SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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.

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 26, 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:	**3180 San Bruno Avenue**	Case No.:	**2016-015539VAR**
Cross Street(s):	**Mansell & Olmstead Sts.**	Building Permit:	**2016.1104.2021**
Block /Lot No.:	**6156/027**	Applicant:	**Serina Calhoun**
Zoning District(s):	**RM-1 / 40-X**	Telephone:	**(415) 558-9843**
Area Plan:		E-Mail:	**serina@sync-arch.com**

PROJECT DESCRIPTION

The project proposes to add three Accessory Dwelling Units at the ground floor level of an existing three-story, ten-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 a side yard that is 11 feet 3 inches in width; two of the proposed Accessory Dwelling Units will face onto that side yard, 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/**2016-015539VAR**.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 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.

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.

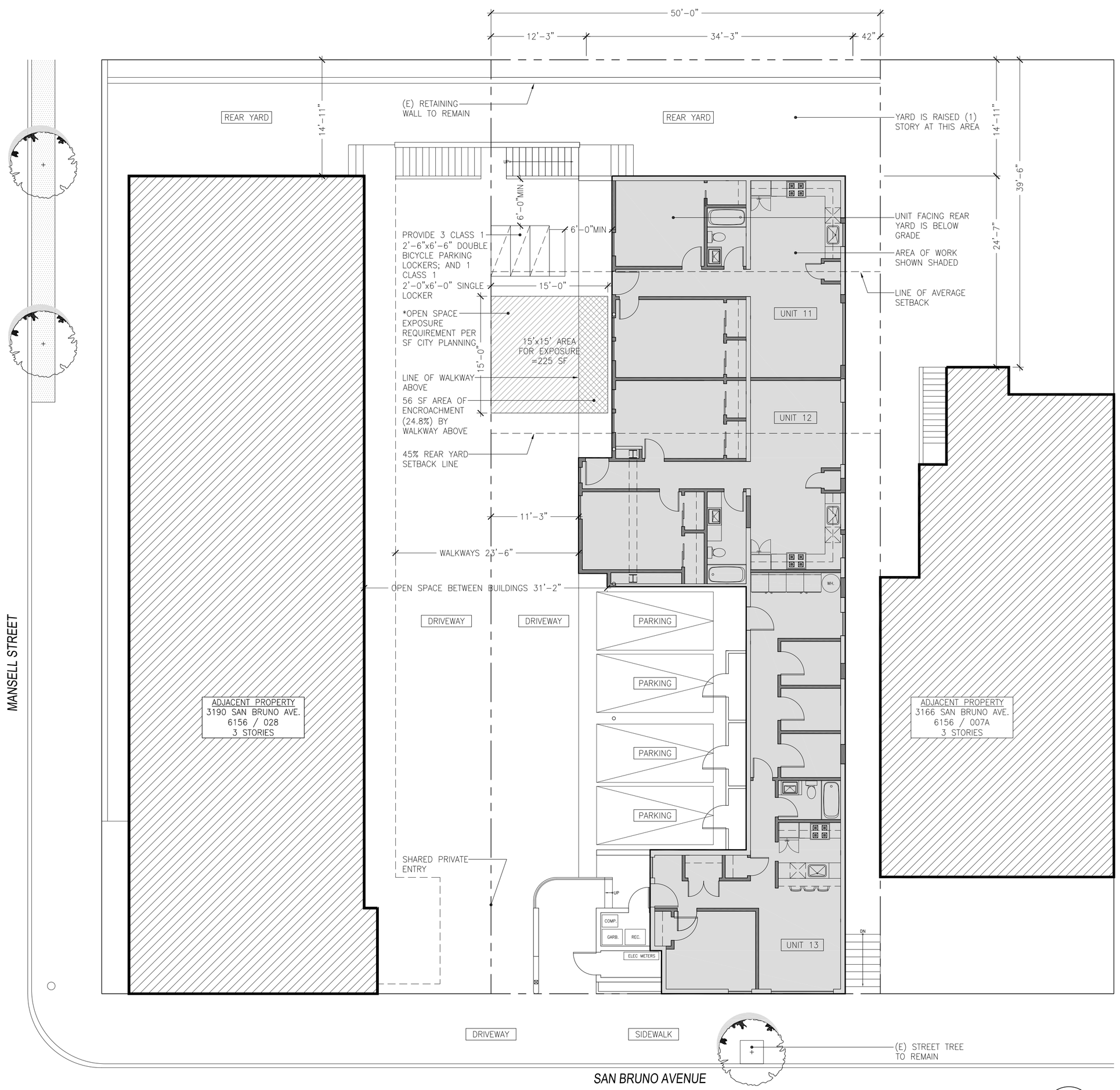
An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

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.

