



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 24, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	26 Hodges Alley	Case No.:	2013.0783V
Cross Street(s):	Vallejo Street	Building Permit:	201203212735
Block / Lot No.:	0134/012	Applicant/Agent:	Heidi Liebes
Zoning District(s):	RH-3 / 40-X	Telephone:	415-812-5124
Area Plan:	Telegraph Hill-North Beach Residential SUD	E-Mail:	heidi@leibesarchitects.com

PROJECT DESCRIPTION

The proposal includes a horizontal side addition to the northern property line at the first and second floors which encroaches into the rear yard setback. The proposed 3'-0" deep side addition encloses an existing stairway and extends approximately 5'-6" beyond the adjacent neighbor to the north and spans approximately 16'-0" but does not increase the overall building depth. The proposal also includes a third floor vertical addition to an existing two-story, single-family residence; however, this addition does not require a variance.

PLANNING CODE SECTION 134 requires a minimum rear yard of 28' -4". Currently, the subject site has a noncomplying 9-inch rear yard and the proposed side horizontal addition would be located within the required rear yard. The proposed third floor addition complies with the rear yard requirement.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kate Conner**

Telephone: **415-575-6914** Mail: kate.conner@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/2013.0783V.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.

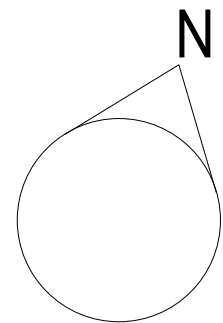
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

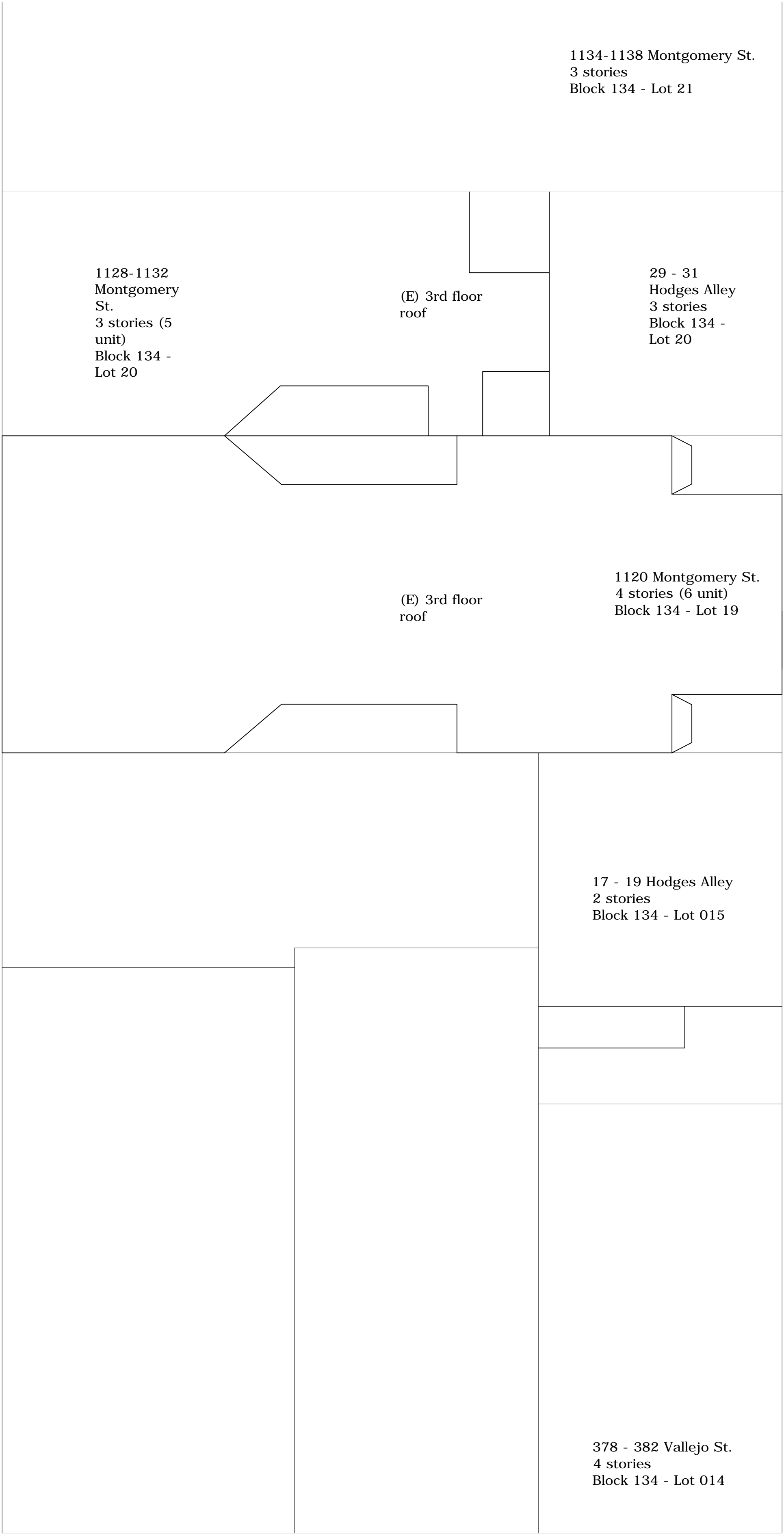
ABOUT THIS NOTICE

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.

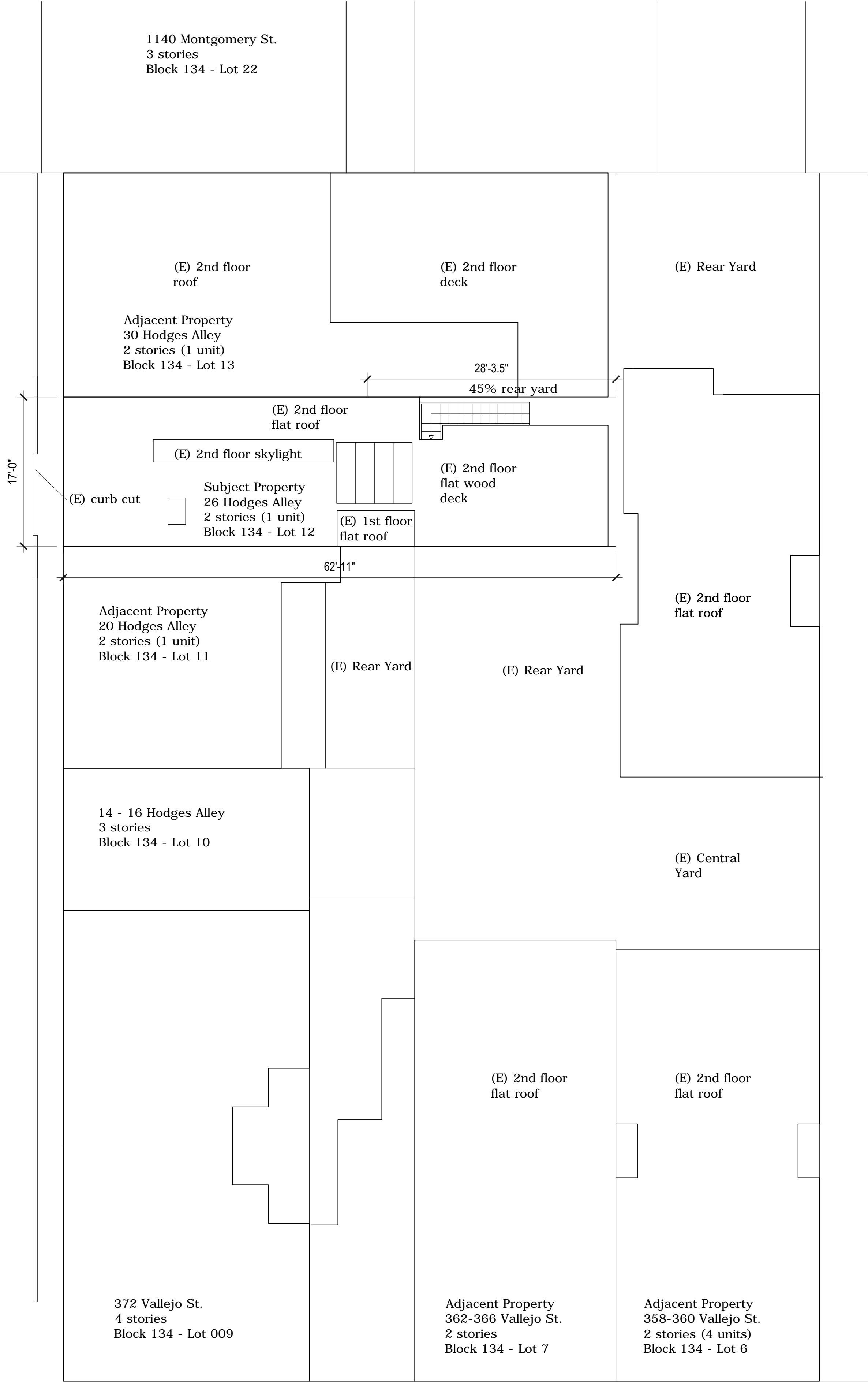
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



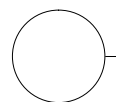
MONTGOMERY



HODGES ALLEY



VALLEJO



EXISTING SITE PLAN

1/8" = 1'-0"

