



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, October 22, 2014**
Time: **Beginning at 9:30 a.m.**
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: 201-203 Russia Street Cross Street(s): On the NE corner of Russia & Paris Block /Lot No.: 6086/012C Zoning District(s): RH-2 / 40-X Area Plan: N/A	Case No.: 2014.0554V Building Permit: 2013.07.02.1054 Applicant/Agent: Yogesh Chitlangia Telephone: (650) 560-5550 E-Mail: Yogesh@aadiarch.com

The proposed work to the existing two-story, mixed-use building includes (1) conversion of an existing vacant ground floor commercial space to a second dwelling unit; (2) removal of a portion of the ground floor rear storage room and a second floor rear stairway; and (3) construction of a new second floor rear stairway, which would allow the proposed ground floor unit and the existing second floor unit to access a roof deck above the garage fronting on Paris Street. **Only the proposed second floor rear stairway in item (3) will require a variance.**

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a minimum rear yard depth of 21 feet 6 inches, measured from the rear property line. The proposed second floor rear stairway would encroach 6 feet 6 inches into the required yard to within 15 feet of the rear property line.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan, floor plans and elevations of the proposed project are available on the Planning Department's website at: <http://sfplanning.org/ftp/files/notice/2014.0554V.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: thomas.wang@sfgov.org

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 the required Section 311 notification for this project has been performed.**

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.

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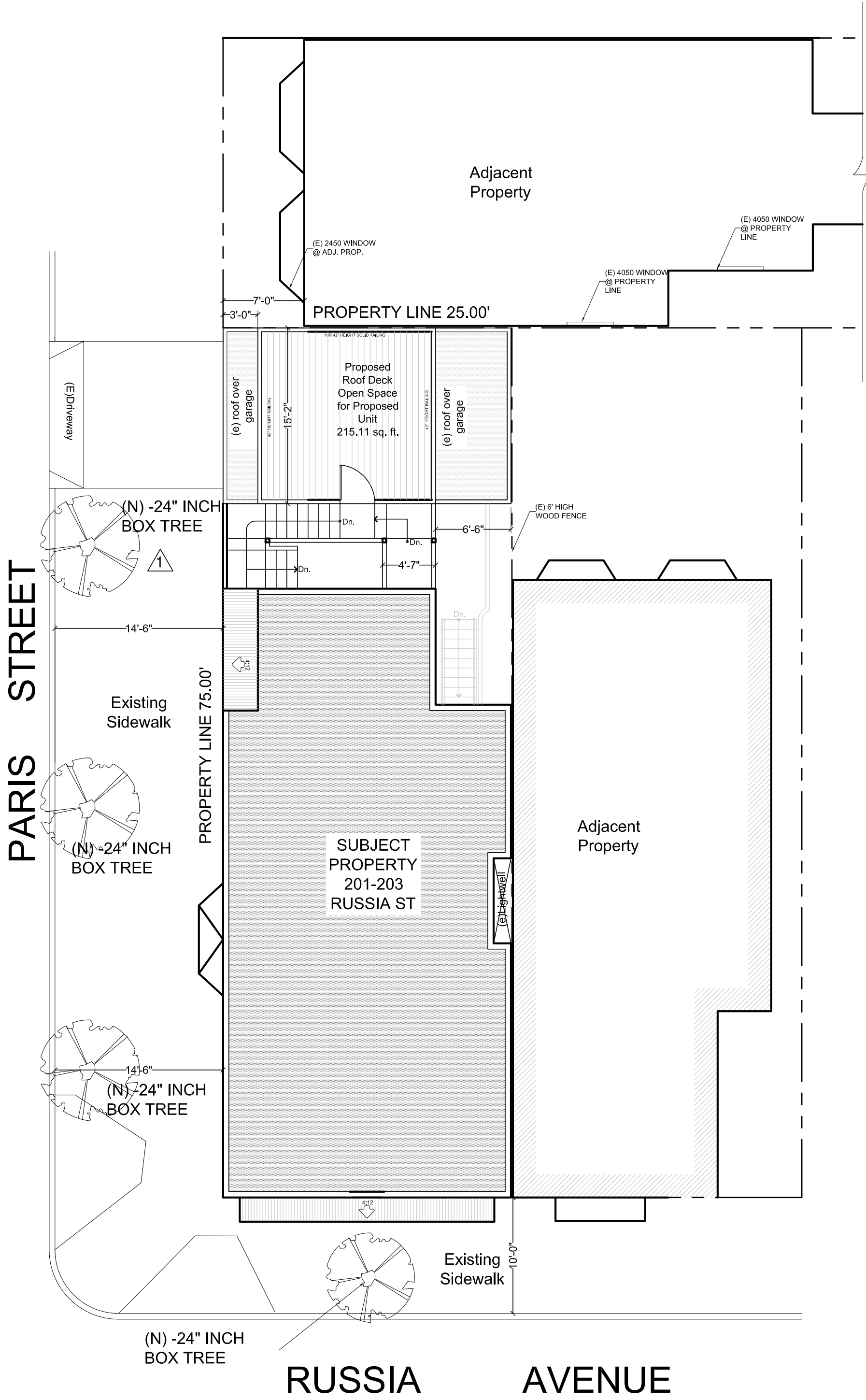
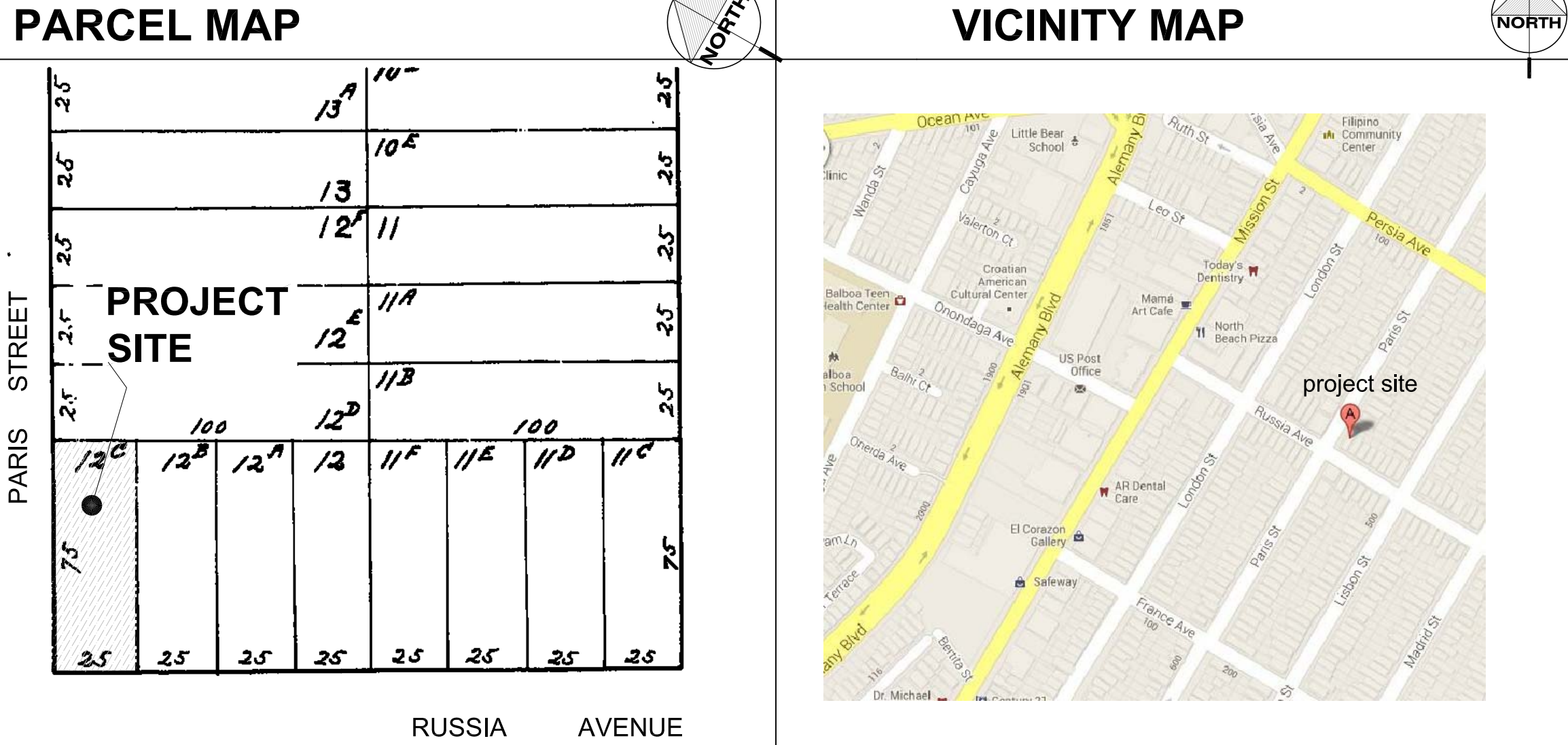
CHANGE OF USE