3180 San Bruno Avenue, San Francisco CA 94134 (V)

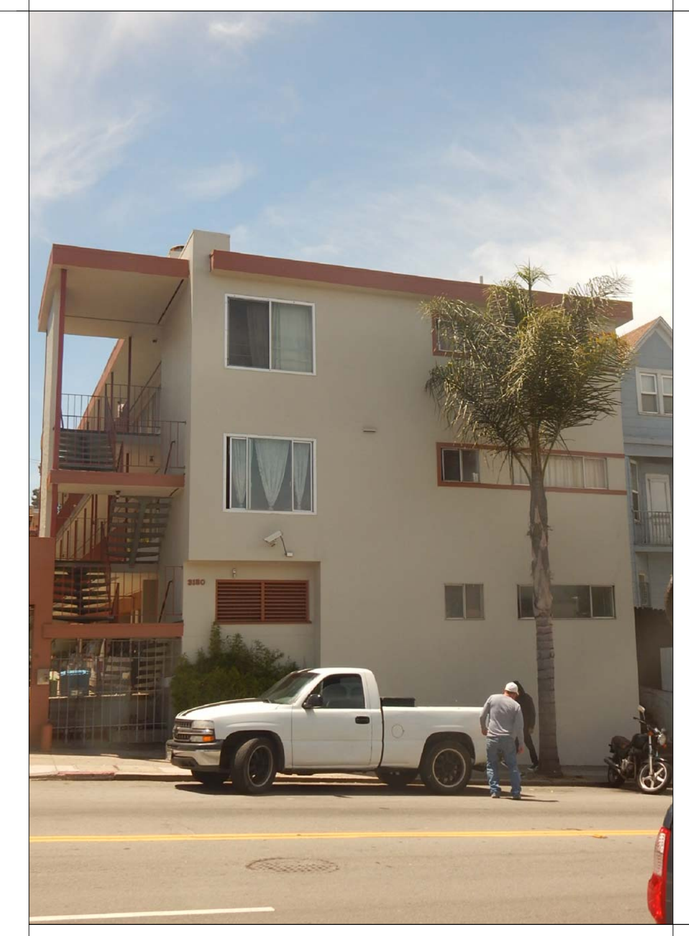
Addition of (3) New Accessory Dwelling Units - Variance

SITE PLAN



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

FRONT FACADE



CODE INFORMATION

ADDRESS:	3180 SAN BRUNO AVENUE SAN FRANCISCO, CA 94134
BLOCK #: LOT #: LOT SIZE:	6156 027 6,000 SF
CODES:	2013 CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) 2013 CALIFORNIA MECHANICAL CODE (CMC) 2013 CALIFORNIA PLUMBING CODE (CPC) 2013 GREEN BUILDING CODE (GBC) 2013 CALIFORNIA ENERGY CODE 2013 SAN FRANCISCO FIRE CODE W/ ALL 2013 SAN FRANCISCO CODE AMENDMENTS
ZONING: HEIGHT & BULK: HISTORIC DESIGNATION:	RM-1 40-X B - UNKNOWN/AGE ELIGIBLE
SETBACKS:	SETBACKS ARE EXISTING AND ARE NOT BEING CHANGED (E) FRONT: 0'-0" (E) N SIDE: 12'-3" (E) S SIDE: 3'-6" (E) REAR: 14'-11"
BUILDING HEIGHT:	BUILDING HEIGHT IS NOT BEING CHANGED
NUMBER OF STORIES:	EXISTING: 3 - PROPOSED: 3
NUMBER OF UNITS:	EXISTING: 10 - PROPOSED: 13
OCCUPANT CLASS:	R-2
CONSTRUCTION TYPE:	EXISTING: TYPE VB - PROPOSED: TYPE VB
SPRINKLERS:	EXISTING: GROUND FLOOR ONLY - PROPOSED: ONLY AT AREA OF WORK ON GROUND FLOOR
FLOOR AREA:	PARKING/UTILITY AREA: 2,314 SF GROUND FLOOR AREA: 991 SF SECOND FLOOR AREA: 3,062 SF THIRD FLOOR AREA: 3,062 SF BUILDING TOTAL AREA: 9,429 SF PROPOSED UNIT 11: 730 SF PROPOSED UNIT 12: 775 SF PROPOSED UNIT 13: 514 SF
OFF-STREET PARKING: BICYCLE PARKING:	EXISTING: 10 SPACES - PROPOSED: 4 SPACES EXISTING: 0 SPACES - PROPOSED: 7 SPACES

