



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, July 28th, 2010**
 Time: **Beginning at 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: 4636 19th Street Cross Street(s): Douglass/Yukon Block /Lot No.: 2700/027 Zoning District(s): RH-2/40-X Area Plan: N/A	Case No.: 2010.0268V Building Permit: 2010.04.02.9536 and 2010.04.02.9539 Applicant/Agent: Jacki Yahn Telephone: (650) 620-9355 E-Mail: jackiyahn@mac.com

PROJECT DESCRIPTION

The proposal is to construct a new detached garage with roof deck on a through lot. The new garage will front on Thorp Lane and be located within the required rear yard. Other improvements include the installation of new stairs and retaining walls along the west side property line; and the construction of a single story horizontal rear expansion of the existing dwelling fronting on 19th Street, that is within the allowed buildable envelope.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 41 feet. The proposed detached garage structure and roof deck would be located entirely within the required rear yard, measuring 21 feet deep by 25 feet wide by 13 feet 6 inches tall. A distance of 27 feet would remain between the dwelling unit and the detached garage structure as the rear yard. This project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai** Telephone: **(415) 575-9087** E-Mail: sharon.w.lai@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, 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.

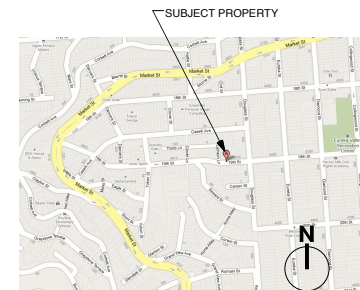
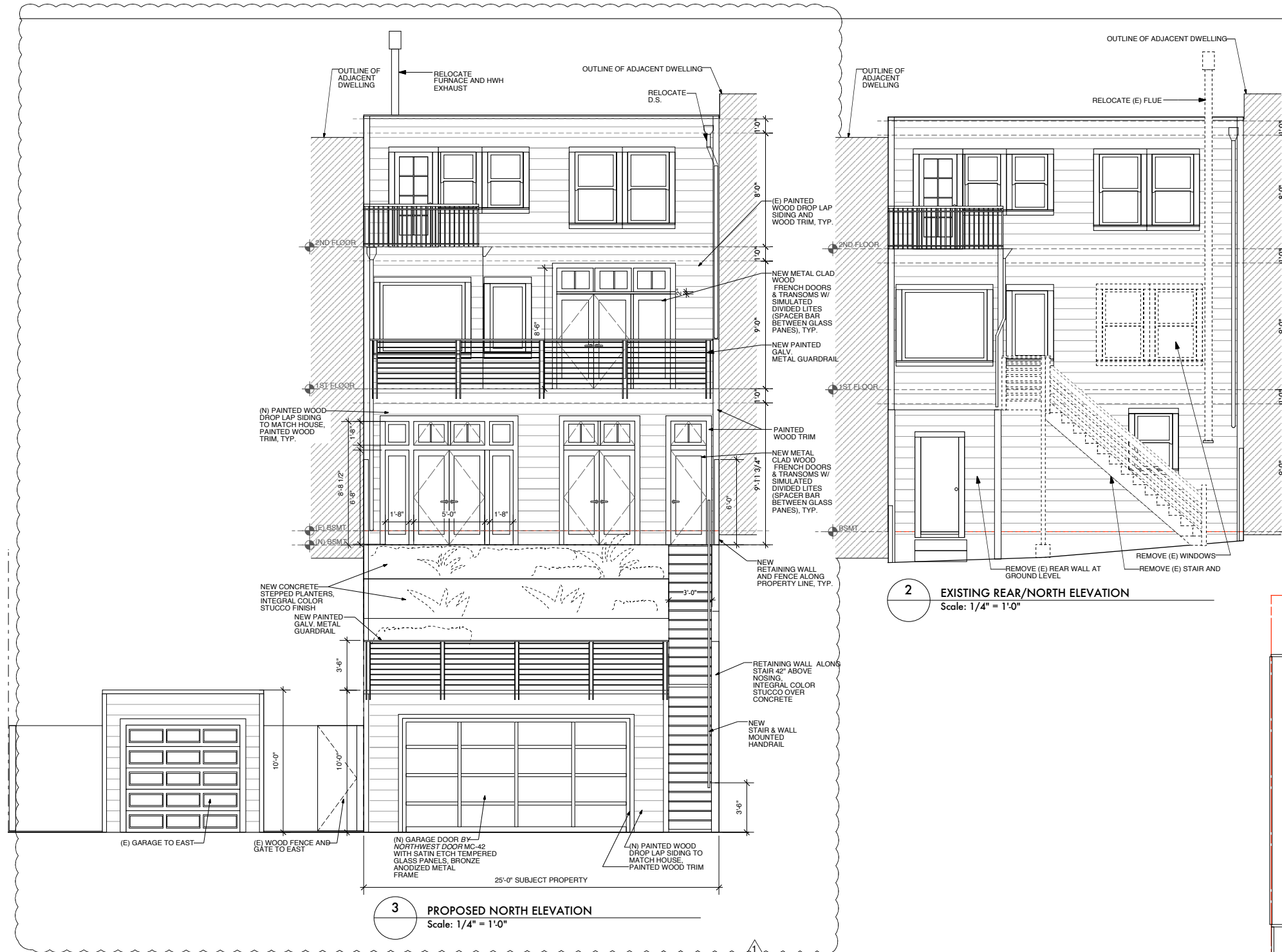
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



