



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**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 25, 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: 670 5th Avenue | Case No.: 2016-009207VAR |
| Cross Streets: Balboa & Cabrillo Streets | Building Permit: 2016.06.30.1341 |
| Block /Lot No.: 1640/0033 | Applicant: Shervin Tajbaksh |
| Zoning District(s): RH-2 / 40-X | Telephone: (415) 640-7015 |
| Area Plan: N/A | E-Mail: stajbaksh@eta-sf.com |

PROJECT DESCRIPTION

The proposal is to construct a 7 foot wide by 4.25 foot deep two-story addition at the rear of a two-family dwelling in order to add a stair connection between the ground and second floors.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 50 feet, 8 inches. As the proposed addition would extend to within 46 feet, 5 inches from the rear property line, a variance from the rear yard requirement 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://notice.sfplanning.org/2016-009207VAR.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: **Laura Ajello** Telephone: **(415) 575-9142** E-Mail: [**laura.ajello@sfgov.org**](mailto:laura.ajello@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.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On January 4, 2017, the Department issued the required Section 311 notification for this project (expires February 3, 2017) The mailing of such notification will be performed separately.**

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.

INDEX OF DRAWINGS

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- A2.2 EXISTING AND NEW SECOND FLOOR PLANS
- A2.3 EXISTING AND NEW THIRD FLOOR PLANS
- A3.1 EXISTING AND NEW WEST AND SOUTH ELEVATIONS
- A3.2 BUILDING SECTION

SCOPE OF WORK

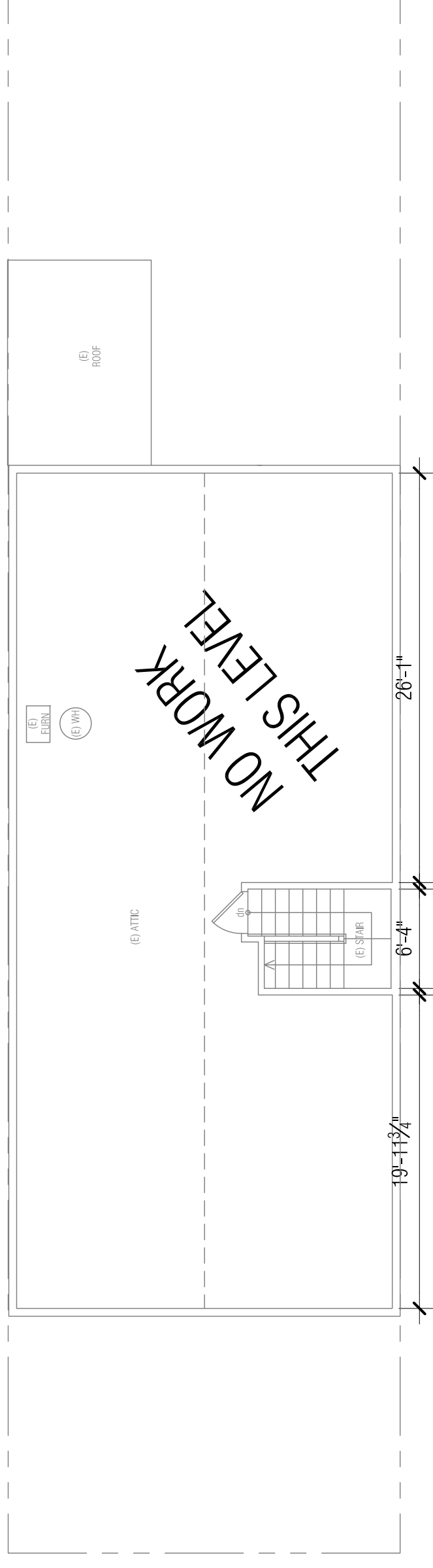
- NEW INTERCONNECTING STAIR STRUCTURE FROM FIRST TO SECOND FLOOR
- REMOVE WALL BETWEEN KITCHEN AND DINING ROOM, SECOND FLOOR

PROJECT DATA

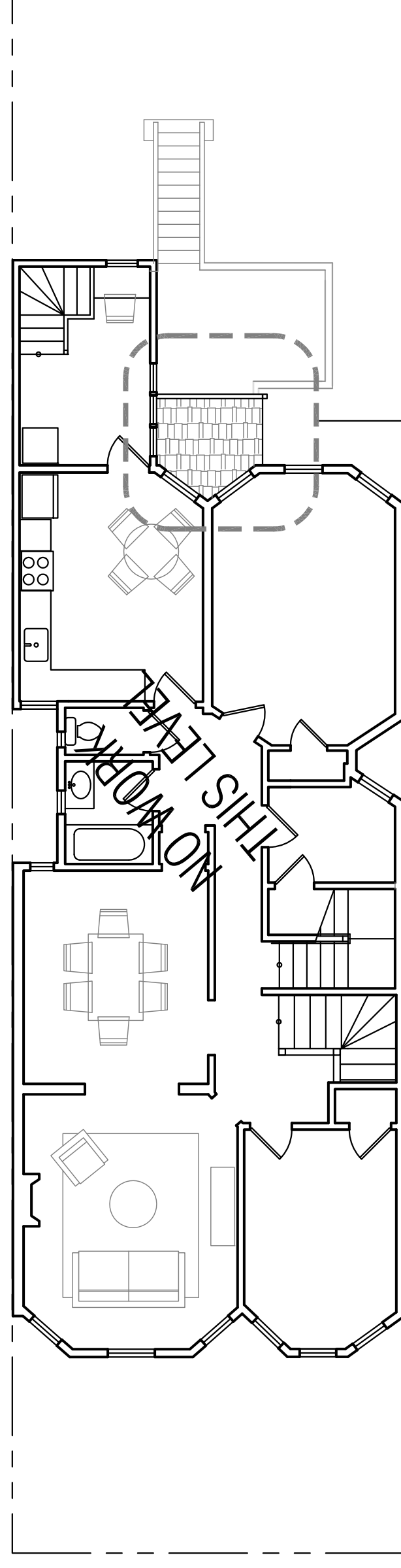
ADDRESS: 670 5th AVE.
 BLOCK: 1640
 LOT: 033
 ZONING: RH-2
 CONSTRUCTION: TYPE V-B
 NUMBER OF STORIES: EXISTING: 3
 PROPOSED: 3, NO CHANGE
 BUILDING AREA: 3,083 s.f.
 ADDITION: 28 s.f.
 LOT AREA: 3,000 s.f.

