



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**

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 28, 2010**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard and Non-Complying Structure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1621-23 Golden Gate Ave.	Case No.: 2010.0411V
Cross Street(s): Scott / Divisadero	Building Permit: N/A
Block /Lot No.: 1155 / 033	Applicant/Agent: Alex Nerland
Zoning District(s): RM-1 / 40-X	Telephone: (415) 577-5494
Area Plan: N/A	E-Mail: N/A

PROJECT DESCRIPTION

The proposal is to infill the area beneath the existing second-story sun porch and to replace the existing stair and second-story deck, both located in the rear yard of the two-story, two-family dwelling.

PER SECTION 134 OF THE PLANNING CODE the subject 110-foot deep property is required to maintain a rear yard of approximately 49.5 feet. The proposed infill and replacement stair and deck would be located entirely within the required rear yard, resulting in a rear yard of approximately 13 feet.

PER SECTION 188 OF THE PLANNING CODE expansion of a non-complying structure is prohibited. The existing building is considered a legal non-complying structure because portions of it already encroach into the required rear yard. Therefore, the proposed infill at the first floor level and the construction of a new stair and deck in the rear yard would be contrary to Section 188.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Shelley Caltagirone** Tel: **(415) 558-6625** E-Mail: **shelley.caltagirone@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/2010.0411V.pdf>

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.

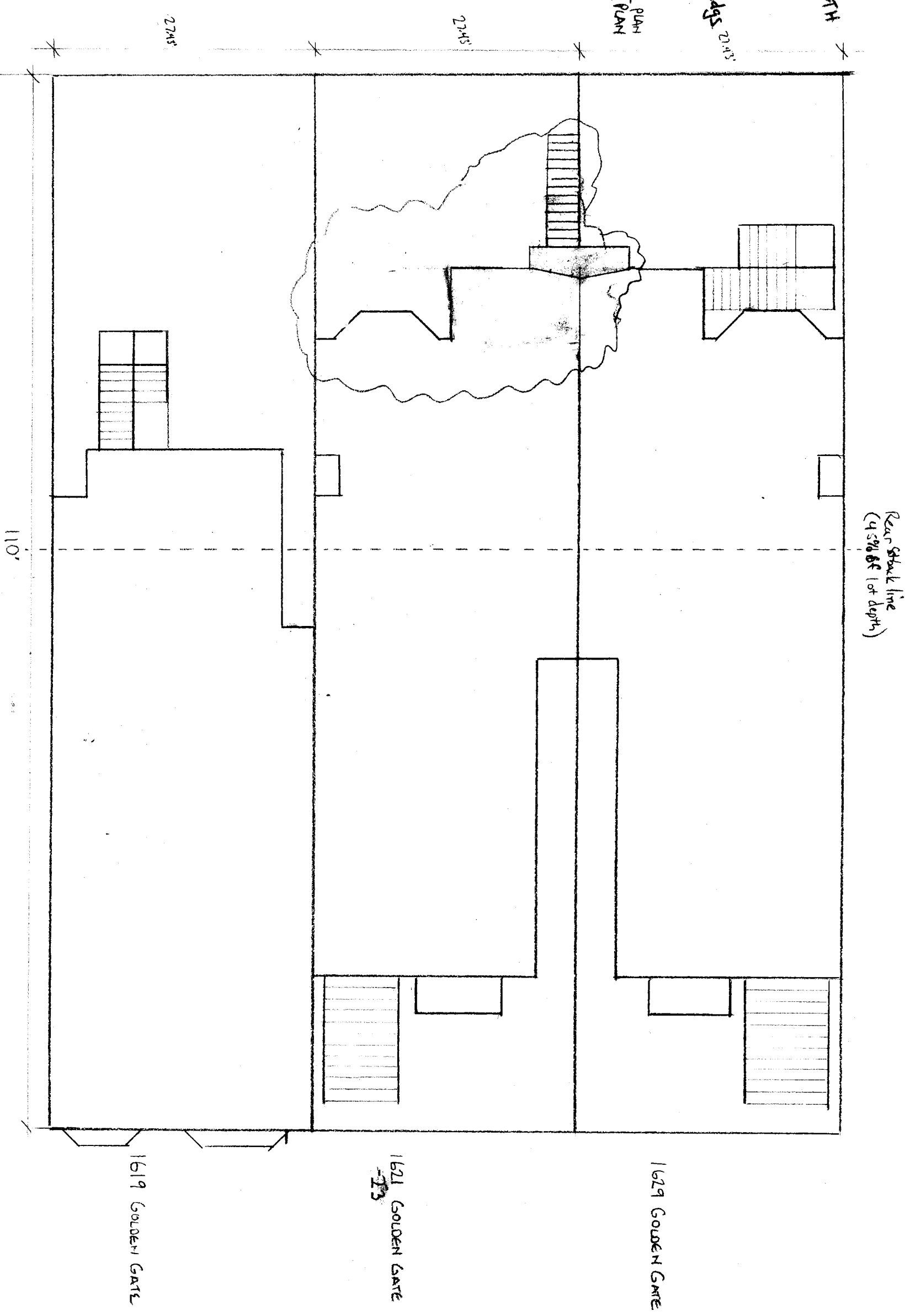
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