1 VICINITY MAP



SHEET INDEX

- A0.1 TITLE SHEET: SITE/ROOF PLAN, INDEX, VICINITY MAP, PROJECT DATA, NORTH ELEVATIONS
- A1.1 GROUND FLOOR PLAN -EXISTING & PROPOSED
- A2.0 MAIN FLOOR PLAN -EXISTING & PROPOSED, 2ND FLOOR, EAST AND WEST ELEVATIONS OF HOUSE
- A3.0 SITE SECTIONS -EXISTING & PROPOSED, PROPOSED GARAGE ELEVATIONS

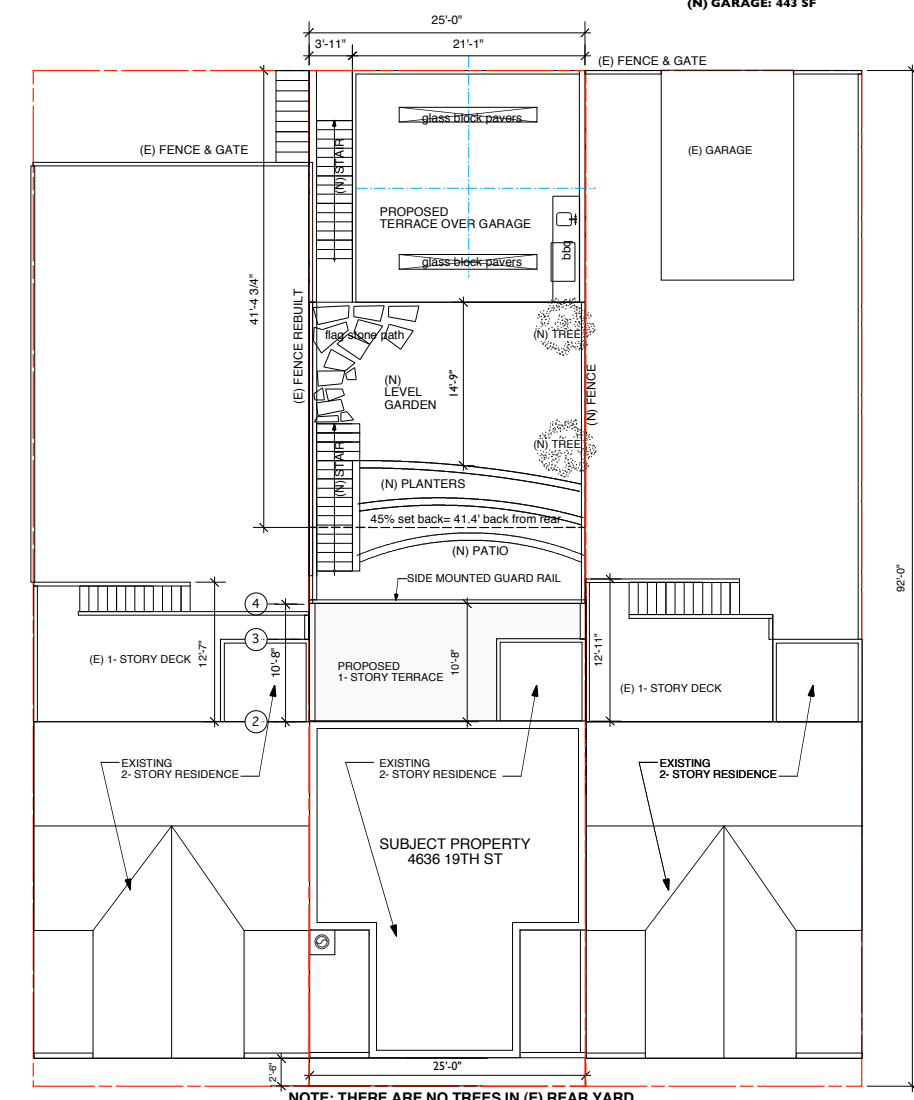
SCOPE OF WORK
REAR GROUND LEVEL ADDITION OF NEW MASTER BEDROOM SUITE (AT EXISTING CRAWL SPACE) WITH TERRACE ABOVE. NEW FRENCH DOORS OFF DINING.
NEW GARAGE AT REAR ALLEY WITH ROOF TERRACE ABOVE.
NO WORK AT STREET FRONT.

