



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, June 25, 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: 132 Corbett Avenue	Case No.: 2014.0016V
Cross Street(s): Hattie Street	Building Permit: N/A
Block / Lot No.: 2652/010	Applicant/Agent: Jeff Burris
Zoning District(s): RH-2	Telephone: 415.503.0212
Area Plan: N/A	E-Mail: jeff@studio12arch.com

PROJECT DESCRIPTION

The proposal is to construct a second dwelling unit at the rear of the subject property (fronting 17th Street), which is developed with an existing two-story, single-family dwelling unit (fronting Corbett Street). The two buildings would be separated by a rear yard of 30'-8", or about 25% of lot depth.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 56'-2". The proposed dwelling unit would be located entirely within the rear yard; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tina Chang** Telephone: **415-575-9197** Mail: Tina.Chang@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <https://sf-planning.org/ftp/files/notice/2014.0016V>

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.



EXISTING STREET VIEW FROM 17 ST.



PROPOSED STREET VIEW FROM 17 ST.

SITE PERMIT SET

NEW RESIDENTIAL CONSTRUCTION

4 JUNE, 2014

DESCRIPTION	CONSTRUCTION OF A 2,268 SQ. FT. SINGLE FAMILY RESIDENCE IN THE REAR YARD OF A THROUGH LOT ABUTTING CORBETT AVE. AND 17TH ST. THIS WILL BE THE SECOND SINGLE FAMILY RESIDECE ON THE SUBJECT LOT. THE NEW CONSTRUCTION WILL BE FULLY SPRINKLERED.	
PROJECT ADDRESS	132 CORBETT AVE. SAN FRANCISCO, CA 94114	
BLOCK AND LOT	2652 / 010	
ZONING DISTRICT	RH - 2 TWO FAMILY RESIDENTIAL	
BULK AND HEIGHT	40 - X	
PLANNING DISTRICT	SW TEAM	
OCCUPANCY:	R-3	
SPECIAL USE DIST.	NA	
LANDMARK STATUS	NO	
LOT AREA	3060 SQ. FT.	
UNIT AREA	2,268 SQ. FT. OCCUPIABLE SQ. FT. 250 SQ. FT. GARAGE	

ARCH - GEN	A0.1 A0.2	TITLE PAGE GREEN POINTS CHECKLIST
ARCH - CIVIL	C1.0 A1.0 A1.1	SITE SURVEY SITE PLAN LANDSCAPE PLAN
ARCH - PLAN	A2.1 A2.2	PROPOSED PLAN PROPOSED PLAN
ARCH - ELEV.	A3.1 A3.2 A3.3 A3.4	ELEVATIONS ELEVATIONS ELEVATIONS ELEVATIONS
ARCH - SECT.	A4.1	SECTIONS

OWNER: JEAN MIU 132 CORBETT AVE. SAN FRANCISCO, CA 94114	ARCHITECT: STUDIO 12 ARCHITECTURE 665 3RD ST. #335 SAN FRANCISCO, CA 94103 ATTN: JEFF BURRIS 415.503.0212	STRUCTURAL ENGINEER: NOT SELECTED YET.
SURVEYOR: DANIEL J WESTOVER WESTOVER SURVEYING, INC. 336 CLAREMONT BLVD. SUITE 2 SAN FRANCISCO, CA 94127 Ph: (415) 242-5400 dan@westoversurveying.com	GENERAL CONTRACTOR: NOT YET SELECTED.	ENERGY ENERGY CALC CO 45 MITCHELL BLVD., #16 SAN RAFAEL, CA 94903 ATTN: CHUCK LEMONS 415.457.0990

PROJECT DIRECTORY



VICINITY MAP

JEAN MIU
132 CORBETT AVE.
SAN FRANCISCO, CA
BLOCK: 2652 LOT: 010

△ REVISIONS:		
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TITLE SHEET

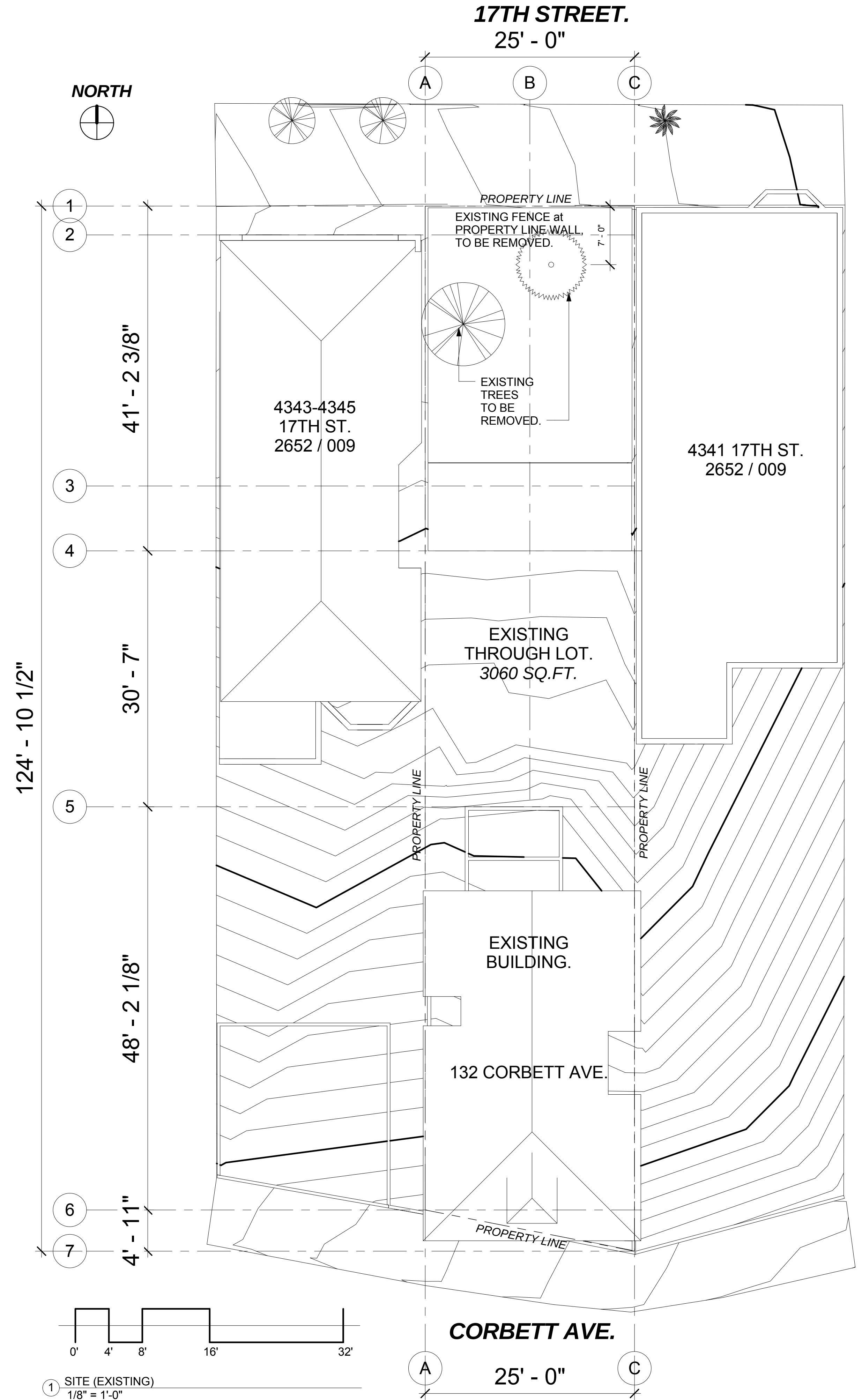
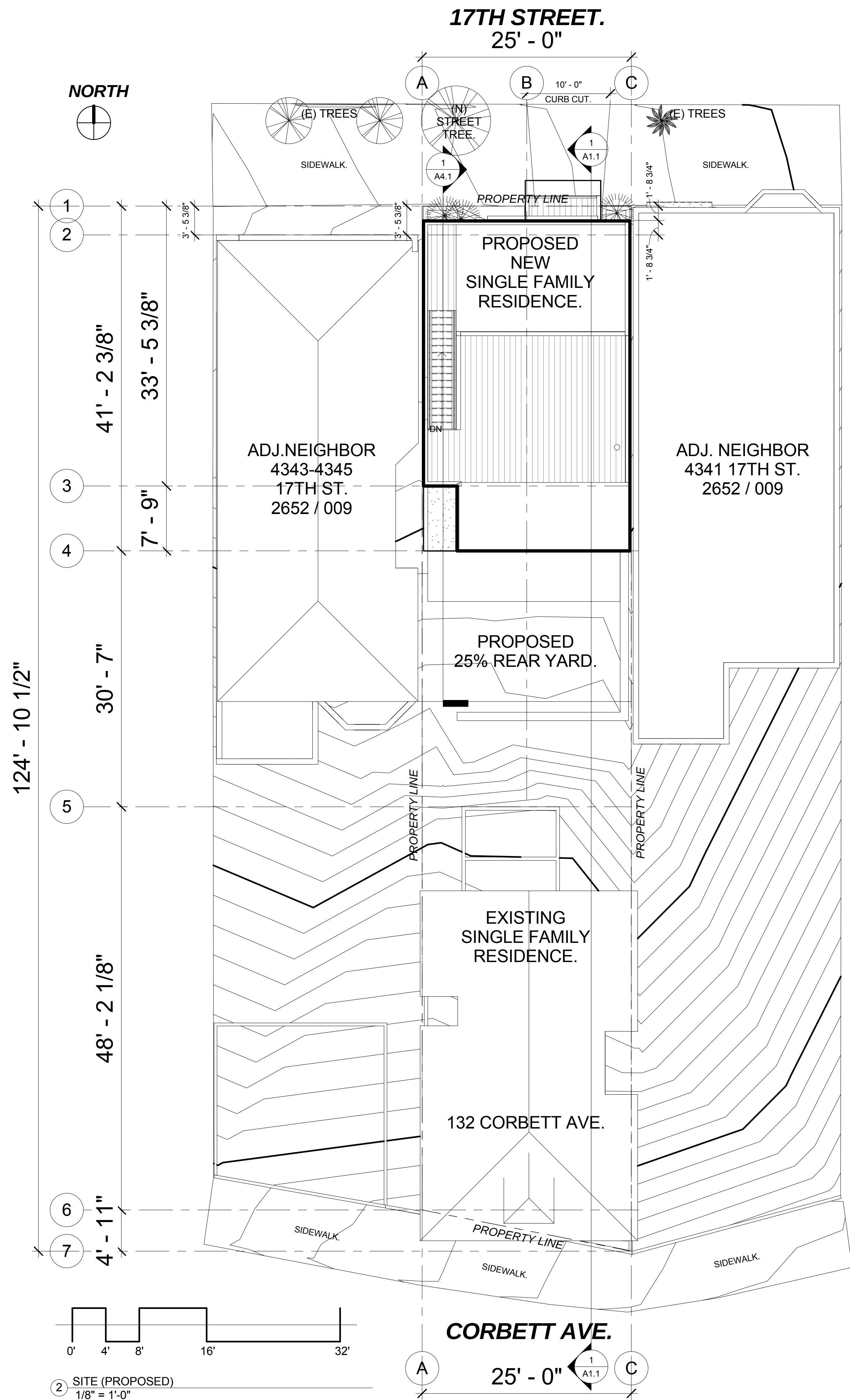
132 CORBETT AVE.
SAN FRANCISCO, CA
BLOCK: 2652 LOT: 010