liebes
architects

450 Sansome St., Suite 1200
San Francisco, CA 94111
Heddi@LiebesArchitects.com

26 HODGES ALLEY
SAN FRANCISCO, CA 94133

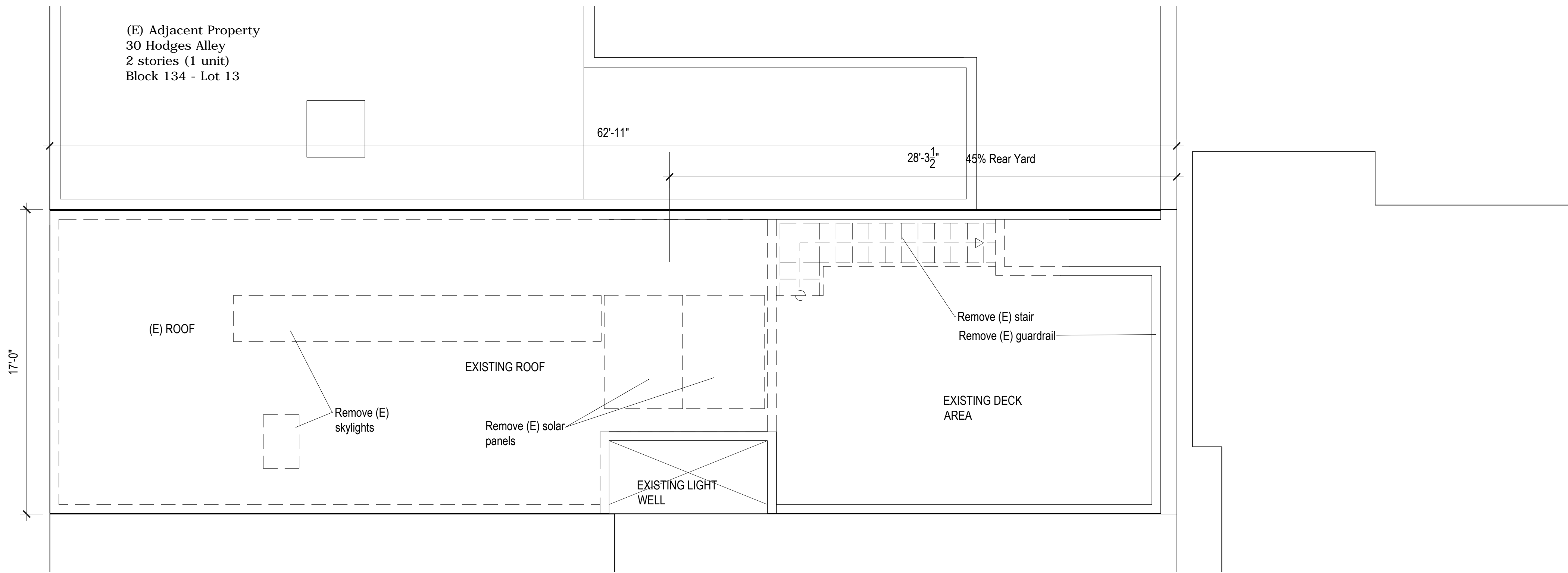
PLANNING

EXISTING SITE PLAN

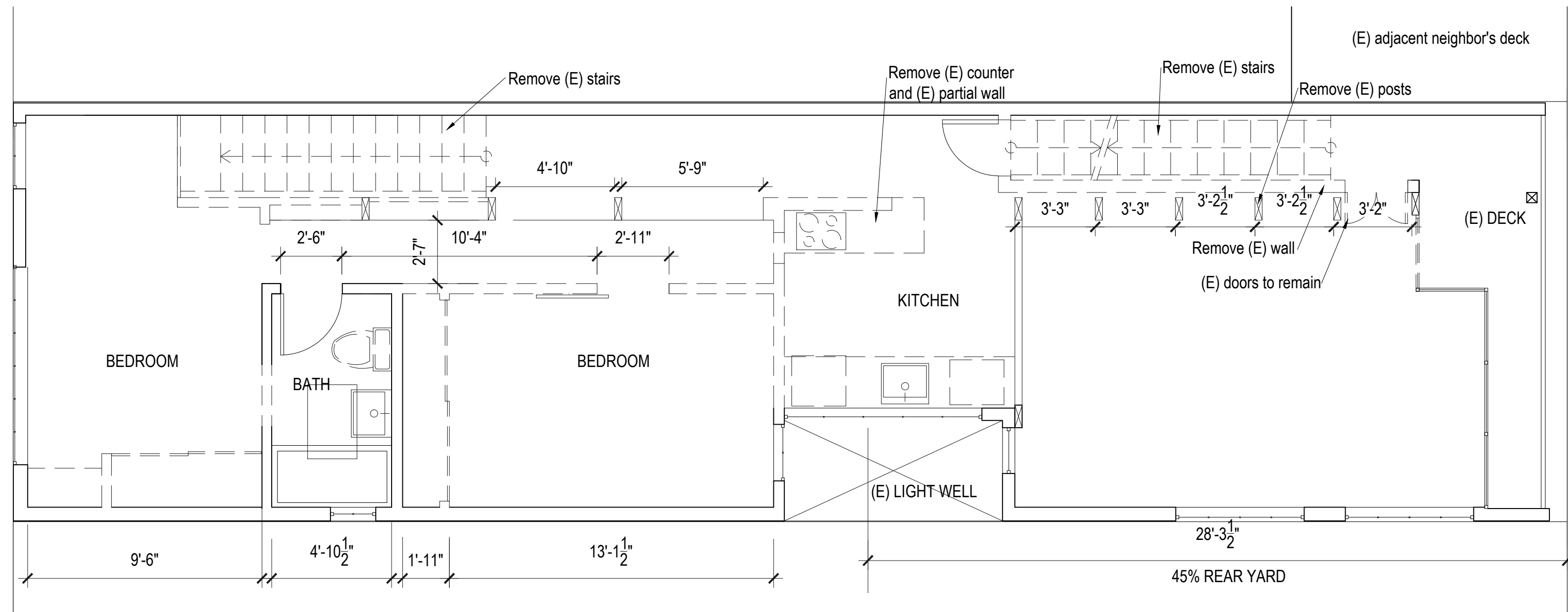
A 1.1

DATE April 3, 2014

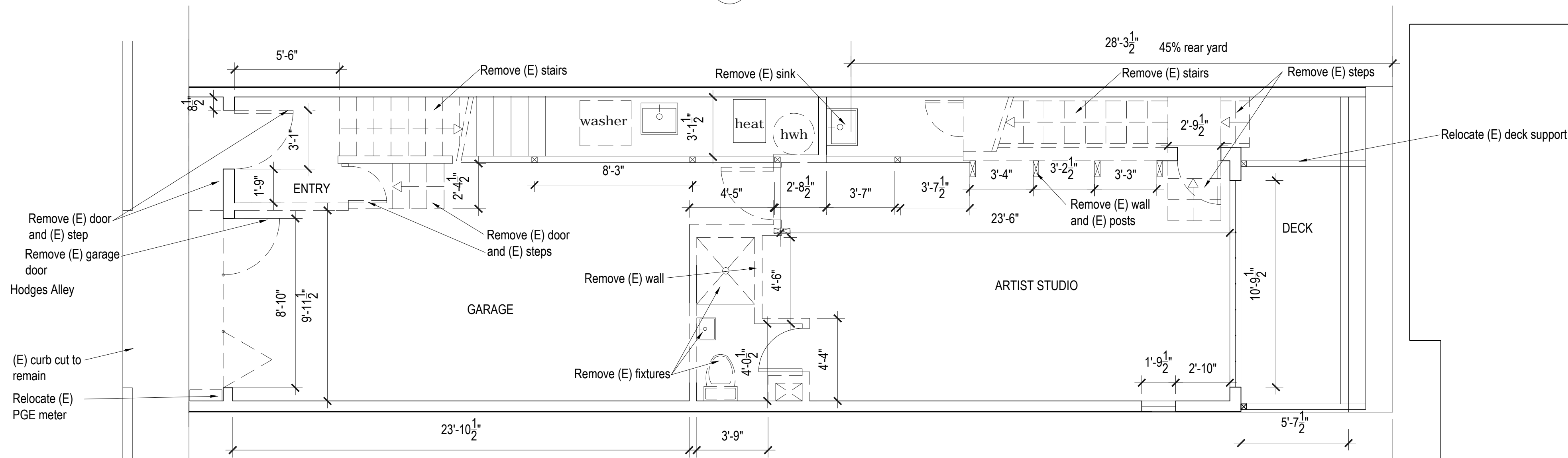
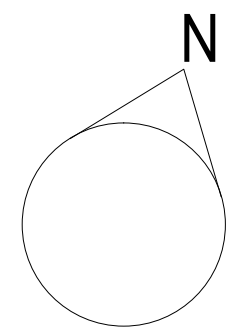
SCALE



