



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, July 24, 2013**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard and Dwelling Unit Exposure)**

Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | APPLICATION INFORMATION |
|---|--------------------------------------|
| Project Address: 1721 Beach St | Case No.: 2013.0468V |
| Cross Street(s): Fillmore & Cervantes Street | Building Permit: 201305227678 |
| Block / Lot No.: 0443A/026 | Applicant/Agent: Robert Waal |
| Zoning District(s): RM-3 / 40-X | Telephone: 925-943-7735 |
| Area Plan: N/A | E-Mail: rcwaal@comcast.net |

PROJECT DESCRIPTION

The proposal is to construct a studio dwelling unit by extending the ground floor of the existing three-story two-unit building horizontally at the rear by approximately 8 feet 10 inches, infilling beneath the existing two-story extension.

Section 134 of the Planning Code requires a minimum rear yard depth of 20 feet for the subject property, measured from the rear property line. The subject property currently provides a rear yard measuring approximately 14 feet to the rear wall of the two-story extension. The proposed addition would extend under the existing structure at the rear, maintaining a rear yard of approximately 14 feet.

Section 140 of the Planning Code requires at least one room in each dwelling unit to face directly on to a public street, public alley or side yard at least 25 feet in width or code compliant rear yard. The proposed ground floor dwelling unit faces onto a non-compliant rear yard measuring approximately 14 feet in depth.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: kanishka.burns@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/2013.0468V.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 for 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.

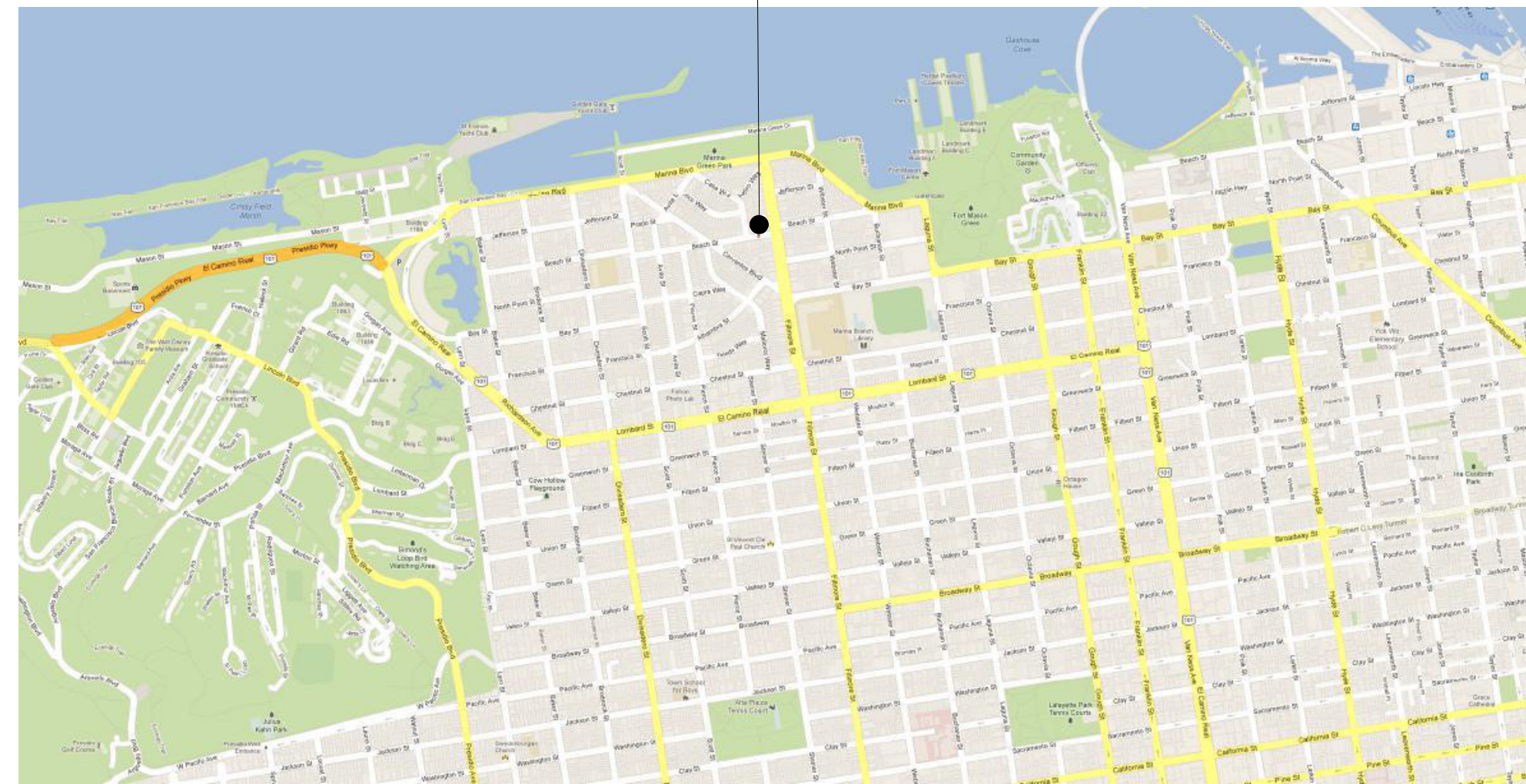
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

