



# 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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 26, 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: <b>3118-3122 22nd St</b>	Case No.: <b>2016-008624VAR</b>
Cross Street(s): <b>Capp Street and South Van Ness Avenue</b>	Building Permit: <b>2016-008624PRJ</b>
Block / Lot No.: <b>3615/011</b>	Applicant/Agent: <b>Steve Shogan</b>
Zoning District(s): <b>NC-1 / 55-X</b>	Telephone: <b>4156741102</b>
Area Plan:	E-Mail: <b>steve@lawsonwillard.com</b>

### PROJECT DESCRIPTION

The proposal includes expansion of existing living space under an existing overhang within the required rear yard.

**Per Section 134 of the Planning Code**, the subject property is required to maintain a rear yard of 23.75 feet. Currently, the existing rear building is located within the required rear yard. Since the project includes a new addition within a portion of the required rear yard, a rear yard variance is required.

### ADDITIONAL INFORMATION

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

Planner: **Michael Christensen** Telephone: **415-575-8742** Mail: [Michael.Christensen@sfgov.org](mailto:Michael.Christensen@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/2016-008624VAR.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. **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**.

## ABOUT THIS NOTICE

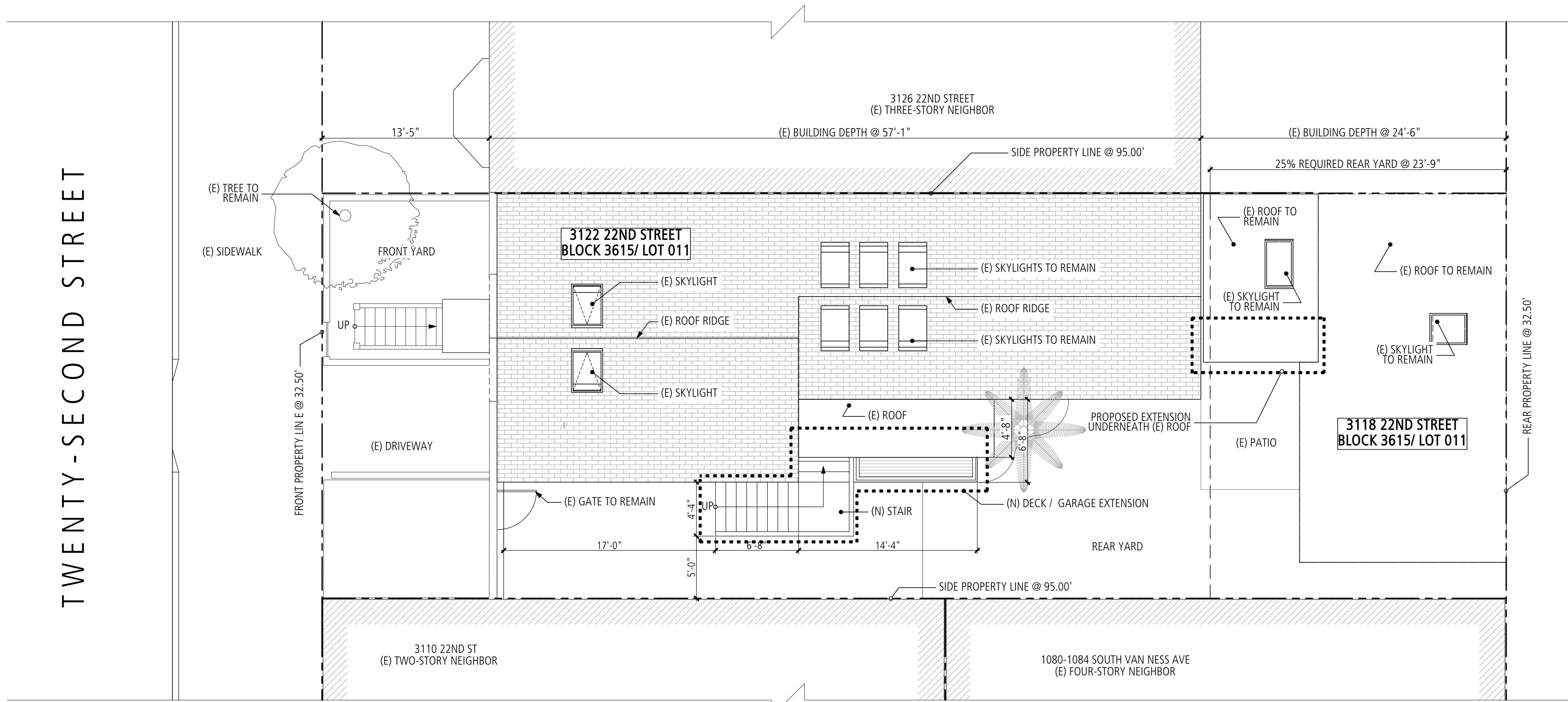
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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