665 THIRD ST. #335
SAN FRANCISCO
CALIFORNIA
94103
TEL: 415.503.0212
FAX: 415.503.0312

STUDIO 12
ARCHITECTURE

job #: 2013-07
date: 2014/06/02
drawn by: NS
A0.1

132 CORBETT AVE.



JEAN MIU	△ REVISIONS:
132 CORBETT AVE.	1
SAN FRANCISCO, CA	2
BLOCK: 2652 LOT: 010	3
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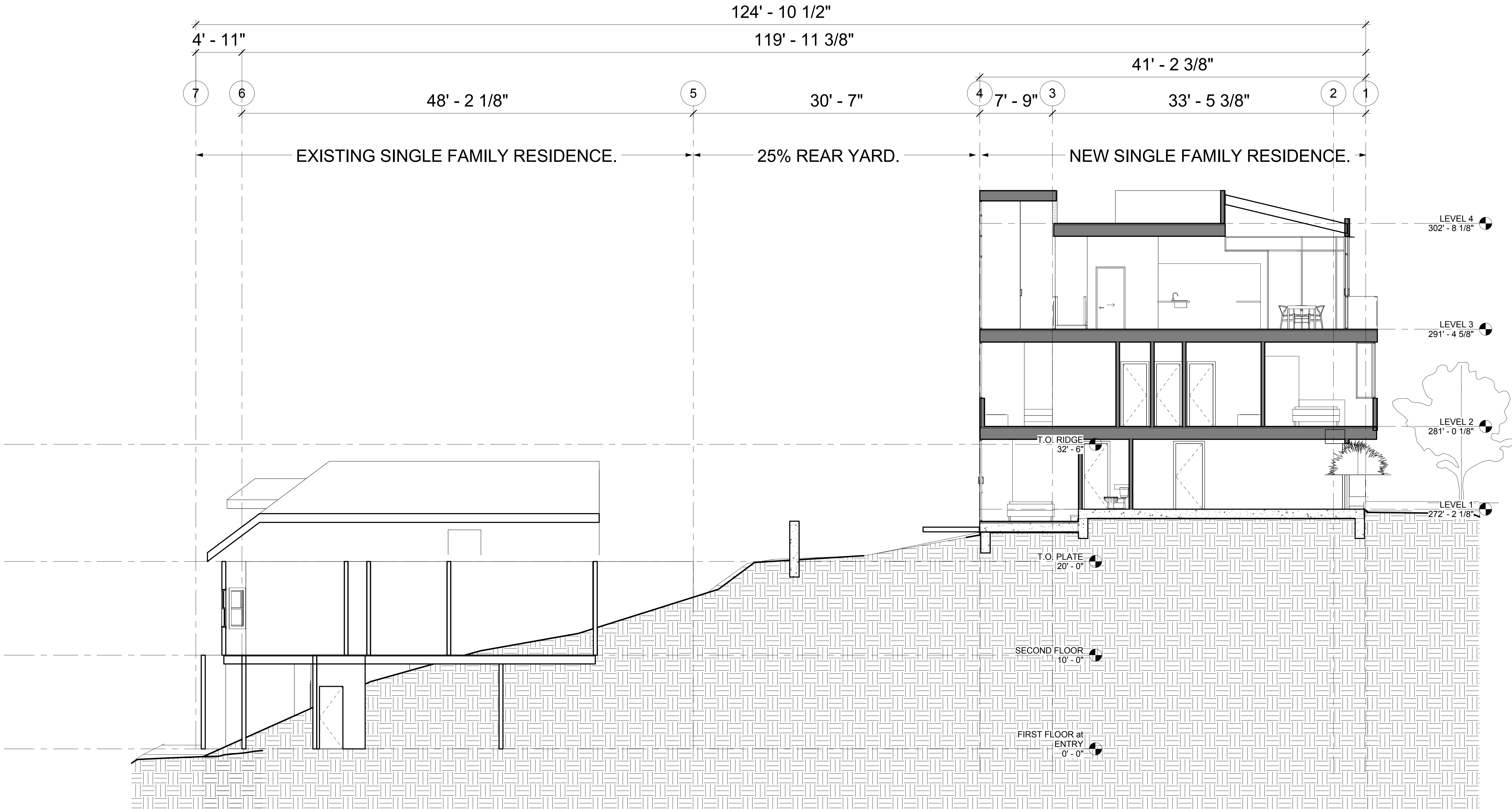
SITE PLAN

132 CORBETT AVE.
SAN FRANCISCO, CA
BLOCK: 2652 LOT: 010

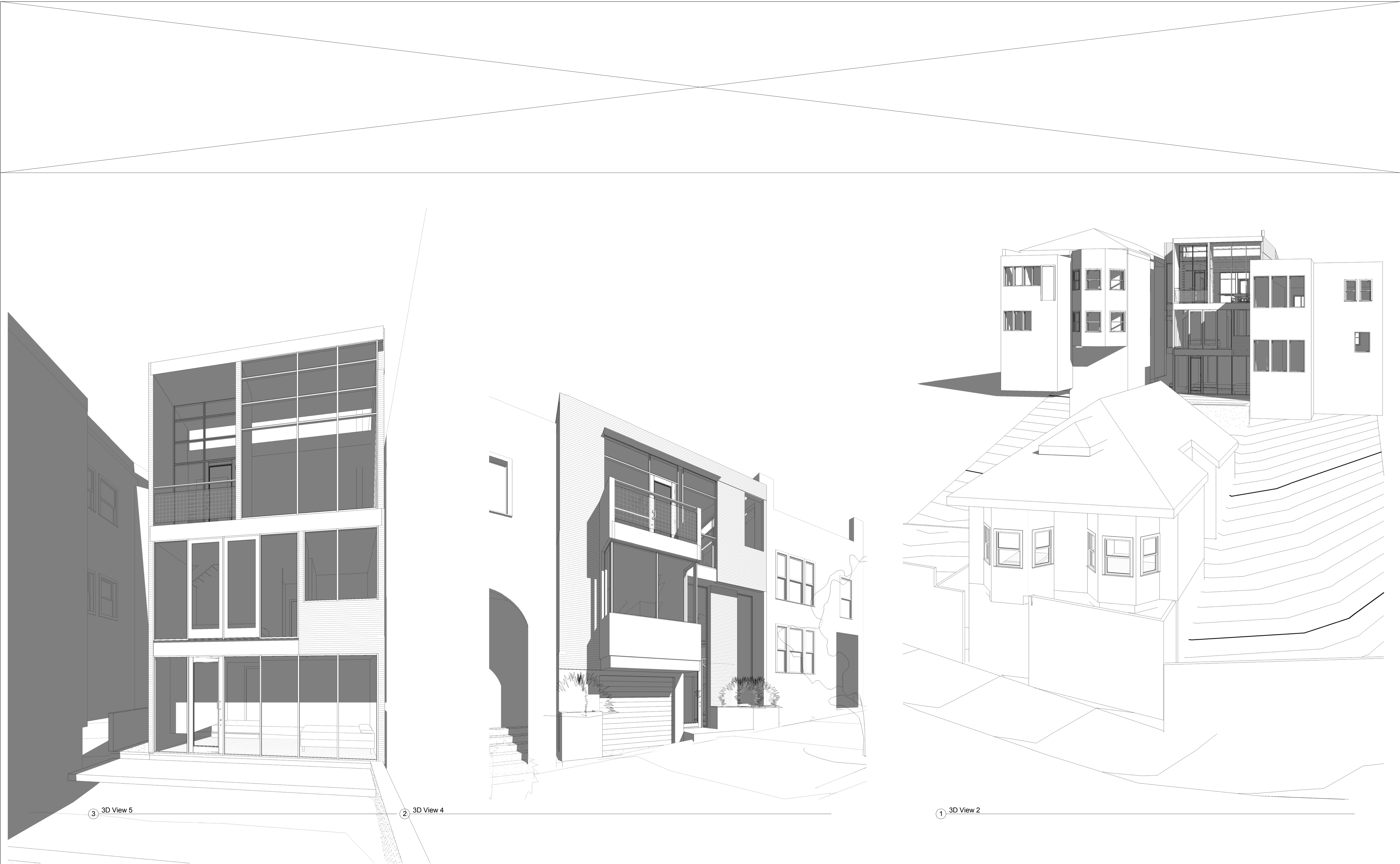
665 THIRD ST. #335
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A1.0