1621-23 GOLDEN GATE AVE Block 1155, lot 33

DESIGNER - Alex NELAND
415-5775494

Scope Of Work
CONVERT SUN PORCH TO BATH
REPAIR STAIRS/DECK

- INDEX
- A1 - PROPOSED WORK WITH ADJACENT BLDGS 2.14'S
 - A2 - LOWER LEVEL - EXISTING
 - A3 - UPPER LEVEL - EXISTING
 - A4 - LOWER - PROPOSED - FULL SITE PLAN
 - A5 - UPPER - PROPOSED - FULL SITE PLAN
 - A6 - LOWER - PROPOSED
 - A7 - UPPER - PROPOSED
 - A8 - Elevations
 - A9 - ROOF PLAN



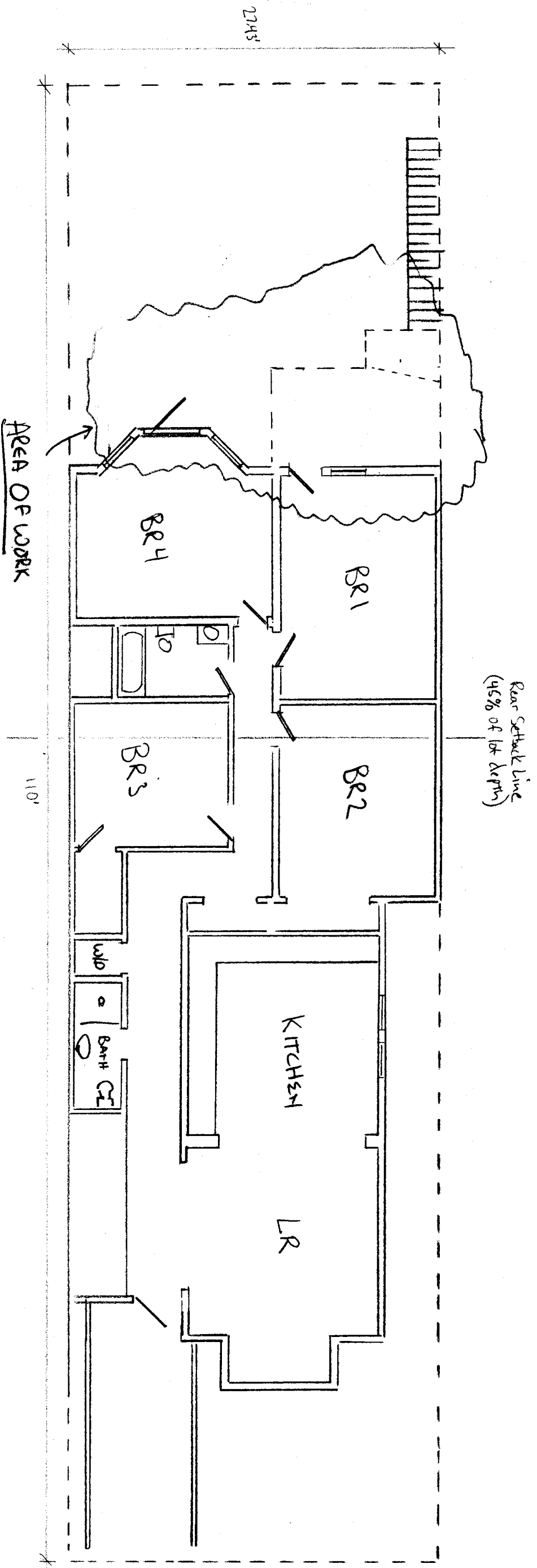
SITE PLAN - EXISTING STAIRS/DECK WITH ADJACENT BUILDINGS
MASTER BATH & DECK/STAIRS 3/32" = 1 foot



