



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.
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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, May 24, 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: 326 Capp Street Cross Street(s): 18th and 19th Streets Block /Lot No.: 3590/041 Zoning District(s): RTO-M / 40-X Area Plan: Mission	Case No.: 2016-015476VAR Building Permit: 2016.1122.3380 Applicant: Dennis Budd Telephone: (415) 885-2946 E-Mail: dbudd@gastarchitects.com

The proposal is to legalize conversion of an existing garage (located within the required rear yard) to a dwelling unit. The proposal also includes a vertical addition to the structure within the required rear yard. The lot currently contains one legal dwelling unit at the front of the property.

Section 134 of the Planning Code requires a rear yard of 47 feet 11 inches for the subject property. No obstructions other than those specified in Code Section 136 are allowed to be constructed, placed or maintained within any such rear yard. The existing garage is located within the required rear yard and does not comply with the Planning Code. Therefore, the proposed conversion and expansion require a rear yard 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/2016-015476VAR.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: **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.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, 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. **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.



GAST ARCHITECTS

355 11th Street, Suite 300
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BACHTLE RESIDENCE
RENOVATION
326 CAPP ST.
SAN FRANCISCO, CA 94110

SITE PLANS

REVISIONS	BY
AS-BUILT SET 8/24/16	
SITE PERMIT SET 11/23/16	
SITE PERMIT REVISION #1 2/3/17	
SITE PERMIT REVISION #2 4/25/17	