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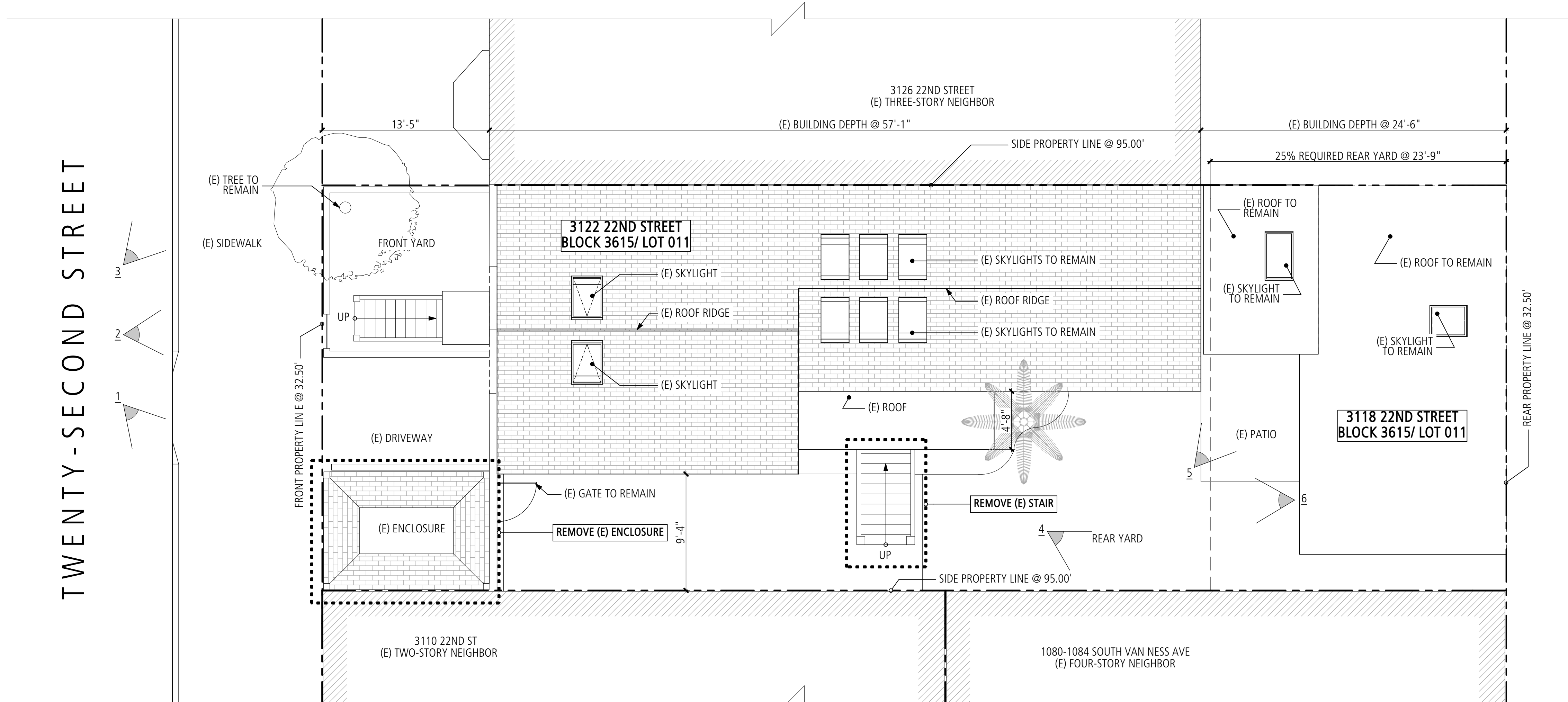




2  
A1.00

PROPOSED SITE PLAN

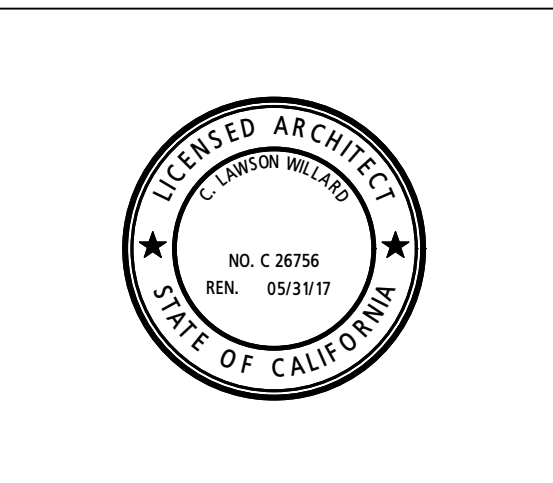
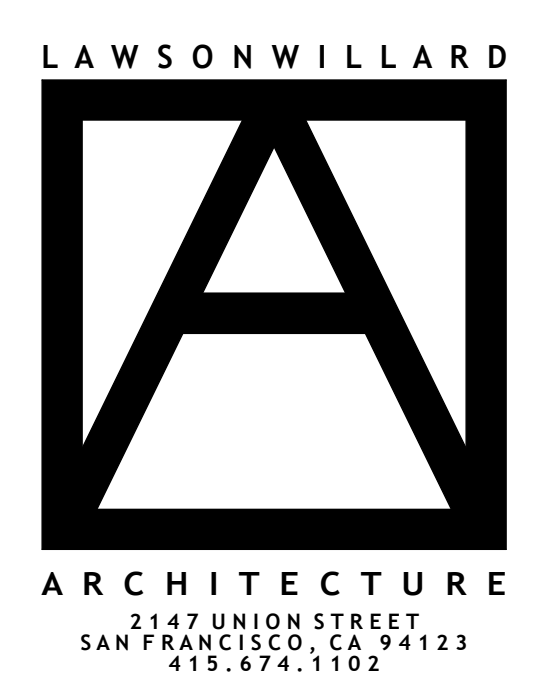
3/16" = 1'-0"



1  
A1.00

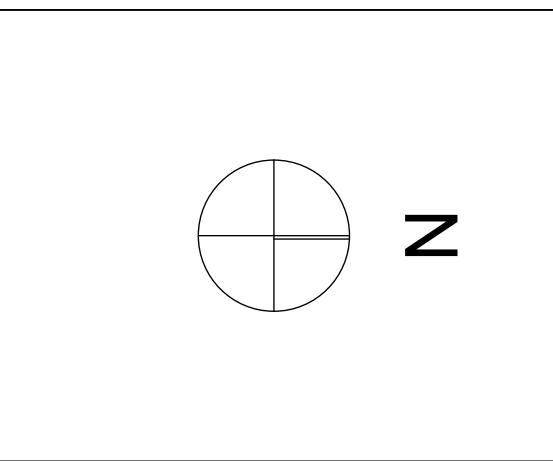
EXISTING SITE PLAN

3/16" = 1'-0"



