



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, October 23, 2013**

Time: **9:30 AM**

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

Case Type: **Variance(Lot Width, Lot Area, Rear Yard, Open Space)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1327-1329 Kearny Street and 28-30 Sonoma Street	Case No.: 2013.0149V
Cross Street(s): Green Street	Building Permit:
Block / Lot No.: 0115/006	Applicant/Agent: Jeanne Liem
Zoning District(s): RH-3 / 40-X	Telephone: 408-391-1938
Area Plan:	E-Mail: jeanneliem@gmail.com

PROJECT DESCRIPTION

The proposal is to subdivide one lot with two, two-unit buildings into two lots, each with one two-unit building.

PLANNING CODE SECTION 121(d) (2) requires a minimum lot width of 25 feet for all lots in zoning districts other than RH-1 (D) Districts. The existing lot is 20 feet wide. The proposed subdivision will create an additional lot that will be 20 feet wide; therefore, the project requires a variance from the minimum lot width requirement.

PLANNING CODE SECTION 121(e)(2) required a minimum lot area of 2,500 square feet for all lots in zoning districts other than RH-1(D) Districts. The proposed subdivision will create two new lots: the lot fronting Kearny Street is 851 square feet and the lot fronting Sonoma Street is 748 square feet. Therefore, the project requires a variance from the minimum lot area requirement.

PLANNING CODE SECTION 134 requires a minimum rear yard of 15 feet. A Code-complying rear yard is not currently provided and the proposed subdivision would result in each lot maintaining a three-foot rear yard; therefore, the project requires a variance from the rear yard requirement. The existing rear staircase connecting the two buildings would be removed as part of the proposal.

PLANNING CODE SECTION 135 requires that each lot provide 200 square feet of private open space or 266 square feet of common open space. The proposal provides the required amount of open space for the lot which fronts on Sonoma Street; however, the Kearny Street lot does not provide any open space which meets the minimum dimensions or square footage required by the Planning Code. Therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kate Conner**

Telephone: **415-575-6914** Mail: kate.conner@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/2013.0149V.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**.

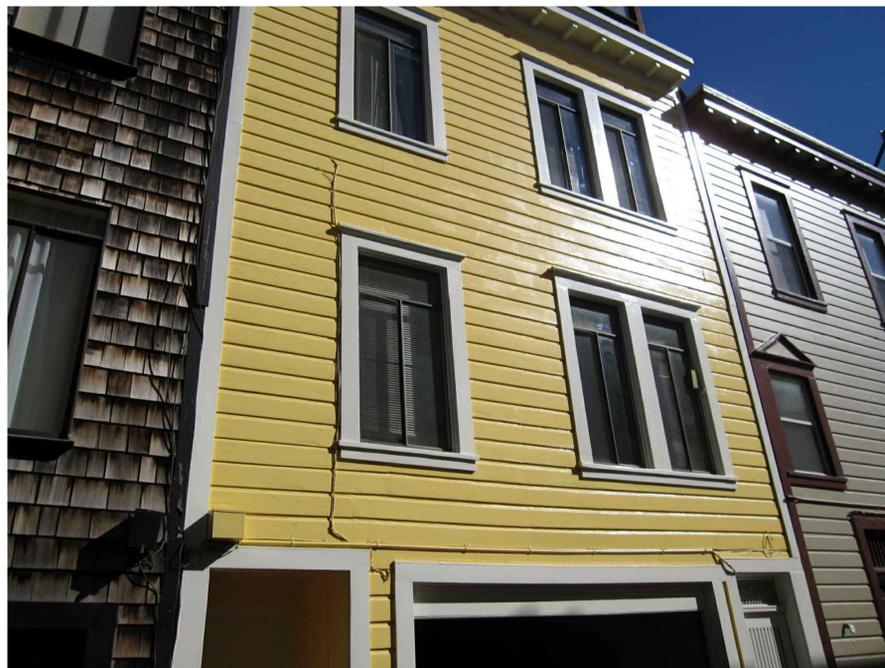
ABOUT THIS NOTICE

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.

