



# 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, October 28, 2009**  
 Time: **Beginning at 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance (Parking)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>1514 25<sup>th</sup> Street</b>	Case No.:	<b>2009.0802V</b>
Cross Street(s):	<b>Texas / Mississippi</b>	Building Permit:	<b>N/A</b>
Block /Lot No.:	<b>4224/150</b>	Applicant/Agent:	<b>Ahmad Larizadeh</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>(415) 716-9099</b>
Area Plan:	<b>Eastern Neighborhoods</b>	E-Mail:	<b>N/A</b>

### PROJECT DESCRIPTION

The proposal is to legalize a 980 square foot third unit at the third floor of an existing three story dwelling without providing any new off-street parking. A previous case (Case No. 2003.0002V) granted a variance from the off-street parking requirements in 2003.

**PER SECTION 151 OF THE PLANNING CODE** the subject property is required to provide an off-street parking space for each dwelling unit. The proposed is adding a third unit but not providing a corresponding off-street parking space and therefore requires a variance from the off-street parking requirements (Section 151) of the Planning Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
<b>BUILDING USE</b> .....	<b>Two Family Dwelling</b> .....	<b>Three Family Dwelling</b>
<b>FRONT SETBACK</b> .....	16 feet .....	No Change
<b>SIDE SETBACKS</b> .....	3 feet .....	No Change
<b>BUILDING DEPTH</b> .....	58 feet .....	No Change
<b>REAR YARD</b> .....	20 feet .....	No Change
<b>HEIGHT OF BUILDING</b> .....	27 feet .....	No Change
<b>NUMBER OF STORIES</b> .....	3 .....	No Change
<b>NUMBER OF DWELLING UNITS</b> .....	2 .....	3
<b>NUMBER OF OFF-STREET PARKING SPACES</b> .....	0 .....	No Change

### ENVIRONMENTAL REVIEW

Department staff has made a preliminary determination that the project is Categorically Exempt from California Environmental Quality Act (CEQA) Review.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Diego R Sánchez** Telephone: **(415) 575-9082** E-Mail: [diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: [http://www.sfgov.org/site/uploadedfiles/planning/Public\\_Records/Variances/2009.0802V.pdf](http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0802V.pdf)

