



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, January 22, 2014**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard, Open Space and Dwelling Unit Exposure)**
Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2830 22nd Street	Case No.: 2012.1417V
Cross Street(s): Alabama & Florida	Building Permit: 201210011010
Block / Lot No.: 4146/019	Applicant/Agent: Fergus O'Sullivan
Zoning District(s): RH-3 / 40-X	Telephone: 415-238-2782
Area Plan: Eastern Neighborhoods	E-Mail: fergus@foscompany.com

PROJECT DESCRIPTION

The proposal is to convert an existing two-story storage building located at the rear of the subject lot into a single family dwelling.

PER SECTION 134 OF THE PLANNING CODE the property is required to maintain a rear yard equivalent to 45% of lot depth free of obstructions. The project proposes to convert an existing two story cottage into a dwelling unit that is located within the required rear yard; therefore, the project requires a variance from the rear yard requirement.

PER SECTION 135 OF THE PLANNING CODE the project requires 266 square feet of common useable open space within an area at least 20 feet in length. The Project proposes approximately 180 square feet of useable open space in an area with a dimension less than 20 feet in length; therefore, the project requires a variance from the useable open space requirement.

PER SECTION 140 OF THE PLANNING CODE each dwelling unit is required to face onto a public street, alley or code complying rear yard or an inner court having a minimum dimension of 25 feet in every horizontal direction. The proposed new dwelling unit does not open onto a public street, alley or code complying rear yard and the inner court is less than 25 feet in one horizontal dimension; therefore, the project requires a variance from the dwelling unit exposure requirement.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Diego Sanchez** Telephone: **415-575-9082** Mail: diego.sanchez@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/2012.1417V.pdf>

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

GENERAL INFORMATION ABOUT PROCEDURES

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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**.

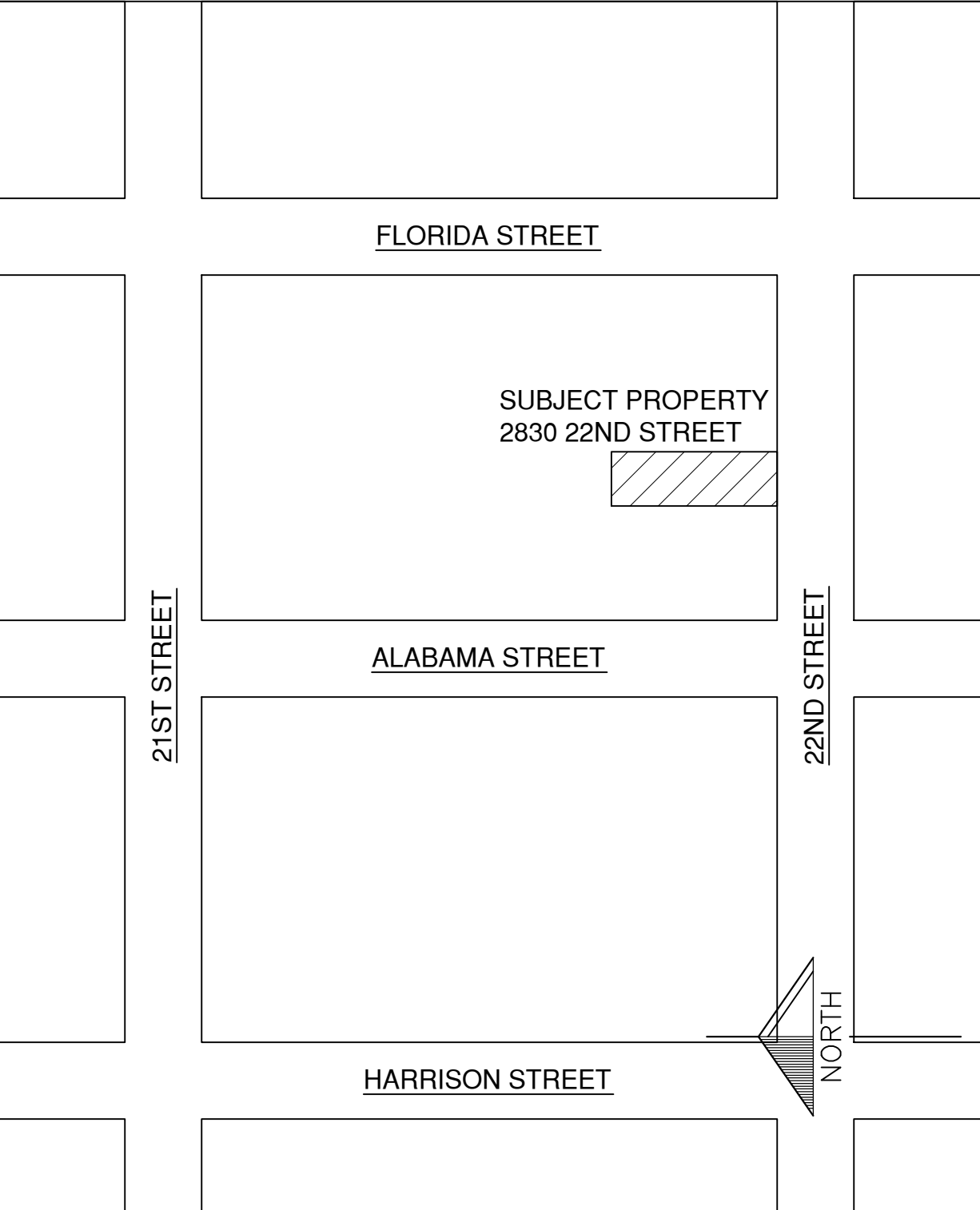
ABOUT THIS NOTICE

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.