3118-3122 22ND STREET  
SAN FRANCISCO, CA 94110

REV.	ISSUED FOR:	DATE:
	SITE PERMIT SET	06-09-16
	VARIANCE SET	07-19-16



EXISTING AND PROPOSED SITE PLANS

**A1.00**  
PROJECT NO. 2014.XX



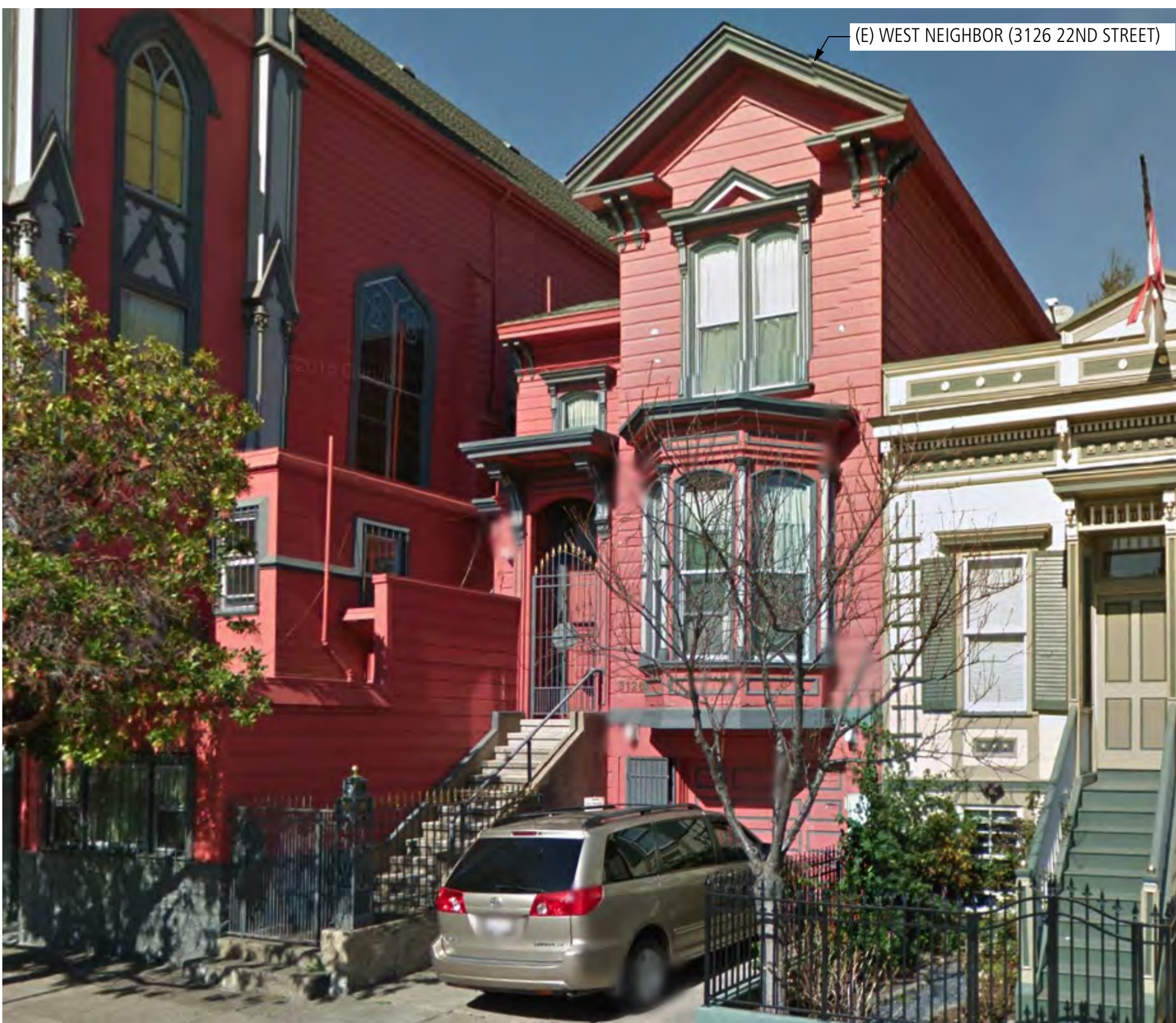
6  
A1.01 VIEW 6 : REAR VIEW LOOKING SOUTH