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

# 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**.

1514 25TH ST., SAN FRANCISCO, CA 94124

BANAINC

PLAN EXPEDITING • CODE CONSULTING

AHMAD LARIZADEH

70 - 13TH, STREET  
SAN FRANCISCO, CA, 94103

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GENERAL NOTES	ABBREVIATIONS	PROJECT DATA	PLOT PLAN 1/8" = 1'-0"
<div>1. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.</div> <div>2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.</div> <div>3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.</div> <div>4. CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY THE LANDLORD OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.</div> <div>5. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.</div> <div>6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.</div>	<div><div>A/C</div><div>ADJ.</div><div>A.F.F.</div><div>ALUM.</div><div>ALT.</div><div>APPROX.</div><div>ARCH.</div><div>BLDG.</div><div>BLKG.</div><div>BM.</div><div>CAB.</div><div>CL.</div><div>CLG.</div><div>CLOS.</div><div>CLR.</div><div>COL.</div><div>CONC.</div><div>CONST.</div><div>C.T.</div><div>CTR.</div><div>DET.</div><div>D.F.</div><div>DIA.</div><div>DIM.</div><div>DN.</div><div>DR.</div><div>DWG.</div><div>(E)</div><div>EA.</div><div>EL.</div><div>ELEC.</div><div>EQ.</div><div>EQUIP.</div><div>EXP.</div><div>EXPOS.</div><div>EXT.</div><div>F.D.</div></div> <div><div>AIR CONDITIONING</div><div>ADJUSTABLE</div><div>ABOVE FINISH FLR.</div><div>ALUMINUM</div><div>ALTERNATE</div><div>APPROXIMATELY</div><div>ARCHITECTURAL</div><div>BUILDING</div><div>BLOCKING</div><div>BEAM</div><div>CABINET</div><div>CENTER LINE</div><div>CEILING</div><div>CLOSET</div><div>CLEAR</div><div>COLUMN</div><div>CONCRETE</div><div>CONSTRUCTION</div><div>CERAMIC TILE</div><div>CENTER</div><div>DETAIL</div><div>DRINKING FOUNTAIN</div><div>DIAMETER</div><div>DIMENSION</div><div>DOWN</div><div>DOOR</div><div>DRAWING</div><div>EXISTING</div><div>EACH</div><div>ELEVATION</div><div>ELECTRICAL</div><div>EQUAL</div><div>EQUIPMENT</div><div>EXPANSION</div><div>EXPOSED</div><div>EXTERIOR</div><div>FLOOR DRAIN</div></div> <div><div>FIN.</div><div>FL.</div><div>FLOUR.</div><div>F.O.F.</div><div>F.O.S.</div><div>GA.</div><div>G.C.</div><div>GYP. BD.</div><div>H.B.</div><div>H.C.</div><div>HDWR.</div><div>HP</div><div>H.W.</div><div>INSUL.</div><div>INT.</div><div>L.P.</div><div>MECH.</div><div>MTL.</div><div>(N)</div><div>N.I.C.</div><div>NO.</div><div>O.C.</div><div>OPP.</div><div>P-LAM</div><div>PLYWD.</div><div>R.D.</div><div>R.O.</div><div>S.C.</div><div>STOR.</div><div>SHT.</div><div>T + G</div><div>TYP.</div><div>U.O.N.</div><div>WD.</div><div>W.P.</div></div> <div><div>FINISH</div><div>FLOOR</div><div>FLOURESCENT</div><div>FACE OF FINISH</div><div>FACE OF STUD</div><div>GAUGE</div><div>GEN. CONTRACTOR</div><div>GYP. BOARD</div><div>HOSE BIB</div><div>HANDICAP</div><div>HARDWARE</div><div>HIGH POINT</div><div>HOT WATER</div><div>INSULATION</div><div>INTERIOR</div><div>LOW POINT</div><div>MECHANICAL</div><div>METAL</div><div>NEW</div><div>NOT IN CONTRACT</div><div>NUMBER</div><div>ON CENTER</div><div>OPPOSITE</div><div>PLASTIC LAMINATE</div><div>PLYWOOD</div><div>ROOF DRAIN</div><div>ROUGH OPENING</div><div>SOLID CORE</div><div>STORAGE</div><div>SHEET</div><div>TONGUE &amp; GROOVE</div><div>TYPICAL</div><div>UNLESS OTHERWISE</div><div>NOTED</div><div>WOOD</div><div>WATERPROOF</div></div>		

 BLOCK: 4224 LOT: 028  ZONE: RH-3  LOT FRONTAGE: 31'-0"  LOT DEPTH: 100'-0"  LOT AREA: 3,100 SF  BUILDING SQUARE FOOTAGE APPROX.: (E) 2,988 SF (NO CHANGE)  REAR YARD: (E) ±20'-3" (NO CHANGE)  OCCUPANCY: R-3 (NO CHANGE)  AUTHORIZED USE: TWO FAMILY DWELLING (NO CHANGE)  NO. OF STORIES: (E) 3 (NO CHANGE)  NO. OF BASEMENTS: 0 (NO CHANGE)  TYPE OF CONSTRUCTION: TYPE 5-N  HEIGHT LIMIT: 40'-0" MAX. |  || TABLE OF CONTENTS | SCOPE OF WORK | VICINITY MAP N.T.S. |  |
| A-0 COVER SHEET  A-1 (E) FRONT/REAR ELEVATIONS & 1ST. FLOOR PLAN  A-2 (E) 1ST. & 2ND. FLOOR PLANS  A-3 PROPOSED 2ND. & 3RD. FLOOR PLANS  A-4 (E) WEST & EAST ELEVATIONS  A-5 BUILDING SECTION A-A & B-B | 1. LEGALIZATION OF 3RD UNIT ON 3RD FLOOR.  2. NO MECHANICAL, ELECTRICAL, PLUMBING & UNDER SEPARATE PERMITS. |  |  |

CONSULTANT

PROJECT TITLE

LEGALIZING 3RD. UNIT

1514-25TH. STREET  
SAN FRANCISCO, CA.  
94124

NO.	DATE	REVISIONS
DRAWN		
CHECK1		
CHECK2		
FILE		
PROJ.		
FACILITY		
DESIGNER		
AHMAD LARIZADEH	AUGUST 25, 2009	

SCALE AS NOTED

DRAWING TITLE

SITE PLAN, COVER SHEET  
& PROJECT DATA

SHEET NO.

