



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 PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 26, 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: 1533 Sutter Street	Case No.: 2013.0969V
Cross Street(s): Gough & Octavia Street	Building Permit: TBD
Block / Lot No.: 0688/030	Applicant/Agent: Henry Karnilowicz
Zoning District(s): RM-4 / 50-X	Telephone: 415-420-8113
Area Plan: N/A	E-Mail: occexp@aol.com

PROJECT DESCRIPTION

The proposal is to construct a new three-car garage structure within the rear yard. The subject corner lot fronts on Sutter Street and the garage would be accessed from an easement along Octavia Street. The garage will measure approximately 28 feet, 6 inches wide by 24 feet deep by 13 feet tall. A roof deck is proposed above the garage.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 34 feet. The proposed garage would be located entirely within the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai**

Telephone: **415-575-9087** Mail: sharon.w.lai@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/2013.0969V.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.

ABREVIATIONS:

1	1S&1P	1 shelf and 1 pole	47	L	length
2	blk	blocking	48	landsc.	landscape/landscaping
3	brk.	brick	49	lvrd.	louvered
4	chim.	chimney	50	lt.	light
5	br	bedroom	51	lav.	lavatory
6	ba	bathroom	52	mtl.	metal
7	bd.	board	53	mas.	masonry
8	cl	closet	54	mbr	master bedroom
9	conc	concrete	55	mba	master bathroom
10	c.t.	ceramic tile	56	med.	medicine cabinet
11	cab.	cabinet	57	mldg	moulding
12	comp	computer high speed connection	58	(N)	new
13	compl	complete	59	ped.	pedestal or pedestrian
14	cem	cement	60	pan.	pantry
15	comp	composition	61	plwd	plywd
16	clg.	ceiling	62	plas. Lam.	plastic laminate/formica
17	crpt./carpet	wall to wall carpeting	63	ref.	refrigerator
18	D	deep	64	ra	range
19	drn.	drain	65	R	stair risers
20	dn.	down	66	rod	shower curtain rod
21	disp.	garbage disposal	67	SC	solid core
22	dblt	deadbolt	68	sl.gl.dr.	sliding glass door
23	dispn	dispenser	69	s.	sink
24	dr.	door	70	shlvs	shelves
25	eq	equal	71	sp	space
26	ext.	exterior	72	sht	sheet
27	(E)	existing	73	scrnd	screened
28	fr.	french	74	t.p.	toilet paper dispenser
29	flshg.	flashing	75	t.b.	towel bar
30	frdn	foundation	76	tel	telephone jack
31	fixt.	fixture	77	temp'd	tempered glass
32	flr.	floor	78	TV	cable TV jack
33	F.F.	finished floor elevation	79	typ	typical
34	fin.	finished	80	van.	vanity
35	flr.	floor	81	vw	view
36	frmg	framing	82	V.I.F.	verify in field
37	frmd	framed	83	vinyl	sheet vinyl flooring
38	gyp. bd	gypsum wall board/sheetrock	84	wd	wood
39	gwb	gypsum wall board/sheetrock	85	W/D	washer & dryer machines
40	g	gallon	86	wdw.	window
41	gsm	galvanized sheet metal	87	wc	water closet/ toilet
42	H	high	88		
43	hdwd.	hardwood	89		
44	hndrl	handrail	90		
45	hdwe	hardware	91		
46	int.	interior	92		

FLOOR AREAS:

GARAGE = 684 SQ.FT UNCONDITIONED

PROJECT DIRECTORY:

ARCHITECT:
MCMAHON ARCHITECTS +STUDIO
4111 18TH STREET, SUITE 6
SAN FRANCISCO, CA, 94114
415. 626.5300
CA. REG. C-22982

BUILDING / LOT INFORMATION:

1533 SUTTER ST, SAN FRANCISCO, CA

PARCEL: 0688/030
LOT AREA = 2850 SQ.FT.
ZONING: RM-4 - RESIDENTIAL - MIXED, HIGH DENSITY

BLOCK / LOT 0688/030

CODES APPLIED:

2010 CALIFORNIA BUILDING CODE (CBC)
2010 CALIFORNIA RESIDENTIAL CODE (CRC)
2010 CALIFORNIA ELECTRICAL CODE (CEC)
2010 CALIFORNIA PLUMBING CODE (CPC)
2010 CALIFORNIA MECHANICAL CODE (CMC)
2010 CALIFORNIA ENERGY CODE