BUILDING CODES

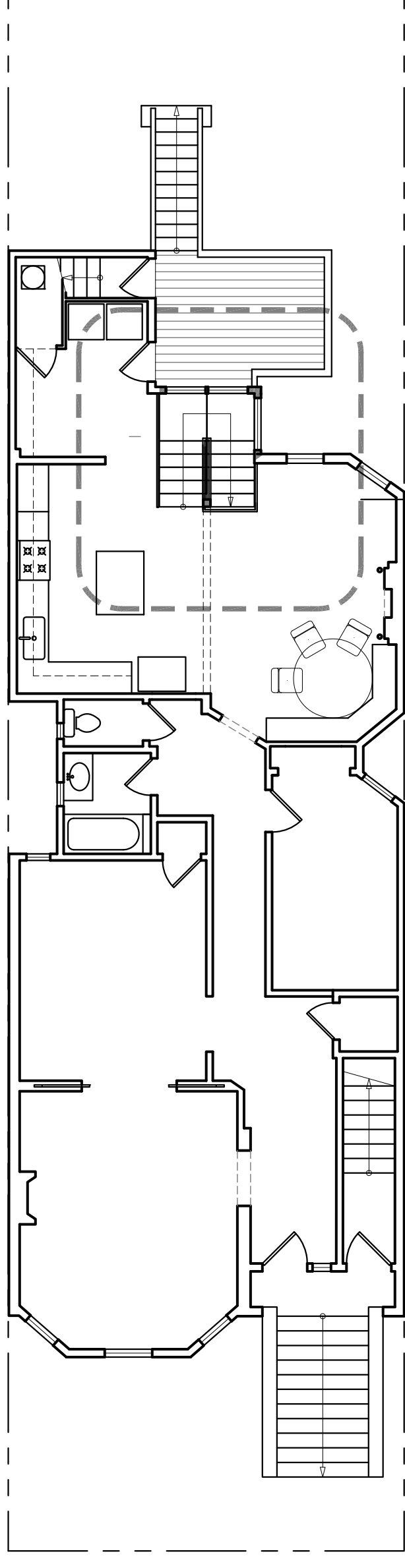
1. The 2013 San Francisco Building Code consists of the 2013 California Building Code, and the 2013 California Green Building Standards Code, with San Francisco Amendments
2. The 2013 San Francisco Electrical Code consists of the 2013 California Electrical Code with San Francisco Amendments
3. The 2013 California Energy Code, with no local amendments
4. The 2013 San Francisco Housing Code, with no amendments
5. The 2013 San Francisco Mechanical Code consists of the 2013 California Mechanical Code, with San Francisco Amendments
6. The 2013 San Francisco Plumbing Code consists of the 2013 California Plumbing Code, with San Francisco Amendments



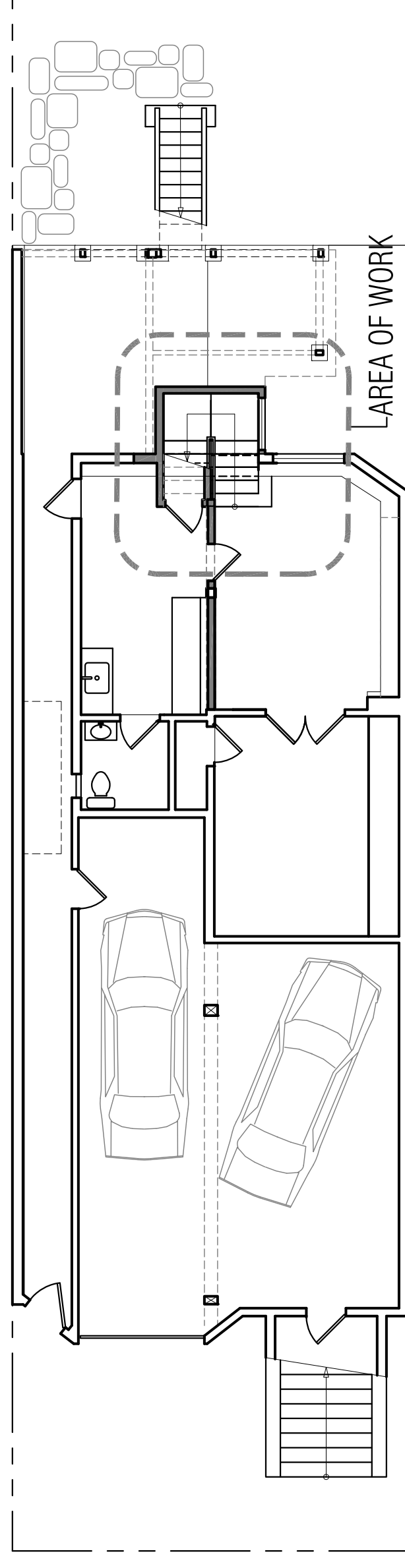
4 ATTIC LEVEL (UNIT 2)
1/8" = 1'-0"