A0.0

Sheet \_\_\_\_ of \_\_\_\_ sheets.



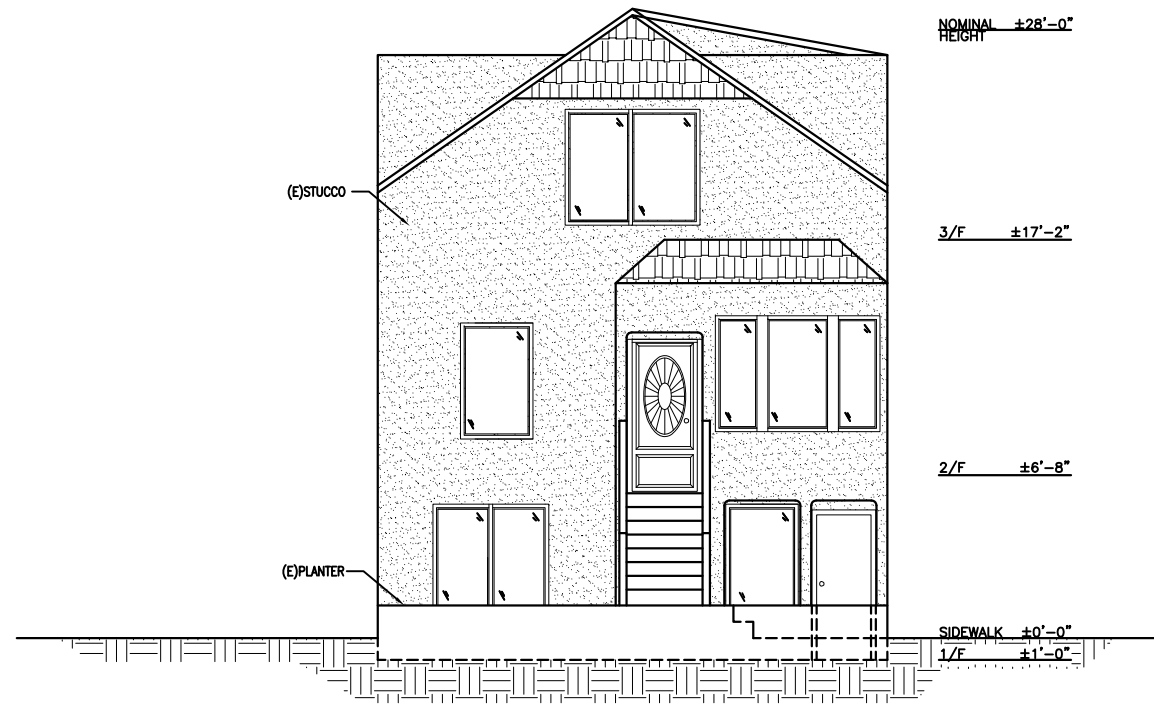
AHMAD LARIZADEH

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