201-203 RUSSIA AVE.,
SAN FRANCISCO, CA 94112
BLOCK/LOT: 6086/012C

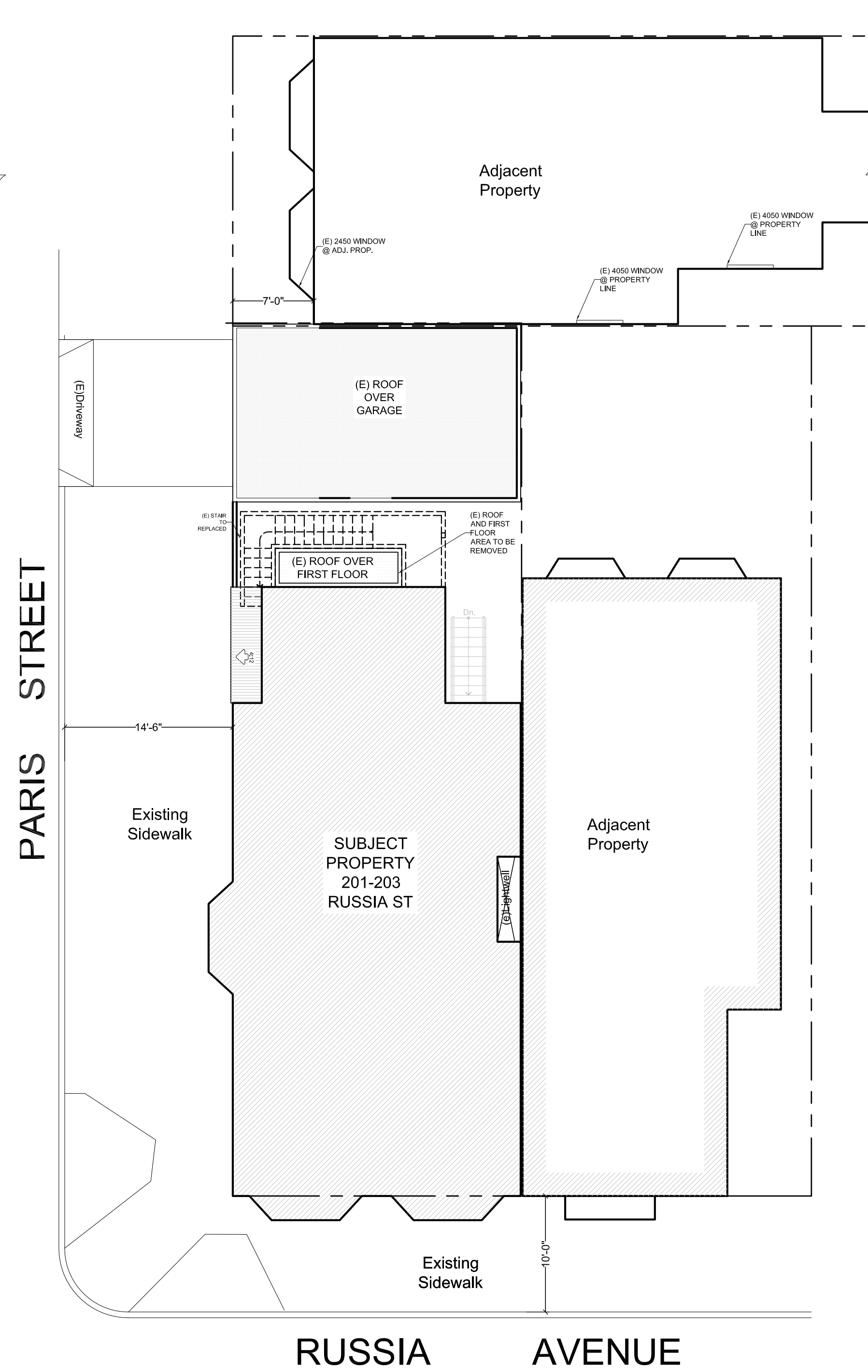
PROJECT INFORMATION	SCOPE OF WORK
OWNER: BARBARA JIMENEZ	PROJECT COMPRISES CHANGE OF USE FROM VACANT COMMERCIAL AT TO NEW RESIDENTIAL UNIT AT THE GROUND FLOOR
OWNER'S ADDRESS: 201-203 RUSSIA ST. SAN FRANCISCO, CA 94112	
BLOCK / LOT: 6086/012C	
ZONING: RH-2	
(E) OCUPANCY GROUP: M-R	
(N) OCUPANCY GROUP: R	
BUILDING TYPE: TYPE V-B	
LOT AREA: 1875 Sq.Ft.	

