



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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CA 94103-2479

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**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, March 23, 2016**

Time: **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:	444 30TH ST	Case No.:	2015-012126VAR
Cross Street(s):	Sanchez St and Noe St	Building Permit:	201509025923
Block / Lot No.:	6639/015	Applicant/Agent:	Sonja Navin
Zoning District(s):	RH-2 / 40-X	Telephone:	415-641-7320
Area Plan:		E-Mail:	sonja@levyaa.com
PROJECT DESCRIPTION			
The project proposes a new deck at the rear of an existing single family home at the 2nd floor. PER SECTION 134 OF THE PLANNING CODE the subject property is required to provide a minimum rear yard of 51.3 feet. The proposed new deck to be constructed would encroach 17 feet into the minimum required rear yard. Therefore, a variance is required.			
ADDITIONAL INFORMATION			
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Christy Alexander Telephone: 415-575-8724 Mail: Christy.Alexander@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/2015-012126VAR.pdf			

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 311/312, 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. **On February 24, 2016, the Department issued the required Section 311 notification for this project (expires March 25, 2016).**

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.

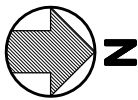
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

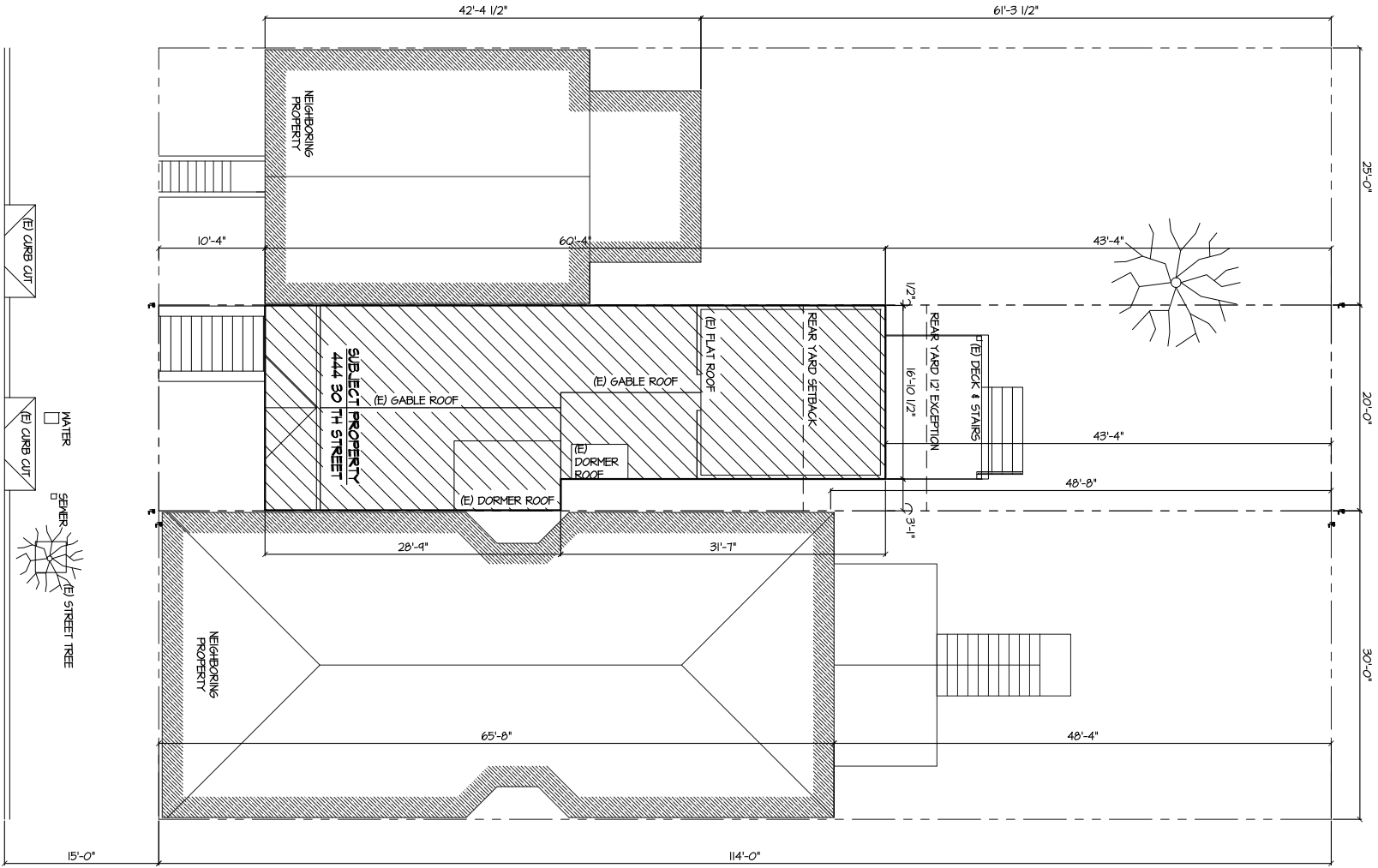
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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.

