



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, October 23, 2013**

Time: **9:30 AM**

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

Case Type: **Variance (Lot Size, Rear Yard, Open Space & Parking)**

Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | APPLICATION INFORMATION |
|---|--|
| Project Address: 653-655 Fell Street | Case No.: 2013.0712V |
| Cross Street(s): Webster Street | Building Permit: TBD |
| Block / Lot No.: 0829/024 | Applicant/Agent: Guillermo Loyola |
| Zoning District(s): RH-3 / 40-X | Telephone: 510-339-9905 |
| Area Plan: n/a | E-Mail: memo@rww-llc.com |

PROJECT DESCRIPTION

The proposal is to subdivide a through lot containing a two-unit building fronting on Fell Street and a garage fronting on Hickory Street. The structure fronting on Fell Street will be reduced by approximately six feet in depth at the rear.

SECTION 121 OF THE PLANNING CODE requires the size of the proposed lots to be a minimum of 2,500 square feet each. The proposed lot subdivision would create an approximately 1,750 square foot lot for the property fronting on Fell Street and an approximately 1,250 square foot lot for the property fronting Hickory Street.

SECTION 134 OF THE PLANNING CODE requires a rear yard equal to 25 percent of the lot depth or 15 feet, whichever is greater. The required rear yard for the structure fronting on Fell Street would be approximately 17 feet while the proposed rear yard would be approximately three feet.

SECTION 135 OF THE PLANNING CODE requires **100** square feet of private open space for each dwelling unit, 266 square feet of common open space, or a sufficient combination of private and common open space. The proposed lot fronting on Fell Street containing two units would provide approximately 86 square feet of private open space and 146 square feet of common open space where 266 square feet are required.

SECTION 159 OF THE PLANNING CODE requires that required parking spaces for one-family and two-family dwellings be located on the same lot as the dwellings served. The proposed subdivision would result in the required parking spaces being located on a separate lot; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: christine.lamorena@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/2013.0712V.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.

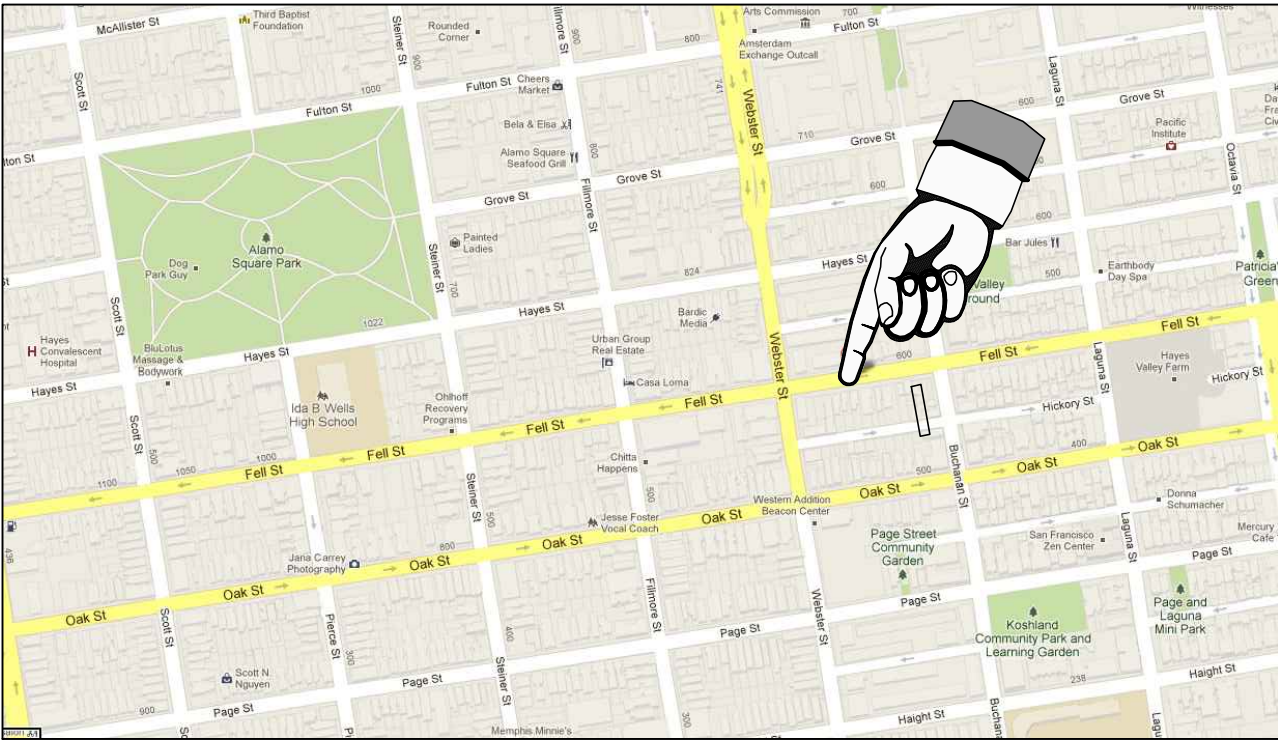
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