JOB LOCATION



EXISTING LIVING SPACE SQUARE FOOTAGE:

GARAGE LEVEL: 238 SQFT
MAIN LEVEL: 2027 SQFT
SECOND LEVEL: 2215 SQFT

TOTAL EXISTING SQFT: 4480 SQFT

NEW ADDITION: 112 SQFT
EXISTING ROOM: 238 SQFT
NEW CONVERSION: 275 SQFT
TOTAL NEW UNIT: 625 SQFT

NEW ADDITION,
CONVERSION & EXISTING: 4867 SQFT

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SHT 4.) EXISTING AND NEW ELEVATIONS
SHT 5.) EXISTING AND NEW ELEVATIONS

SCOPE OF WORK

VARIANCE REQUEST - THE SCOPE OF WORK BELOW
IS PARTIALLY BEYOND THE REAR SETBACK

REMODEL EXISTING WORKSHOP, EXERCISE ROOM AND
CLOSET TO NEW THIRD UNIT STUDIO APARTMENT.

TURN EXISTING COVERED PORCH INTO HABITABLE
LIVING SPACE FOR THIRD APARTMENT.



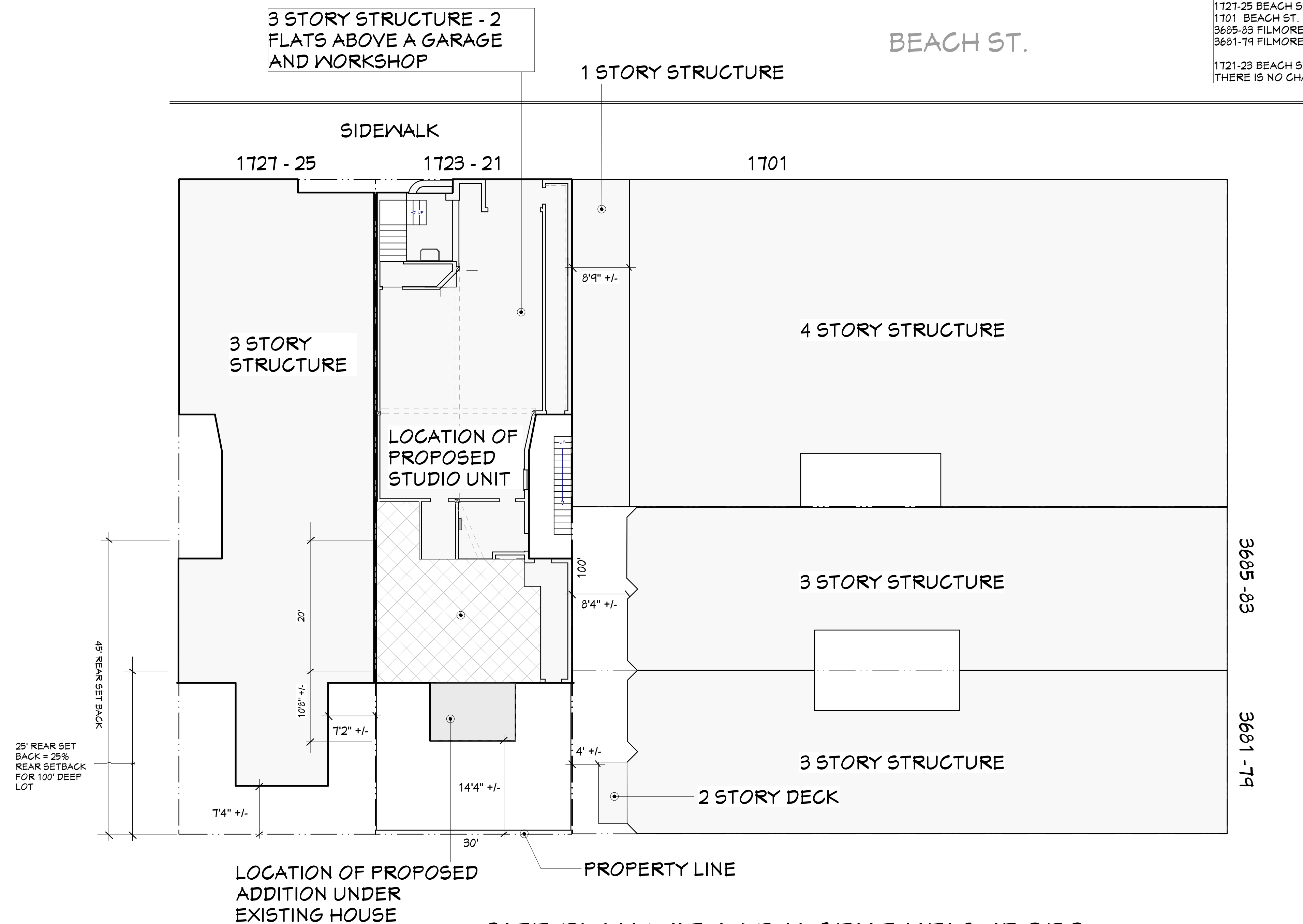
R & S HOMES, INC.
10 CAMINO MONTE SOL
ALAMO, CALIFORNIA
94507 925 943-7735

