



# 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, Open Space, and Parking)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>2001 17th St</b>	Case No.: <b>2013.0674V</b>
Cross Street(s): <b>Kansas Street</b>	Building Permit: <b>201112271344</b>
Block / Lot No.: <b>3977/001</b>	Applicant/Agent: <b>Henry Karnilowicz</b>
Zoning District(s): <b>RH-2 / 45-X</b>	Telephone: <b>415-621-7533</b>
Area Plan: <b>Potrero Hill/Showplace</b>	E-Mail: <b>occexp@aol.com</b>

## PROJECT DESCRIPTION

The proposal is to legalize five existing group housing rooms on the second floor. The project received Conditional Use Authorization (Case No. 93.354C) and a Variance (Case No. 93.678V) in 1994; however, no Building Permit was ever issued to legalize the group housing rooms. The Conditional Use Authorization is still effective. However, the Variance has expired.

**PER SECTION 134 OF THE PLANNING CODE** the subject property must provide a rear yard of approximately 26 feet or more. No rear yard is provided on the property. Therefore, a rear yard variance is required.

**PER SECTION 135 OF THE PLANNING CODE** the subject property must provide at least 42 square feet of private useable open space for each room, or 210 square feet of common useable open space, or an adequate combination of private and common open space. The proposal includes no code-complying open space. Therefore, an open space variance is required.

**PER SECTION 151 OF THE PLANNING CODE** the subject property is required to provide two off-street parking spaces for the five group housing rooms. The property provides no off-street parking. Therefore, a parking variance is required.

## ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Corey Teague** Telephone: **415-575-9081** Mail: [corey.teague@sfgov.org](mailto:corey.teague@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/2013.0674V.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 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.