A-1

1621 GARDEN GATE lot 33 Block 1155

DESIGNER - ALEX NEERAND
415-577-5494



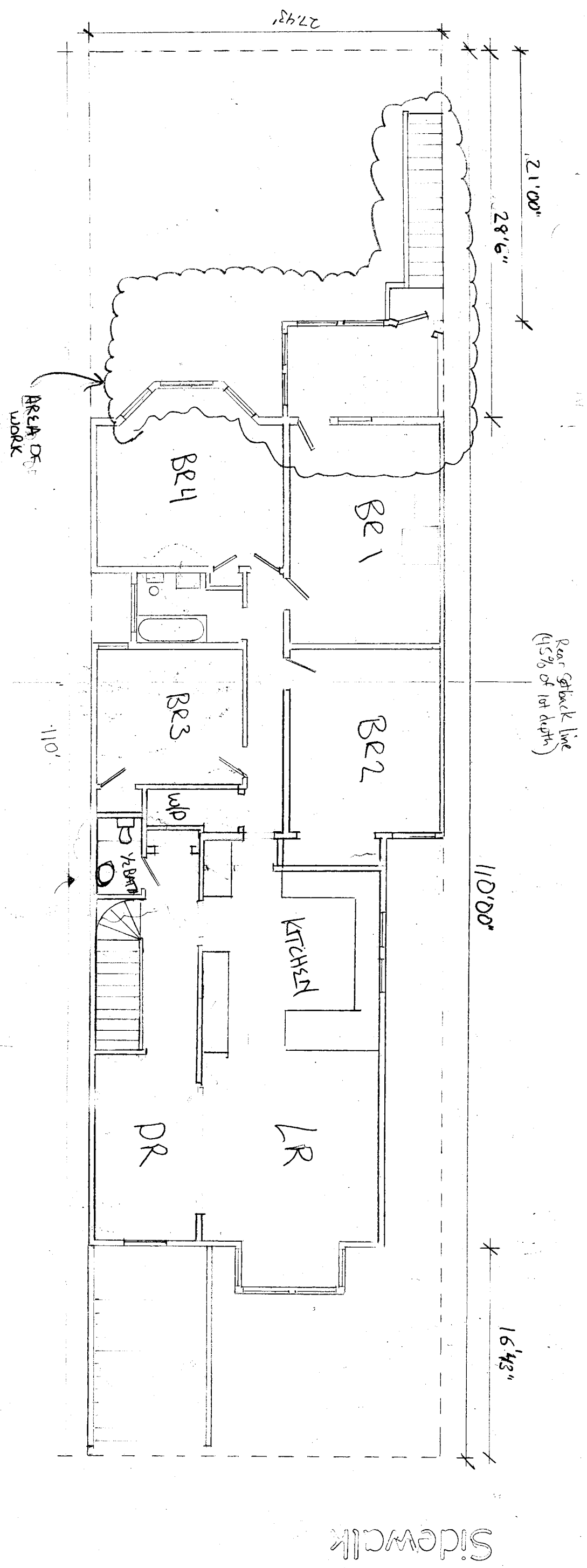
SITE PLAN - LOOSE LEVEL

SCALE - 1/8" = 1 foot

SCOPE OF WORK.