MAGGIORA RESIDENCE
1721 & 23 BEACH STREET
SAN FRANCISCO, CA.
BLOCK 443A LOT 26

Design by: RCW
Scale: VARIES
Date: 6/19/2013

SHT:
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OF 5

BEACH ST.



SITE PLAN WITH ADJACENT NEIGHBORS

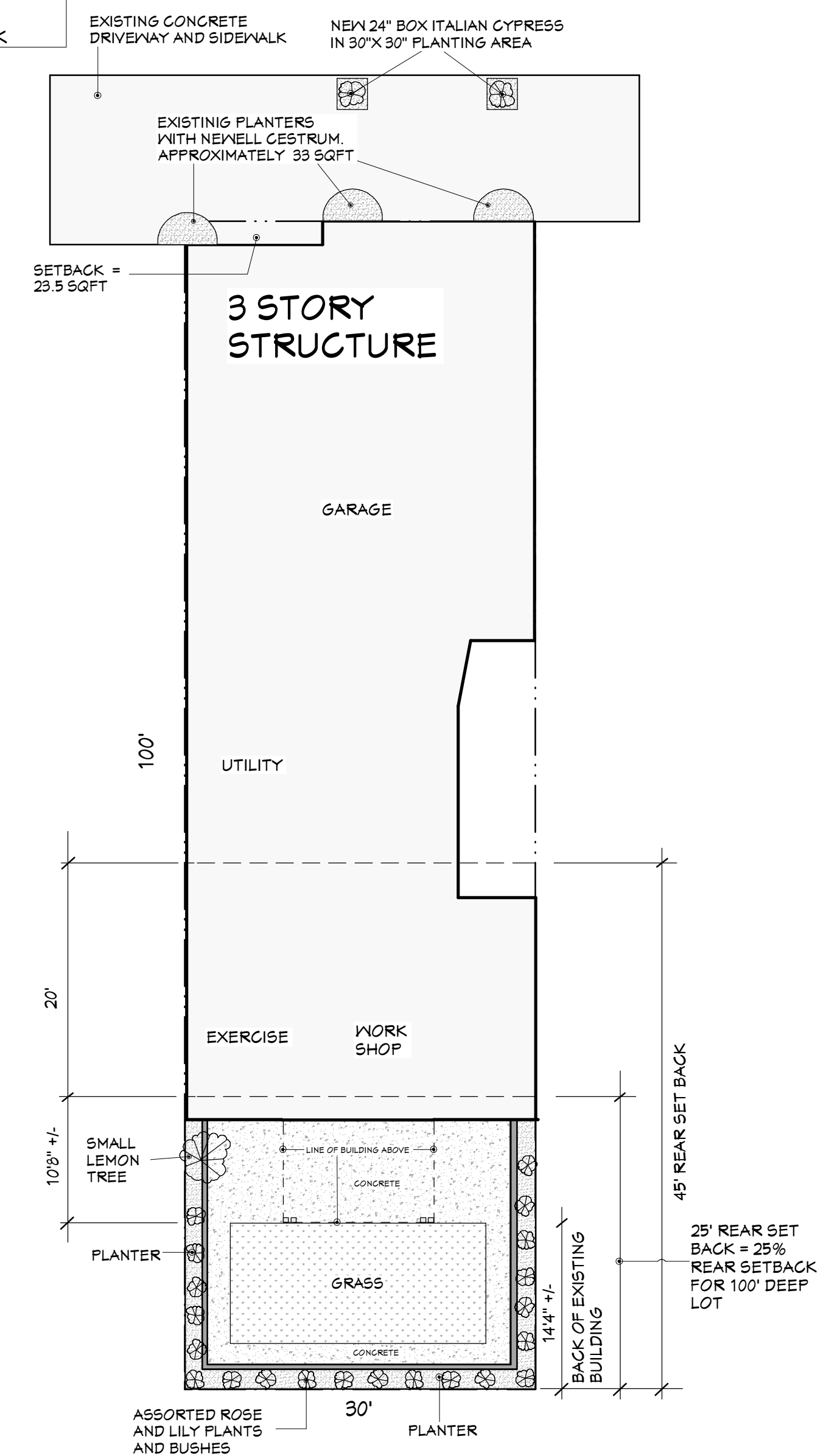
1" = 10'

