



# 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,  
CA 94103-2479

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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(Parking)**  
Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>748 Treat Avenue</b>	Case No.:	<b>2013.0739V</b>
Cross Street(s):	<b>20th and 21st Streets</b>	Building Permit:	<b>201301258793</b>
Block / Lot No.:	<b>3612/055</b>	Applicant/Agent:	<b>Henry Karnilowicz</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>415-621-7533</b>
Area Plan:	<b>Mission</b>	E-Mail:	<b>occexp@aol.com</b>
PROJECT DESCRIPTION			
<p>The proposed project is to add two additional dwelling units to an existing two-story, single-family dwelling. Work includes horizontal expansion and remodel of existing building, addition of third and fourth floors, and installation of a car stacker in order to provide one additional parking space to the existing single-car garage.</p> <p><b>PER SECTION 151 OF THE PLANNING CODE</b> the proposed project is required to provide three off-street parking spaces. The proposed project would provide two off-street parking spaces; therefore, a variance is required.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Danielle J. Harris</b> Telephone: <b>415.575.9102</b> Mail: <a href="mailto:Danielle.J.Harris@sfgov.org">Danielle.J.Harris@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2013.0739V.pdf">http://sf-planning.org/ftp/files/notice/2013.0739V.pdf</a></p>			

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.

# 748 TREAT AVENUE. LLC

SAN FRANCISCO, CA.



LOWE DESIGN & CONSTRUCTION  
1888 GENEVA AVE. #911  
SAN FRANCISCO, CA. 94134  
(415) 370-8744

748 TREAT AVENUE. LLC  
748 TREAT AVENUE  
SAN FRANCISCO, CA. 94110  
LOT: 055 BLOCK: 3612

PROJECT DESCRIPTION:

PROPOSED REMODEL, VERTICAL ADDITION AND HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE AT 748 TREAT AVE.

PROJECT ADDRESS:

748 TREAT AVENUE  
SAN FRANCISCO, CA. 94110  
LOT: 055 BLOCK: 3612

SHEET INDEX:

- TS-1 COVER SHEET
- DM-1 EXISTING/DEMOLITION PLANS
- SH-0 SITE PLAN
- SH-1 FLOOR PLANS
- SH-2 FLOOR PLANS
- SH-3 ELEVATIONS
- SH-4 ELEVATIONS
- SH-4.1 ELEVATIONS
- SH-5 SECTIONS
- SH-6 SECTIONS
- SH-7 WINDOW & DOOR SCHEDULES/DEPT. OF BUILDING INSPECTION & S.F. FIRE DEPT. PRE-APPLICATION
- SH-8 ELECTRICAL PLANS
- SH-9 ELECTRICAL PLANS
- SH-10 ROOF MECHANICAL PLAN
- SH-11 TITLE 24
- SH-12 TITLE 24
- D-1 DETAILS
- D-2 DETAILS
- D-3 DETAILS



VICINITY MAP  
N.T.S.