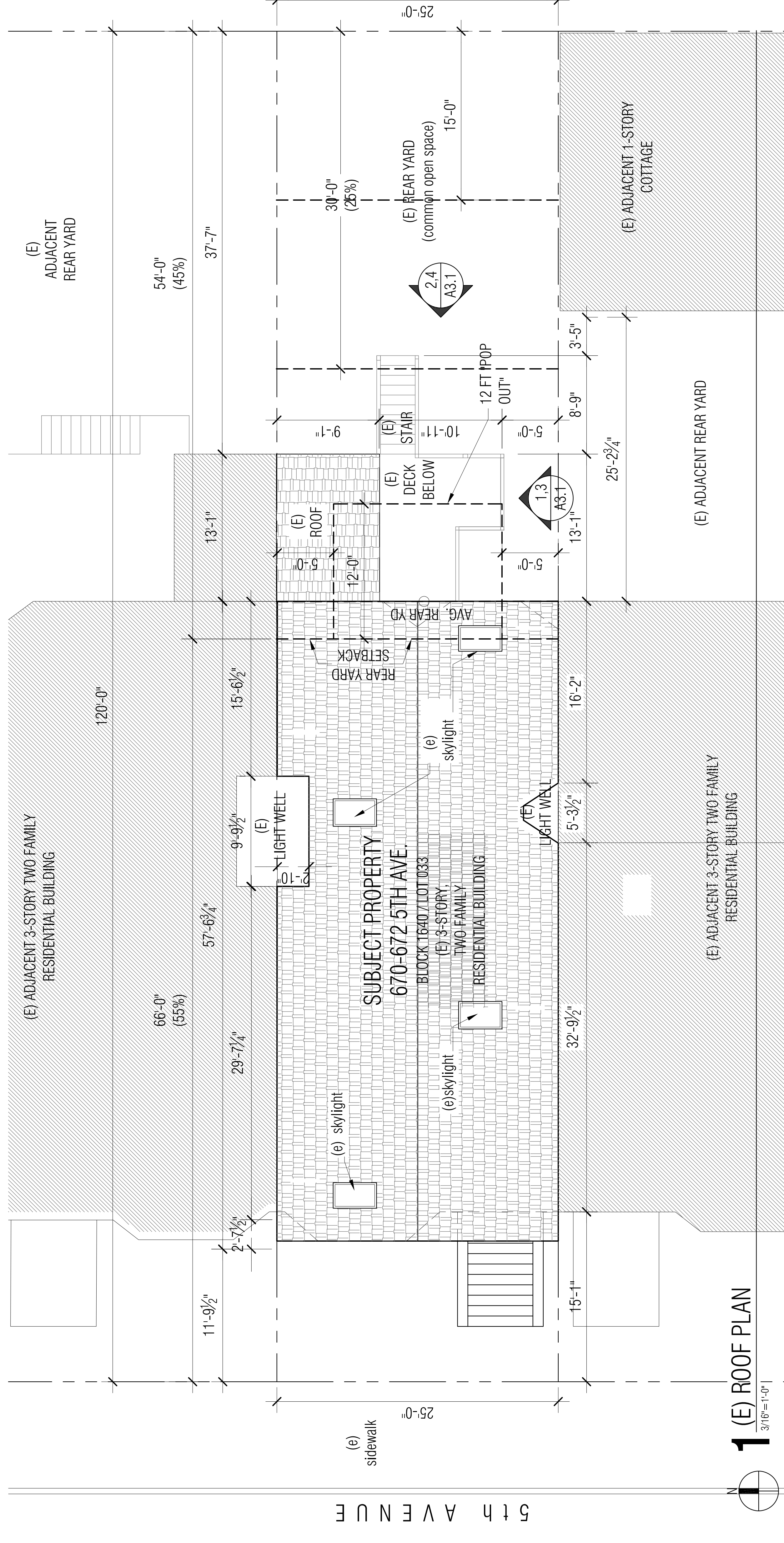
3 THIRD LEVEL PLAN (UNIT 2)
1/8" = 1'-0"



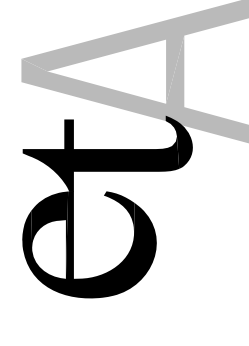
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1/8" = 1'-0"



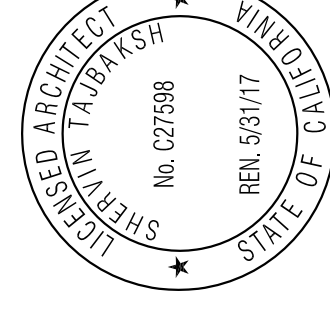
1 FIRST LEVEL PLAN (GARAGE AND UNIT 1)
1/8" = 1'-0"



1 (E) ROOF PLAN
3/16" = 1'-0"

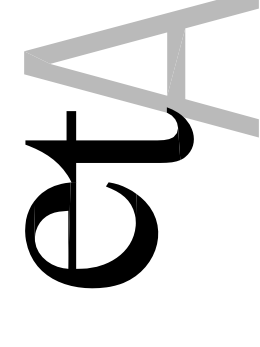


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TEL 415-255-0700
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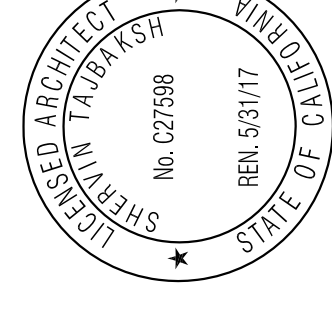