APPLICABLE GOVERNING CODES:	BUILDING AREA SUMMARY
2010 California Building Code 2010 California Residential Code 2010 California Plumbing Code 2010 California Mechanical Code 2010 California Electrical Code 2010 California Energy Code 2010 California Fire Code 2010 California Green Building Standards Code City of South San Francisco Municipal Code ALONG WITH ALL LOCAL & STATE REGULATIONS APPLICABLE TO THIS PROJECT.	EXISTING LOT AREA = 1875.00 Sq.Ft. EXISTING BUILDING FOOTPRINT = 1311.00 Sq.Ft. EXISTING GARAGE STRUCTURE FOOTPRINT = 380.00 Sq.Ft. TOTAL EXISTING LOT COVERAGE = 1763.00 Sq.Ft. (91.00%) FLOOR AREA SUMMARY EXISTING COMMERCIAL UNIT FLOOR AREA = 1251.00 Sq.Ft. PROPOSED RESIDENTIAL UNIT FLOOR AREA = 1202.00 Sq.Ft. EXISTING SECOND FLOOR AREA (NON CONFORMING) = 1262.00 Sq.Ft. OPEN SPACE OVE GARAGE FOR PROPOSED RESIDENTIAL UNIT = 215.11 Sq.Ft. EXISTING GARAGE AREA = 380.00 Sq.Ft.

INDEX OF DRAWING
A0 COVER SHEET, SITE PLAN, PROJECT DATA
A2.0 EXISTING & DEMOLITION AND PROPOSED FLOOR PLANS
A2.1 EXISTING - DEMOLITION AND PROPOSEDSECOND FLOOR PLANS
A3.0 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.2 EXISTING AND PROPOSED EXTERIOR ELEVATIONS



PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



(E)SITE PLAN
SCALE 1/8" = 1'-0"

NOTE:
THIS IS NOT A BOUNDARY SURVEY ALL DIMENSIONS SHOWN ARE FROM RECORDS.



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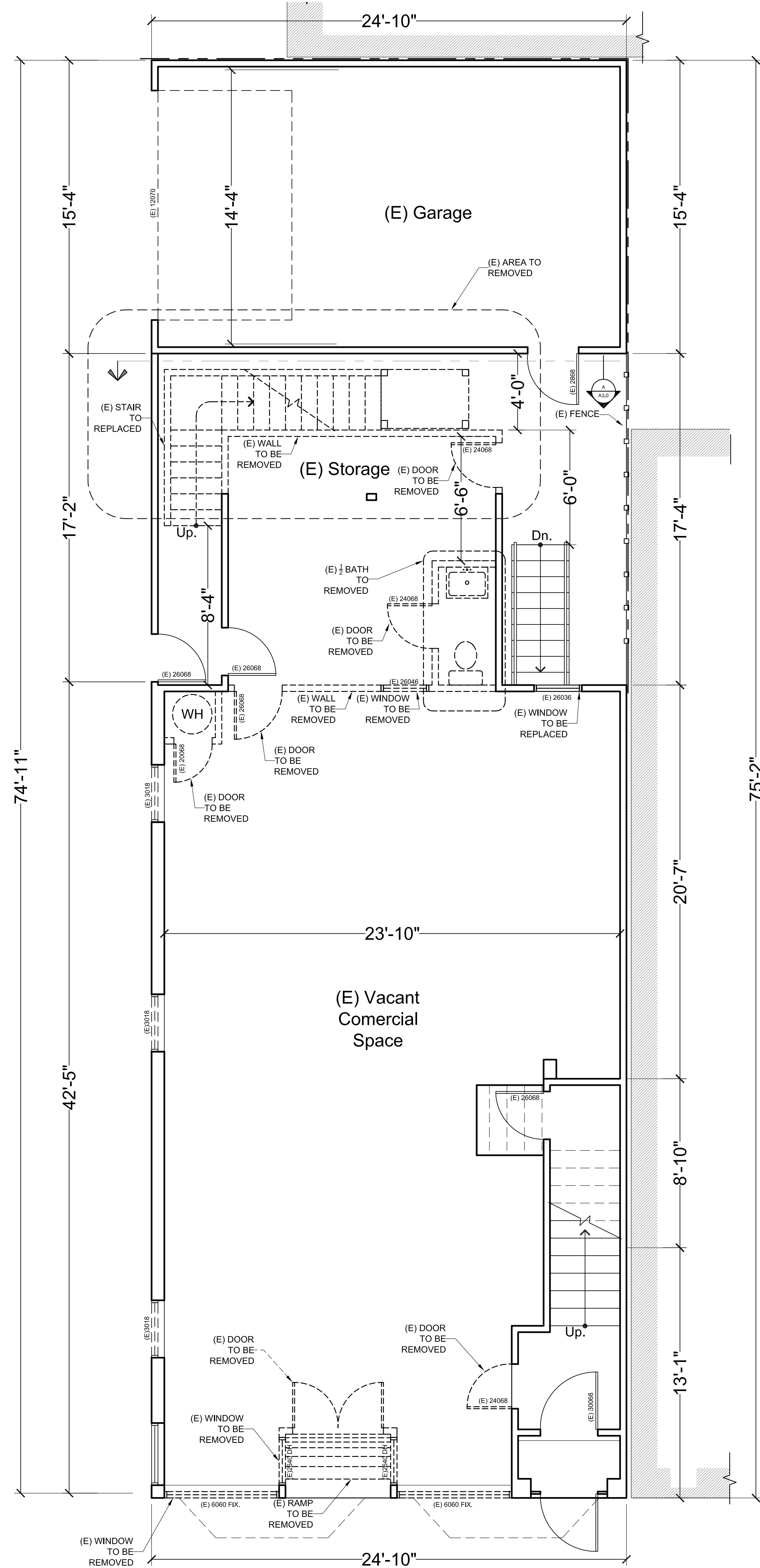
CHANGE OF USE
201-203 RUSSIA AVE
SAN FRANCISCO,
CA 94112