COVER SHEET

▲	04/18/13
▲	06/24/13
▲	08/06/13
▲	08/14/13

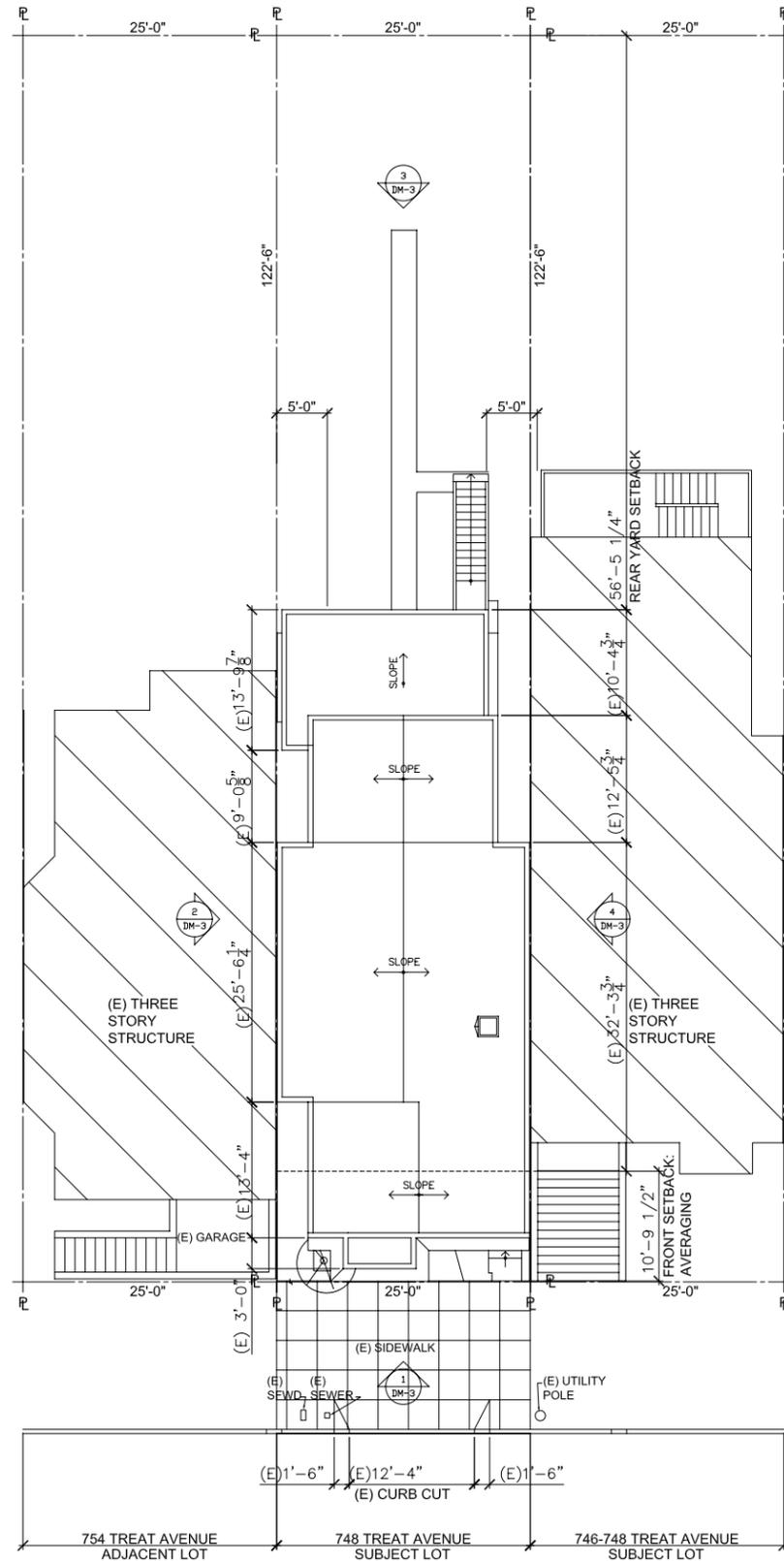
REVISIONS	
DATE	12/05/12
SCALE	VARIES
DRAWN	FJM

TS-1

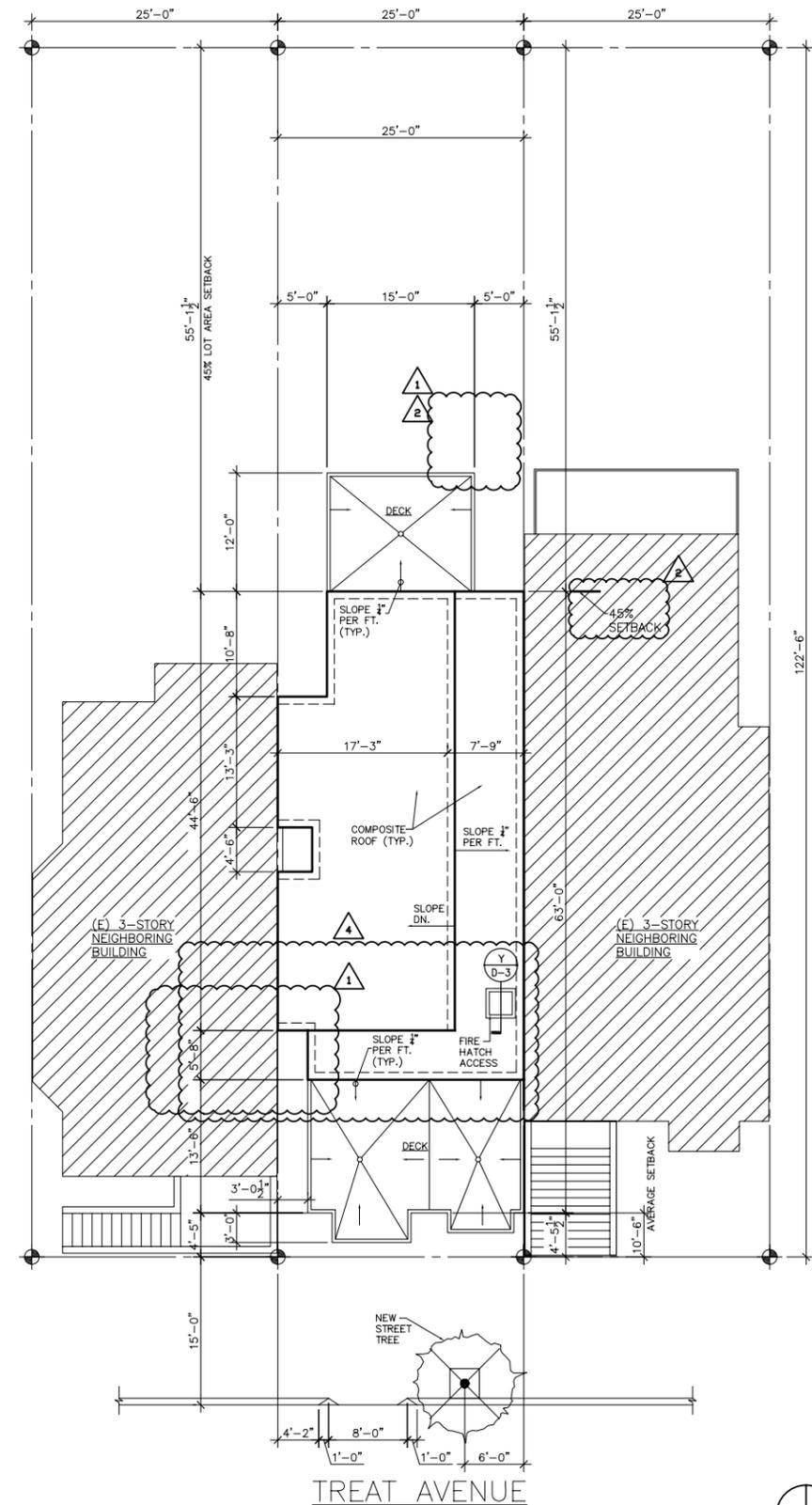
**LIVEABLE AREA:**  
 GROUND LEVEL= 1,068 FT<sup>2</sup>  
 SECOND LEVEL= 1,613 FT<sup>2</sup>  
 THIRD LEVEL= 1,344 FT<sup>2</sup>  
 FOURTH LEVEL= 1,063 FT<sup>2</sup>