ADDITION OF DWELLING UNIT
2830 22ND STREET
SAN FRANCISCO, CALIFORNIA 94110

VICINITY MAP



PROJECT INFO

CLIENT:
FERGUS O'SULLIVAN
O'SULLIVAN CONSTRUCTION
393 7TH AVENUE, SUITE 301
SAN FRANCISCO, CALIFORNIA 94118

EXISTING BUILDING INFO:
BLOCK: 4169
LOT: 019
BUILDING USE: 2-FAMILY DWELLING
TYPE OF CONSTRUCTION: TYPE V-B
NUMBER OF STORIES: 3 @ FRONT BLDG, 2 @ REAR COTTAGE
OCCUPANCY CLASS: R-3
NUMBER OF DWELLING UNITS: 2

PROPOSED BUILDING INFO:
BUILDING USE: 3-FAMILY DWELLING
TYPE OF CONSTRUCTION: TYPE V-B
NUMBER OF STORIES: 3 @ FRONT BLDG, 2 @ REAR COTTAGE
OCCUPANCY CLASS: R-2
NUMBER OF DWELLING UNITS: 3

APPLICABLE CODES:
2010 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ENEGRY CODE
2010 SAN FRANCISCO BUILDING CODE

SHEET INDEX

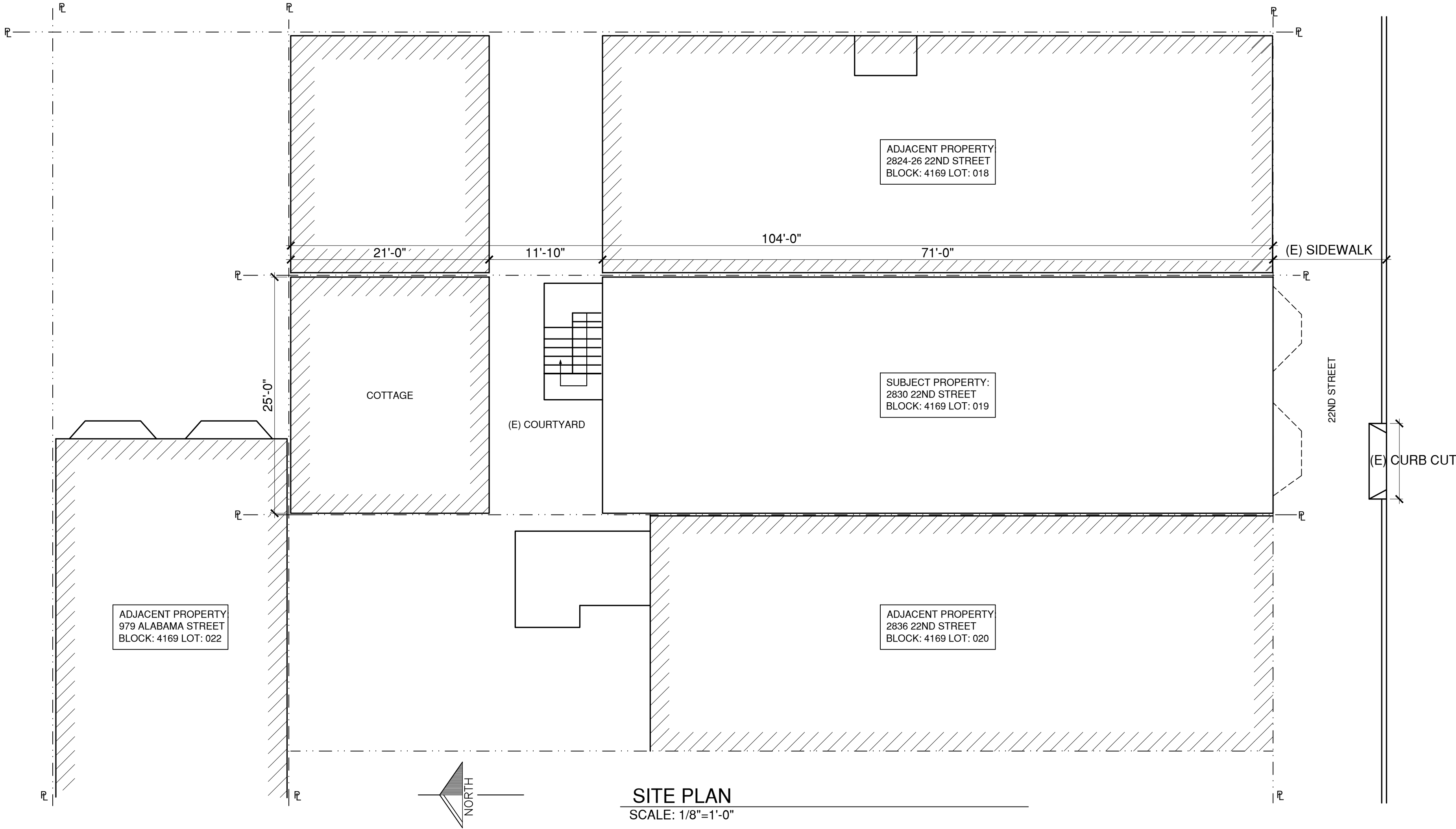
- A0 - TITLE SHEET, DRAWING INDEX, GENERAL INFO AND SITE PLAN.
- A1 - EXISTING GROUND & SECOND FLOOR PLANS
- A2 - EXISTING THIRD FLOOR & ROOF PLANS
- A3 - PROPOSED GROUND AND SECOND FLOOR PLANS
- A4 - PROPOSED ROOF PLANS & SECTION
- A5 - EXISTING AND PROPOSED ELEVATIONS
- A6 - EXISTING ELEVATIONS

SCOPE OF WORK

ADD 3RD DWELLING UNIT TO EXISTING 2 UNIT BLDG. REMODEL REAR COTTAGE TO INCLUDE NEW KITCHEN, BATHROOM, HALF BATH, LIVING RM, DINING RM, AND BEDROOM. NEW 3RD UNIT IN REAR COTTAGE

