



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, September 25, 2013**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard Variance)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1228 Montgomery St	Case No.: 2013.0581V
Cross Street(s): Union & Green Streets	Building Permit: 2013.07.23.2549
Block / Lot No.: 0113/046	Applicant/Agent: Michelle Kriebel
Zoning District(s): RH-3 / 40-X	Telephone: (415) 695-0110
Area Plan: N/A	E-Mail: michelle@lundbergdesign.com

PROJECT DESCRIPTION

The project includes the construction of a four-story elevator shaft with exterior landings at the rear of the existing building.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to provide a rear yard of 23'-0". The existing front building encroaches approximately 11'-0" into the required rear yard, and the existing rear building is located entirely within the required rear yard, abutting the rear property line. Both structures are considered legal noncomplying. The proposed elevator shaft and related landings are located between the two buildings, entirely within the required rear yard. The elevator extends to within 12'-6" of the rear property line, and therefore requires a variance from the rear yard requirements of Planning Code Section 134.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Elizabeth Watty** Telephone: **415-558-6620** Mail: elizabeth.watty@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/2013.0581V.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, 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.

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 2620 THIRD STREET
 SAN FRANCISCO CA 94107-3113
 T 415.695.0110 F 415.695.0138

A 0.1
SITE - PLAN AND
AERIAL PHOTOS

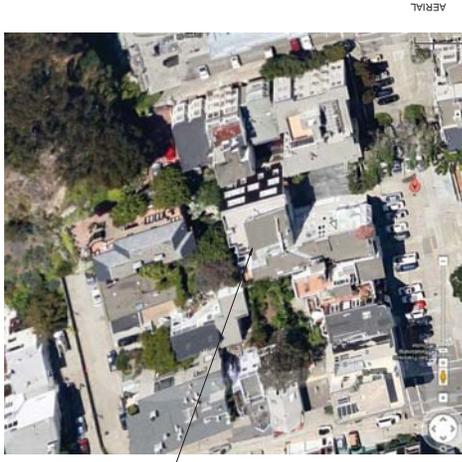
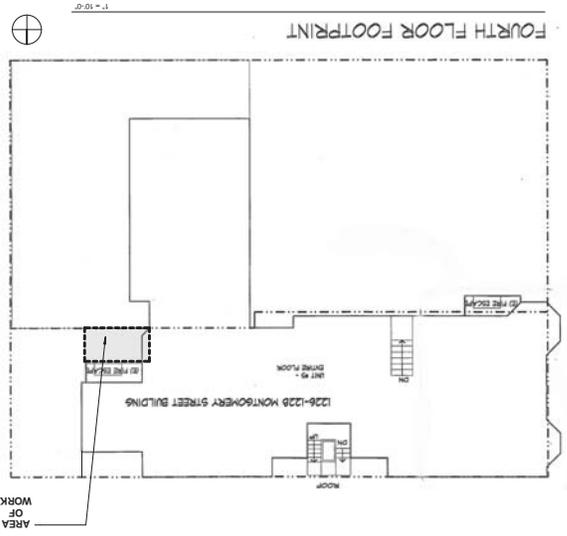
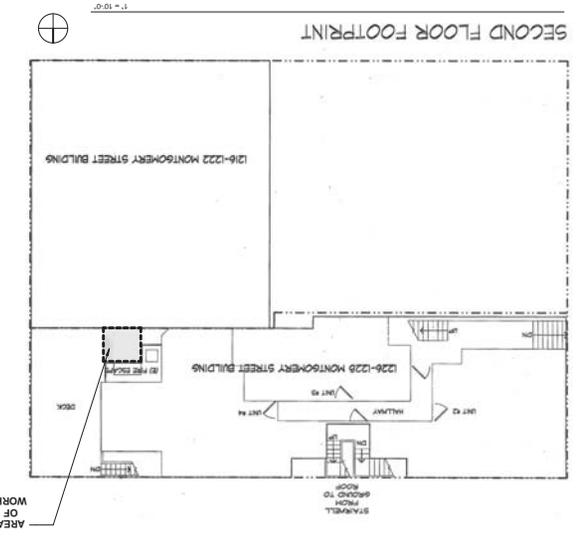
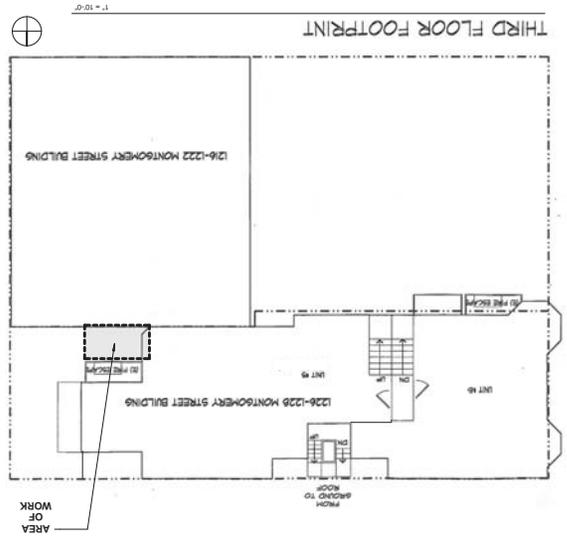
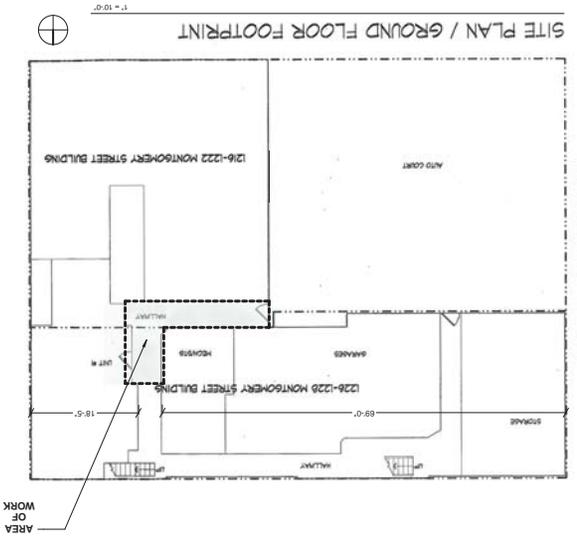
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 Scale:
 Issues / Revisions