**OTHER AREA:**  
 GARAGE= 249 FT<sup>2</sup>

**DECKS AREA:**  
 THIRD LEVEL= 180 FT<sup>2</sup>  
 FOURTH LEVEL= 334 FT<sup>2</sup>



1 EXISTING SITE PLAN  
 SH-0 1/8"=1'-0"



1 SITE/ROOF PLAN  
 SH-0 1/8"=1'-0"

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 SAN FRANCISCO, CA. 94134  
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748 TREAT AVENUE. LLC  
 748 TREAT AVENUE  
 SAN FRANCISCO, CA. 94110  
 LOT: 055 BLOCK: 3612

SITE PLAN

▲	04/18/13
▲	06/24/13
▲	08/06/13
▲	08/14/13

REVISIONS	
DATE	12/05/12
SCALE	VARIES
DRAWN	FJM

SH-0

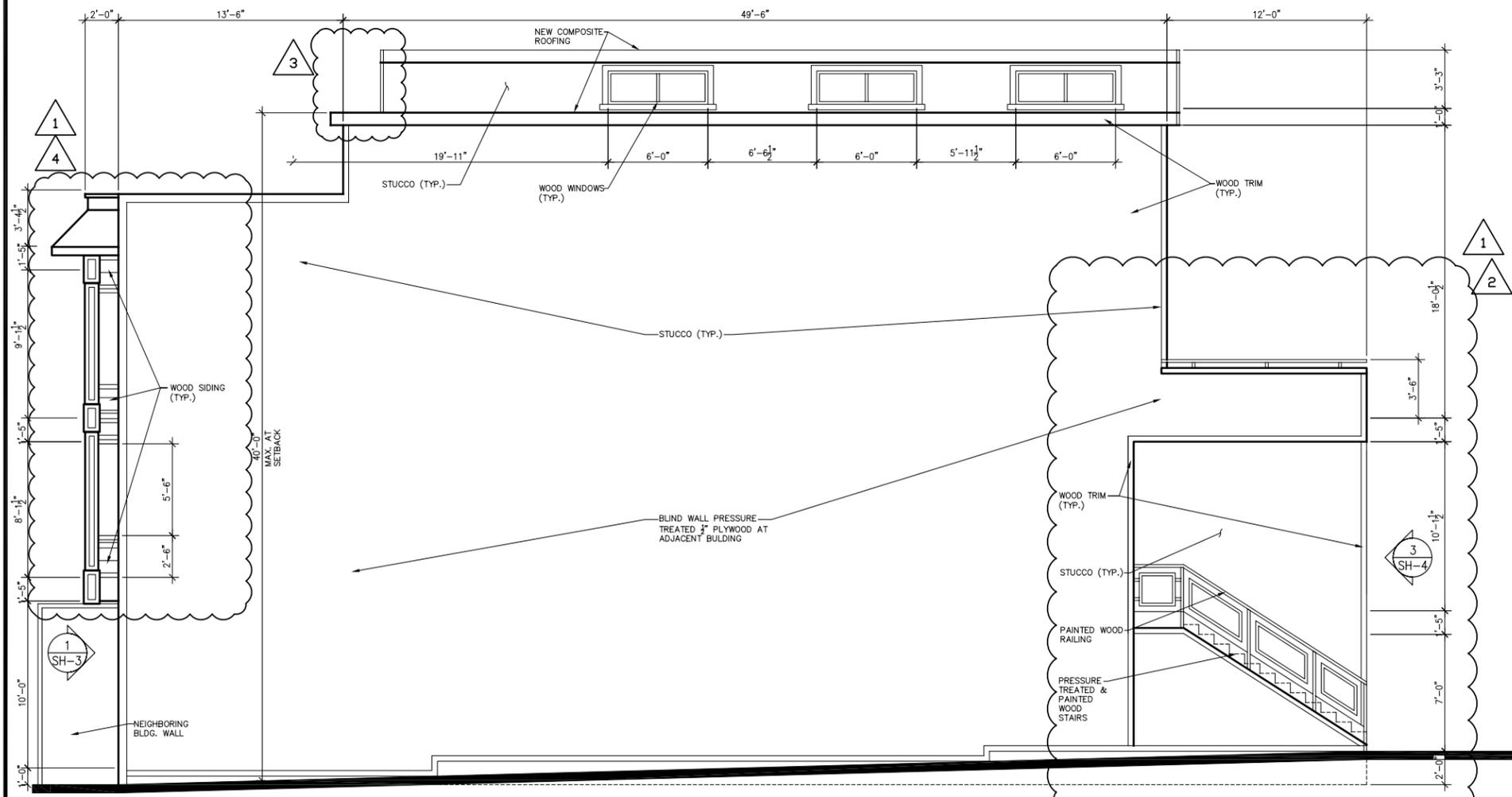


ELEVATIONS

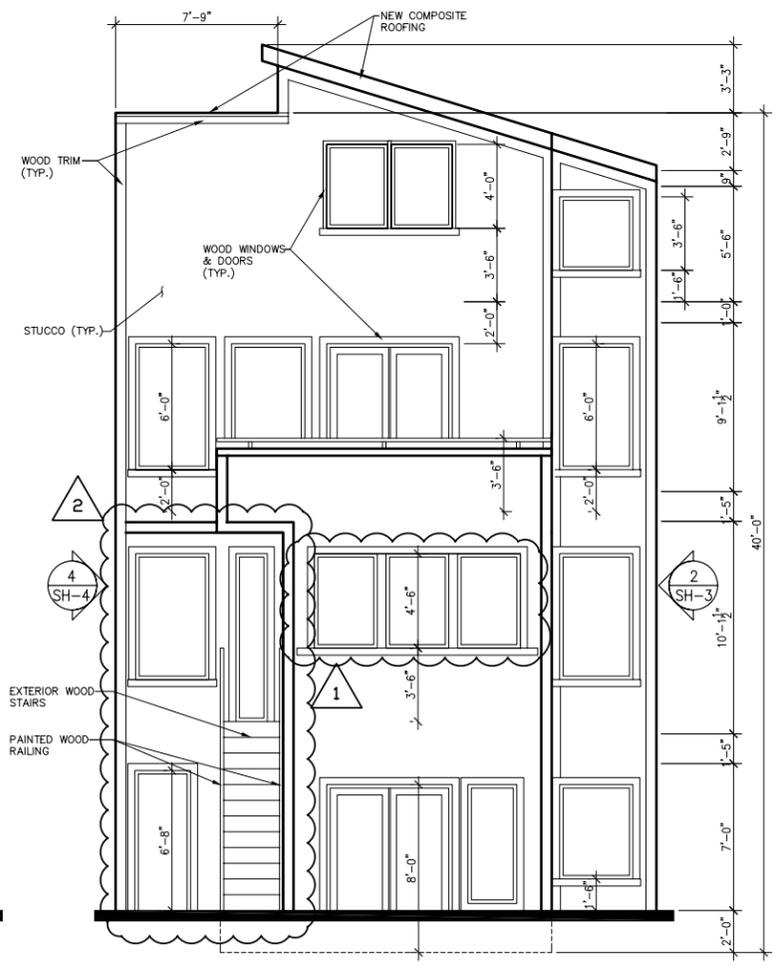
▲	04/18/13
▲	06/24/13
▲	08/06/13
▲	08/14/13

