



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, November 18, 2009**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Lot Width, Lot Area and Front SetBack)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 690 A Arkansas Street Cross Street(s): 22nd and 20th Streets Block /Lot No.: 4098 / 037 Zoning District(s): RH-2 / 40-X Area Plan: Eastern Neighborhoods	Case No.: 2009.0803 V Building Permit: Not required. Applicant/Agent: Reza Khoshnevisan Telephone: (415) 922-0200 Ext. 108 E-Mail: reza@siaconsult.com

The project proposes a lot subdivision. The proposal is to subdivide lot 037 in Assessor' Block 4098 into 2 individual lots each improved with a single family dwelling.

1 single family dwelling already exists at the project site. A second dwelling unit was approved per Building Permit Application No. 2007.0315.6345 R1.

SECTION 121 OF THE PLANNING CODE requires newly created lots within the RH-2 District to have a minimum lot width of 25'-0" feet and a minimum lot area of 2,500 square feet.

SECTION 132 OF THE PLANNING CODE requires minimum front setback areas for every building located within all RH Districts.

In this case the new lot would be approximately 24'-6" feet wide and would have a lot area of approximately 900 square feet. Additionally, the front setback requirement for the new lot would have to be one-half of the front setback of 690 Arkansas Street, or approximately 9'-0" feet The approved single family dwelling proposes a front setback of 0'-0" feet.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Edgar Oropeza** Telephone: **(415) 558-6381** E-Mail: edgar.oropeza@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/2009.0803V.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.

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.

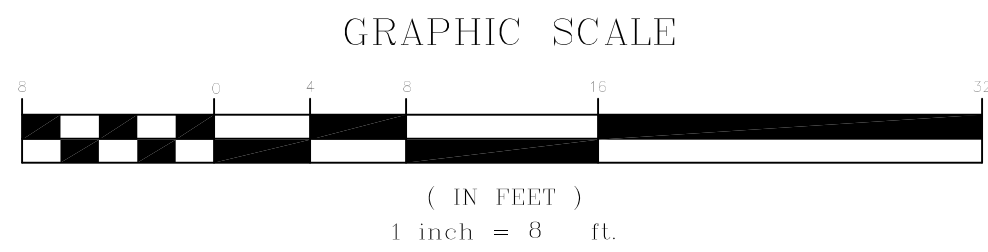
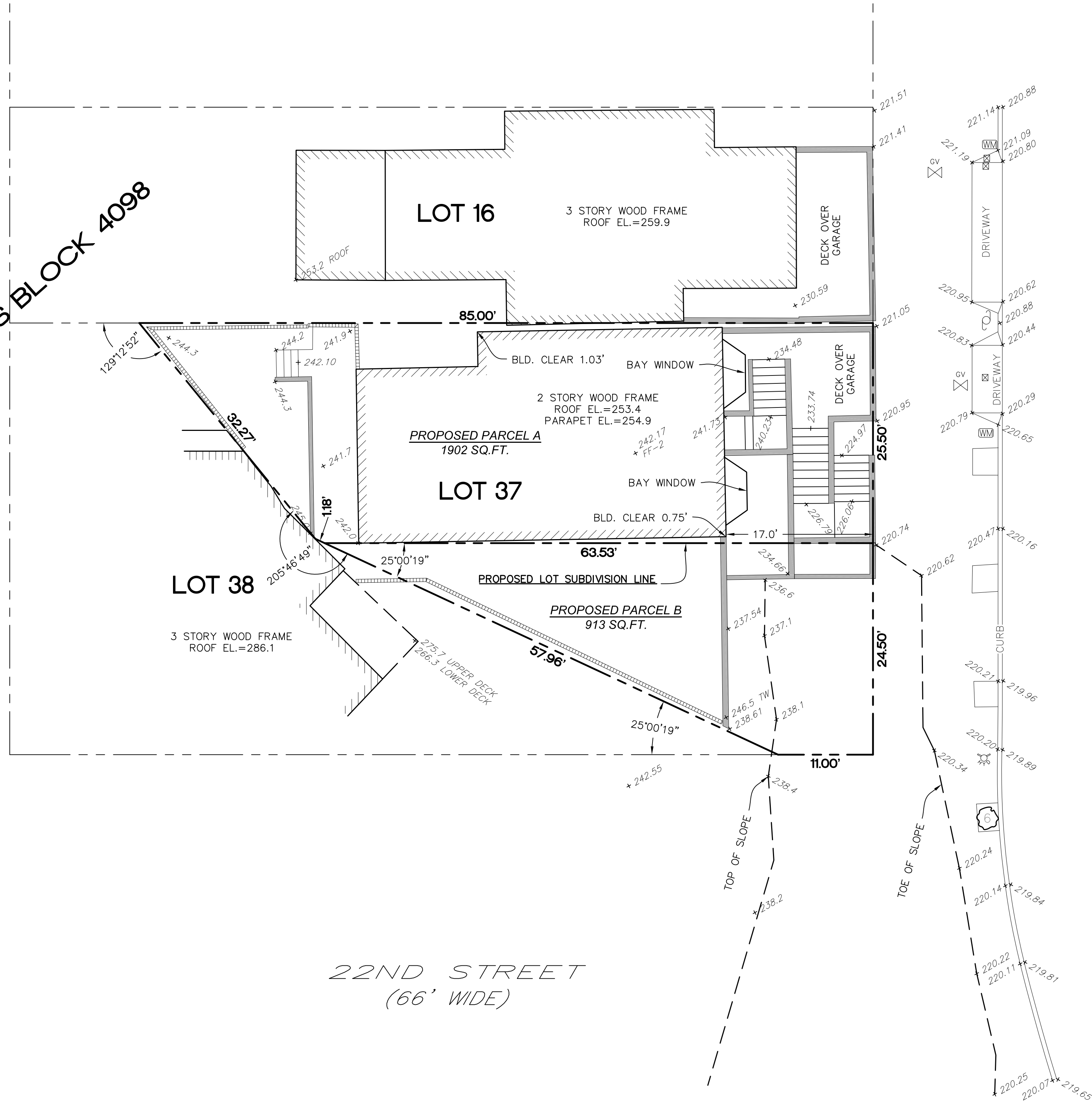
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

