



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, August 23, 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: 750 O'Farrell Street	Case No.: 2017-000612VAR
Cross Street(s): Hyde and Larkin Streets	Building Permit: 2016.12.21.5540
Block /Lot No.: 0717/016	Applicant: John Kevlin
Zoning District(s): RC-4 / 80-T	Telephone: (415) 567-9000
Area Plan: N/A	E-Mail: jkevin@reubenlaw.com

PROJECT DESCRIPTION

The proposed project is to add six Accessory Dwelling Units at the ground floor level of an existing 4-story, 47-unit and 1-guest residential building.

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 direction, 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 two lightwells that are 52'8" x 11'11". Four of the proposed Accessory Dwelling Units will face onto the lightwells, which are less than the minimum 15 x 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/2017-000612VAR.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: **Seema Adina** Telephone: **(415) 575-8722** E-Mail: seema.adina@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: **08/03/2017**

The attached notice is provided under the Planning Code. It concerns property located at **750 O'Farrell Street (2017-000612VAR)**. A hearing may occur, a right to request review may expire or a development approval may become final by **08/23/2017**.

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 **750 O'Farrell Street (2017-000612VAR)**

的建築計劃有關。如果在 **08/23/2017** 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: **750 O'Farrell Street (2017-000612VAR)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **08/23/2017**.

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 **750 O'Farrell Street (2017-000612VAR)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **08/23/2017**.

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.

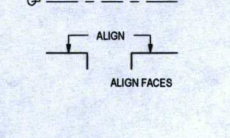
ABBREVIATIONS

Table of abbreviations and their corresponding full names, including terms like ABOVE, AIR CONDITIONING, ALUMINUM, etc.

GENERAL NOTES

- List of general notes and symbols, including DOOR TAG, WINDOW TAG, REVISION, SIM CALLOUT TAG, etc.

SYMBOLS



- Main list of general notes and specifications, starting with 'ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR'.

CODE NOTES

- Code notes and applicable codes, including references to California Building Code, Mechanical Code, and Electrical Code.

PROJECT DIRECTORY

Project directory information including owner details (SIC/ACM), architect (OPENSCOPE STUDIO, INC.), and structural engineer (THE MORSER COMPANY).

SHEET LIST table showing sheet numbers (A00-A40) and sheet names (TITLE SHEET, EXISTING SITE PLAN, etc.).

VICINITY MAP



PROJECT DESCRIPTION: THE SCOPE OF THE WORK IS TO ADD SIX NEW ACCESSORY DWELLING UNITS TO THE REAR PORTION OF THE BASEMENT PER ORDINANCE NO. 162-16.