REVISIONS
DATE 12/05/12
SCALE VARIES
DRAWN FJM

SH-4



4 SIDE ELEVATION  
 SH-4 1/4"=1'-0"



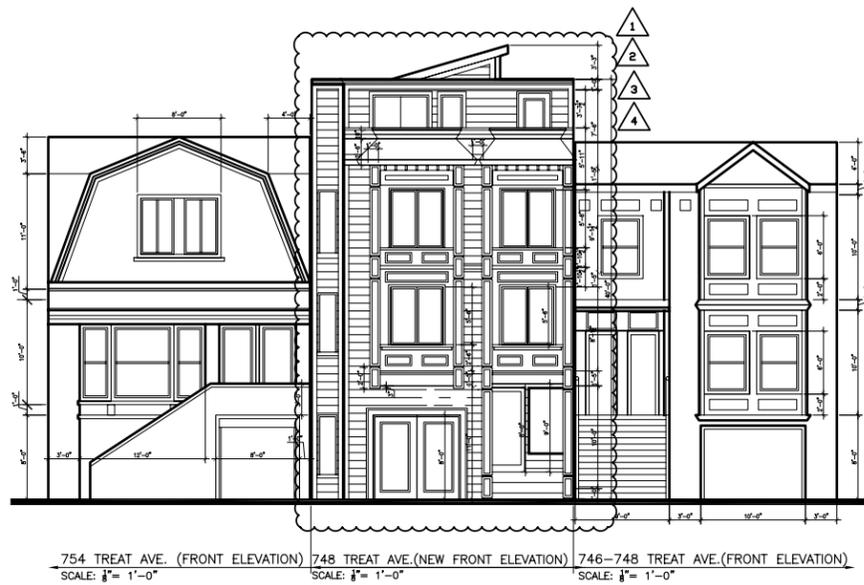
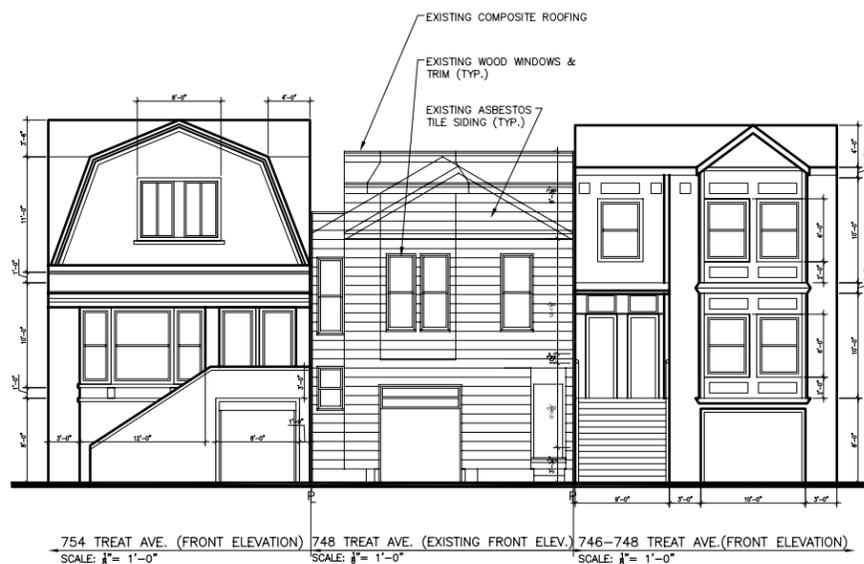
3 BACK ELEVATION  
 SH-4 1/4"=1'-0"

ELEVATIONS

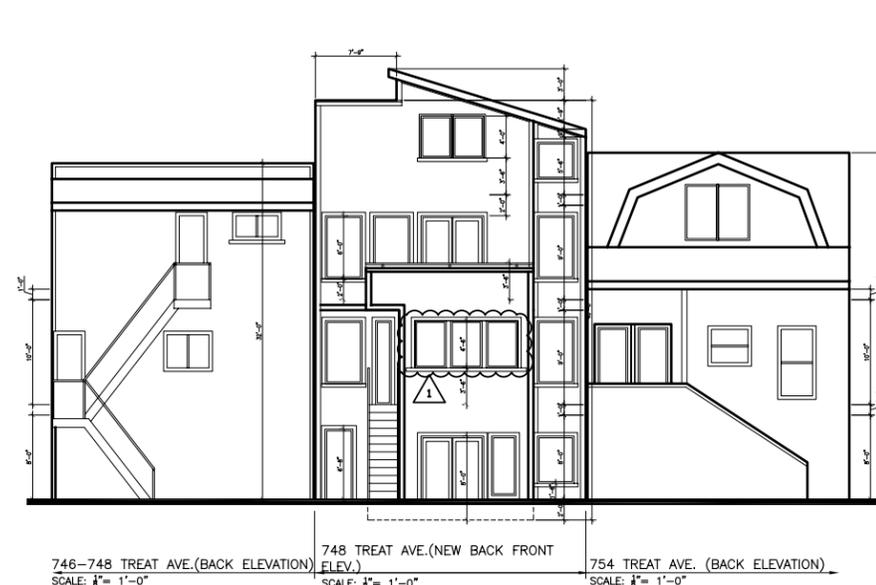
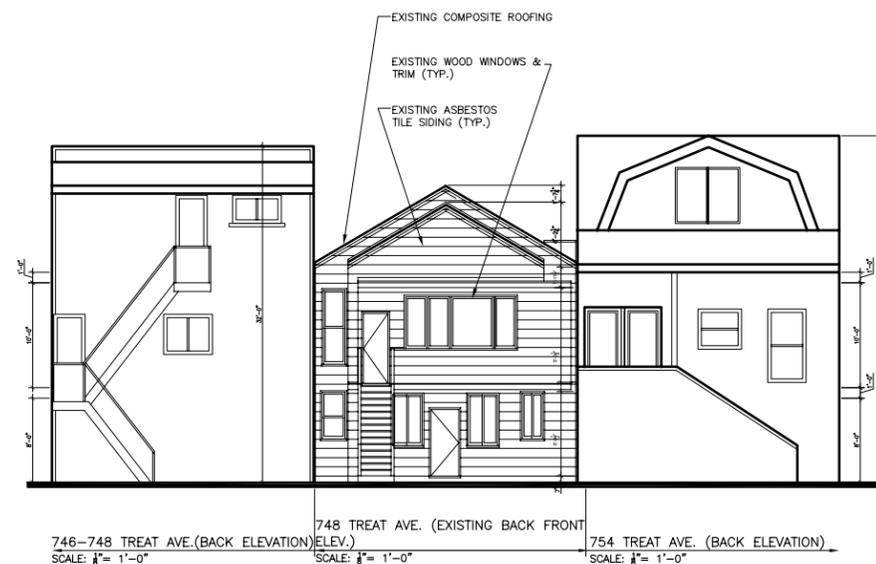
▲	04/18/13
▲	06/24/13
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▲	08/14/13