LOCATION MAP



APPLICABLE CODES

1. 2010 CALIFORNIA RESIDENTIAL CODE (CRC)
2. 2010 CALIFORNIA FIRE CODE (CFC)

PROJECT DATA

ADDRESS: 655-653 FELL STREET, SAN FRANCISCO, CA

OCCUPANCY GROUP: RH3

USE: SINGLE FAMILY DWELLING

CONSTRUCTION TYPE: 5

NUMBER OF STORY: 3

NUMBER OF DWELLING UNITS: 2

LOT AREA: 3,000.0 S.F.

LOT CONERAGE: NOT REQUIRED

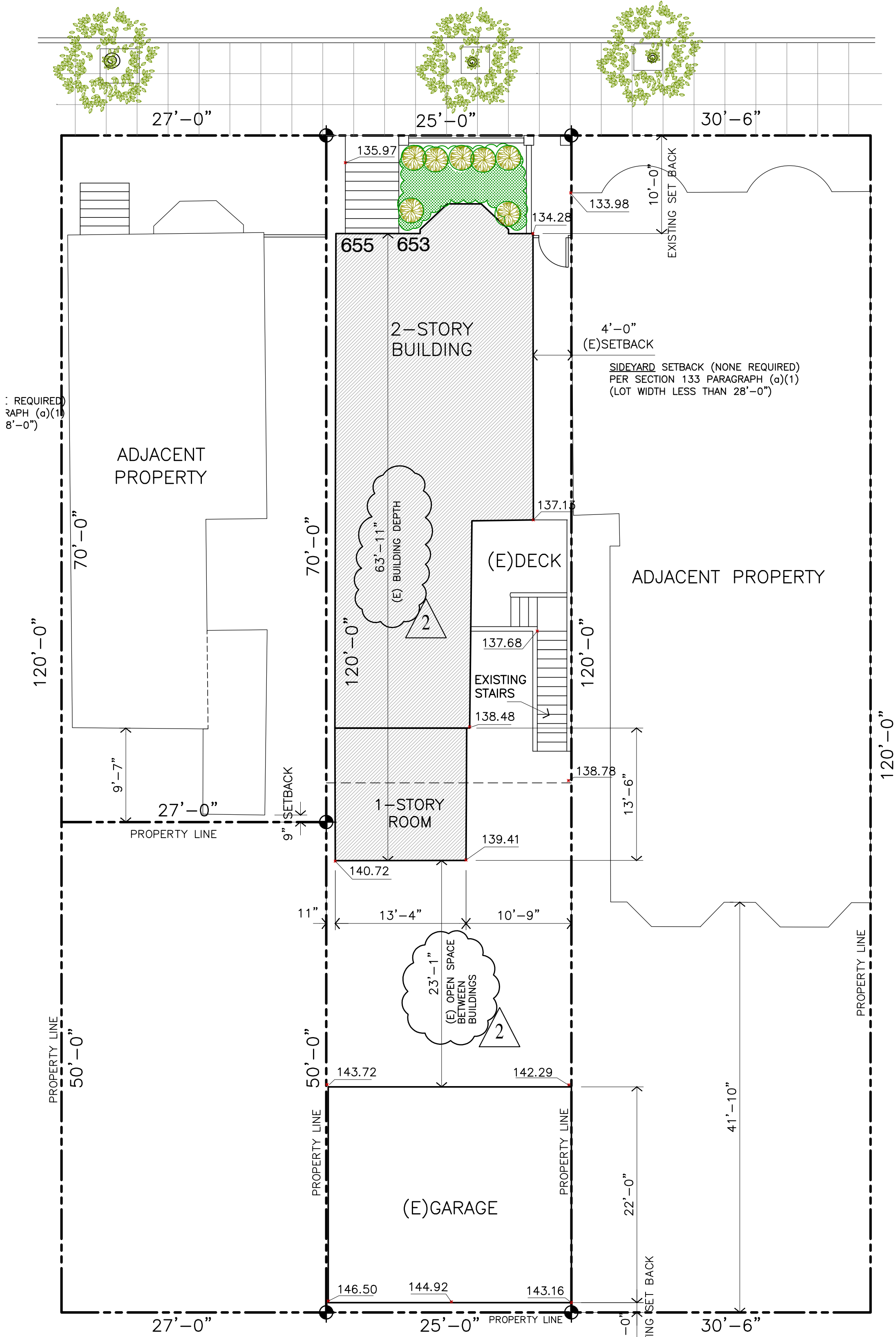
SCOPE OF WORK

REMOVE 1 STORY GARDEN TOOL ROOM FOR LOT SPLIT
AND VARIANCE FOR REDUCED LOT SIZE

SYMBOLS

- NORTH ARROW
- INTERIOR WALL ELEVATION REFERENCE
- COLUMN GRID LINE
- FINISH MATERIAL
- REVISION NO. (WITH DATE)
- EXISTING WALL
- NEW WALL
- PRECAST STONE
- DOOR NUMBER
- SHEET NOTES
- DETAIL NO. SHEET NO.
- ACCESSIBLE ROUTE
- CENTER LINE
- CONCRETE
- (E) MASONRY WALL