PROJECT 1006.11 750 O'FARRELL ST

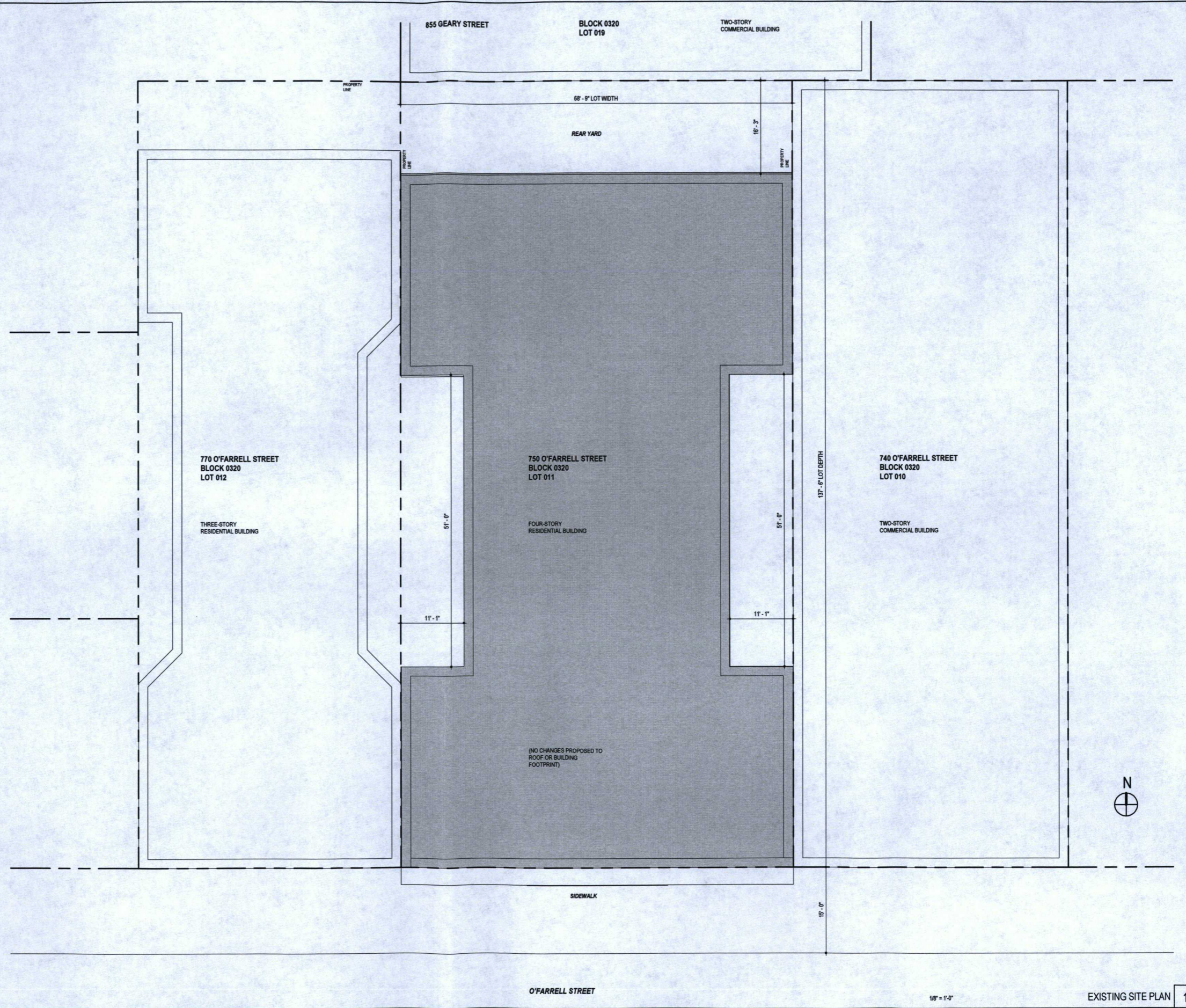
ISSUE DATE 03/30/2017 SITE PERMIT REVISIONS