THE REAR SET BACKS OF ADJACENT NEIGHBORS ARE AS FOLLOWS:

1721-25 BEACH ST. = 7'4" +/-
1701 BEACH ST. = 0'
3685-83 FILMORE ST. = 8'2" +/-
3681-79 FILMORE ST. = 4' +/-

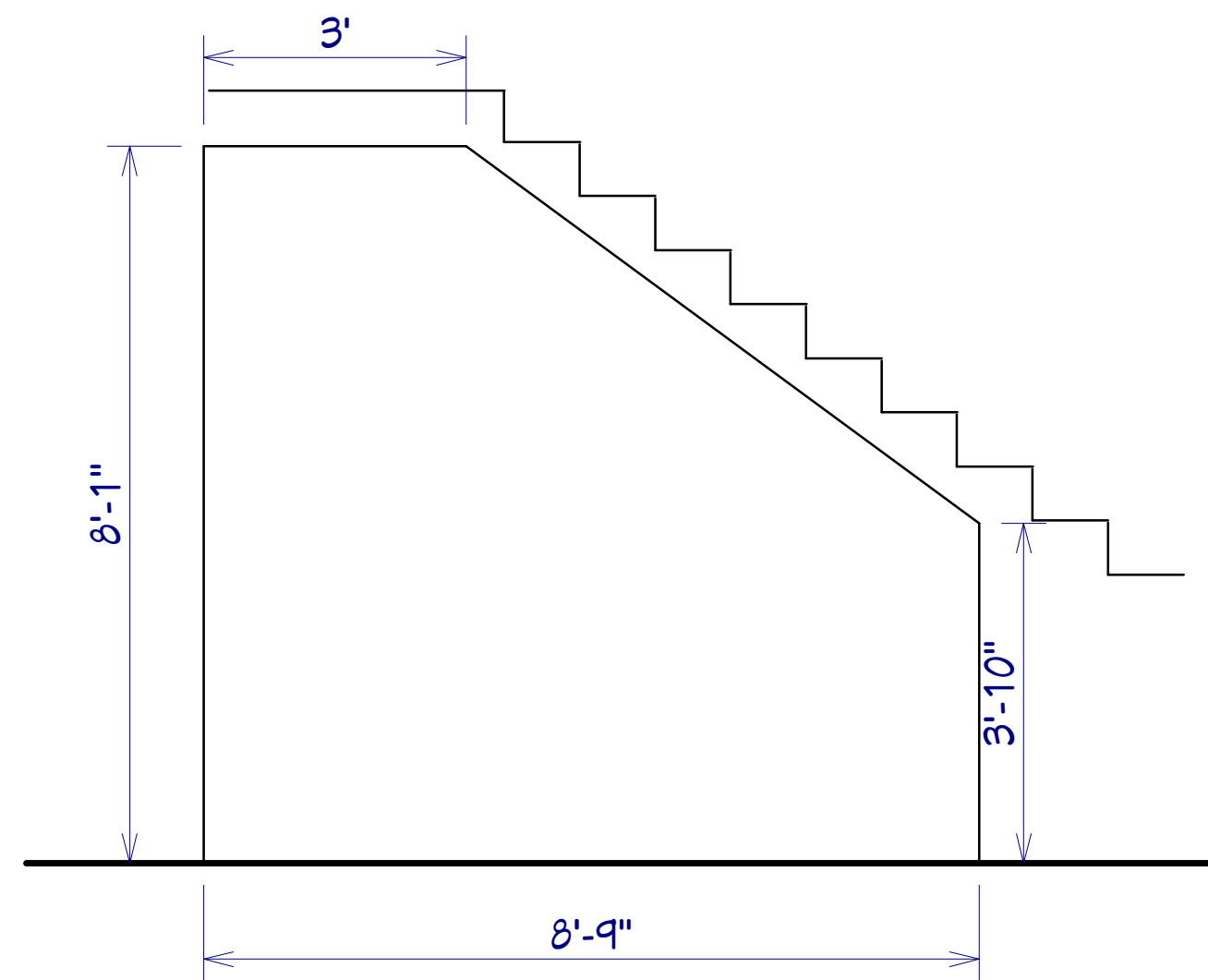
1721-23 BEACH ST. EXISTING SET BACK = 14'4"
THERE IS NO CHANGE PROPOSED TO THE EXISTING SETBACK