DRAWING SYMBOLS

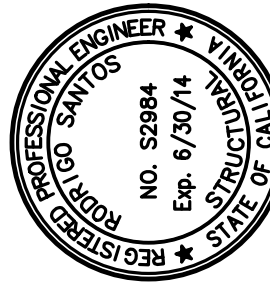
- BUILDING ELEVATION TAG
- BUILDING SECTION TAG
- WINDOW / STOREFRONT TAG
- DETAIL TAG
- INT. WALL TYPE TAG (NUMBERS)
- EXT. WALL TYPE TAG (LETTERS)
- KEY NOTE
- DOOR TAG



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

REVISIONS

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590

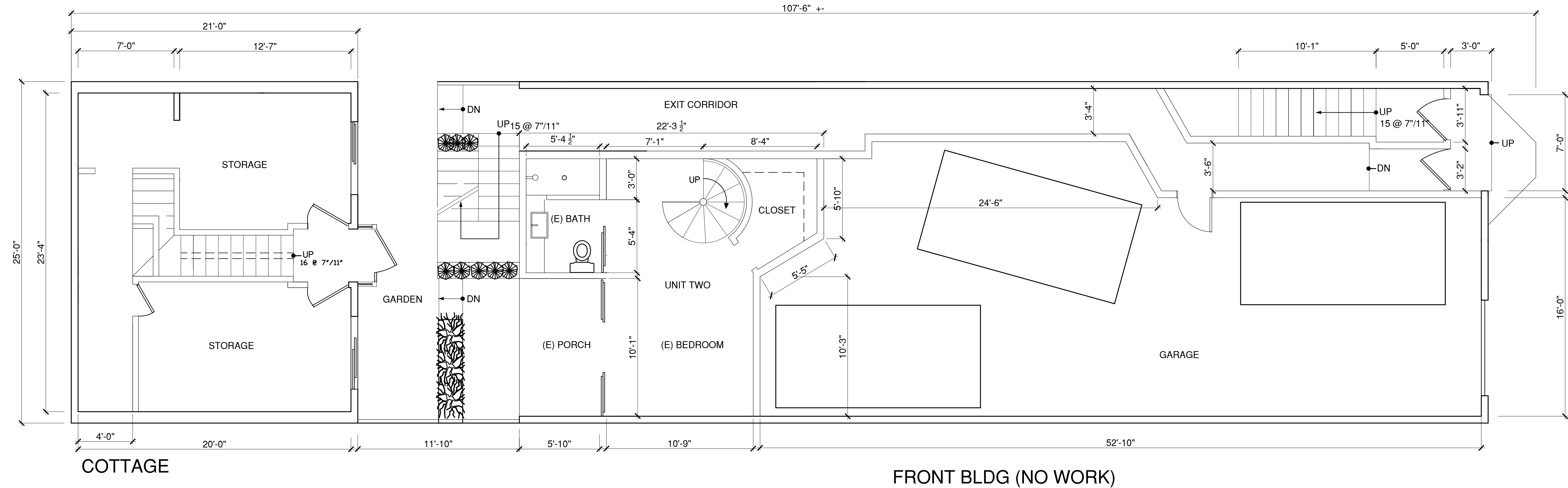


