



# 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

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**415.558.6378**

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**SAN FRANCISCO  
PLANNING DEPARTMENT**

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

# NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 27, 2017**  
 Time: **Not before 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>3130 Webster Street</b> Cross Street(s): <b>Lombard and Moulton Streets</b> Block /Lot No.: <b>0508/013</b> Zoning District(s): <b>NC-3/ 40-X</b> Area Plan: <b>N/A</b>	Case No.: <b>2015-012217VAR</b> Building Permit: <b>2015.0909.6511</b> Applicant: <b>Henry Karnilowicz</b> Telephone: <b>(415) 621-7533</b> E-Mail: <a href="mailto:occxp@aol.com"><b>occxp@aol.com</b></a>

## PROJECT DESCRIPTION

The project proposes the addition of an Accessory Dwelling Unit at the first floor of an existing four-story, thirty-unit apartment building.

**PER SECTION 140 OF THE PLANNING CODE** the subject property is required to have windows of each unit face directly on an open area no less than 25 feet in every horizontal direction, with an increase of 5 feet in every horizontal dimension at each subsequent floor immediately above. The dimensions of the open area may be reduced to 15 feet in width and depth for Accessory Dwelling Units. The subject property has a non-complying rear yard and courtyard. The proposed Accessory Dwelling Unit will face onto a 11-foot by 45-foot open area, which is less than the minimum 15 by 15 foot open area required for reduced dwelling unit exposure. Therefore, a variance is required.

## ADDITIONAL INFORMATION

**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/2015-012217VAR.pdf>.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**  
 Planner: **Gabriela Pantoja** Telephone: **(415) 575-8741** E-Mail: [\*\*gabriela.pantoja@sfgov.org\*\*](mailto:gabriela.pantoja@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

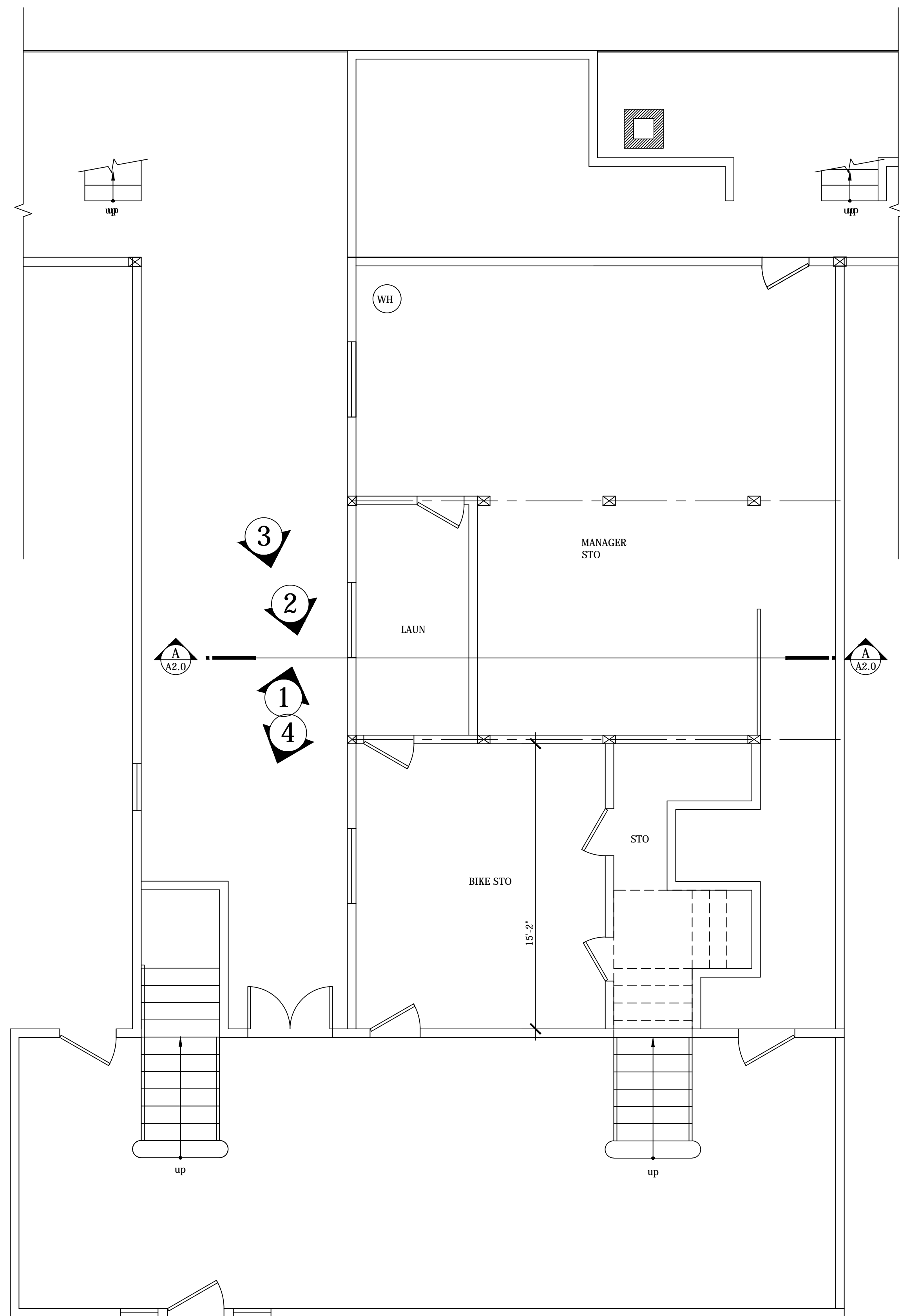
Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.