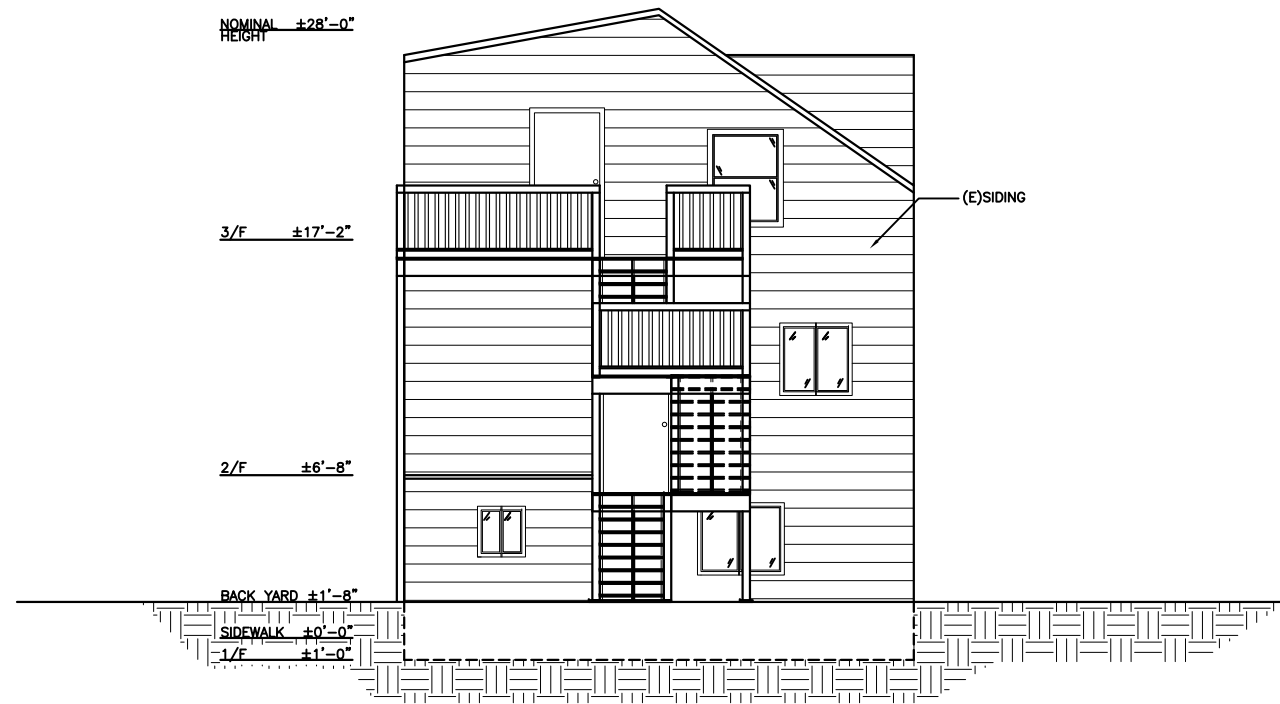
CONSULTANT

PROJECT TITLE  
LEGALIZING 3RD. UNIT

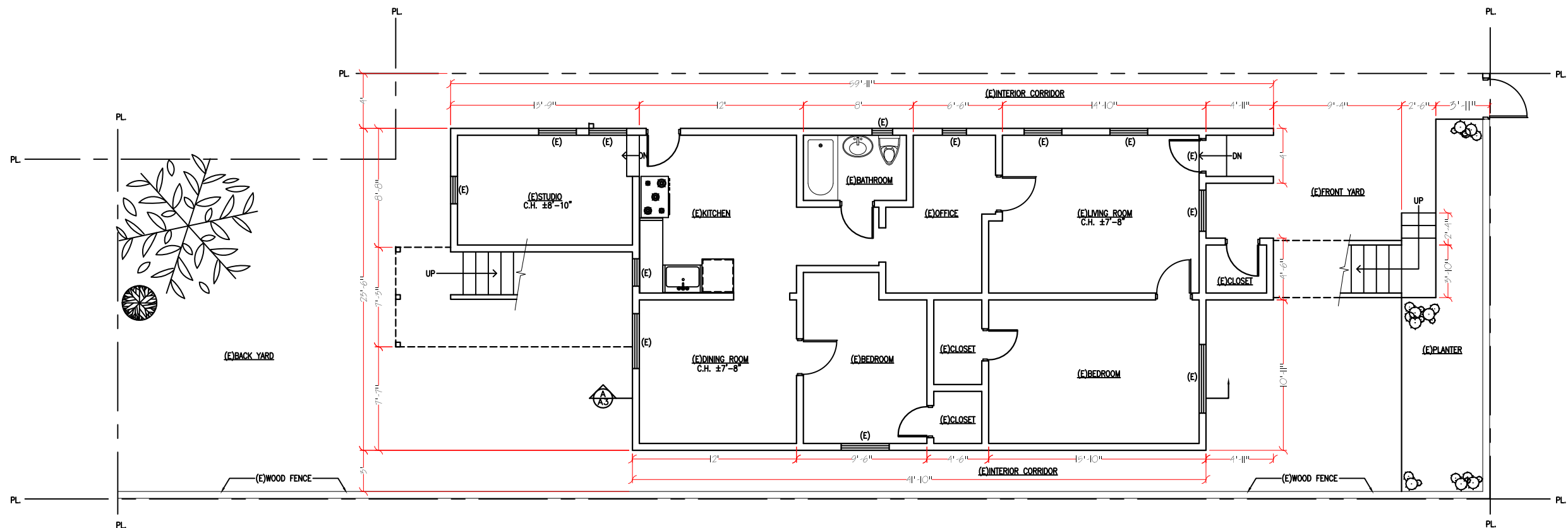
1514-25TH, STREET  
SAN FRANCISCO, CA.  
94124