Date 4/25/2017

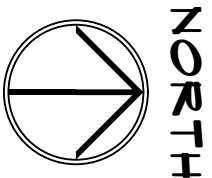
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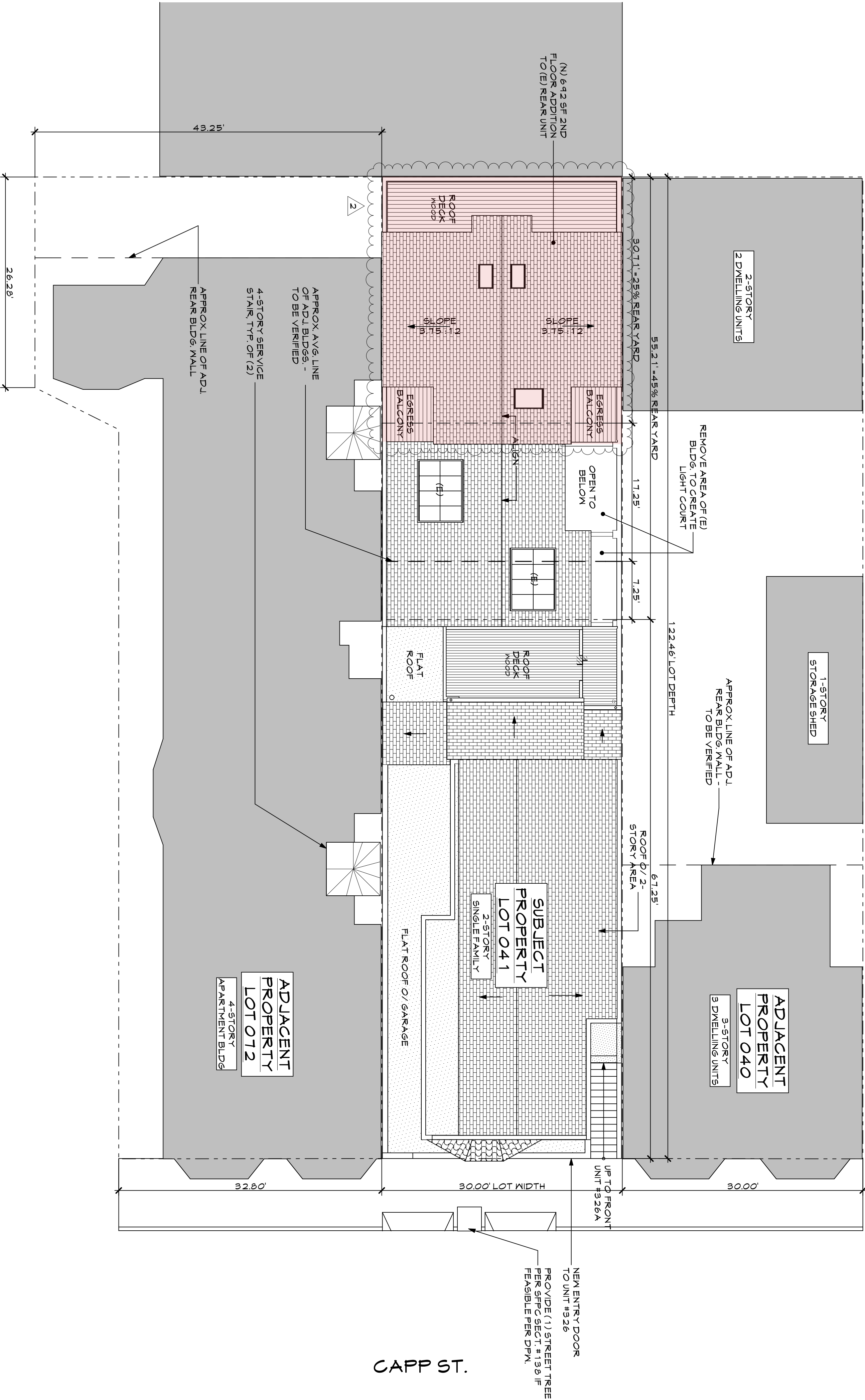
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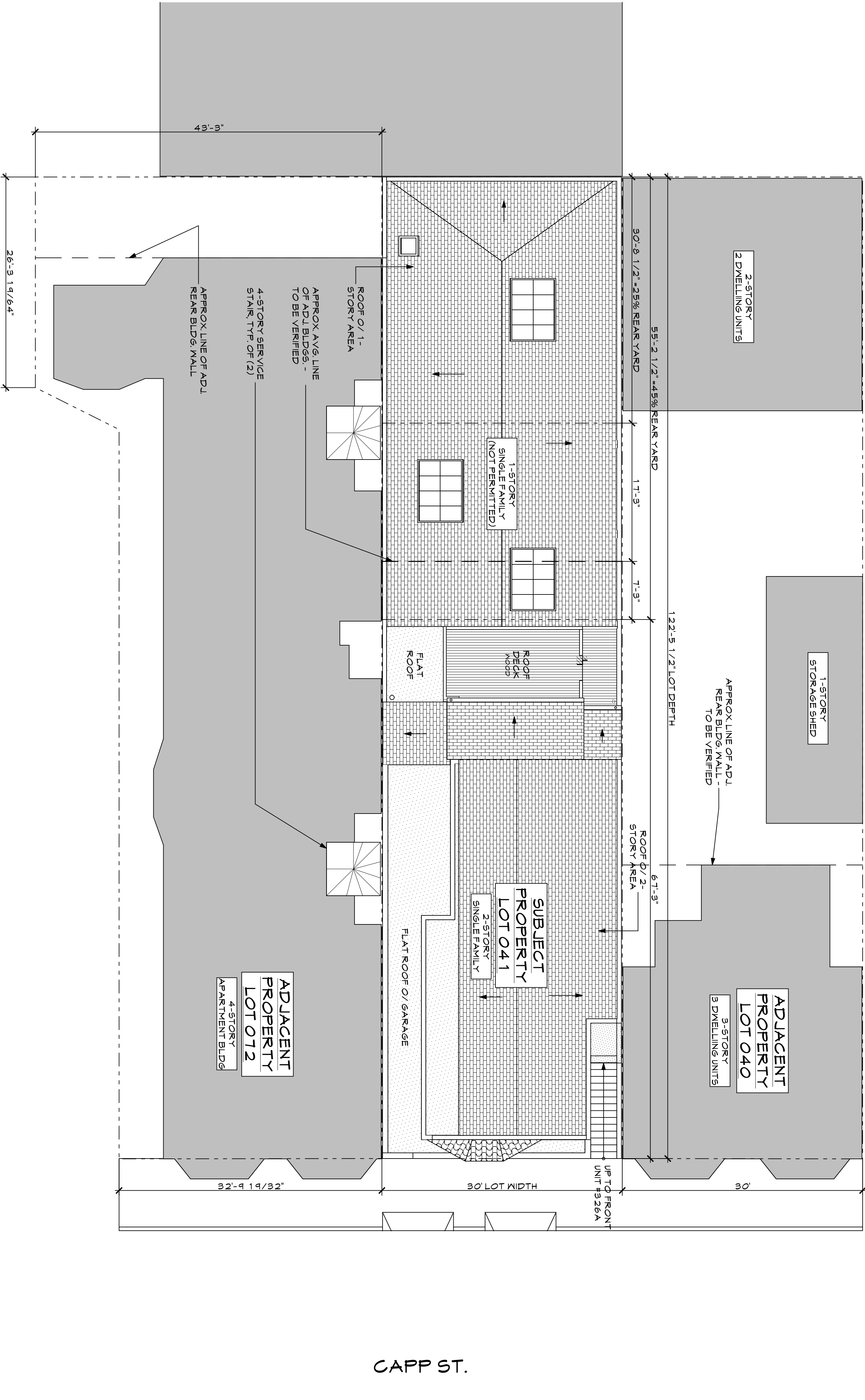