**1 PHOTO KEY**  
1/4" = 1'-0"

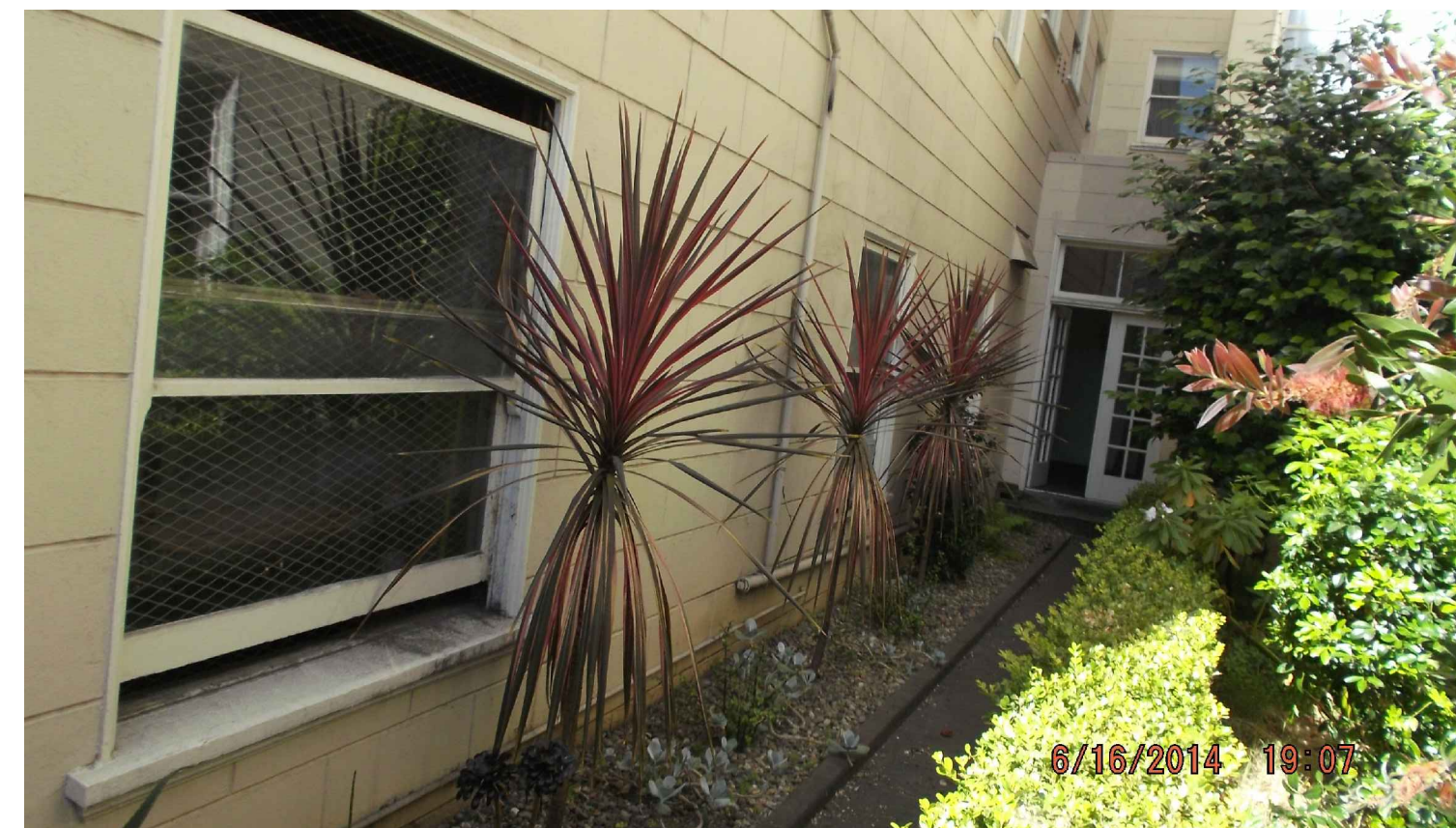


PHOTO 3



PHOTO 1

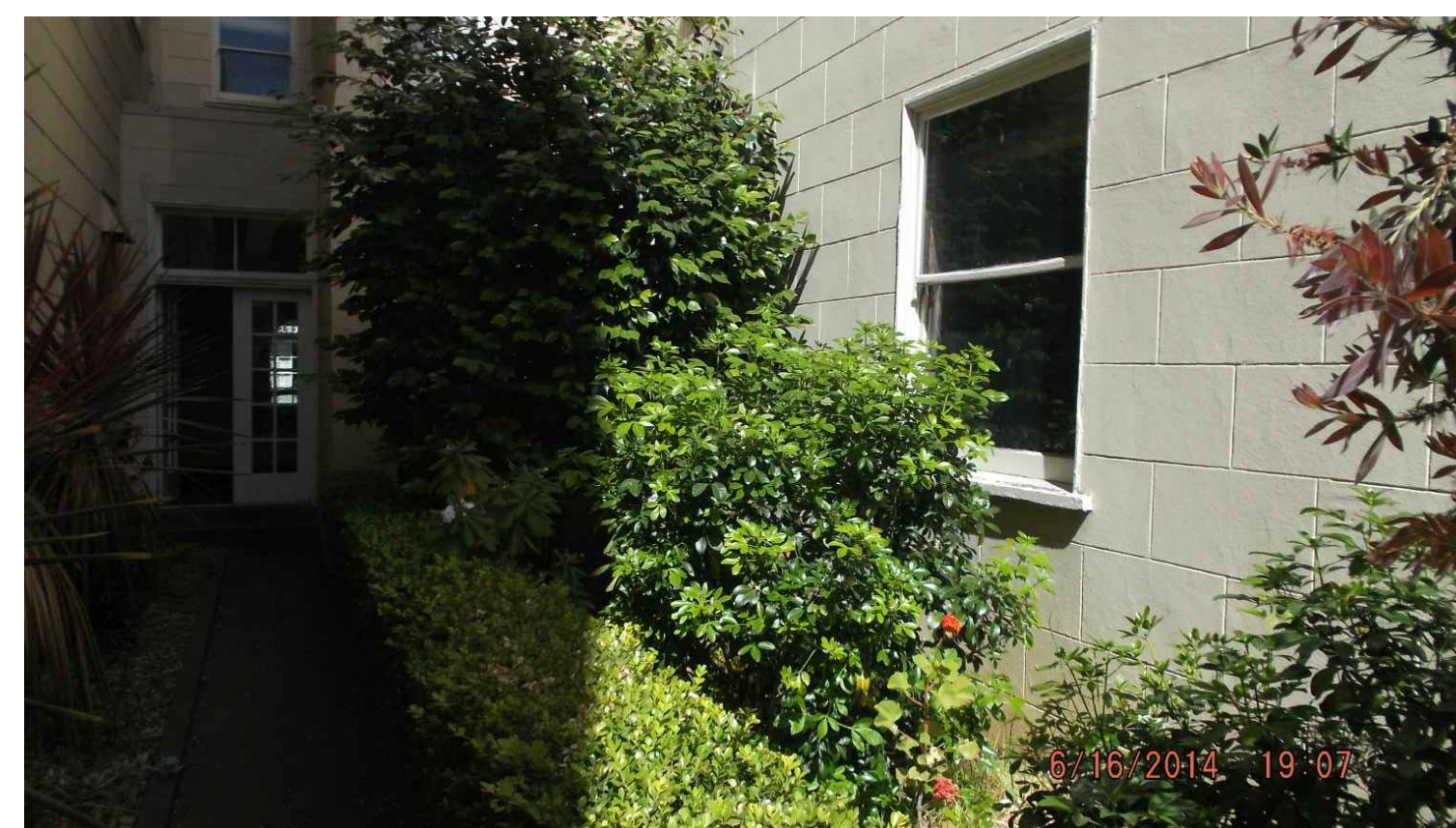


PHOTO 4

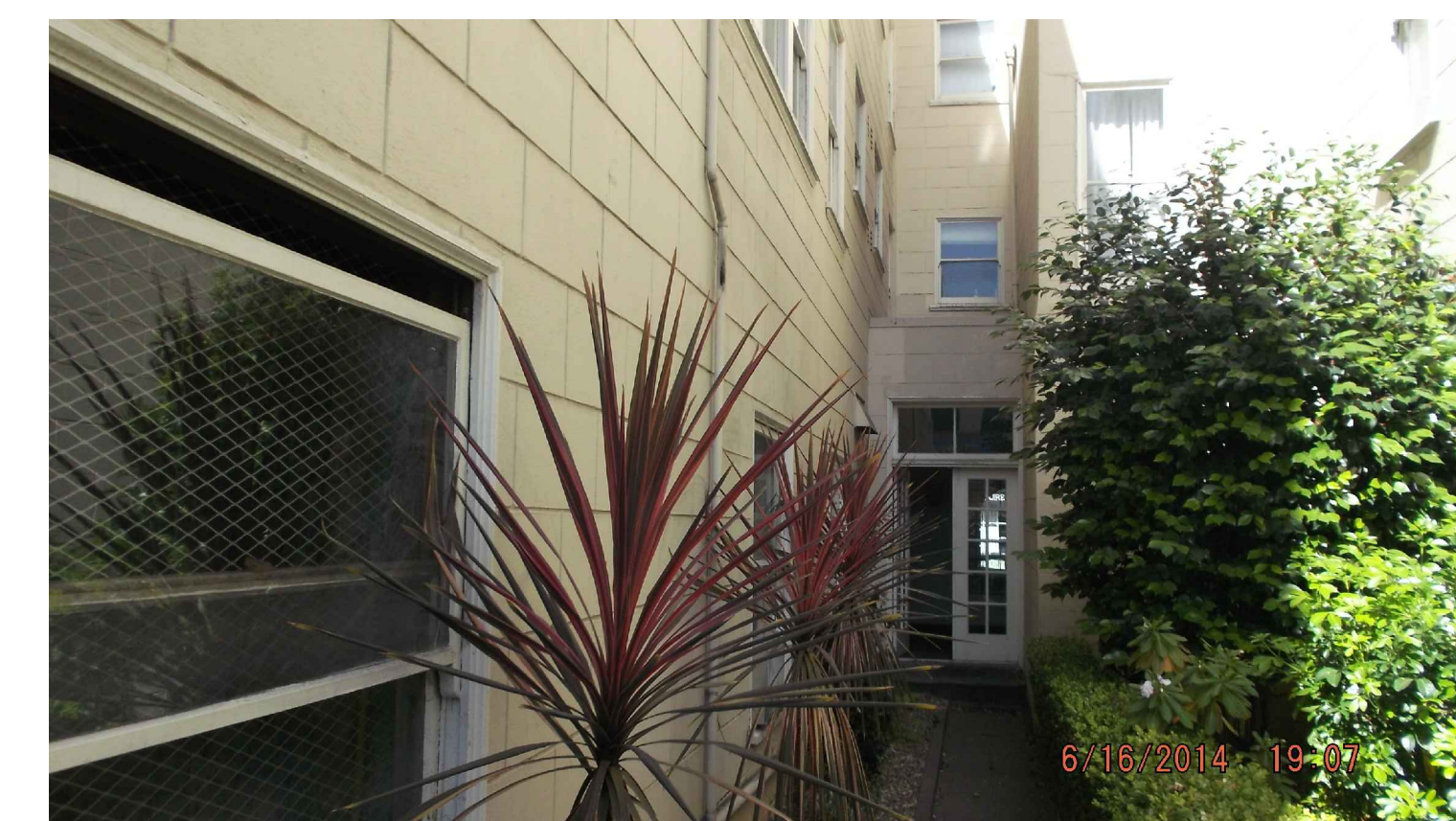


PHOTO 2

**PROJECT DIRECTORY:**

**ARCHITECT:**  
MCMAHON ARCHITECTS+STUDIO  
4111 18TH STREET, SUITE 6  
SAN FRANCISCO, CA, 94114  
415. 626.5300  
CA. REG. C-22982