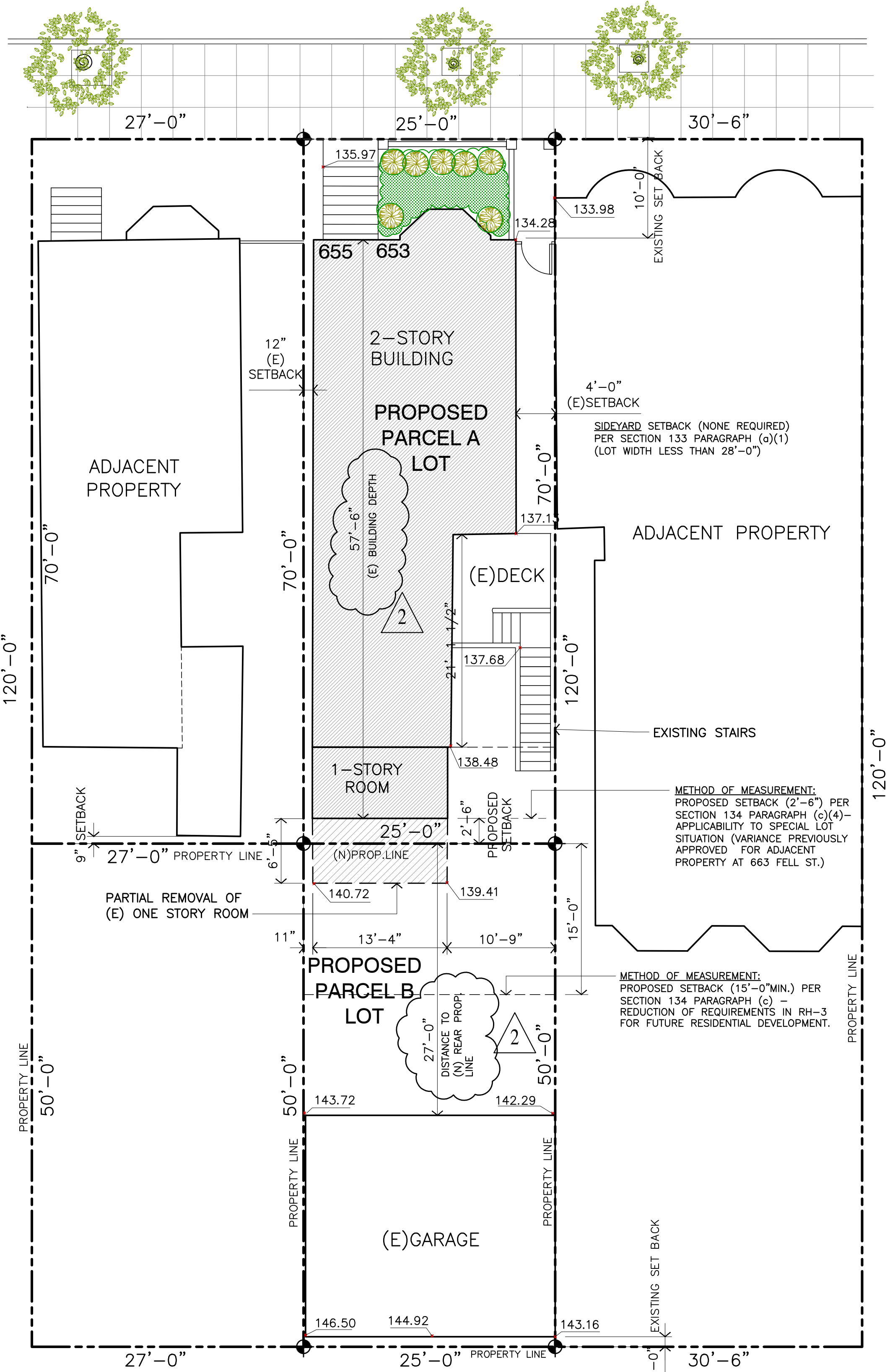
FELL STREET



HICKORY STREET



FELL STREET



HICKORY STREET



RUBIO
BOWDEN
Design

304 Lorraine Blvd San Leandro, CA 94577
tel/fax: (510)383-9629 - cel: (510)875-8654
e-mail: rubiojuanus@yahoo.com

BUILDING ALTERATION