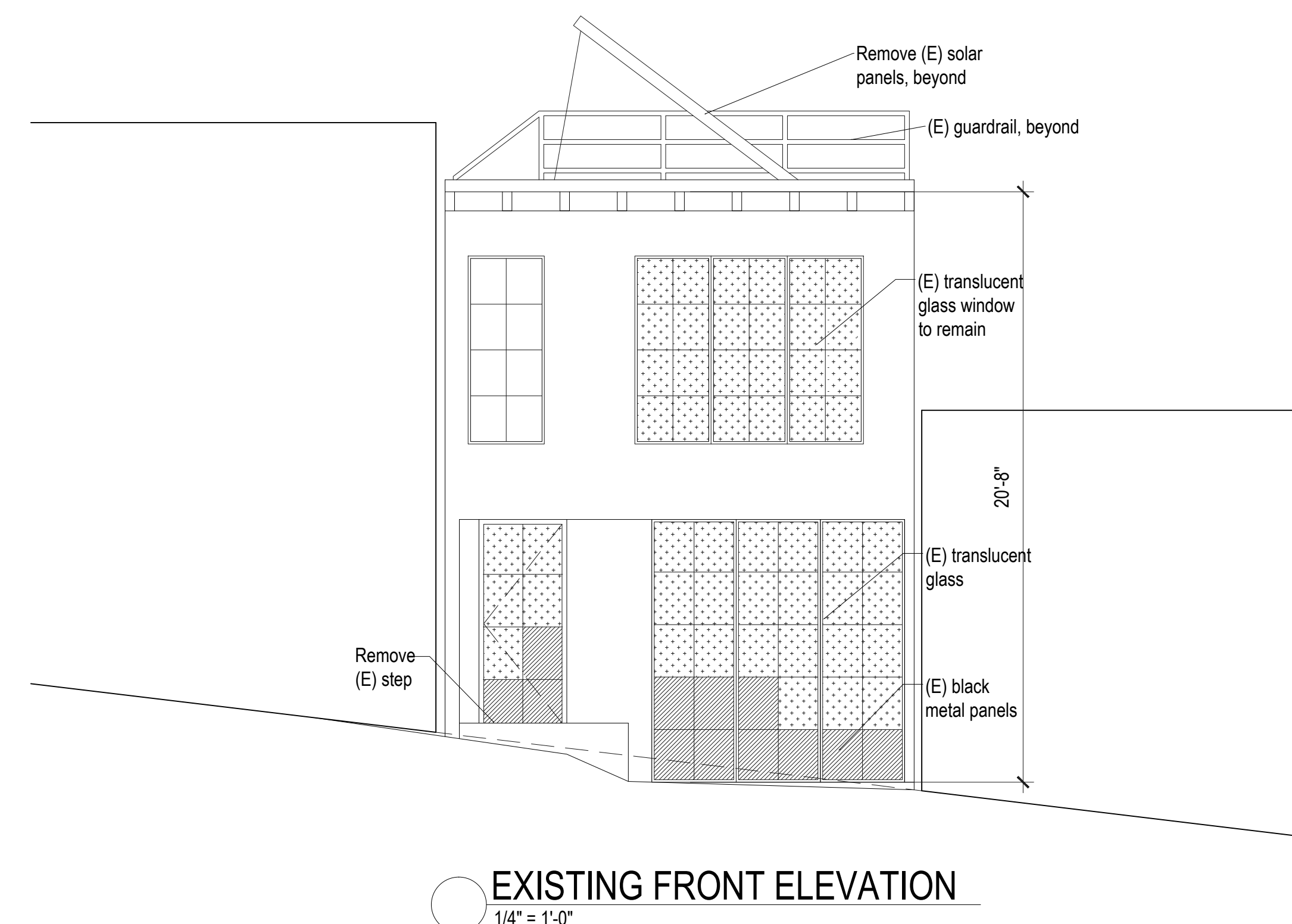
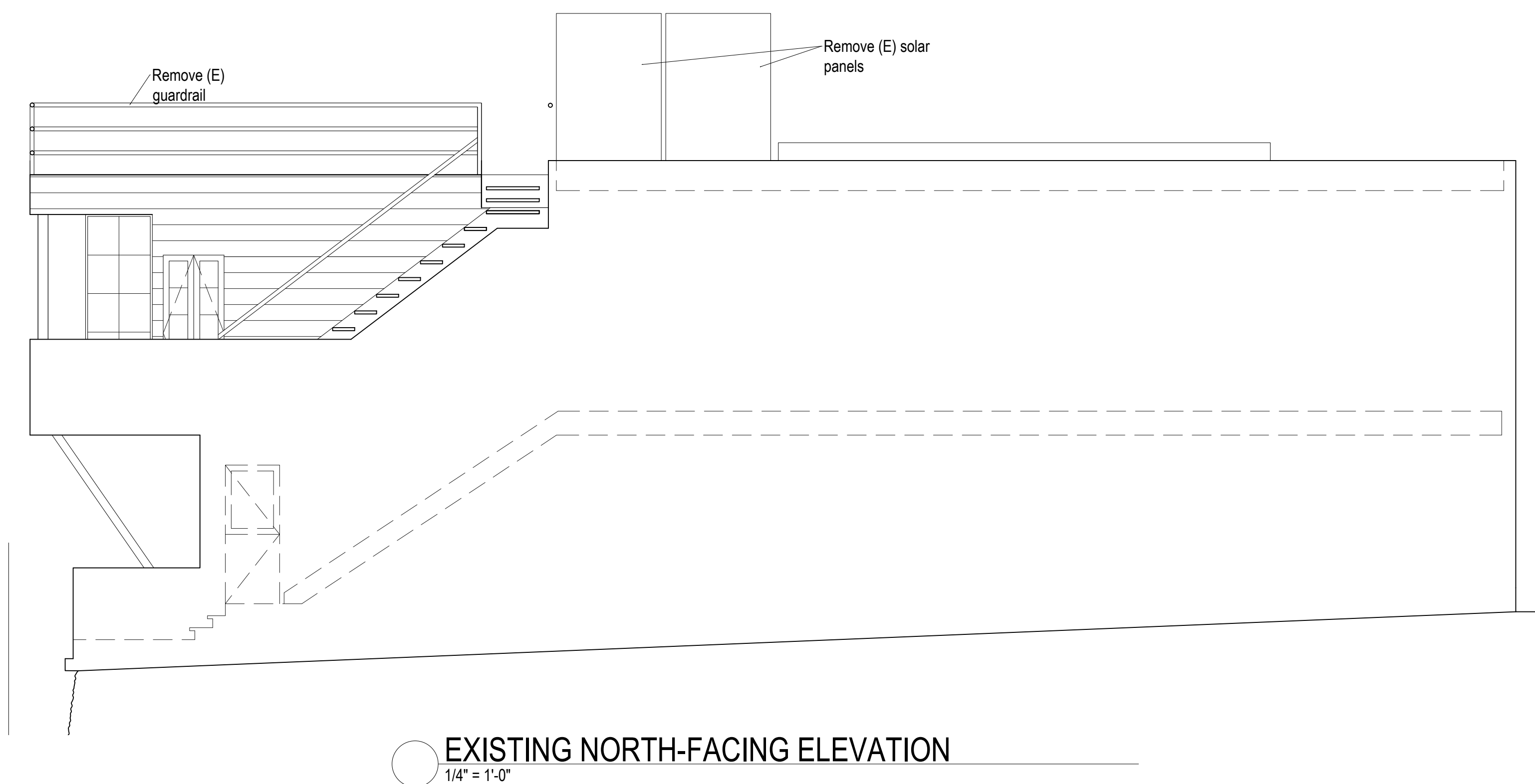
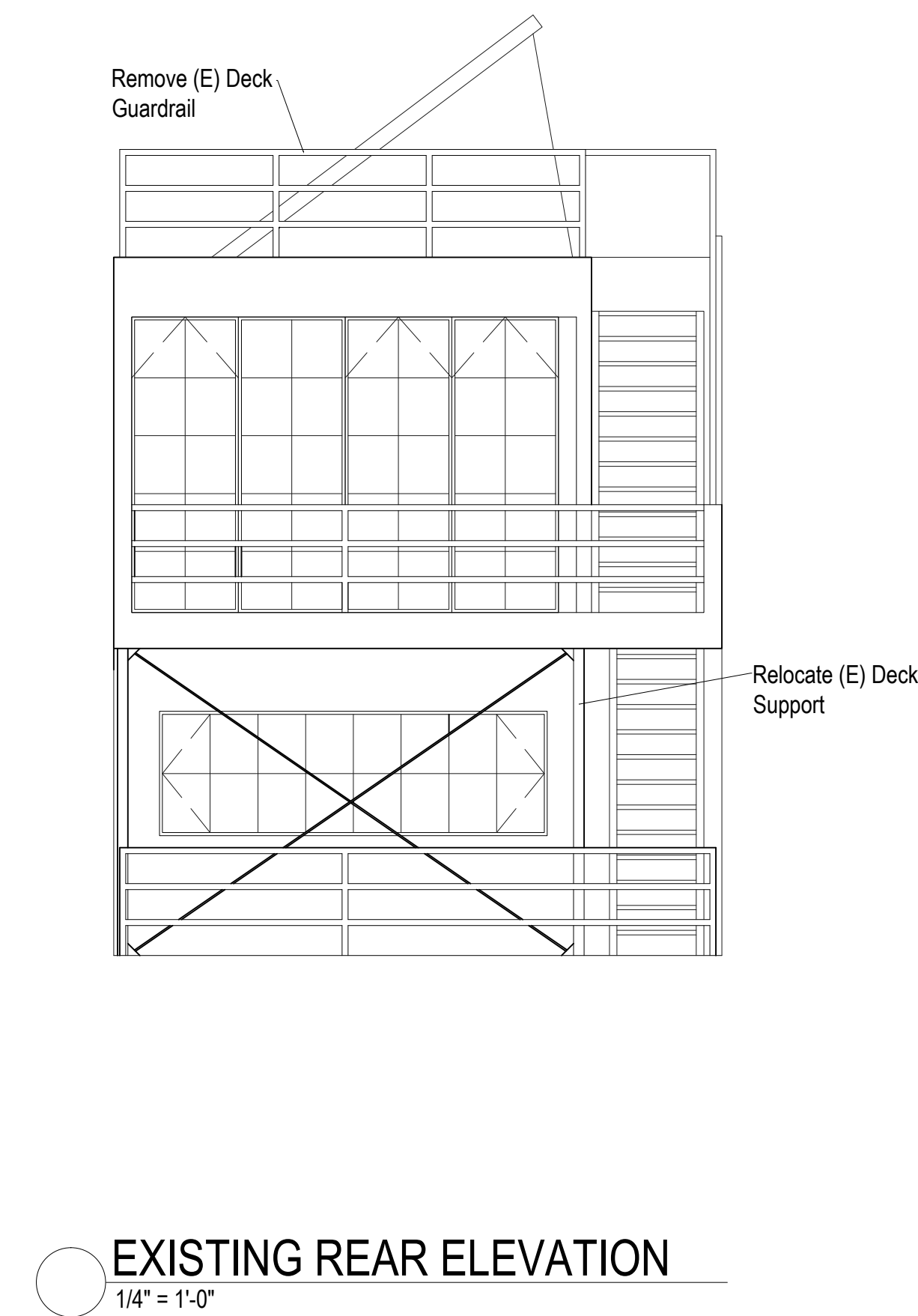
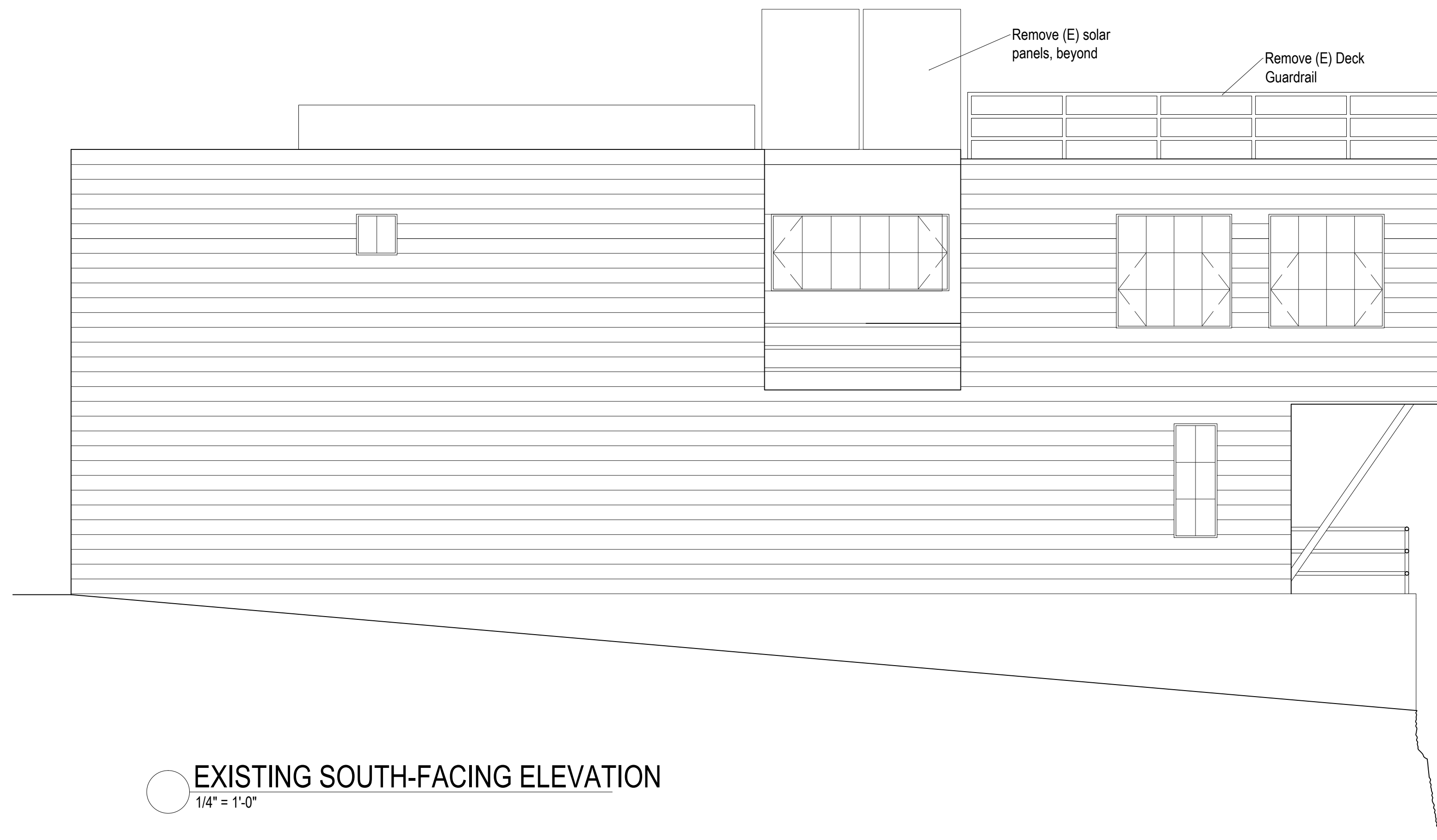
EXISTING ROOF PLAN
1/4" = 1'-0"