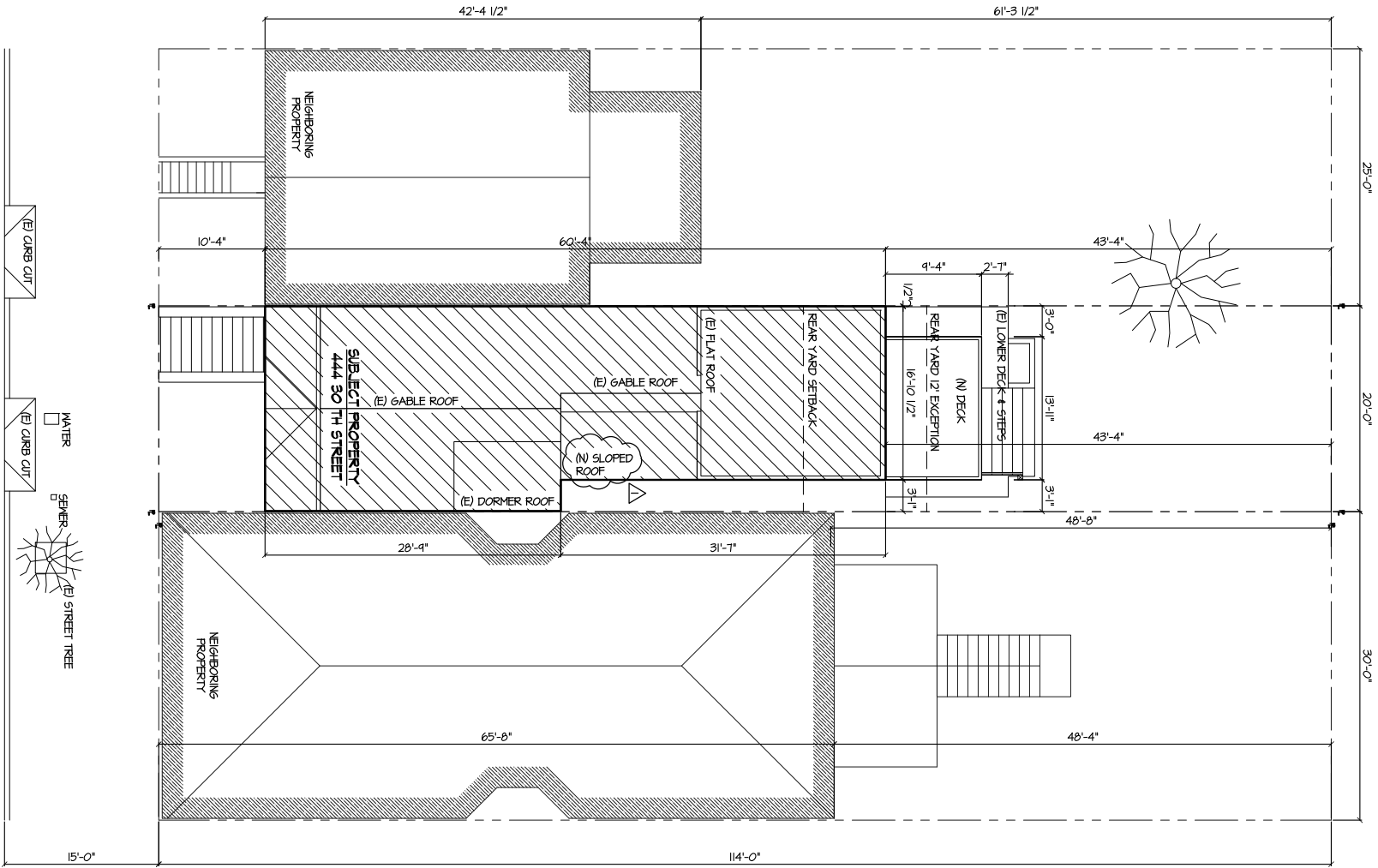
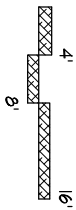