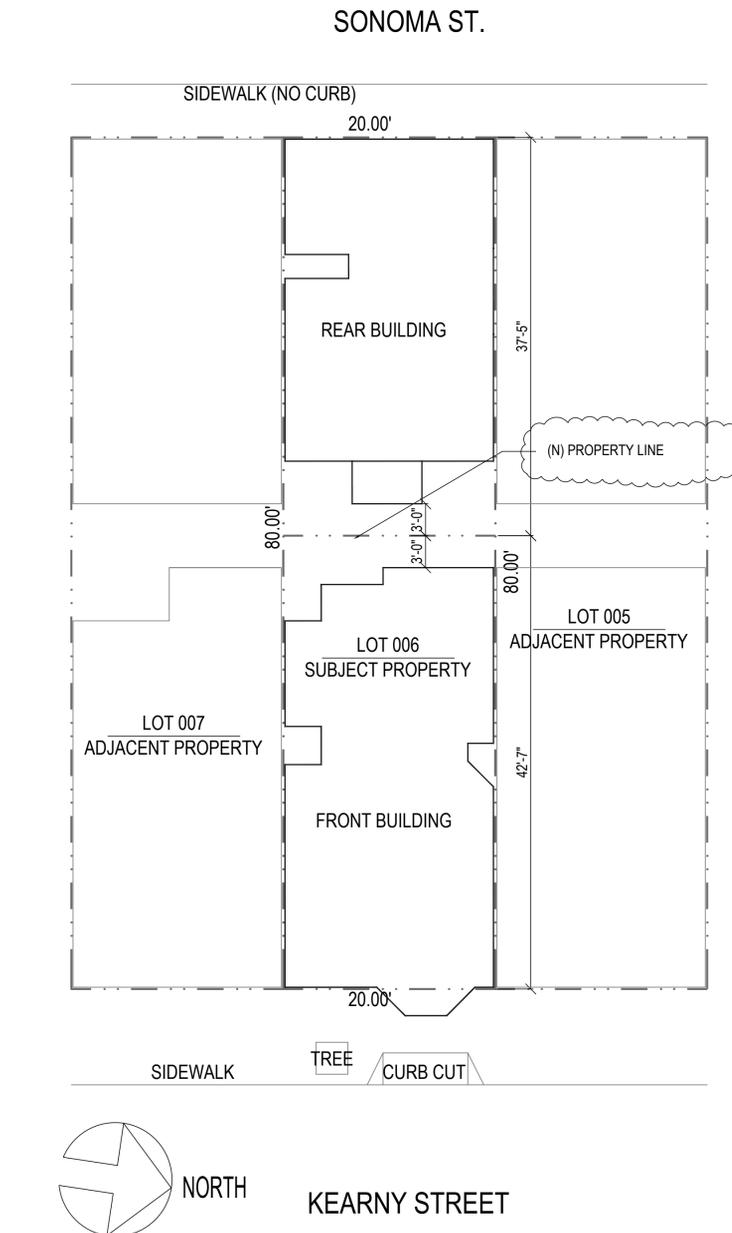
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



FRONT ELEVATION AT KEARNY



FRONT ELEVATION AT SONOMA



PROPOSED SITE PLAN

PROJECT SCOPE:
DIVIDE EXISTING LOT INTO 2 SMALLER LOTS (748 S.F. AND 851 S.F.)

APPLICABLE CODES & REGULATIONS:
2010 CALIFORNIA BUILDING, ELECTRICAL, ENERGY, MECHANICAL, AND PLUMBING CODES AND SAN FRANCISCO MUNICIPAL CODE

NOTE:
FIELD VERIFY EXISTING CONDITIONS

LEGEND

	PROPERTY LINE
	SET BACK
	CENTER LINE OF STREET
	FENCING
	TREE WITH DRIPLINE
	EXISTING STRUCTURE
	NEW STRUCTURE

BUILDING & SITE DATA

GENERAL INFORMATION
ASSESSOR'S PARCEL NUMBER -OR- BLOCK-LOT: 0115-006
ZONING: RH-3
OCCUPANCY TYPE: R-2 (APARTMENT)
CONSTRUCTION TYPE: V (WOOD)
SLOPE:
STORIES: 4

LOT AREA	1,600 S.F.
GROSS AREA	1,600 S.F.
EASEMENT	
NET AREA	1,600 S.F.