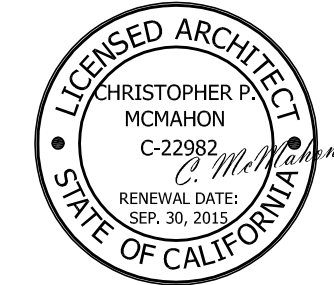
SCOPE OF WORK:

- 1. GARAGE ADDITION

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

A0.0 - COVER- PROJECT INFORMATION
DRAWING INDEX, ABBREVIATIONS
A1.0 - SITE PLAN
A2.0 - PROPOSED FLOOR PLANS
A3.0 - PROPOSED ELEVATIONS
A3.1 - PROPOSED ELEVATIONS/ SECTION



1533 SUTTER STREET
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
10, 29, 13	
DATE:	06.26.13
DRAWN:	AV
SCALE:	AS NOTED

Cover Sheet

A0.0

mcmahon architects + studio

4111 - 18th Street Suite 6
415-626-5300
www.christmcmahon.com

san francisco, ca 94114



REVISIONS:

10.29.13

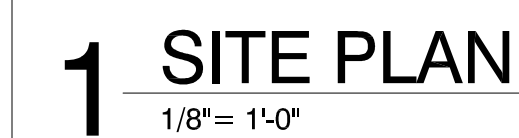
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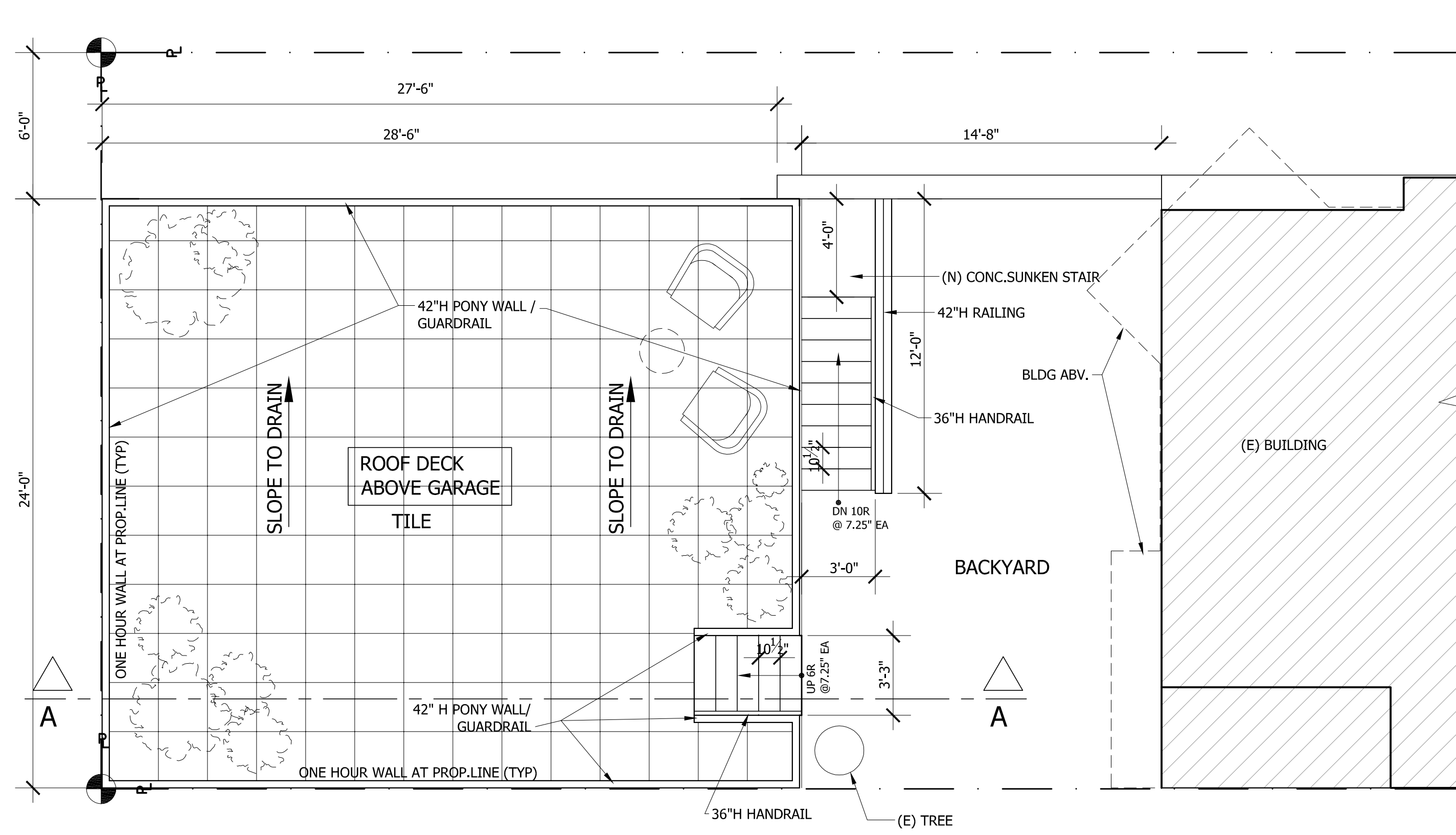
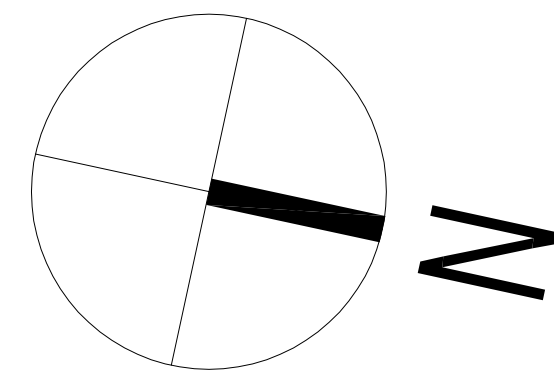
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SCALE: AS NOTED