EXISTING FRONT ELEVATION (NO CHANGE)  
SC: 1/4"=1'-0"



EXISTING REAR ELEVATION (NO CHANGE)  
SC: 1/4"=1'-0"



EXISTING FIRST FLOOR PLAN (NO CHANGE)  
SC: 1/4"=1'-0"

NO.	DATE	REVISIONS
DRAWN		
CHECK1		
CHECK2		
FILE		
PROJ.		
FACILITY		
DESIGNER		
AHMAD LARIZADEH	AUGUST 25, 2009	

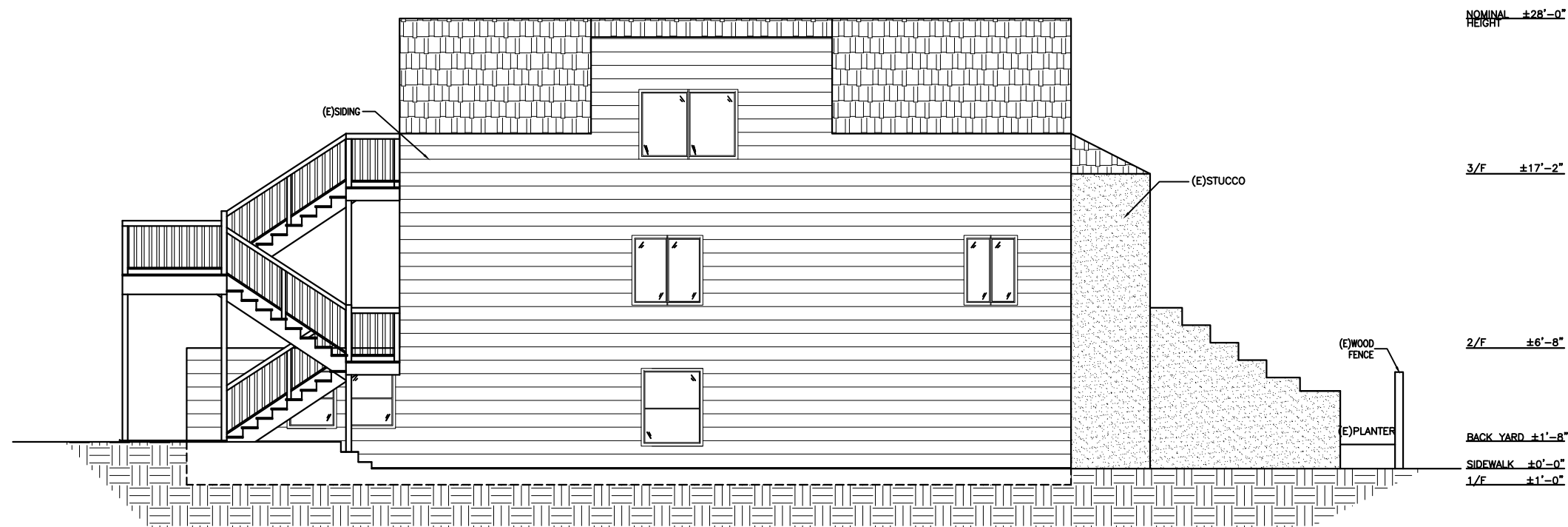
SCALE AS NOTED  
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