Issue #	Description	Date
1	vanance application	05.08.13
2	permit set	07.15.13

Approved and sealed with my professional seal and stamp and the seal of the State of California. I am a duly licensed and registered architect in the State of California. My license number is 12345. I am not providing any services in any other state. I am not providing any services in any other state. I am not providing any services in any other state.

Issue #	Description	Date
1	vanance application	05.08.13
2	permit set	07.15.13

KAUFMAN
ELEVATOR
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Issue #	Revisions	Date
1	vanance apporision	05.08.13
2	print set	07.15.13



IEWS FROM FIRST LEVEL



VIEW FROM SECOND LEVEL LOOKING NORTH



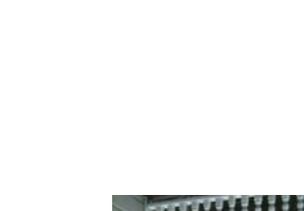
VIEW FROM CALHOUN TERRACE



IEWS FROM SECOND LEVEL



VIEW FROM MONTGOMERY STREET



IEWS FROM SECOND LEVEL LOOKING EAST



VIEW FROM MONTGOMERY STREET



IEWS FROM THIRD LEVEL





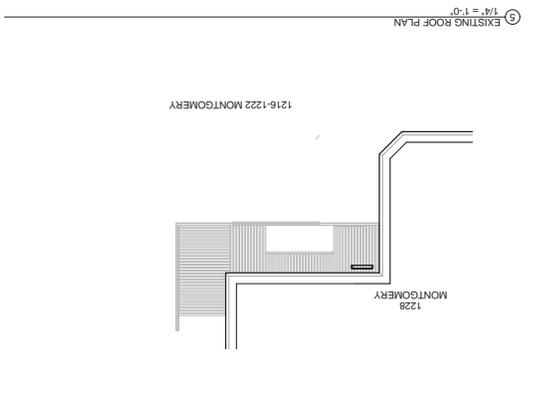
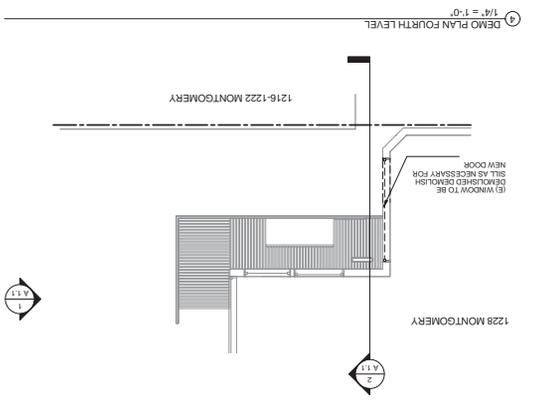
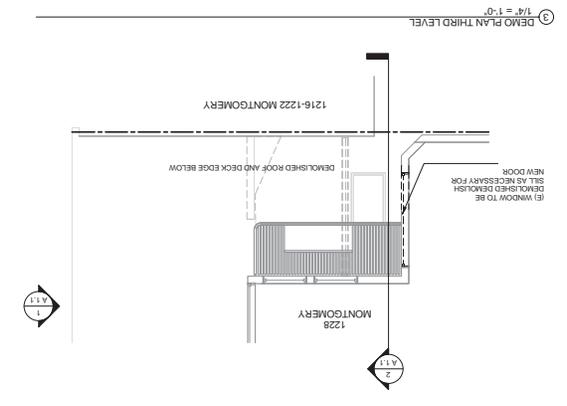
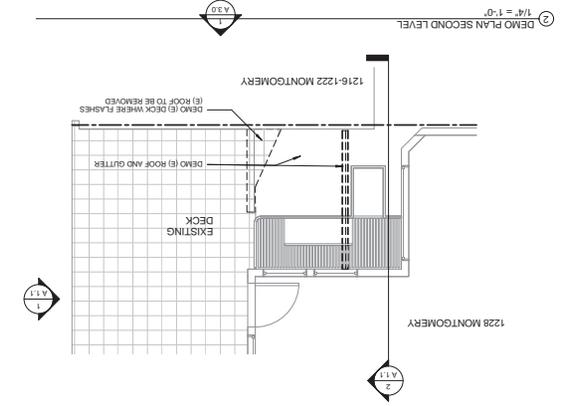
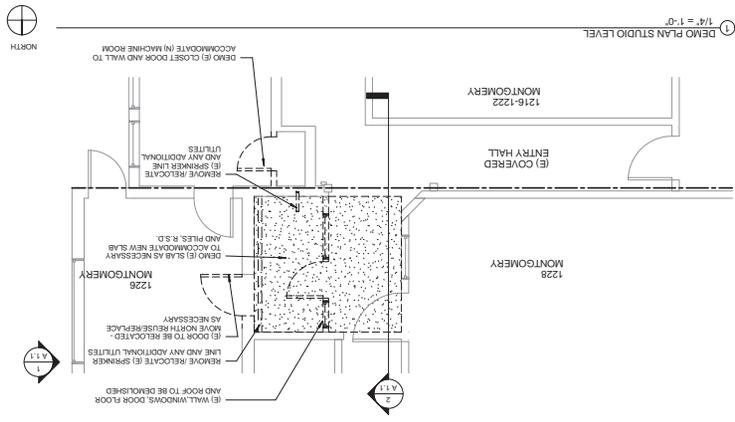
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F 415.695.0110 F 415.695.0138

A 1.0
EXISTING/DEMO
PLANS

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Issue #	Description	Date
1	vanessa approval	05.08.13
2	permit set	07.15.13

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ST, SF, CA 94133





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 SAN FRANCISCO CA 94107-3115
 T 415.695.0110 F 415.695.0138