LEGEND

- DETAIL REFERENCE NUMBER / SHEET WHERE DETAIL IS LOCATED
- DIRECTION OF SECTION VIEW / INTERIOR SECTION IDENTIFICATION / SHEET WHERE SECTION IS LOCATED
- SHEET WHERE ELEVATION IS LOCATED / ELEVATION REFERENCE NUMBER
- DOOR SYMBOL
- WINDOW SYMBOL
- WALL/FLOOR TYPE SYMBOL
- ELEVATION DATUM
- CEILING HEIGHT
- REVISION SYMBOL

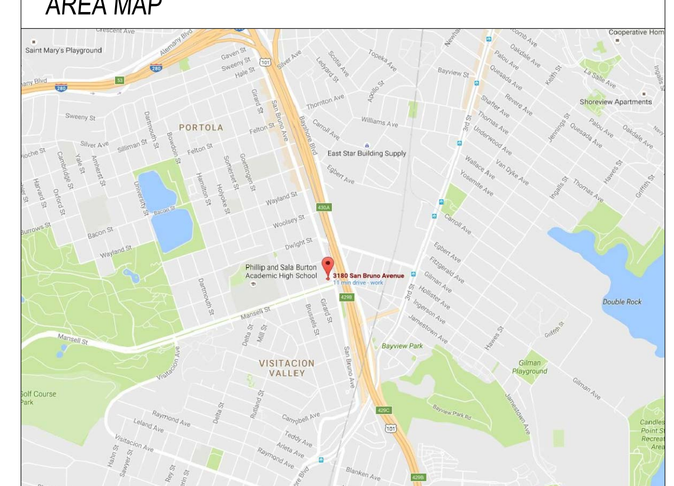
SCOPE OF WORK

- CONVERT (6) COVERED PARKING SPACES INTO (3) NEW ACCESSORY DWELLING UNITS PER ORDINANCE NO. 30-15, FOR A BUILDING TOTAL OF 13 UNITS
- REFER TO PERMIT #2015.1223.5883 FOR SOFT STORY RETROFIT PER SFBC CHAPTER 34B, 2012 IEBC A-4
- AREA OF WORK AND PATH OF EGRESS OF THE PROPOSED UNITS TO BE SPRINKLERED; PER INFORMATION SHEET SF-05. SFFD TO SPECIFY THE DESIGNATED HAZARD CLASSIFICATION NFPA 13R OR NFPA 13. SPRINKLERS UNDER A SEPARATE PERMIT
- ENTIRE GROUND FLOOR CEILING ASSEMBLY TO BE UPGRADED TO AN 1-HOUR RATED ASSEMBLY PER INFORMATION SHEET SF-05
- MECHANICAL, ELECTRICAL, PLUMBING (MEP) UNDER A DIFFERED SUBMITTAL

PROJECT DIRECTORY

OWNER:	PHONG TIEN JOHNNY_TIEN@HOTMAIL.COM 415.531.1136	STRUCTURAL ENGINEER:	DWONG ENGINEERING INC. 644 PACIFIC AVENUE #25 SAN FRANCISCO, CA 94133 415.726.8168
ARCHITECT:	SERINA CALHOUN SYNCOPATED ARCHITECTURE 657 FILLMORE STREET SAN FRANCISCO, CA 94117 415.558.9843	CONTRACTOR:	TBD

AREA MAP



DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET

1.0 GROUND-THIRD FLOOR PLANS: EXISTING & PROPOSED

A2.0 GROUND FLOOR PLANS (UNIT 12-13)- DEMO & NEW
A2.1 GROUND FLOOR PLANS (UNIT 11) - DEMO & NEW

A3.0 EXTERIOR (EAST) ELEVATION - DEMO & NEW
A3.1 EXTERIOR (SOUTH) ELEVATION - DEMO & NEW
A3.2 EXTERIOR (NORTH) ELEVATION - DEMO & NEW