Date	Issued For
06.11.13	CLIENT REVIEW
04/14/2014	REVISIONS

TITLE:
COVER SHEET, INDEX OF
SHEETS, PROJECT INFO.,
SITE PLAN

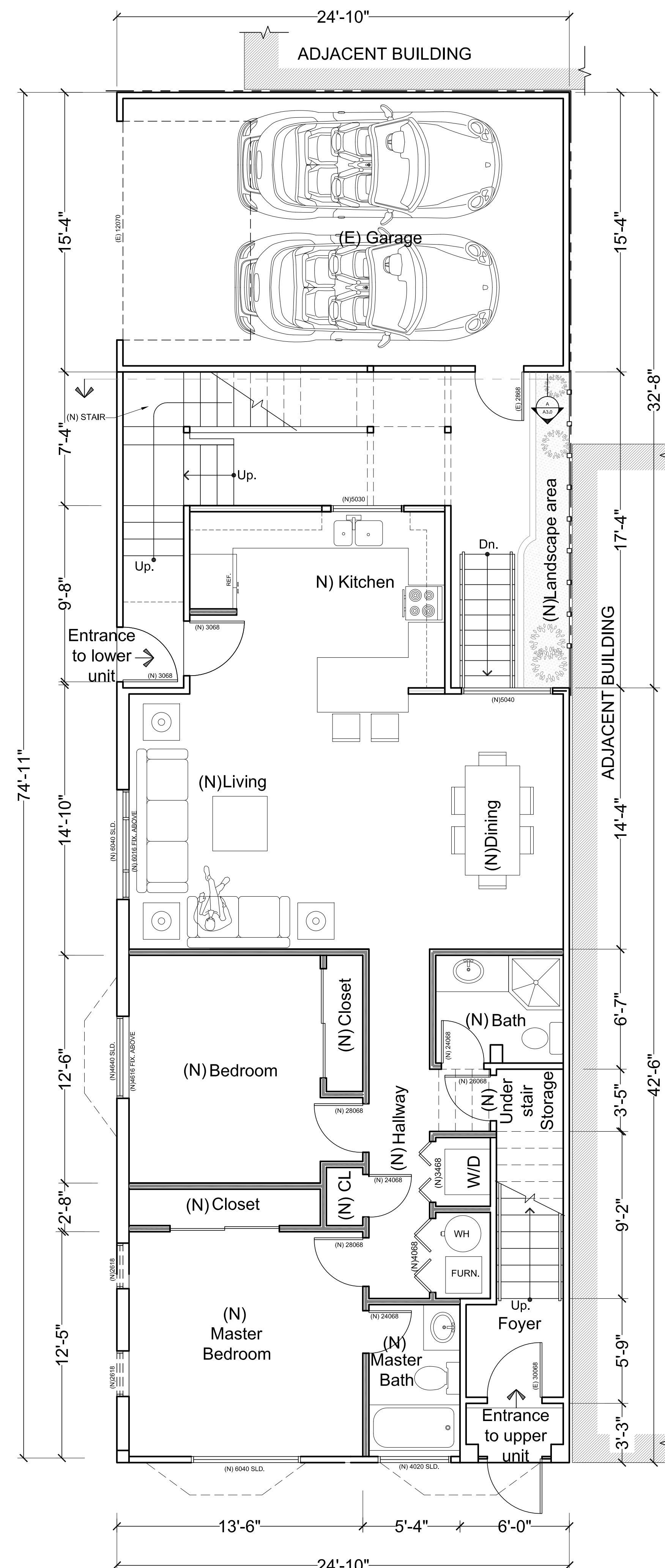
PROJECT NO:
2013-06-11

DRAWING NO:
A 0.0



(E) FIRST FLOOR & DEMOLITION PLAN

SCALE 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

WALL SYMBOLS

- INDICATES EXISTING WALL OR PARTITION TO REMAIN
- INDICATES EXISTING WALL OR PARTITION TO BE REMOVED
- INDICATES NEW WALL OR PARTITION



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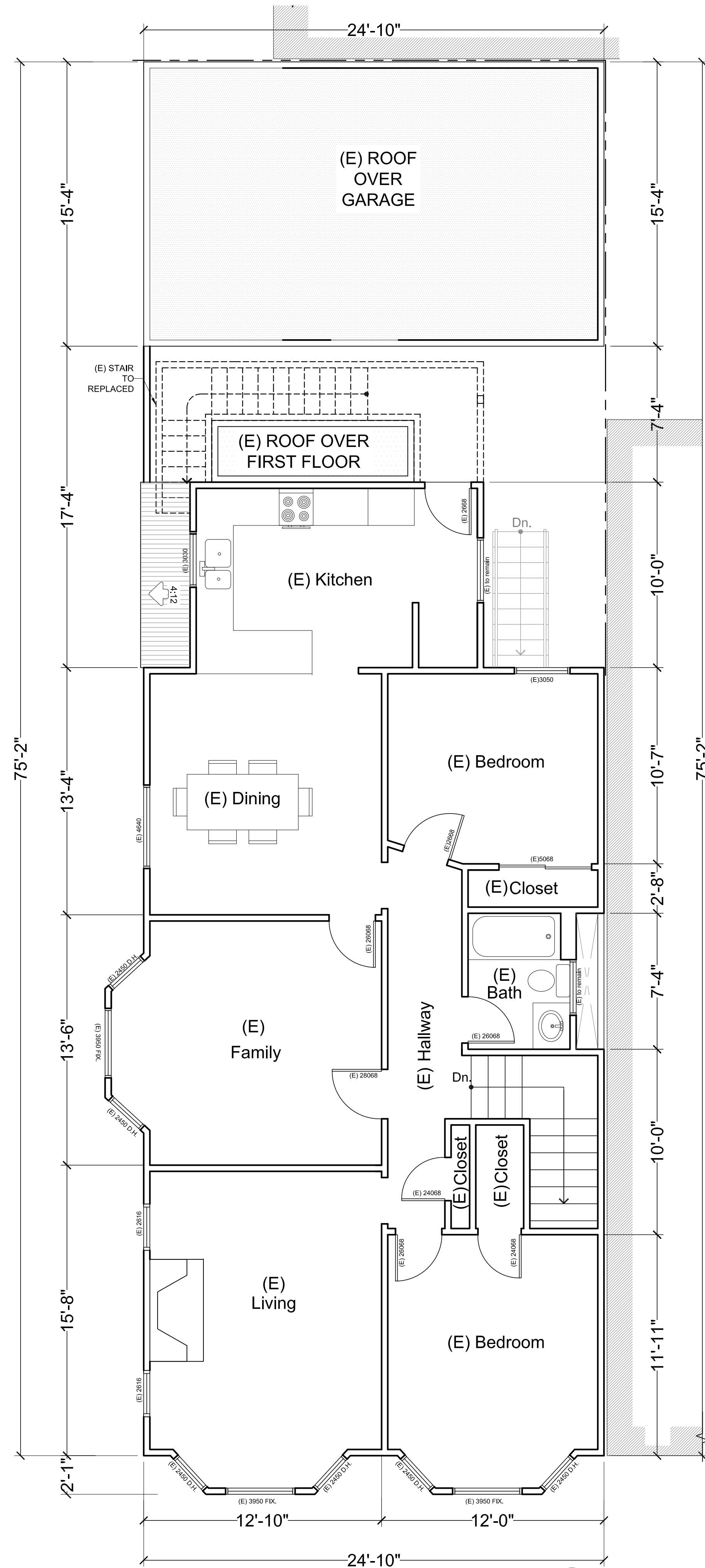
Date	Issued For
06.11.13	CLIENT REVIEW