FILMORE ST.

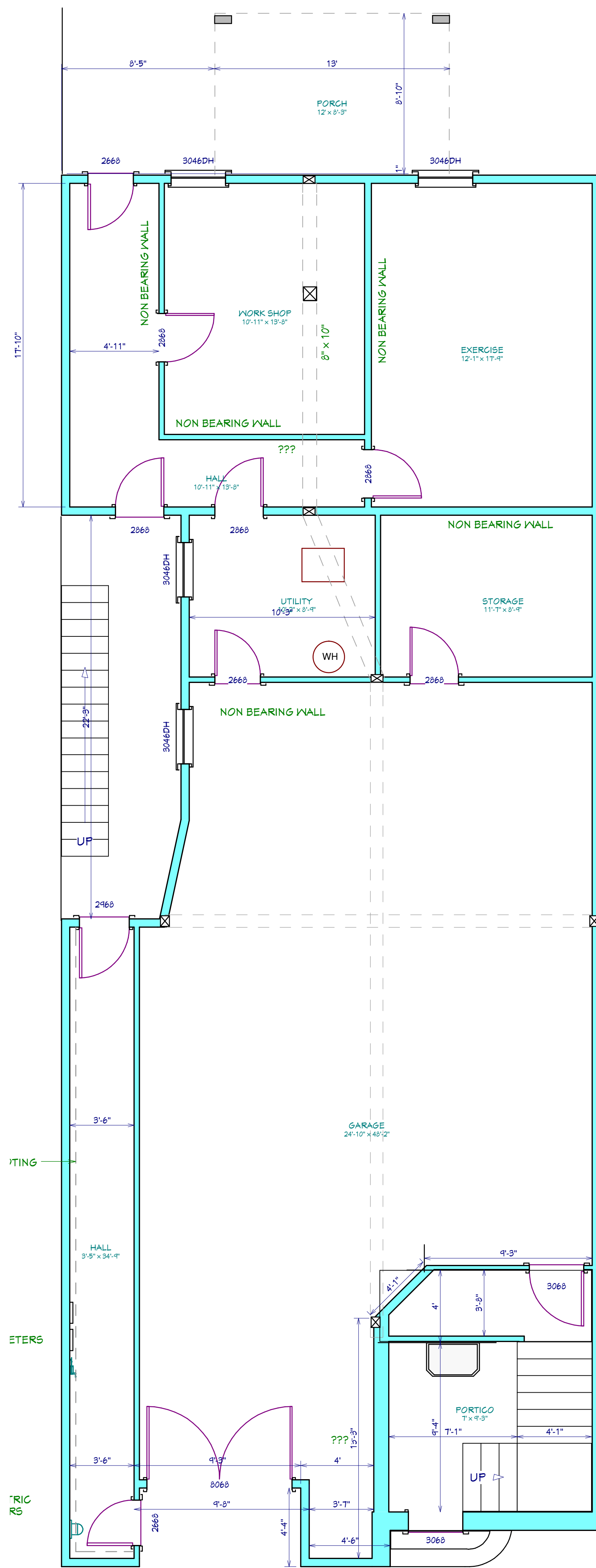


SITE PLAN

1" = 10'