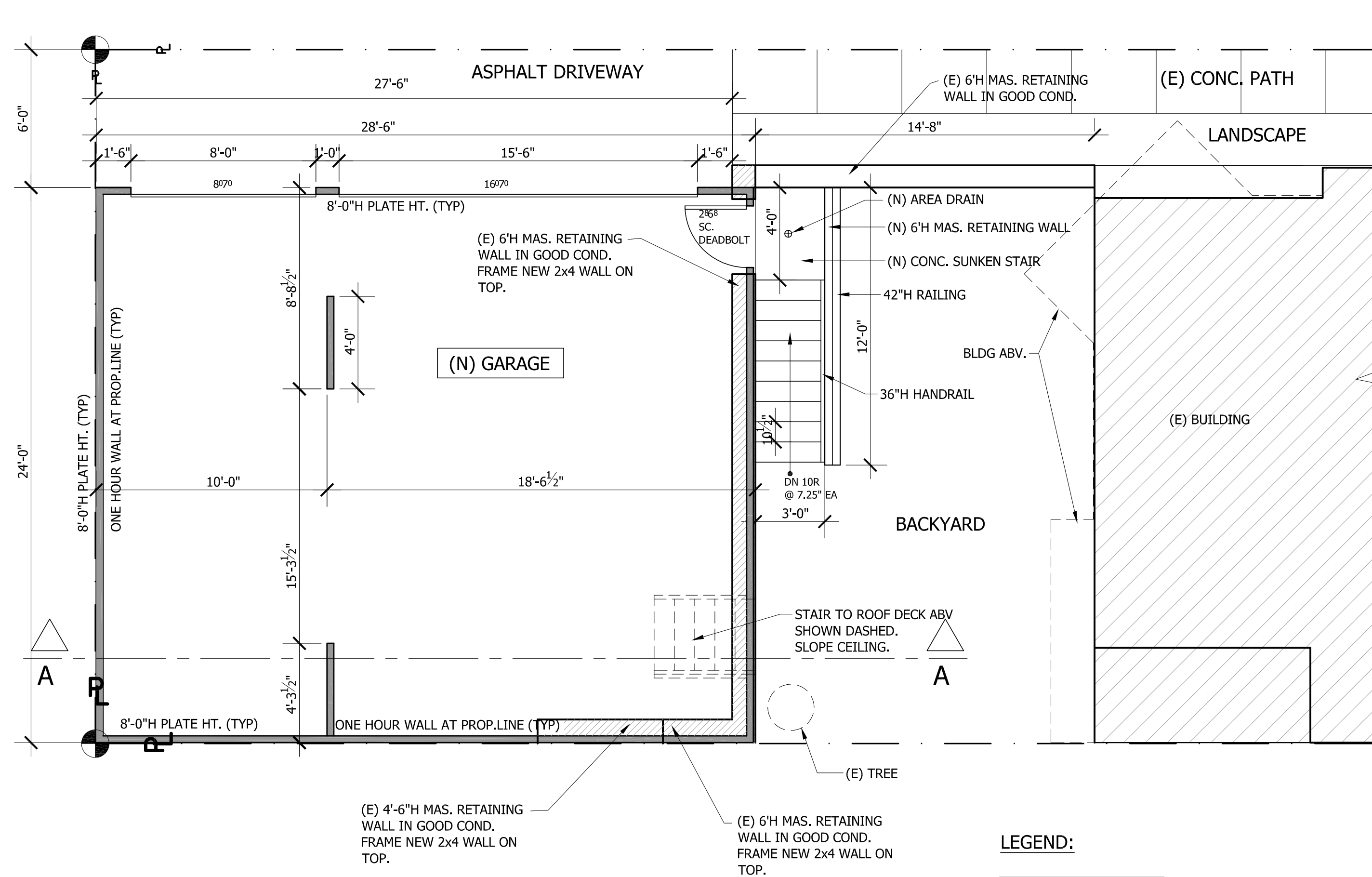
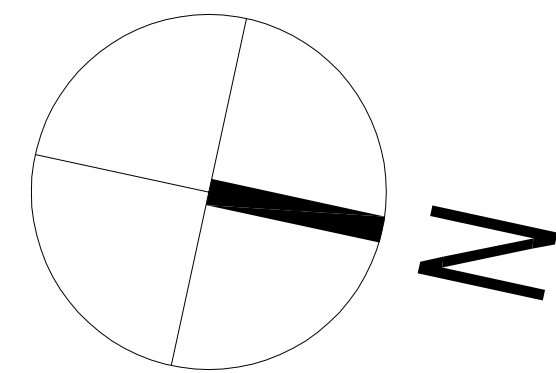
Site Plan