5  
A1.01 VIEW 5: EXISTING ROOF OVERHANG @ REAR



4  
A1.01 VIEW 4: EAST NEIGHBOR SIDE FACADE



3  
A1.01 VIEW 3 : WEST NEIGHBOR FACADE

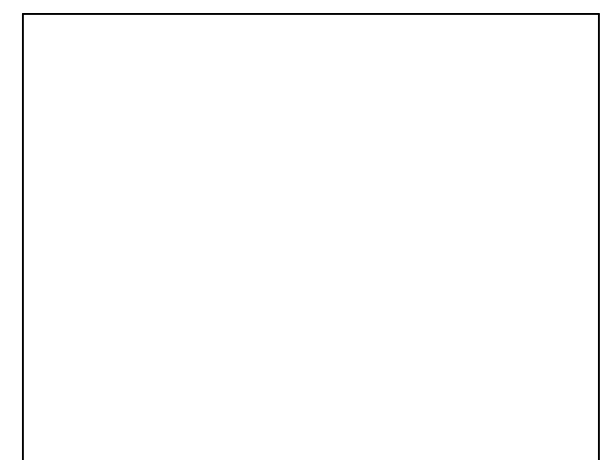


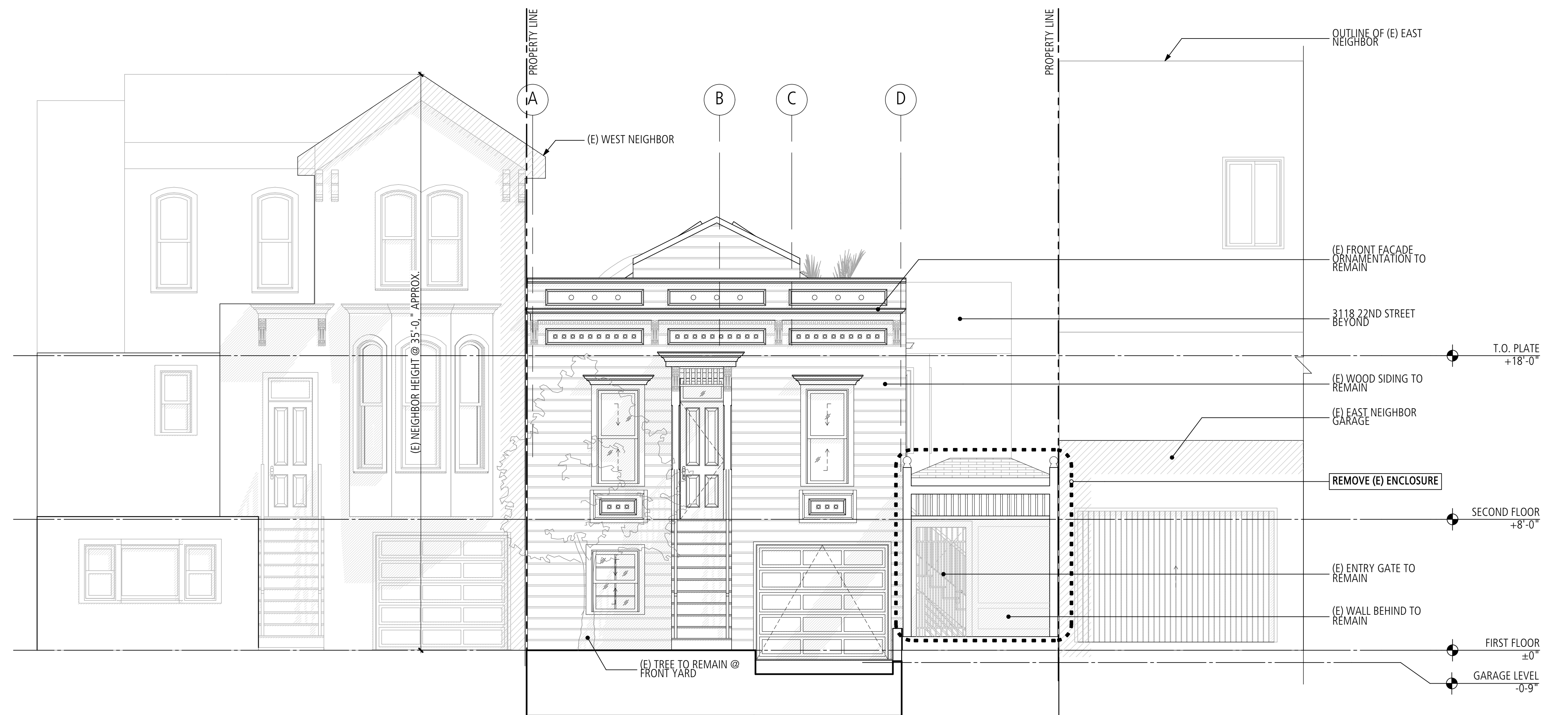
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A1.01 VIEW 2 : 3118 - 3122 22ND STREET FACADE



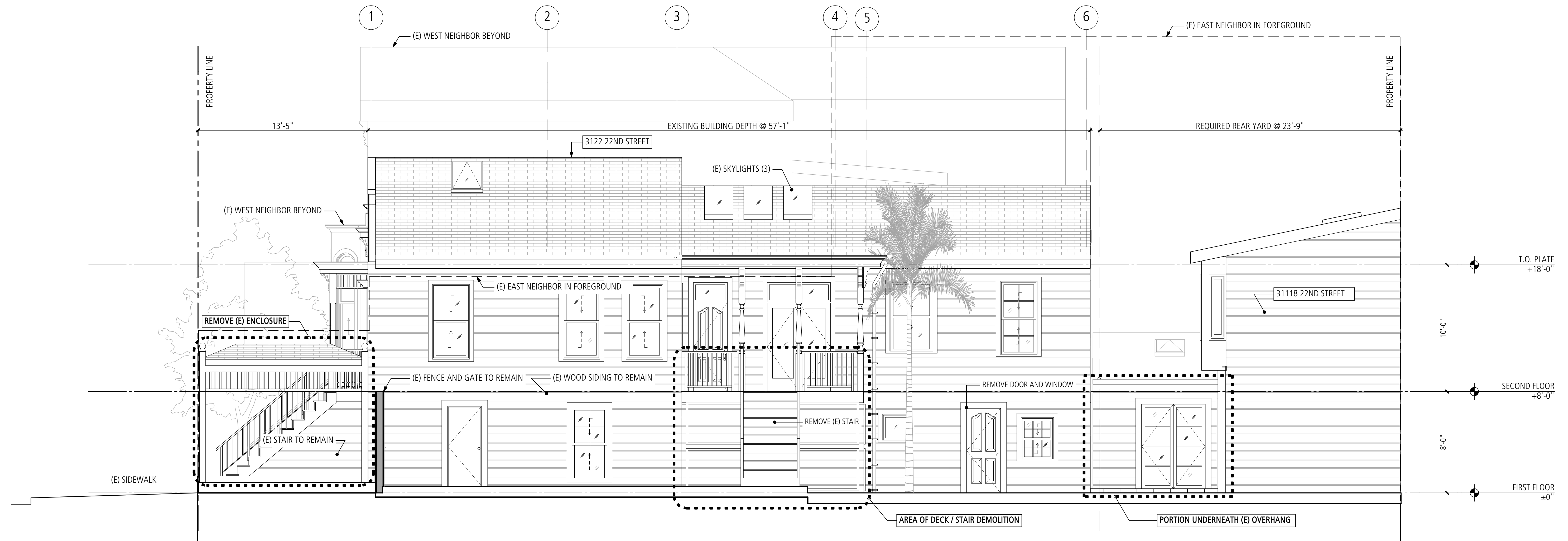
1  
A1.01 VIEW 1 : EAST NEIGHBOR FACADE

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2  
A3.00 EXISTING SOUTH EXTERIOR ELEVATION