FOR LOT SPLIT

653-655 FELL STREET, SAN FRANCISCO, CA

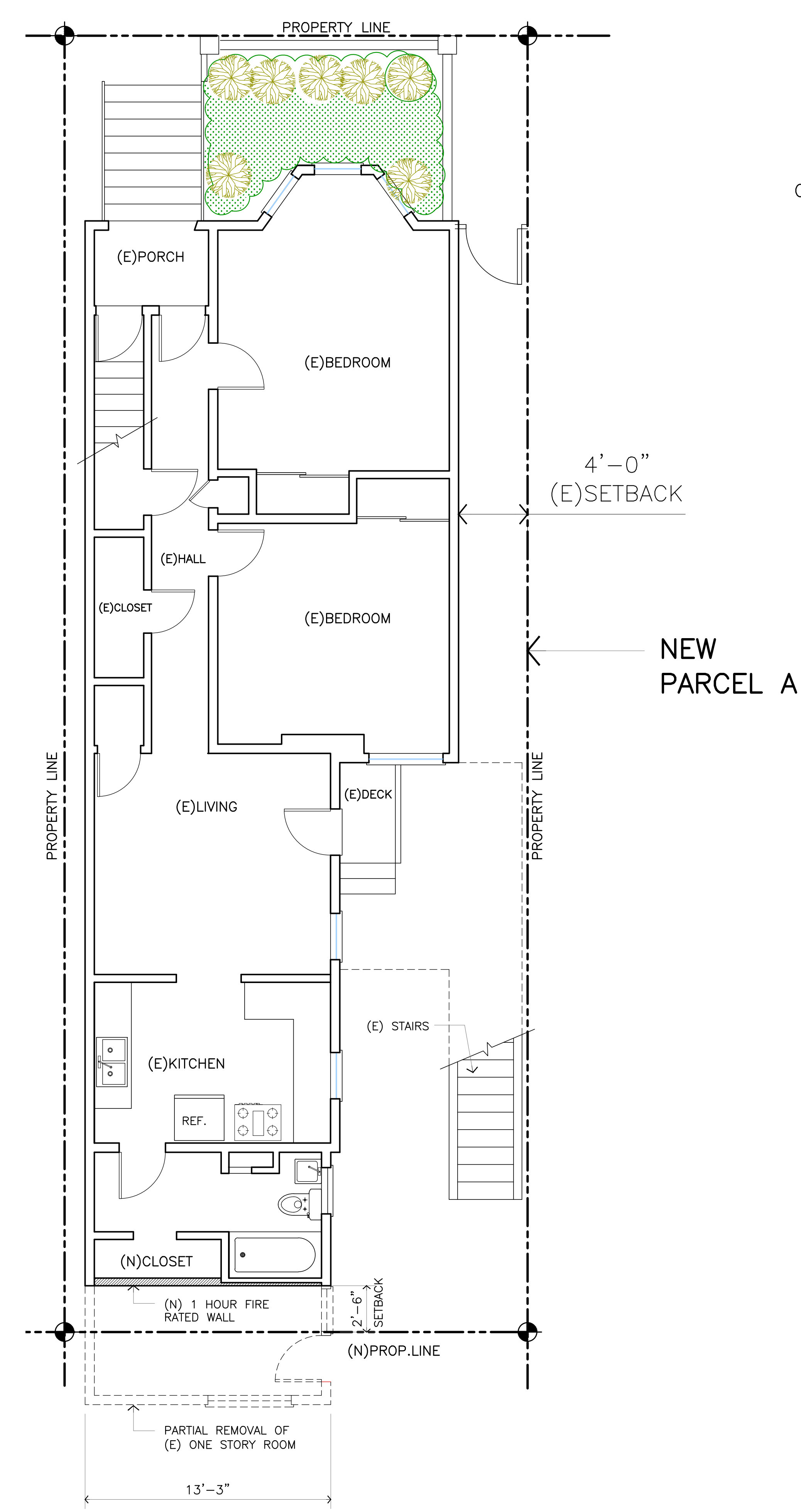
| | |
|--------------------------|-----|
| JOB N° : | |
| DATE : 05/21/2013 | |
| REVISIONS: | |
| DATE: | BY: |
| 9/11/2013 PLANNING DEPT. | |
| 9/30/2013 PLANNING DEPT. | |