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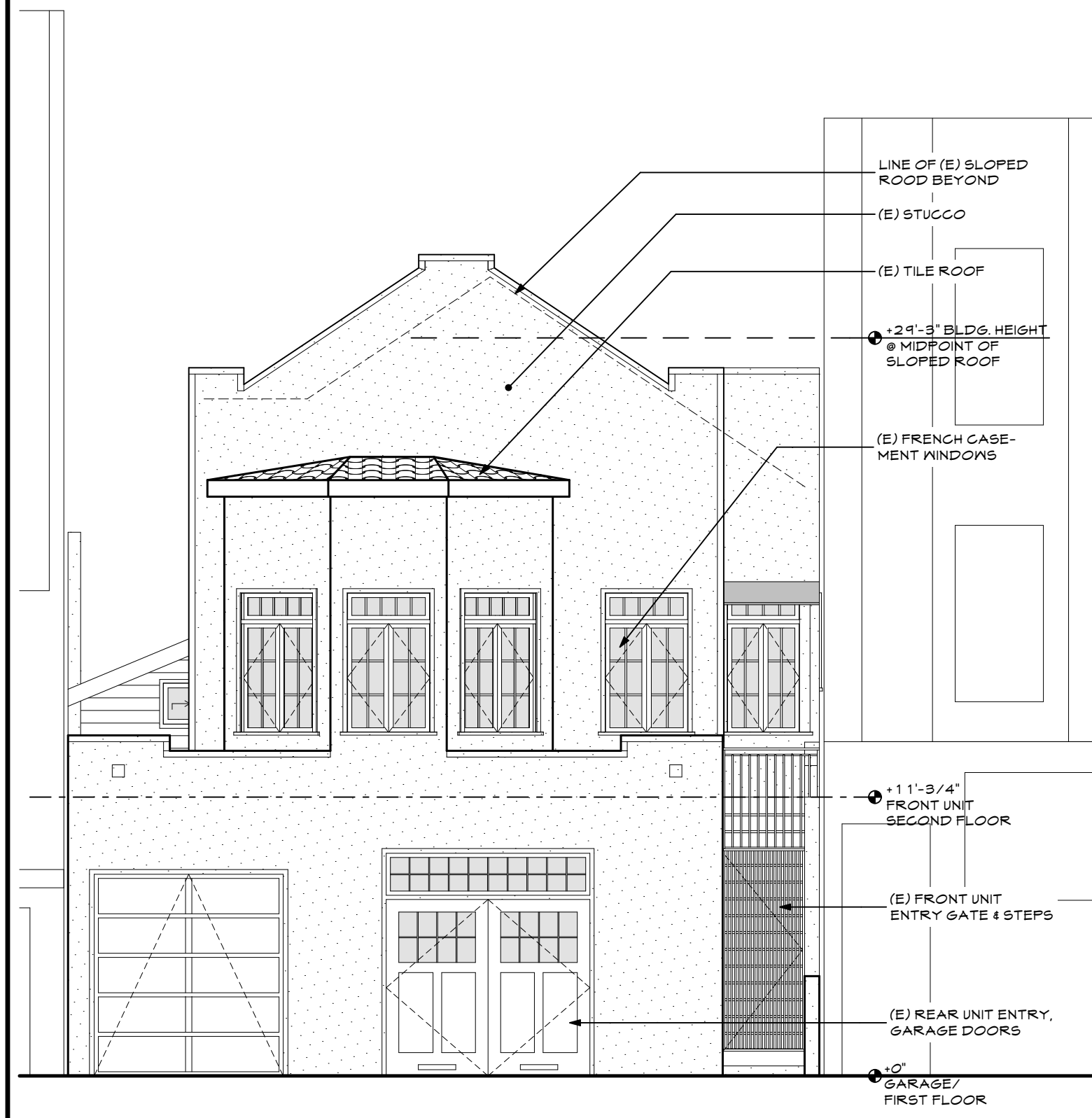
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