ORTIZ RESIDENCE
444 30th STREET
SAN FRANCISCO, CA 94131
Block #6639 Lot #015

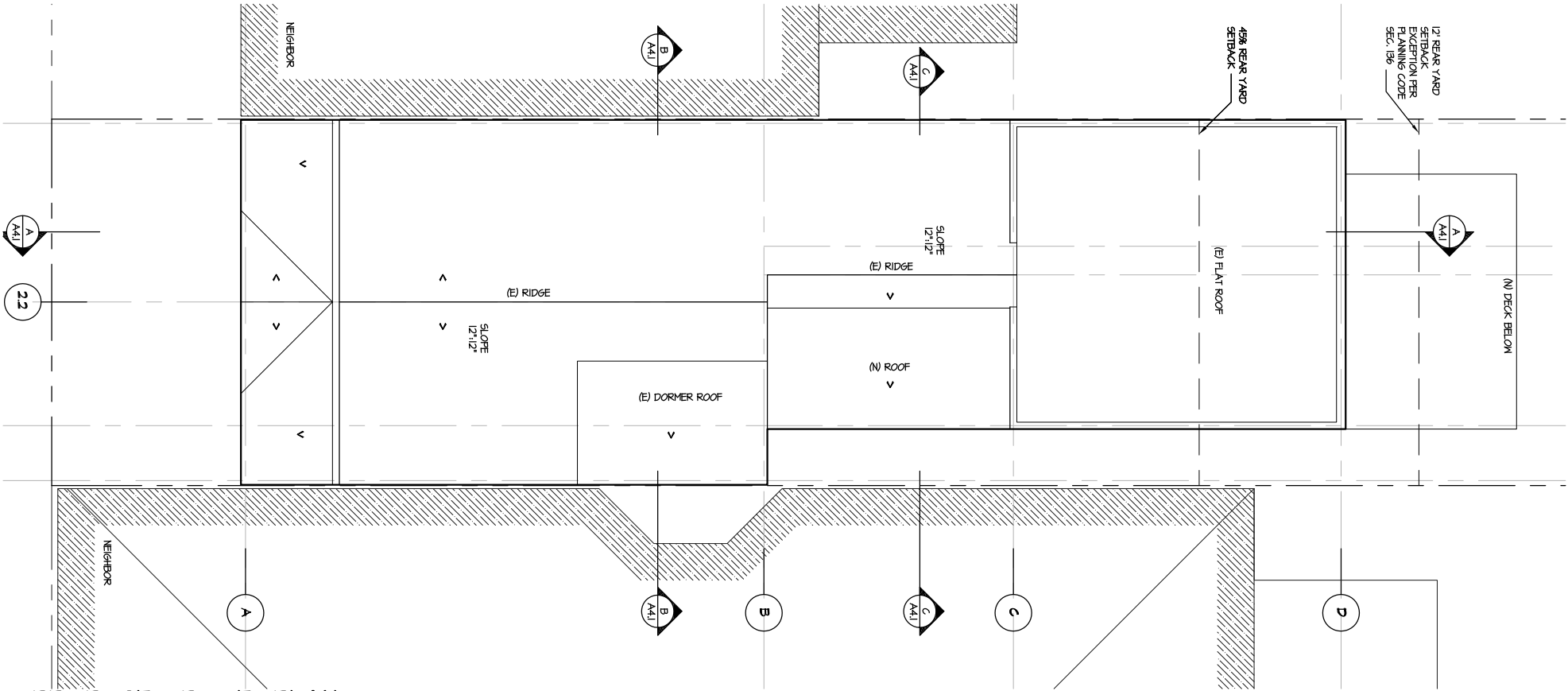
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