



SAN FRANCISCO PLANNING DEPARTMENT

BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA: ZONE 2 PROJECTS REQUIRING PLANNING DEPARTMENT – CITIZEN ADVISORY COMMITTEE COORDINATION

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT INFORMATION

PROJECT NOTICE DATE: March 26, 2014
PROJECT ADDRESS: 1748 Oakdale Avenue BLOCK/LOT: 5312/013
BUILDING PERMIT SUBMITTED: ☐ NO ☒ YES APPLICATION #: 201306250390
PROJECT SPONSOR: Jeff Chow
ADDRESS: 1716 Kehoe Avenue San Mateo CA 94401
PHONE: 4153732930 EMAIL: jeffwai_chow@hotmail.com

ASSIGNED PLANNER: Danielle J. Harris
PHONE: 4155759102 EMAIL: danielle.j.harris@sfgov.org

NATURE OF PROJECT:

- ☐ NEW CONSTRUCTION ☐ DEMOLITION
☒ ALTERATION/EXPANSION OF BUILDING ☐ CHANGE OF USE _____
☐ OTHER _____

PROJECT DESCRIPTION

The proposal is to legalize demolition of an abandoned, historic, single-family residential structure to construct a two-story over basement two-family residential structure.

	EXISTING USES:	EXISTING USE TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
DWELLING UNITS	1	0	2	2
NUMBER OF BUILDINGS	1	0	1	1
NUMBER OF STORIES	1 over basement w/ attic	0	2 over basement	2 over basement
HEIGHT OF BUILDING	unknown	0	23 feet	23 feet
PARKING SPACES	0	0	1	1
GROSS SQUARE FOOTAGE (GSF)				
RESIDENTIAL	unknown	0	3,314.25	3,314.25
RETAIL	0	0	0	0
OFFICE	0	0	0	0
INDUSTRIAL/PDR	0	0	0	0
PARKING	0	0	190 w/in residential	190 w/in residential
OTHER (SPECIFY USE)	0	0	0	0
TOTAL GSF	unknown	0	3,314.25	3,314.25

PROJECT NOTIFICATION

The Planning Department is notifying The Bayview Hunters Point Citizen Advisory Committee (CAC) of the subject project because it is within the Bayview Hunters Point Redevelopment Project Area: Zone 2 and fulfills one or more of the qualifying factors from Sec. 5.71(d) listed below:

APPLICABLE	REVIEW QUALIFICATIONS
☐	1. Residential projects that create 6 or more residential units, and/or projects that include construction of a new building or addition to an existing building of 10,000 square feet or more of non-residential space;
	2. Projects that include an alteration or change of use that:
☒	a. Is subject to Planning Code Section 311 (residential permit review procedures for RH, RM, and RTO districts) and includes vertical additions of 7 feet or more to the existing building height or 10 feet or more to the existing building depth at any level;
☐	b. Is in any zoning district and includes a facility or activity identified in the Planning Code Section 312(c) (Change of Use)
☐	c. Is subject to a Conditional Use authorization or Discretionary Review under Section 317 of the planning code (Loss of Dwelling Units through Merger, Conversion or Demolition); or
☐	d. Is subject to pre-application meeting under 313 of the planning code (PDR-1-B (light industrial buffer));
☐	3. Projects that require a Conditional Use Authorization;
☐	4. Projects that require a Zoning Map Amendment; and
☐	5. Any streetscape improvements or public realm plans led by the Planning Department.

Within 30 days of the date of this notice, please inform the assigned planner at the Planning Department whether the Bayview Hunters Point CAC has requested a project presentation from the applicant.