



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, June 25, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Exposure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1155-57 Church St.	Case No.:	2014.0572V
Cross Street(s):	23rd & 24th Sts.	Building Permit:	201401146235
Block / Lot No.:	3650/028	Applicant/Agent:	Bryan Murdock
Zoning District(s):	RM-1 / 40-X	Telephone:	415-717-4726
Area Plan:	N/A	E-Mail:	bryan@murdockarchitectur e.com

PROJECT DESCRIPTION

The proposal is to add a third dwelling unit to an existing two-family building.

PLANNING CODE SECTION 140 requires that all dwelling units in all use districts face onto an open area. In any dwelling unit, the required windows must meet minimum size requirements and be unobstructed. The front of the proposed dwelling unit includes a window facing the street that is smaller than required and the rear includes windows that face the rear yard that are obstructed by deck/stairs; therefore, the proposal requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Marcelle Boudreaux** Telephone: **415-575-9140** Mail: Marcelle.Boudreaux@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/2014.0572V.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

There is no associated Building Permit Application with this Variance request.

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.

Church Street 3rd unit

1155 - 1157 Church Street, San Francisco California

PROJECT INFORMATION

Project Description:
Change of use to convert lower floor of existing two unit building into a separate 3rd unit. No additional space to be added nor exterior work to be performed.

Variance Description:
A variance is sought to allow for the 3rd unit to be granted as an exception to SF Planning Code Section 140 for Exposure requirements due to an existing egress stair to remain.

Unit 1157 (1st and 2nd Floors): Convert lower floor of unit into a separate, 3rd unit. Scope of work includes reconfiguration of space to include a new kitchen and conversion of existing family room into a bedroom. Remove stair as shown on permit # 2013-12-05-3445.

Unit 1155 (3rd and 4th Floors): No Work

Reference Permit #2013-12-05-3445 for work under separate permit.

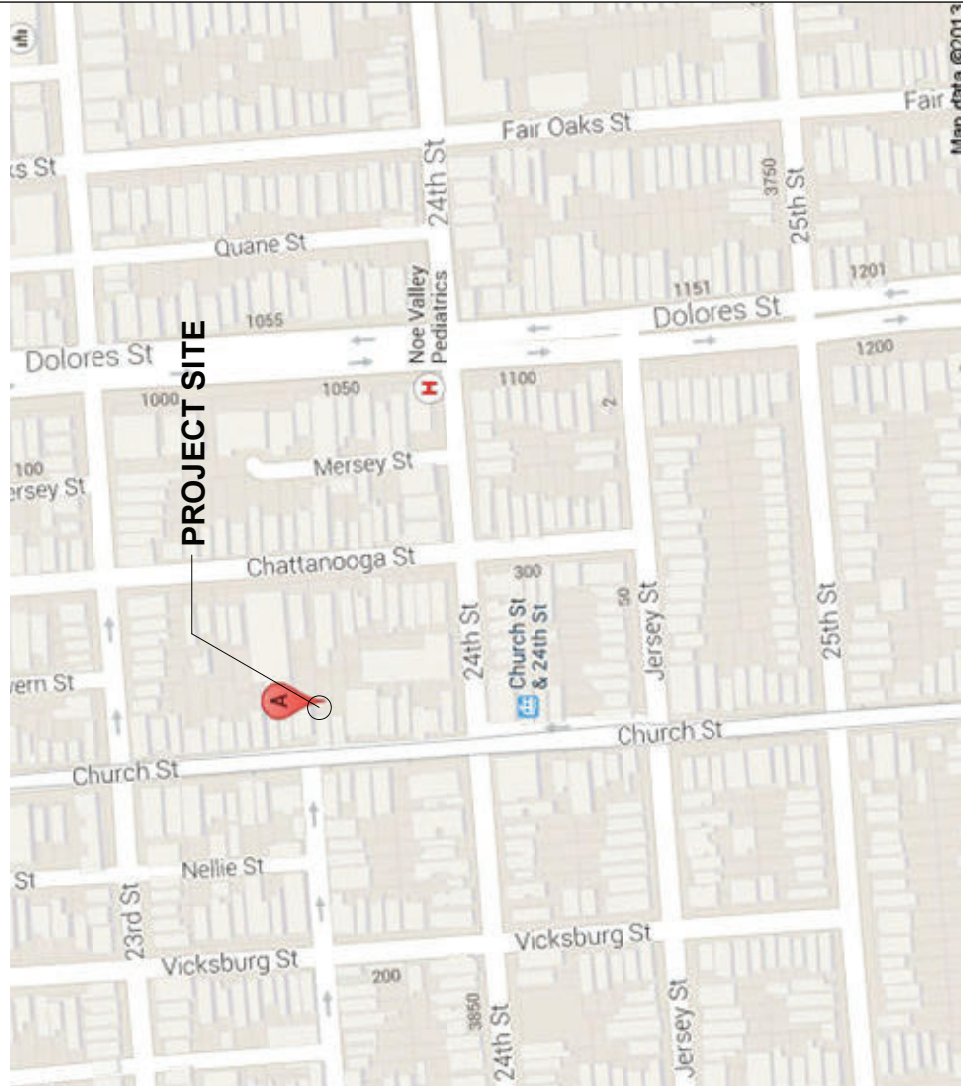
Job Address: 1155 - 1157 Church Street, San Francisco, California
Block #: 3650
Lot #: 028