SCALE As Indicated TITLE SHEET A00



CONSULTANTS

Handwritten note: 2017-000612VAR



CONSULTANTS

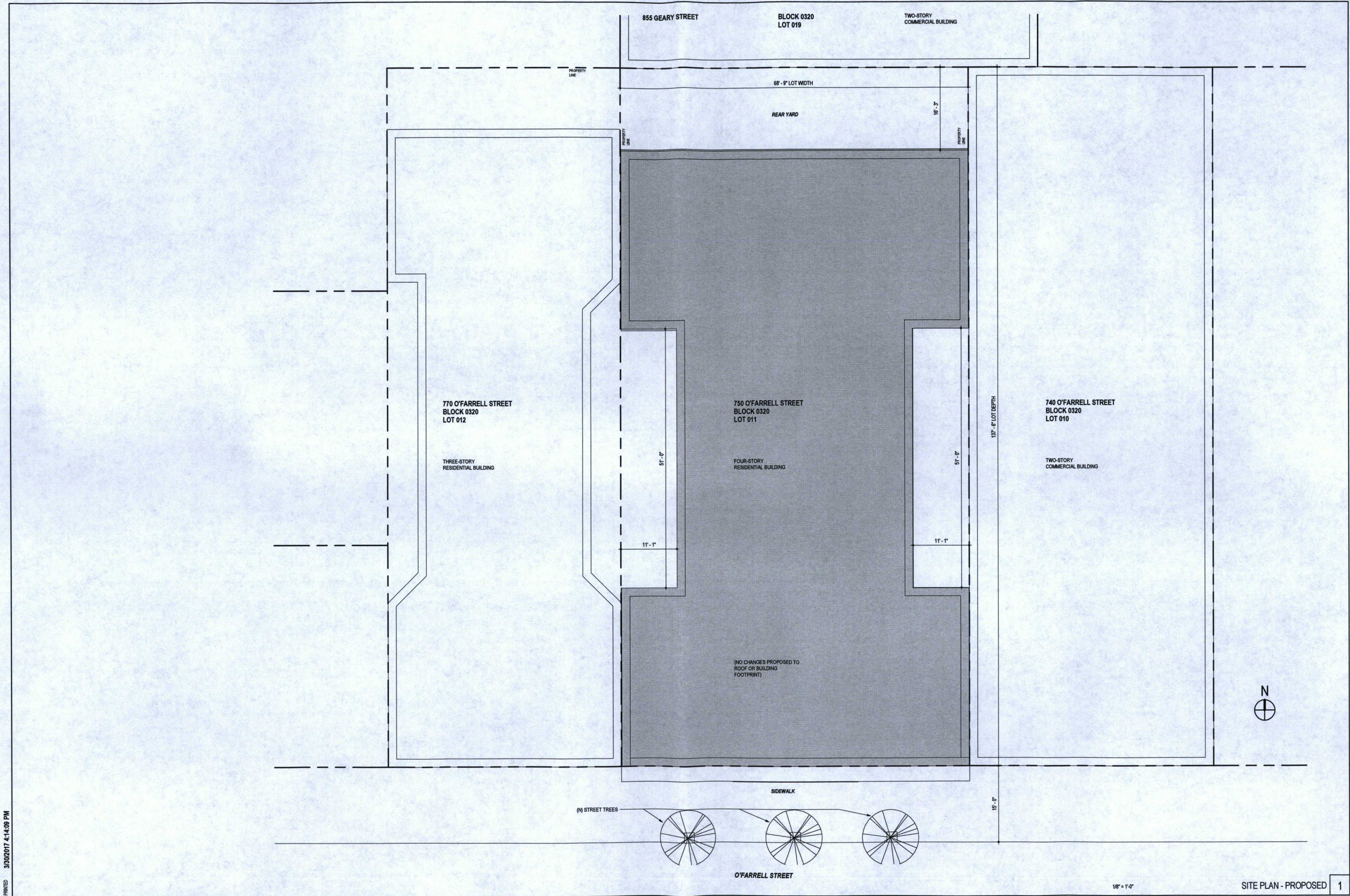
PROJECT
1606.11
**750
O'FARRELL
ST**

750 O'FARRELL
STREET

ISSUE DATE
03/30/2017
SITE PERMIT
REVISIONS
NO. DATE.

SCALE
1/8" = 1'-0"
**EXISTING
SITE PLAN**

A01



PRINTED 3/30/2017 4:14:09 PM

1/8" = 1'-0"

SITE PLAN - PROPOSED 1



CONSULTANTS

PROJECT
1606.11
750
O'FARRELL
ST

750 O'FARRELL
STREET

ISSUE DATE
03/30/2017

SITE PERMIT

REVISIONS

NO.	DATE

SCALE
1/8" = 1'-0"

PROPOSED
SITE PLAN

A02

2013 CALIFORNIA BUILDING CODE

THESE NOTES ARE PROVIDED FOR REFERENCE ONLY. REFER TO THE COMPLETE BUILDING CODE FOR CODE REQUIREMENTS AND QUESTIONS OF COMPLIANCE.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

310.4. THE EXISTING 47-UNIT BUILDING WOULD BE CONSIDERED AN R-2 OCCUPANCY.
310.4. ADDING THE 6 ADDITIONAL UNITS WILL NOT CHANGE THE OCCUPANCY.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

NO CHANGE TO OVERALL GROSS AREA.