1. VARIANCE APPLICATION 09.15.16
2. ISSUE 12.04.16

PROJECT DATA, SITE
PLAN



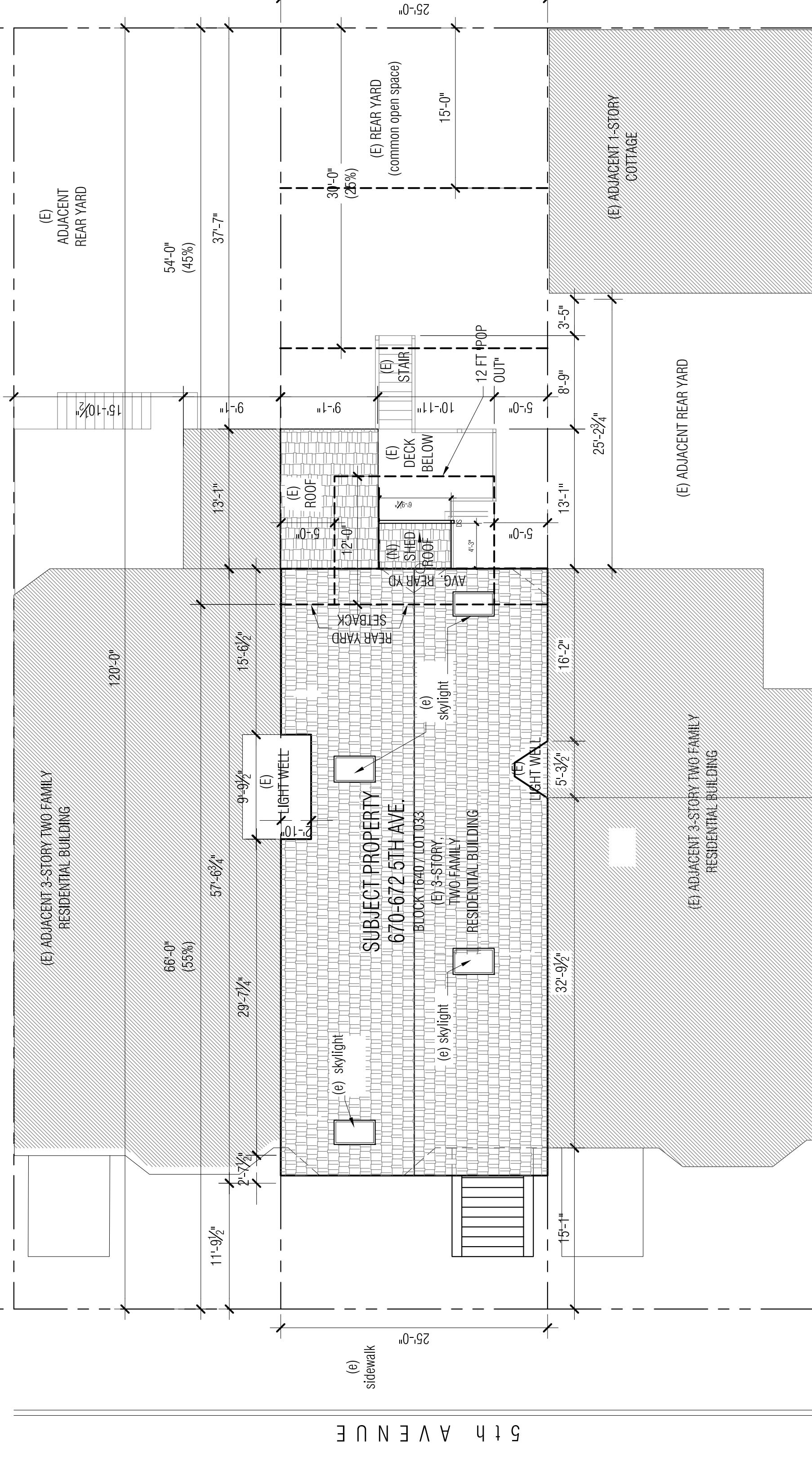
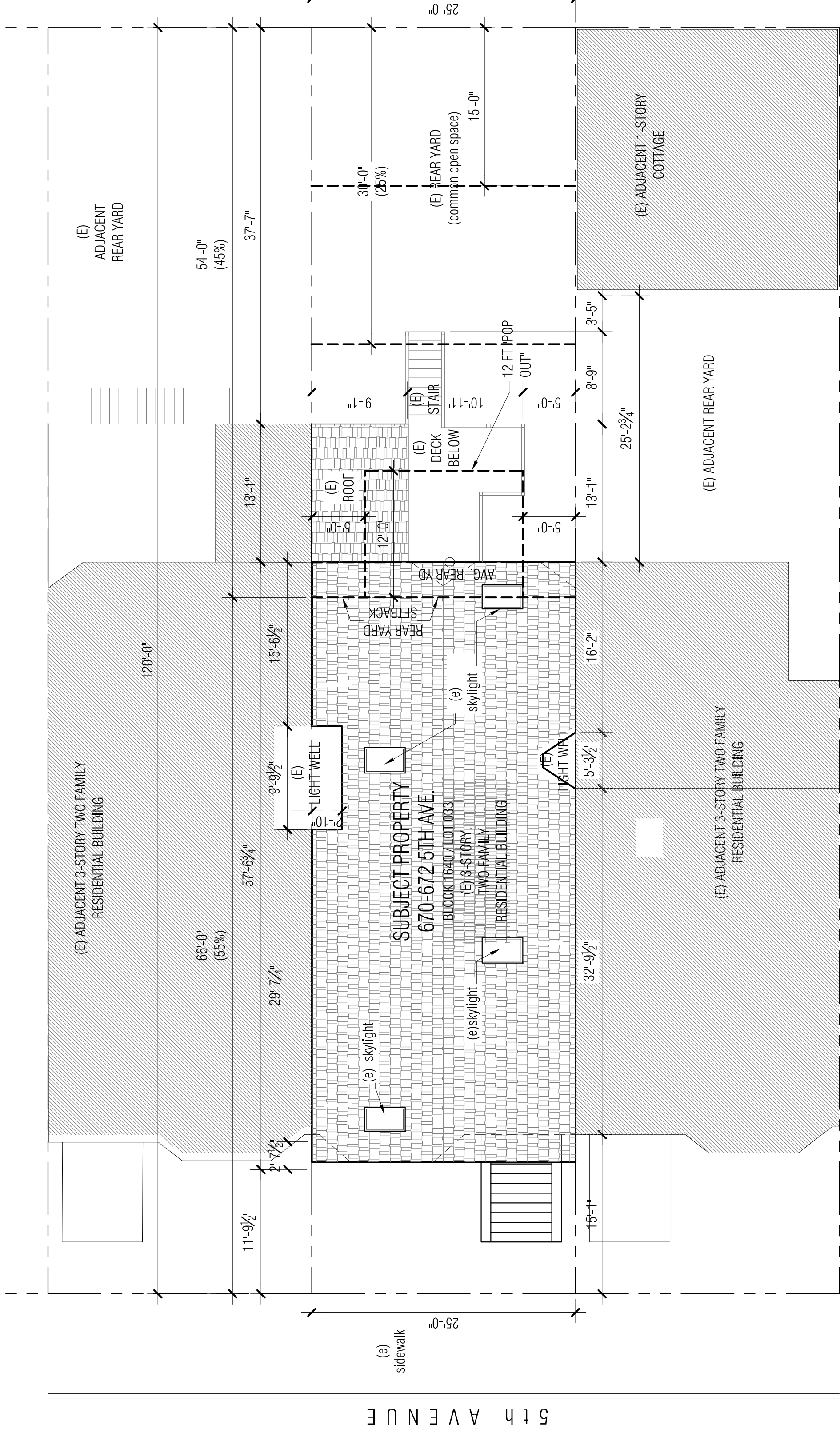
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1. VARIANCE APPLICATION 09.15.16
2. ISSUE 12.04.16