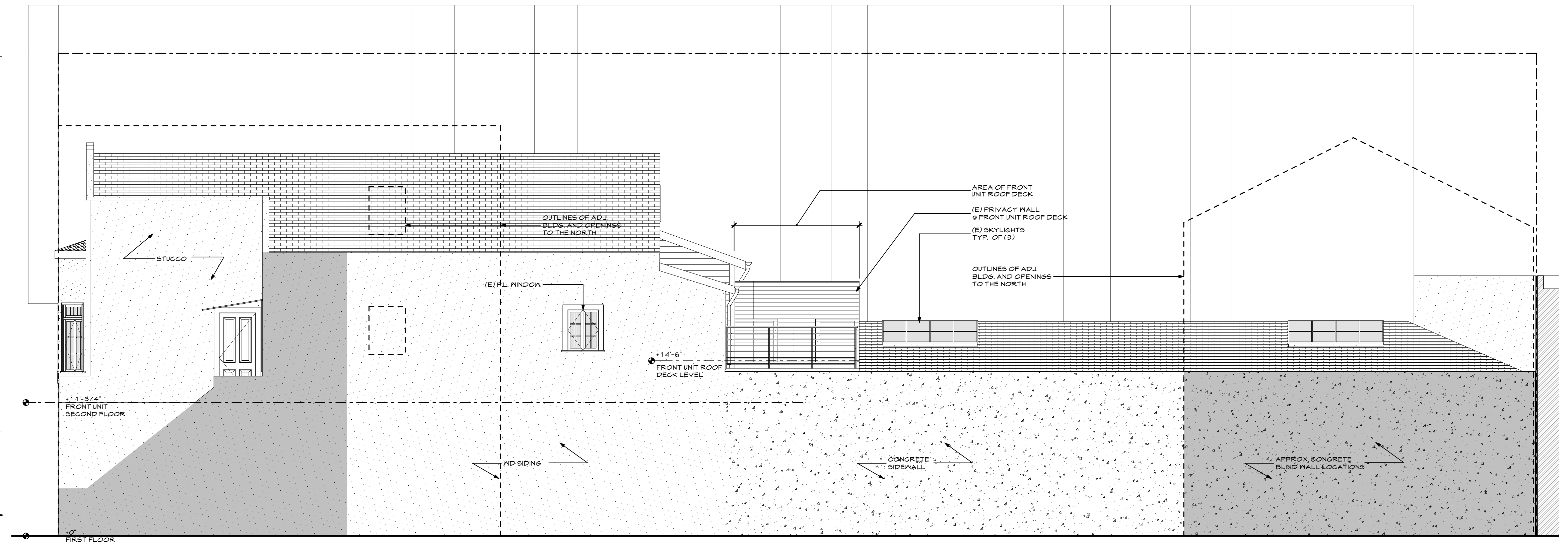
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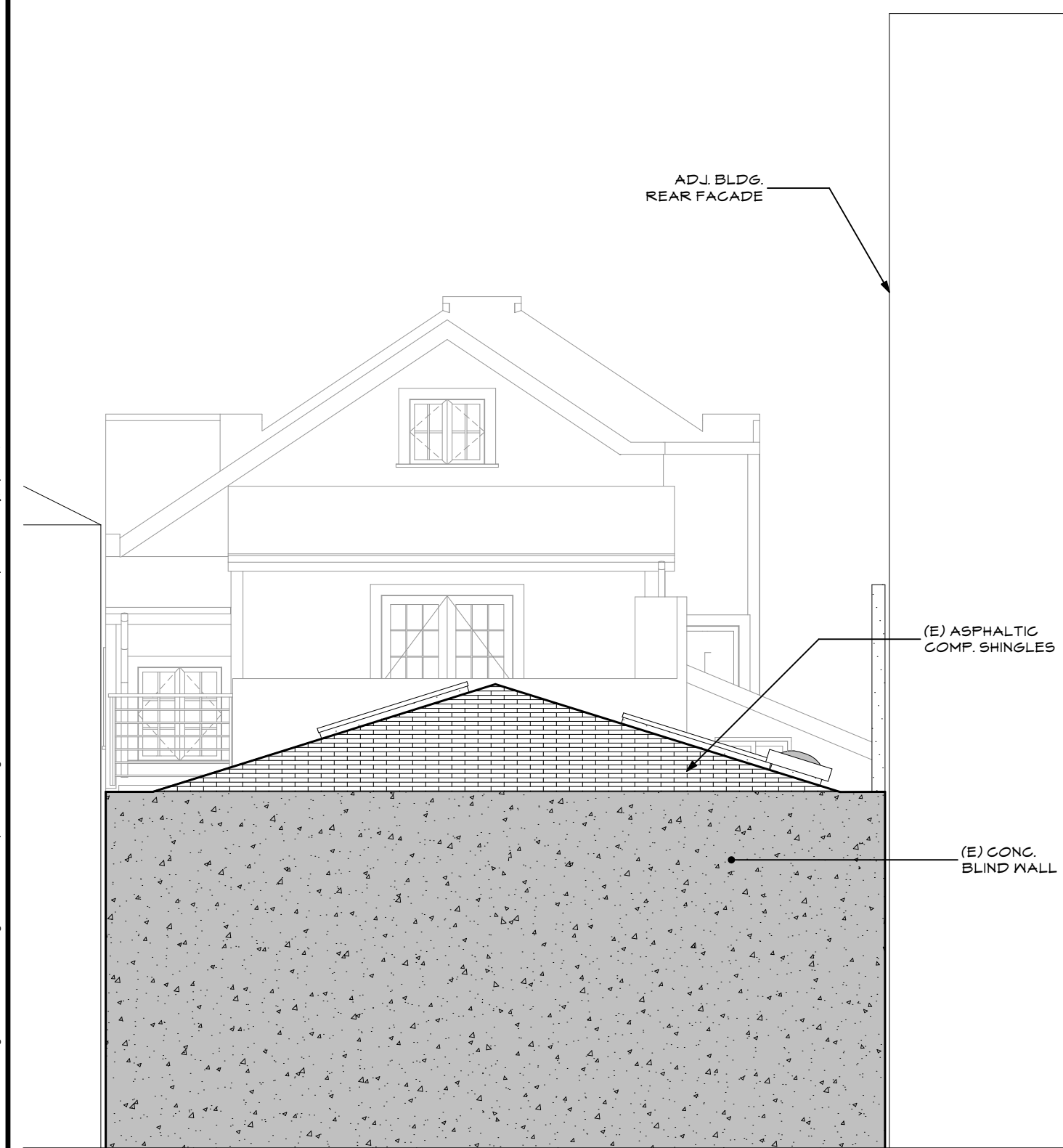