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903.2.8. COMPLY WITH THE REQUIREMENTS FOR AUTOMATIC SPRINKLER PROTECTION IN GROUP R OCCUPANCIES.
-THE EXISTING BUILDING IS FULLY SPRINKLERED. PROVIDE AN NFPA-13 FIRE SPRINKLER SYSTEM AT THE LEVEL OF THE ADU ADDITION.

CHAPTER 10 - MEANS OF EGRESS

1006.1. PROVIDE EGRESS ILLUMINATION ALONG THE MEANS OF EGRESS (OUTSIDE THE DWELLING UNIT)

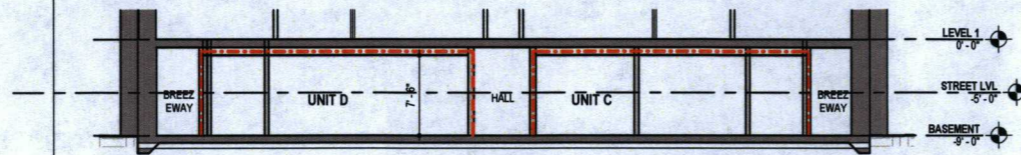
1023. TRAVEL DISTANCES OVER 125' TO COMPLY WITH REQUIREMENTS FOR A 1-HR EXIT PASSAGEWAY AT PORTION OF THE PATH OF TRAVEL THAT EXCEEDS 125'.

1029. RESCUE OPENINGS TO BE PROVIDED VIA RESCUE WINDOWS AT ALL BEDROOMS AND VIA RESCUE WINDOWS OR A DOOR TO THE EXTERIOR AT STUDIO UNITS.

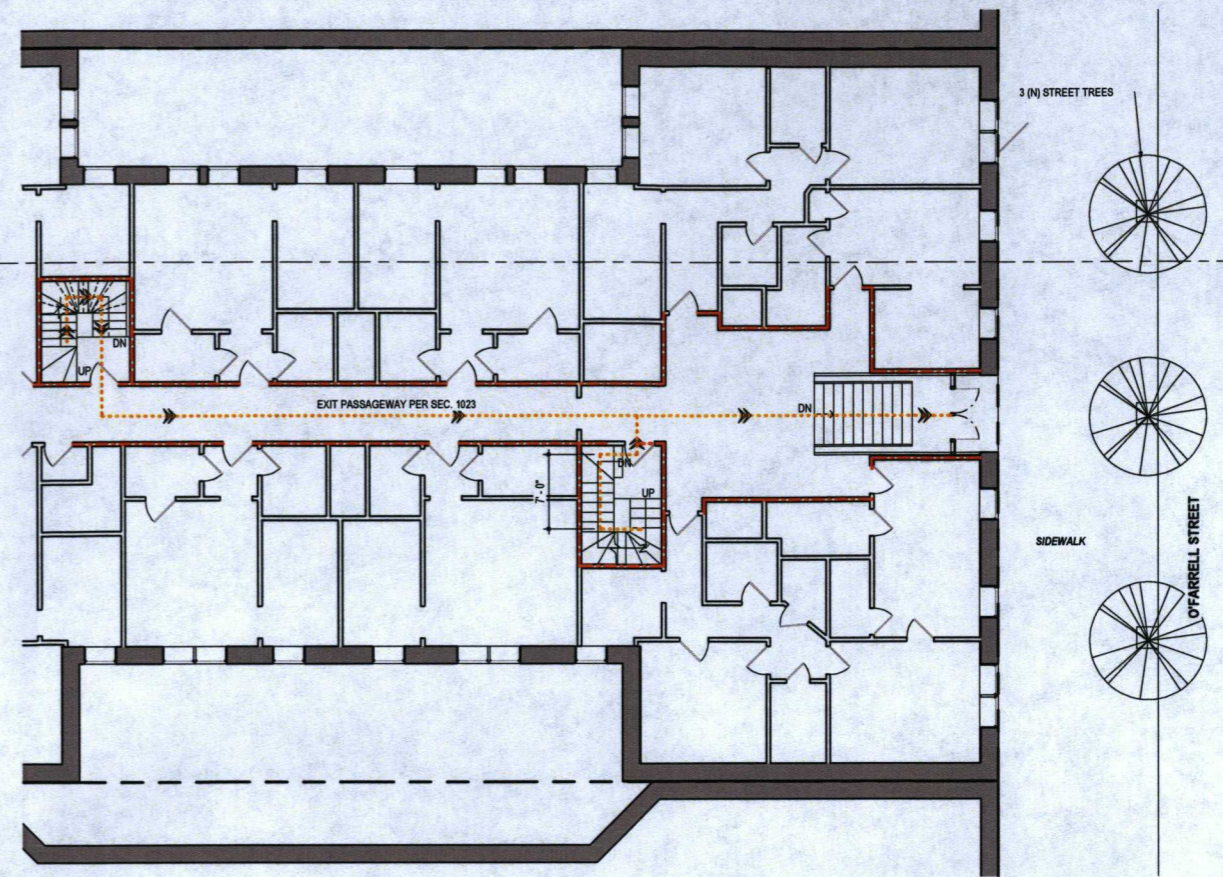
CHAPTER 11 DOES NOT APPLY TO THIS PROJECT