EXISTING/DEMO ELEVATIONS

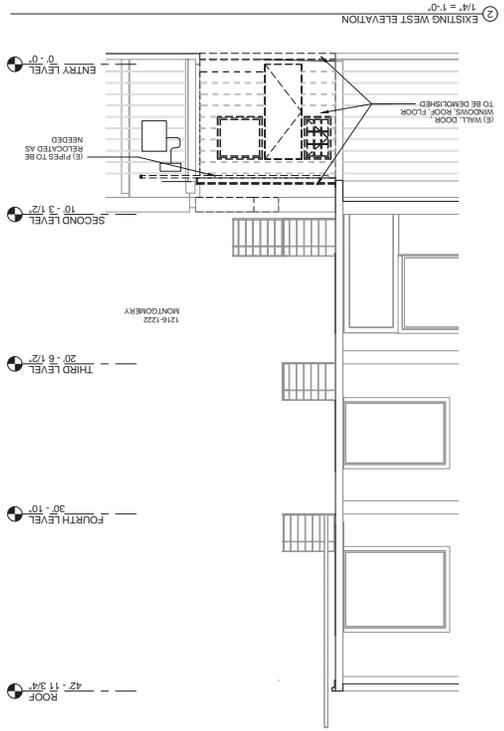
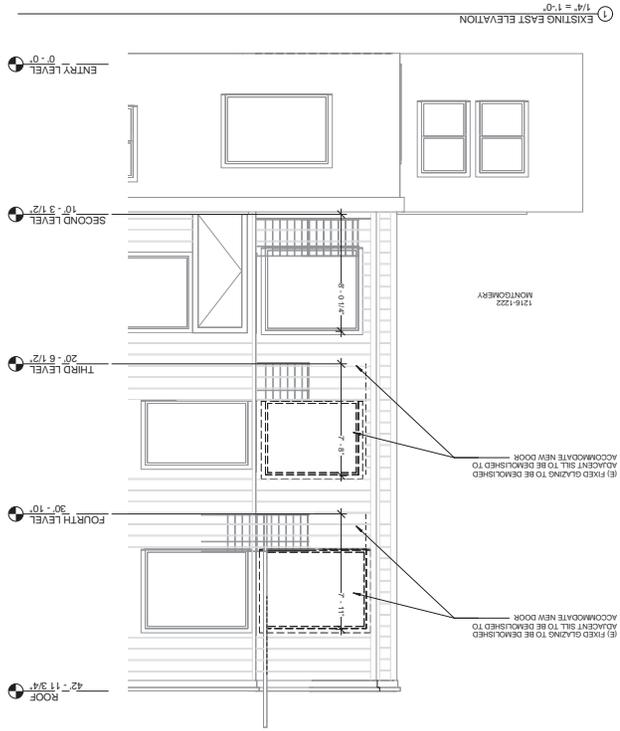
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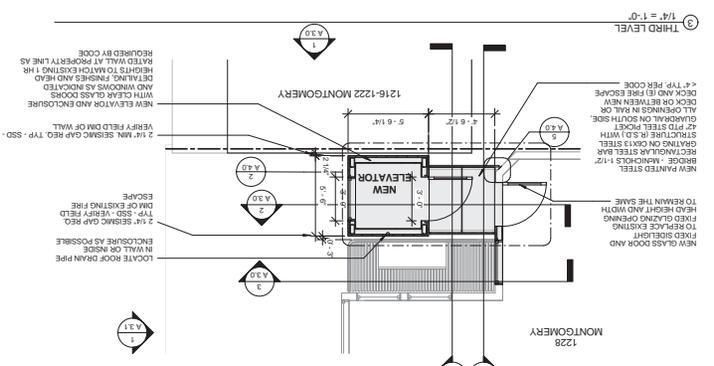
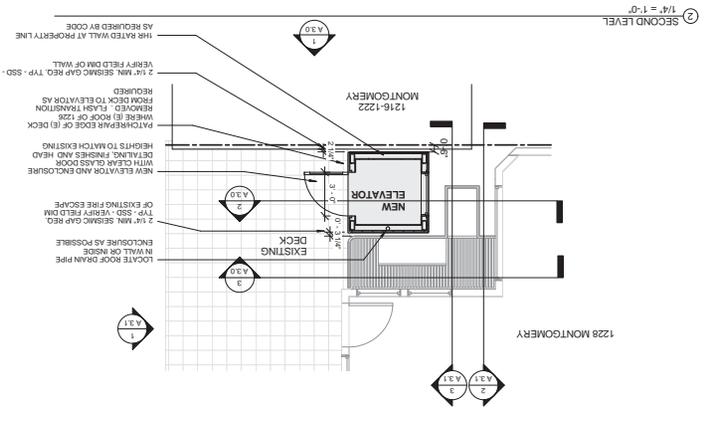
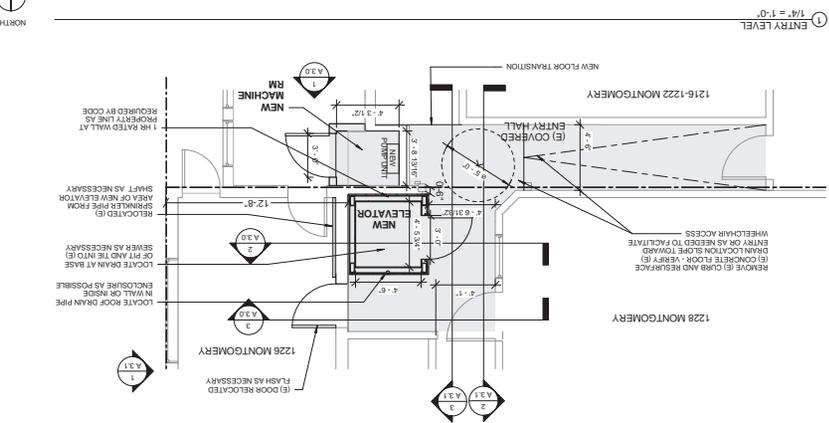
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Issue #	Description	Date
1	vanessa apperison	05.08.13
2	permit set	07.15.13