DRAWING TITLE  
(E) ELEV; REAR & FRONT  
(E) 1ST. FLR. PLAN

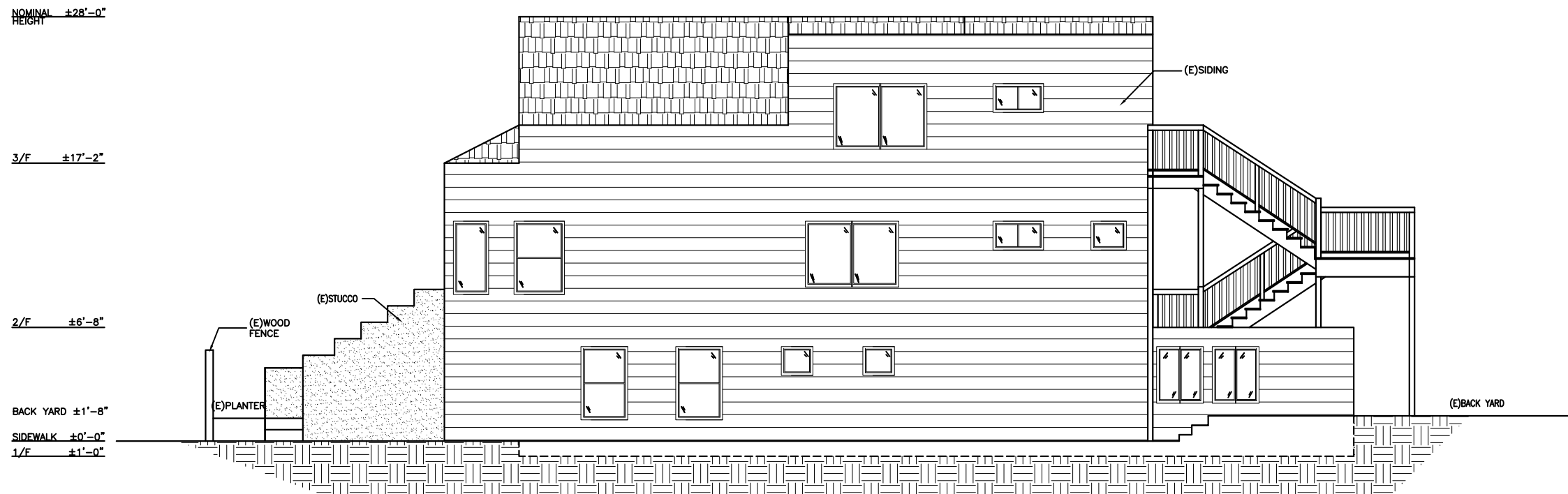
SHEET NO.

A1.0

Sheet \_\_\_ of \_\_\_ sheets.



**EXISTING WEST ELEVATION (NO CHANGE)**  
**SC: 1/4"=1'-0"**



**EXISTING EAST ELEVATION (NO CHANGE)**  
**SC: 1/4"=1'-0"**



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**PROJECT TITLE**

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NO.	DATE	REVISIONS
DRAWN		
CHECK1		
CHECK2		
FILE		
PROJ.		
FACILITY		
DESIGNER		
AHMAD LARIZADEH	AUGUST 25, 2009	

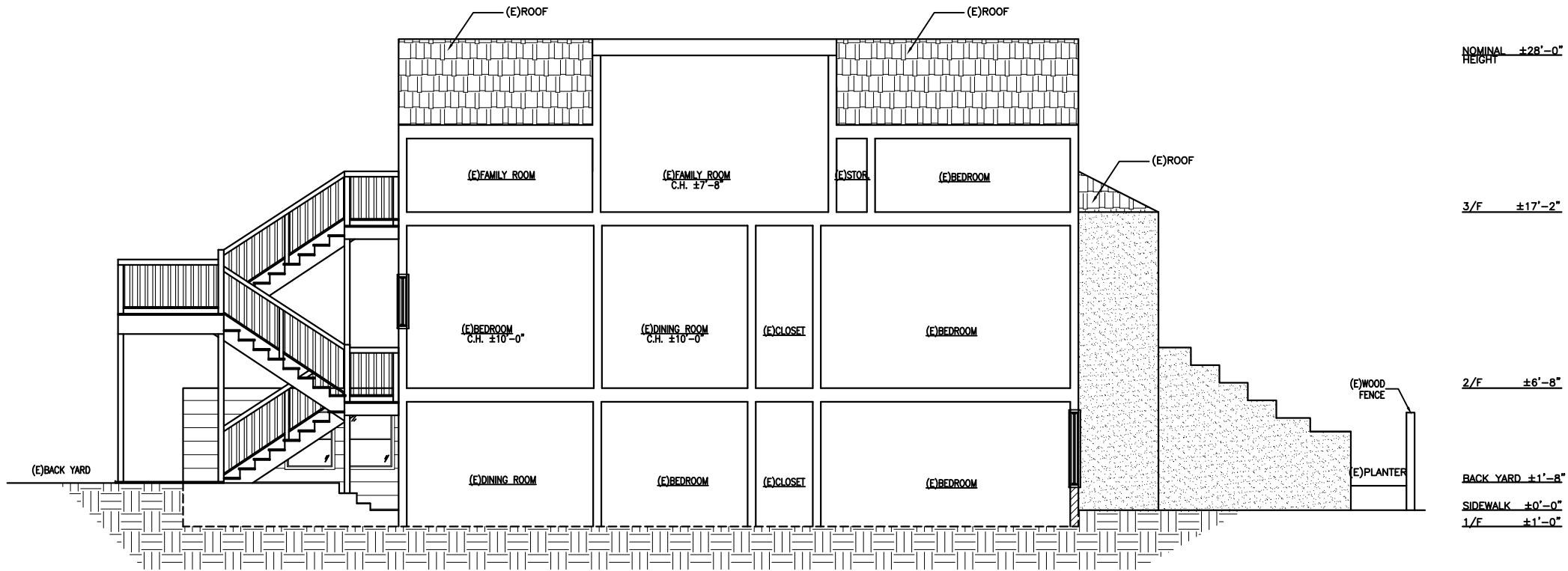
SCALE AS NOTED  
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**ELEVATIONS:**  
**EAST & WEST**