A1.0

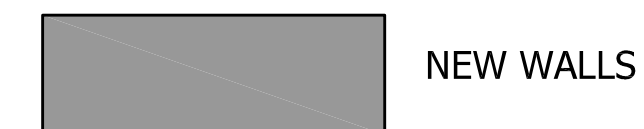




2 ROOF DECK PLAN
1/4" = 1'-0"



LEGEND:



1 GARAGE FLOOR PLAN
1/4" = 1'-0"



REVISIONS:

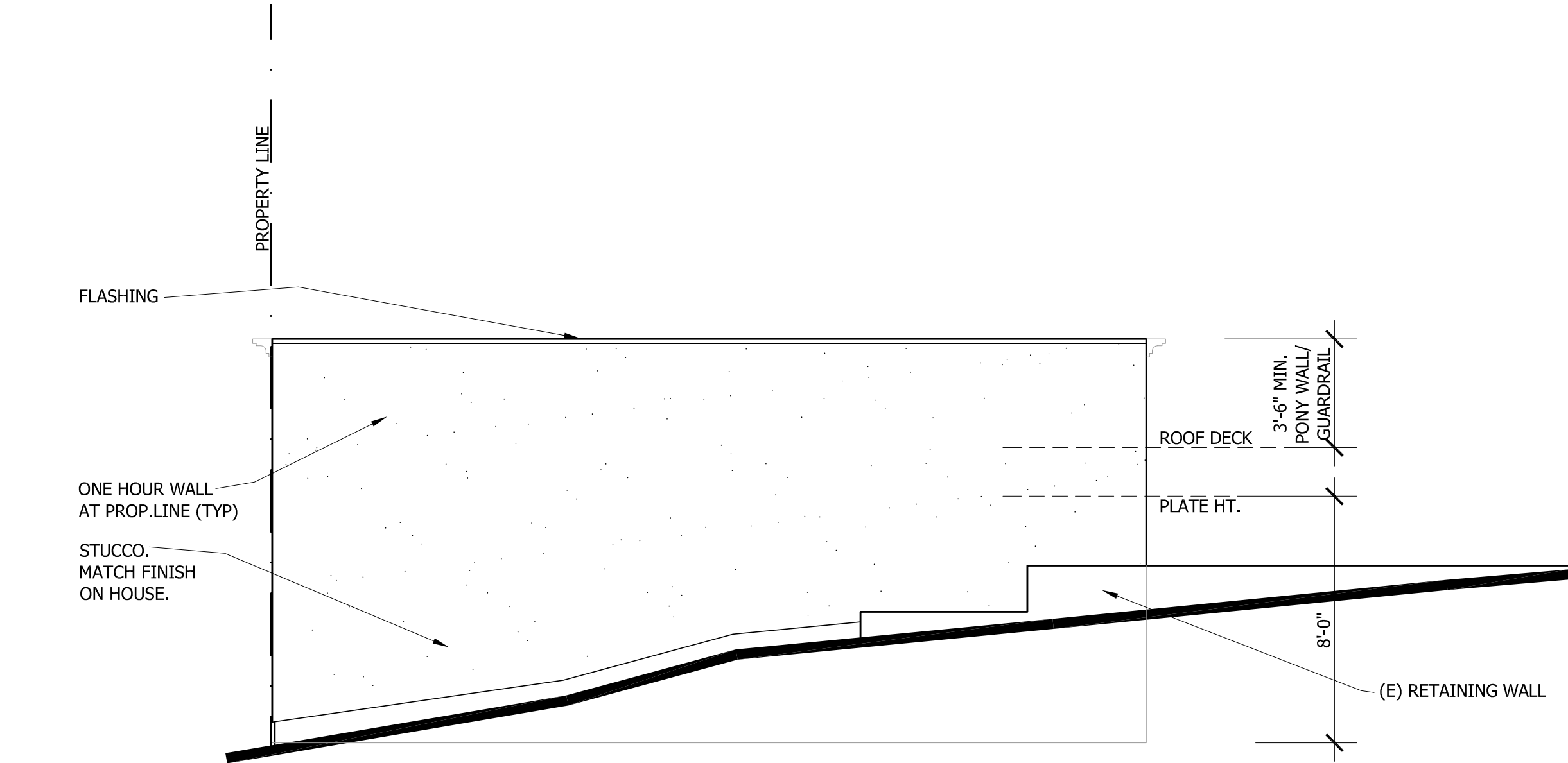
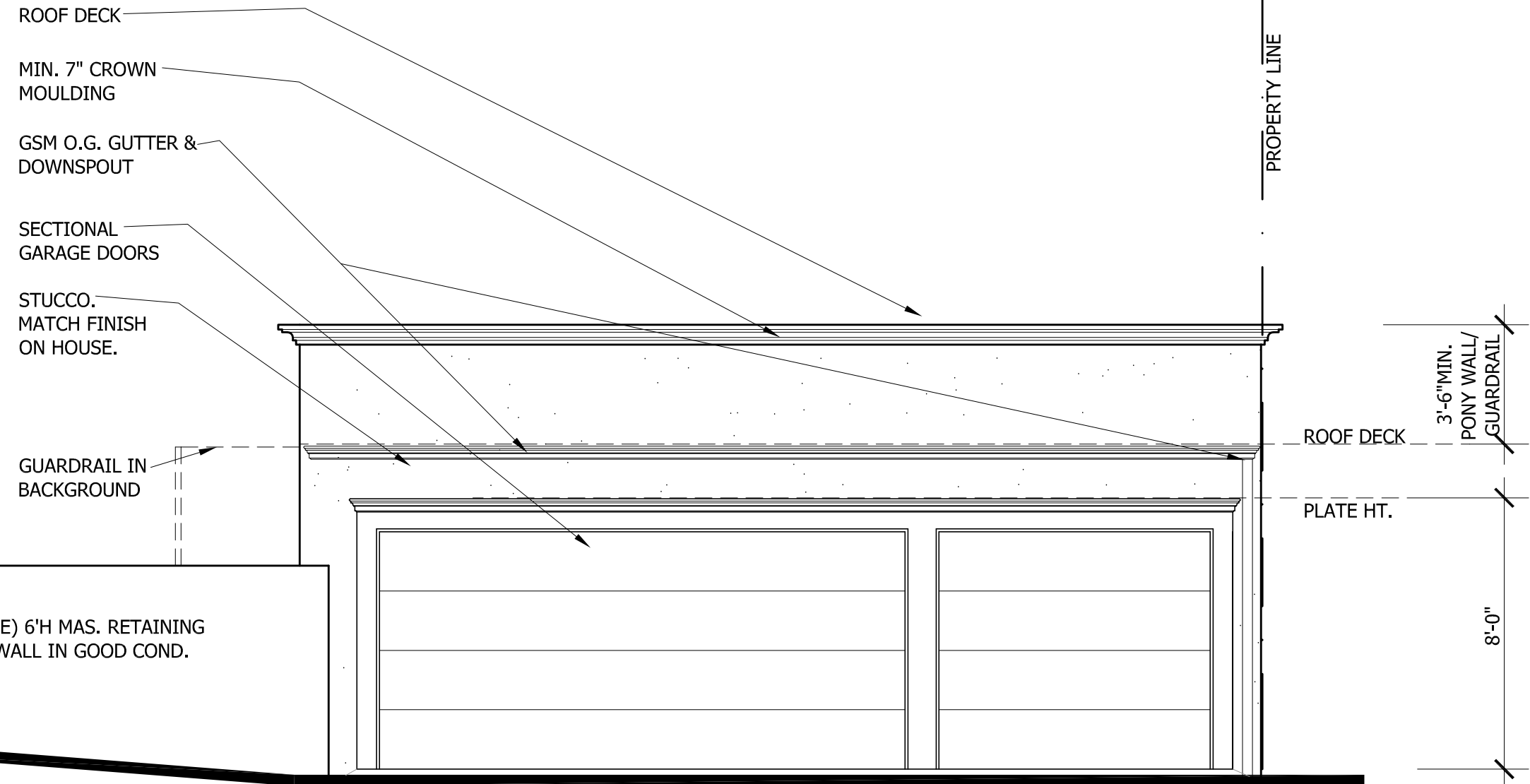
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DATE: 06.26.13