Issues/Revisions

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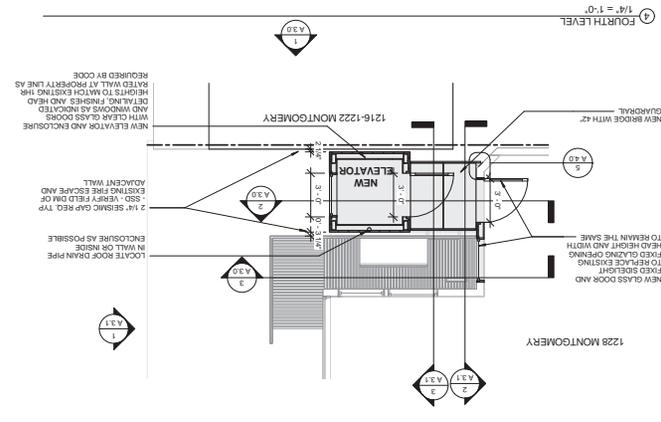




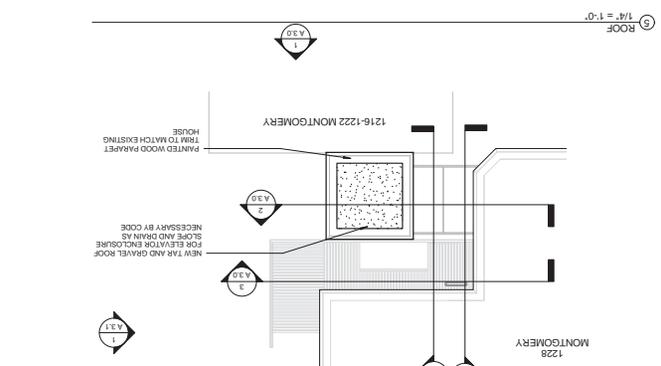
1 ENTRY LEVEL
1/4" = 1'-0"

2 SECOND LEVEL
1/4" = 1'-0"

3 THIRD LEVEL
1/4" = 1'-0"



4 FOURTH LEVEL
1/4" = 1'-0"



ROOF
1/4" = 1'-0"



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 T 415.695.0110 F 415.695.0138