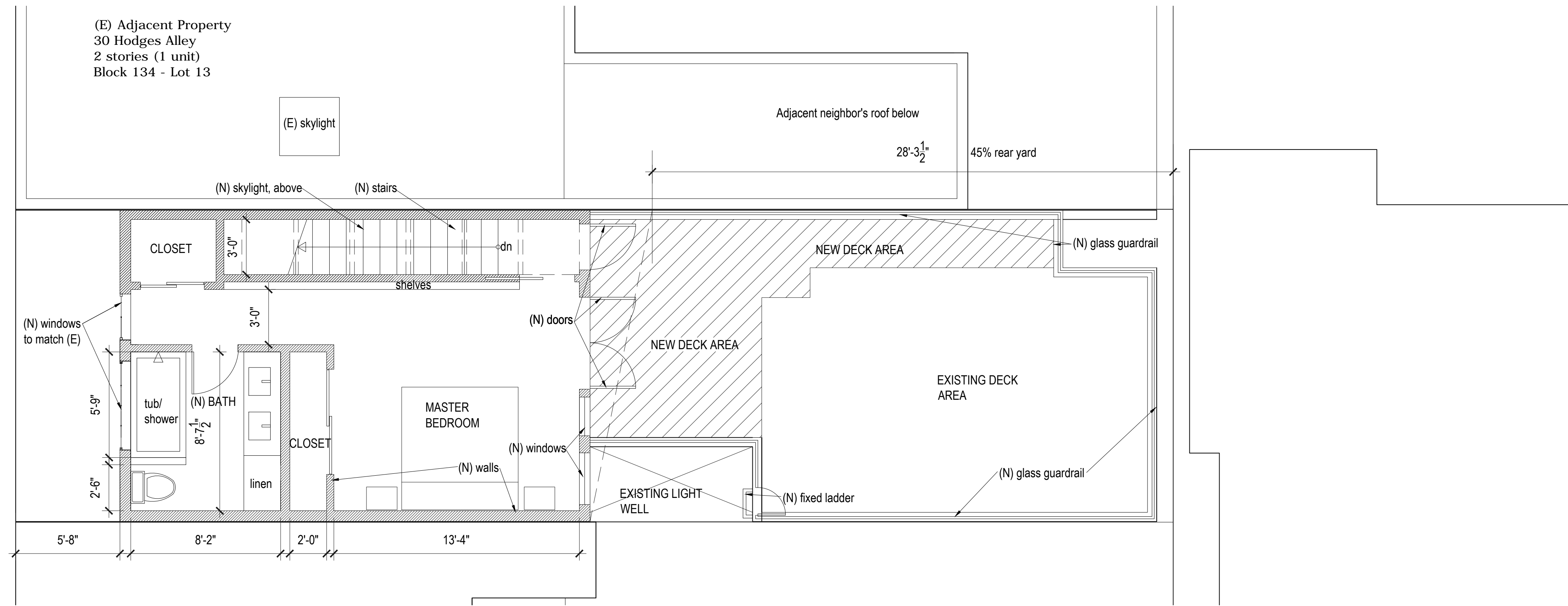


EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



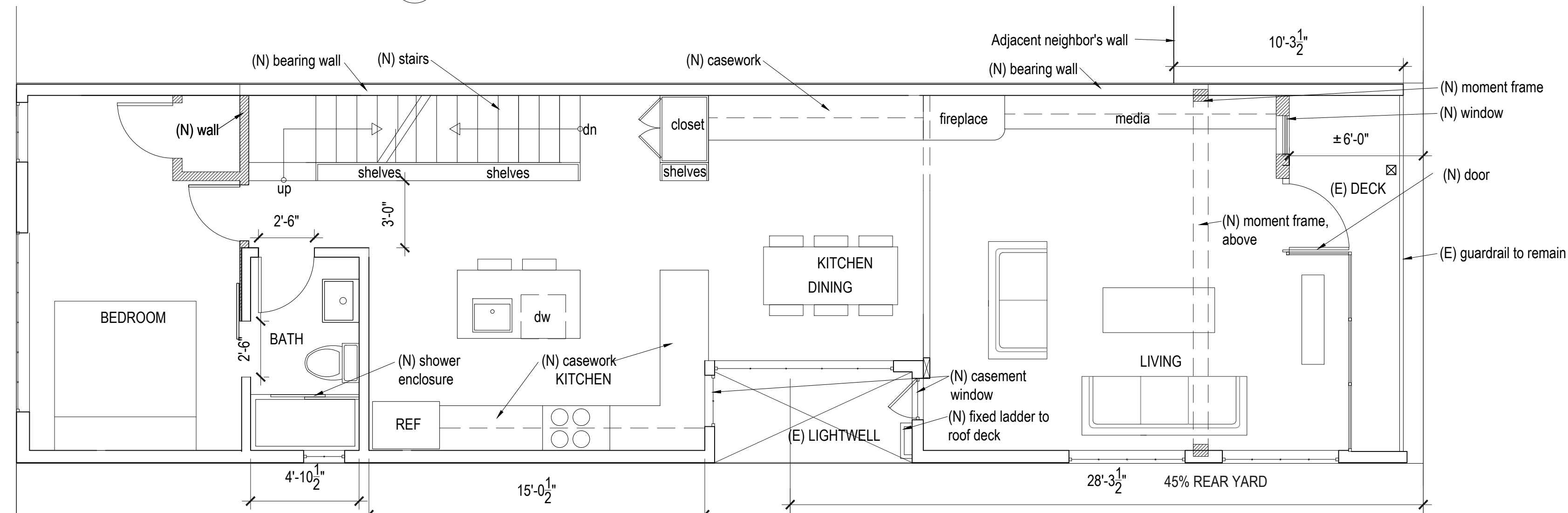
EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"





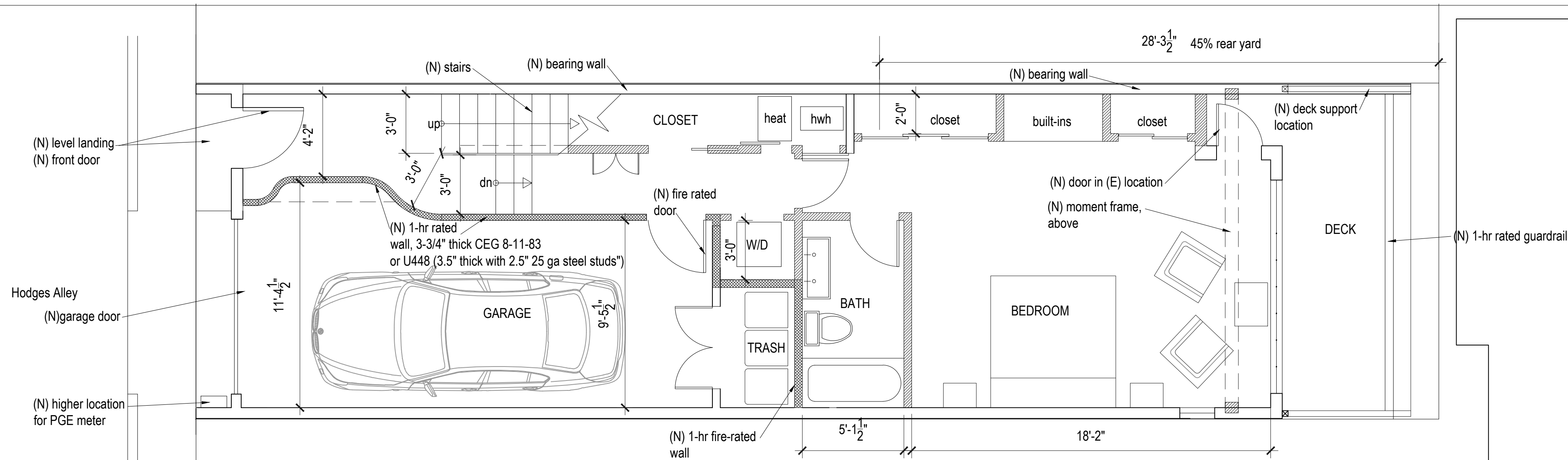
PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"



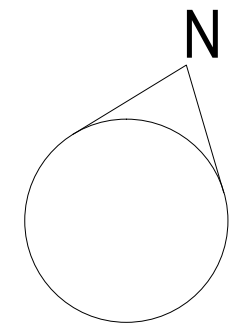
PROPOSED SECOND FLOOR PLAN

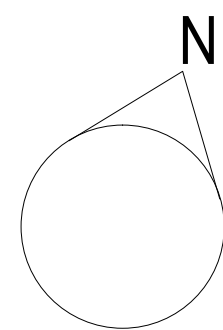
1/4" = 1'-0"