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SCALE: AS NOTED

FLOOR Plan
ROOF PLAN



2 EAST ELEVATION

1/4"= 1'-0"

1 FACADE (WEST) ELEVATION

1/4"= 1'-0"

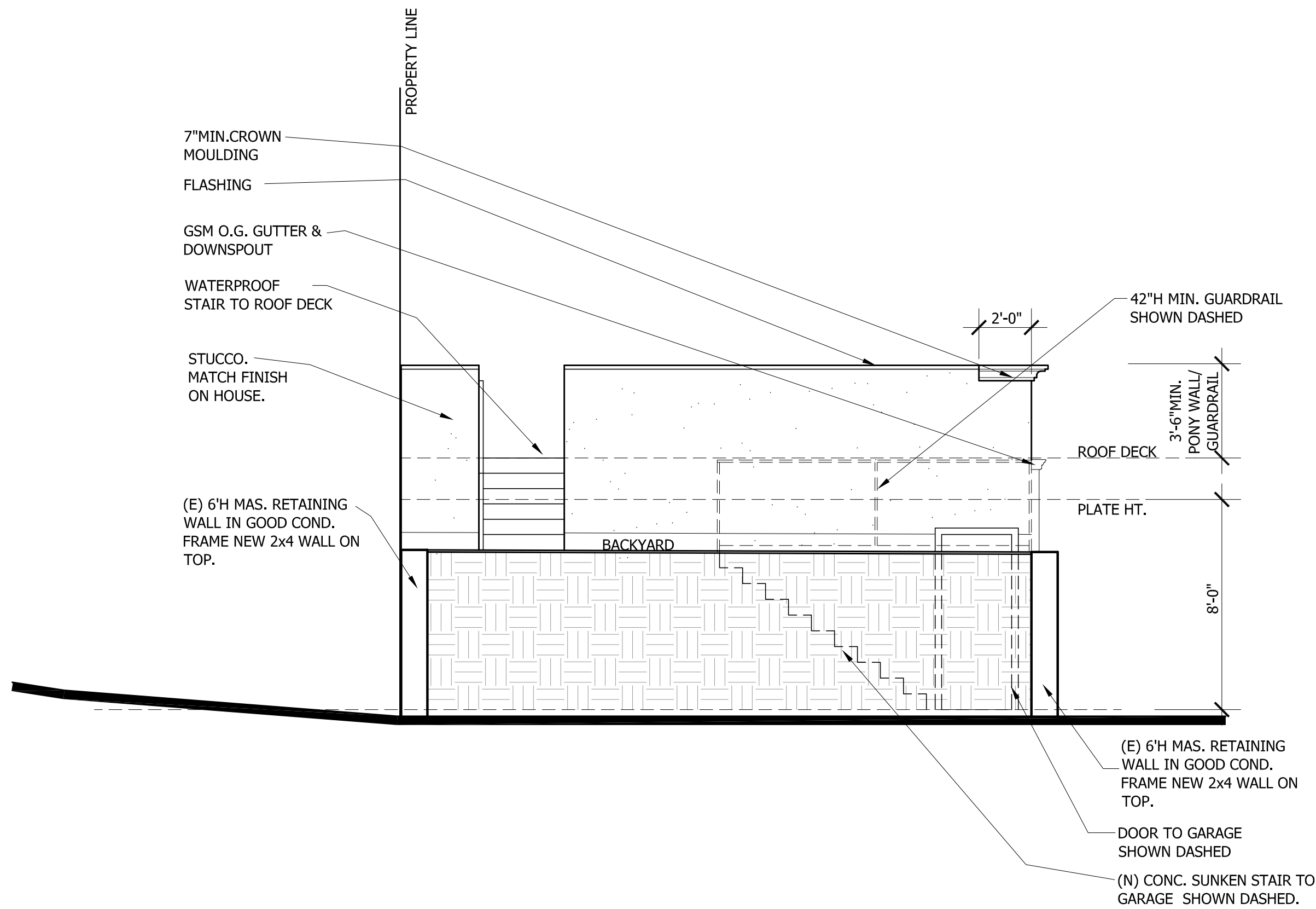


1533 SUTTER STREET
SAN FRANCISCO, CALIFORNIA

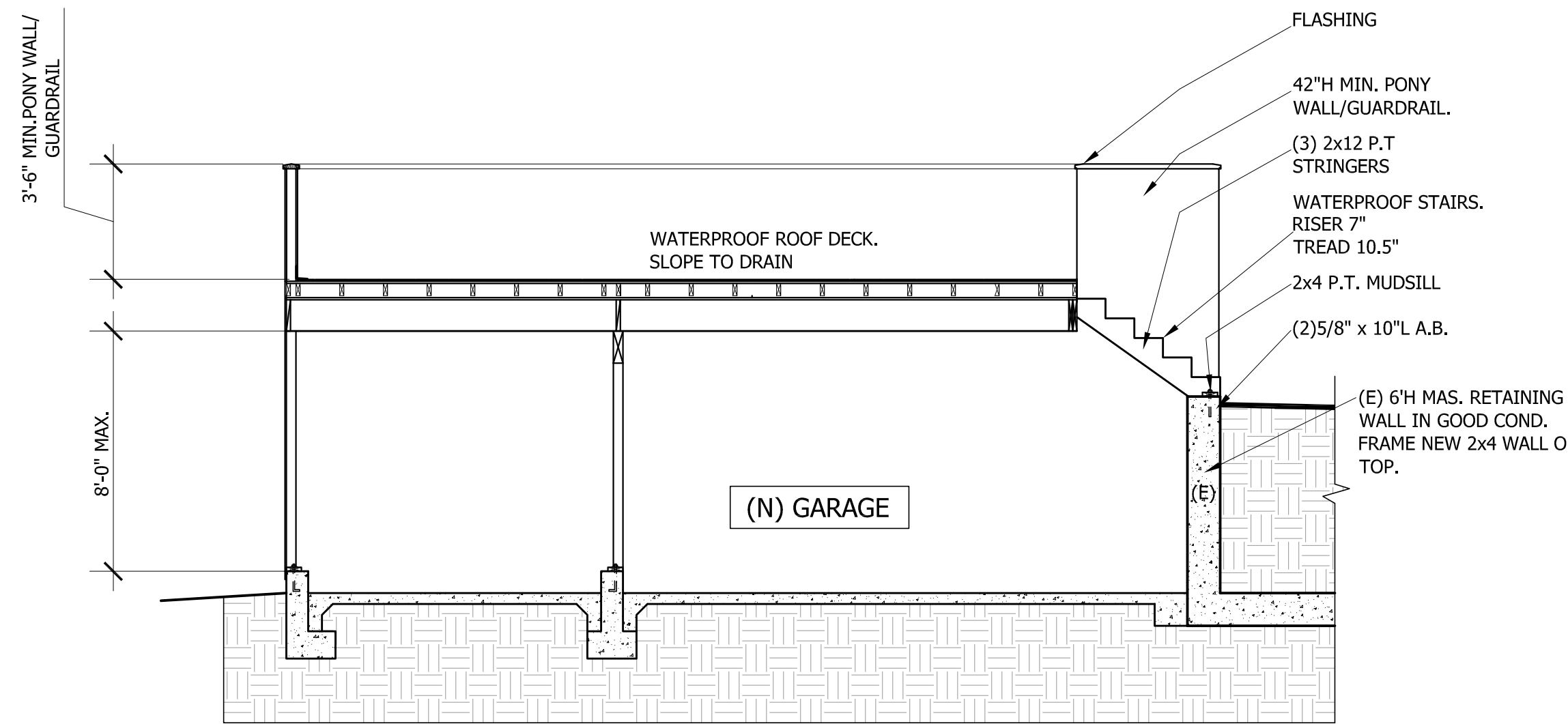
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Elevations