Site Area: 2,495 SF	
Floor Area (Habitable Space):	
1st Floor	Existing 1,241 SF Proposed 1,241 SF
2nd Floor	Existing 1,090 SF Proposed 1,090 SF
3rd Floor	Existing 1,179 SF Proposed 1,179 SF
4th Floor	Existing 431 SF Proposed 431 SF
Total	Existing 3,941 SF Proposed 3,941 SF

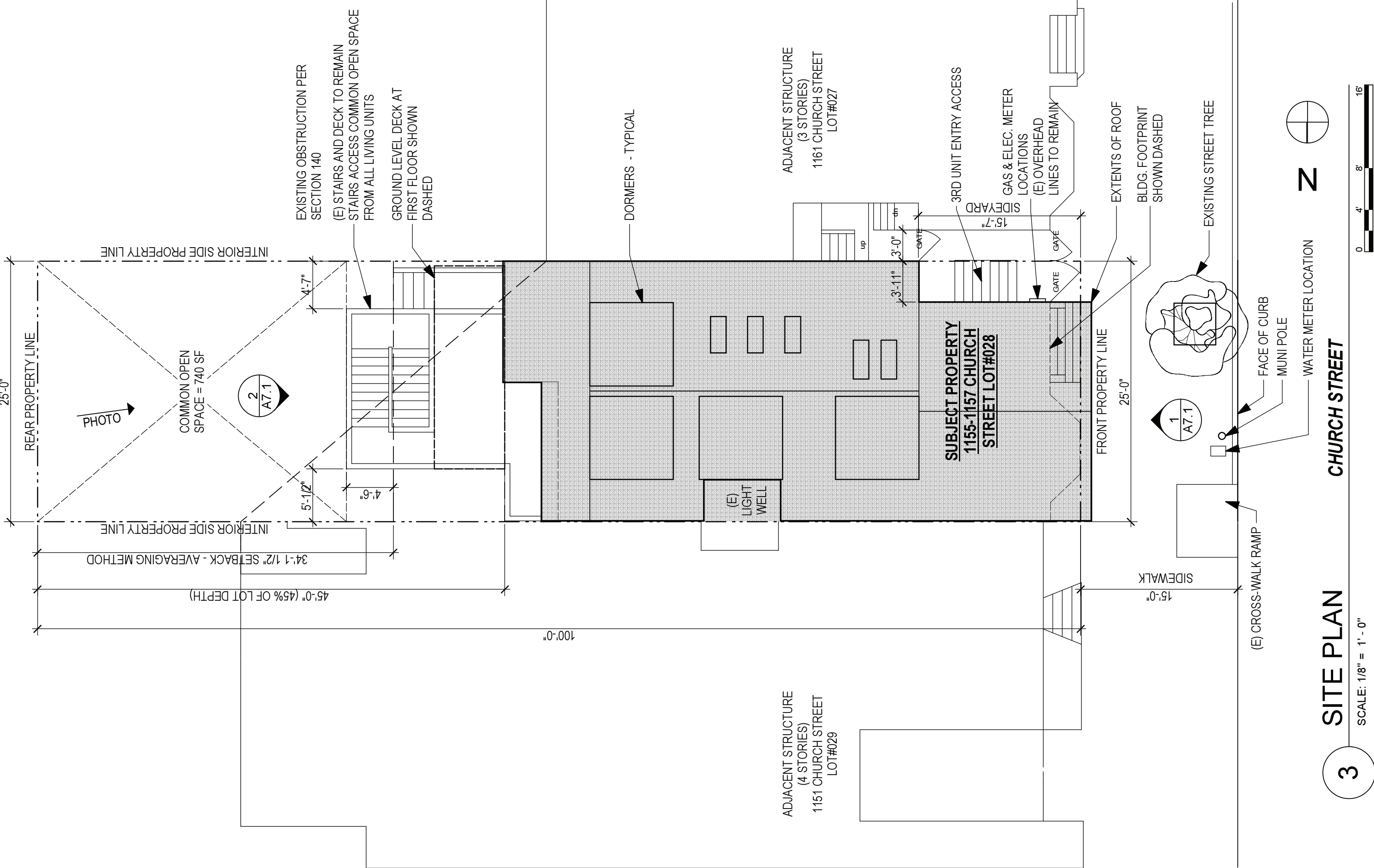
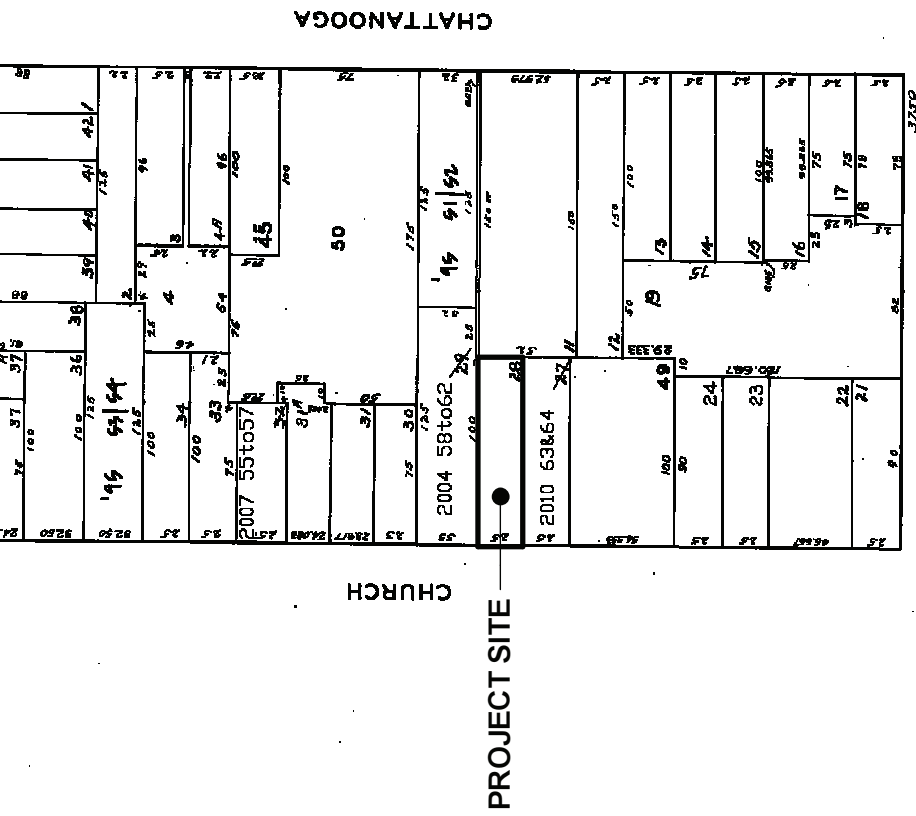
Unit Areas:
Unit 1 (Floors 3-4) = 1,610 SF
Unit 2 (Floor 2) = 1,090 SF
Unit 3 (Floor 1) = 1,241 SF

