



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, February 27, 2013 **Time:** 9:30 AM
Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408
Case Type: Variance (Lot Size, Rear Yd & Noncomplying Struct)
Hearing Body: Zoning Administrator

PORPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 73-75 Wood Street	Case No.: 2012.1452V
Cross Street(s): Geary Blvd. / Lupine Ave.	Applicant/Agent: Serina Calhoun
Block / Lot No.: 1069/012	Telephone: 415 558-9843
Zoning District(s): RH-2 / 40-X	E-Mail: serina@sync-arch.com

PROJECT DESCRIPTION

The project proposes to subdivide the approximately 2,996 square foot lot into two lots. The proposed front lot would contain an existing two-unit, two-story-over-basement building. The proposed rear lot would contain an existing one-unit, one-story-over-basement building.

Planning Code Section 121 requires a minimum lot width of 25' and a minimum lot area of 2,500 square feet in the RH-2 Zoning District. The front lot proposes a width of 21' and a lot area of 1,300 square feet. The rear lot proposes a flag-shaped lot with a width of 4' at the street frontage and 25' towards the rear portion of the lot with a lot area of 1,700 square feet.

Section 134 requires a 45% rear yard for each proposed lot. The front lot is proposed to measure 21' wide by 62' deep, resulting in a 28' required rear yard. The front building would extend 19' into the 28' required rear yard of the proposed front lot. The rear lot is proposed to have a 4' wide by 120' deep portion along the western side property line with the remainder of the lot measuring 21' wide by 58' deep, resulting in a 54' required rear yard for the portion of the lot that is 120' deep and a 26' required rear yard for the portion that is 58' deep. At the greatest depth of the rear building, the building would project 23' into the 26' required rear yard thus providing a 3' deep rear yard at the proposed rear lot.

Section 188 states that a noncomplying structure shall not be increased or intensified. The 62' deep front building is within the buildable area of existing lot, and the 35' deep rear building is a noncomplying structure entirely within the required rear yard area. The proposed lot split would result in the rear portion of each building extending into the required rear yard of each newly created lot, thus creating noncomplying structures within the respective rear yard areas.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **415-558-6169** Mail: glenn.cabreros@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/2012.1452V.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

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.