NEW RESIDENTIAL NET AREA	
ROOM	AREA
UNIT A	
BATHROOM	46 SF
BEDROOM	111 SF
CL	11 SF
CL	17 SF
KITCHEN	59 SF
UNIT A LIVING AREA	125 SF
	368 SF
UNIT B	
BATHROOM	53 SF
CL	9 SF
KITCHEN	68 SF
UNIT B LIVING AREA	176 SF
	306 SF
UNIT C	
BATHROOM	41 SF
BEDROOM	96 SF
CL	11 SF
CL	10 SF
HALL	14 SF
KITCHEN	65 SF
UNIT C LIVING AREA	165 SF

NEW RESIDENTIAL NET AREA	
ROOM	AREA
UNIT D	
BATHROOM	44 SF
CLOSET	38 SF
ENTRY	36 SF
UNIT D LIVING AREA	244 SF
	361 SF
UNIT E	
BATHROOM	49 SF
ENTRY	39 SF
KITCHEN	20 SF
UNIT E LIVING AREA	267 SF
	376 SF
UNIT F	
BATHROOM	43 SF
BOOKSHELF	7 SF
CL	9 SF
CLOSET	26 SF
KITCHEN	24 SF
UNIT F LIVING AREA	271 SF
	380 SF
GRAND TOTAL: 31	2195 SF



1/8" = 1'-0" CODE REVIEW SECTION 3



1/8" = 1'-0" LEVEL 1 - CODE REVIEW 2

BUILDING CODE NOTES

CURRENT ZONING DESIGNATION: RC-4 RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY HEIGHT AND BULK DISTRICT: 80T

REAR YARD REQUIREMENT: 25% OF LOT DEPTH, BUT NO LESS THAN 15 FEET.
-THE REAR YARD IS 16'-3" (12%) OF THE 137'-0" LOT DEPTH.
-WAIVER REQUIRED FOR THE REAR YARD.