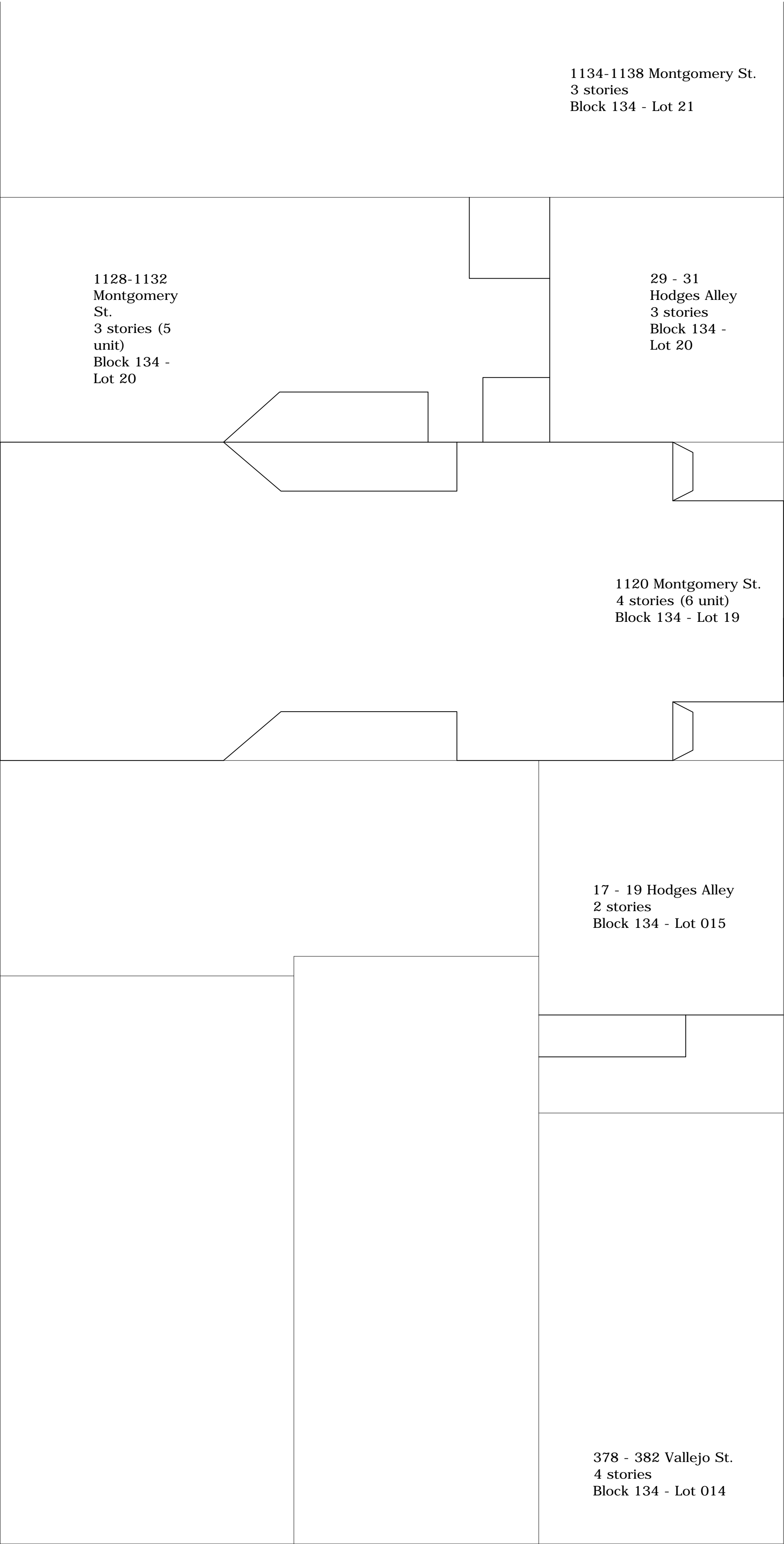
PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"