**BUILDING / LOT INFORMATION:**

3130 WEBSTER ST  
SAN FRANCISCO, CA, 94123  
APN: 0508/013

ZONING: NC-3  
HEIGHT AND BULK DISTRICT: 40-X  
YEAR BUILT: 1927  
BUILDING AREA: 20,433 SQ FT  
PARCEL AREA: 7,762 SQ FT  
UNITS: 30  
STORIES: 3  
EXISTING NUMBER OF PARKING SPACES: 16 ALL ONE CAR GARAGES, NO CHANGE

**SCOPE OF WORK:**

1. ADD ONE UNIT INCL. BR, BA, CL, LIV
2. RELOCATE (E) LAUNDRY
3. RELOCATE (E) BIKE STORAGE

**CODES APPLIED:**

2013 CALIFORNIA BUILDING CODE (CBC)  
2013 CALIFORNIA RESIDENTIAL CODE (CRC)  
2013 CALIFORNIA ELECTRICAL CODE (CEC)  
2013 CALIFORNIA PLUMBING CODE (CPC)  
2013 CALIFORNIA MECHANICAL CODE (CMC)  
2010 CALIFORNIA ENERGY CODE

**DRAWING INDEX:**

**ARCHITECTURAL DRAWINGS:**

- A0.0 - PROJECT INFO AND PHOTOS
- A0.1 - VICINITY PLAN
- A0.1B - SITE PLAN
- A0.2 - PHOTOS
- A1.0 - EXISTING FIRST FLOOR PLAN
- A1.0B - PROPOSED FIRST FLOOR PLAN
- A1.0C - TYPICAL FLOOR PLAN
- A1.1 - DETAILED FLOOR PLANS
- A2.0 - SECTIONS
- A2.0B - COURTYARD ELEVATION
- A3.0 - AXONOMETRIC VIEW

A#201106137951 - SOFT STORY SEISMIC RETROFIT. PER AB-094. 2924835 CFC ISSUED 4/5/2016



REVISIONS:

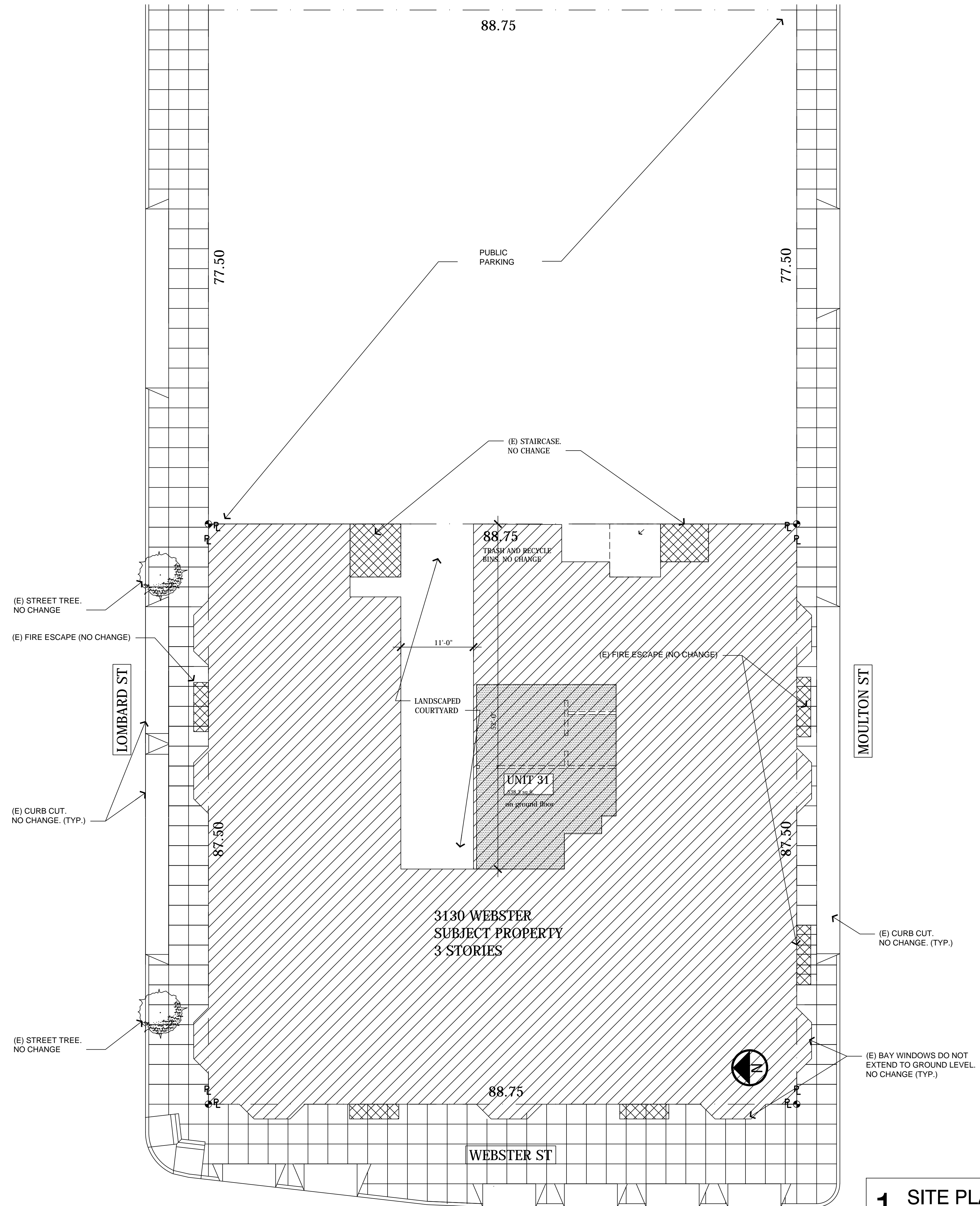
1	09.13.2016
2	07.11.2017

DATE: 09.13.2016

DRAWN: WC

SCALE:

PROJECT INFO AND PHOTOS



**1** SITE PLAN  
1/8" = 1'-0"

**3130 WEBSTER ST.**  
SAN FRANCISCO, CALIFORNIA

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1	09.13.2016
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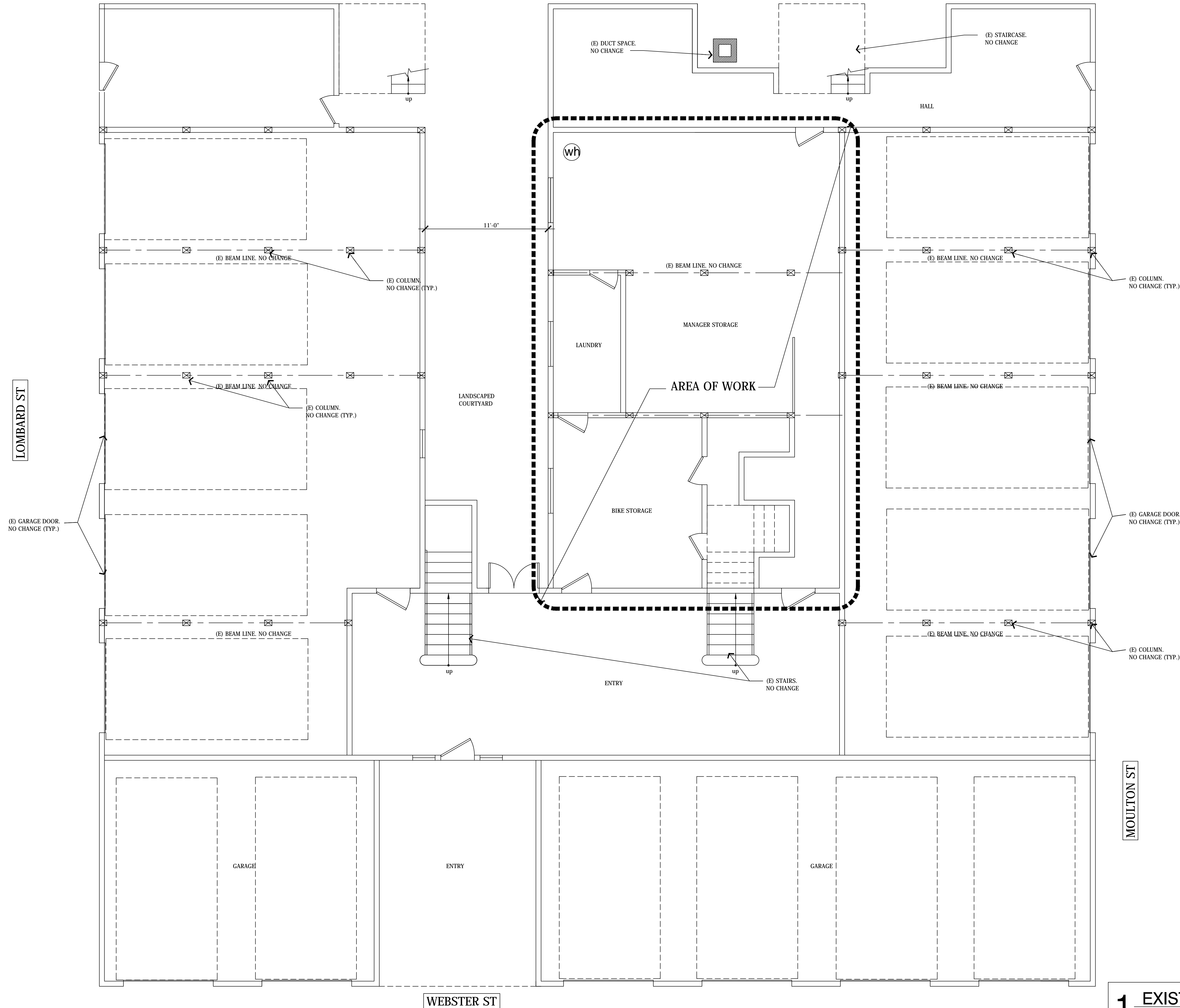
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SCALE:

SITE PLAN

**A0.1B**





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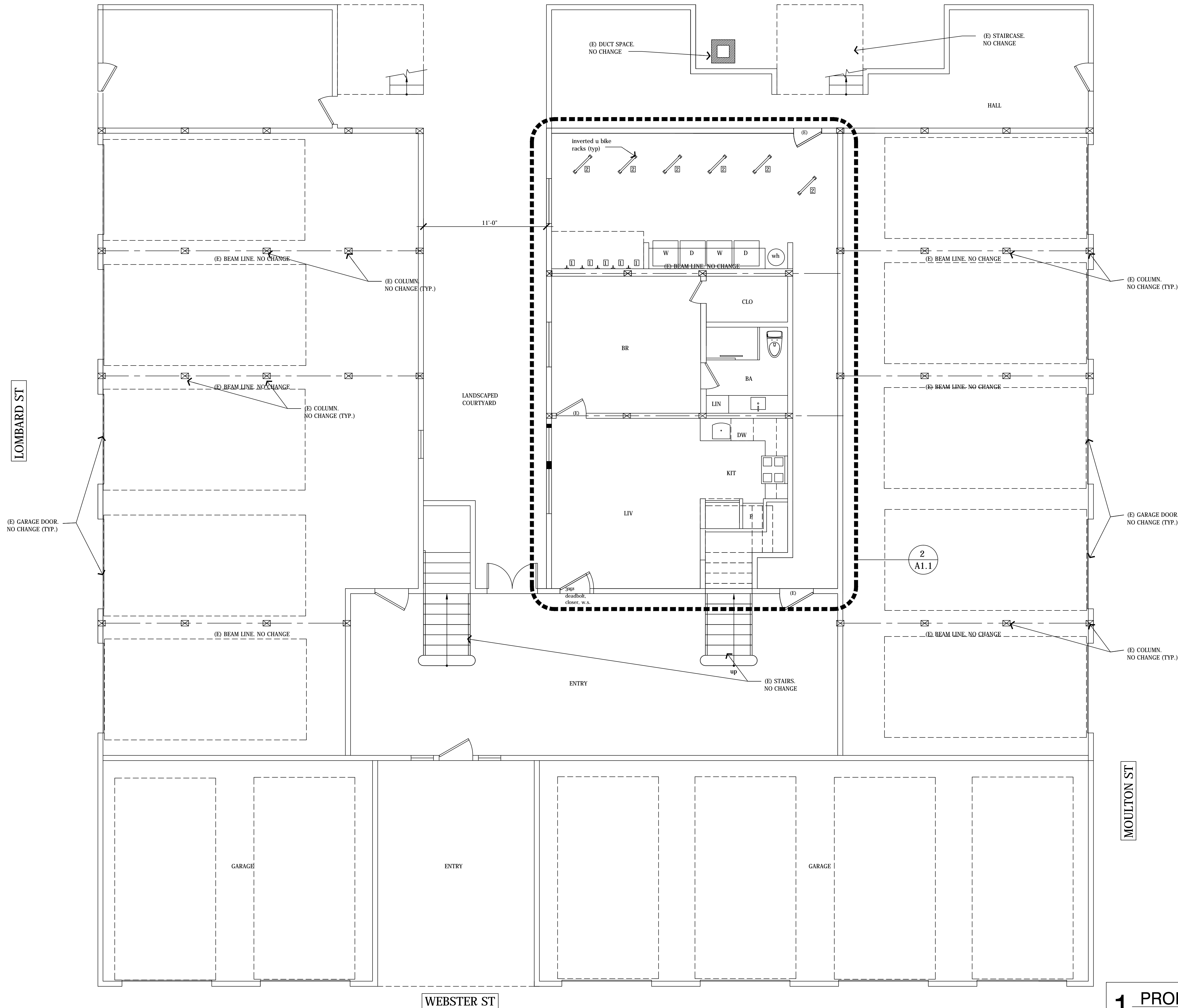
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SCALE:

EXISTING  
 FIRST FLOOR  
 PLAN

**1** EXISTING FIRST FLOOR PLAN  
 1/4" = 1'-0"

**A1.0**



LOMBARD ST

(E) GARAGE DOOR. NO CHANGE (TYP.)

(E) BEAM LINE. NO CHANGE

(E) COLUMN. NO CHANGE (TYP.)

(E) BEAM LINE. NO CHANGE

(E) COLUMN. NO CHANGE (TYP.)

(E) BEAM LINE. NO CHANGE

LANDSCAPED COURTYARD

11'-0"

ENTRY

(E) STAIRS. NO CHANGE

(E) DUCT SPACE. NO CHANGE

HALL

(E) STAIRCASE. NO CHANGE

inverted u bike racks (typ)

(E) BEAM LINE. NO CHANGE

CLO

BR

BA

LIN

DW

KIT

LIV

2  
A1.1

(E) BEAM LINE. NO CHANGE

(E) COLUMN. NO CHANGE (TYP.)

(E) GARAGE DOOR. NO CHANGE (TYP.)

(E) COLUMN. NO CHANGE (TYP.)

(E) BEAM LINE. NO CHANGE

MOULTON ST

WEBSTER ST

GARAGE

ENTRY

GARAGE



**1** PROPOSED FIRST FLR PLAN  
1/4" = 1'-0"

**mcmahon** architects + studio  
4111 - 18th Street Suite 6  
san francisco, ca 94114  
415-626-5300  
www.christmcmahon.com



**3130 WEBSTER ST.**  
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REVISIONS:

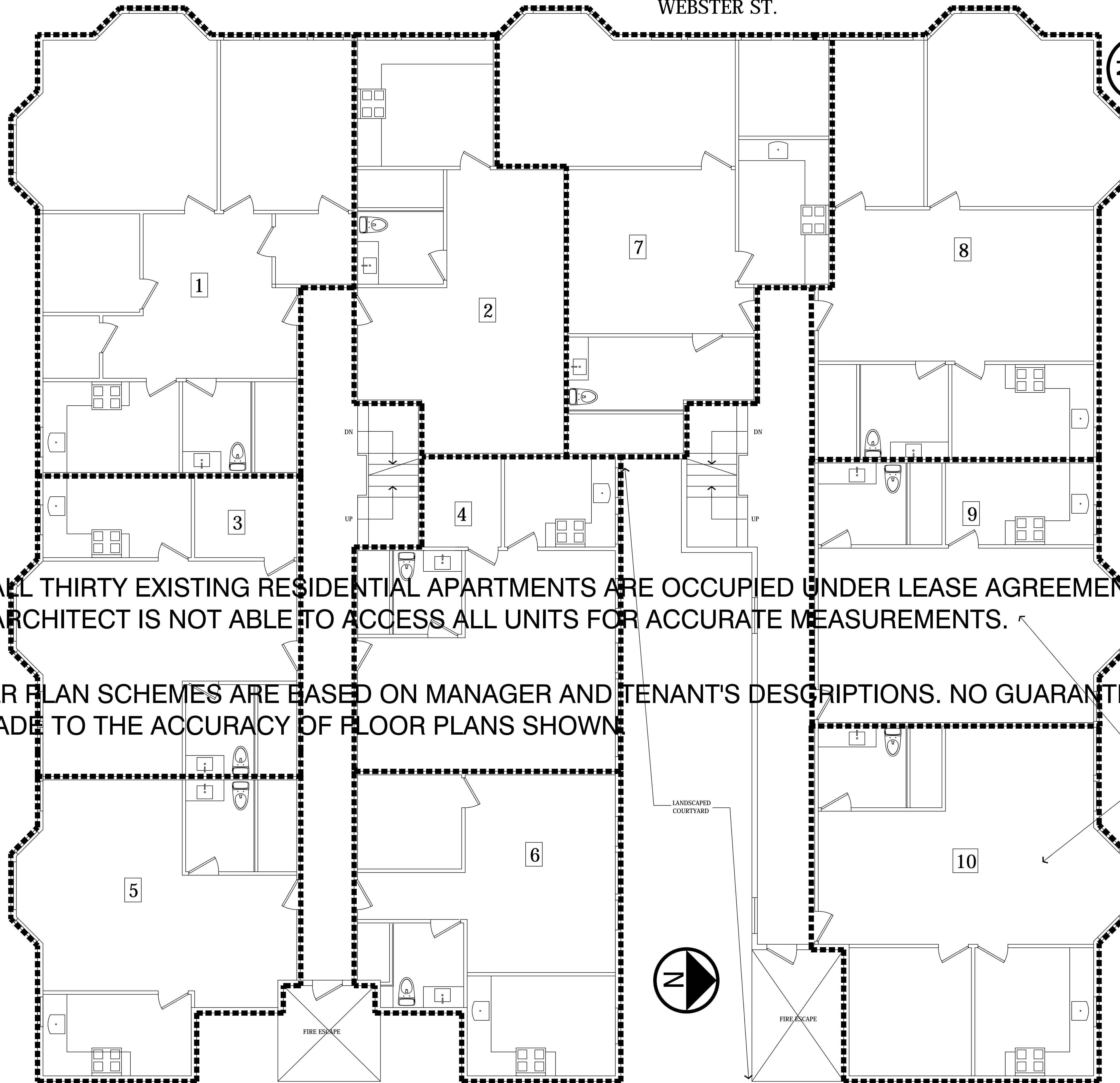
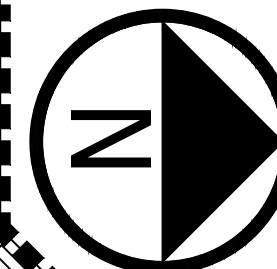
1	09.13.2016
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DATE: 09.13.2016  
DRAWN: WC