PROJECT DATA
ZONING: RH-2
NUMBER OF UNITS: 1
BLOCK AND LOT: 2700-027
BUILDING TYPE: V
LOT SIZE: 25' X 91.96'
YEAR BUILT: 1922

SQUARE FOOTAGE:
(E) GROUND FLOOR: 0 SF
(E) MAIN FLOOR: 823 SF
(E) UPPER FLOOR: 631 SF
(E) SQUARE FOOTAGE: 1454 SF
PROPOSED GROUND FLOOR: 617 SF
TOTAL HABITABLE AREA: 2071 SF
(N) GARAGE: 443 SF

2 EXISTING REAR/NORTH ELEVATION
Scale: 1/4" = 1'-0"

3 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

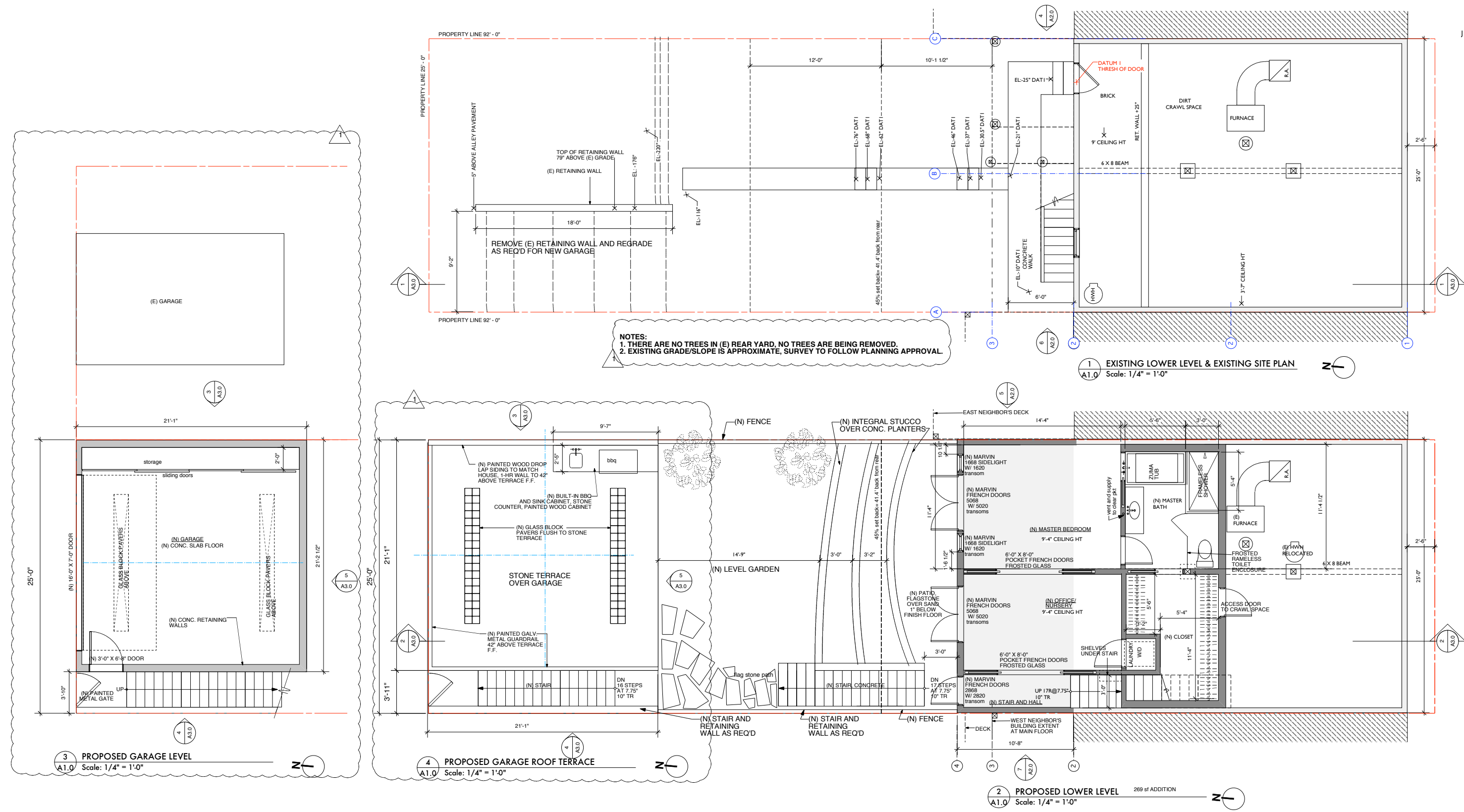


NOTE: THERE ARE NO TREES IN (E) REAR YARD, NO TREES ARE BEING REMOVED

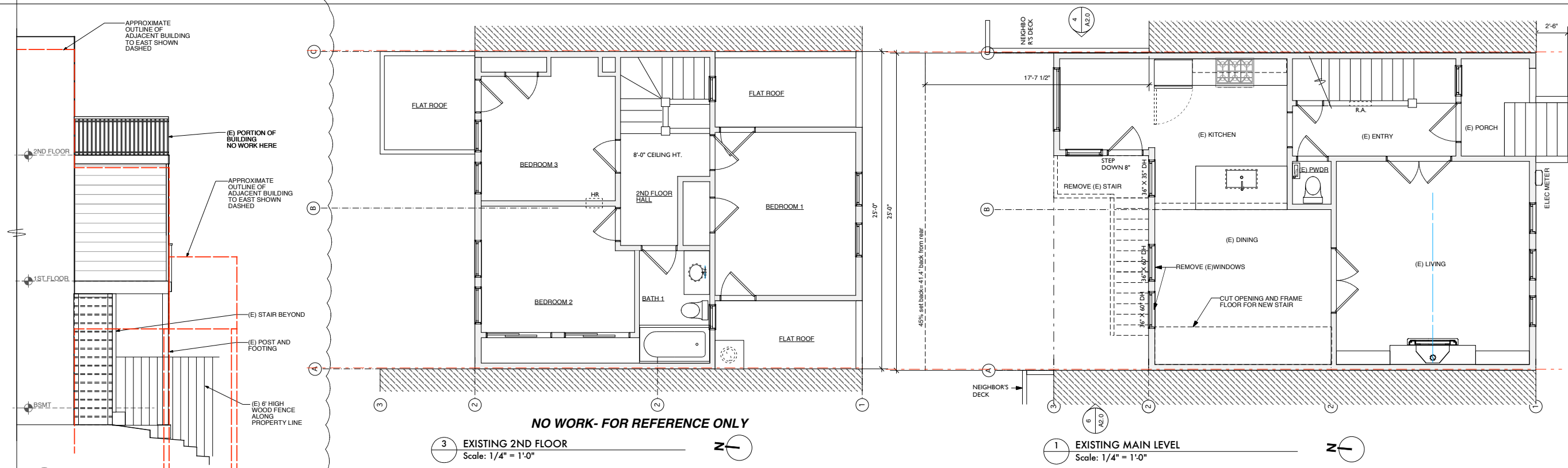
1 SITE PLAN
Scale: 1/8" = 1'-0"