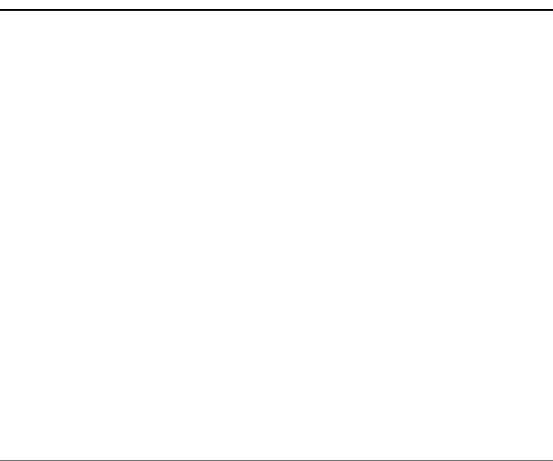


1  
A3.00 EXISTING EAST EXTERIOR ELEVATION



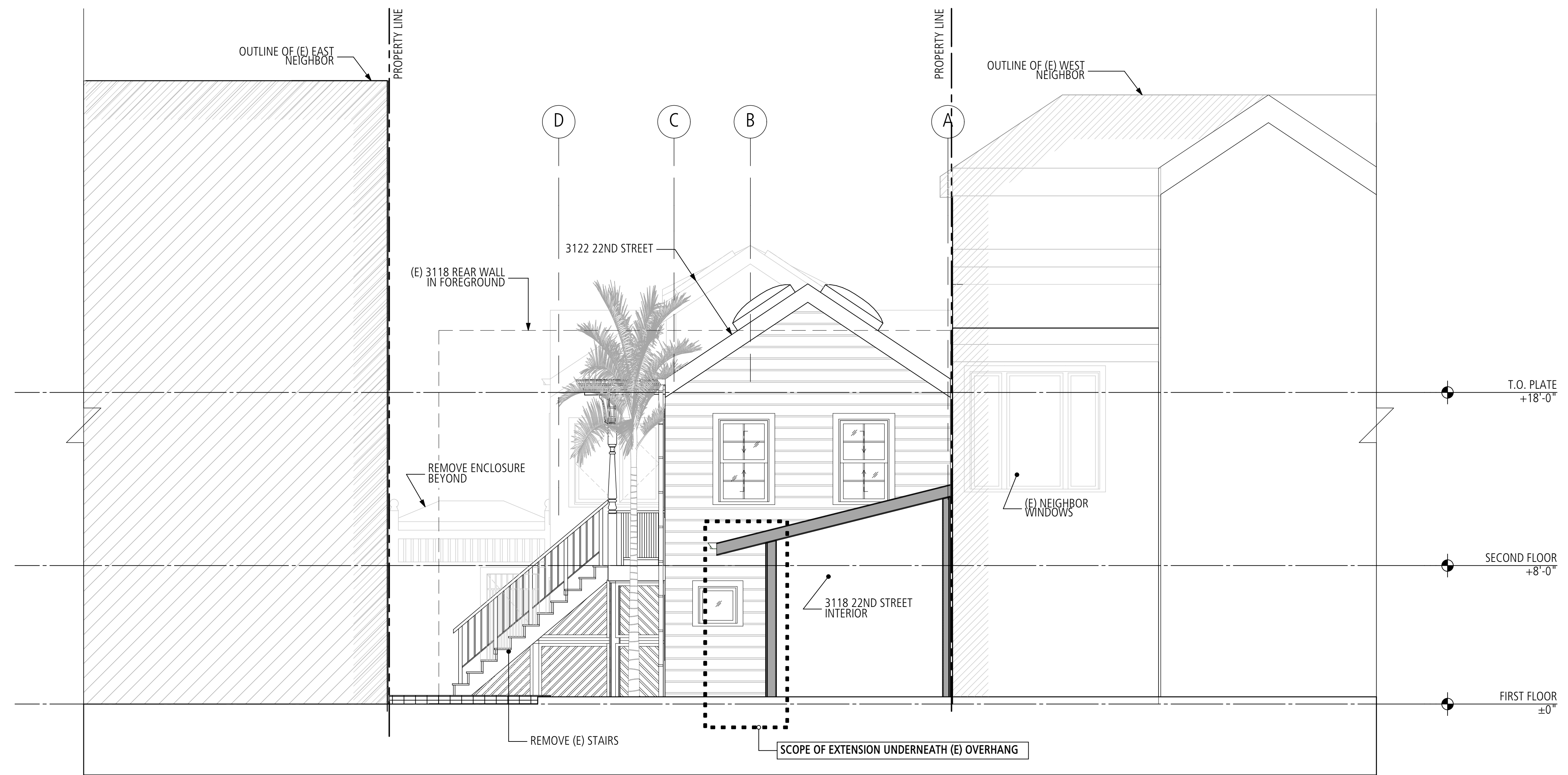
**3118-3122 22ND STREET**  
 3118-3122 22ND STREET  
 SAN FRANCISCO, CA 94110