ADD BATH TO REAR OF BUILDING

± BUILD OUT AREA UNDER EXISTING SUN PORCH



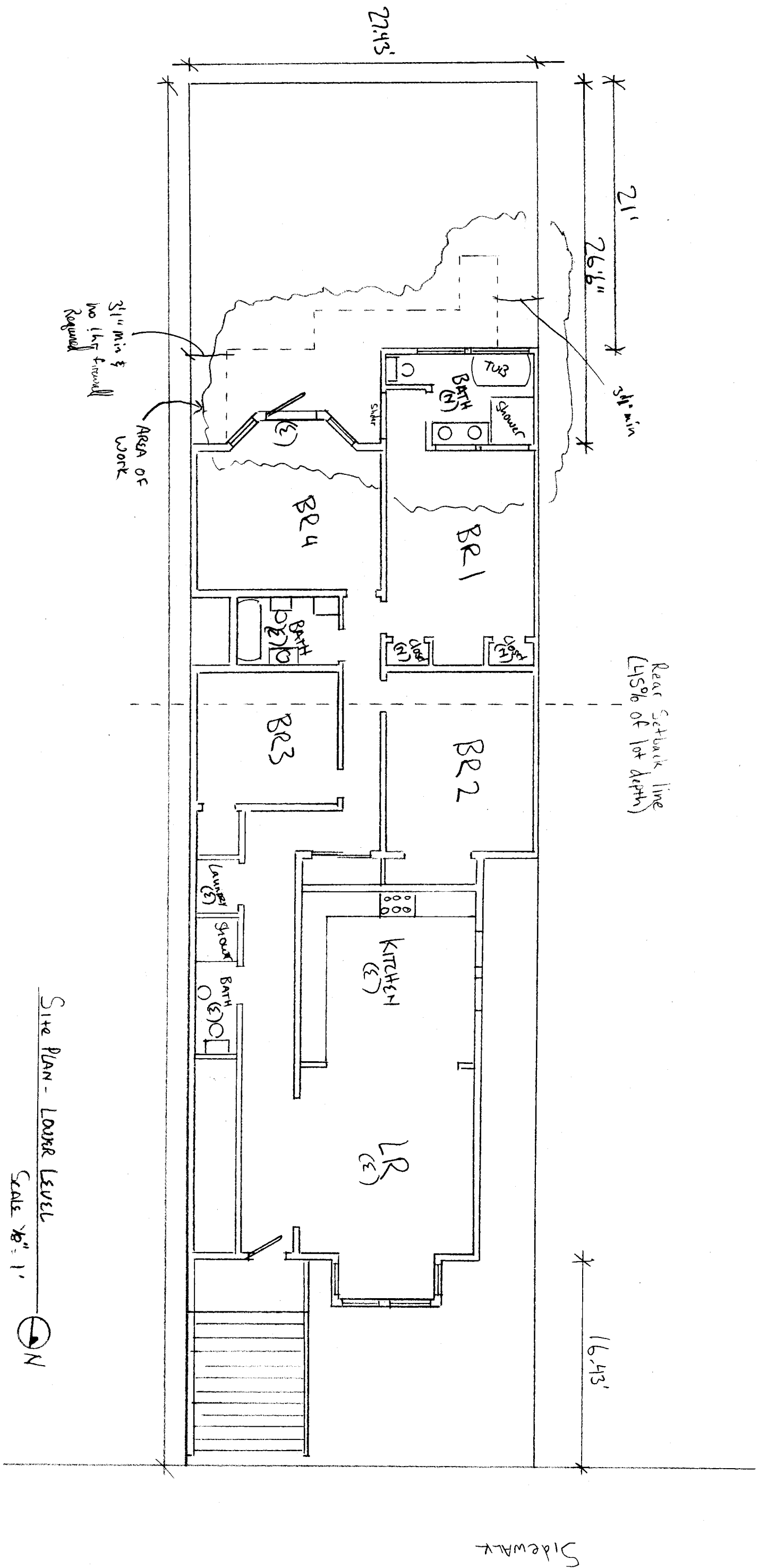
Site Plan - REAR LEVEL

Scale: 1/8" = 1'
N

Scope of work:
ADD BATH TO REAR OF BUILDING
AND MOVE STAIRS / DECK