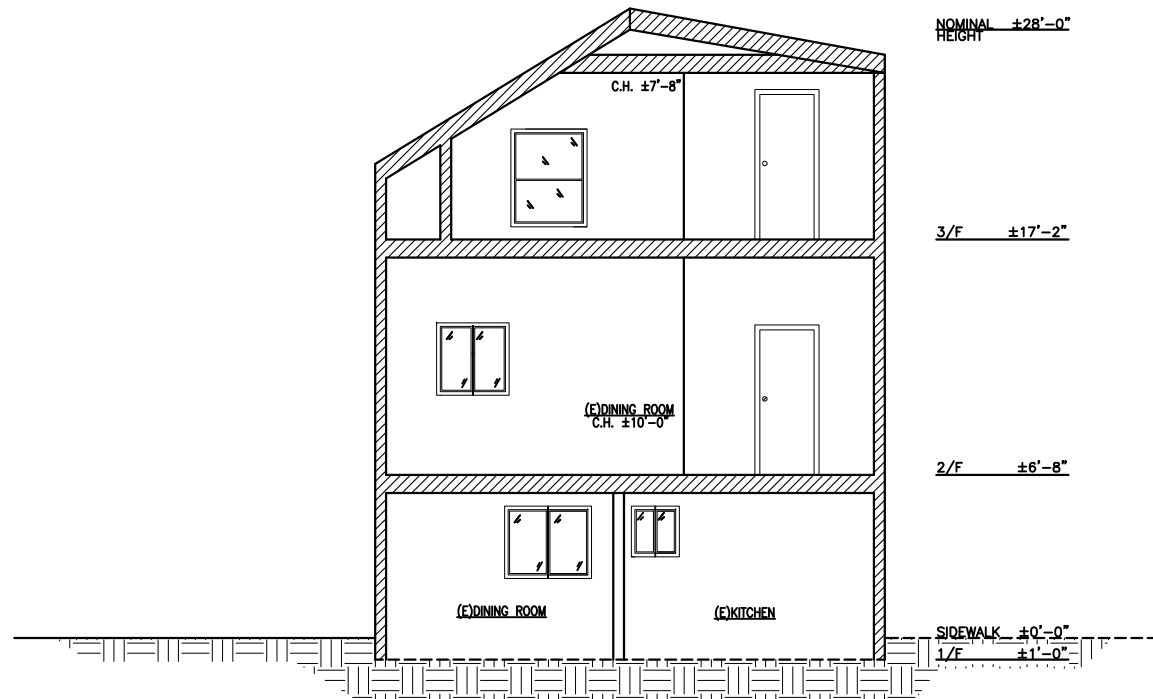
**SHEET NO.**

**A4.0**

Sheet \_\_\_ of \_\_\_ sheets.



**PROPOSED SECTION A - A**  
**SC: 1/4"=1'-0"**



**PROPOSED ECTION B - B**  
**SC: 1/4"=1'-0"**



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DRAWN		
CHECK1		
CHECK2		
FILE		
PROJ.		
FACILITY		
DESIGNER		
AHMAD LARIZADEH	AUGUST 25, 2009	

SCALE AS NOTED  
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

DRAWING TITLE  
SECTIONS:  
A-A & B-B

SHEET NO.

**A5.0**

Sheet \_\_\_ of \_\_\_ sheets.