① SITE SECTION
3/16" = 1'-0"



JEAN MIU 132 CORBETT AVE. SAN FRANCISCO, CA BLOCK: 2652 LOT: 010	△ REVISIONS:	
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3D VIEWS

132 CORBETT AVE.
SAN FRANCISCO, CA
BLOCK: 2652 LOT: 010

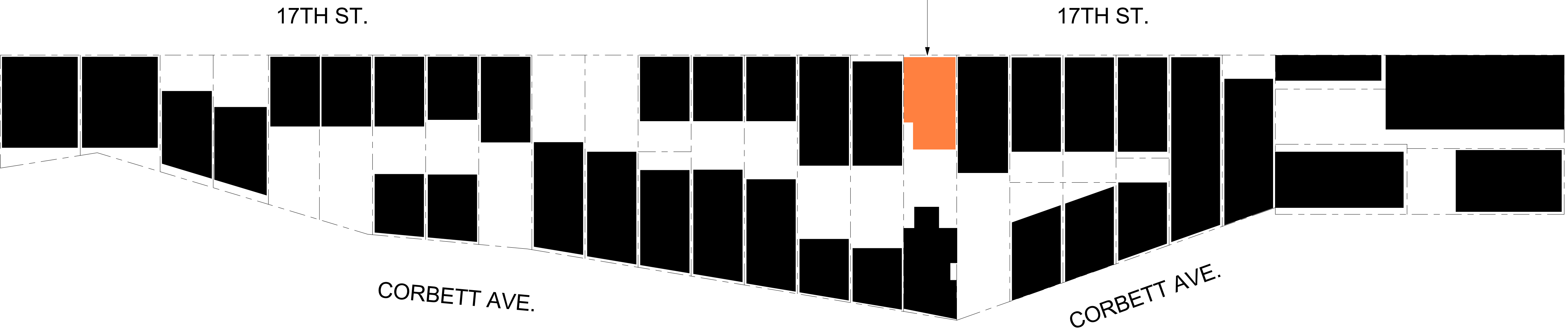
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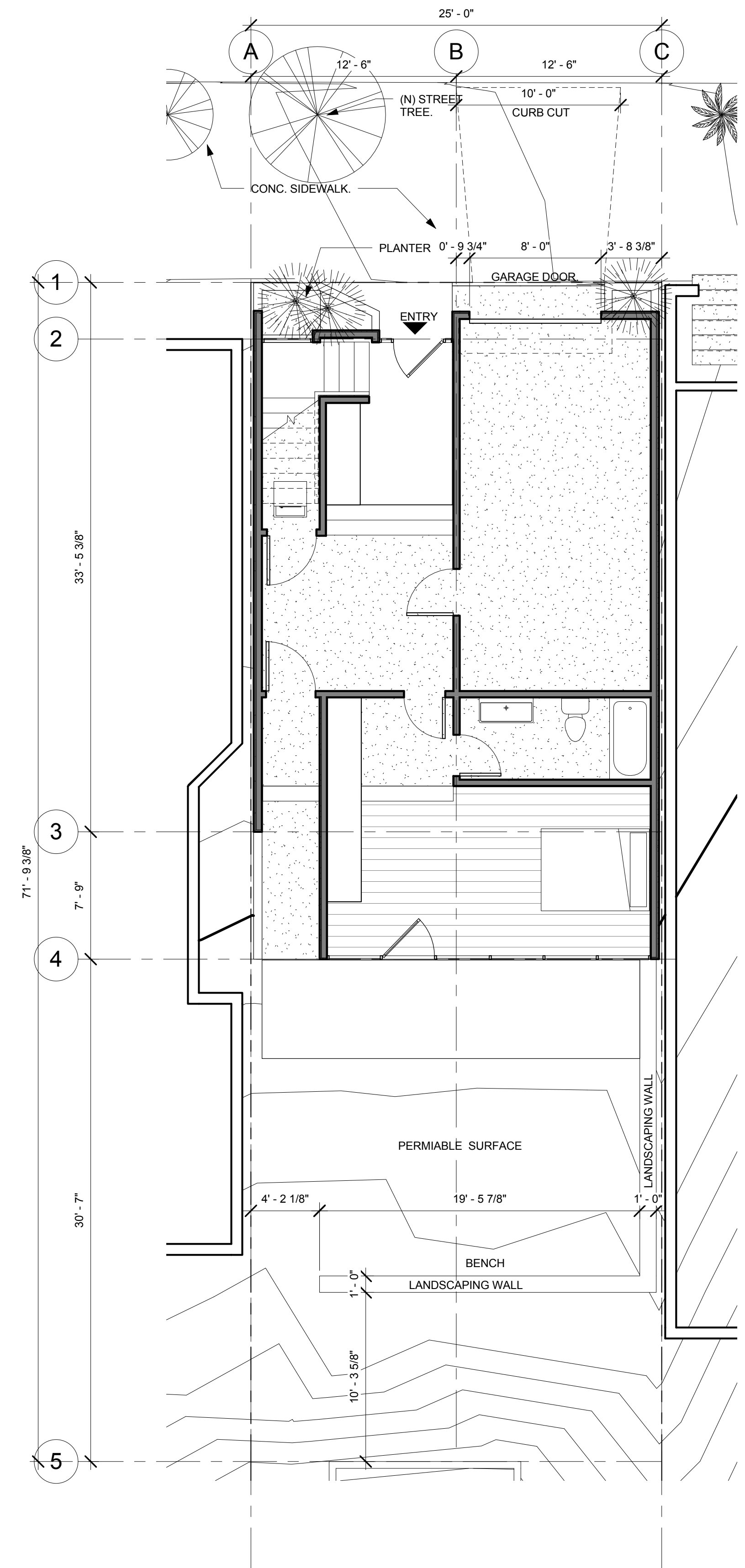


SUBJECT PROPERTY
132 CORBETT AVE.
BLOCK: 2652 / LOT:010



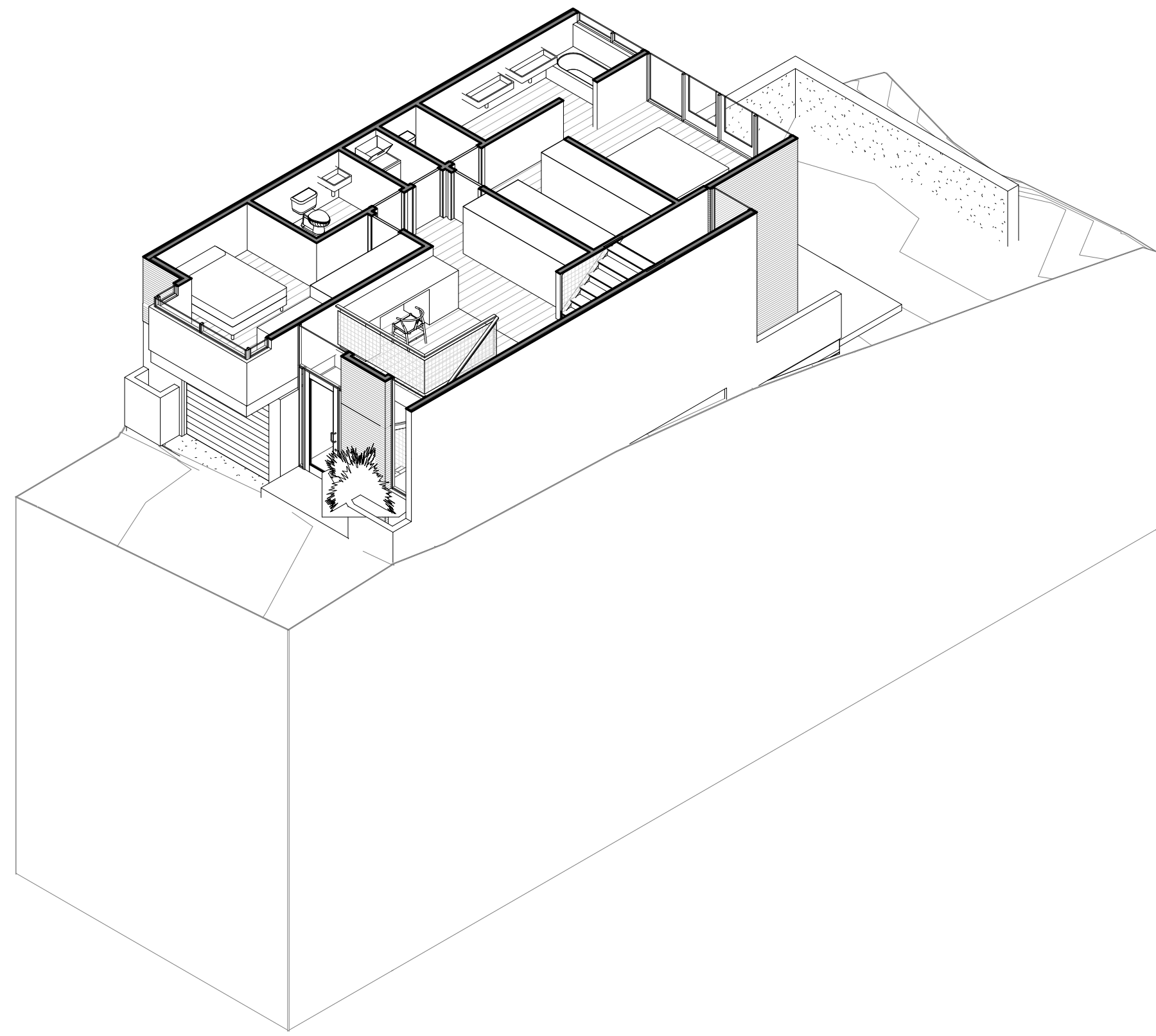
① BLOCK FIGURE GROUND
1" = 30'-0"