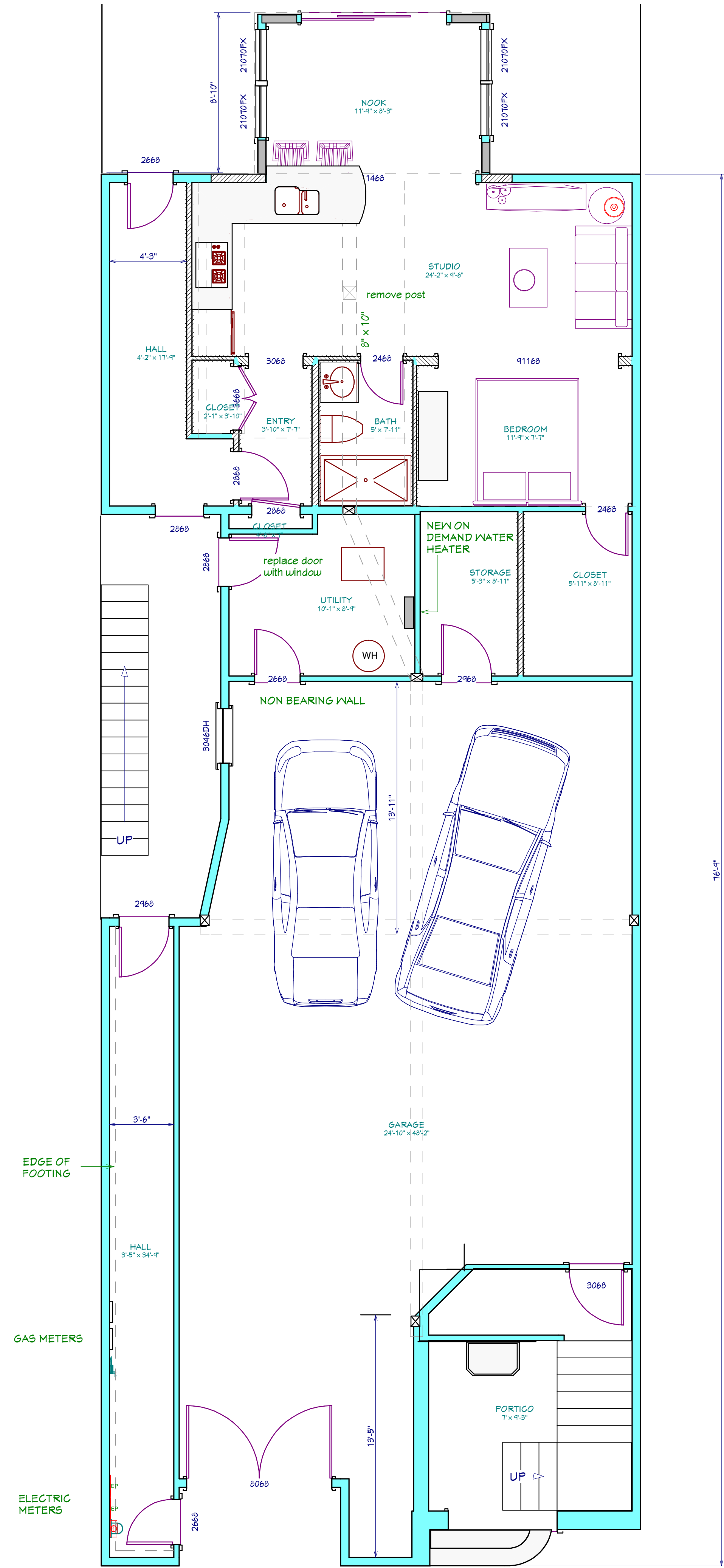
CLOSET AT FUTURE ELEVATOR



EXISTING GARAGE AND BASEMENT FLOOR PLAN

1/4" = 1'0"

LIVING AREA
235 sq ft



REVISED GARAGE AND BASEMENT FLOOR PLAN

1/4" = 1'0"