TITLE:
EXISTING AND PROPOSED
FIRST FLOOR PLANS

PROJECT NO:
2013-06-11

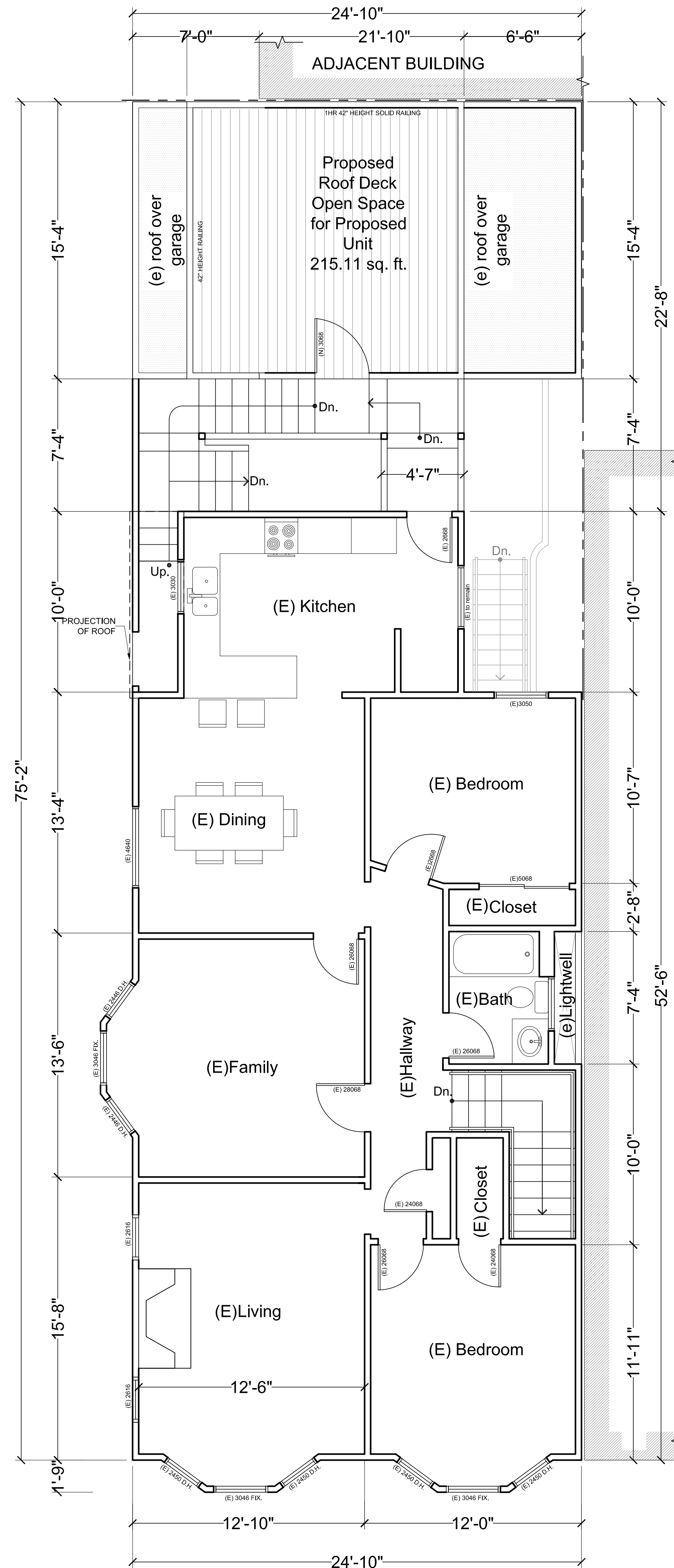
DRAWING NO:

A 2.0



(E) SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



(P) SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

WALL SYMBOLS

- INDICATES EXISTING WALL OR PARTITION TO REMAIN
- INDICATES EXISTING WALL OR PARTITION TO BE REMOVED
- INDICATES NEW WALL OR PARTITION



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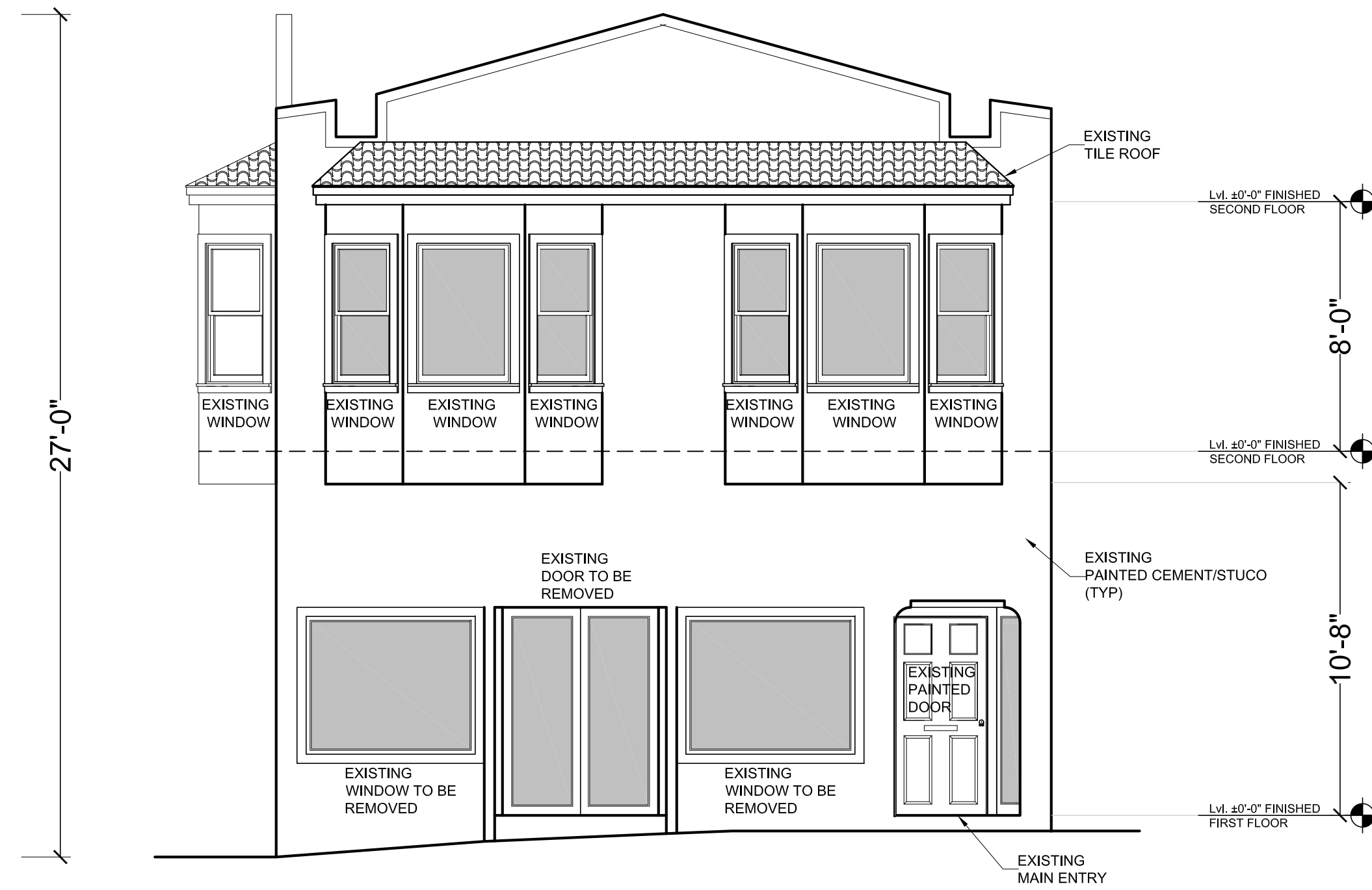
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TITLE:
EXISTING AND PROPOSED
SECOND FLOOR PLANS