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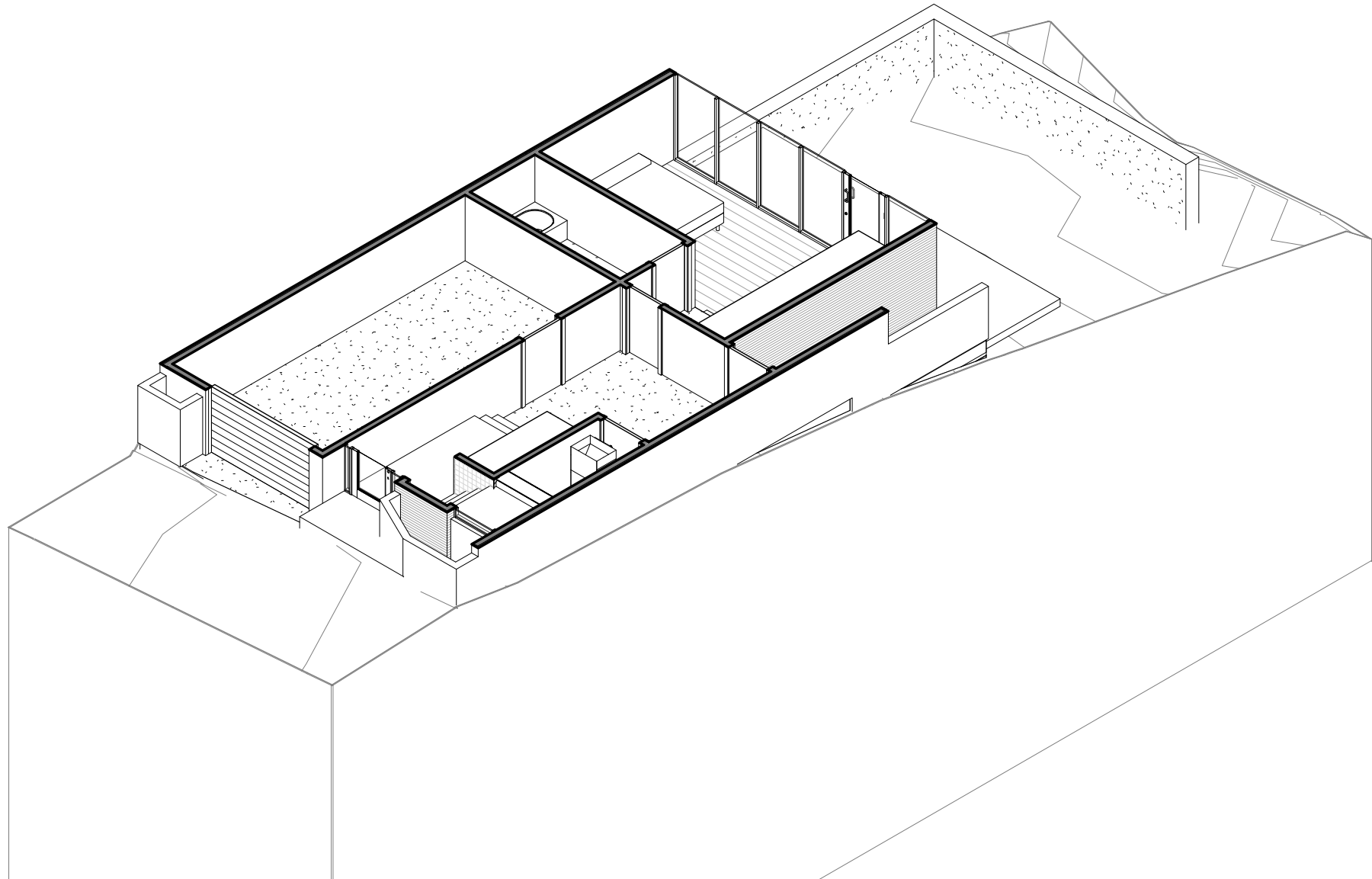


1 LANDSCAPE PLAN
3/16" = 1'-0"

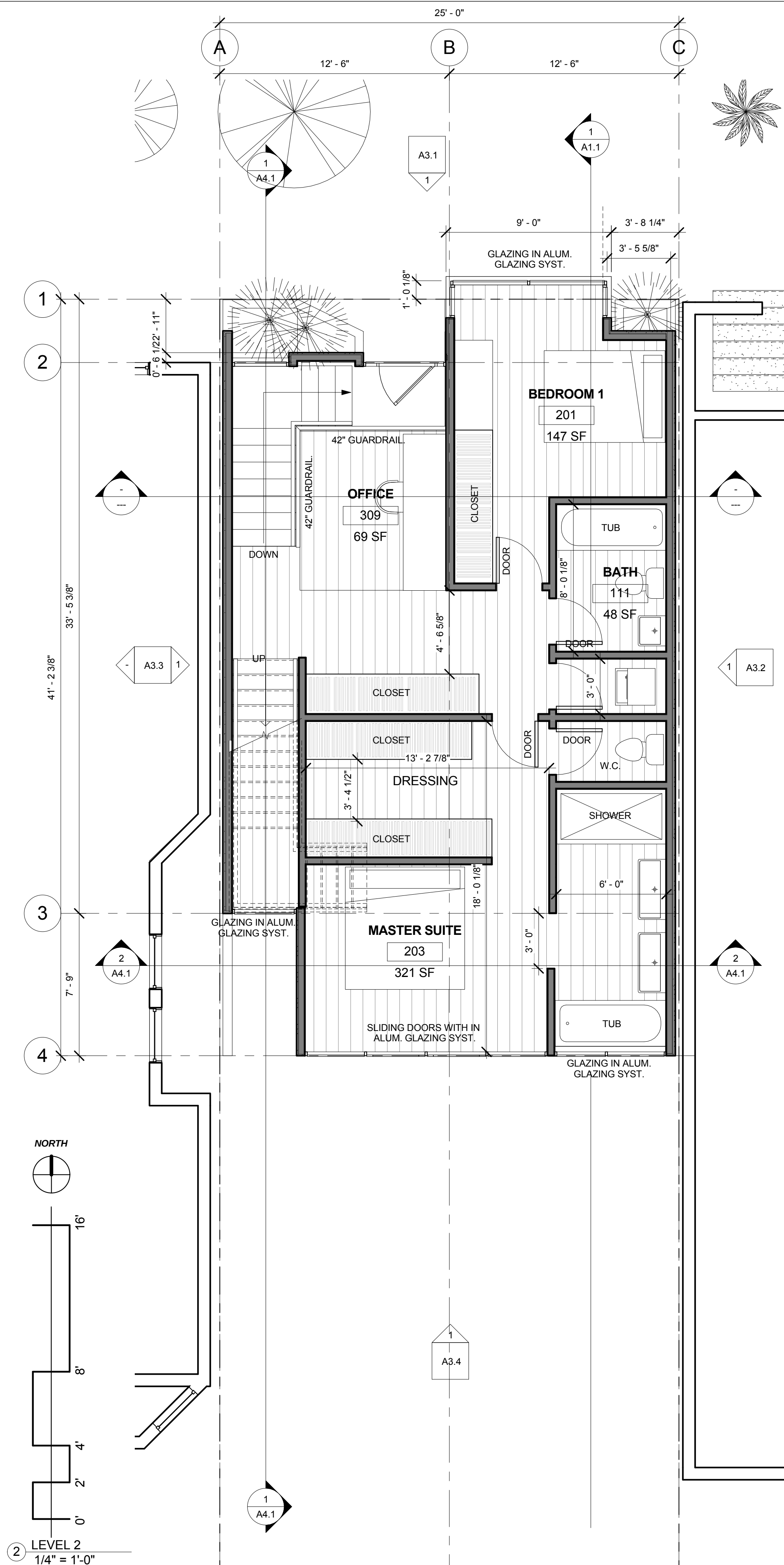
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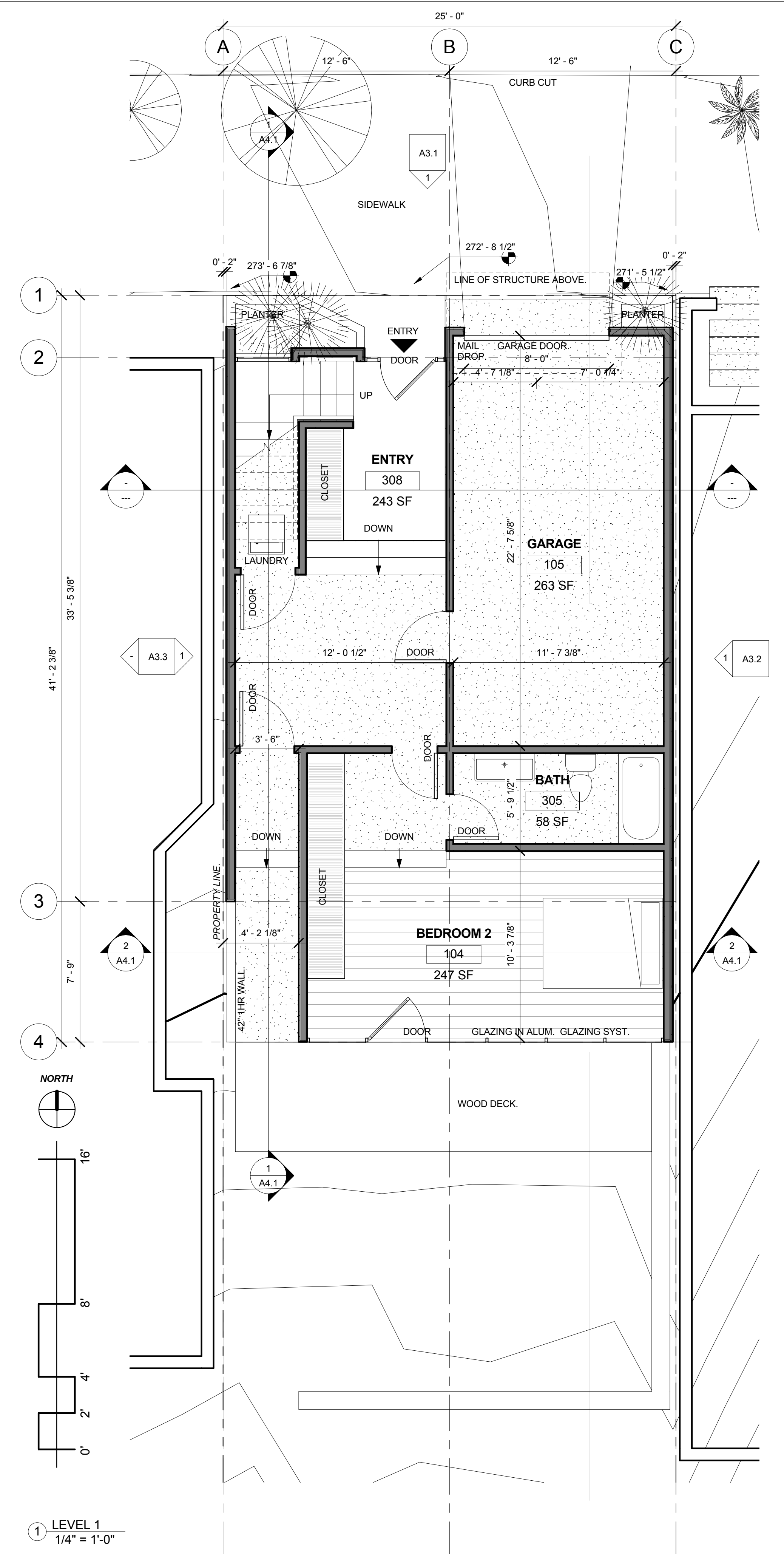
4 AXO - LEVEL 2