3180 San Bruno Ave.
San Francisco, CA

LICENSED ARCHITECT SERINA L. CALHOUN C-30744 RENEWAL DATE 6-30-17 STATE OF CALIFORNIA

3180 San Bruno Ave.

San Francisco, CA
PROJECT NO. 16-17

DATE	SET ISSUE
11-04-2016	PERMIT SUBMITTAL
03-07-2017	VARIANCE APPLICATION

CONTACT:

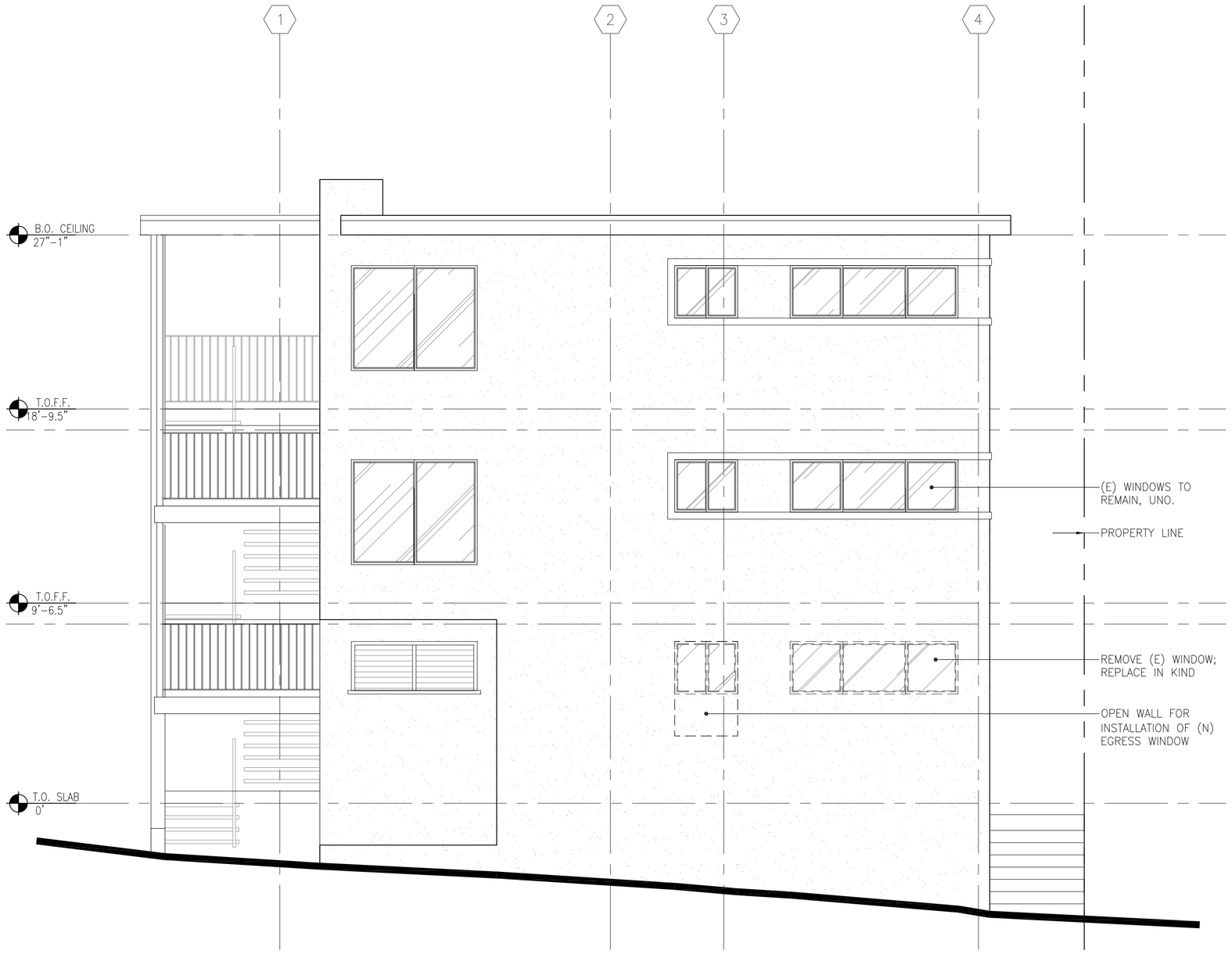
SERINA CALHOUN

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

SCALE: AS NOTED

COVER SHEET

A0.0



1 *FRONT (EAST) ELEVATION: DEMOLITION*
1/4"=1'-0"