LOWER LEVEL ADDITION

4636 19TH STREET, SAN FRANCISCO, CA 94114



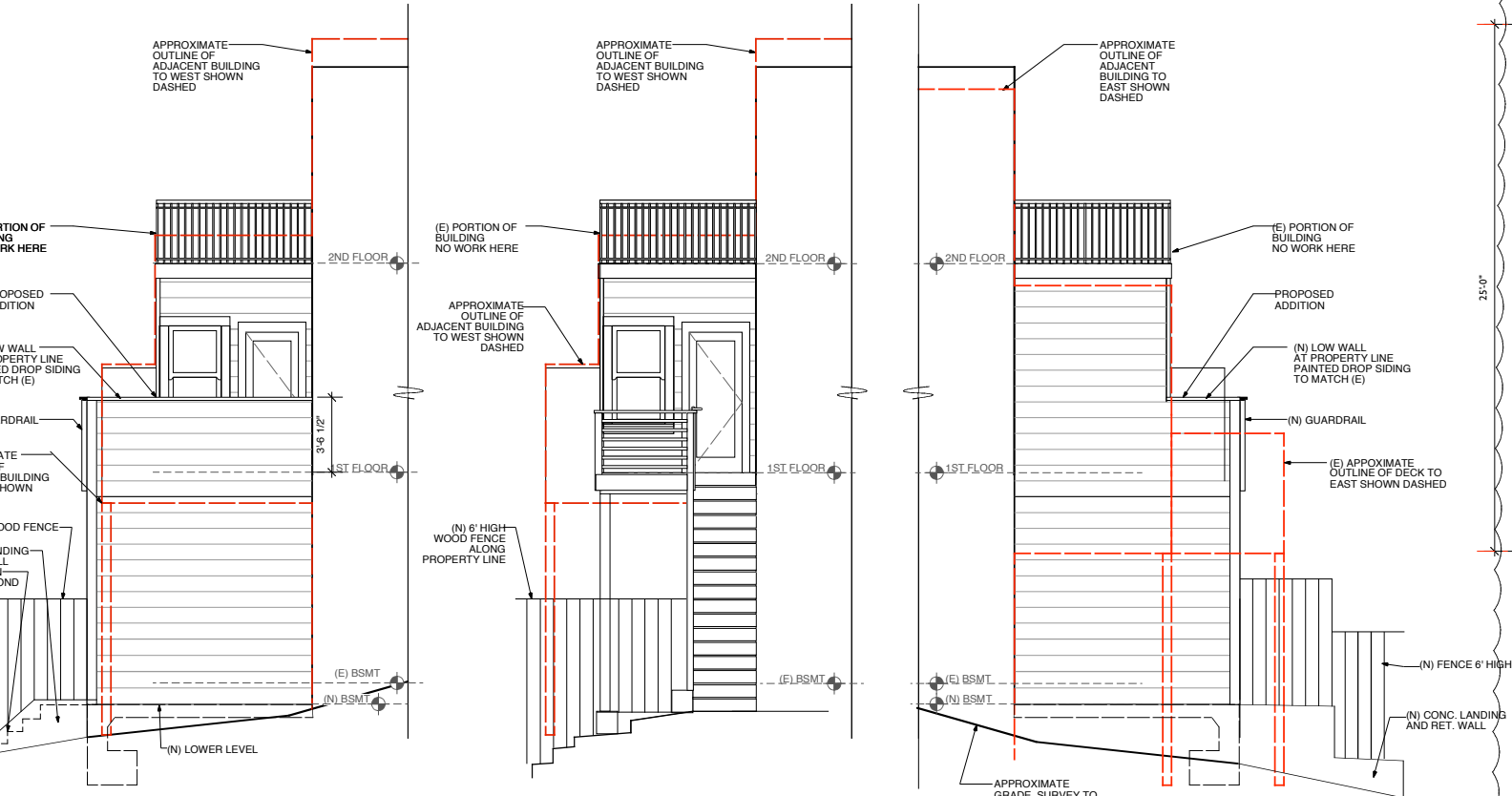
LOWER LEVEL ADDITION
4636 19TH STREET, SAN FRANCISCO, CA 94114