3 AXO - LEVEL 1



2 LEVEL 2
1/4" = 1'-0"



1 LEVEL 1
1/4" = 1'-0"

PLANS

JEAN MIU
132 CORBETT AVE.
SAN FRANCISCO, CA
BLOCK: 2652 LOT: 010

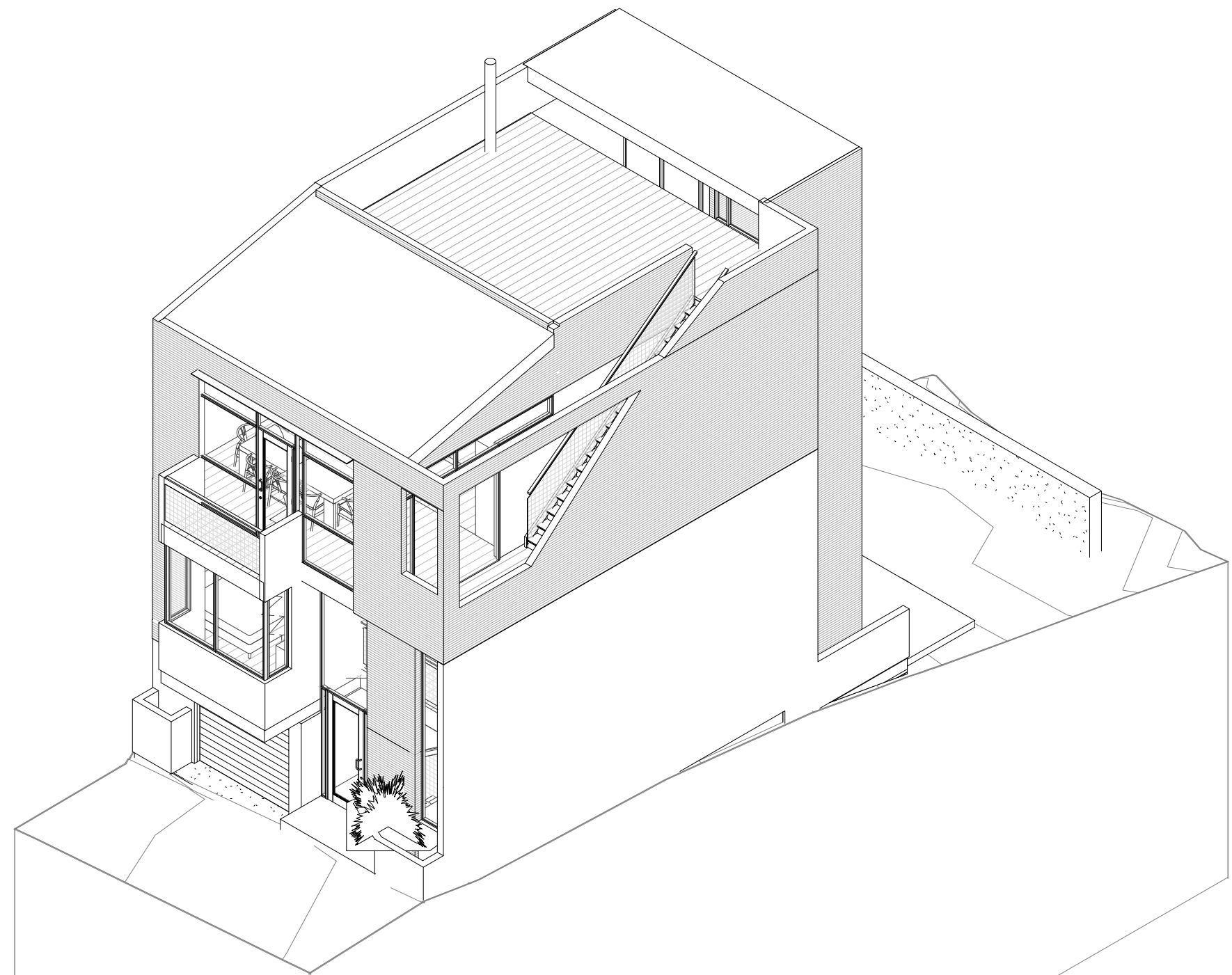
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132 CORBETT AVE.
SAN FRANCISCO, CA
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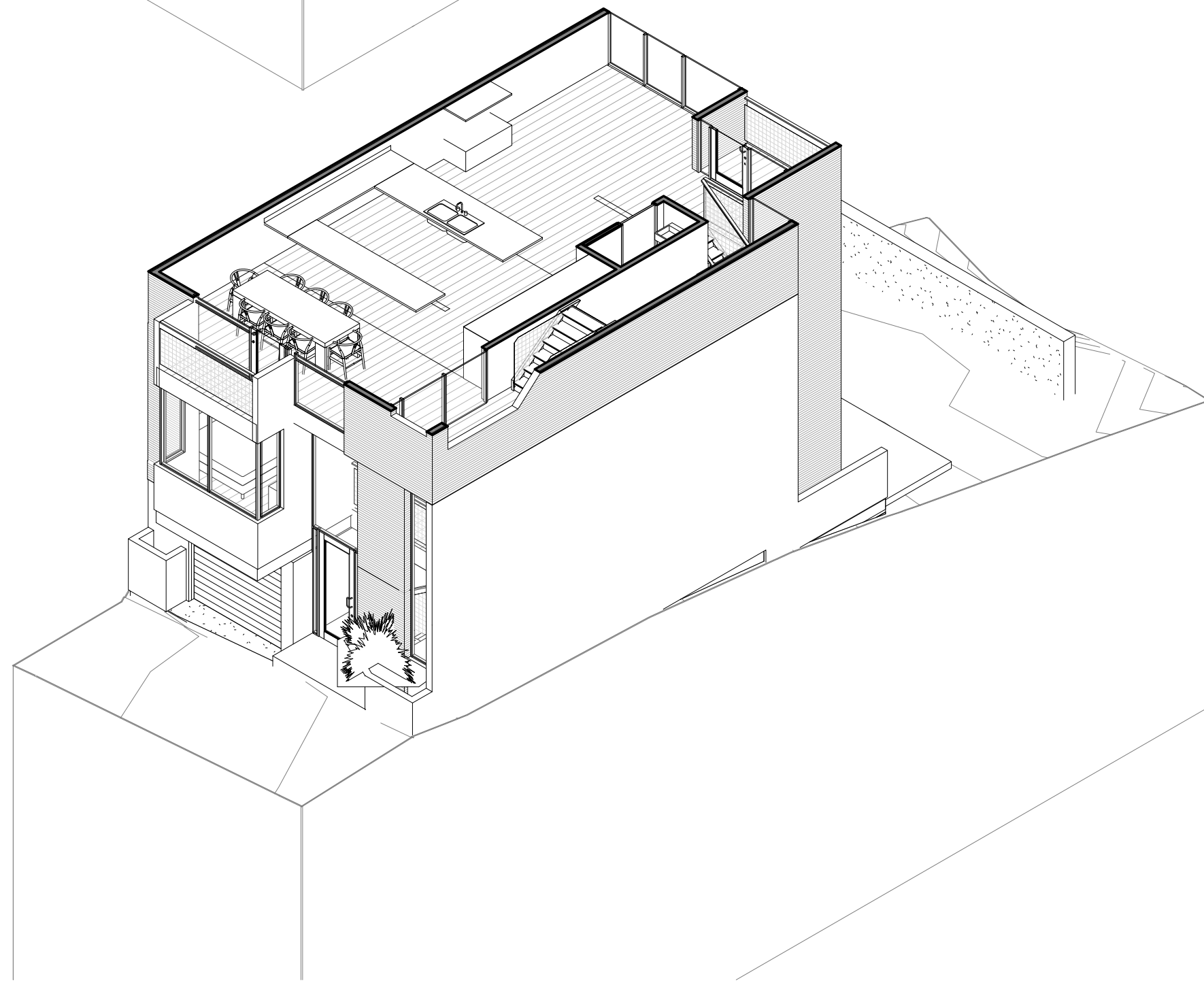
665 THIRD ST. #335
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STUDIO 12
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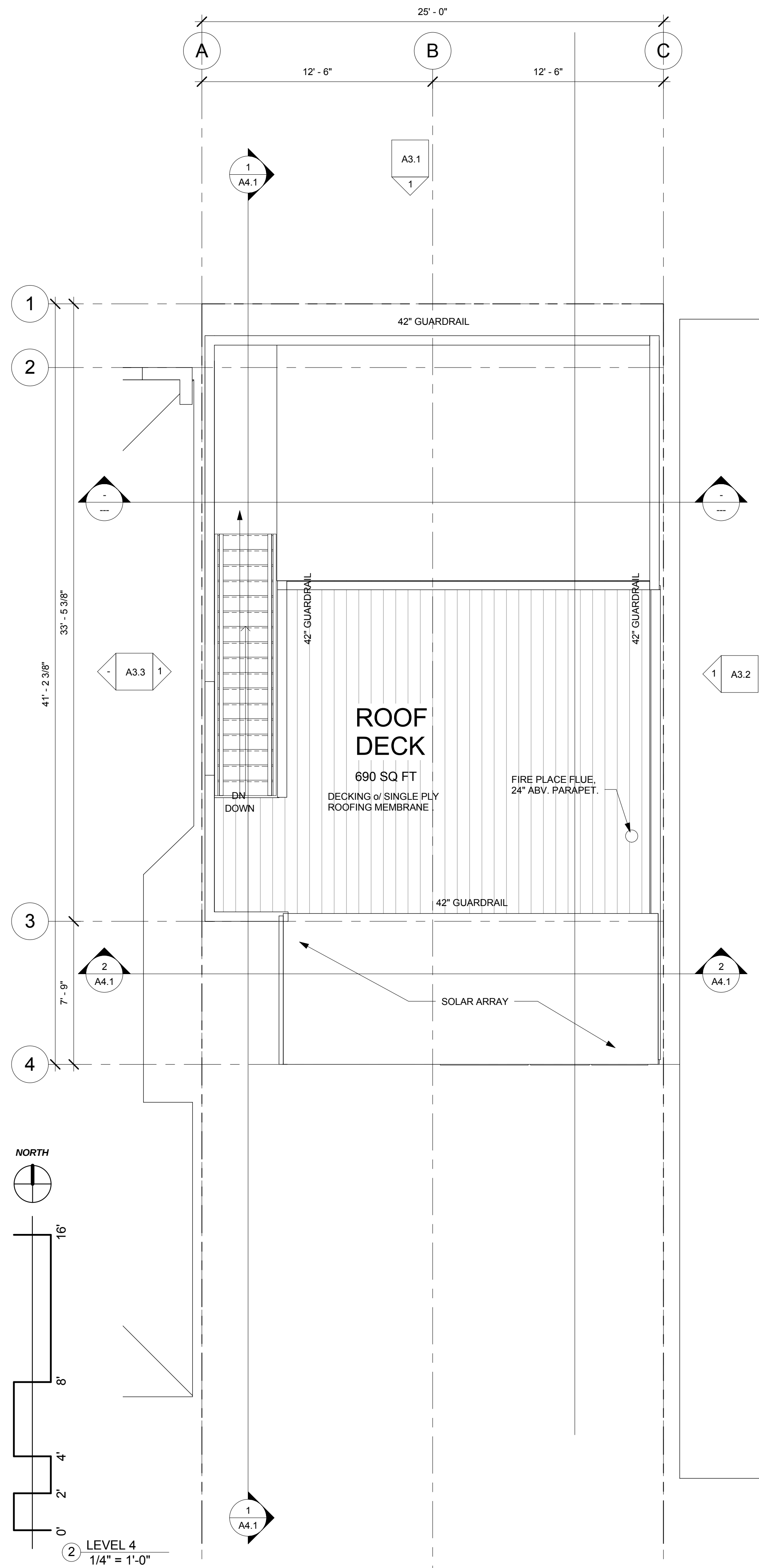
job #: 2013-07
date: 2014/06/02
drawn by: NS