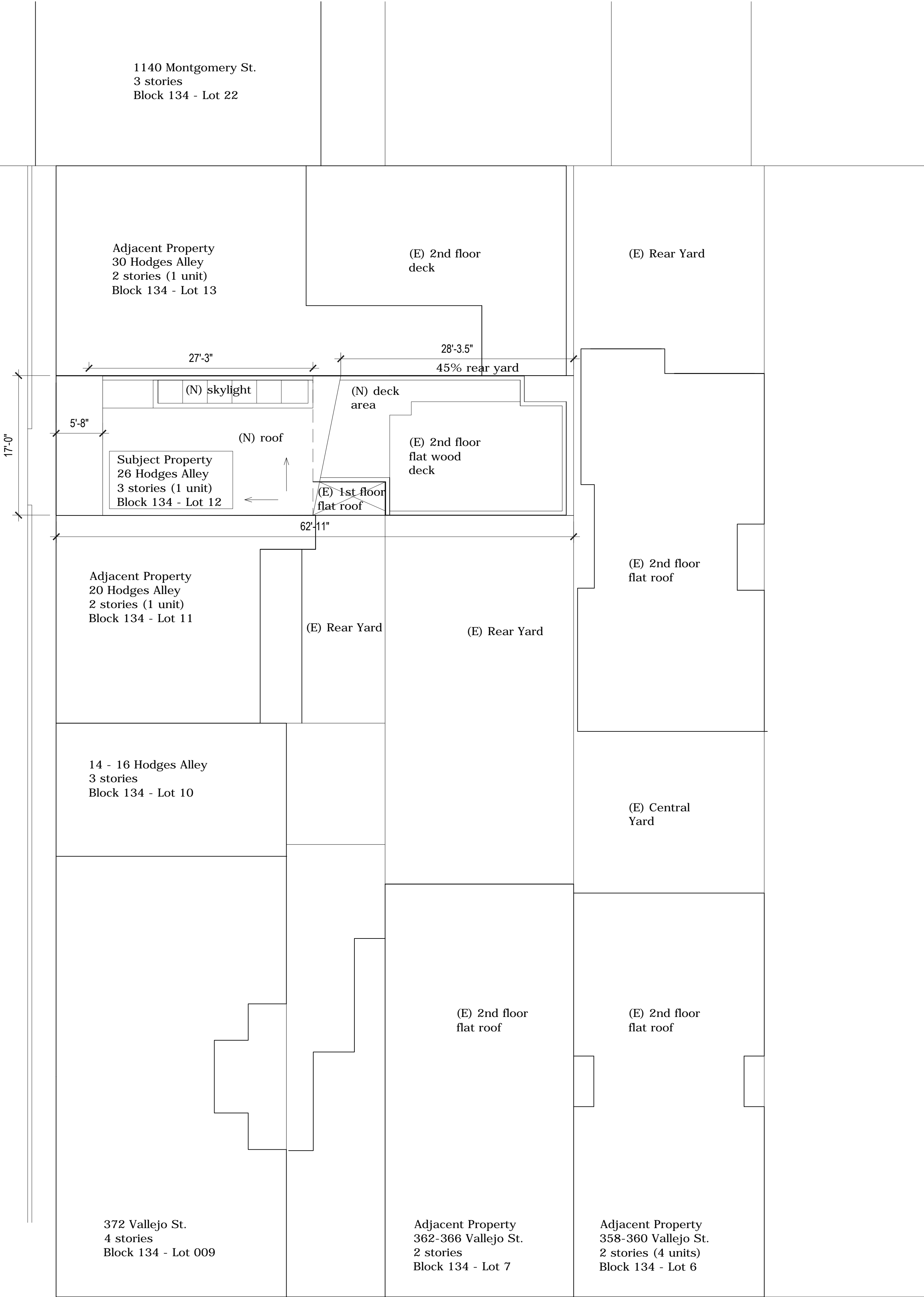




MONTGOMERY



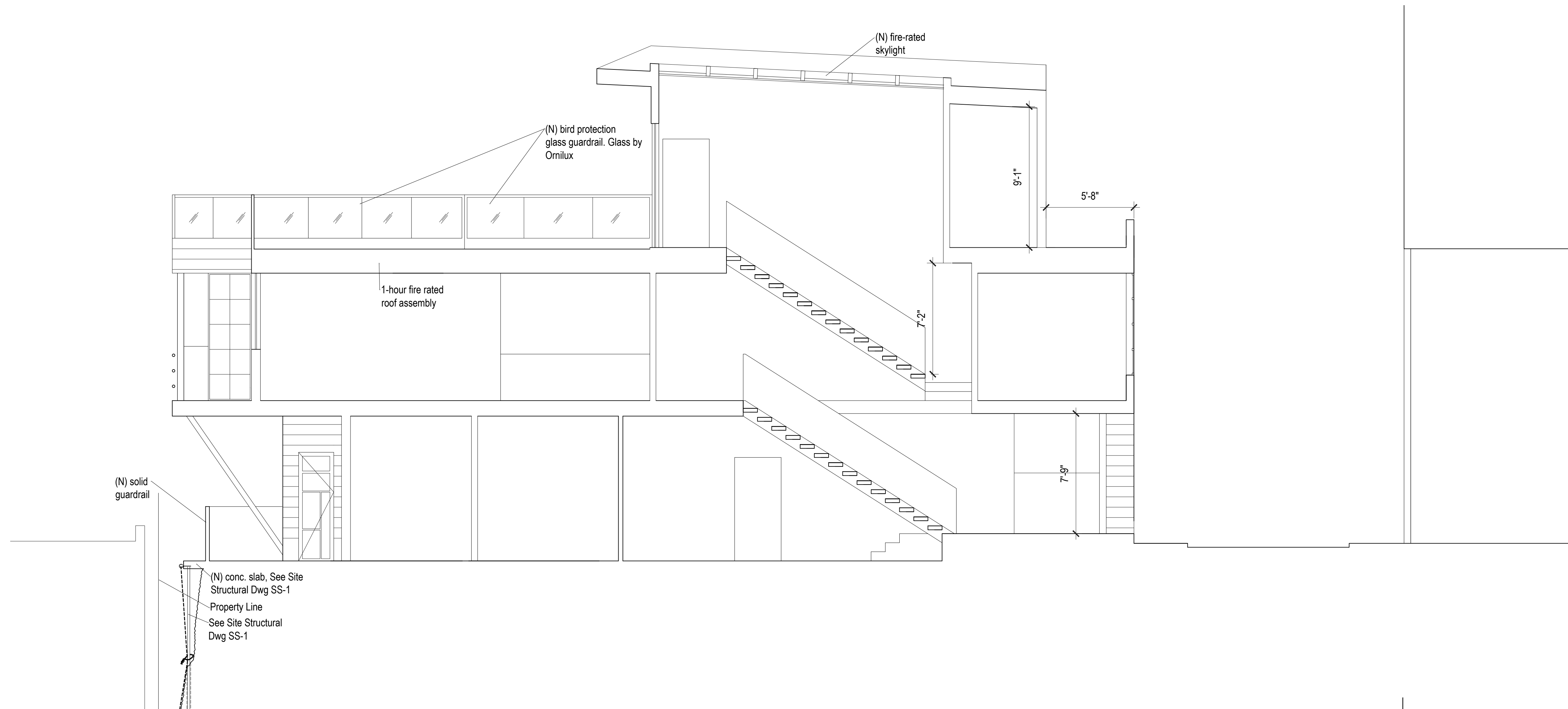
HODGES ALLEY



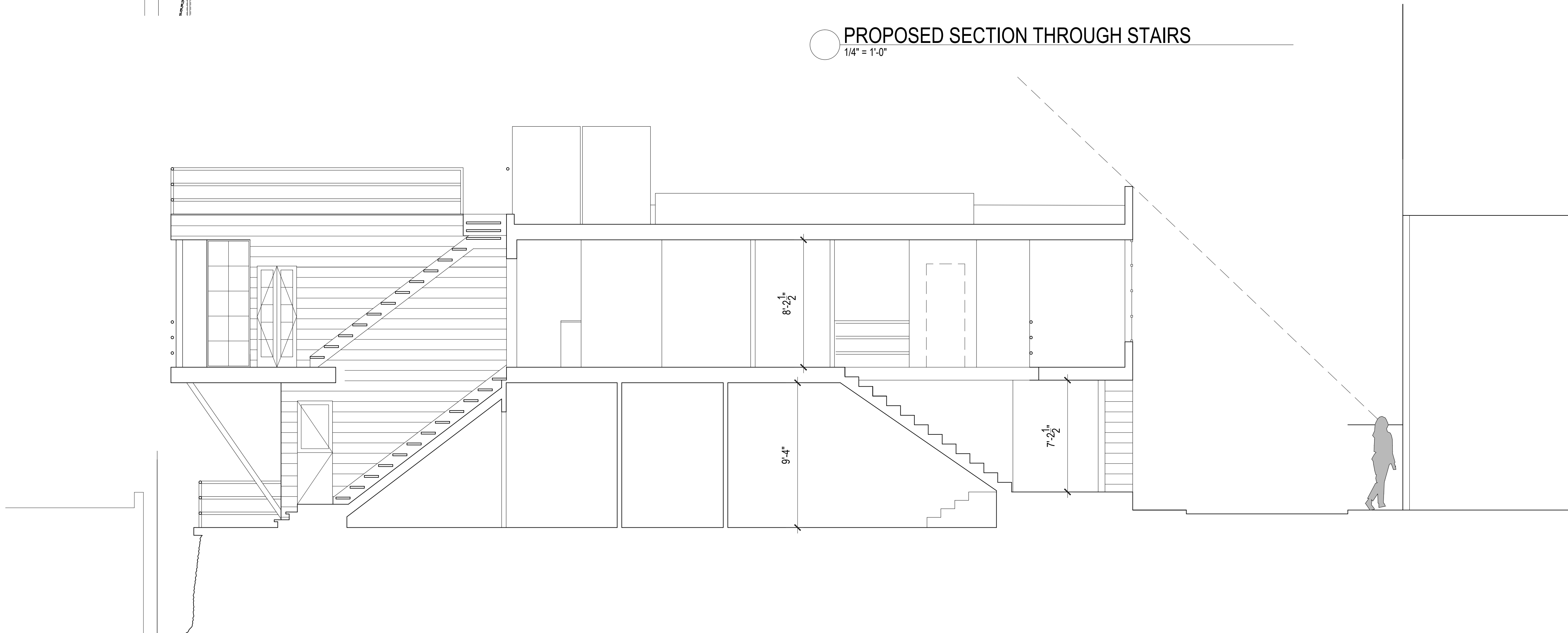
VALLEJO



PROPOSED SITE PLAN



PROPOSED SECTION THROUGH STAIRS
1/4" = 1'-0"

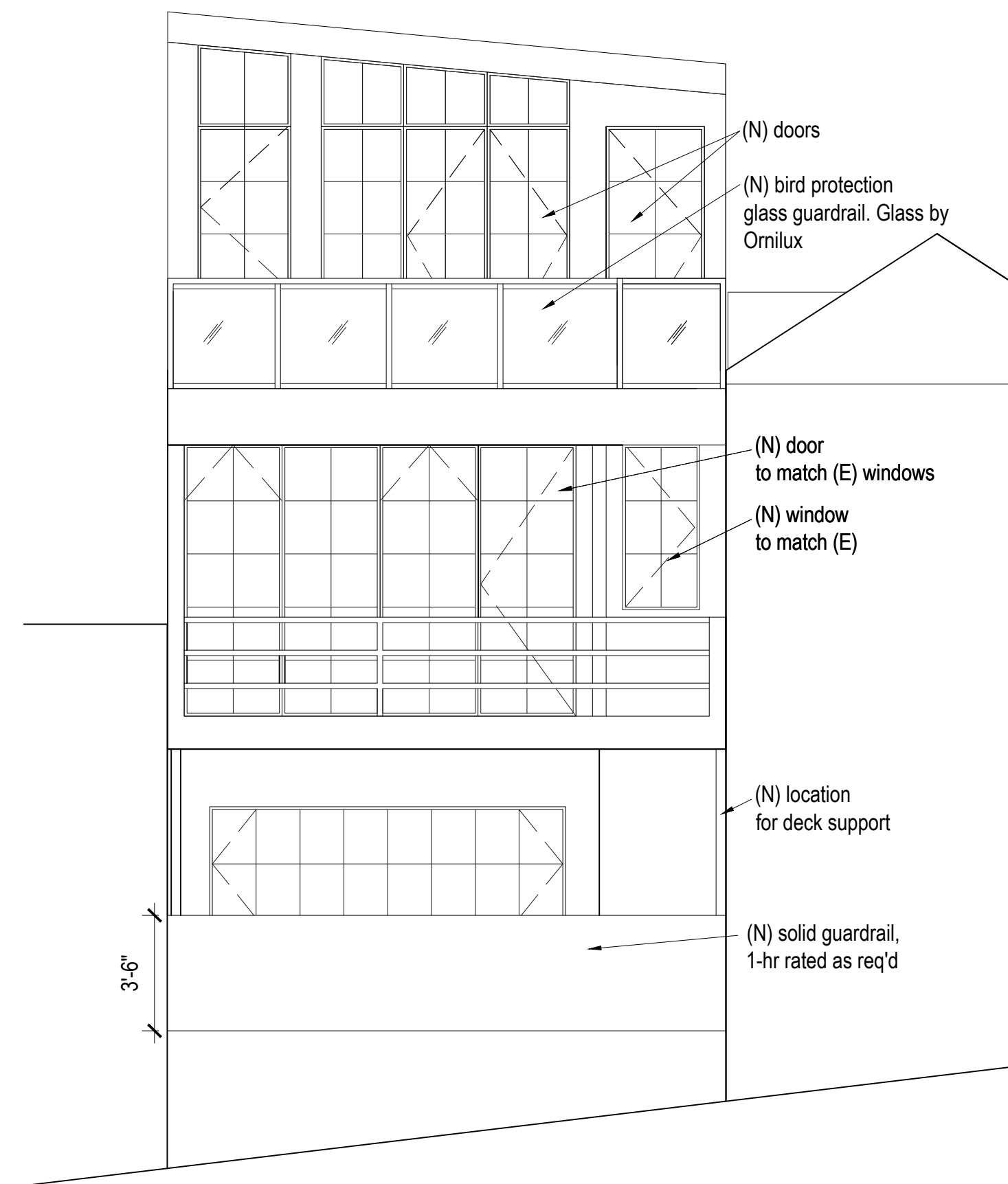


EXISTING SECTION THROUGH STAIRS
1/4" = 1'-0"



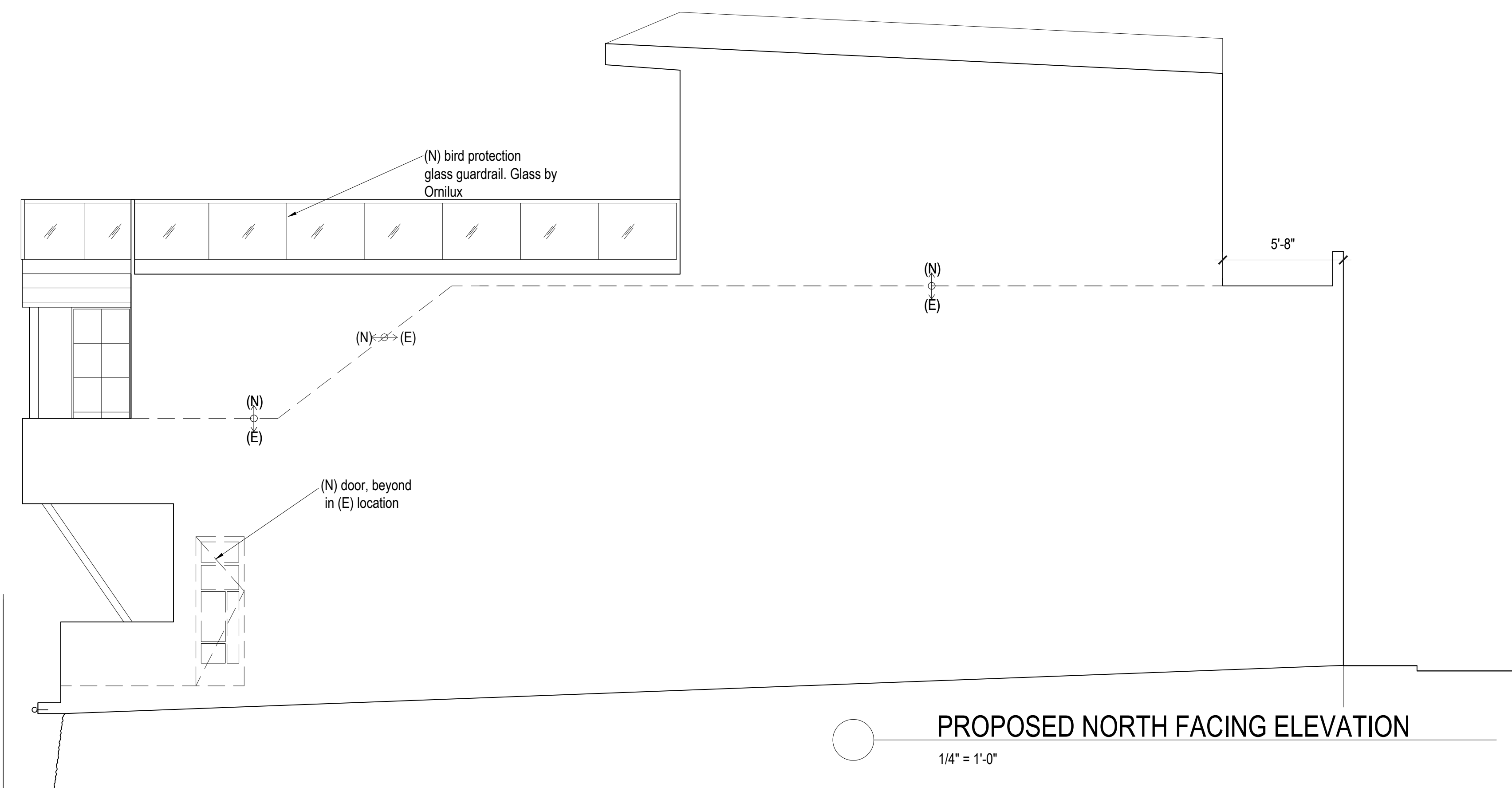
PROPOSED SOUTH FACING ELEVATION

1/4" = 1'-0"