TITLE SHEET, SITE PLAN
SCOPE OF WORK AND INDEX

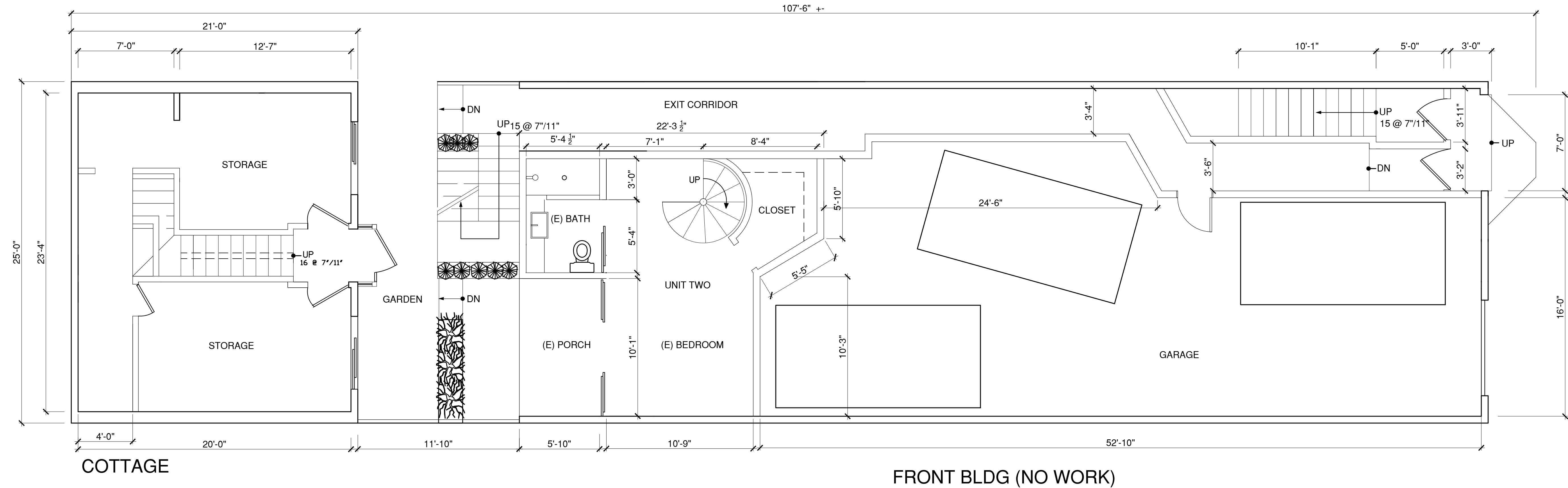
DWELLING UNIT ADDITION
2830 22ND STREET
SAN FRANCISCO, CALIFORNIA

Date: 10-1-1
Scale: AS NOTE
Drawn By: CH
Job No: 8757

Sheet
Of AO
Sheets



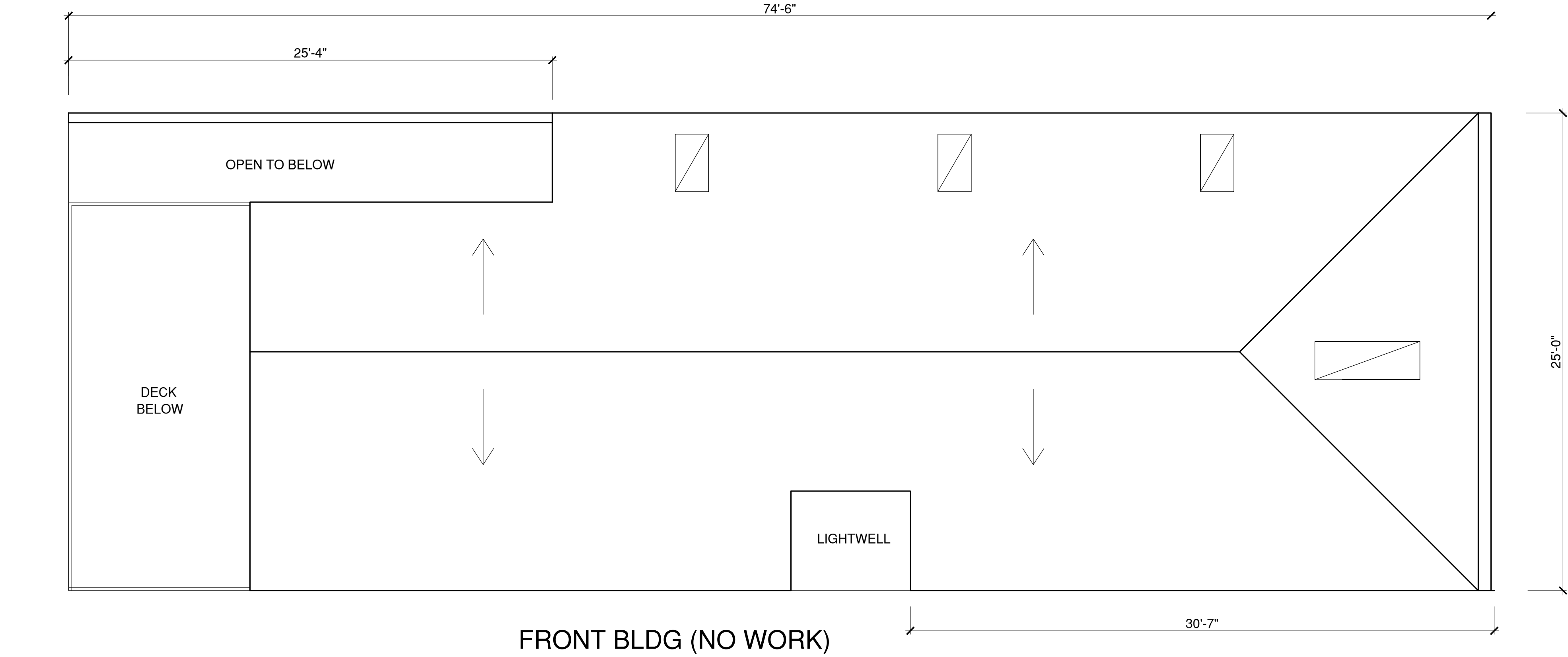
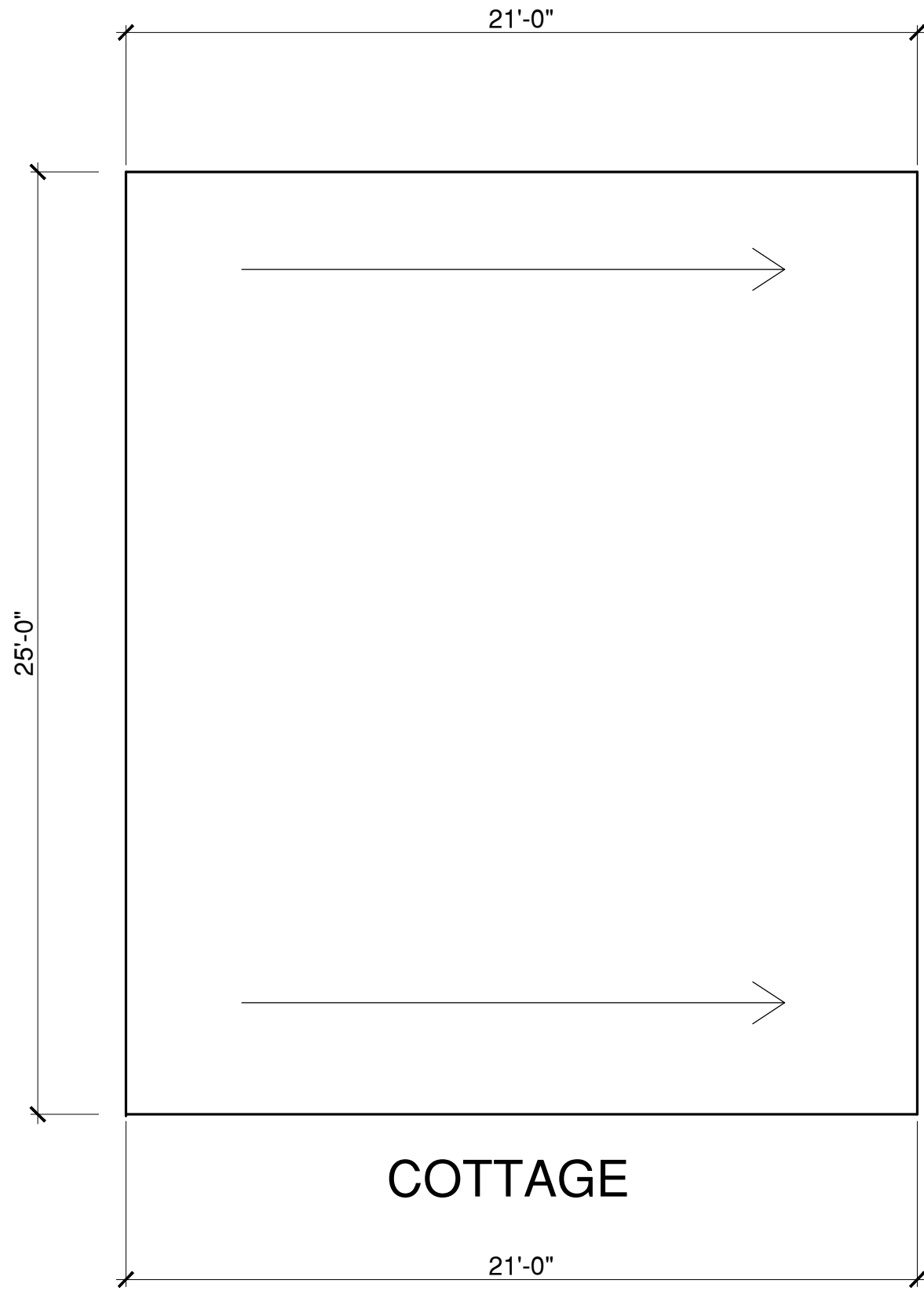
EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