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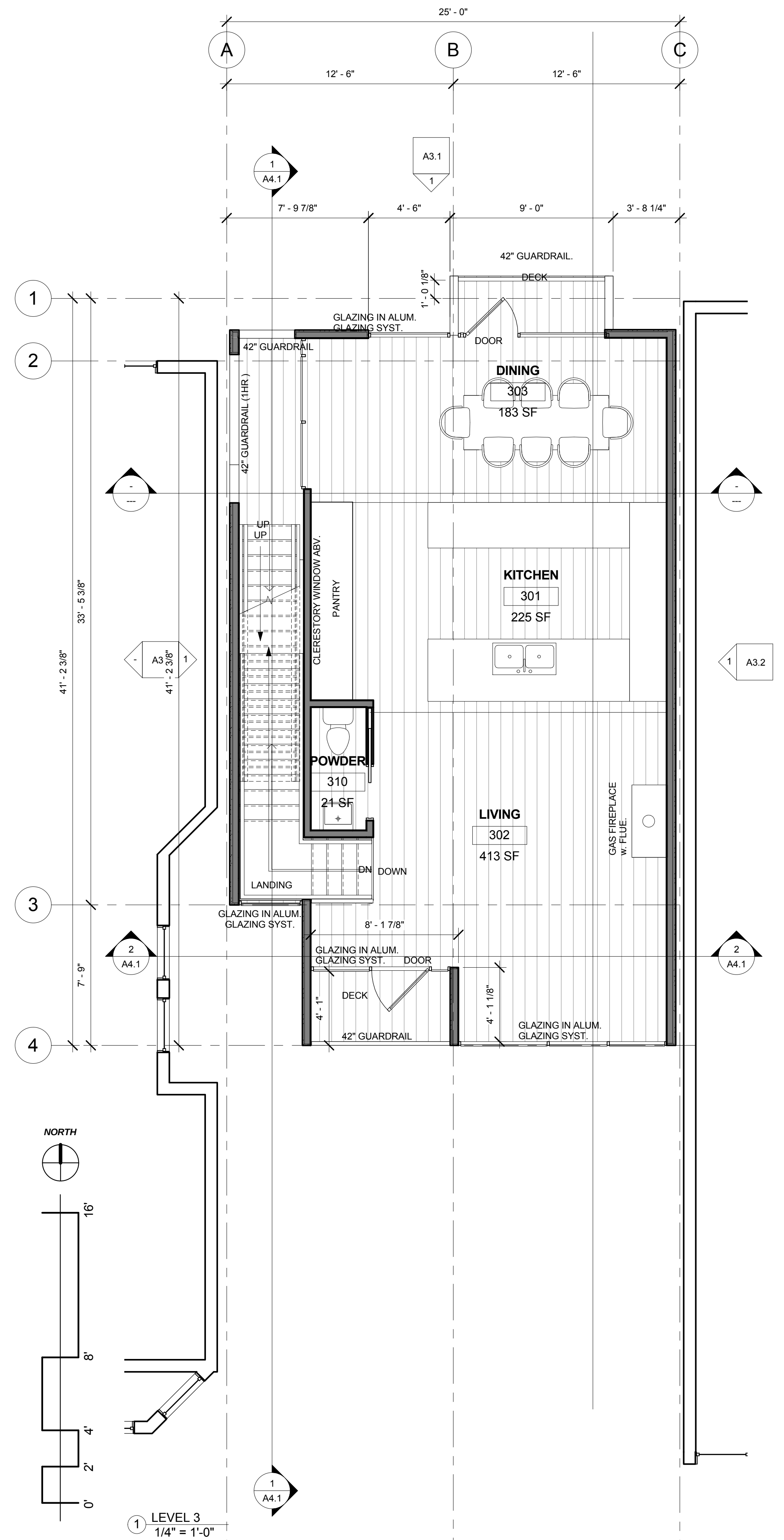
AXO -



AXO - LEVEL 3



PLANS



132 CORBETT AVE.
SAN FRANCISCO, CA
BLOCK: 2652 LOT: 010

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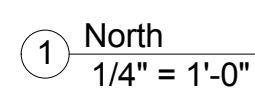
STUDIO 12
ARCHITECTURE

job #: 2013-07
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drawn by: NS
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ADJACENT PROPERTY

132 CORBETT AVE.

ADJACENT PROPERTY



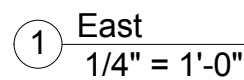
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A3.1