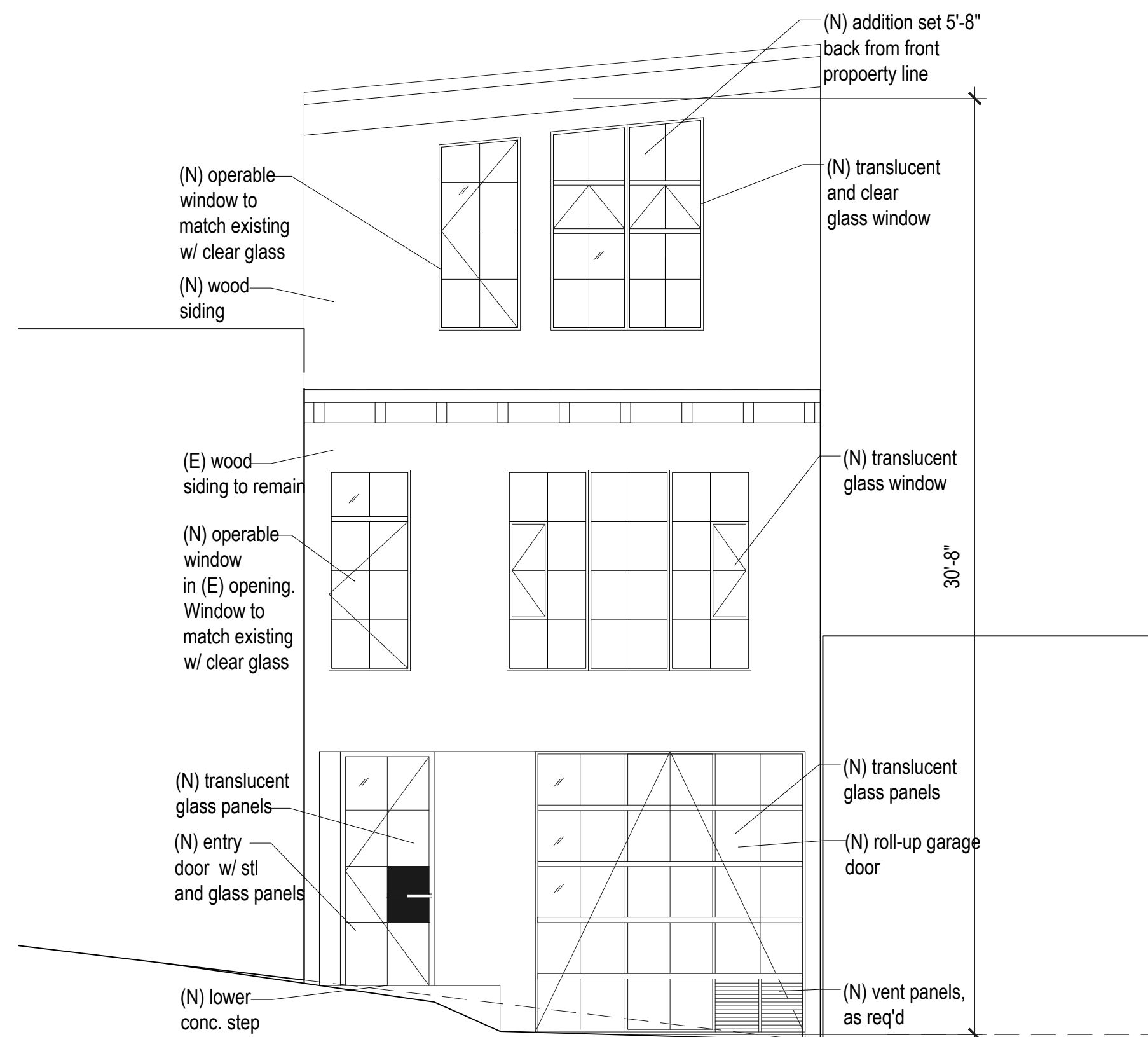
PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED NORTH FACING ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

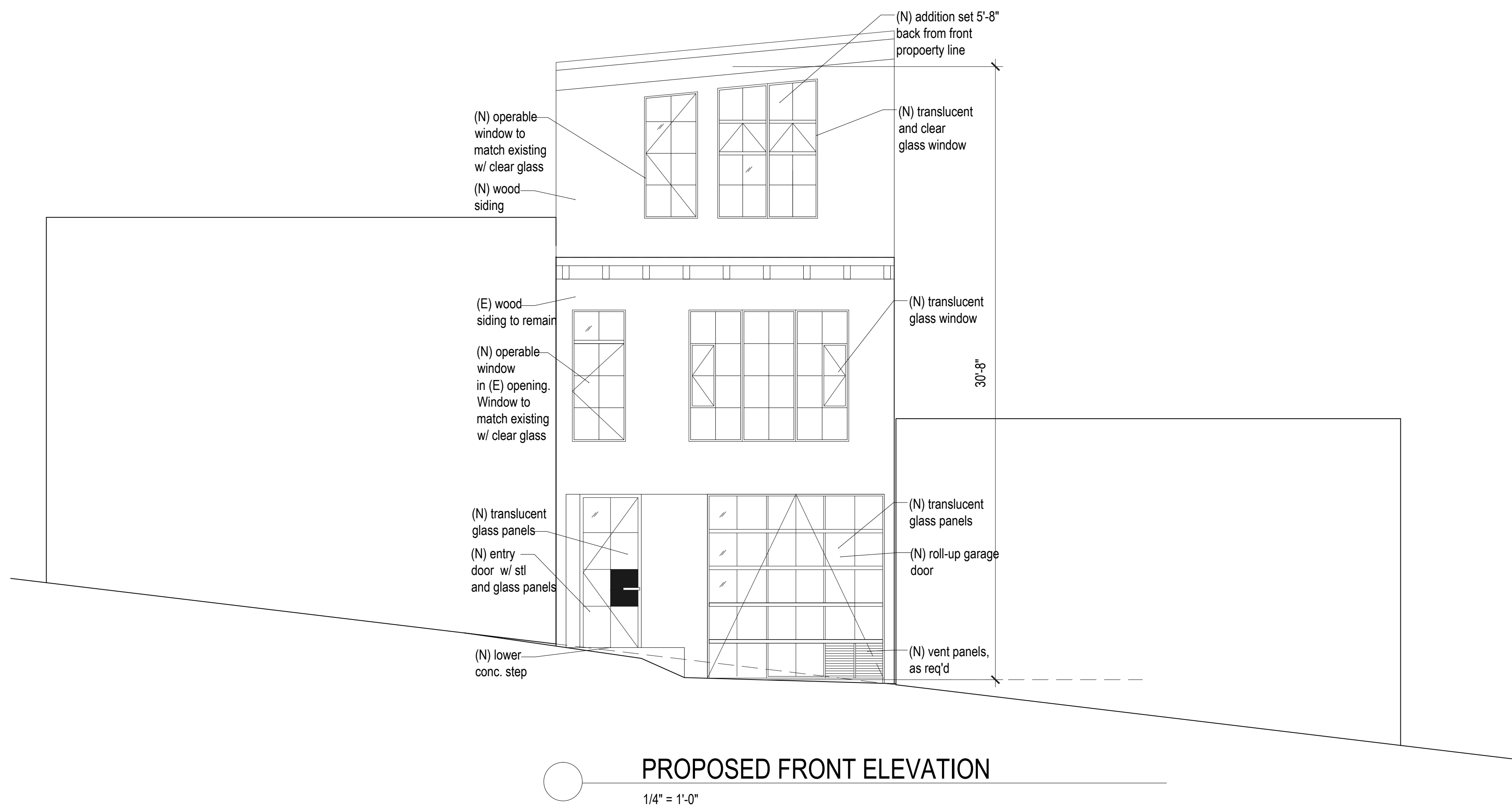
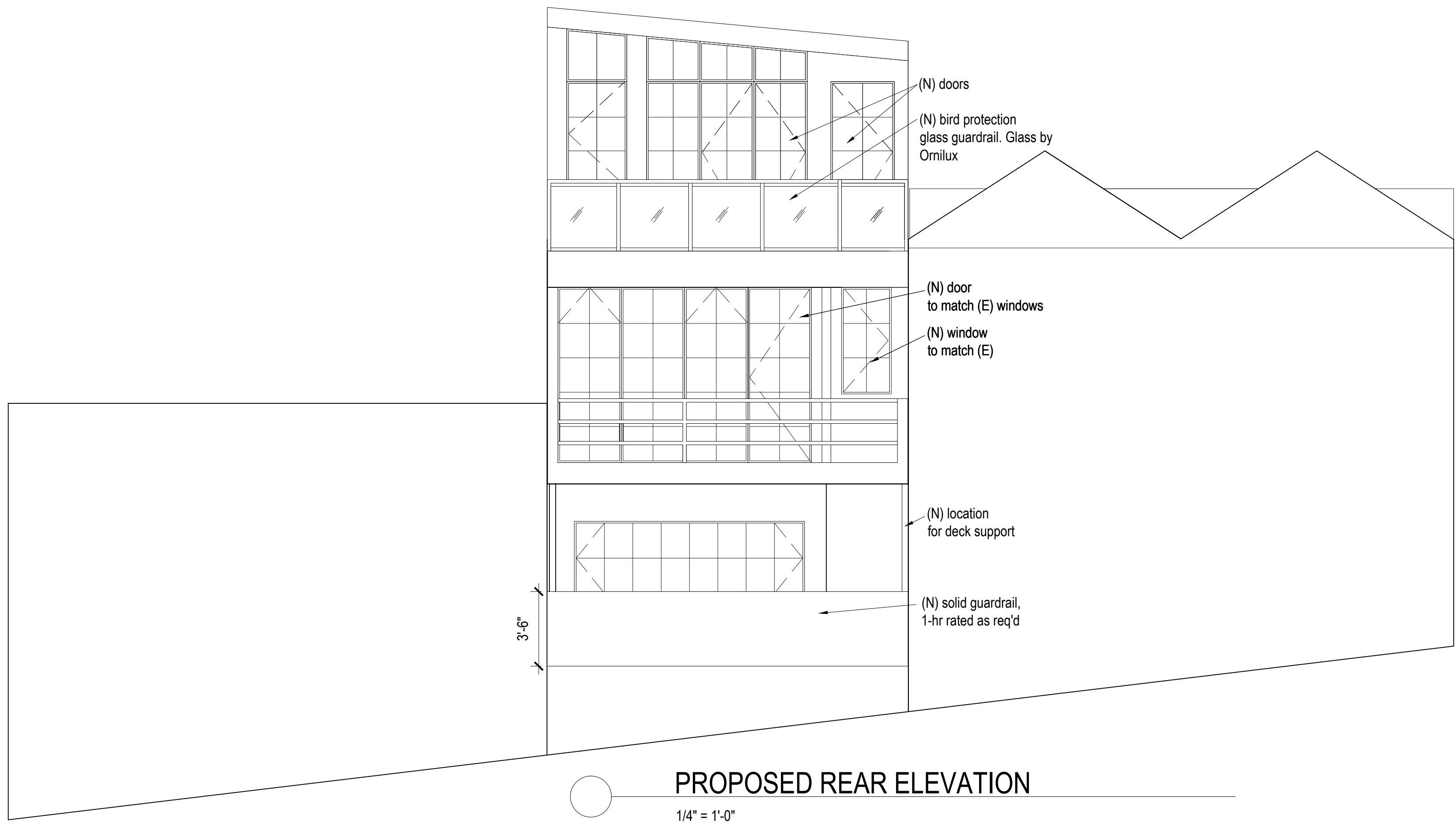
PLANNING