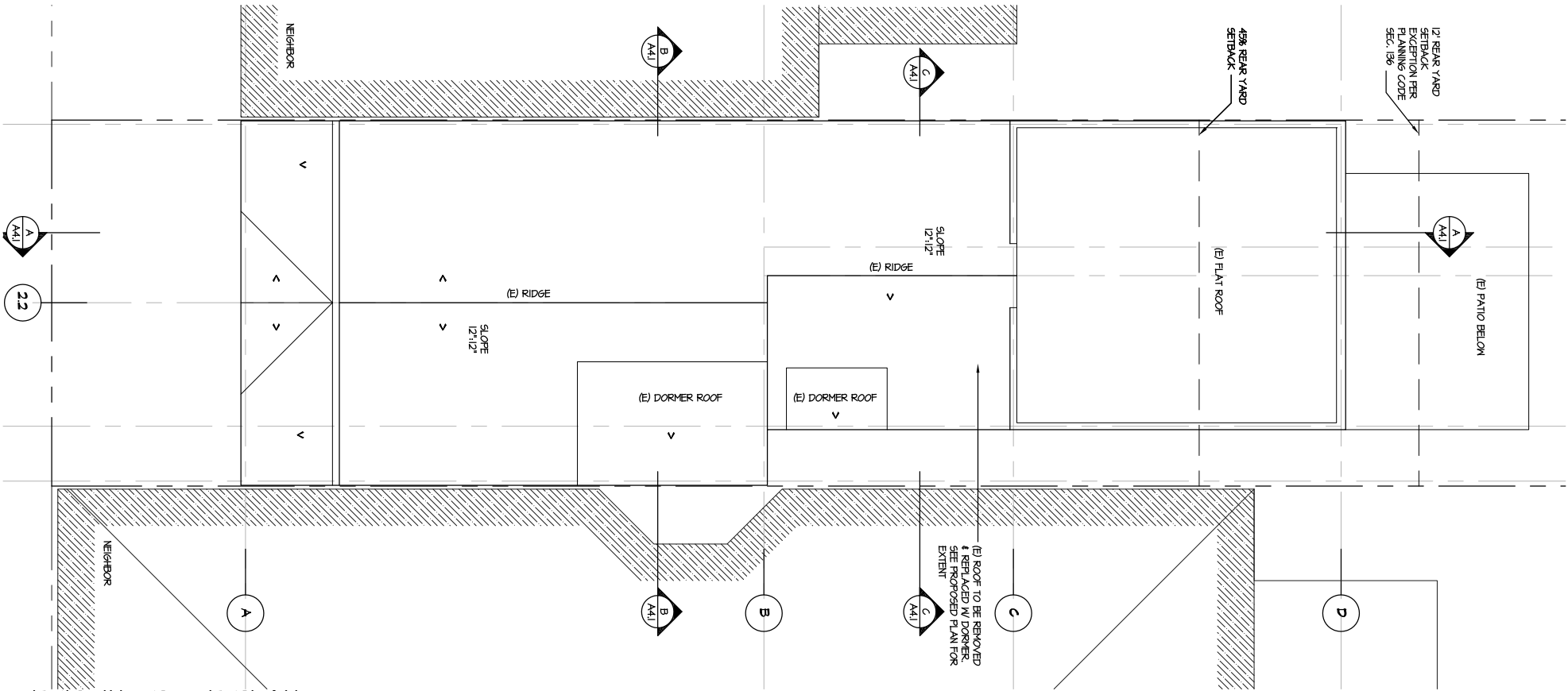
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SCALE 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