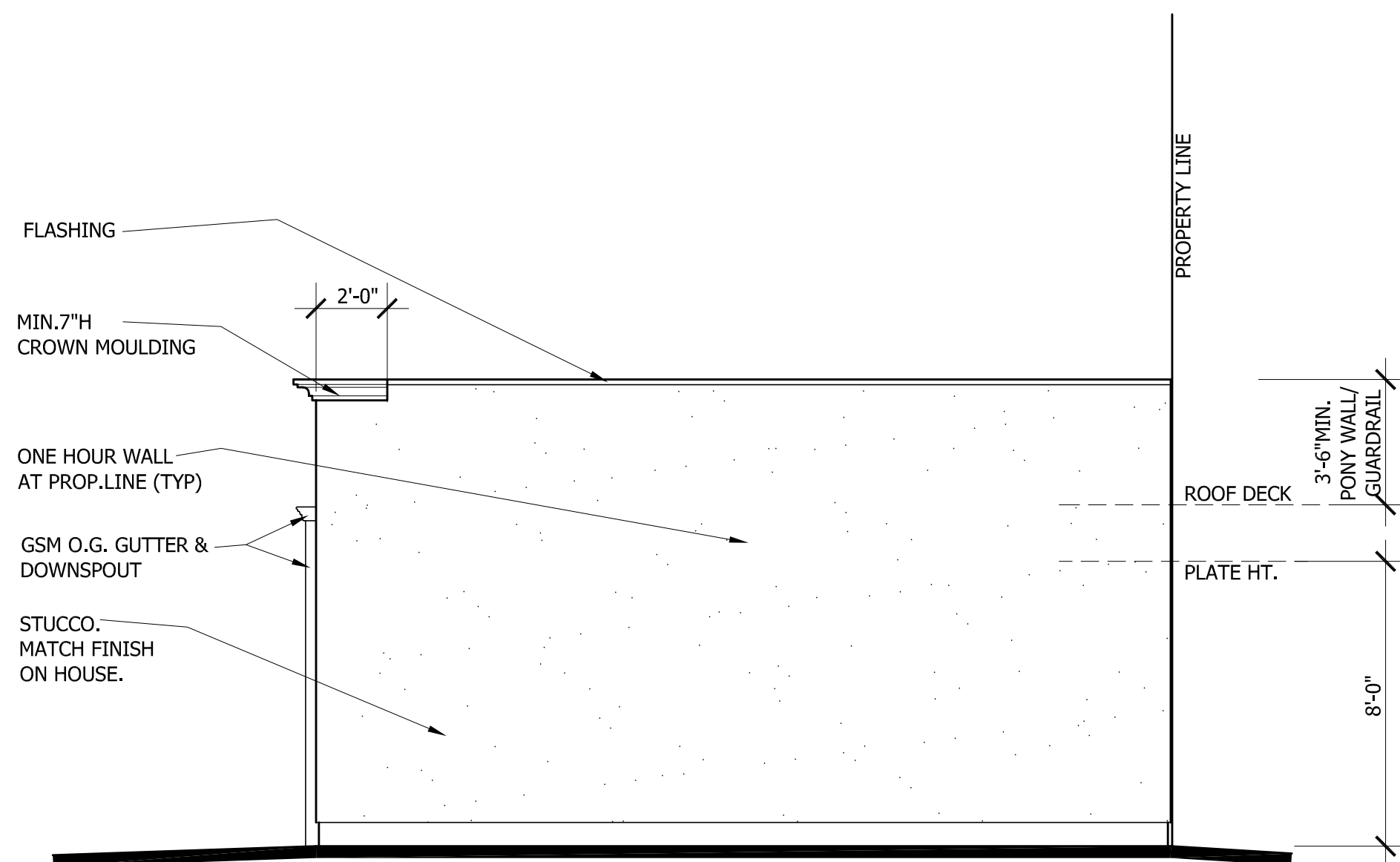
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2 NORTH ELEVATION
1/4" = 1'-0"



3 SECTION A
1/4" = 1'-0"

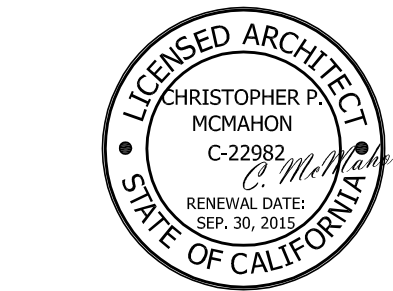


1 SOUTH ELEVATION
1/4" = 1'-0"

1533 SUTTER STREET
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REVISIONS:	
10.29.13	
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SCALE:	AS NOTED

Site Plan



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A3.1