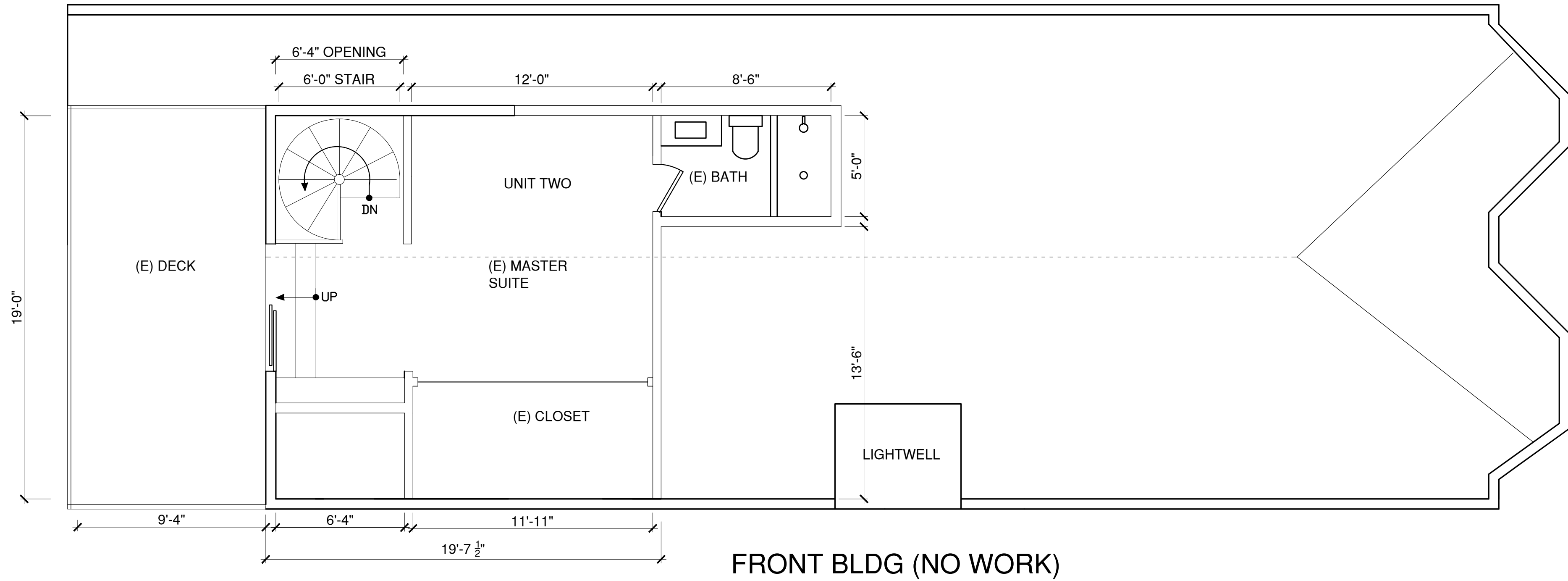
EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"



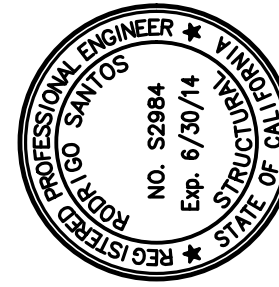
EXISTING THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"



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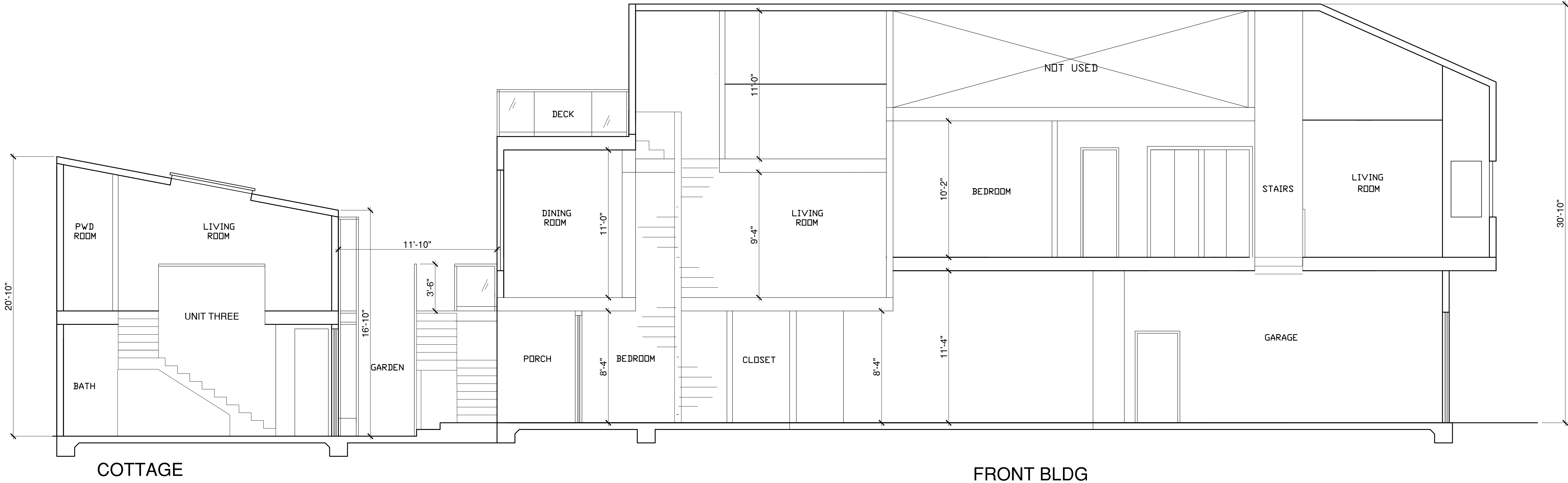
EXISTING THIRD FLOOR PLAN
EXISTING ROOF PLAN