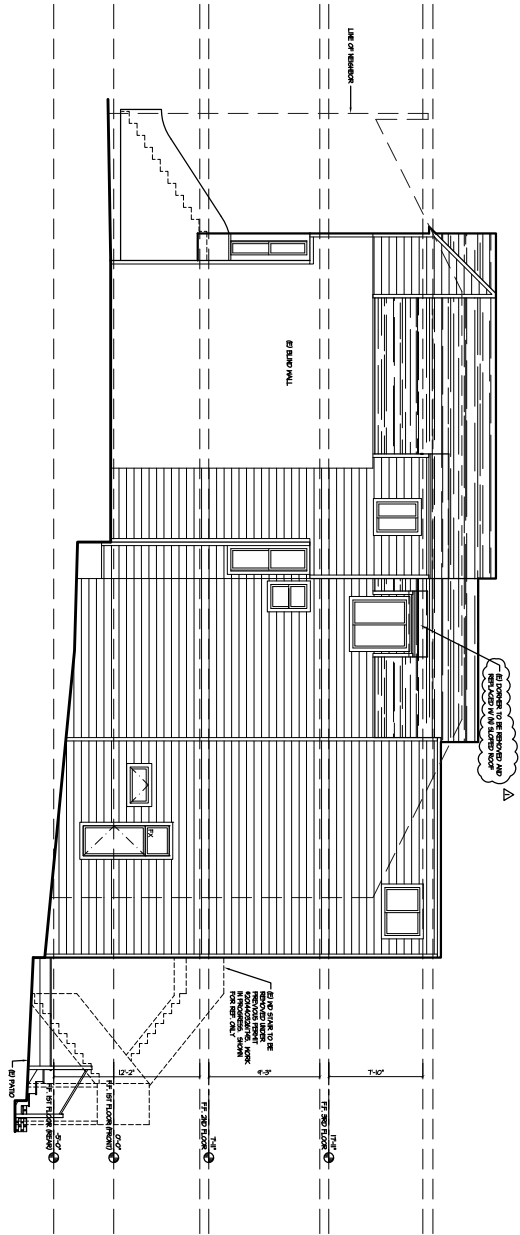
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SCALE: 1/10