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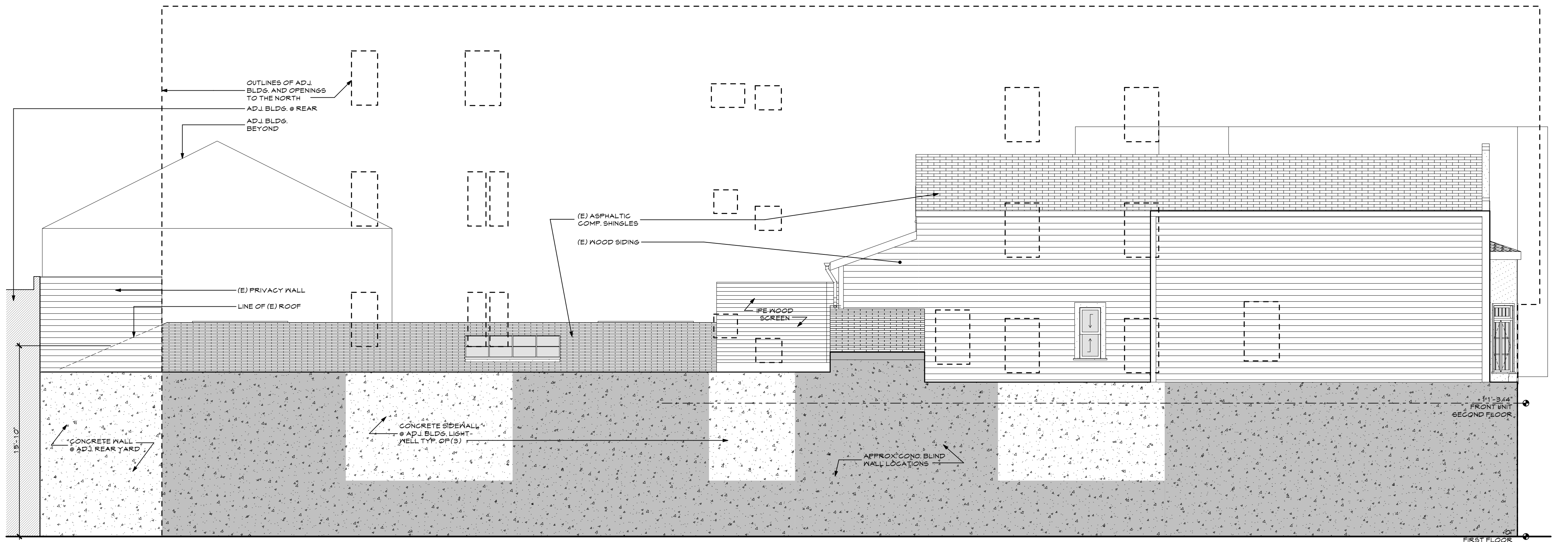
4 EAST ELEVATION