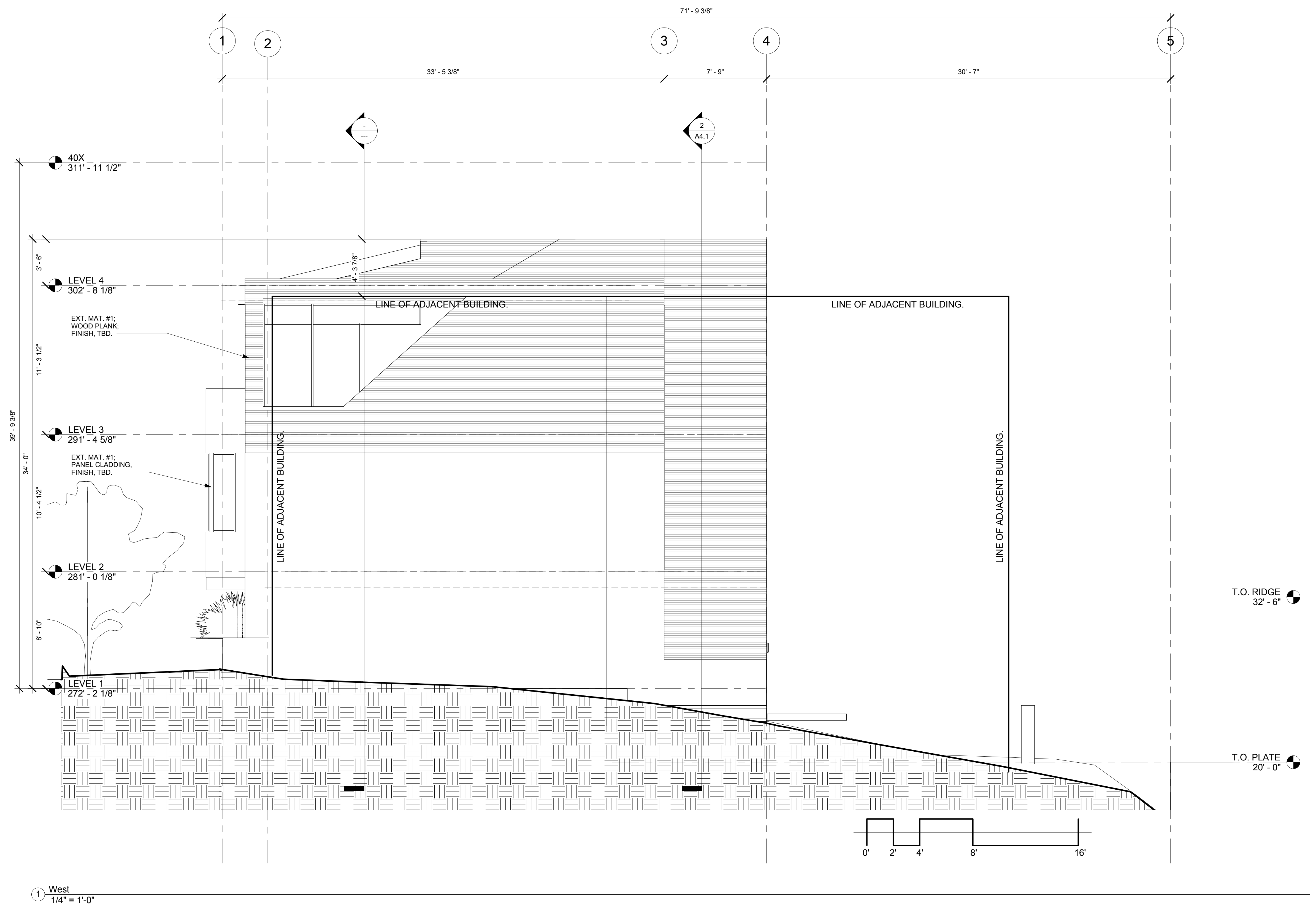


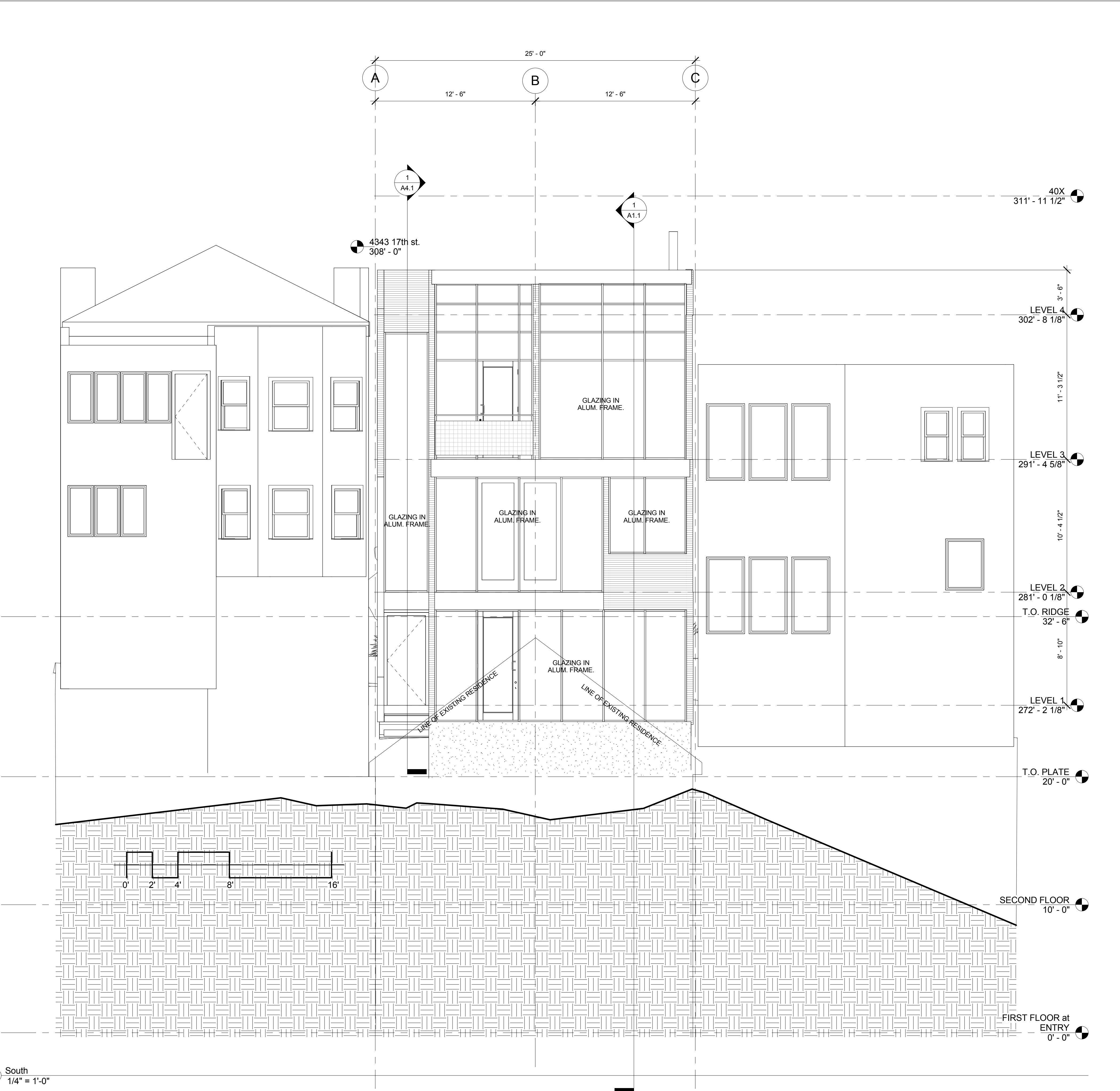
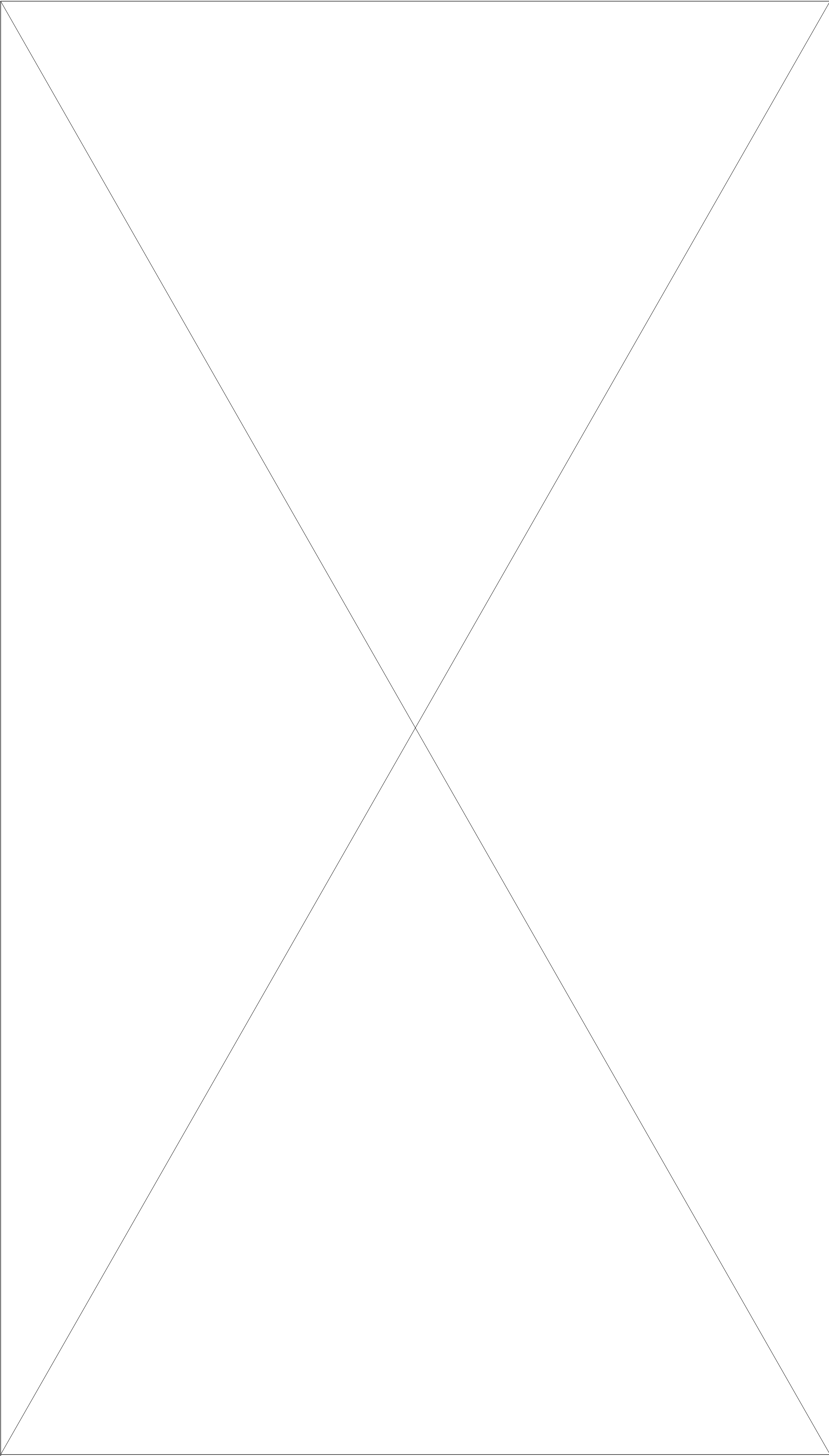
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A3.2	