DWELLING UNIT ADDITION
2830 22ND STREET
SAN FRANCISCO, CALIFORNIA

Date:	10-1-1
Scale:	1/4" = 1'-0"
Drawn By:	CH
Job No:	8757
Sheet	A2
Of	Sheets



Date:	10-1-1
Scale:	1/4" = 1'-
Drawn By:	CH
Job No:	8757
Sheet	A3
Of	Sheets

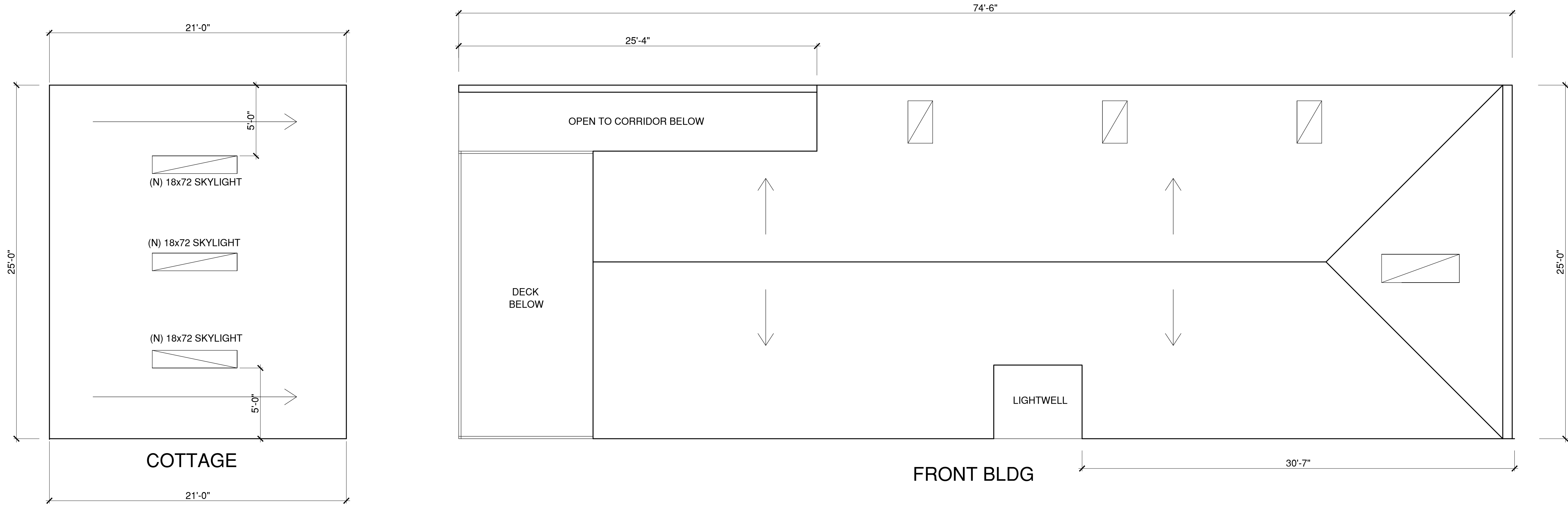


SECTION A

SCALE: 1/4"=1'-0"

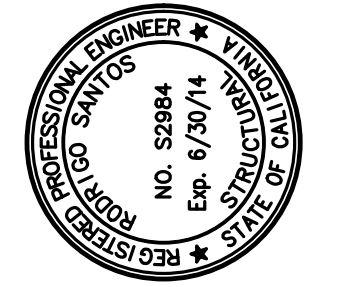
ROOF PLAN

SCALE: 1/4"=1'-0"