IMPERVIOUS COVERAGE

EXISTING	N/A
PROPOSED	N/A
ALLOWED	N/A

STRUCTURAL COVERAGE

EXISTING	N/A
PROPOSED	N/A
ALLOWED	N/A

BUILDING AREAS

	EXISTING	ADDITION	PROPOSED
FRONT: BASEMENT	677 S.F.		
FRONT: GARAGE	568 S.F.		
FRONT: #1327	729 S.F.		
FRONT: #1329	747 S.F.		
REAR: GARAGE	462 S.F.		
REAR: #28	551 S.F.		
REAR: #30	551 S.F.		

MAX. ALLOWED: N/A

WALL PERIMETER

EXISTING	N/A
EXISTING TO REMAIN	N/A

ELEVATION

LOWEST POINT	N/A
HIGHEST POINT	N/A
AVERAGE POINT	N/A
TOP MOST POINT	N/A

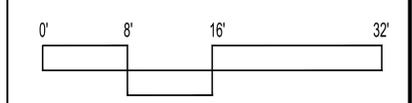
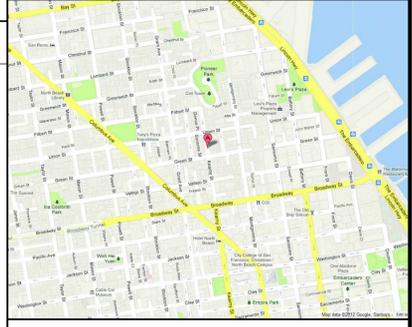
CONTACT INFORMATION

NAME	JEANNE LIEM
ADDRESS	139 MITCHELL AVE. #110, SOUTH SAN FRANCISCO, CA 94080
PHONE:	(408) 391-1938

SHEET INDEX

A-1	PROPOSED SITE PLAN; BUILDING & SITE DATA; SHEET INDEX
A-2	EXISTING FIRST, SECOND, THIRD, FOURTH FLOOR PLANS
A-3	EXISTING EXTERIOR ELEVATIONS

LOCATION MAP



REVISIONS BY

PROPOSED
SITE PLAN;
BUILDING &
SITE DATA
OF REAR BLD.

LOT LINE ADJUSTMENT
1327-1329 KEARNY ST./28-30 SONOMA ST.
 SAN FRANCISCO, CA 94133

Master Builders



DATE: 09-17-13
SCALE: 1/8"=1'-0"
DRAWN: J.L.
JOB: KEARNY
SHEET:

A-1
OF SHEETS

EXISTING
FIRST, SECOND,
THIRD, & FOURTH
FLOOR PLANS

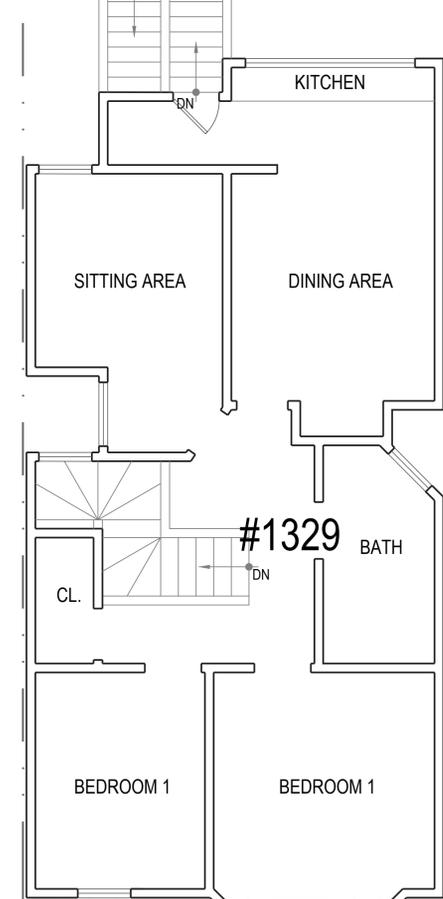
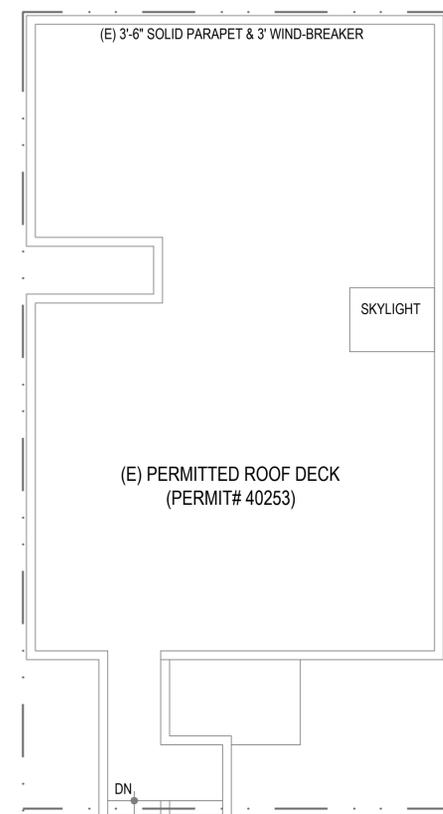
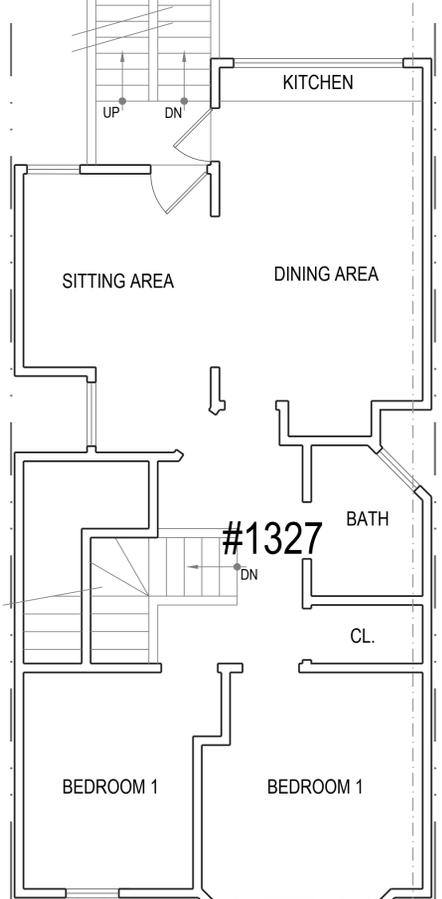
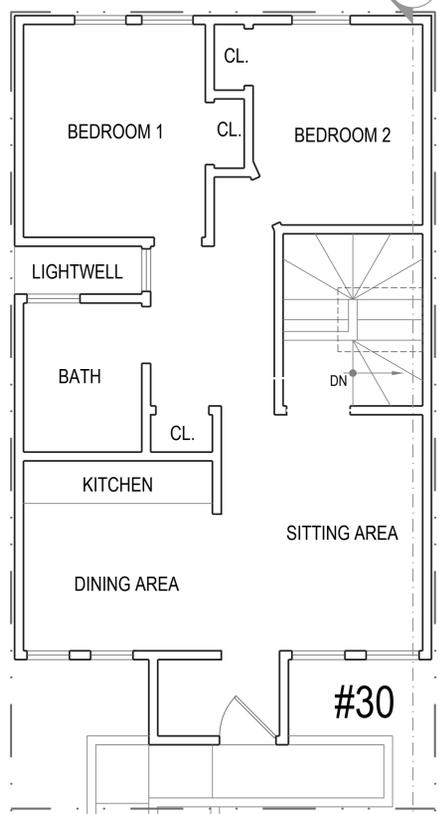