# CORRECT N.O.V.

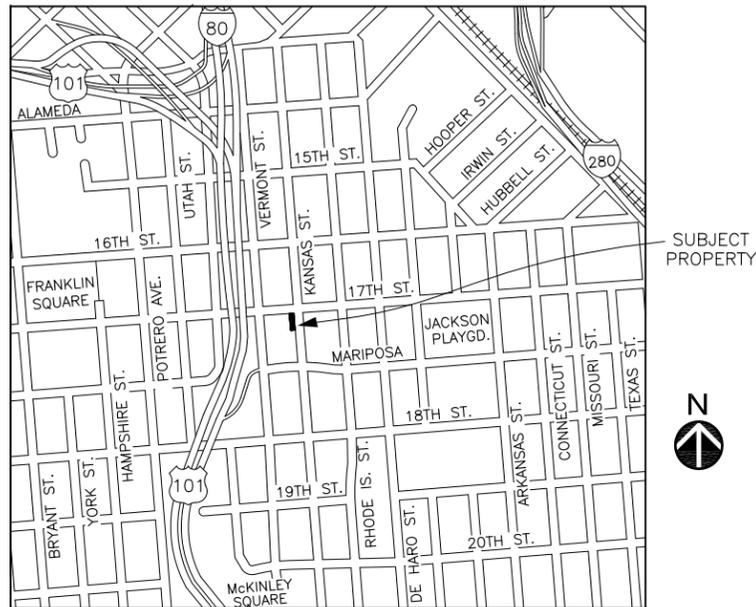
## 2001 17TH STREET, SAN FRANCISCO, CA



CONSULTING • DESIGN • CONSTRUCTION • MANAGEMENT

1019 HOWARD STREET  
SAN FRANCISCO  
CALIFORNIA 94103-2806  
415-621-7533  
415-621-7583 FAX  
CSL #319153

### LOCATION N.T.S.



### ABBREVIATIONS

A/C	AIR CONDITIONING	DR	DOOR	H.W.	HOT WATER
ADJ.	ADJUSTABLE	DWG.	DRAWING	INSUL	INSULATION
A.F.F.	ABOVE FINISH FLR.	(E)	EXISTING	INT.	INTERIOR
APN	ACCESSOR'S PARCEL NO.	EA.	EACH	L.P.	LOW POINT
A.O.W.	AREA OF WORK	EL.	ELEVATION	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	ELEC.	ELECTRICAL	MTL	METAL
ARCH	ARCHITECTURAL	EQ.	EQUAL	(N)	NEW
BLDG.	BUILDING	EQUIP.	EQUIPMENT	N.O.V.	NOTICE OF VIOLATION
BLKG.	BLOCKING	EXP.	EXPANSION	NO.	NUMBER
BM.	BEAM	EXPOS.	EXPOSED	O.C.	ON CENTER
CAB.	CABINET	EXT.	EXTERIOR	OPP.	OPPOSITE
CL	CENTER LINE	F.D.	FLOOR DRAIN	P-LAM	PLYWOOD LAMINATE
CLG.	CEILING	FIN.	FINISH	PLYWD.	PLYWOOD
CLO.	CLOSET	FL.	FLOOR	R.D.	ROUGH OPENING
CLR.	CLEAR	FLUOR.	FLUORESCENT	R.O.	ROUGH OPENING
COL.	COLUMN	F.O.F.	FACE OF FINISH	S.C.	SOLID CORE
CONC.	CONCRETE	F.O.S.	FACE OF STUD	STOR.	STORAGE
CONSTR.	CONSTRUCTION	FTG.	FOOTING	SHT.	SHEET
C.T.	CERAMIC TILE	GA.	GAUGE	T+G	TONGUE & GROOVE
CTR.	CENTER	G.C.	GEN. CONTRACTOR	TYP.	TYPICAL
DET.	DETAIL	G.C.P. BD.	GYPSUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
DIA.	DIAMETER	H.B.	HOSE BIB	WD.	WOOD
DIM.	DIMENSION	H.C.	HANDICAP	W.P.	WATERPROOF
DN	DOWN	HDWR	HARDWARE		

### LEGEND

NOT ALL SYMBOLS WILL BE USED

	BUILDING SECTION		SWITCH
	DETAIL REFERENCE		SWITCH (THREE WAY)
	NEW WALL		ELECTRICAL OUTLET
	EXISTING WALL TO REMAIN		GROUND FAULT INTERRUPTER
	EXISTING WALL TO BE REMOVED		LIGHTING FIXTURE (WALL/SURFACE-MOUNT)
	WOODEN POST		FLUORESCENT LAMP
	PROPERTY LINE		SMOKE DETECTOR
	CMU WALL		TELEPHONE
	TREE/PLANT		EXHAUST FAN
	PATH OF TRAVEL		FLUOR. LIGHT/FAN COMBO

### SCOPE OF WORK

COMPLY WITH NOTICE OF VIOLATION #200879593  
LEGALIZING (E) BUILDING AS 5-ROOM GROUP HOUSING  
AS APPROVED BY PLANNING DEPARTMENT CASE NO.  
93.354C.

NO WORK IS TO BE CONSIDERED.

### PROJECT DATA

PROPERTY ADDRESS 2001 17TH STREET  
SAN FRANCISCO, CA 94103  
APN: BLOCK 3977 / LOT 001  
ZONING: RH-2  
LOT FRONTAGE: 25'-0"  
LOT DEPTH: 92'-6"  
LOT AREA: 2,308 SQ FT  
NO. OF STORIES: 2 (NO CHANGE)  
YEAR BUILT: 1907  
EXISTING USE: GROUP HOUSING - 2ND FLOOR (NO CHANGE)  
RESTAURANT - 1ST FLOOR (NO CHANGE)  
CONSTRUCTION TYPE: FRAME

### DRAWING INDEX

A-1 NOTES, LOCATION AND SITE  
A-2 (E) SECOND FLOOR PLAN  
A-3 EXTERIOR ELEVATION @17TH STREET &  
EXTERIOR ELEVATION @KANSAS STREET

### GENERAL NOTES

GOVERNING CODES:  
2010 CALIFORNIA BUILDING CODE & S.F. AMENDMENTS  
2010 CALIFORNIA MECHANICAL CODE & S.F. AMENDMENTS  
2010 CALIFORNIA PLUMBING CODE & S.F. AMENDMENTS  
2010 CALIFORNIA ELECTRICAL CODE & S.F. AMENDMENTS  
2010 CALIFORNIA ENERGY CODE  
2010 CALIFORNIA FIRE CODES & S.F. AMENDMENTS

ALL DIMENSIONS RELATING TO THE EXISTING CONDITIONS  
SHALL BE VERIFIED IN THE FIELD. DIMENSIONS SHALL NOT  
BE SCALED FROM THE DRAWINGS.

ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE  
ATTENTION OF THE OWNER. WORK SHALL NOT BE  
COMMENCED UNLESS THE DISCREPANCIES ARE CLARIFIED AND  
THE REVISED DRAWINGS ARE ISSUED BY THE  
CONTRACTOR/OWNER.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 OR  
BETTER. ALL LUMBER IN CONTACT WITH CONCRETE TO BE  
PRESSURE TREATED DOUGLAS FIR.

ALL STEEL HANGERS AND CONNECTORS TO BE BY SIMPSON  
OR EQUIVALENT.

ALL NAILS SHALL BE STEEL COMMON WIRE NAILS UNLESS  
OTHERWISE NOTED.

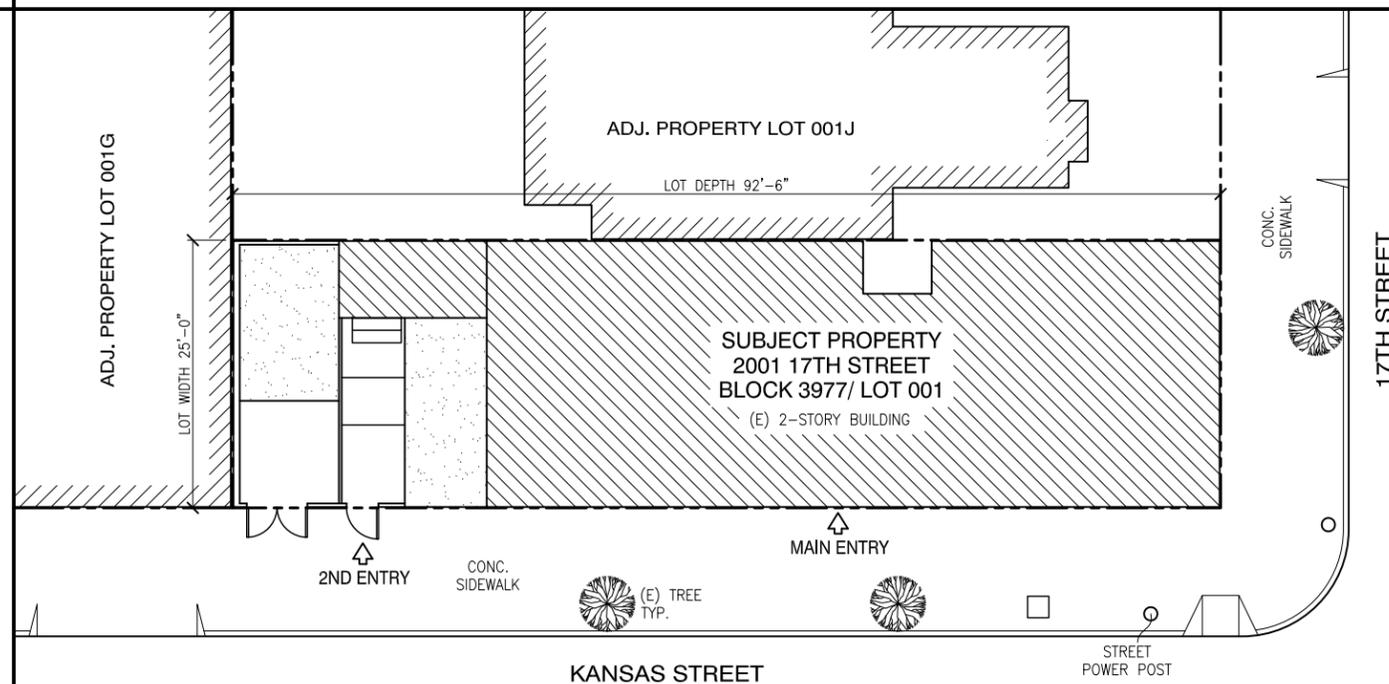
INSULATION - USE R30 BENEATH ROOF AND IN GARAGE  
CEILING; R13 IN ALL EXTERIOR WALLS AND PARTITION WALLS  
BETWEEN GARAGE AND HABITABLE ROOMS.