DWELLING UNIT ADDITION
2830 22ND STREET
SAN FRANCISCO, CALIFORNIA

PROPOSED SECTION
PROPOSED ROOF PLAN

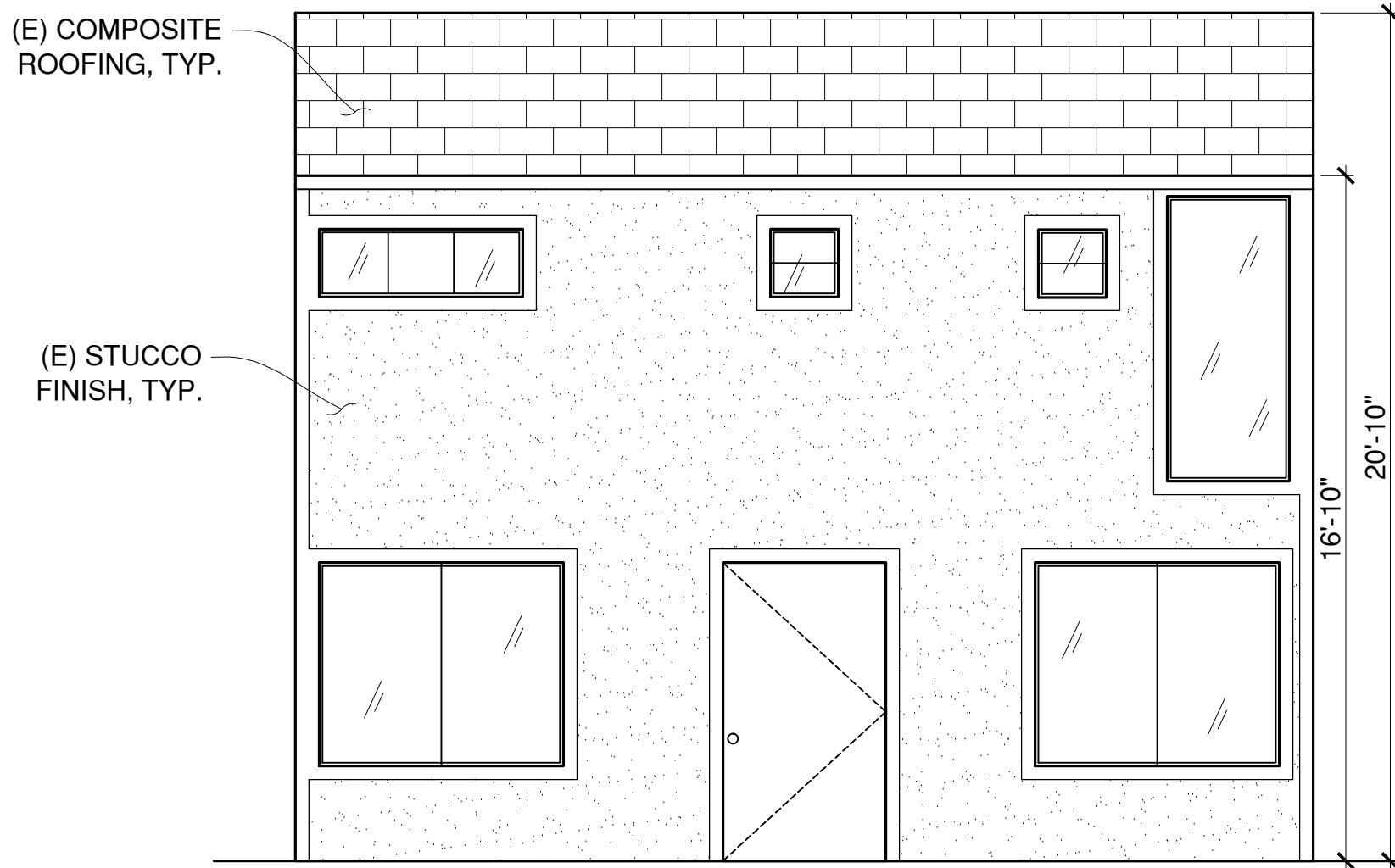


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REVISIONS



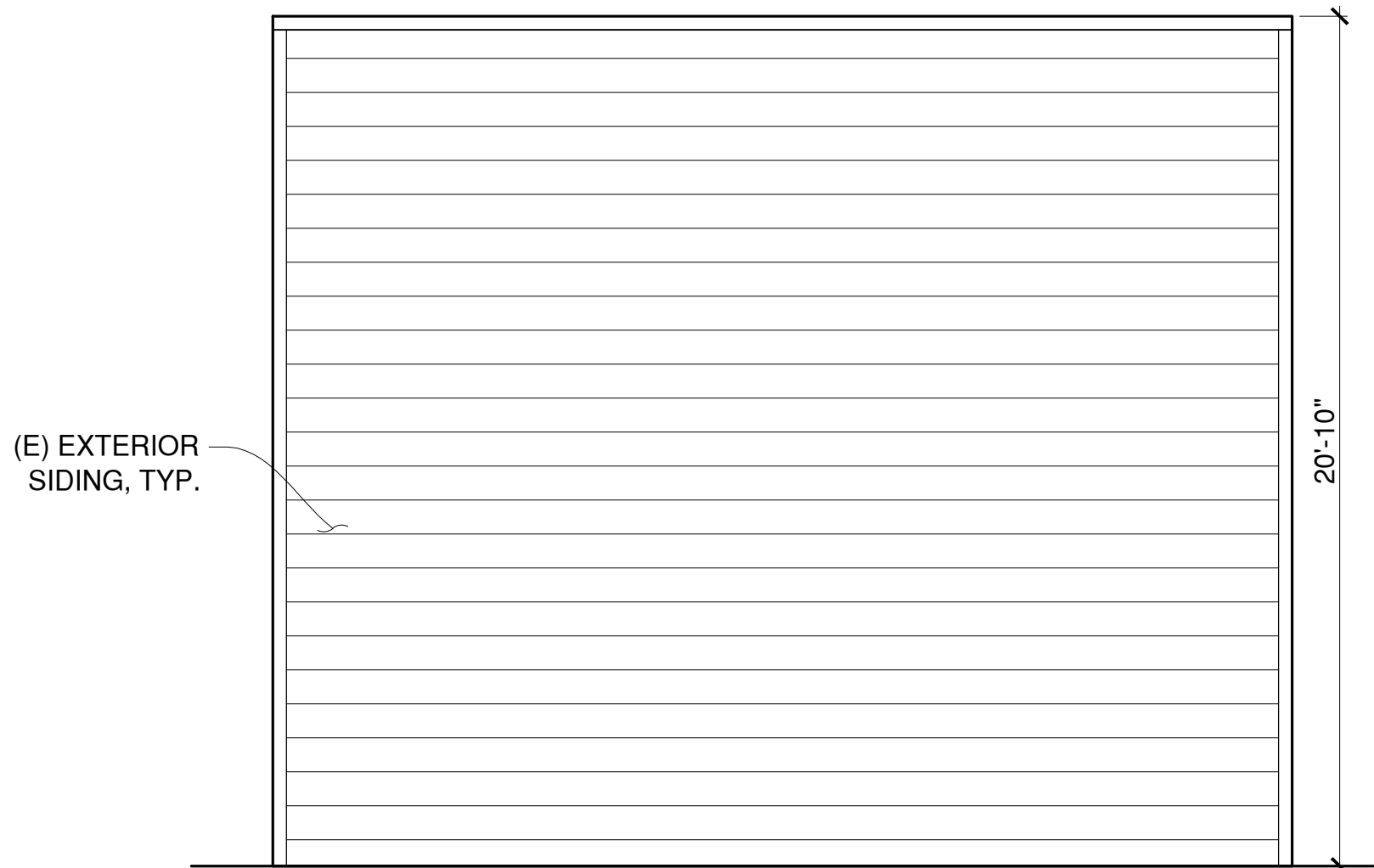
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0" (MAIN HOUSE)