75 Wood Street Lot Subdivision

12.1452 V

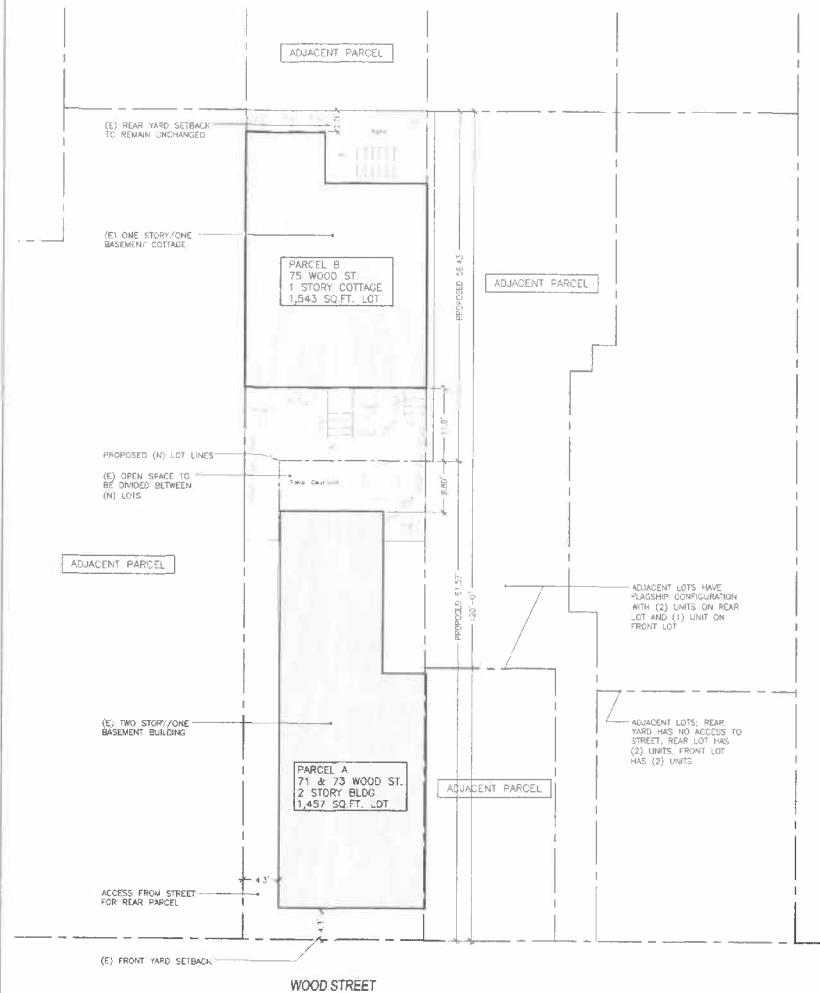
SITE PHOTOS



1 73 & 73A WOOD STREET: FRONT



2 75 WOOD STREET: FRONT



3 SITE PLAN
1/8" = 1'-0"

CODE INFORMATION

ADDRESS: 73-75 WOOD STREET
SAN FRANCISCO, CA 94118

BLOCK # 1089

LOT # 012

LOT SIZE: 2,996 SF

CODES: SAN FRANCISCO PLANNING CODE

PARKING: NO OFF-STREET PARKING EXISTS

NEW PARCEL "A" NEW LOT A: 1,457 SF

FRONT SETBACK: REMAINS UNCHANGED
EXISTING SIDE SIDE SETBACK: 4'-31"

NEW SOUTH SIDE SETBACK: 0'-0"

NORTH SIDE SETBACK REMAINS UNCHANGED

EXISTING REAR YARD SETBACK: 2'-0"

NEW REAR YARD SETBACK: 12'-0"

EXISTING COMMON USABLE OPEN SPACE: 701.9 SF

NEW COMMON USABLE SPACE: 353.7 SF

REQUIRED COMMON USABLE SPACE: 2(1255F)*1.33 = 332.5 SF

NEW PARCEL "B" NEW LOT B: 1,543 SF

NEW FRONT SETBACK: 11'-11"

REQ. NEW FRONT SETBACK: 10'-8"

SIDE AND REAR SETBACKS ARE NOT BEING CHANGED

REQUIRED PRIVATE USABLE OPEN SPACE: 125 SF

NEW PRIVATE USABLE OPEN SPACE: 267.5 SF

ZONING DESIGNATION: RH-2 TWO FAMILY

VARIANCES REQUESTED: MINIMUM LOT AREA PARCEL A
REAR YARD SETBACK PARCEL A
LOT WIDTH PARCEL A
MINIMUM LOT AREA PARCEL B
LOT WIDTH PARCEL B

EXISTING NON-COMPLIANT CONDITIONS TO REMAIN: REAR YARD SETBACK
EXPOSURE PARCEL B

CONTACT LIST

ARCHITECT: SYNCRATED ARCHITECTURE
2705 OAK STREET
SAN FRANCISCO, CA 94117
CONTACT: SERINA CALHOUN

OWNER: MARIA RIVERO
75 WOOD STREET
SAN FRANCISCO, CA 94118

DRAWING INDEX

A0.0 COVER SHEET, CODE INFO.