PROPOSED EXT. ELEVATIONS

A 4.0

DATE June 13, 2014

SCALE



26 HODGES ALLEY
SAN FRANCISCO, CA 94133

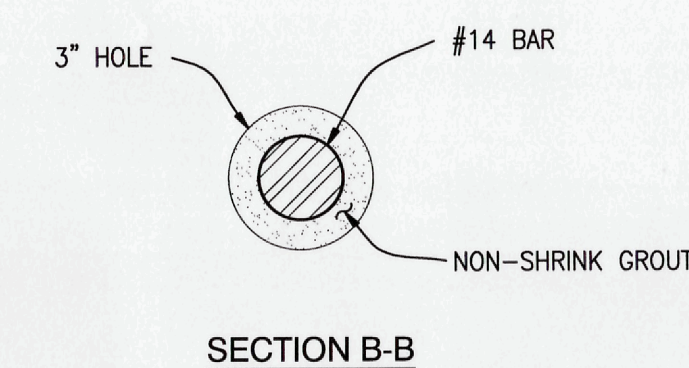
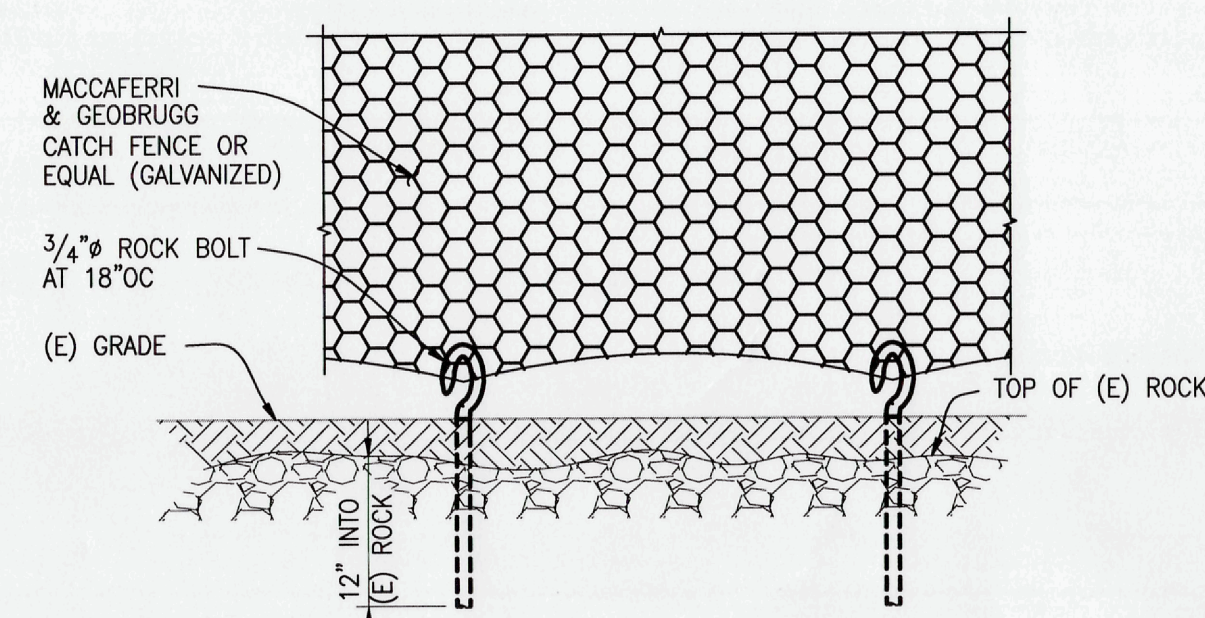
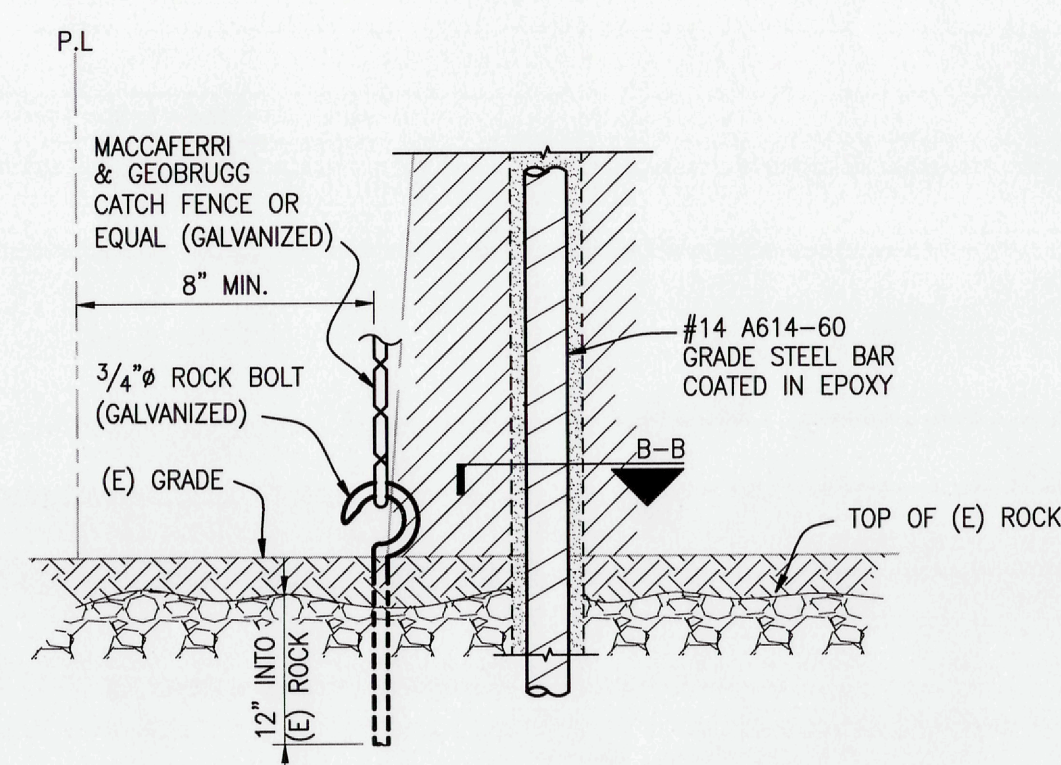
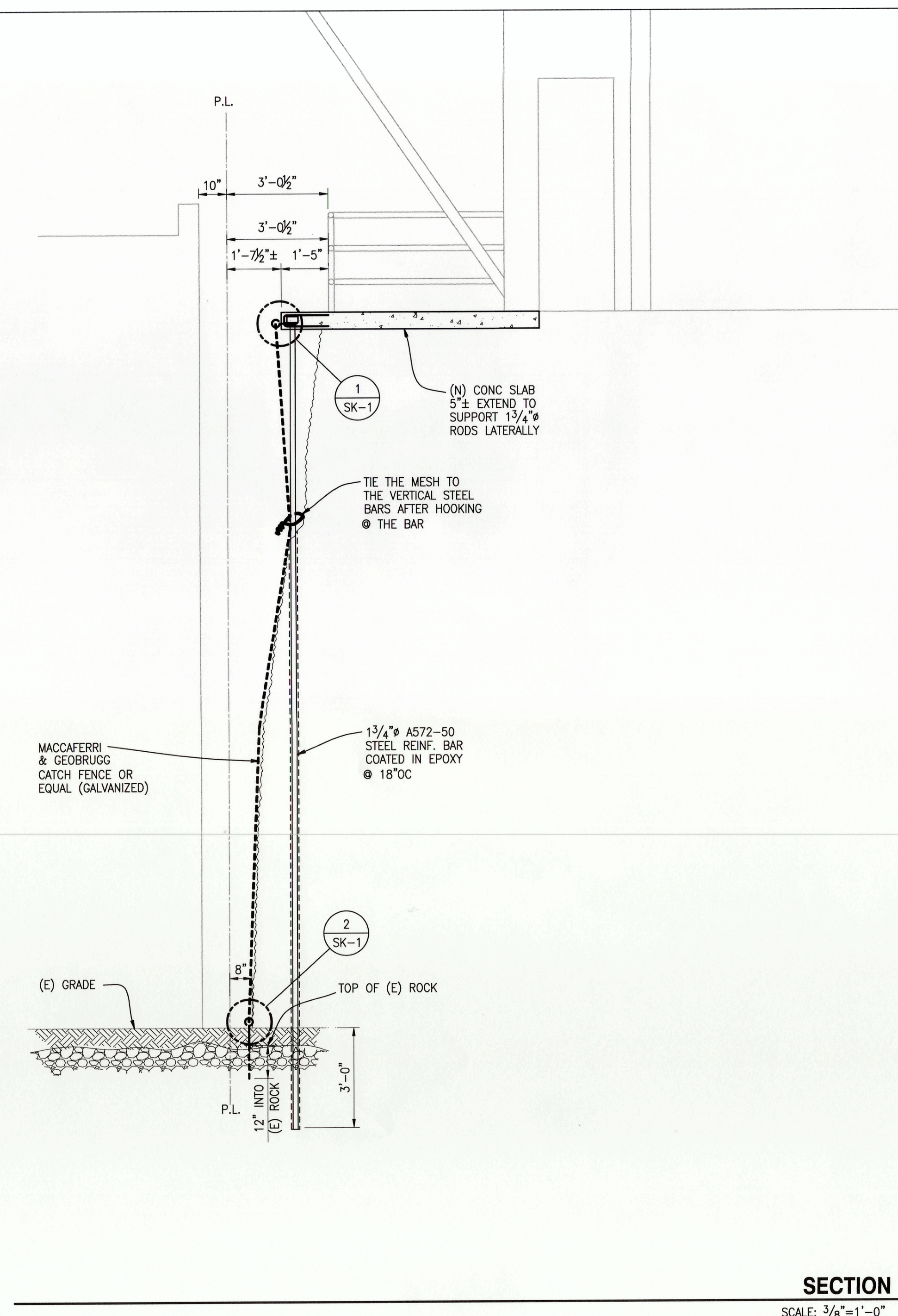
PLANNING

PROPOSED EXT. ELEVATIONS

A 4.1

DATE May 23, 2014

SCALE



NOTE:
REMOVE ROCK TO PROVIDE 16" MINIMUM
SPACE AT BOTTOM BTWN ROCK AND
NEIGHBOR'S HOUSE