SCALE:  
PROPOSED  
FIRST FLOOR  
PLAN

**A1.0B**

WEBSTER ST.

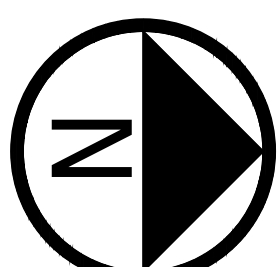


LOMBARD ST.

ALL THIRTY EXISTING RESIDENTIAL APARTMENTS ARE OCCUPIED UNDER LEASE AGREEMENTS. ARCHITECT IS NOT ABLE TO ACCESS ALL UNITS FOR ACCURATE MEASUREMENTS.

FLR PLAN SCHEMES ARE BASED ON MANAGER AND TENANT'S DESCRIPTIONS. NO GUARANTEE IS MADE TO THE ACCURACY OF FLOOR PLANS SHOWN.

EACH UNIT HAS BEEN CALLED OUT WITH A NUMBER AND SHOWN WITH A DASHED LINE (TYP.)



FLOORS 2-4

1 TYP. FLR PLAN  
1/4" = 1'-0"

mcmahon architects + studio

san francisco, ca 94114  
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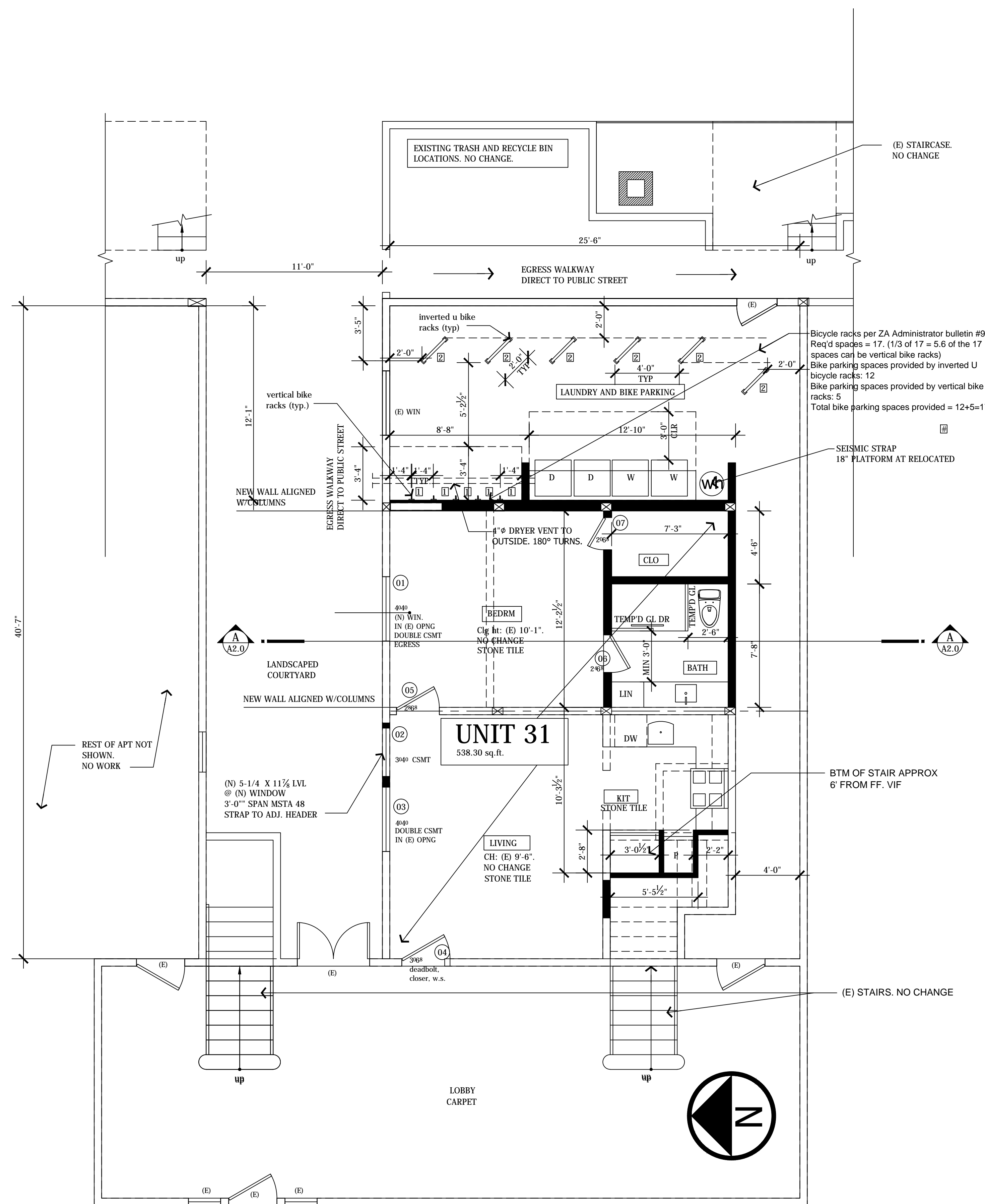
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SCALE:

TYPICAL FLOOR PLAN

A1.0C

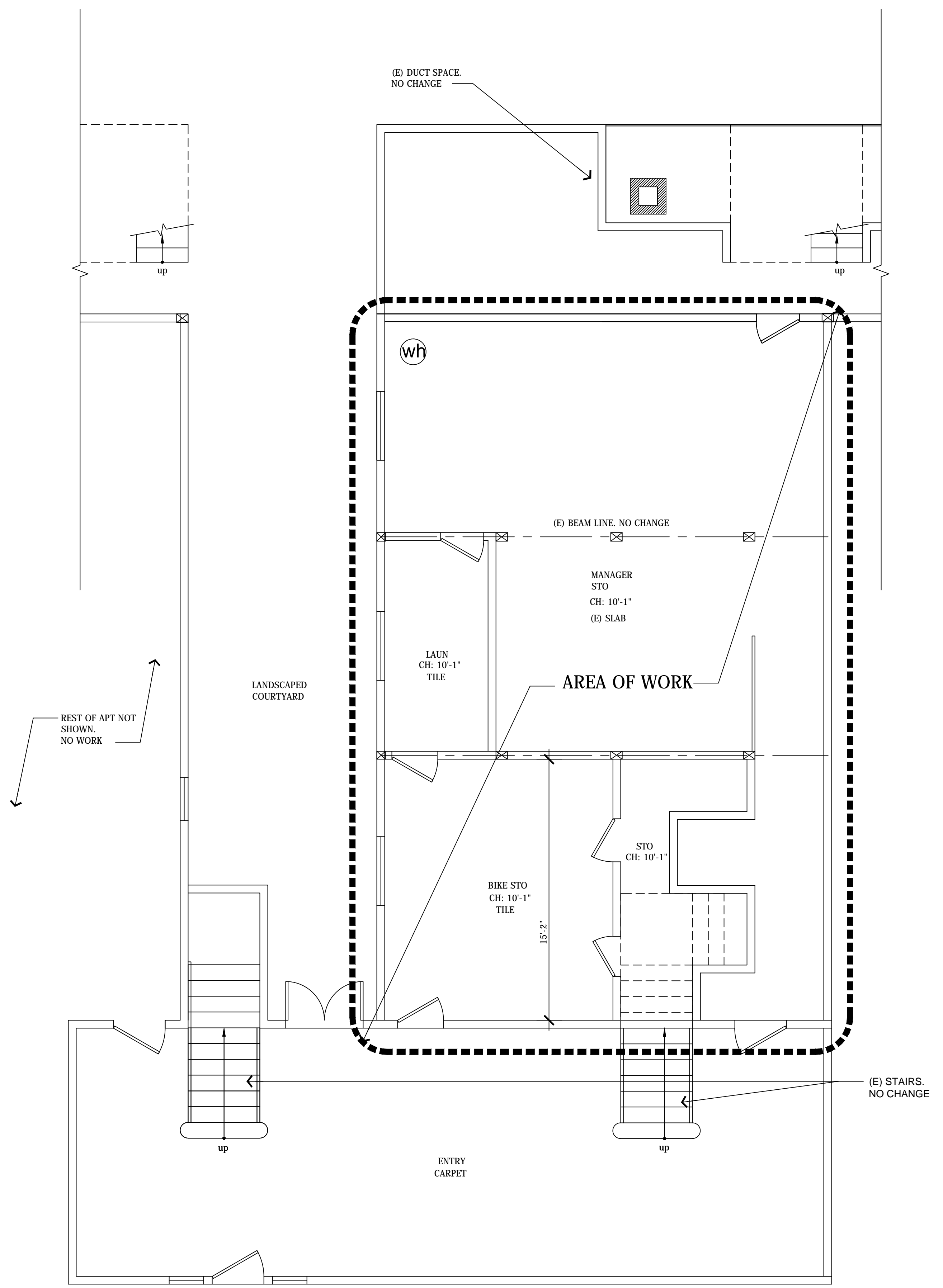




**LEGEND:**  
 [Solid line] EXISTING WALLS  
 [Thick solid line] NEW WALLS  
 [Dashed line] WALLS TO BE DEMOLISHED

FRAME NEW PARTITIONS UNDER (E) BEAM LINE AND BETWEEN (E) COLUMNS. NO CHANGES TO (E).

**2 PROPOSED FIRST FLOOR PLAN**  
 1/4" = 1'-0"



**LEGEND:**  
 [Solid line] EXISTING WALLS  
 [Thick solid line] NEW WALLS  
 [Dashed line] WALLS TO BE DEMOLISHED

**1 EXISTING FIRST FLOOR PLAN**  
 1/4" = 1'-0"



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SCALE:

DETAILED FLOOR PLANS

**A1.1**