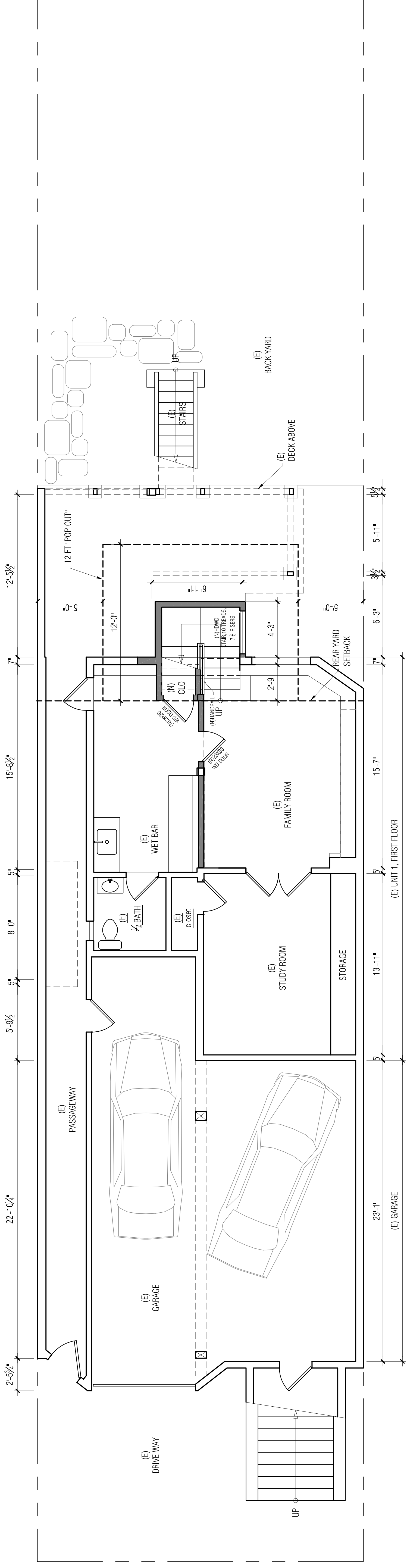
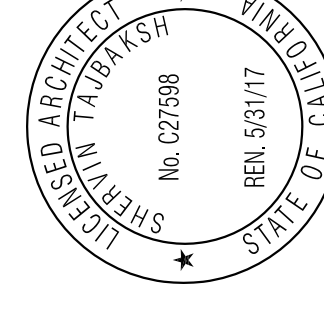
EXISTING AND NEW
PLOT PLANS

A1.1

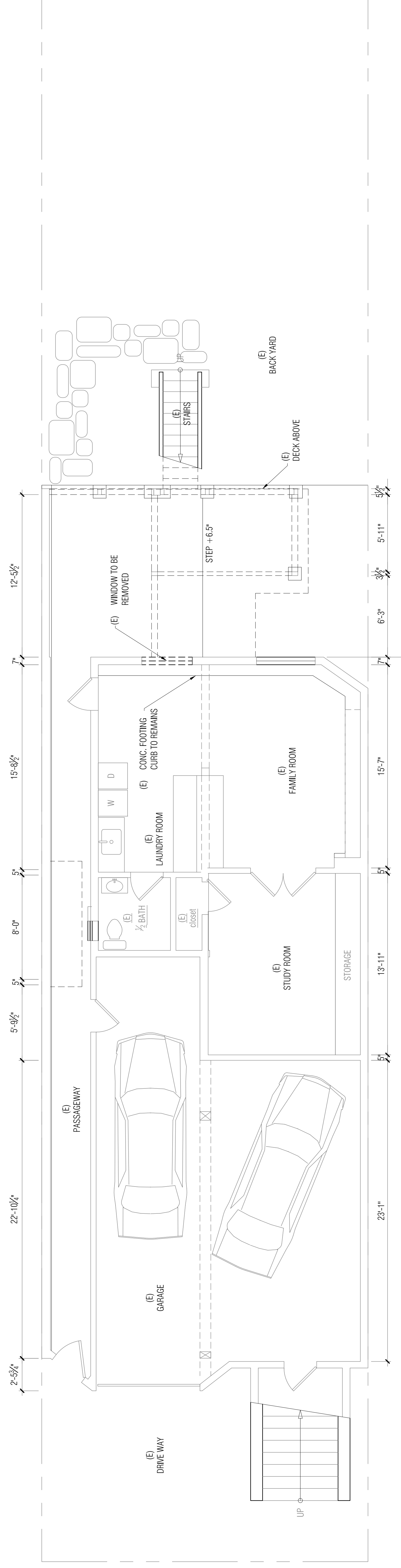
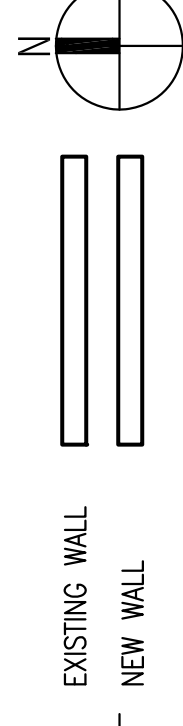


1 EXISTING PLOT PLAN
1/8" = 1'-0"

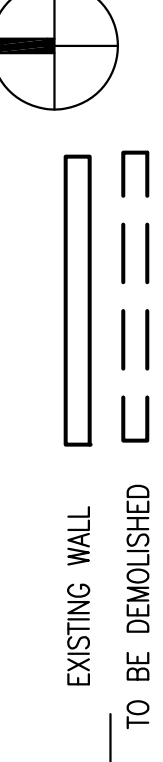
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1/8" = 1'-0"