FAR: Existing 1.58 Proposed 1.58
Zoning: RM-1 RM-1
Occupancy: R3 R2
Setbacks: Front N/A Side 0 ft. Rear 45% of lot depth (45'-0")
Parking: 0
Unit Density: Allowable: 1,800 Existing: 1,124 Proposed: 1,831

VICINITY MAP



PARCEL MAP



SHEET INDEX

Sheet	Description
A0.1	Cover Sheet, Project Information & Site Plan
A4.1	First Floor Plans
A4.2	Second Floor Plans
A4.3	Third Floor Plan, Fourth Floor Plan & Roof Plan
A7.0	Front and Rear Elevations

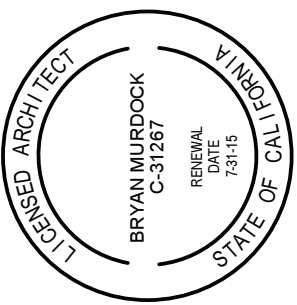
DIRECTORY

Owner:
Candu Capital
2200 22nd St.
San Francisco, CA 94107
Attn: Rita Vohra
T: 510.701.9584
E: ritavohra2200@yahoo.com

Architect:
Murdoch Architecture
102 E. Blithedale Ave.
Mill Valley, CA 94941
Attn: Bryan Murdoch
T: 415.717.4726
E: bryan@murdocharchitecture.com

NOTES

- GENERAL**
- The following code editions shall be used for the design of this project:
Current proposed work:
2013 C.B.C. with SF amendments.
2013 C.M.C. with SF amendments.
2013 C.P.C. with SF amendments.
2013 C.E.C. with SF amendments.
2013 Green Building Code with SF amendments.
Work permitted under permit application #2013-12-05-3445.
2010 C.B.C. with SF amendments.
2010 C.M.C. with SF amendments.
2010 C.P.C. with SF amendments.
2010 C.E.C. with SF amendments.
Construction Quality: No guarantee for quality of construction is implied or intended by the Architectural Documents, and the Contractor shall assume full responsibility for any construction deficiencies. The Owner shall be responsible for verifying the work before proceeding. Contractor shall be responsible for correction of work installed in conflict with the Contract Documents.
Existing Conditions: All existing conditions information provide by the owner.
Dimensions: All dimensions are to face of finish unless otherwise noted. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field and coordinated with existing and new conditions.
 - Construction Quality: No guarantee for quality of construction is implied or intended by the Architectural Documents, and the Contractor shall assume full responsibility for any construction deficiencies. The Owner shall be responsible for verifying the work before proceeding. Contractor shall be responsible for correction of work installed in conflict with the Contract Documents.
 - Existing Conditions: All existing conditions information provide by the owner.
Dimensions: All dimensions are to face of finish unless otherwise noted. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field and coordinated with existing and new conditions.



PROJECT ARCHITECT
Bryan Murdoch

ISSUE
VARIANCE APPLICATION

REVISIONS

PROJECT #

1322

DATE

04.18.2014

**PROJECT INFORMATION,
NOTES & SITE PLAN**

Sheet
A0.1

Murdoch architecture
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