3 EXISTING 2ND FLOOR
 Scale: 1/4" = 1'-0"

1 EXISTING MAIN LEVEL
 Scale: 1/4" = 1'-0"

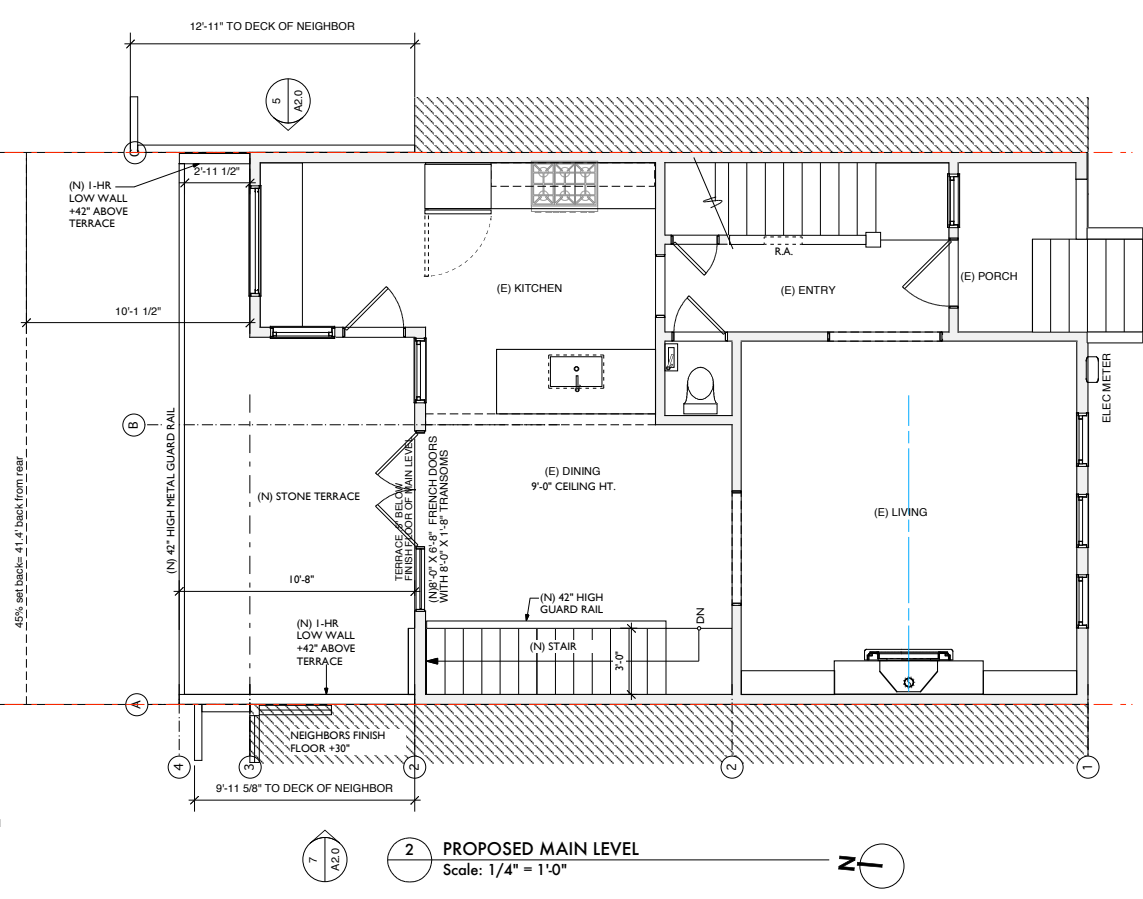
4 EXISTING EAST ELEVATION
 Scale: 1/4" = 1'-0"



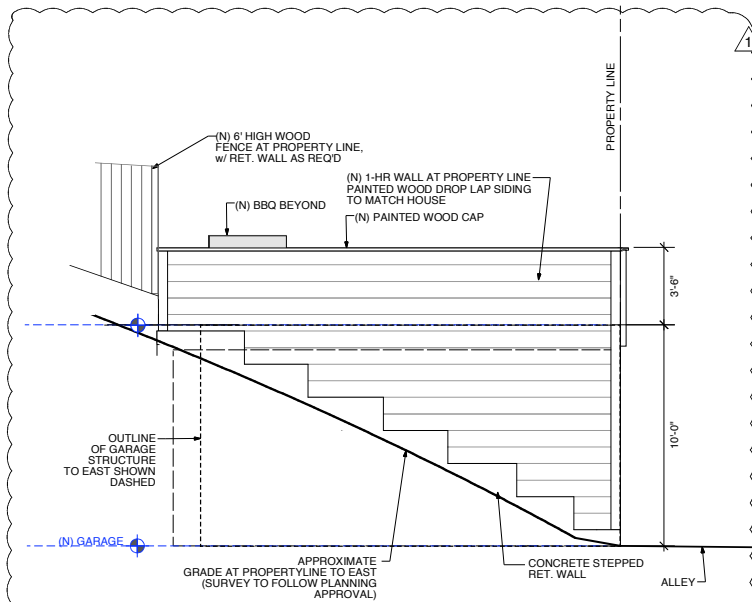
7 PROPOSED WEST ELEVATION
 Scale: 1/4" = 1'-0"

6 EXISTING WEST ELEVATION
 Scale: 1/4" = 1'-0"

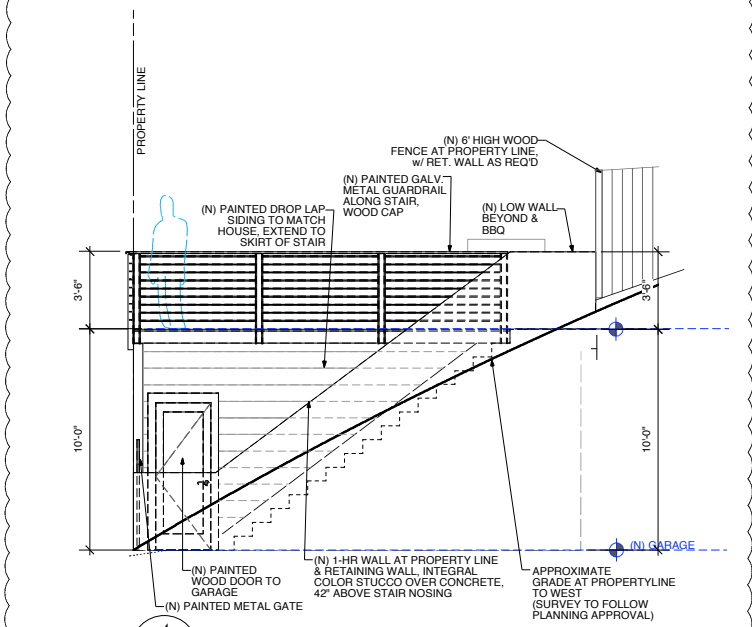
5 PROPOSED EAST ELEVATION
 Scale: 1/4" = 1'-0"