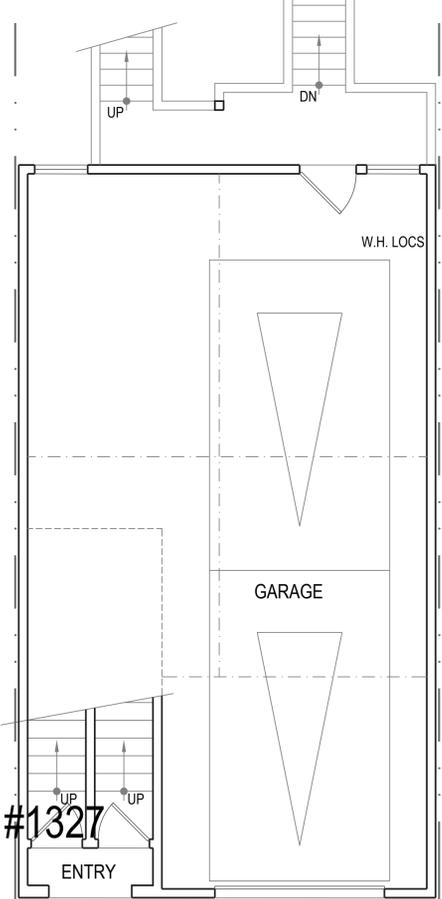
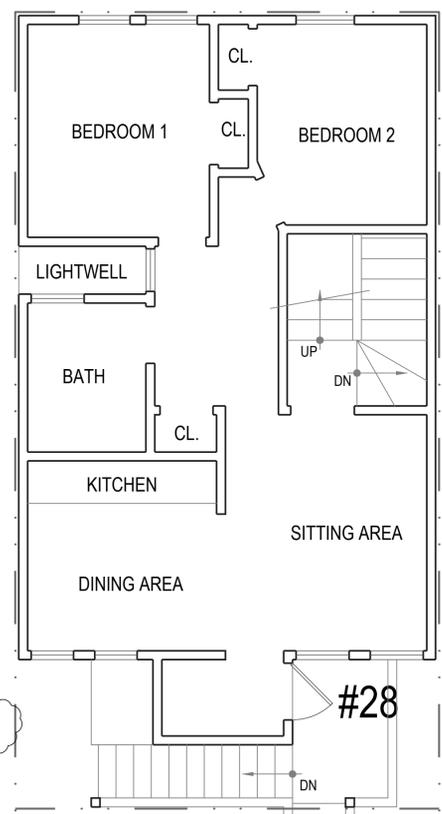
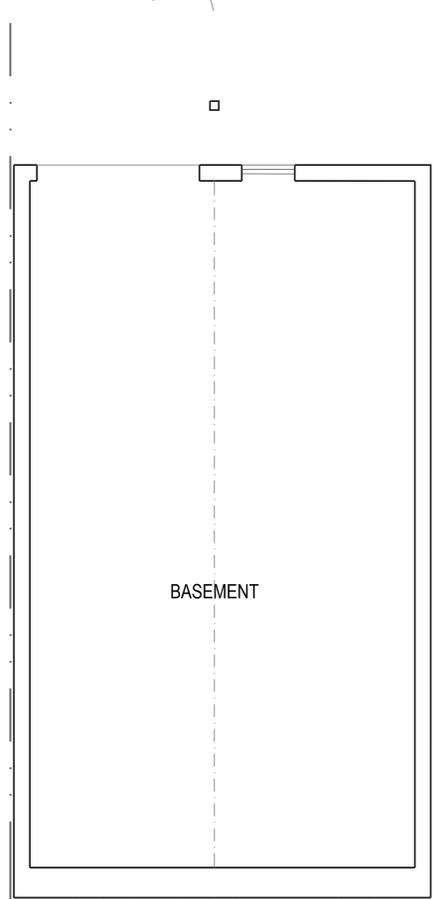
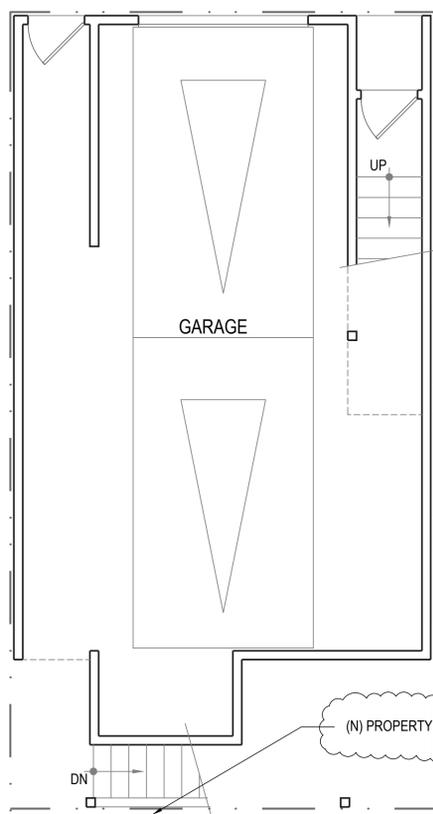
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Master Builders