3 NORTH ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATIONS



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EXISTING EXTERIOR
ELEVATIONS

REVISIONS	BY
AS-BUILT SET 5/24/16	
SITE PERMIT SET 11/23/16	
SITE PERMIT REVISION #1 2/8/17	
SITE PERMIT REVISION #2 4/25/17	

Date 4/25/2017

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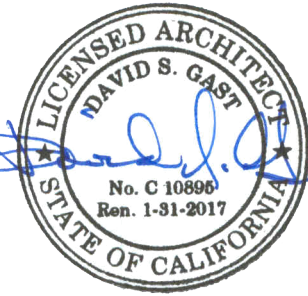
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PROPOSED EXTERIOR
ELEVATIONS

REVISIONS BY

AS-BUILT SET	5/24/16	
SITE PERMIT SET	11/23/16	
SITE PERMIT REVISION #1	2/3/17	
SITE PERMIT REVISION #2	4/25/17	

Date 4/25/2017

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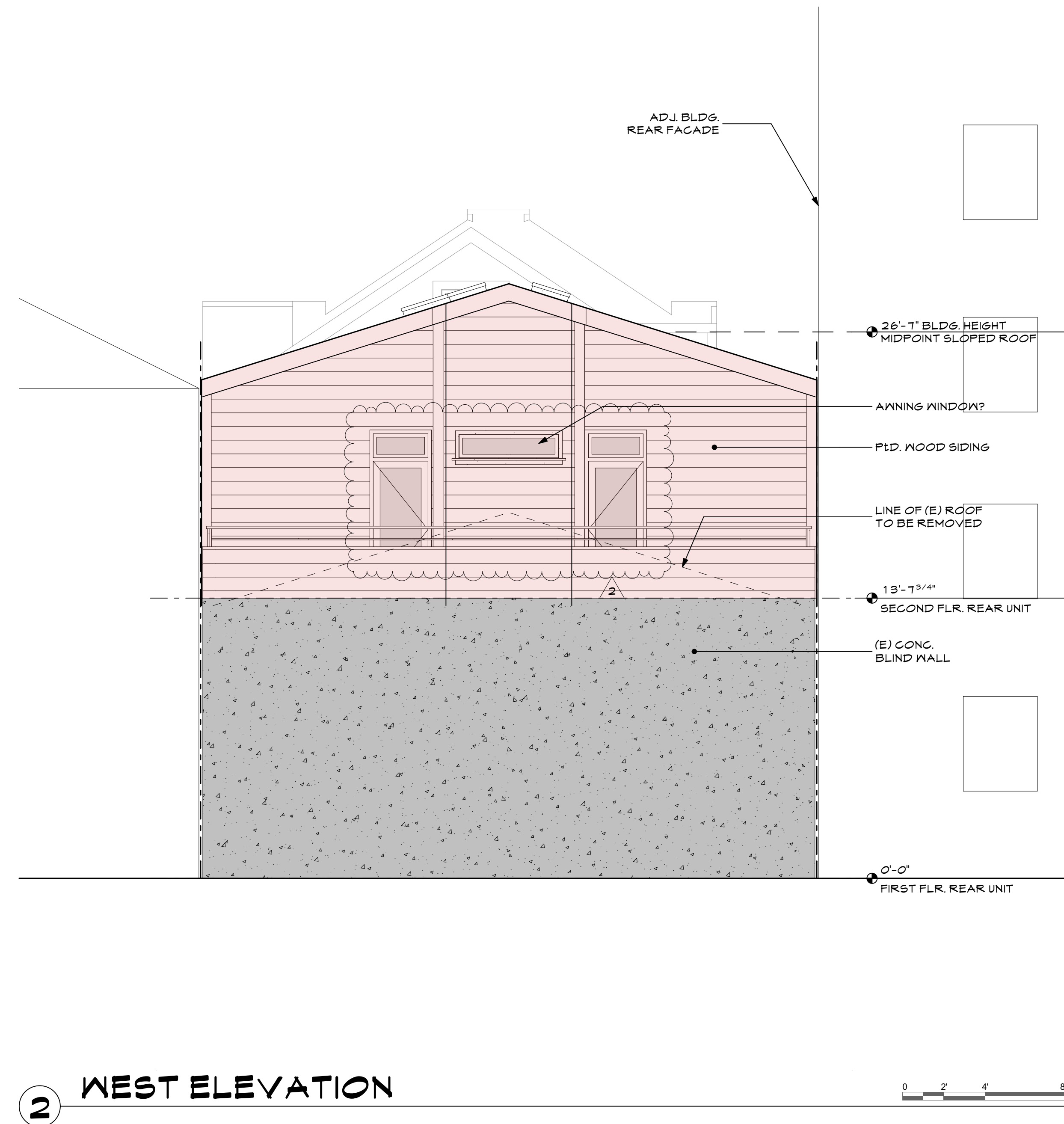
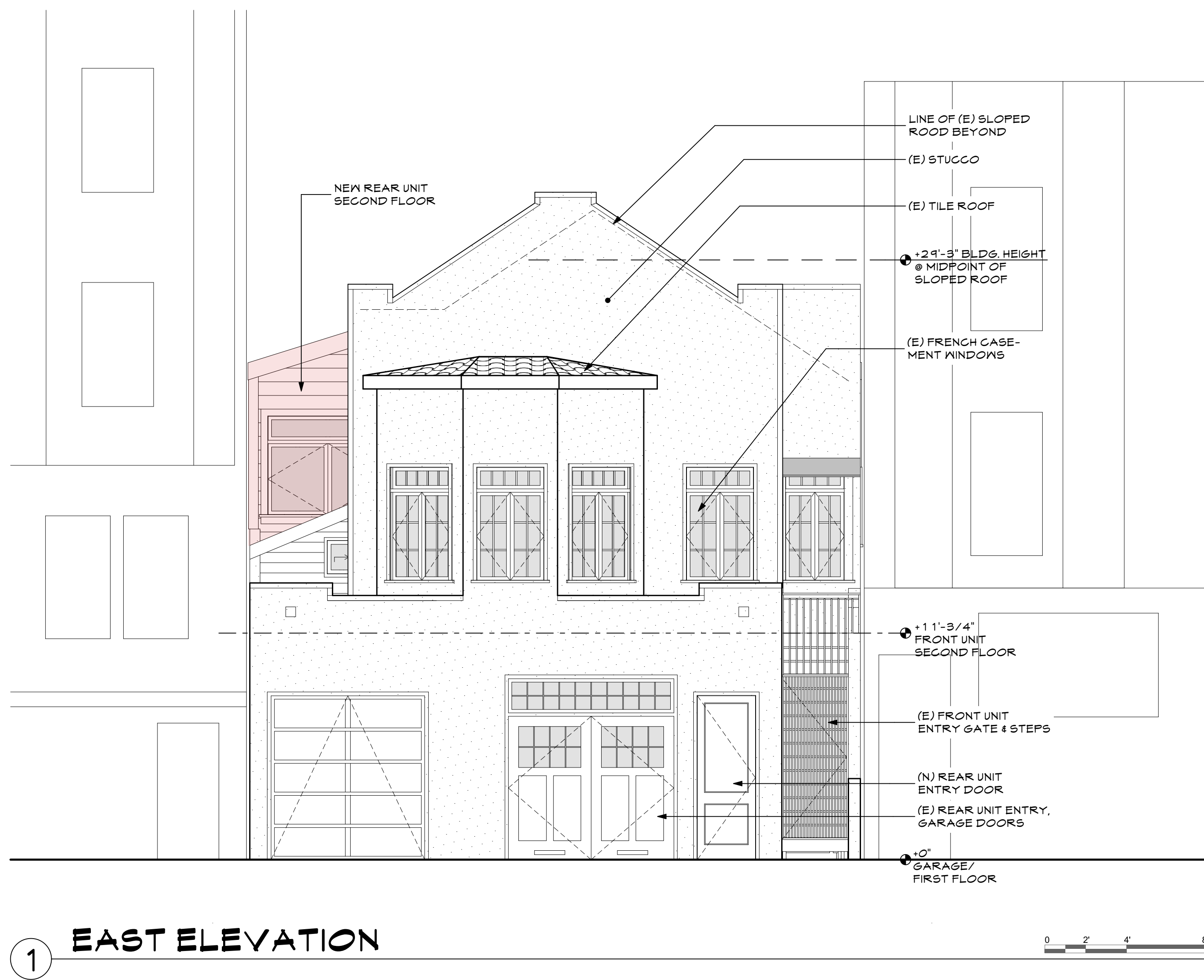