REVISIONS	
DATE	12/05/12
SCALE	VARIES
DRAWN	FJM

FRONT ELEVATIONS



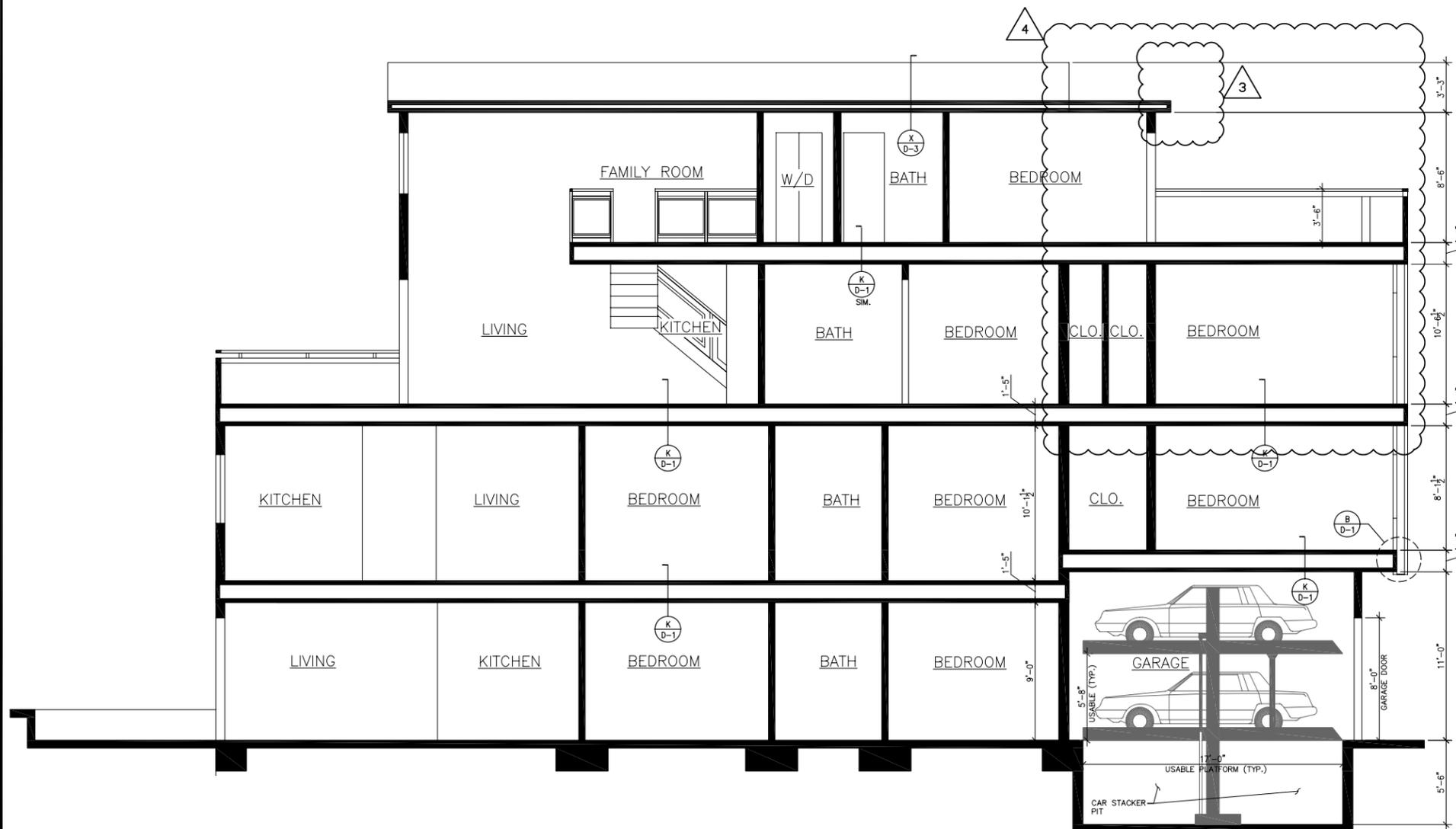
BACK ELEVATIONS



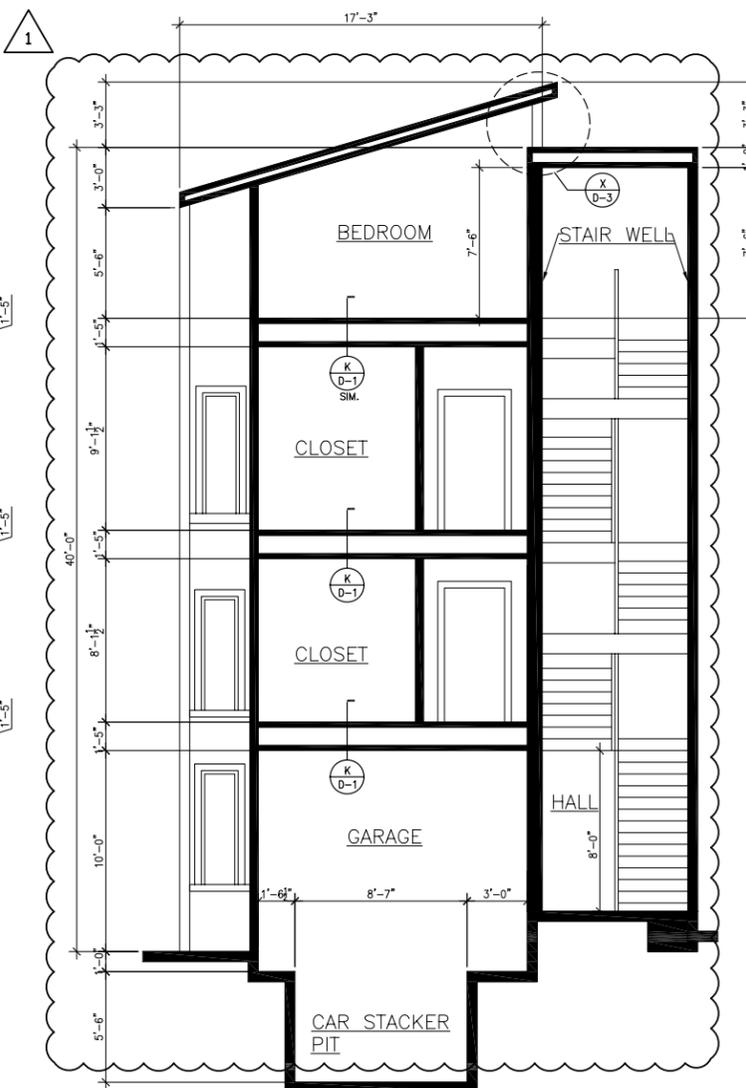
SECTIONS

▲	04/18/13
▲	06/24/13
▲	08/06/13
▲	08/14/13

REVISIONS	
DATE	12/05/12
SCALE	VARIES
DRAWN	FJM



B SECTION 'B'  
 SH-5 1/4"=1'-0"

