



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, April 24, 2013**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Open Space and Exposure)**
Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | | APPLICATION INFORMATION | |
|----------------------|-----------------------------------|-------------------------|--|
| Project Address: | 4616 3rd Street | Case No.: | 2012.1406V |
| Cross Street(s): | McKinnon Avenue | Building Permit: | 2013.03.21.2727 |
| Block /Lot No.: | 5306/025 | Applicant/Agent: | Linda "Spike" Kahn |
| Zoning District(s): | NC-3 / 40-X | Telephone: | (415) 935-3641 |
| Area Plan: | Bayview - Third Street | E-Mail: | spikekahn@gmail.com |

PROJECT DESCRIPTION

The proposal is to convert ground floor storage space into a second dwelling unit within a legal nonconforming 2-story rear cottage. The second dwelling unit will not expand the existing building envelope. The proposed dwelling unit will be approximately 645 square feet consisting of three bedrooms and one bathroom. In addition the proposal will include interior work, relocation of entry door, and new window.

PER SECTION 135 OF THE PLANNING CODE the subject project has a required common usable open space of approximately 212 square feet. The project meets the square footage requirement by providing 316 square feet. However, it fails to comply with the minimum dimensional requirement of 15 feet in every horizontal dimension; therefore, a variance is required.

PER SECTION 140 OF THE PLANNING CODE the subject project is required to have at least one room in each dwelling unit face directly on to a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or code complying rear yard. The proposed dwelling unit faces onto an open area of 12'-8" by 25' that does not fulfill the requirement; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Danielle J. Harris** Telephone: **(415) 575-9102** E-Mail: danielle.j.harris@sfgov.org

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/20121406.pdf>

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 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.

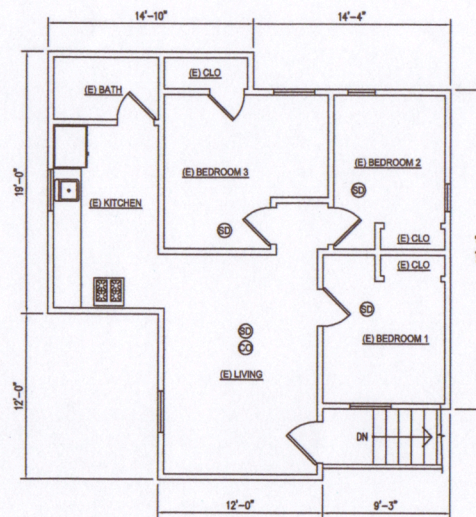
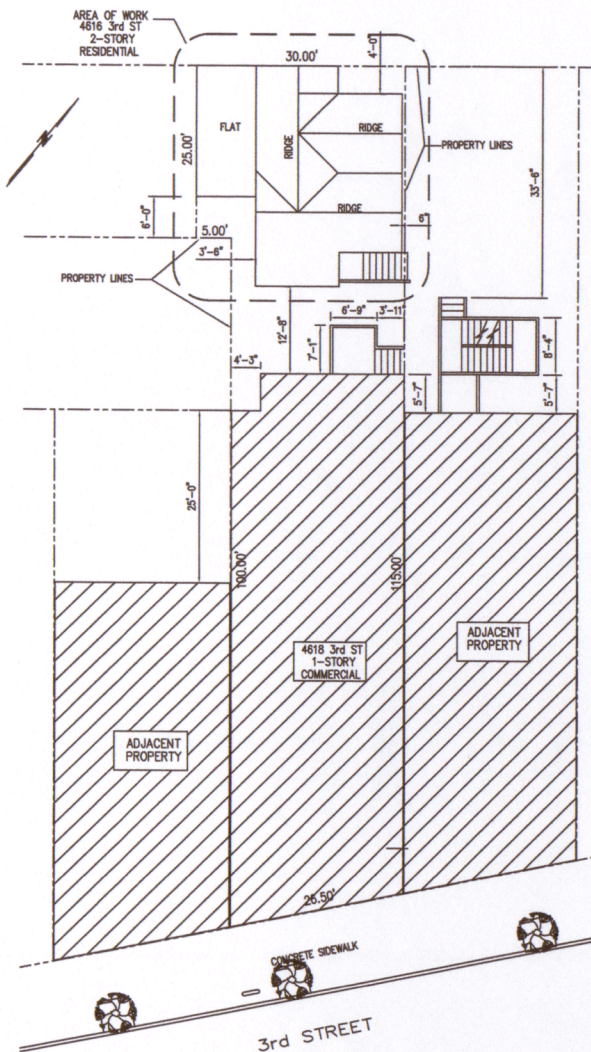
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS PRIOR TO COMMENCING WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BE RESOLVED BEFORE WORK PROCEEDS.

THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND COORDINATE ALL REQUIRED PENETRATIONS AT FOUNDATION, FLOOR, WALL OR ROOF CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BRACING, SHORING AND TEMPORARY SUPPORTS AS REQUIRED TO RESIST CONSTRUCTION LOADS UNTIL COMPLETION OF THE VERTICAL AND LATERAL LOAD SYSTEMS.

CODE COMPLIANCE NOTE

ALL CONSTRUCTION WORK SHALL COMPLY WITH 2010 CALIFORNIA BUILDINGS, PLUMBING, MECHANICAL & ELECTRICAL CODES, CALIFORNIA GREEN BUILDING AND 2008 CALIFORNIA ENERGY STANDARDS AND SFGC AMENDMENTS.

PROPERTY DATA

ZONING: NC-3, MODERATE SCALE
BUILDING TYPE: V-B
OCCUPANCY: B, R-3
LOT SIZE: SEE SITE PLAN
LOT SQUARE FOOTAGE: 3,123 S.F. APPROX.

DRAWING INDEX

- 1 SITE PLAN, GENERAL NOTES & (E) 2nd FLOOR PLAN
- 2 (E) & (H) FIRST FLOOR PLAN, ELEVATIONS

SCOPE OF WORK

CONVERSION OF EXISTING SINGLE FAMILY DWELLING INTO A 2 FAMILY DWELLING BY CREATION OF DWELLING
CONVERSION OF EXISTING SINGLE FAMILY DWELLING

REVISION BY

DESIGNER: JAVIER SOLARZANO
3288 21st STREET #49
SAN FRANCISCO, CALIFORNIA 94110
(415) 724-5240

SITE PLAN
ELEVATIONS

INSTALL SECOND RESIDENTIAL UNIT
4618-4618 3rd STREET
SAN FRANCISCO, CALIFORNIA
ASSESSOR'S BLOCK 5306, LOT 25

Date 2/11/13

Scale AS NOTED

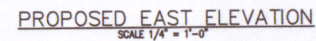
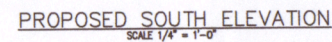
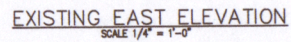
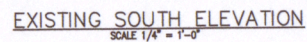
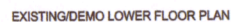
Drawn VFS

Job

Sheet

1

Of 2 Sheets



FILE NAME: 4816-3rd-STREET.DWG(VIEW: PLOT-1)