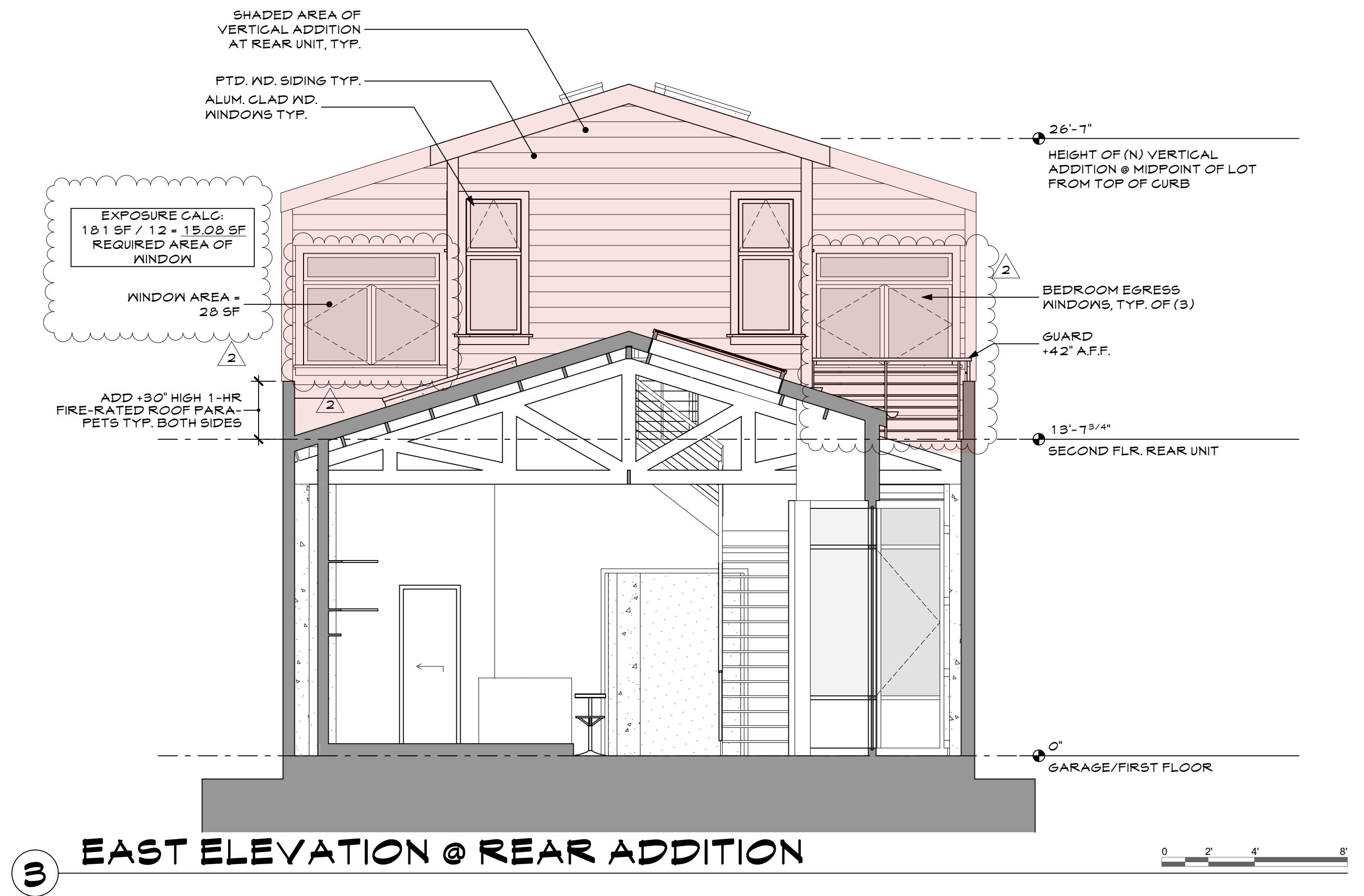
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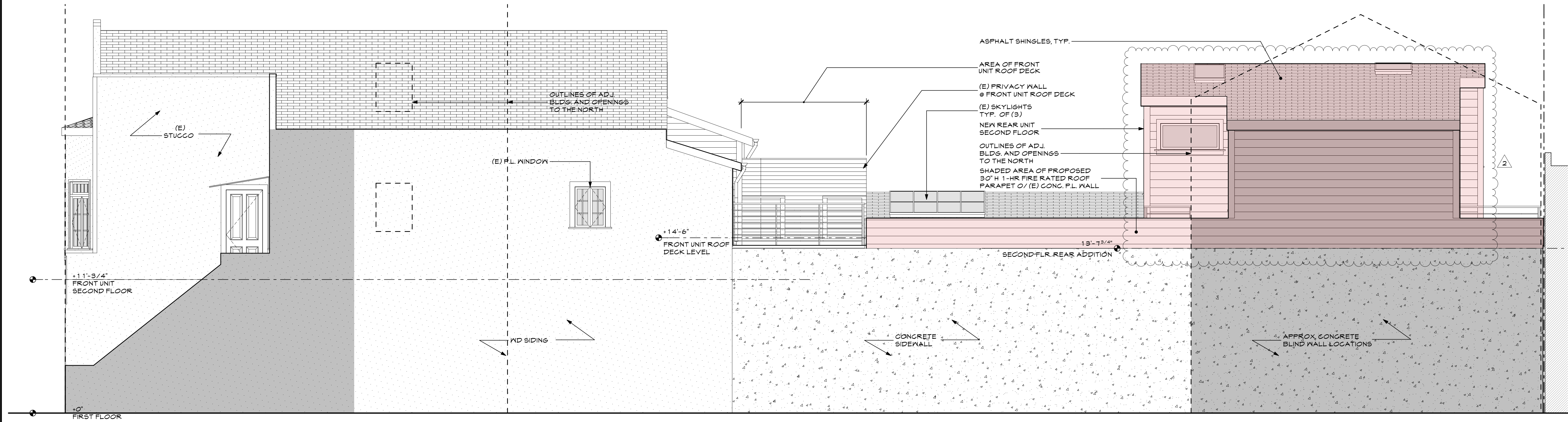
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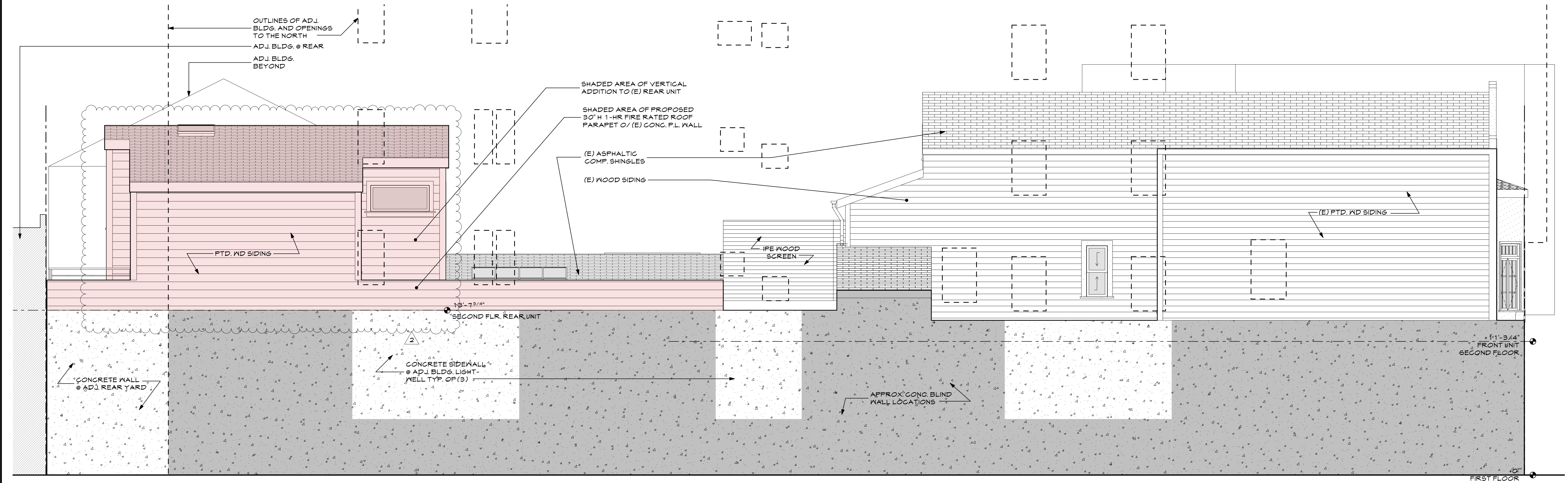
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1 NORTH ELEVATION



2 SOUTH ELEVATION



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