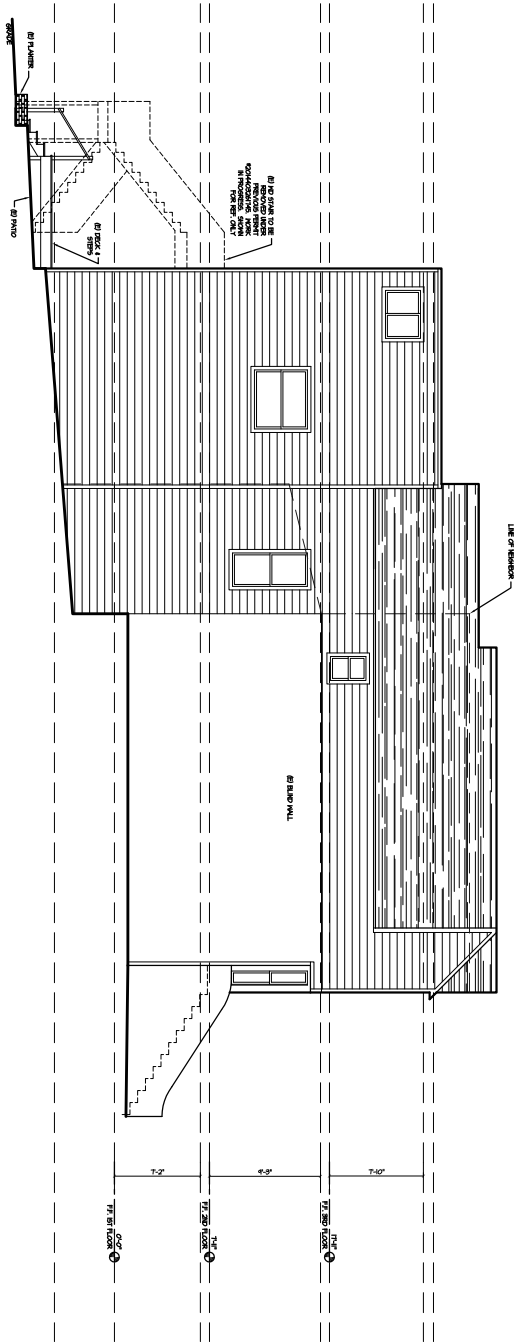
1 EXISTING ROOF PLAN
SCALE: 1/10

Sheet	4
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Drawn	SN
Scale	AS NOTED
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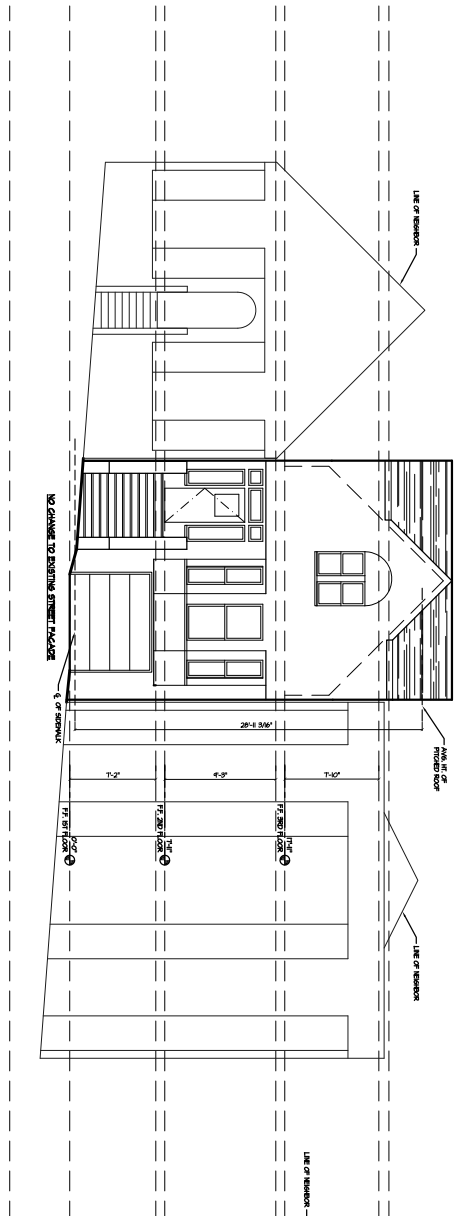
ORTIZ RESIDENCE
444 30th STREET
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Block #6639 Lot #015



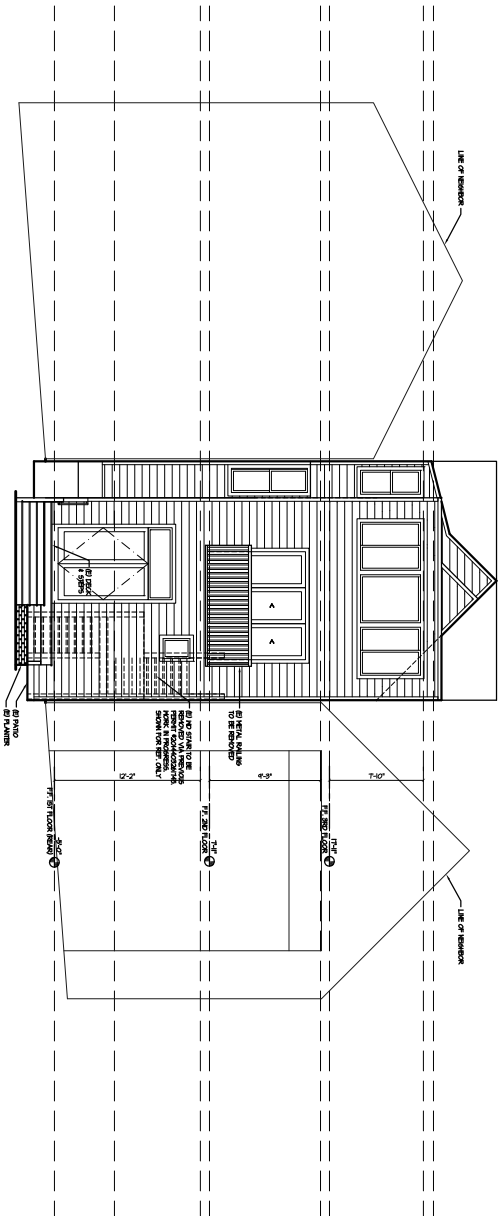
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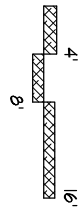
1 EXISTING EAST ELEVATION