USABLE OPEN SPACE REQUIREMENT: 36 SQ. FT. PER UNIT, COMMON SPACE SUBSTITUTED MUST BE 1/3 GREATER.
-53 (NEW UNITS) x (36 SQ.FT. x 1.33) = 2,538 SQ.FT. (REQ. PUBLIC OPEN SPACE)
-EXISTING REAR YARD SPACE: 2,249 SQ.FT.
-WAIVER REQUIRED FOR OPEN SPACE

EXPOSURE REQUIREMENT: DWELLING UNITS MUST HAVE AT LEAST ONE ROOM THAT FACES ON TO A PUBLIC STREET, PUBLIC ALLEY, OR OPEN AREA THAT IS NO LESS THAN 25' X 25'. THE ZONING ADMINISTRATOR MAY REDUCE THE EXPOSURE REQUIREMENT TO 15' X 15' FOR ADUs.
-UNITS A, B, E AND F REQUIRE VARIANCES.

PARKING: PER SEC. 150 (E) OF THE SF PLANNING CODE, OFF-STREET PARKING SPACES MAY BE REDUCED AND REPLACED BY BICYCLE PARKING SPACES BASED ON STANDARDS PROVIDED IN SECTION 155.1(D).
-EXISTING RC-4 ZONING DOES NOT REQUIRE ANY PARKING SPACES.

ACCESSORY DWELLING UNIT LEGISLATION
-SIX ADDITIONAL UNITS ARE BEING PROPOSED PER ORDINANCE 0162-16, "CITYWIDE ADU PROGRAM"

COMPLIANCE WITH GENERAL CONTROLS OF ADUs
1. ADUs MUST BE WITHIN THE EXISTING BUILDING ENVELOPE.
-THE NEW UNITS ARE WITHIN THE EXISTING BUILDING ENVELOPE.

2. NEW ADUs CANNOT TAKE SPACE FROM AN EXISTING RESIDENTIAL UNIT.
-THE NEW UNITS ARE AT THE BASEMENT LEVEL OF THE BUILDING AND DO NOT TAKE SPACE FROM EXISTING UNITS ABOVE.

3. ADUs WOULD BE RENT CONTROLLED IF EXISTING BUILDING IS SUBJECT TO RENT CONTROL.
-THE EXISTING BUILDING IS SUBJECT TO RENT CONTROL, SO THE NEW UNITS WILL ALSO BE SUBJECT TO RENT CONTROL.

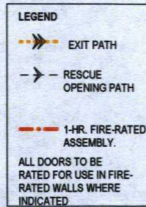
4. BUILDINGS WITH 4 OR LESS UNITS MAY ADD 1 ADU, BUILDINGS WITH MORE THAN 4 UNITS MAY ADD AS MANY UNITS AS WILL FIT WITHIN THE EXISTING ENVELOPE.
-THE BUILDING HAS 47 UNITS, THEREFORE AN UNLIMITED NUMBER OF ADUs ARE ALLOWED WITHIN THE EXISTING ENVELOPE.