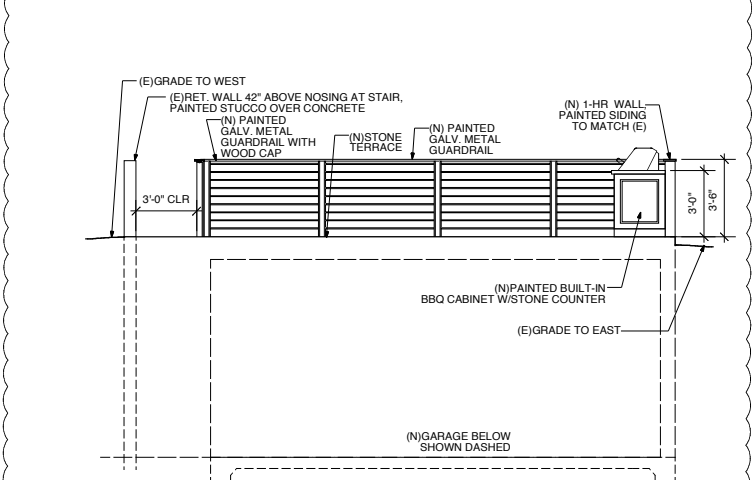
2 PROPOSED MAIN LEVEL
 Scale: 1/4" = 1'-0"



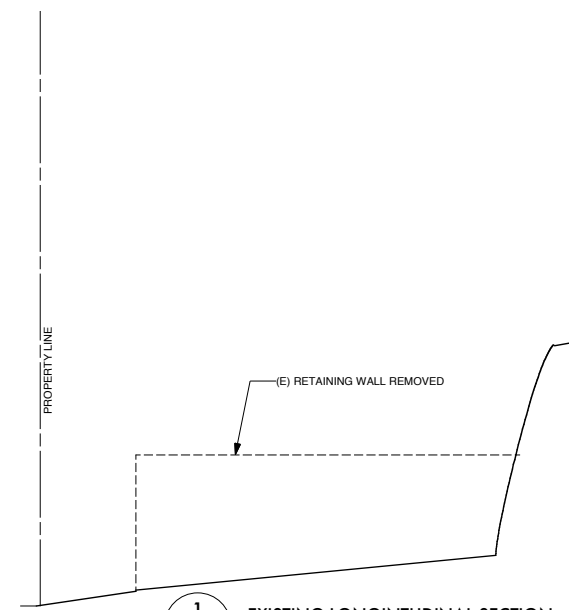
3
A3.0 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



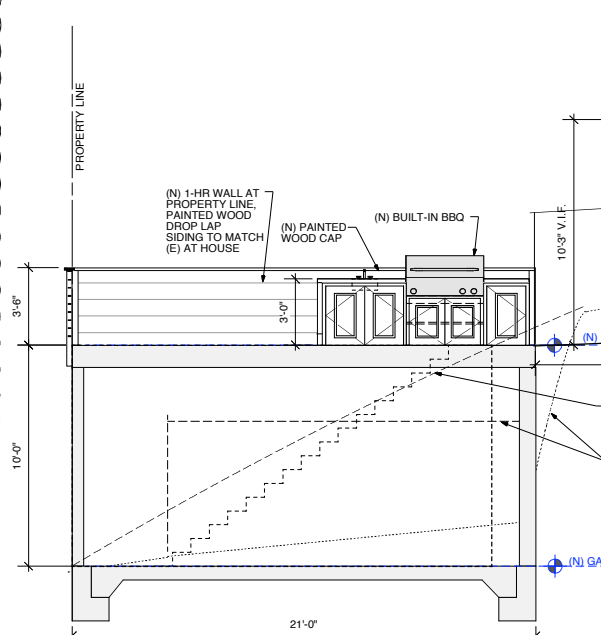
4
A3.0 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