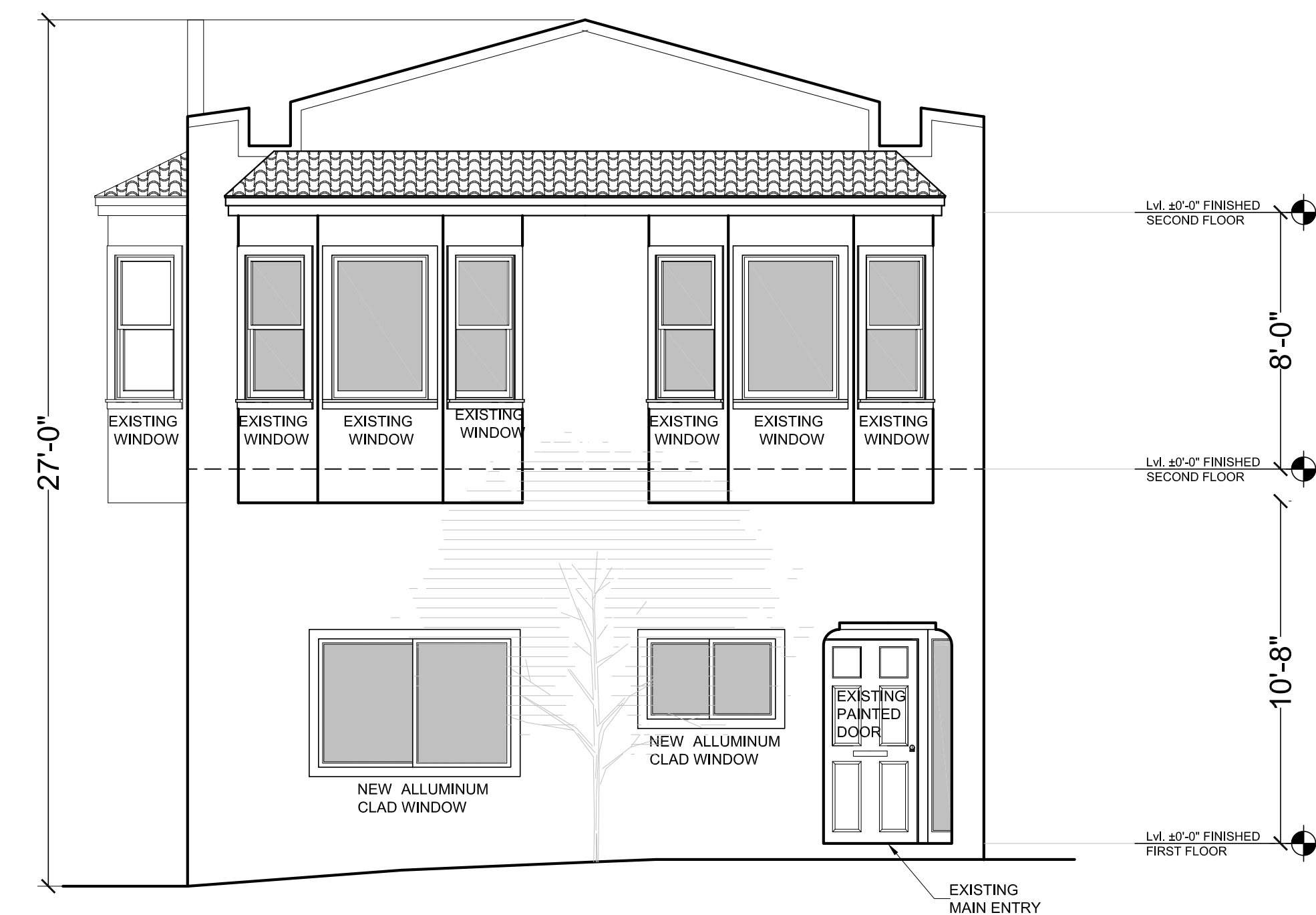
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2013-06-11

DRAWING NO:

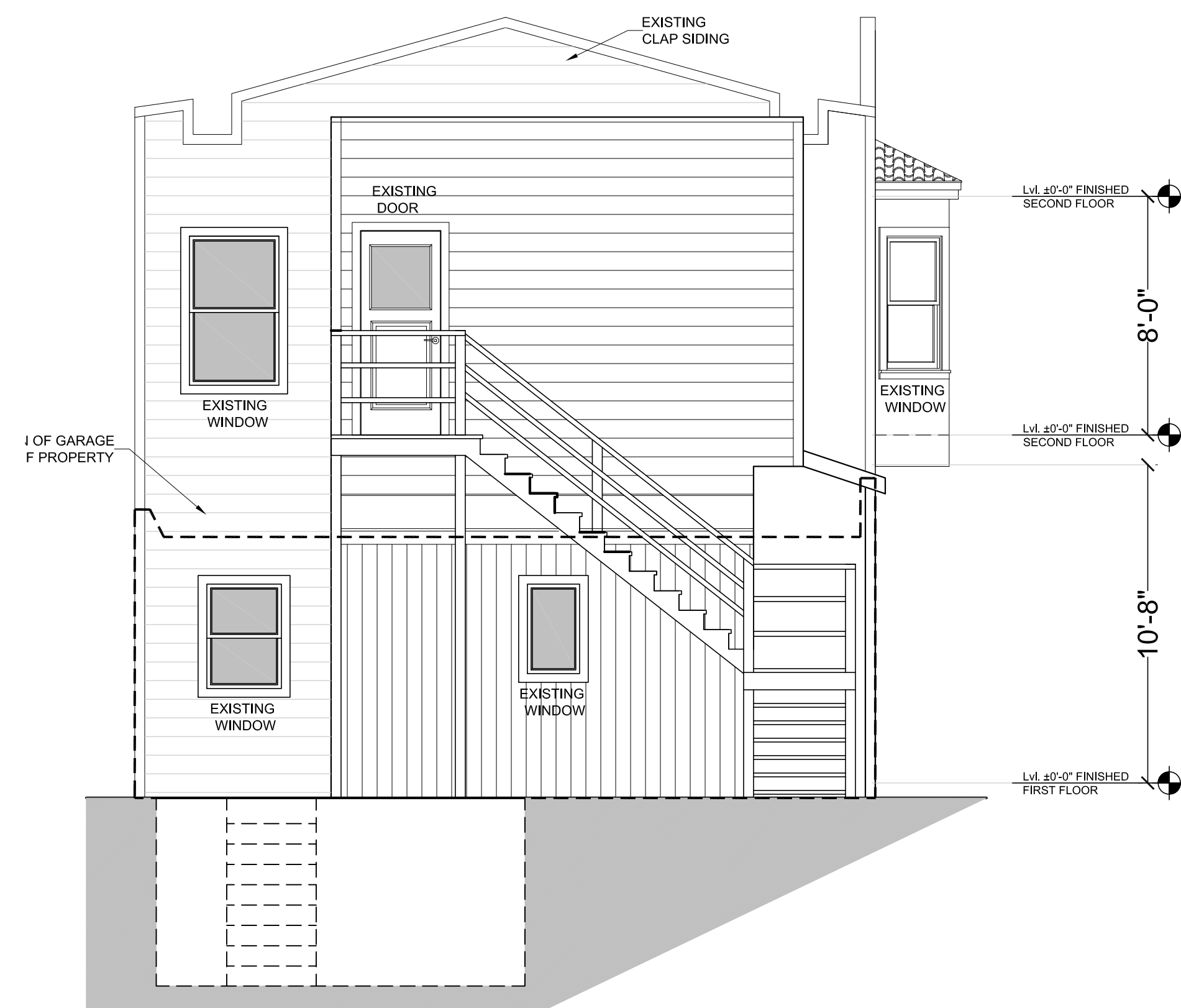
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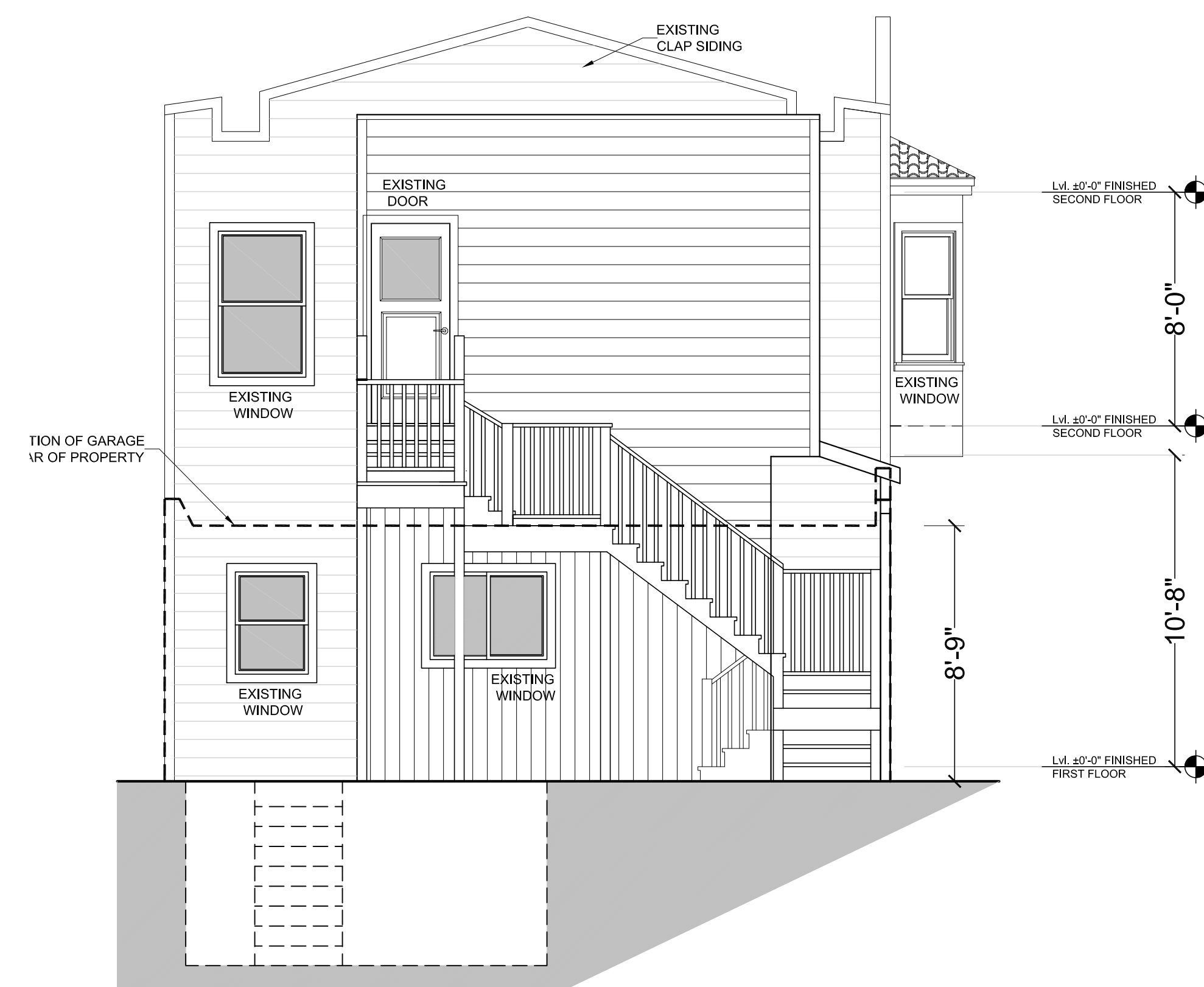
(E) FRONT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



(E) REAR ELEVATION-A
SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION-A
SCALE 1/4" = 1'-0"



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TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
2013-06-11

DRAWING NO:

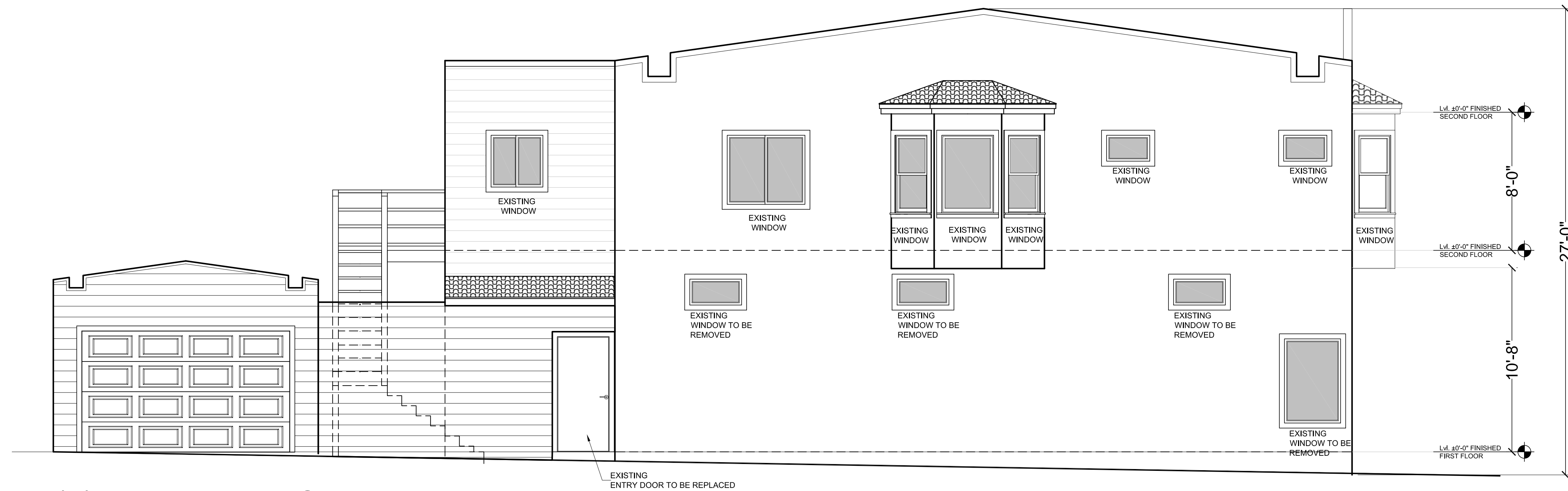
A 3.0



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(E) LEFT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"

