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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, October 26, 2016

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: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan:	1888 Golden Gate Ave. Baker Street 1152/019 RM-1 / 40-X	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2016-006743VAR 2016.0429.6201 Serina Calhoun (415) 558-9843 serina@sync-arch.com

PROJECT DESCRIPTION

The proposed project is to add three Accessory Dwelling Units at the ground floor level of an existing four-story, fifteen-unit residential building undergoing seismic retrofitting.

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 dimension, with an increase of five 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 no rear yard and an interior courtyard that is 27 feet in width and 12 feet -10 inches in width; one of the proposed Accessory Dwelling Units will face onto that courtyard, which is less than the minimum 15 foot by 15 foot open area required for reduced dwelling unit exposure, thereby requiring an exposure variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://notice.sfplanning.org/2016-006743VAR

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: Ella Samonsky Telephone: (415) 575-9112 E-Mail: ella.samonsky@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.



Date: 10/14/2016

The attached notice is provided under the Planning Code. It concerns property located at **1888 Golden Gate Avenue (2016-006743VAR).** A hearing may occur, a right to request review may expire or a development approval may become final by **10/26/2016.**

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. To obtain information about this notice in Filipino, please call (415) 575-9121. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 1888 Golden Gate Avenue (2016-006743VAR)

的建築計劃有關。如果在 **10/26/2016** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃**最終**會被核准。

如果你需要用華語獲得關於這通告的細節,請電 415-575-9010.

然後,請按 "8"· 及留言. 城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **1888 Golden Gate Avenue (2016-006743VAR).** Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de projecto se complete el: **10/26/2016.**

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **1888 Golden Gate Avenue (2016-006743VAR).** Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **10/26/2016.**

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

ABBREVIATIONS ariance **GENERAL NOTES** SITE PLAN

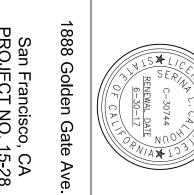


COVER SHEET

SERINA CALHOUN **AS NOTED**

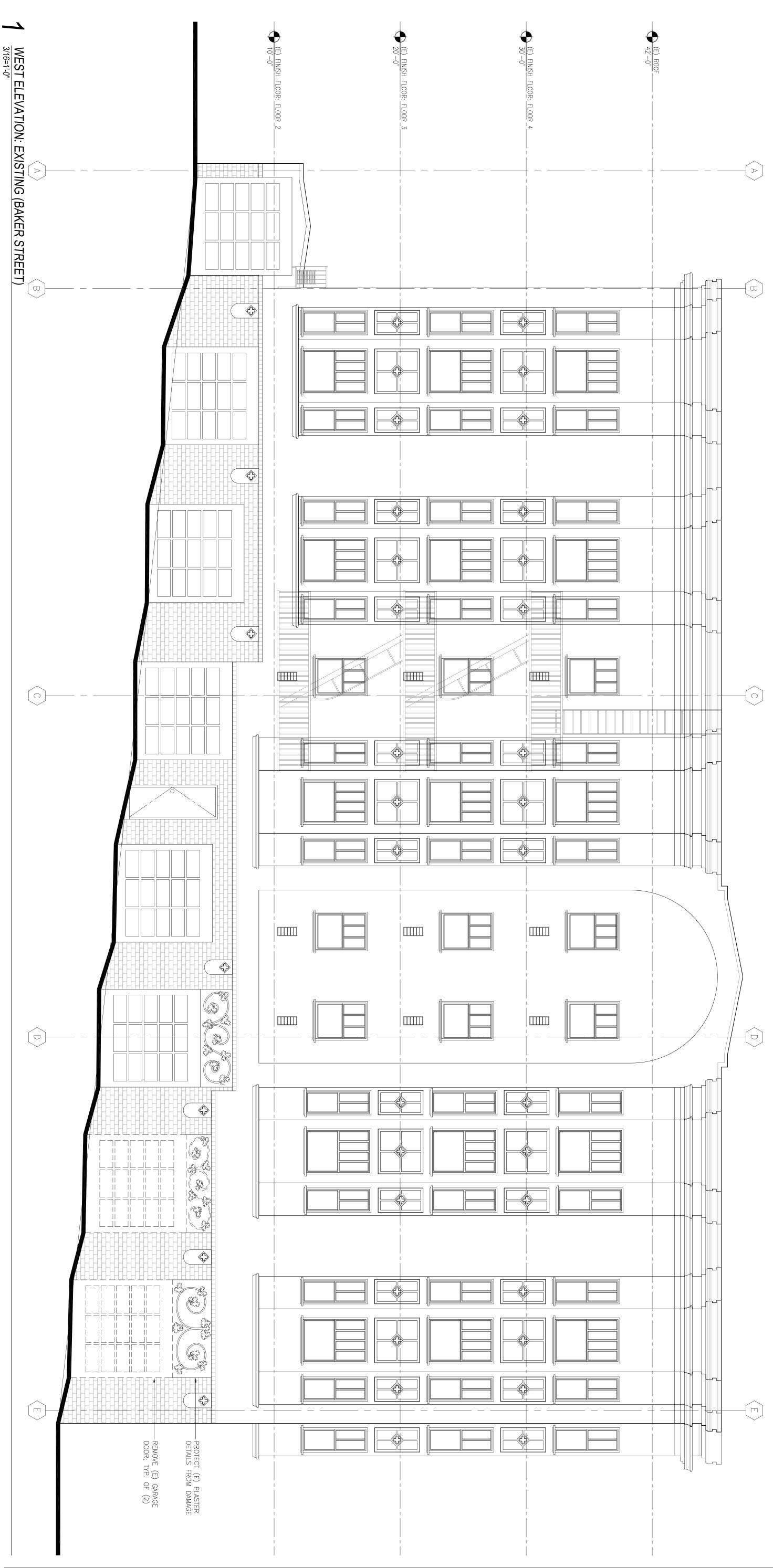
CONTACT:

San Francisco, CA PROJECT NO. 15-28







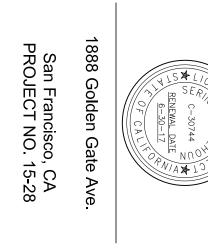


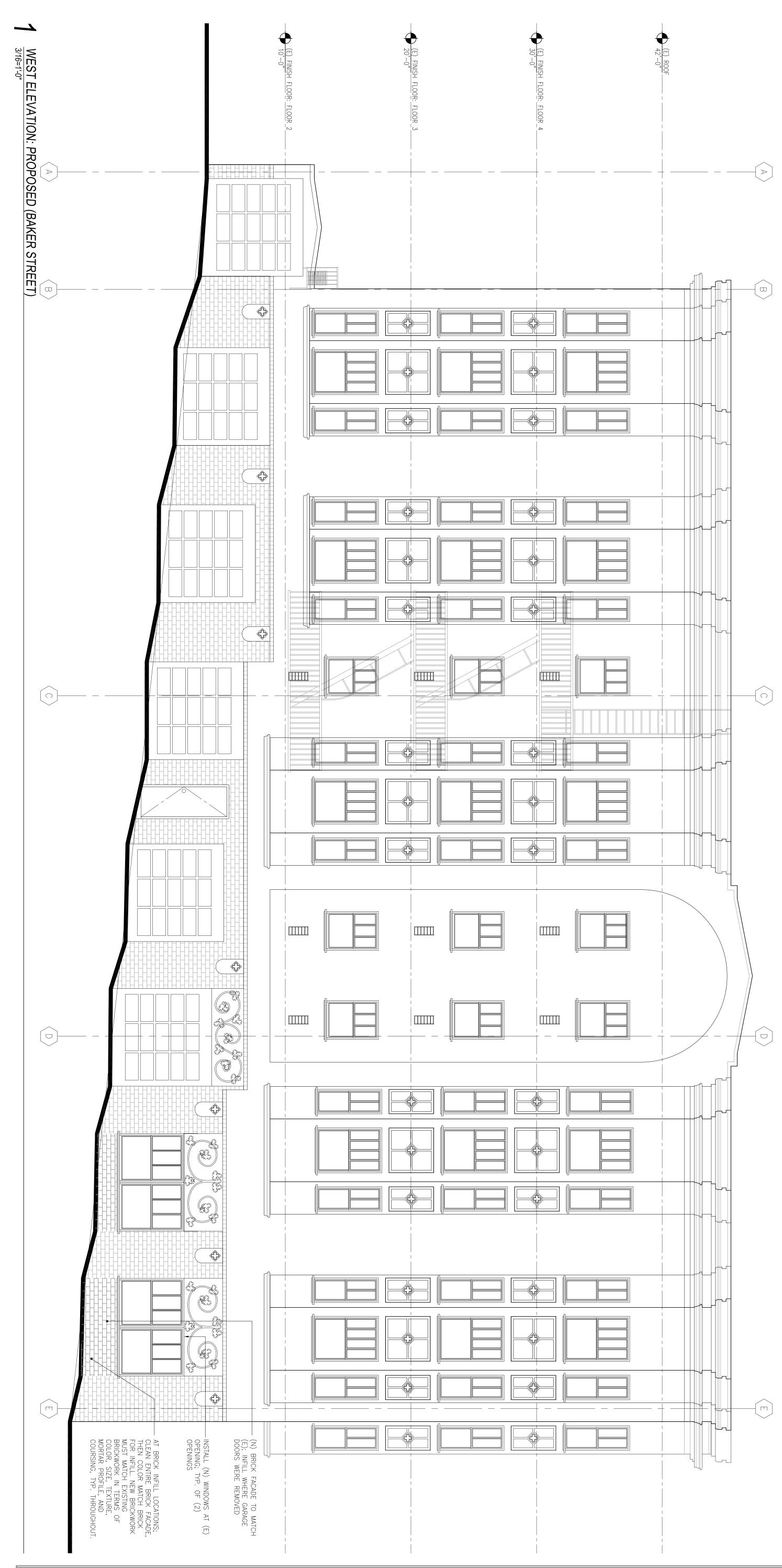
SERINA CALHOUN

(415) 558-9843 P
serina@sync-arch.com

SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS:





SERINA CALHOUN

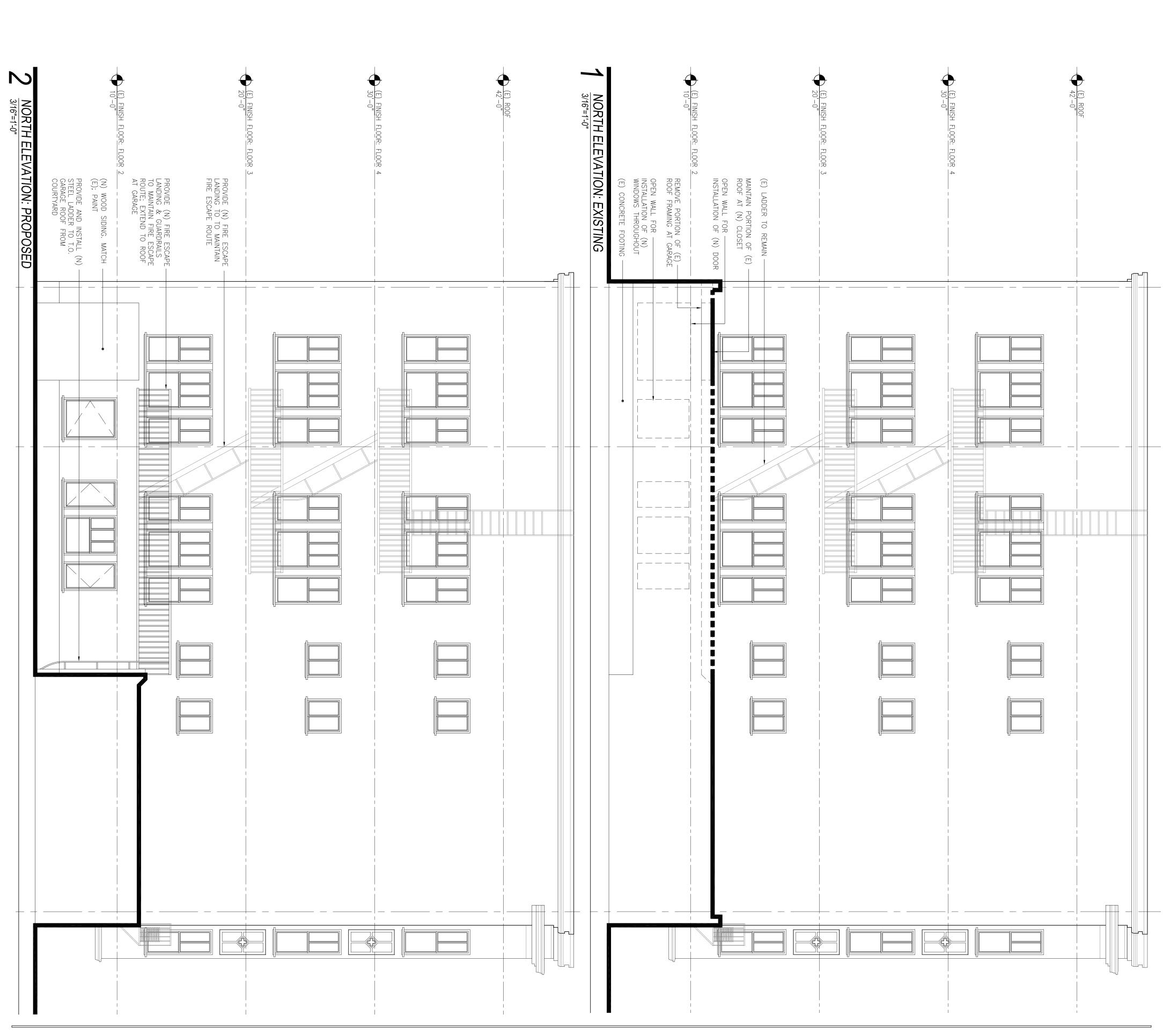
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EXTERIOR