5
A3.0 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

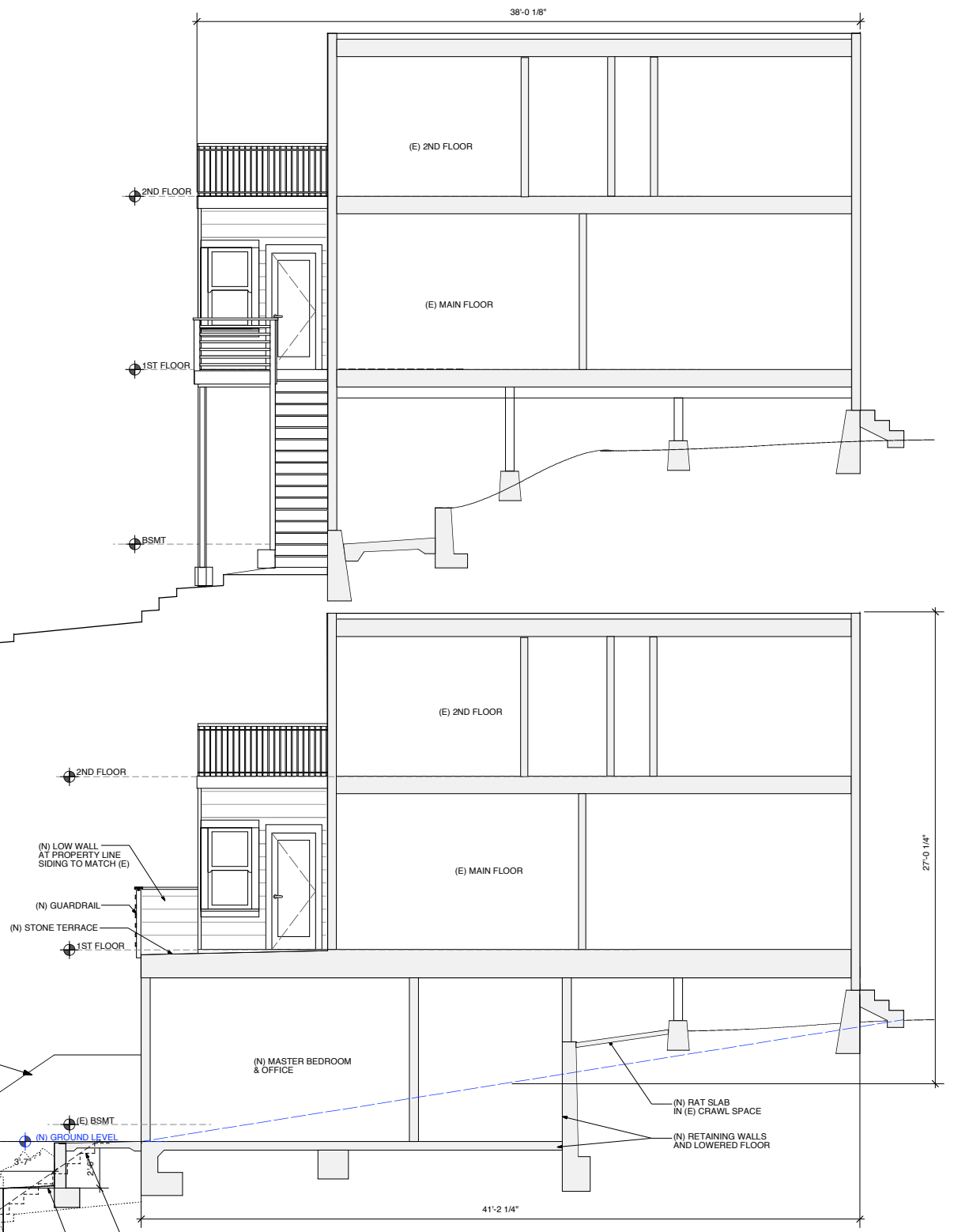


1
A3.0 EXISTING LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"



2
A3.0 PROPOSED LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"

NOTE: EXISTING GRADE/SLOPE IS APPROXIMATE, SURVEY TO FOLLOW PLANNING APPROVAL



Jacqueline Yahn
Architect
228 Beverly Drive
San Carlos, CA 94070
tel: 415-342-3441
fax: 650-620-9355
jackiyahn@mac.com

OWNERS:
Jay Stokes &
Epsie Venturina
4636 19th Street
San Francisco, CA
94114

LOWER LEVEL ADDITION
4636 19TH STREET, SAN FRANCISCO, CA 94114

4-2-10
REV. 6-23-10

SITE SECTION

A3.0