2 *FRONT (EAST) ELEVATION: NEW CONSTRUCTION*
1/4"=1'-0"

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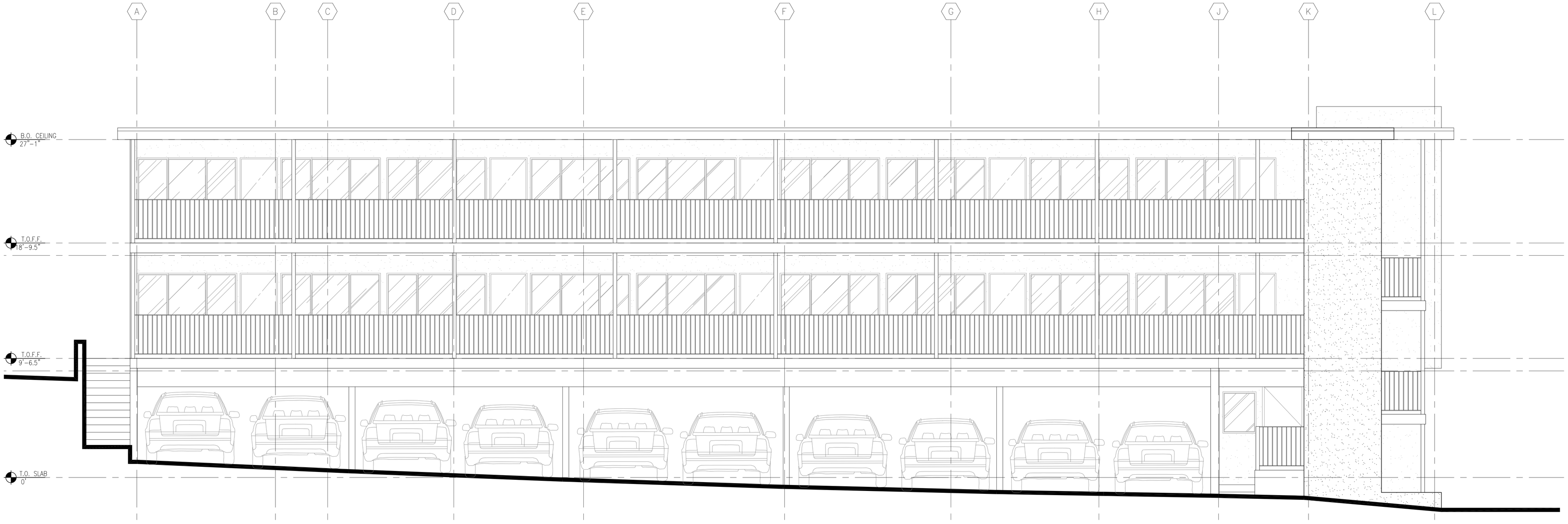
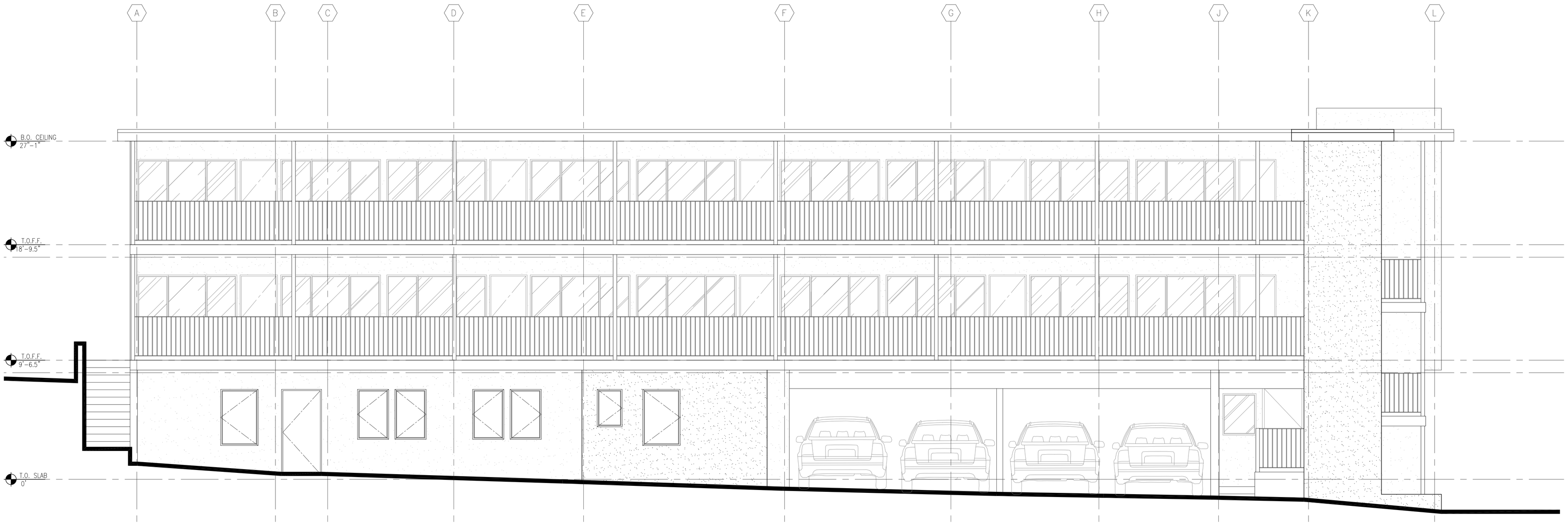
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A3.0