4 EXISTING NORTH ELEVATION (STREET)



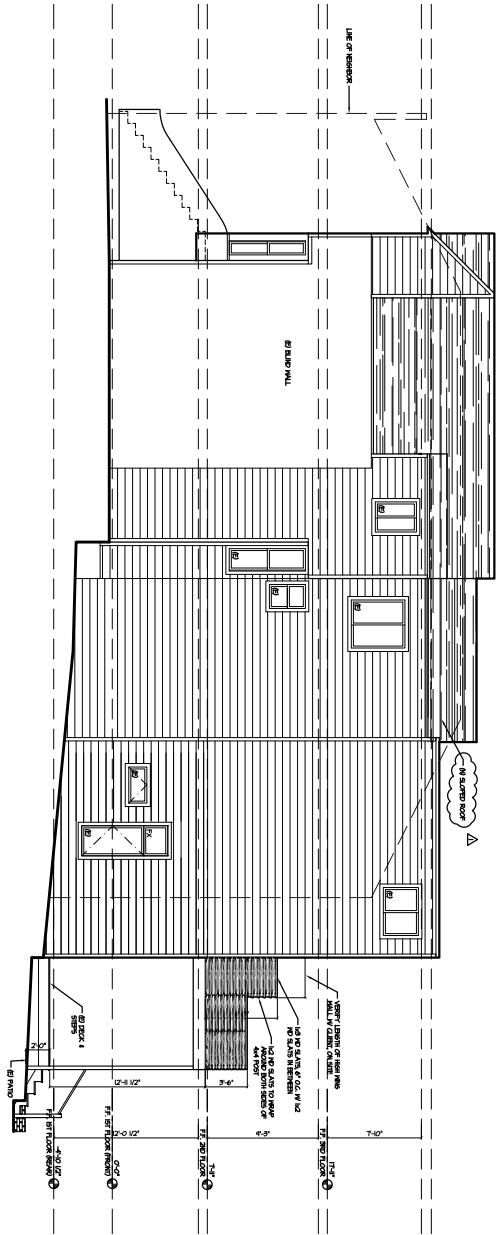
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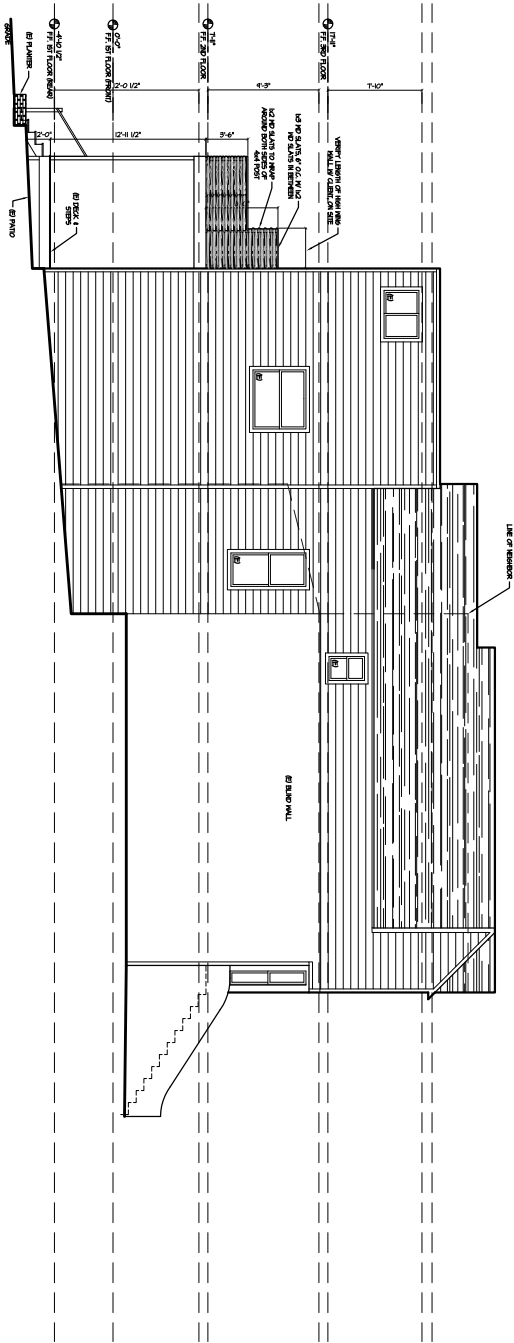
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ORTIZ RESIDENCE
444 30th STREET
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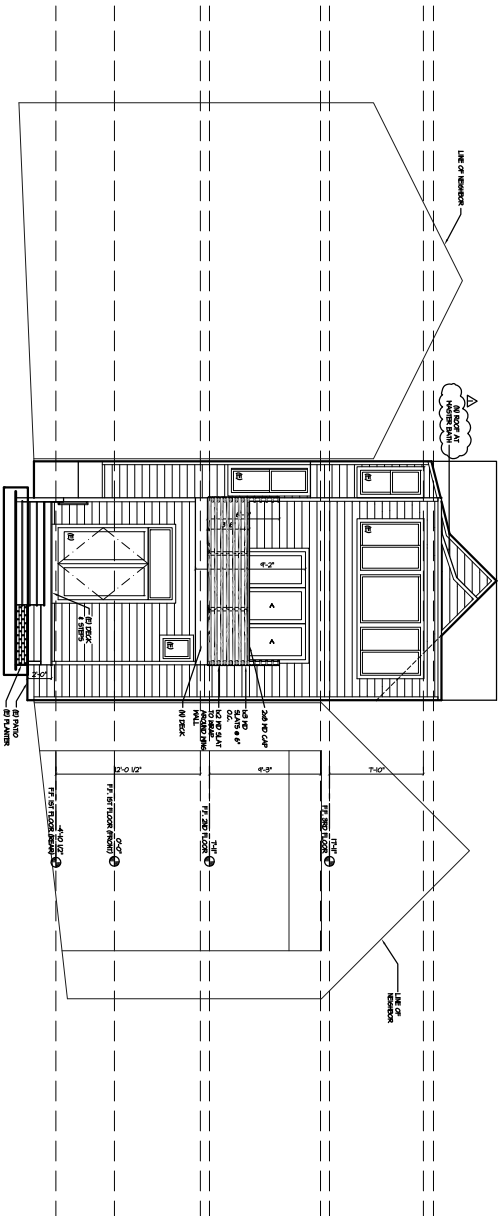




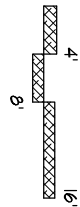
3 PROPOSED EAST ELEVATION



1 PROPOSED EAST ELEVATION



2 PROPOSED SOUTH ELEVATION



Description	PROPOSED ELEVATIONS
Date:	01/13/2016
Scale:	AS NOTED
Drawn:	SN
Job:	ORTIZ
Sheet:	6

ORTIZ RESIDENCE
444 30th STREET
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Block #6639 Lot #015