FINISHES

INTERIOR WALLS AND CEILINGS - 5/8" SMOOTH WALL FINISH.

OWNER WILL FURNISH CONTRACTOR WITH A LIST OF SELECTED  
COLORS AND LOCATION OF WHERE SAME IS TO BE APPLIED.

### SITE



KANSAS STREET



SITE PLAN

1/8" = 1'-0"

CORRECT N.O.V.

2001 17TH STREET  
SAN FRANCISCO, CA  
BLOCK 3977/ LOT 001

SHEET NAME

NOTES, LOCATION  
& SITE PLAN

REVISIONS

SCALE

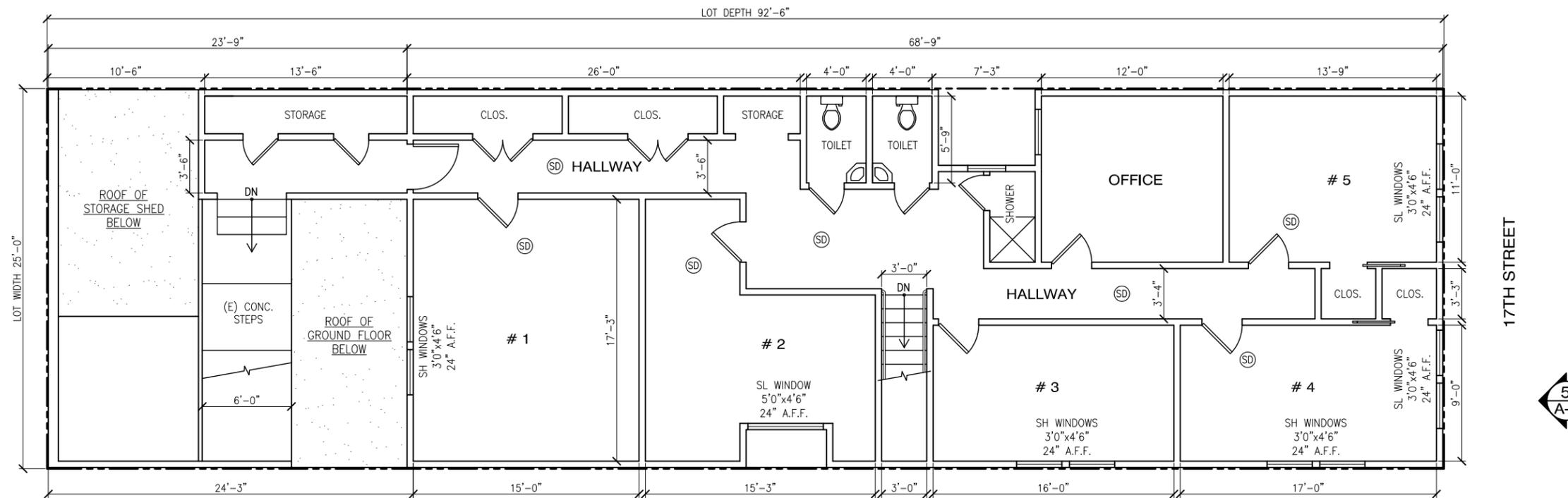
AS SHOWN

DATE

12-20-11

SHEET NO.