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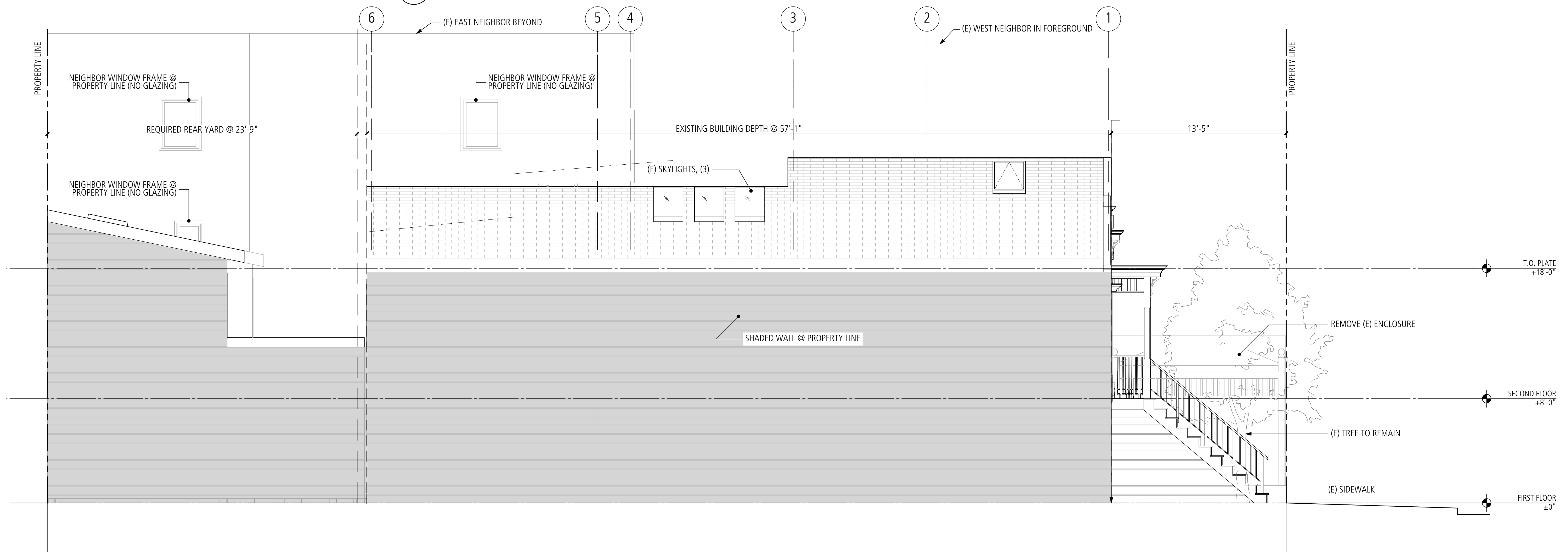
**EXISTING EAST AND SOUTH EXTERIOR ELEVATIONS**

**A3.00**  
 PROJECT NO. 2014.XX



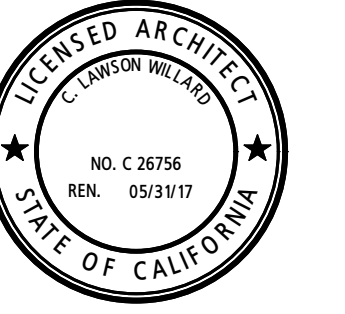
2  
A3.01  
EXISTING NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



1  
A3.01  
EXISTING WEST EXTERIOR ELEVATION

1/4" = 1'-0"



3118-3122 22ND STREET  
3118-3122 22ND STREET  
SAN FRANCISCO, CA 94110

REV. ISSUED FOR: DATE:

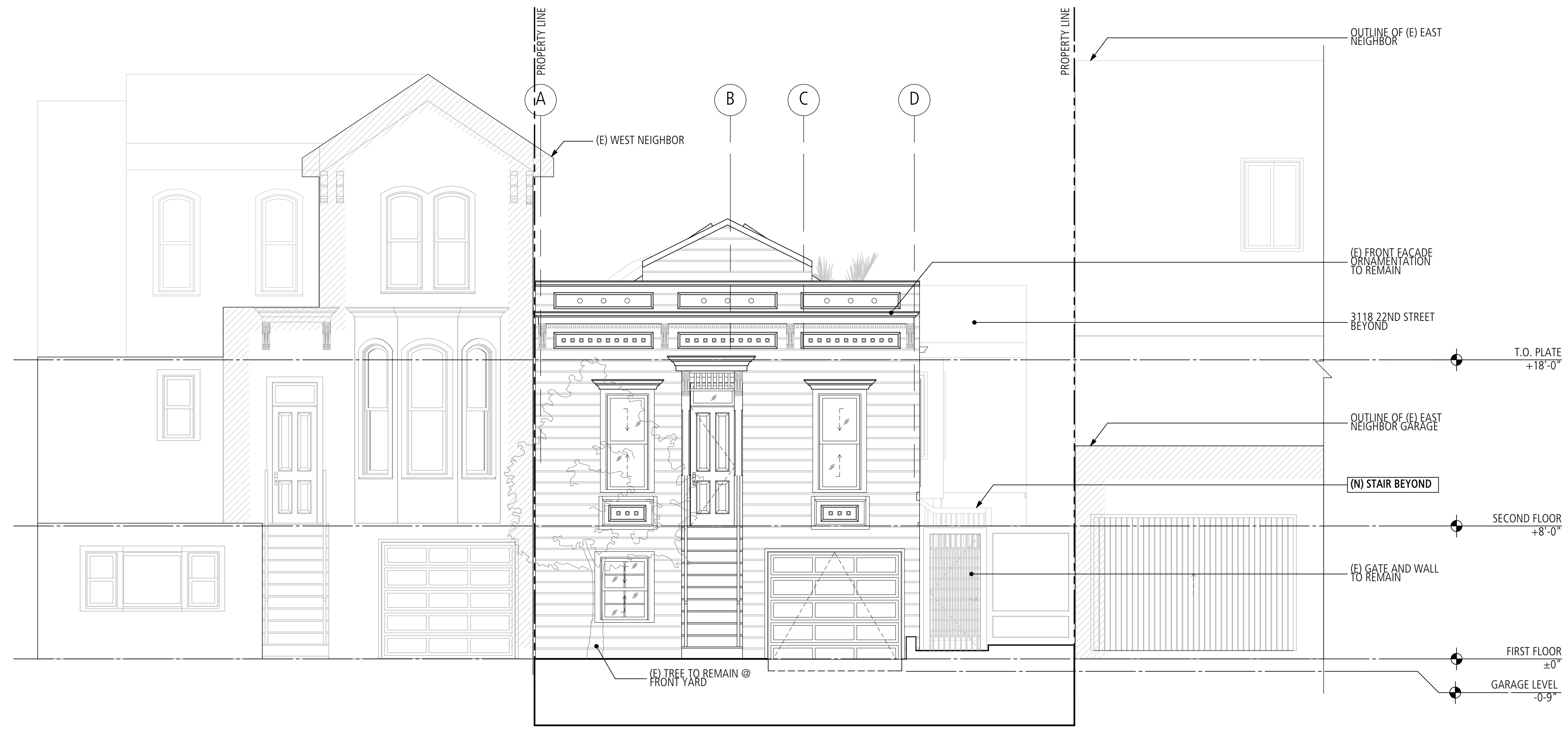
SITE PERMIT SET 06-09-16

VARIANCE SET 07-19-16

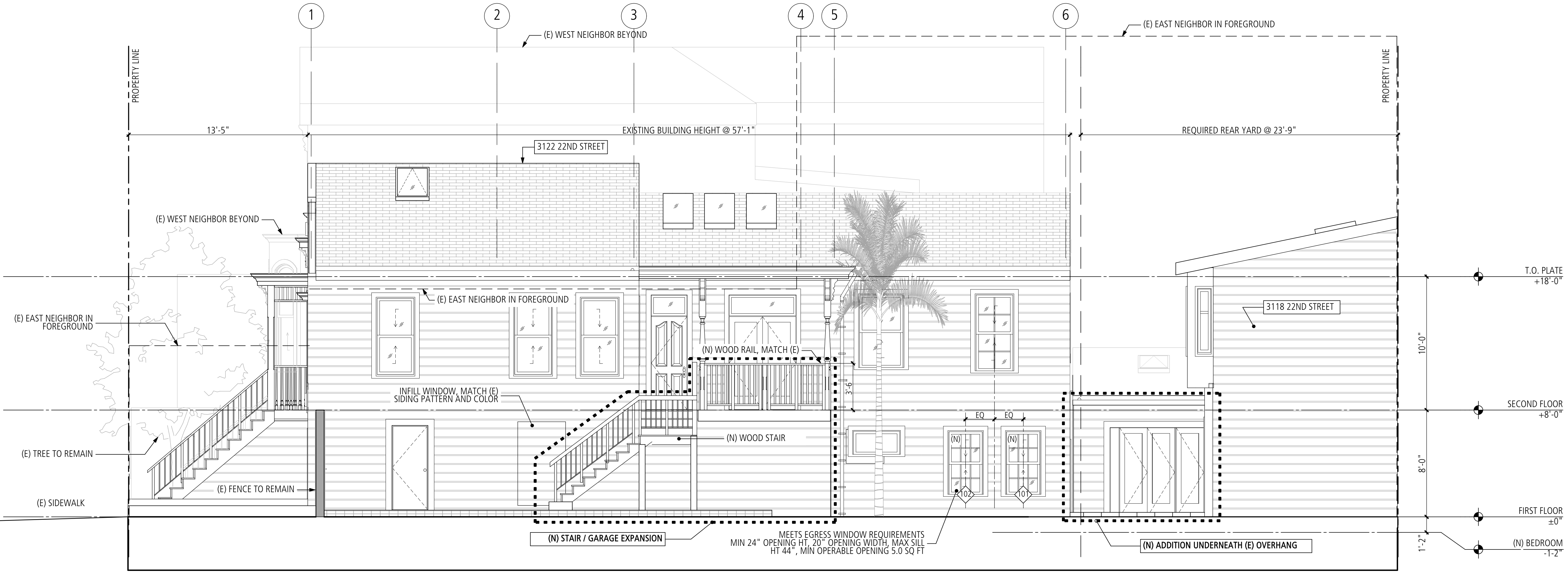
EXISTING WEST AND NORTH EXTERIOR ELEVATIONS