San Francisco, CA PROJECT NO. 15-28



SERINA CALHOUN

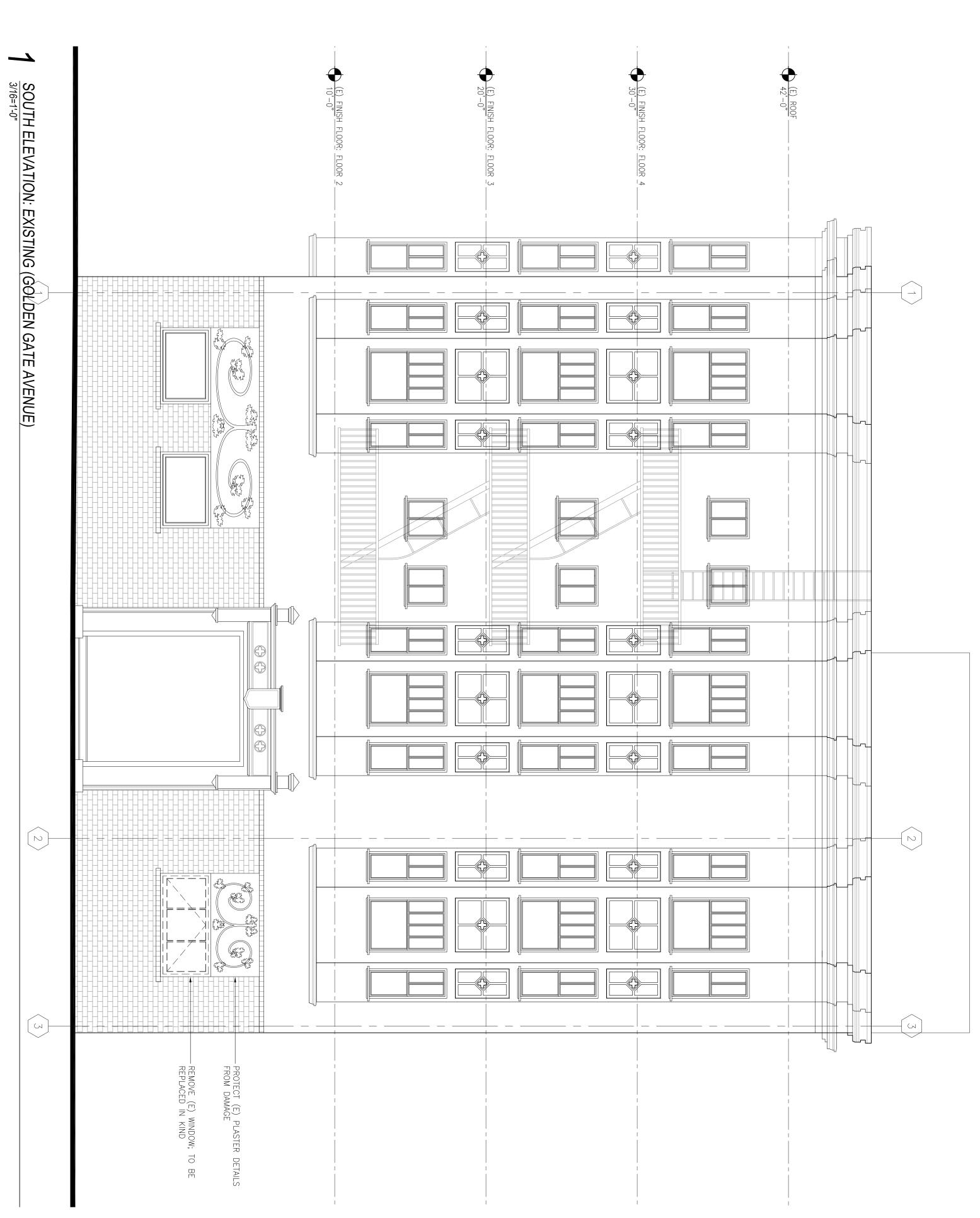
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EXTERIOR

San Francisco, CA
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1888 Golden Gate Ave. San Francisco, CA PROJECT NO. 15-28



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SCALE: 1/4" = 1'-0"

EXTERIOR

San Francisco, CA
PROJECT NO. 15-28

DATE SET ISSUE

1888 Golden Gate Ave.