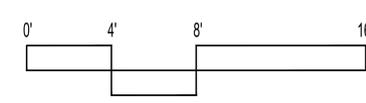
JEANNE H. LIEM
No. C-31834
10-31-2013
139 Mitchell Ave. #110
South San Francisco, CA 94080
(415) 567-8866
www.MasterBuildersSF.com

DATE: 09-17-13
SCALE: 1/4"=1'-0"
DRAWN: J.L.
JOB: KEARNY
SHEET:

A-2
OF SHEETS



NOTE:
ALL DIMENSIONS ARE APPROXIMATE & MEASURED
FROM FINISH TO FINISH.
FIELD VERIFY EXISTING CONDITIONS.
FIELD VERIFY POST LOCATIONS.



EXISTING FIRST FLOOR PLAN

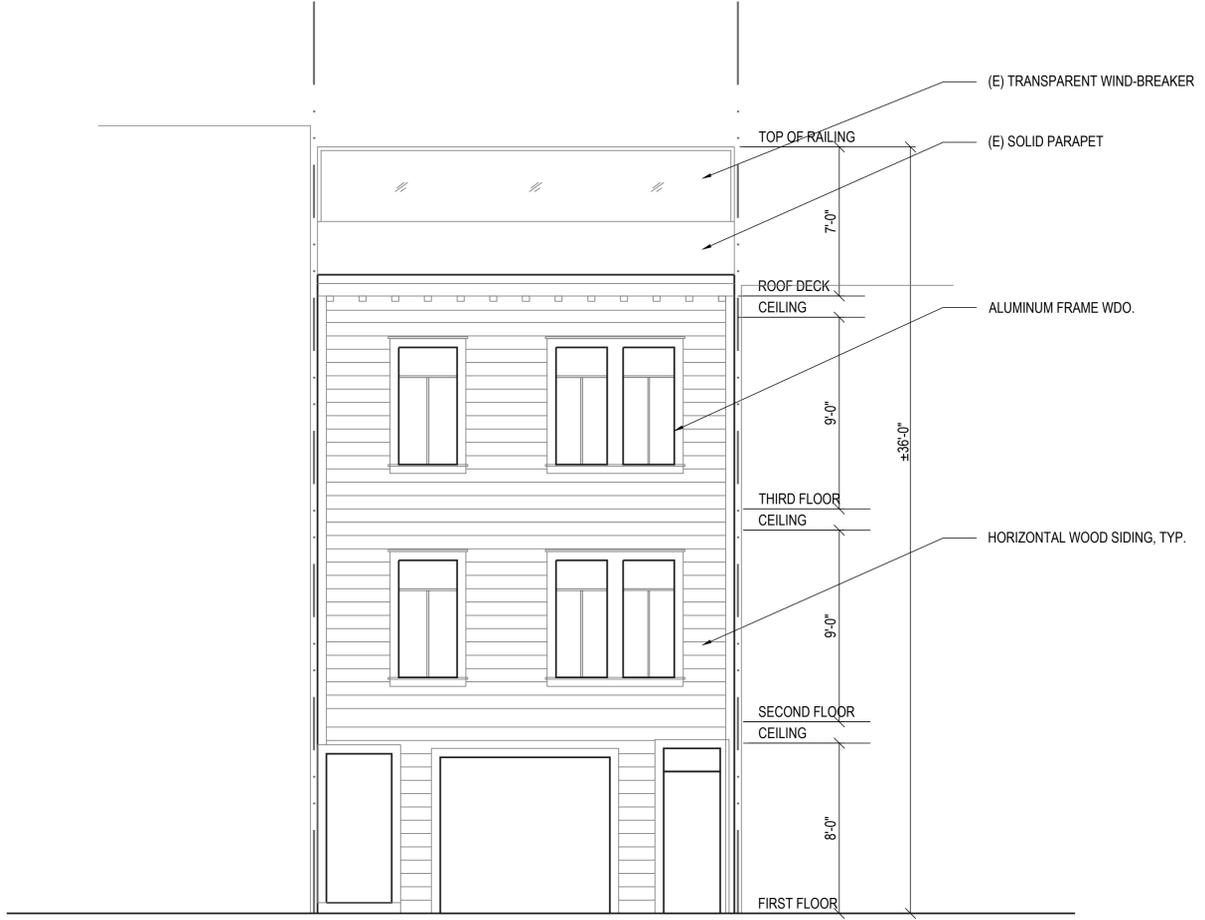
EXISTING SECOND FLOOR PLAN

EXISTING THIRD FLOOR PLAN

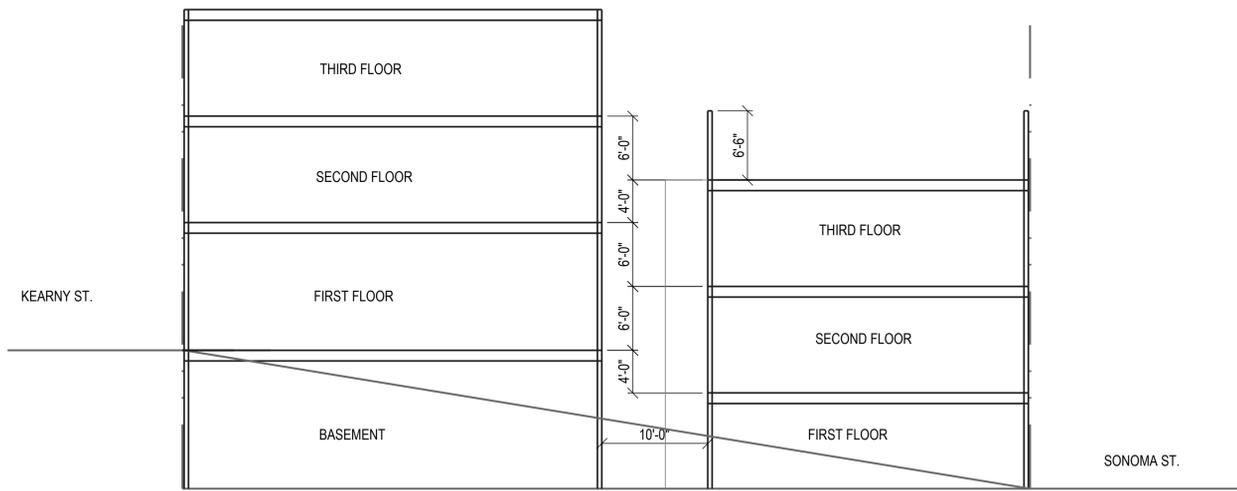
EXISTING FOURTH FLOOR PLAN



EXISTING EAST EXTERIOR ELEVATION OF FRONT BUILDING
 FRONT ELEVATION KEARNY FRONTAGE



EXISTING WEST EXTERIOR ELEVATION OF REAR BUILDING
 FRONT ELEVATION SONOMA FRONTAGE



SCHEMATIC SECTION OF FRONT & REAR BUILDINGS
 1/8"=1'-0"