PROPOSED ELEVATIONS / SECTIONS

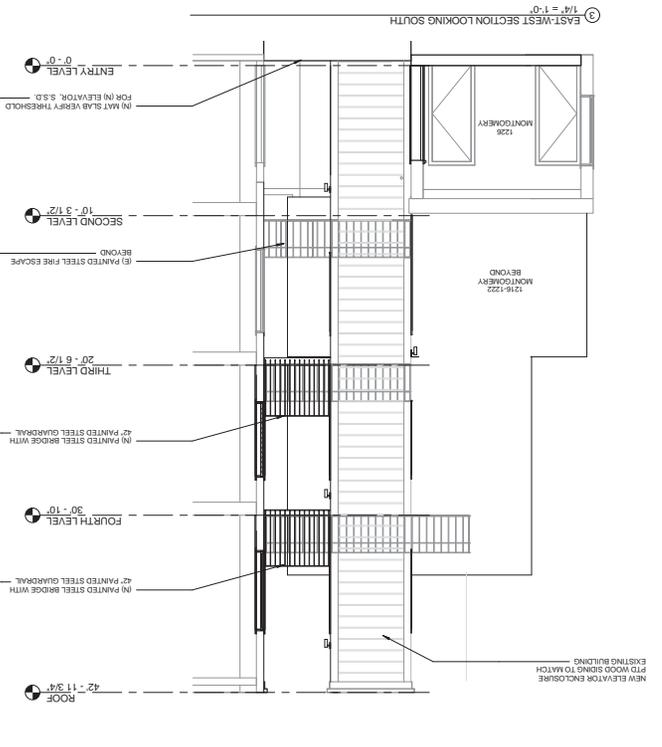
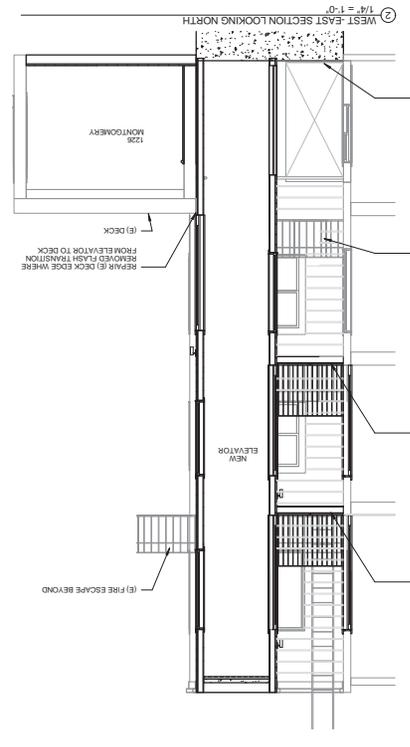
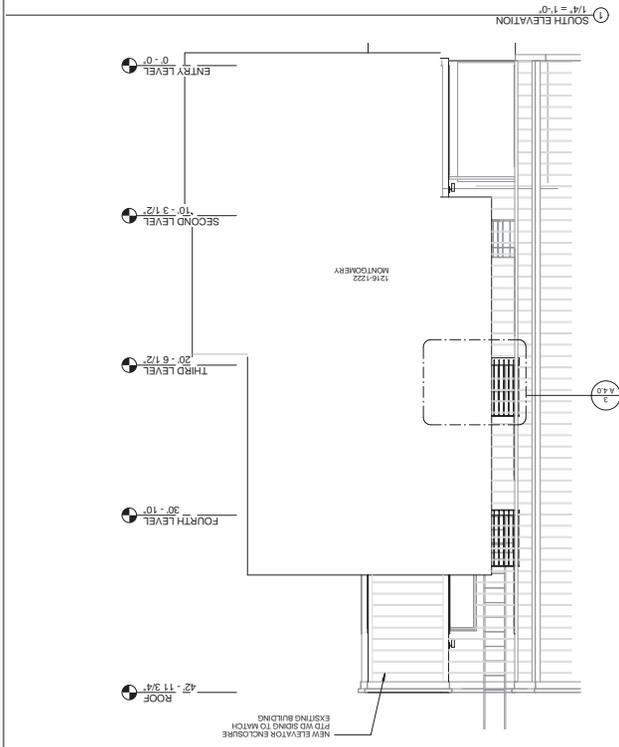
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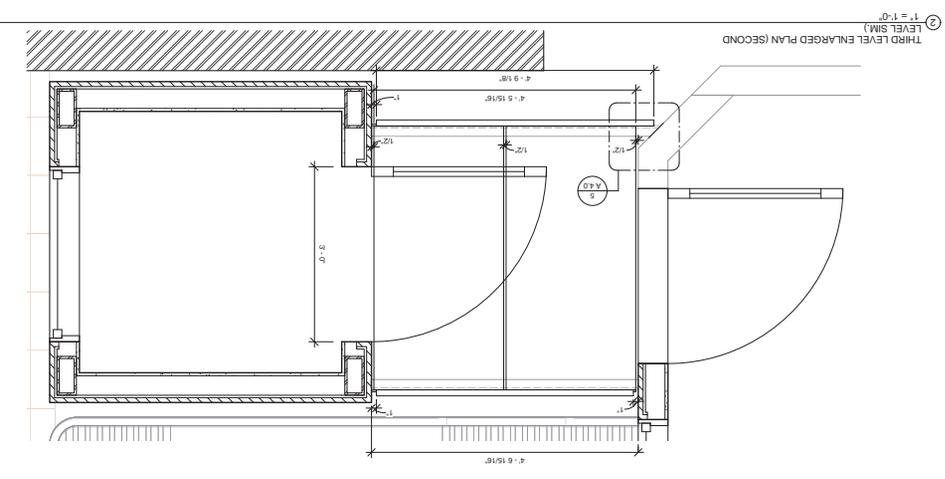
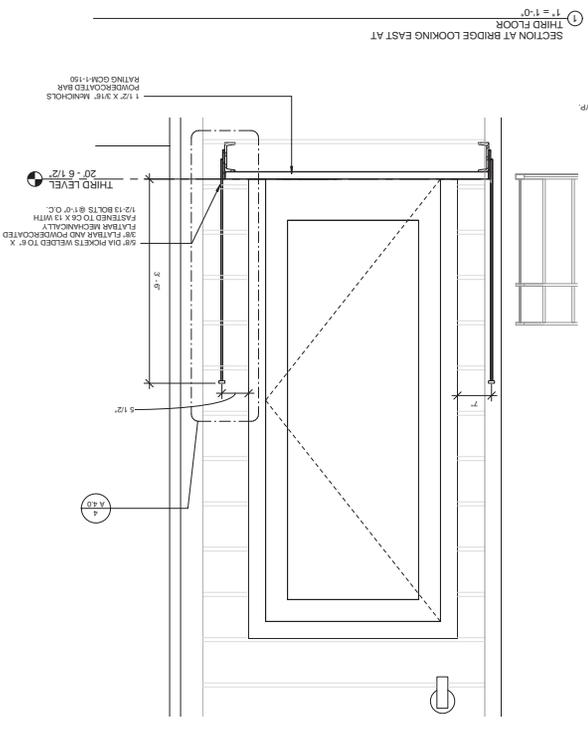
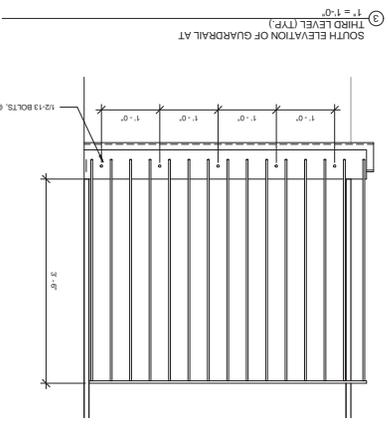
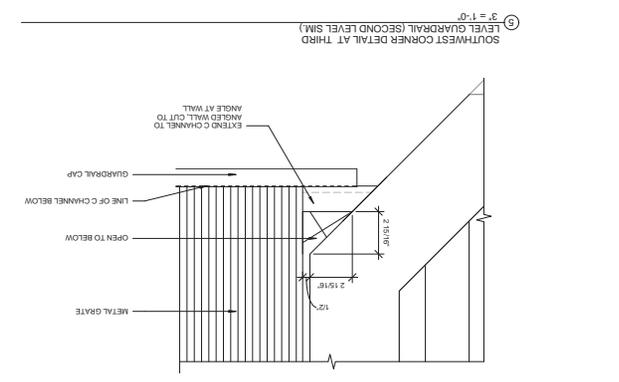