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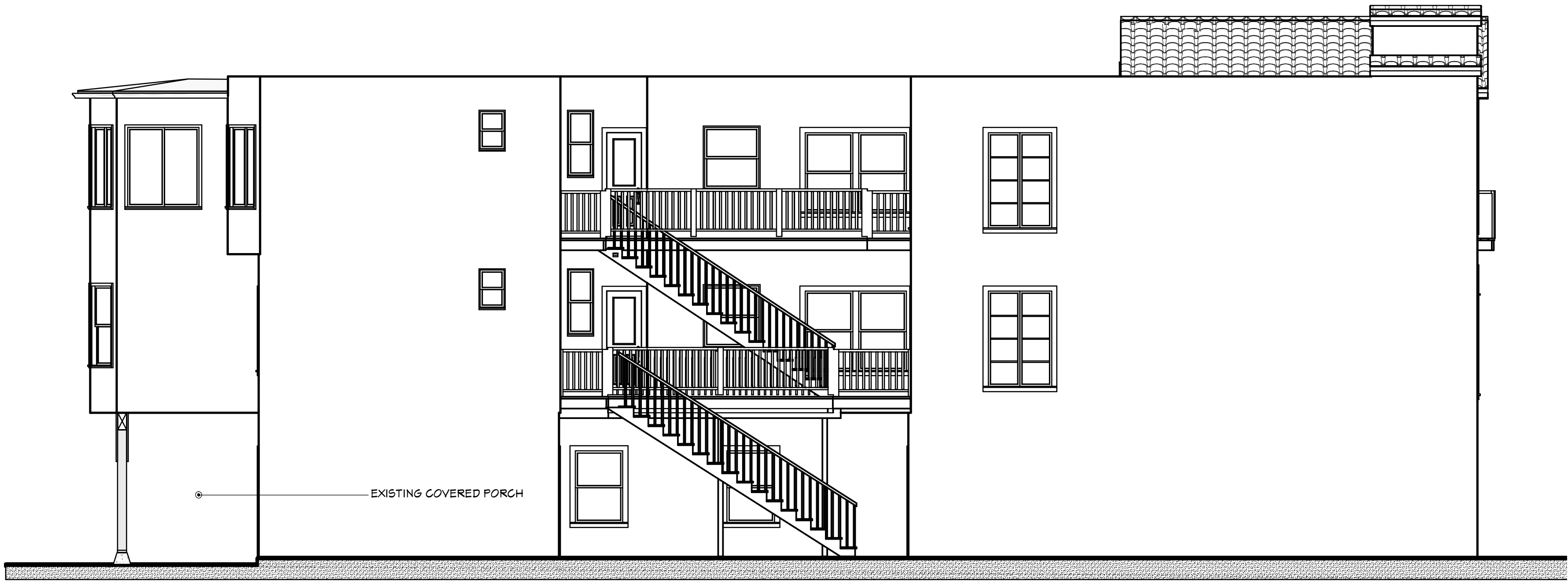
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LEFT ELEVATION - EXISTING

3/16" = 1'0"



LEFT ELEVATION - NEW

3/16" = 1'0"



FRONT ELEVATION

1/4" = 1'0"