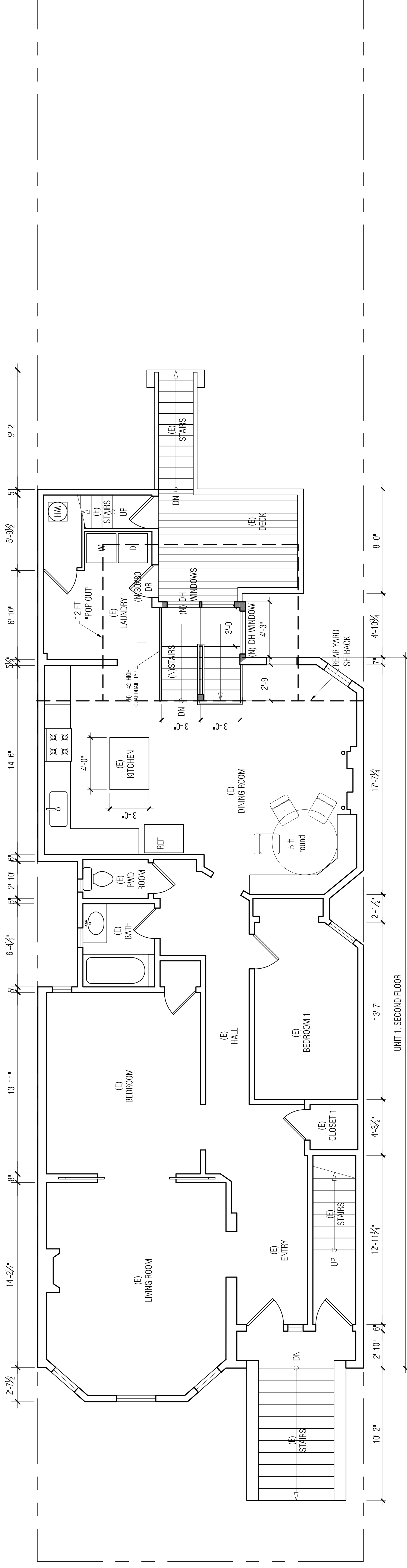


1 NEW FIRST LEVEL PLAN
1/4" = 1'-0"

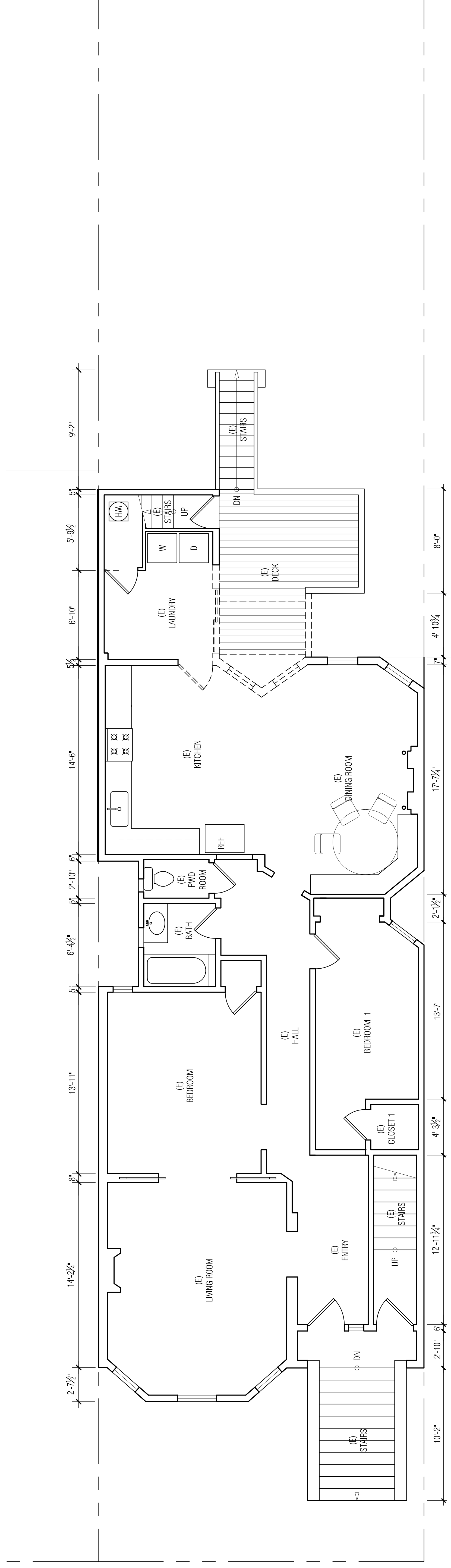


2 EXISTING FIRST LEVEL PLAN
1/4" = 1'-0"

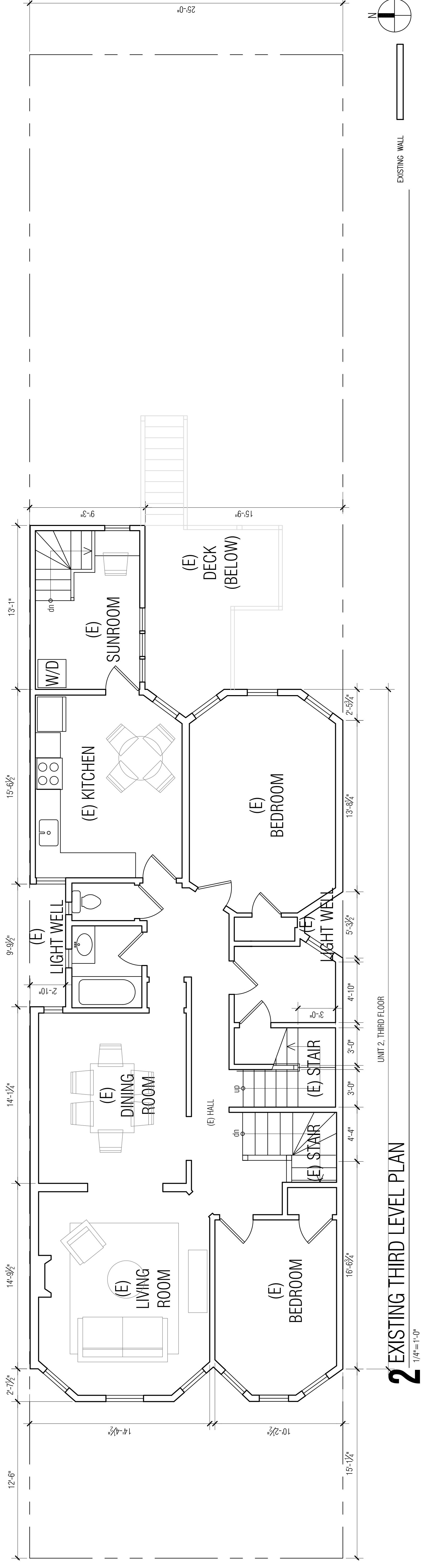
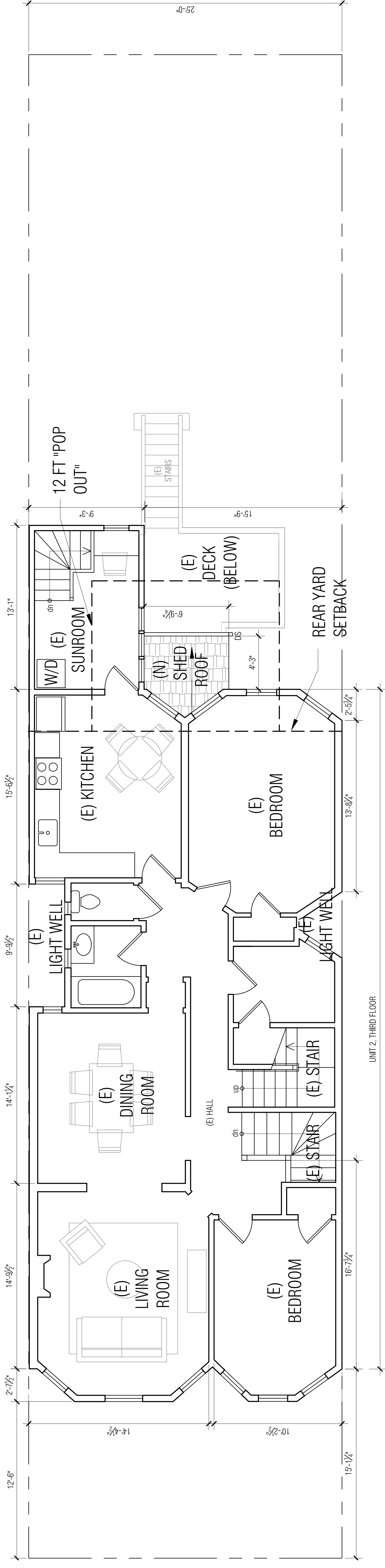
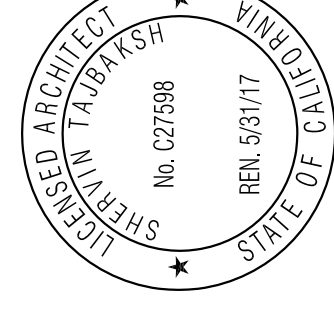