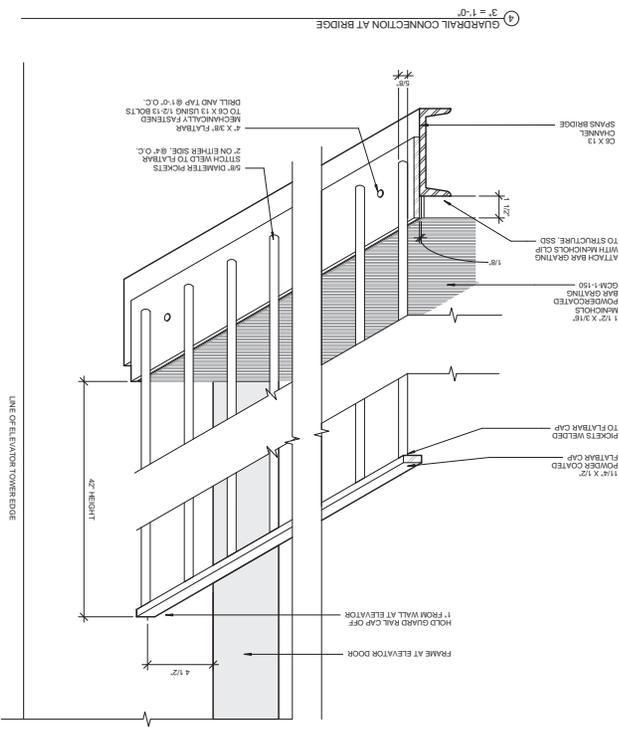
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Issue #	Description	Date
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2	print set	07.15.13

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DETAILS

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 SAN FRANCISCO CA 94107-3115
 T 415.695.0110 F 415.695.0378