SITE PLAN

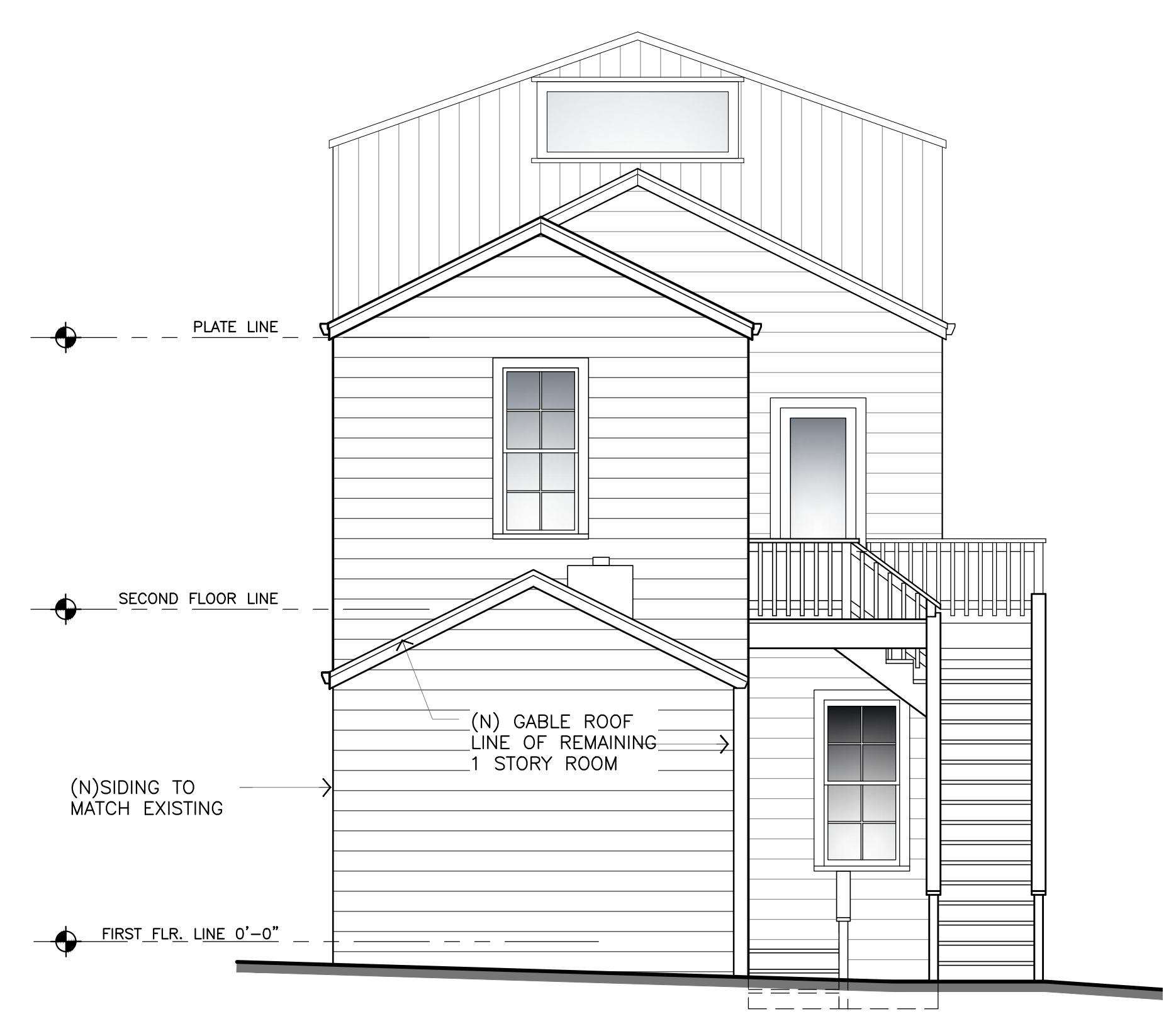
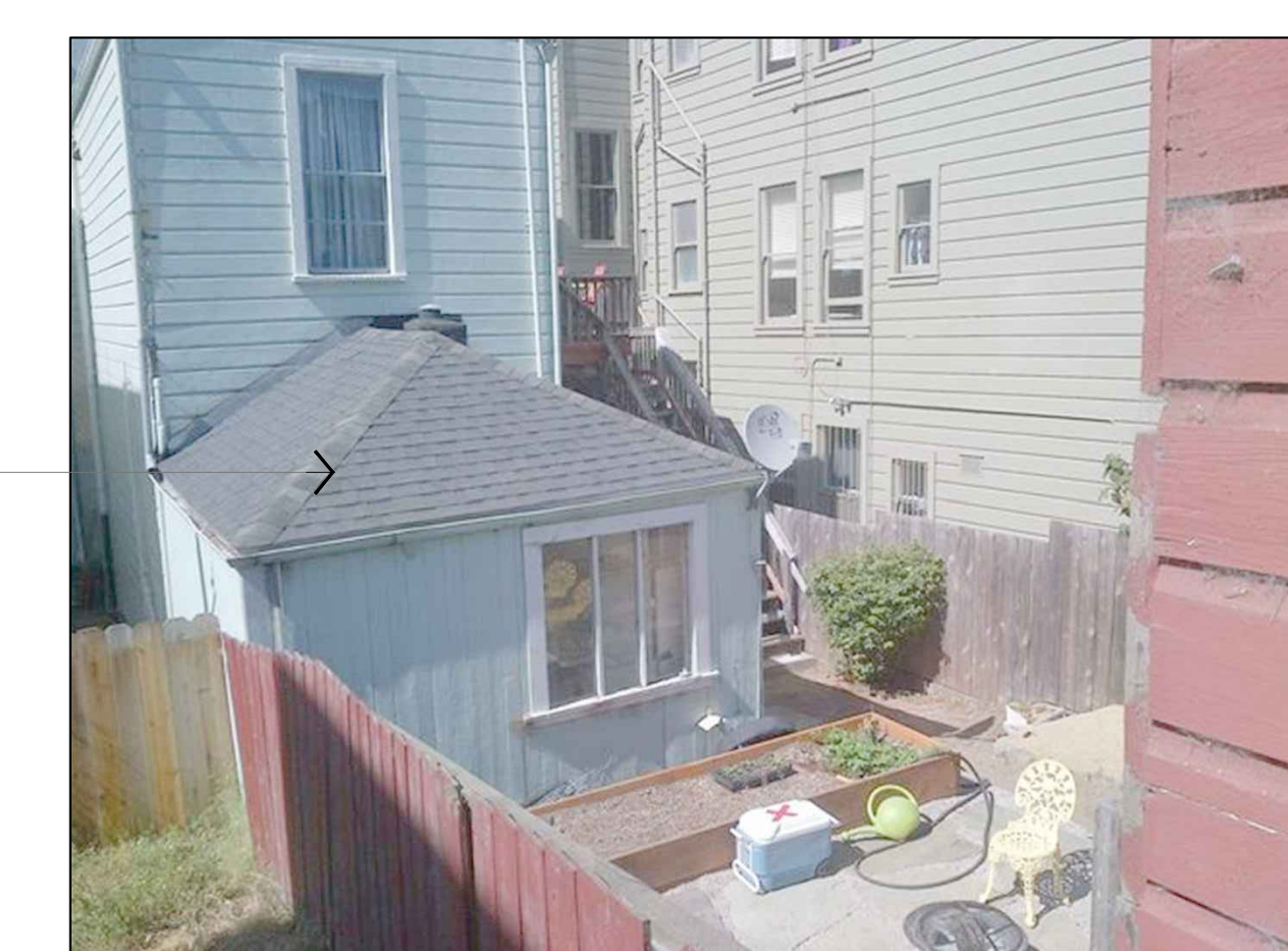
SCALE: 1/8"= 1'-0"

SHEET NUMBER:

A.1



(E) ONE STORY
GARDEN TOOL ROOM
TO BE PARTIALY
REMOVED



ELEVATION

PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

BUILDING ALTERATION
FOR LOT SPLIT
653-655 FELL STREET, SAN FRANCISCO, CA

| | |
|-------------------|-----|
| JOB N° : | |
| DATE : 05/21/2013 | |
| REVISIONS: | |
| DATE: | BY: |
| | |
| | |
| | |

FIRST FLOOR PLAN
ELEVATION

SCALE: 1/8"= 1'-0"

SHEET NUMBER:
A.2