ASSESSOR'S BLOCK 4098



LEGEND

- CLEAN OUT
- GAS VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- JOINT UTILITY POLE
- FINISH FLOOR ELEVATION
- TOP OF WALL ELEVATION
- PROPERTY LINE
- RETAINING WALL
- WOOD FENCE
- TREE WITH DIA.

- GENERAL NOTES
- All distances are in decimal feet unless otherwise noted.
 - All angles are at 90° unless otherwise noted.
 - This map represents the site conditions on date of field survey. September 15, 2009.

UTILITY NOTE

Only visible surface utilities are shown on this map. No responsibility is assumed by the surveyor for the location of underground or hidden utilities.

BASIS OF ELEVATION

*" cut in south of lower concrete step 108' north of the northwest corner of Arkansas Street and 22nd Street. City and County of San Francisco Datum. Elevation = 222.747 feet.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me at the request of Area Development in September of 2009.

Daniel J. Westover, P.L.S. 7779
License expiration: 12/31/09

Date: 9/28/2009



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WWS
WESTOVER
SURVEYING

NO.	DATE	COMMENTS	JOB NO.
			09028

DRAWN BY: DJW	CHECKED BY: DJW
DATE: 9/28/2009	SCALE: 1"=8'

SITE SURVEY
680 ARKANSAS STREET LOT 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 SAN FRANCISCO, CALIFORNIA

PR'S BLOCK 4098

LOT 16

3 STORY WOOD FRAME
ROOF EL.=259.9

DECK OVER
GARAGE

85.00'

129°12'52"

REAR YARD AREA:
451 S.F.+/-

EXISTING SINGLE
FAMILY HOME

PARAPET EL.=254.9

FRONT YARD AREA:
437 S.F. +/-

PROPOSED PARCEL A
1902 SQ.FT.

LOT 37

BAY WINDOW

DECK OVER
GARAGE

BAY WINDOW

BLD. CLEAR 0.75'

REAR YARD AREA:
125 S.F. +/-

PROPOSED LOT SUBDIVISION LINE

PROPOSED PARCEL B
913 SQ.FT.

SINGLE FAMILY
HOME UNDER
CONSTRUCTION

LOT 38

3 STORY WOOD FRAME
ROOF EL.=286.1

275.7 UPPER DECK
266.3 LOWER DECK

57.96'

25°00'19"

11.00'

Scale: 1/8": 1'-0"

TOP OF SLOPE

TOE OF SLOPE

DRIVEWAY

DRIVEWAY

CURB

6

220.95
220.83
220.79
220.62
220.88
220.44
220.29
220.65

220.47
220.16

220.21
219.96

220.20
219.89

220.24
220.14
219.84

+244.3
+244.2
+242.10
+241.9
+241.7
+242.0

242.17
FF-2

241.73

234.48

233.74

226.79

226.06

234.66

236.6

237.54

237.1

246.5 TW

238.61

238.1

238.4

238.2

242.55