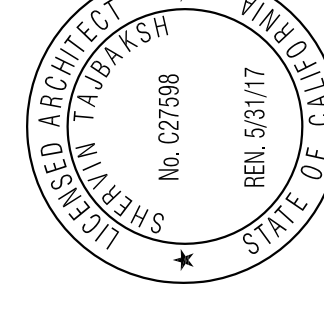


1 NEW SECOND LEVEL PLAN



2 EXISTING SECOND LEVEL PLAN

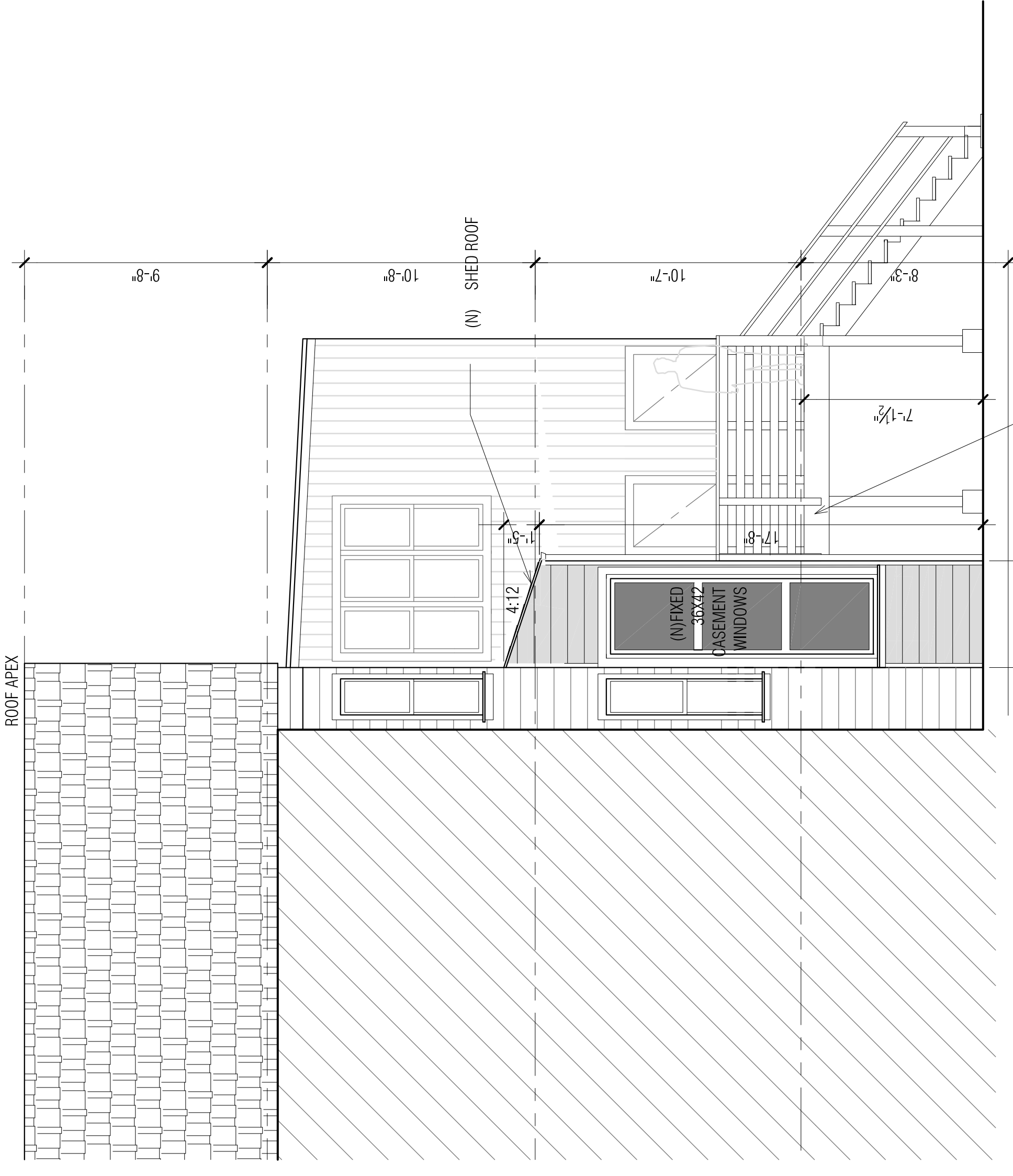




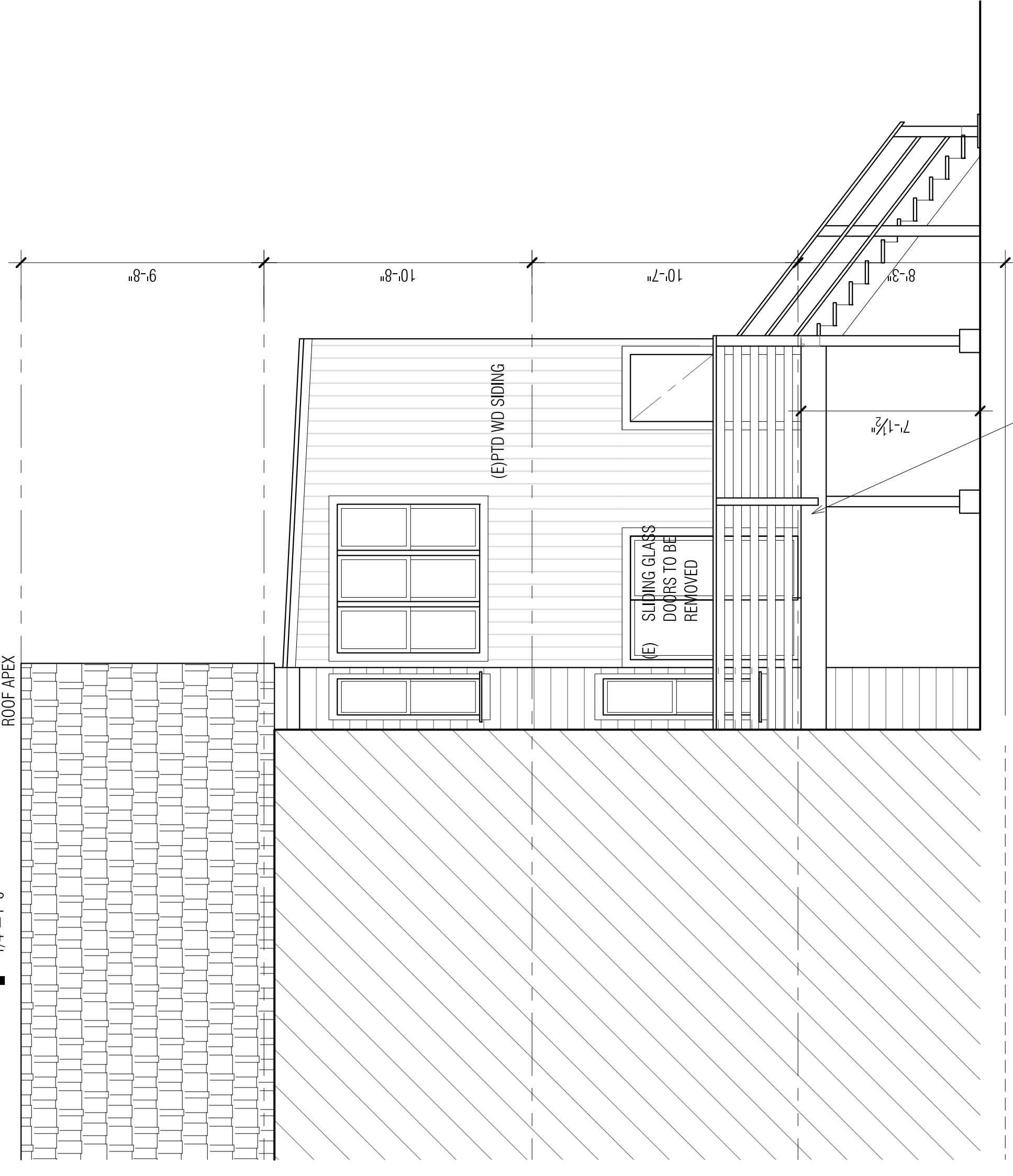
2 NEW EAST ELEVATION
1/4" = 1'-0"