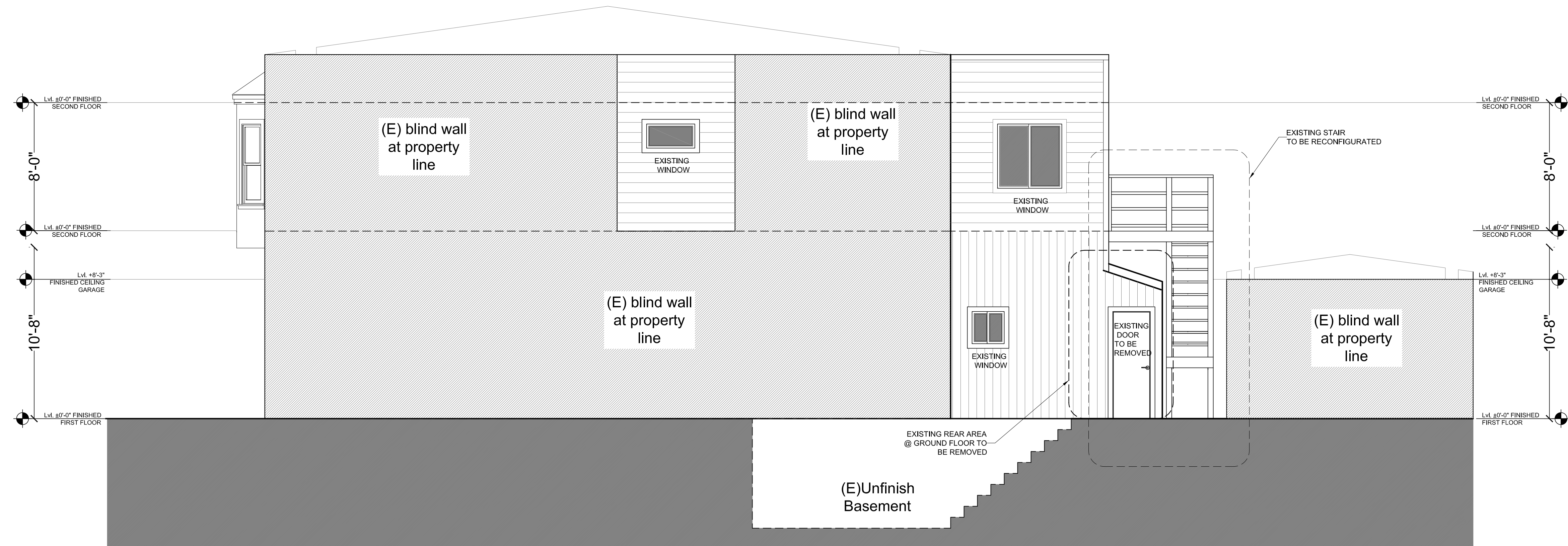
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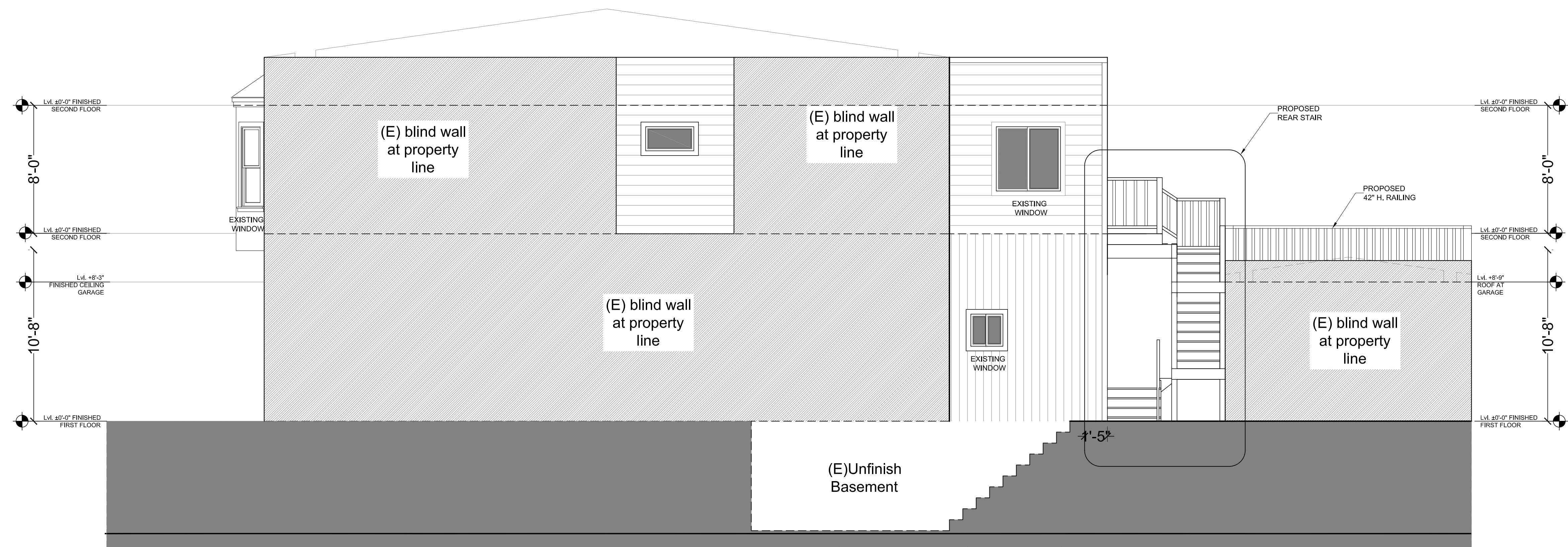
TITLE:
EXISTING AND PROPOSED
EXTERIOR ELEVATIONS

PROJECT NO:
2013-06-11

DRAWING NO:
A 3.1



(E) RIGHT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0"



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TITLE:
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EXTERIOR ELEVATION

PROJECT NO:
2013-06-11

DRAWING NO:

A 3.2