A2.0 73 & 73A EXISTING FLOOR PLANS - FOR REFERENCE ONLY

A2.1 75 EXISTING FLOOR PLANS - FOR REFERENCE ONLY

C-1 TENTATIVE MAP

SCOPE OF WORK

• SUBMIT EXISTING LOT INTO (2) INDIVIDUAL LOTS

AREA MAP



73-75 Wood Street
San Francisco, CA



73-75 Wood Street
San Francisco, CA
PROJECT NO. 12-19

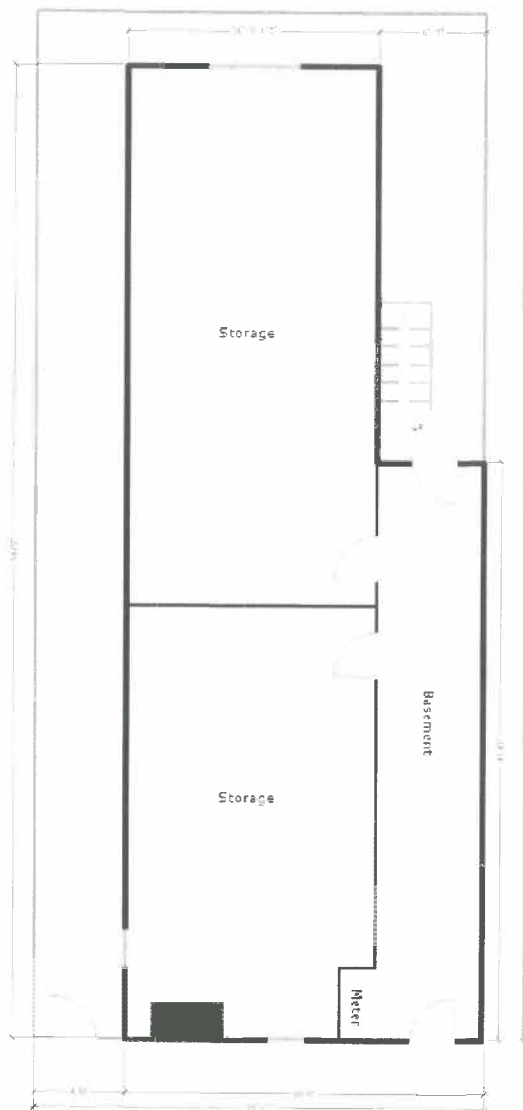
DATE	REV	ISSUE
11/27/12	1	PLANNING SUBMITTAL

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@synio-arch.com

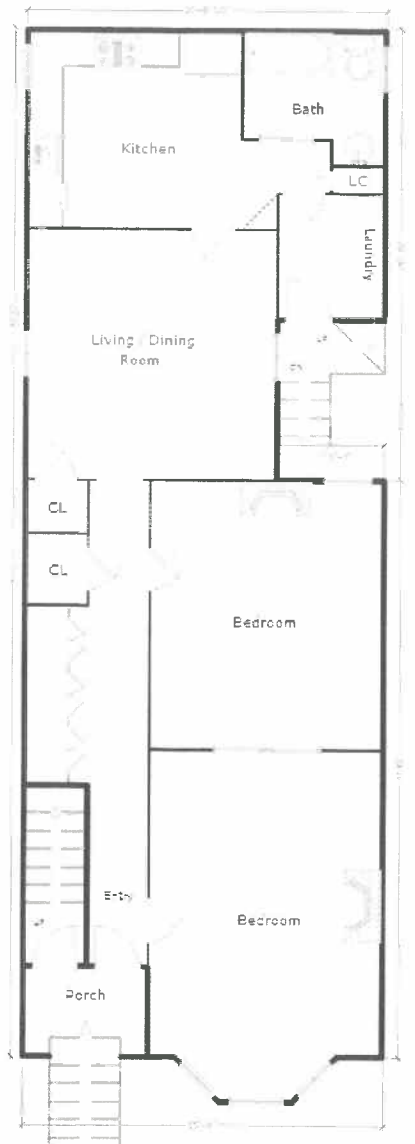
SCALE: AS NOTED

COVER SHEET
CODE INFORM.
SITE PLANS

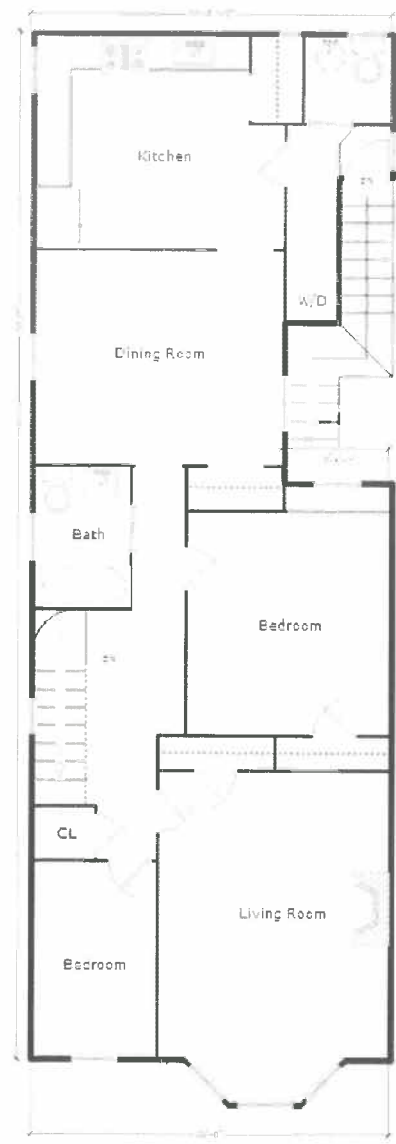
A0.0



1 GROUND FLOOR PLAN: PROPOSED PARCEL A
NTS



2 FIRST FLOOR PLAN: PROPOSED PARCEL A
NTS



3 PROPOSED PARCEL A
NTS

GENERAL

PLANS SHOWN HEREIN ARE FOR REFERENCE ONLY. NO
CONSTRUCTION IS PROPOSED AS PART OF THIS PROJECT.