A3.01  
PROJECT N.O. 2014.XX



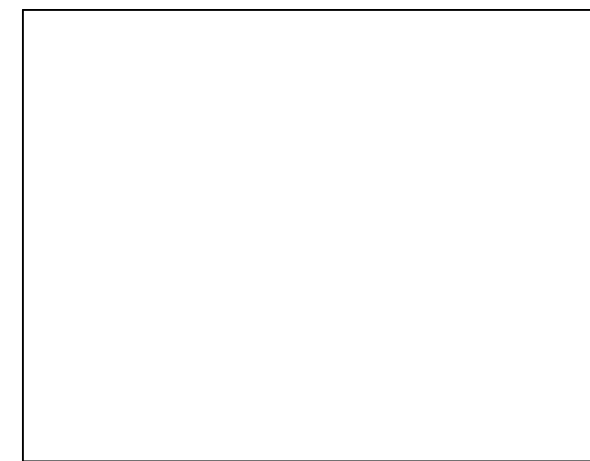


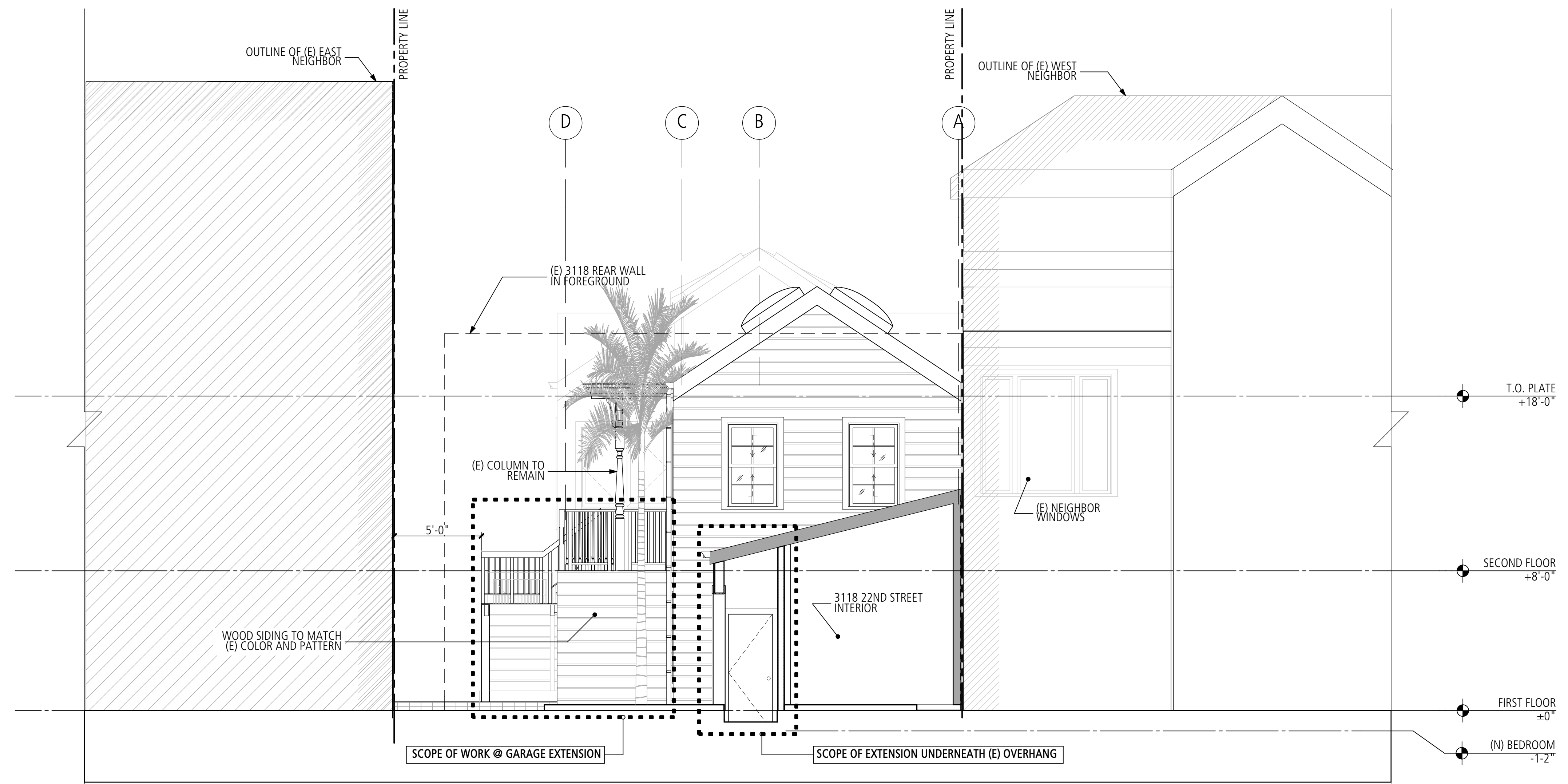
2 PROPOSED SOUTH EXTERIOR ELEVATION  
A3.10 1/4" = 1'-0"



1 PROPOSED EAST EXTERIOR ELEVATION  
A3.10 1/4" = 1'-0"

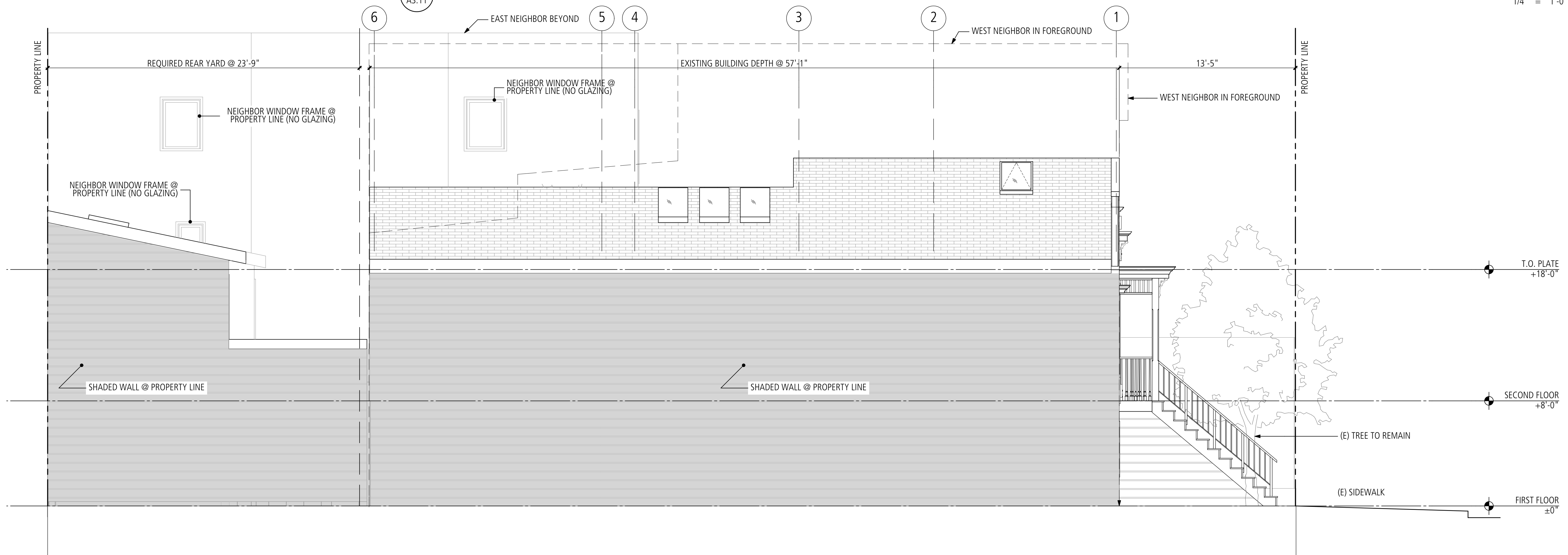
REV.	ISSUED FOR:	DATE:
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2  
A3.11  
PROPOSED NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



1  
A3.11  
PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1'-0"



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SAN FRANCISCO, CA 94110

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PROPOSED WEST AND NORTH EXTERIOR ELEVATIONS

A3.11  
PROJECT NO. 2014.XX