Issue #	Description	Date
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Date: 09/03/2012

Scale:

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3D Sketches

A5.00



1 Entry Court



3 Living Room



2 Rear Garden



Rear Aerial View - Existing



North Aerial View - Existing



Front Aerial View - Existing



Rear Aerial View - Proposed



North Aerial View - Proposed



Front Aerial View - Proposed

SALT BOX  
RESIDENCE

2538 3rd Street, San  
Francisco CA

Issues/ Revisions		
Issue #	Description	Date

Date: 09/03/2012

Scale: 1" = 1'-0"

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Aerial Views  
--- Existing &  
Proposed

A5.01