JEAN MIU 132 CORBETT AVE. SAN FRANCISCO, CA BLOCK: 2652 LOT: 010	△ REVISIONS:	
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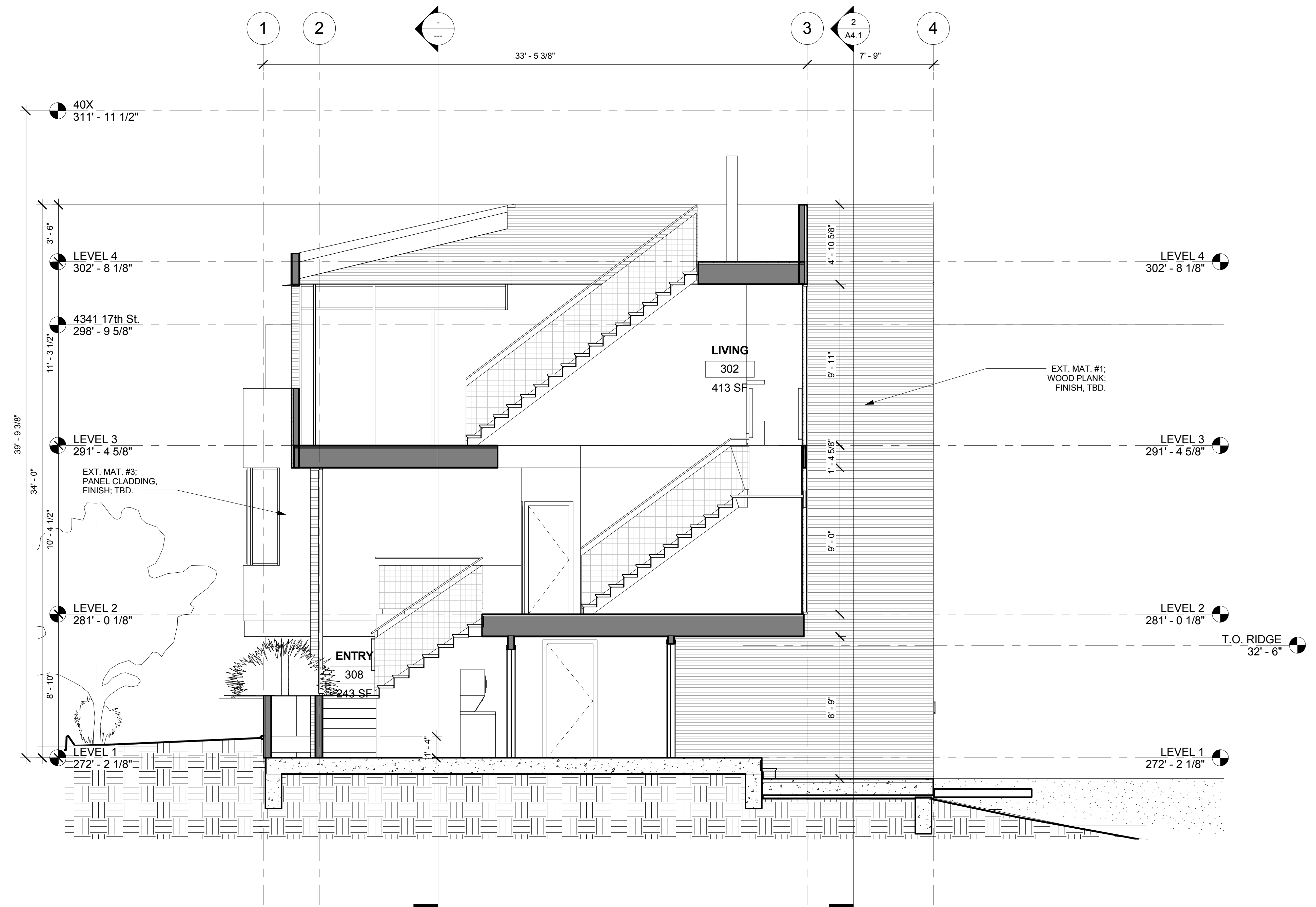
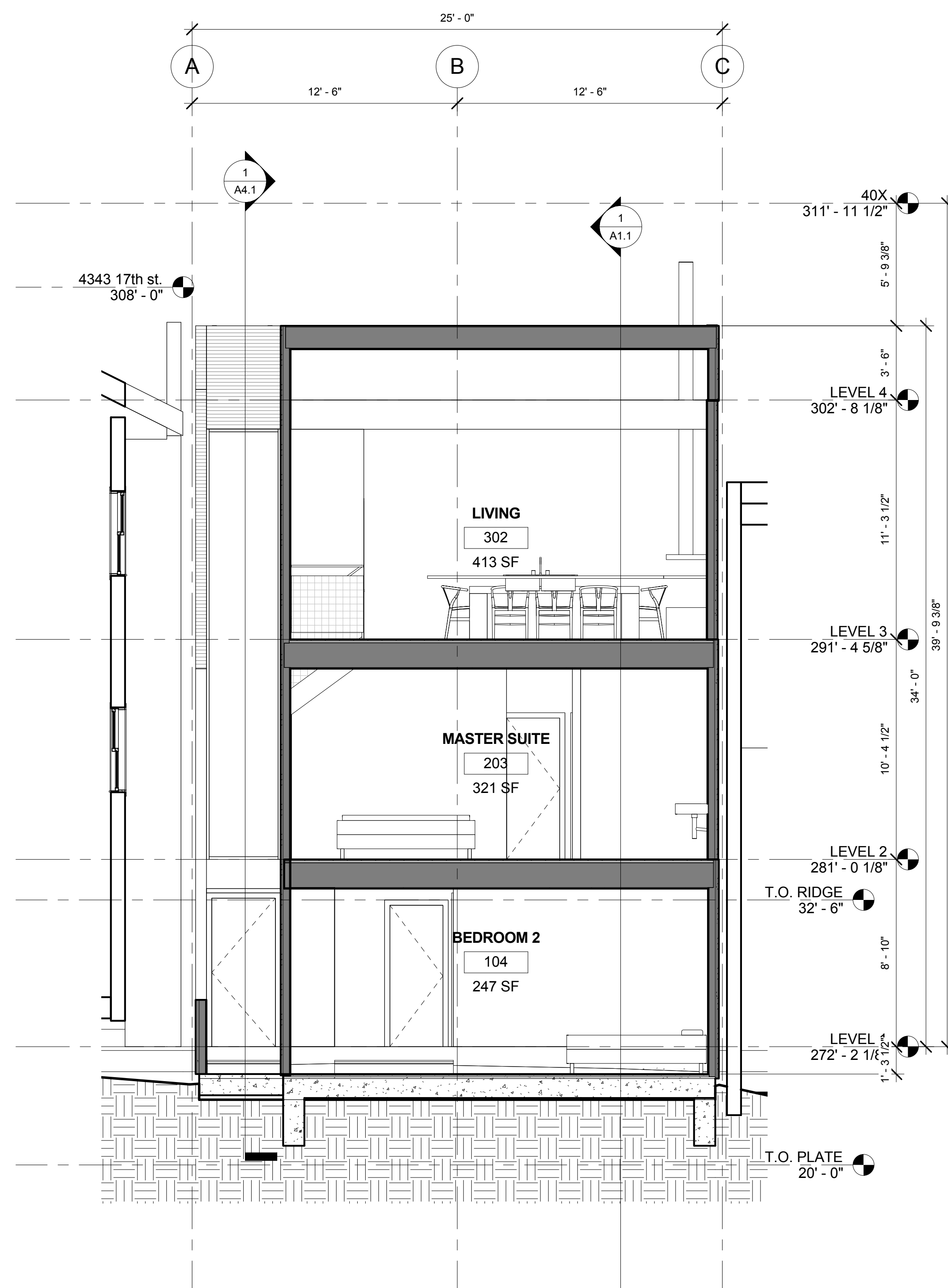
ELEVATIONS

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A3.4	



SECTIONS

JEAN MIU
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