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BLOCK 443A LOT 26

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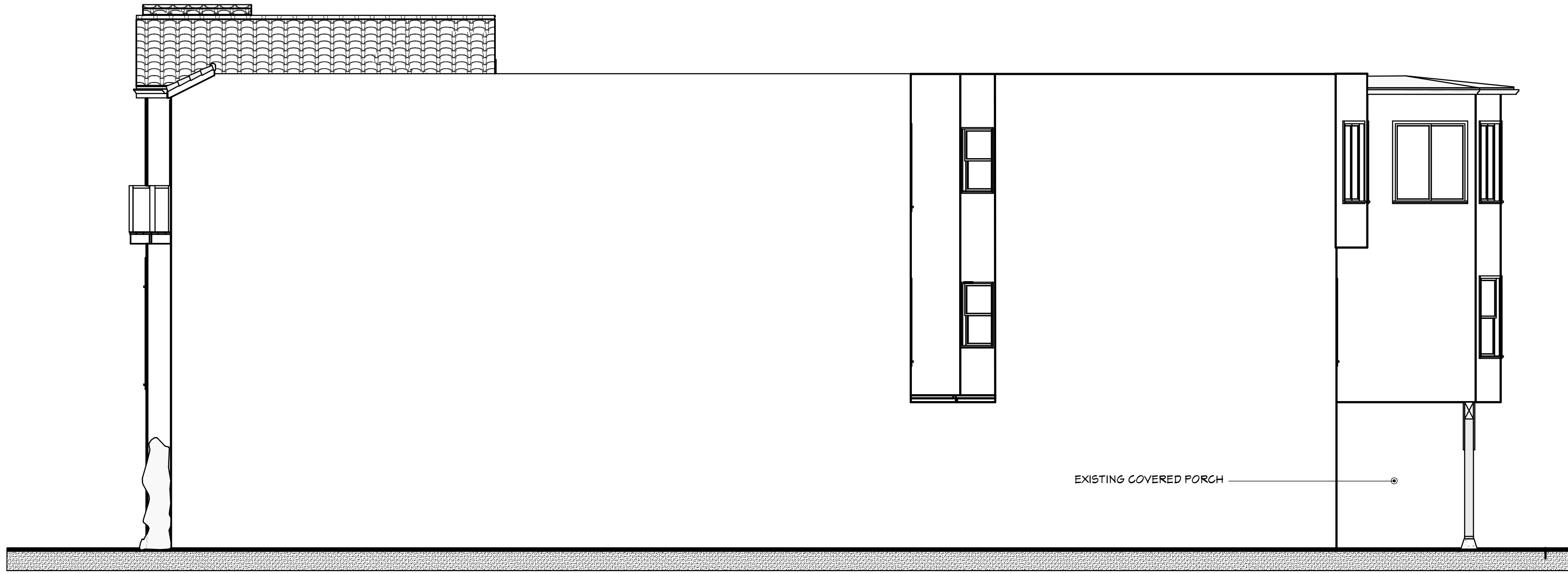
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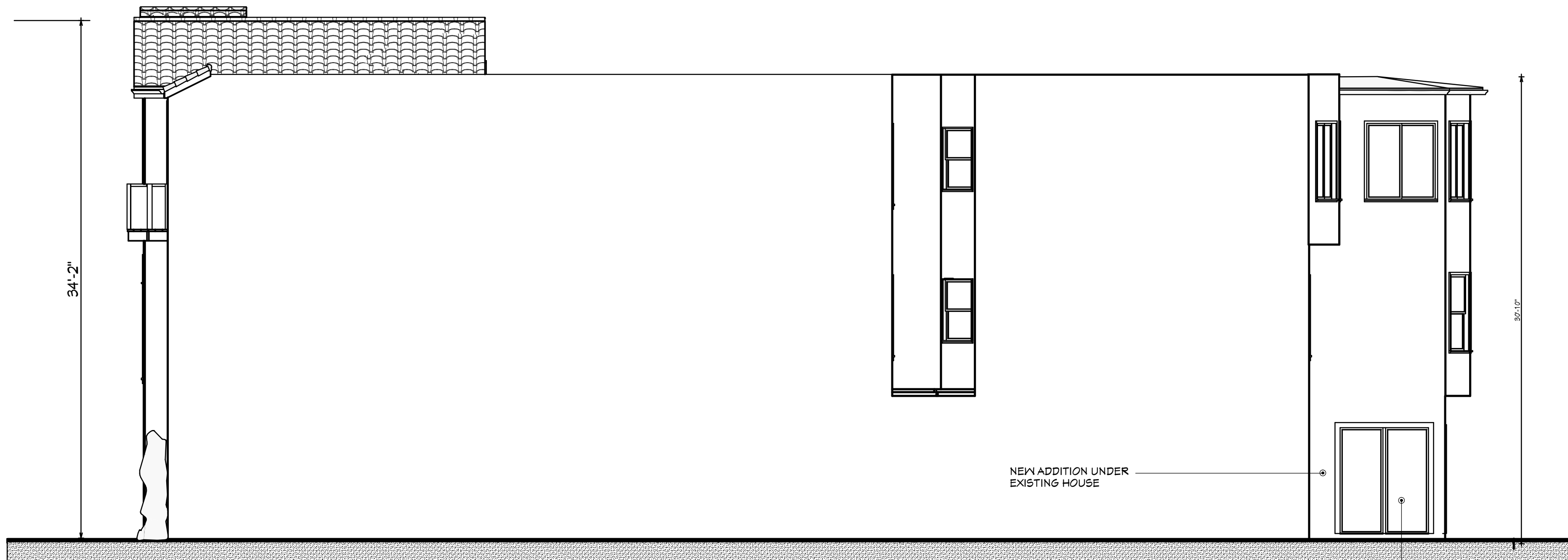
OF 5



RIGHT ELEVATION - EXISTING
3/16" = 1'0"



BACK ELEVATION - EXISTING
3/16" = 1'0"



RIGHT ELEVATION - NEW
3/16" = 1'0"



BACK ELEVATION - NEW
3/16" = 1'0"

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