73-75 Wood Street San Francisco, CA



73-75 Wood Street
San Francisco, CA
PROJECT NO. 12-19

DATE	REVISION
11/27/12	PLANNING SUBMITTAL

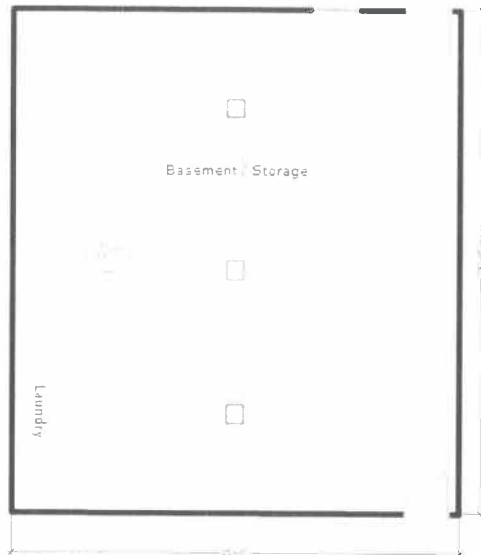
CONTACT:

SERINA CALHOUN
(415) 556-9843 P
serina@sync-arch.com

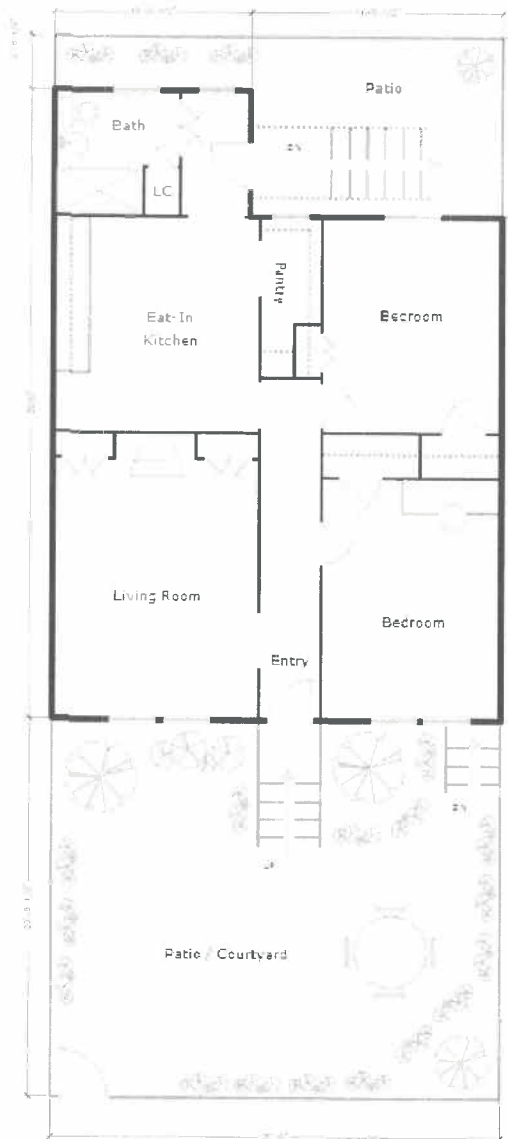
SCALE: 1/4" = 1'-0"

73 & 73A WOOD ST
FLOOR PLANS
FOR REFERENCE
ONLY

A2.0



1 BASEMENT FLOOR PLAN: PROPOSED PARCEL B
N.T.S.



2 GROUND FLOOR PLAN: PROPOSED PARCEL B
N.T.S.

NEW NOTES

PLANS SHOWN HEREIN ARE FOR REFERENCE ONLY; NO
CONSTRUCTION IS PROPOSED AS PART OF THIS PROJECT.



73-75 Wood Street
San Francisco, CA



73-75 Wood Street
San Francisco, CA
PROJECT NO. 12-19

DATE	SET ISSUE
11/21/17	PLANNING SUBMITTAL

CONTACT:

SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: N.T.S.

75 WOOD STREET
FLOOR PLANS
FOR REFERENCE
ONLY

A2.1