1 SOUTH ELEVATION: DEMOLITION
1/4"=1'-0"



2 SOUTH ELEVATION: NEW CONSTRUCTION
1/4"=1'-0"

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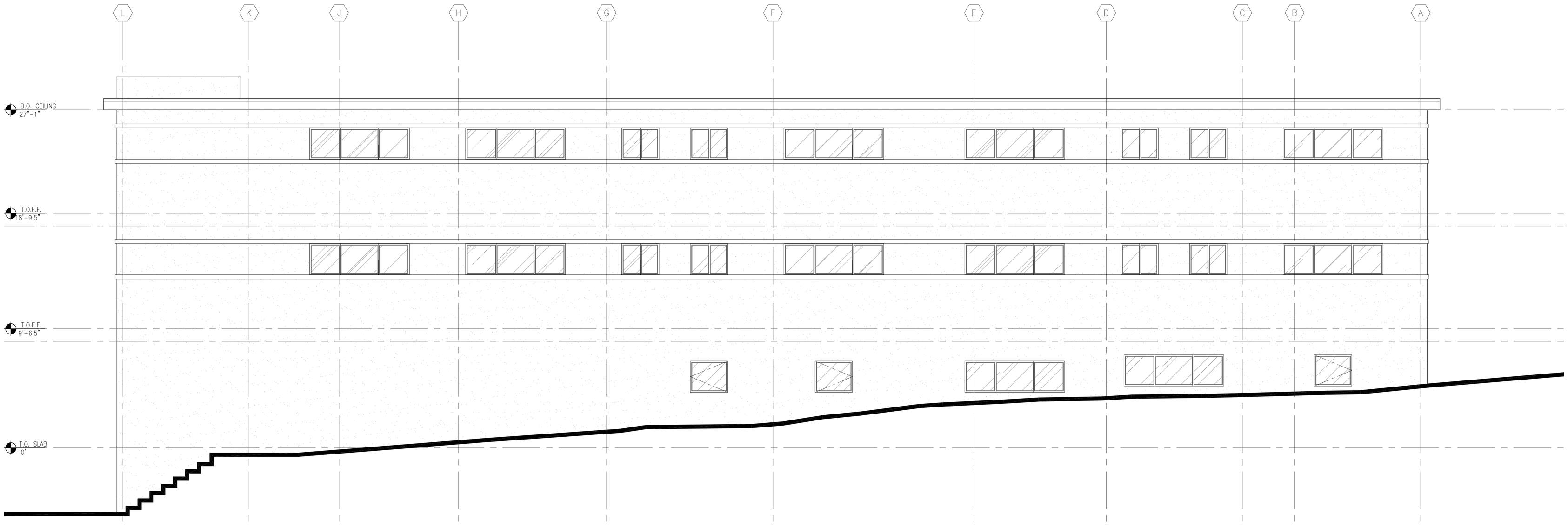
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

A3.1

1 NORTH ELEVATION: DEMOLITION
1/4"=1'-0"



2 NORTH ELEVATION: NEW CONSTRUCTION
1/4"=1'-0"

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

EXTERIOR
ELEVATIONS

A3.2