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0" (REAR COTTAGE)

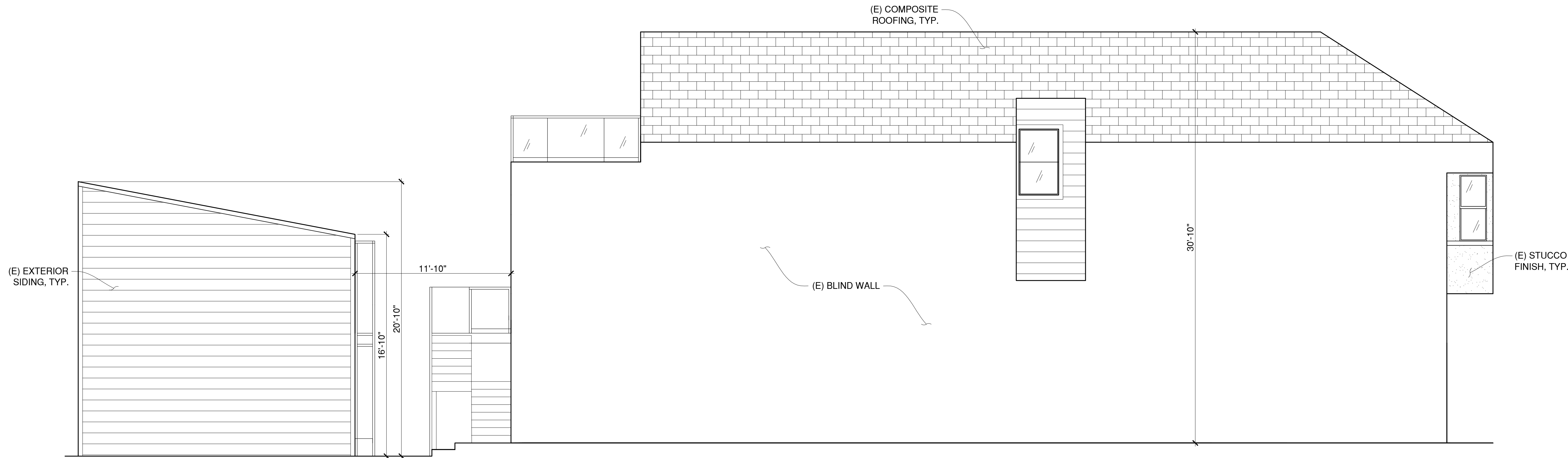


EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0" (MAIN HOUSE)



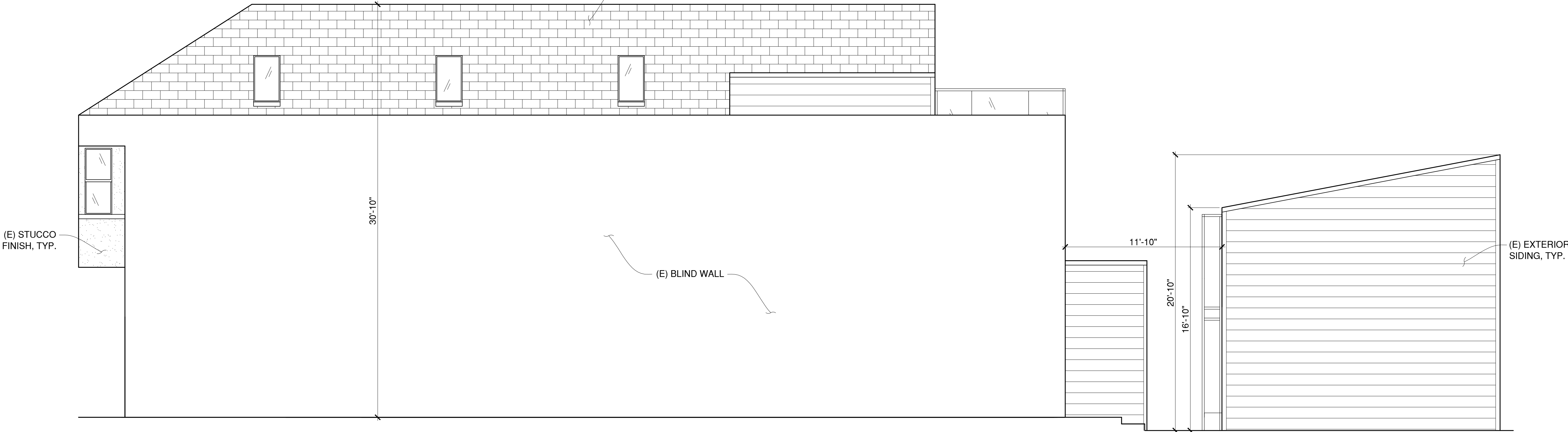
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0" (REAR COTTAGE)

REVISIONS	
SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590	
EXISTING AND PROPOSED ELEVATIONS	
DWELLING UNIT ADDITION 2830 22ND STREET SAN FRANCISCO, CALIFORNIA	
Date:	10-1-1
Scale:	1/4" = 1'-0"
Drawn By:	CH
Job No:	8757
Sheet	A5
Of	Sheets



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS	
SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 642-7722 FAX (415) 642-7590	
EXISTING ELEVATIONS	
DWELLING UNIT ADDITION 2830 22ND STREET SAN FRANCISCO, CALIFORNIA	
Date:	10-1-1
Scale:	1/4" = 1'-0"
Drawn By:	CH
Job No:	8757
Sheet	A6
Of	Sheets