A-1



KANSAS STREET

17TH STREET

4  
A-3

**3 (E) SECOND FLOOR PLAN**  
**(NO CHANGE)** 1/4" = 1'-0"

5  
A-3

**CORRECT N.O.V.**

2001 17TH STREET  
SAN FRANCISCO, CA  
BLOCK 3977/ LOT 001

SHEET NAME  
**(E) SECOND FLOOR PLAN**

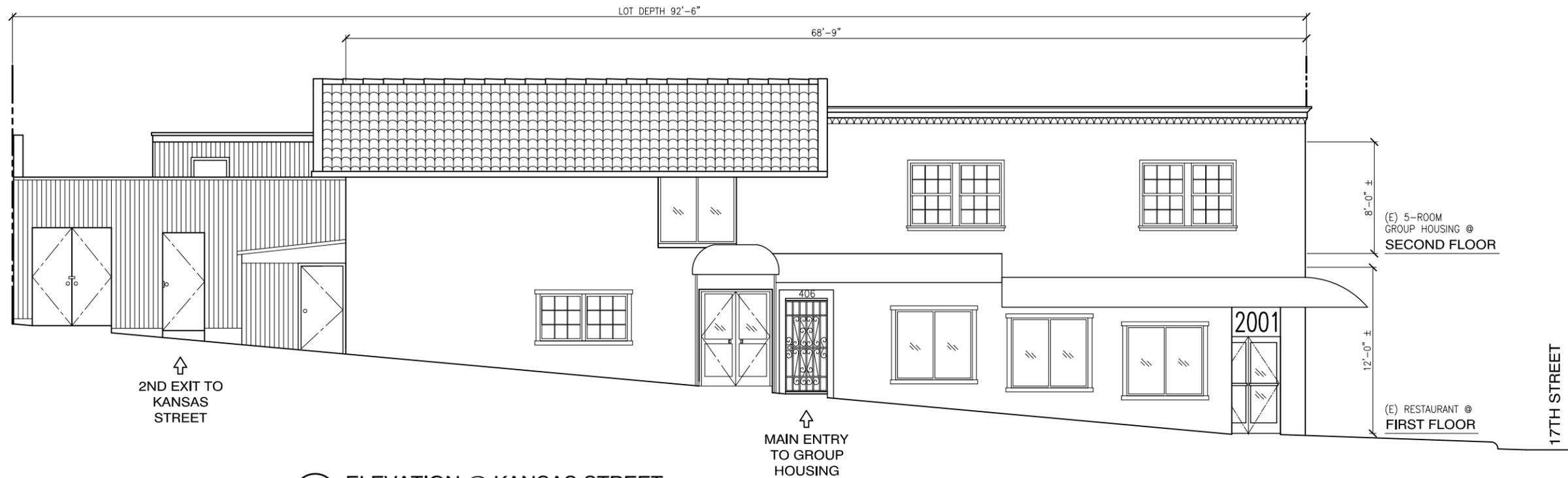
REVISIONS


SCALE AS SHOWN	DATE 12-20-11
-------------------	------------------

SHEET NO. **A-2**

**GENERAL NOTE:**  
THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED.

**LEGEND**  
- - - - - PROPERTY LINE  
⊙ SMOKE DETECTOR



**4 ELEVATION @ KANSAS STREET**  
 1/4" = 1'-0"



**5 ELEVATION @ 17TH STREET**  
 1/4" = 1'-0"

**GENERAL NOTE:**  
 THESE DRAWINGS REPRESENT APPROXIMATIONS  
 OF EXISTING CONDITIONS.  
 ALL CONDITIONS AND DIMENSIONS ARE TO BE  
 FIELD VERIFIED.

**LEGEND**  
 - - - - - PROPERTY LINE

**CORRECT N.O.V.**

2001 17TH STREET  
 SAN FRANCISCO, CA  
 BLOCK 3977/ LOT 001

**SHEET NAME**  
 EXTERIOR  
 ELEVATIONS

**REVISIONS**


<b>SCALE</b> AS SHOWN	<b>DATE</b> 12-20-11
--------------------------	-------------------------

**SHEET NO.**  
**A-3**