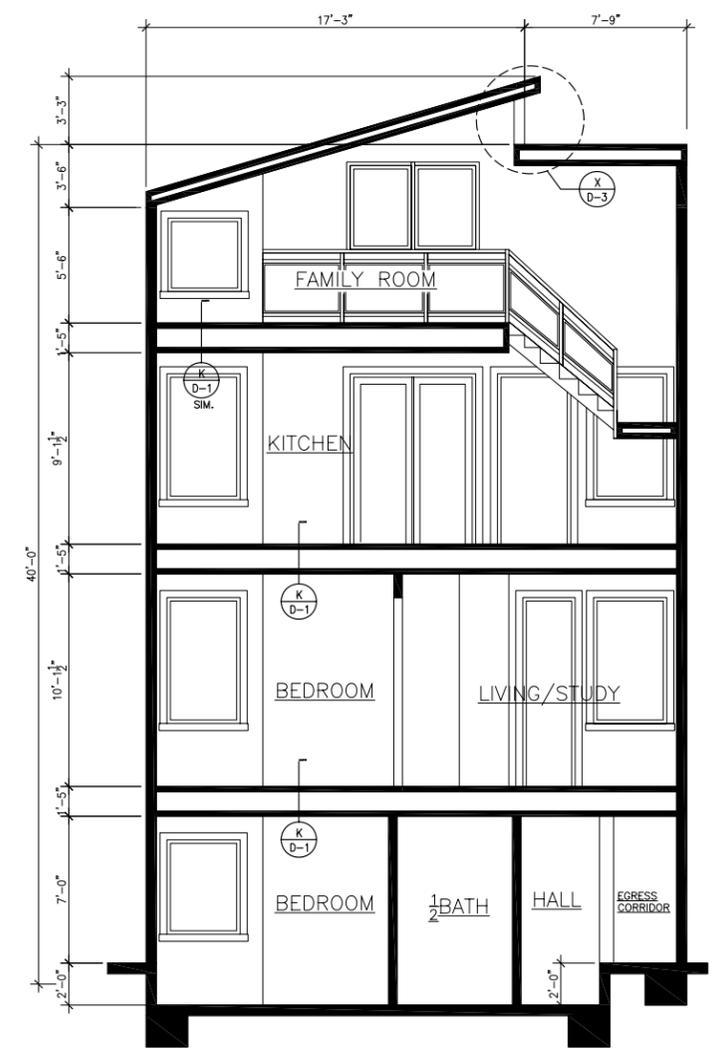
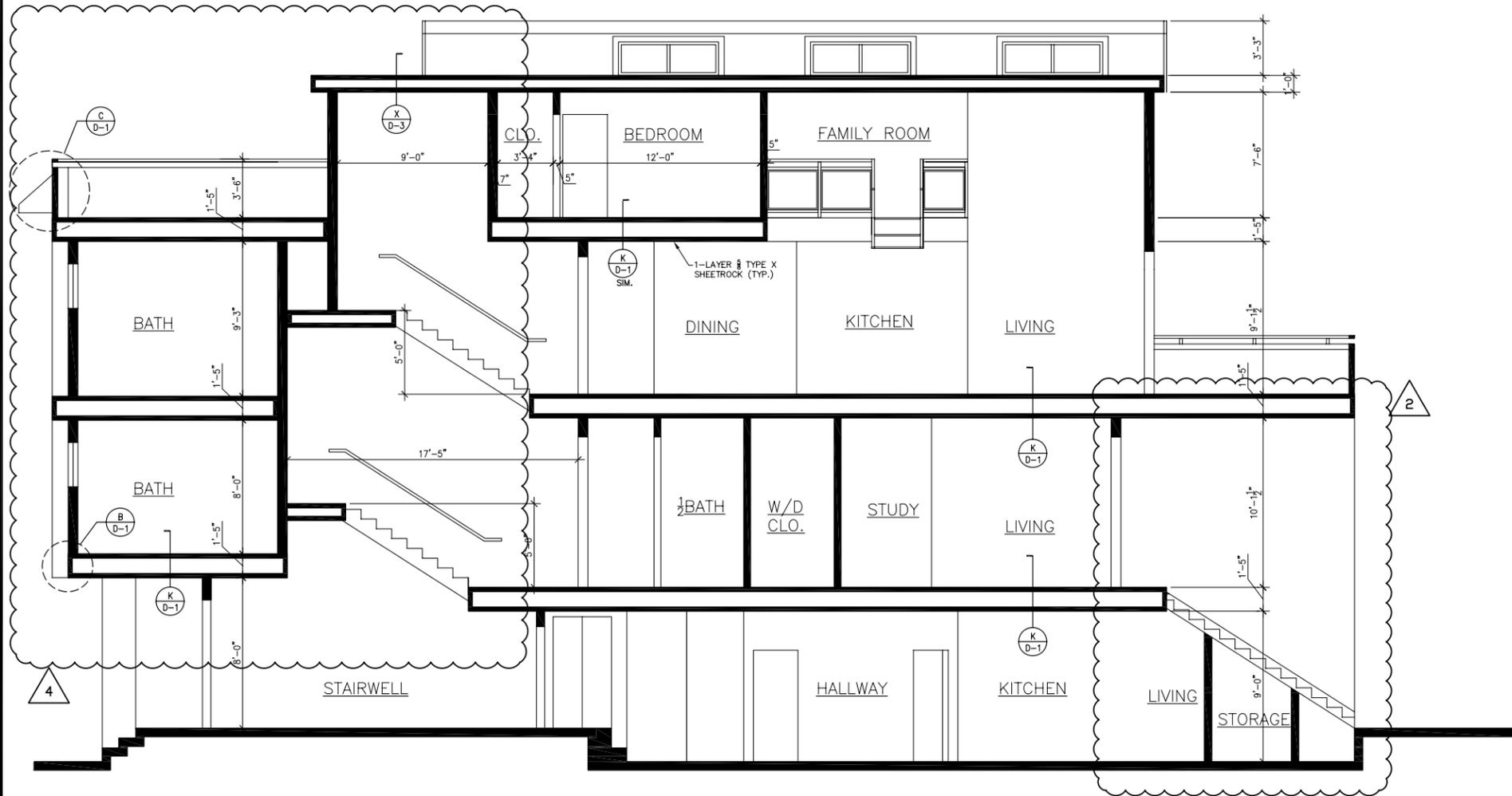


A SECTION 'A'  
 SH-5 1/4"=1'-0"

SECTIONS

▲	04/18/13
▲	06/24/13
▲	08/06/13
▲	08/14/13

REVISIONS	
DATE	12/05/12
SCALE	VARIES
DRAWN	FJM



C SECTION 'C'  
 SH-6 1/4" = 1'-0"

D SECTION 'D'  
 SH-6 1/4" = 1'-0"