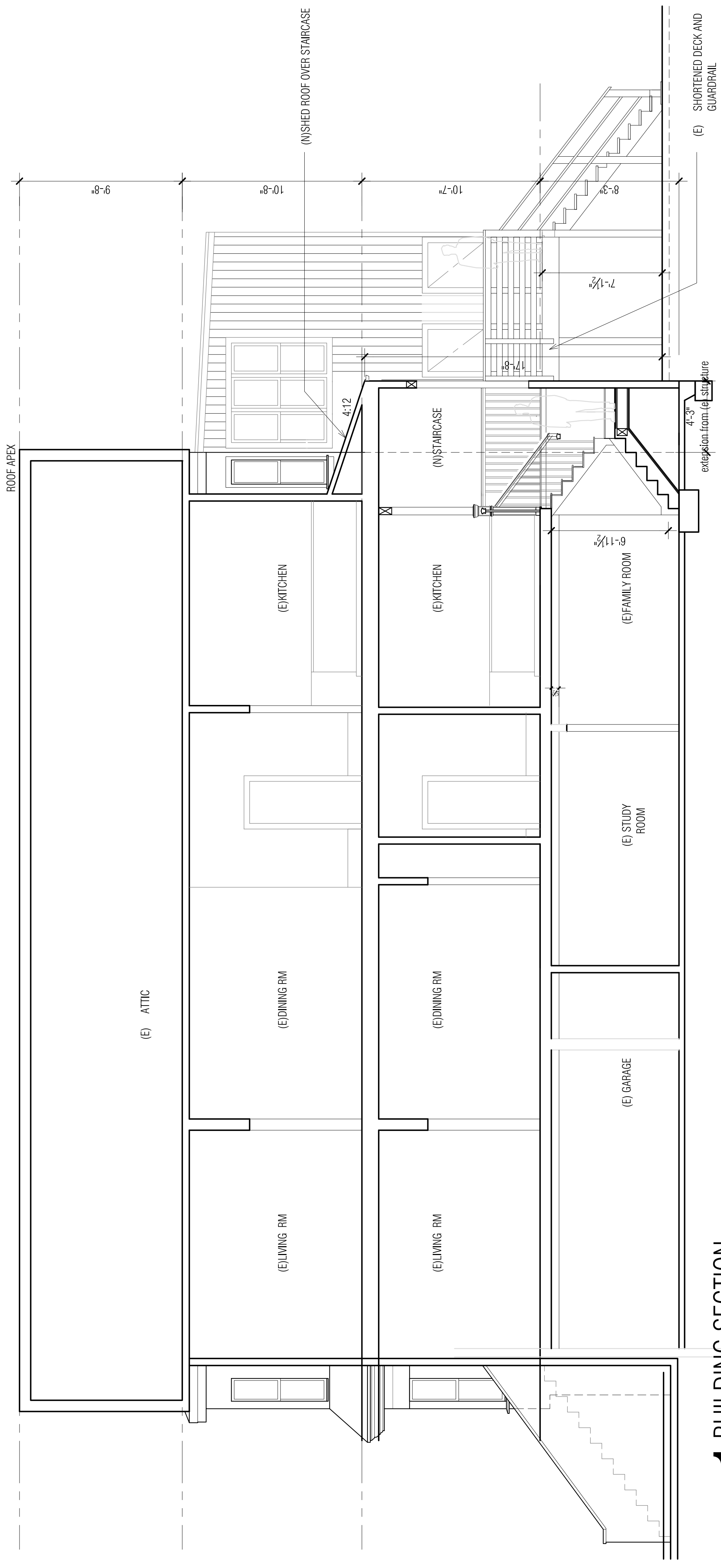
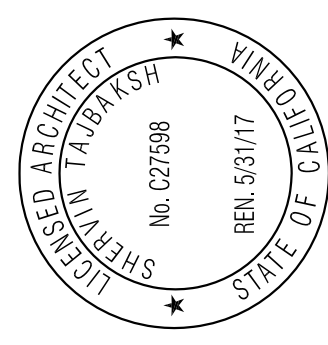
4 EXISTING EAST ELEVATION
1/4" = 1'-0"



1 NEW SOUTH ELEVATION
1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



1 BUILDING SECTION

1/4" = 1'-0"