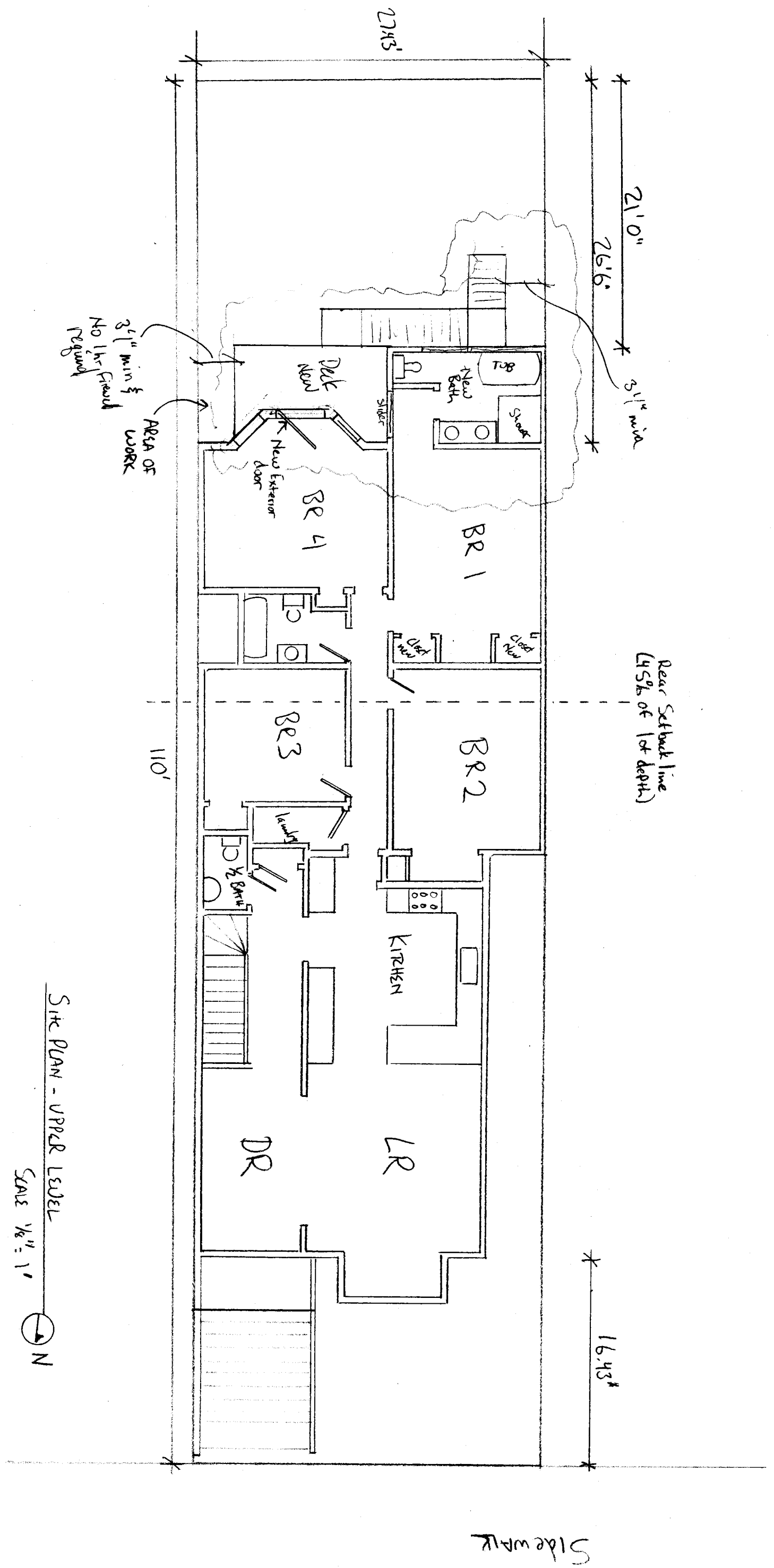
162123 Golden Gate Lot 33 Block 1155

DESIGNER - Alex Merland
415-577-5494



1621 Golden Gate: lot 33, block 1155

DESIGNER - ALEX NERLAND
415-577 5494

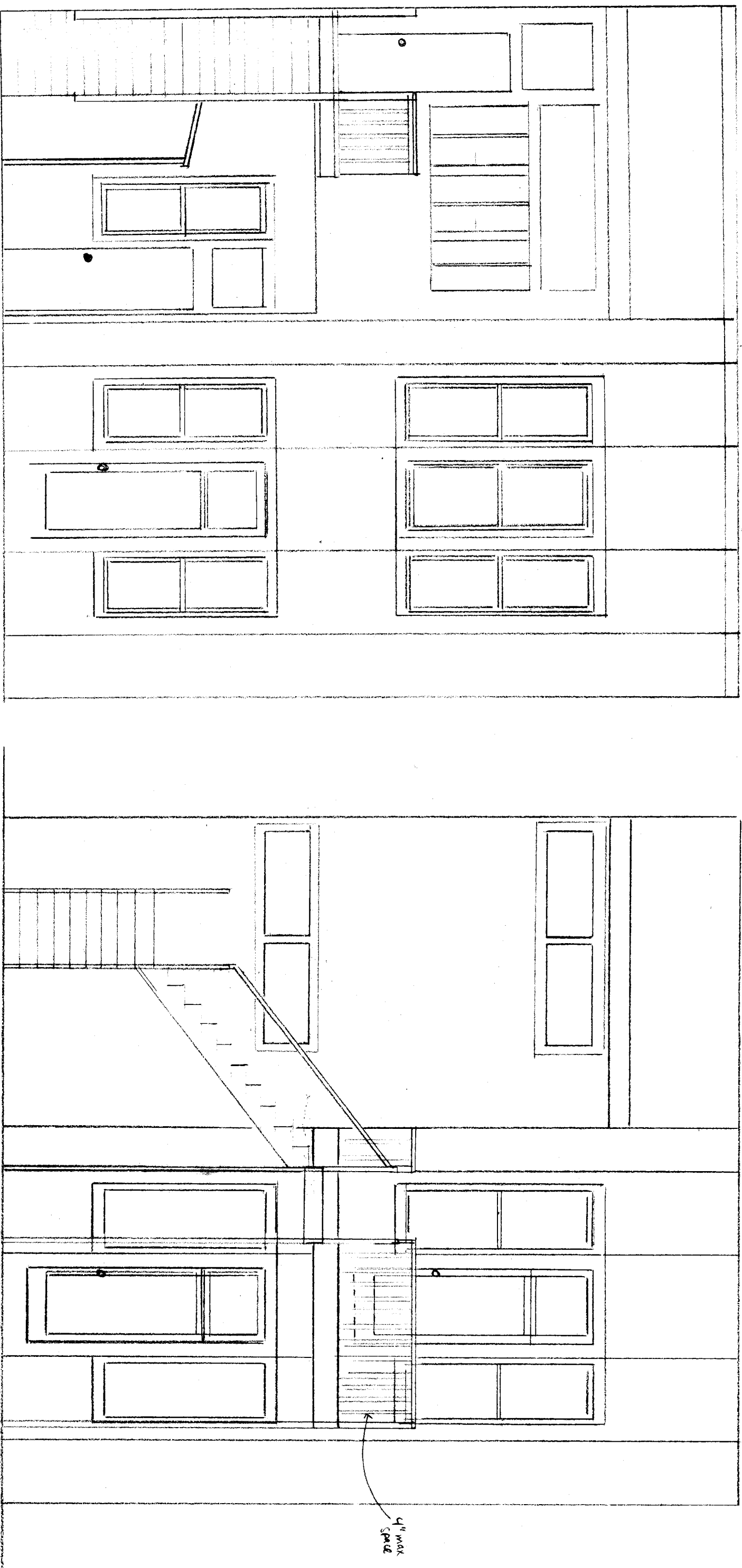


SCOPE OF WORK
ADD BATH TO REAR OF BUILDING
AND MAINT STAIRS / DECK

SITE PLAN - UPPER LEVEL
SCALE 1/8" = 1'

1621-23 GOLDEN GATE AVE. LOT 33, BLOCK 1155

DESIGNER - ALEX NEALAND
415-577-5494



ELEVATION - OLD & PROPOSED
Scale 1/4"=1'



AB