LANDSCAPING & PERMEABILITY

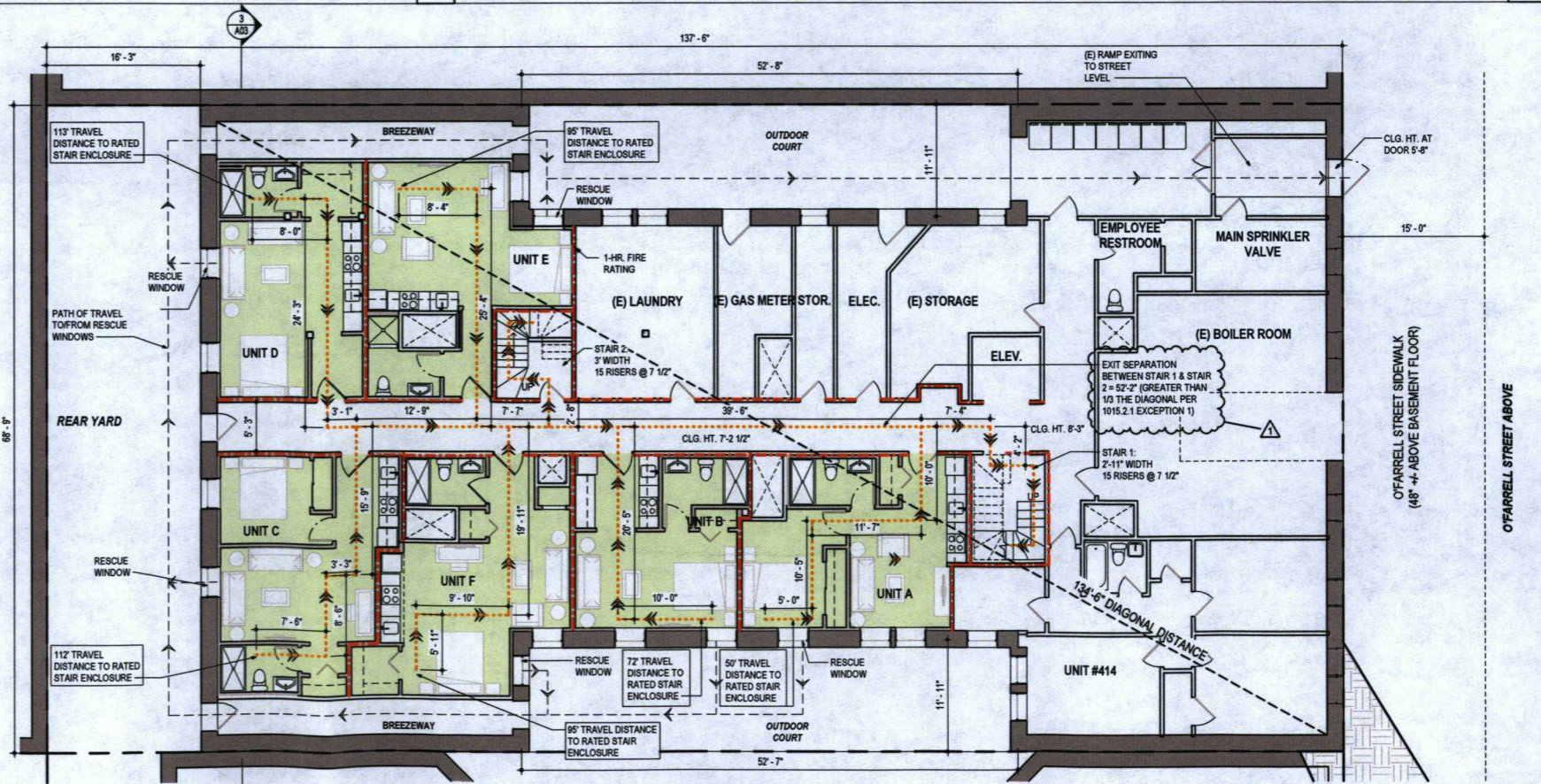
PURSUANT TO PLANNING CODE SECTION 132, NOT LESS THAN 20% OF THE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL, AND THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE SO AS TO INCREASE STORMWATER INFILTRATION.
-NO FRONT SETBACK

STREET TREE

ONE TREE OF 24-INCH BOX SIZE IS REQUIRED FOR EACH 20 FEET OF FRONTAGE OF THE PROPERTY ALONG EACH STREET OR ALLEY, WITH ANY REMAINING FRACTION OF 10 FEET OR MORE OF FRONTAGE REQUIRING AN ADDITIONAL TREE.
-THREE STREET TREES ARE ADDED



PLANNING CODE NOTES



1/8" = 1'-0" BASEMENT - CODE REVIEW 1



STAMP



CONSULTANTS

PROJECT
1606.11
750
O'FARRELL
ST

750 O'FARRELL
STREET

ISSUE DATE
03/30/2017

SITE PERMIT

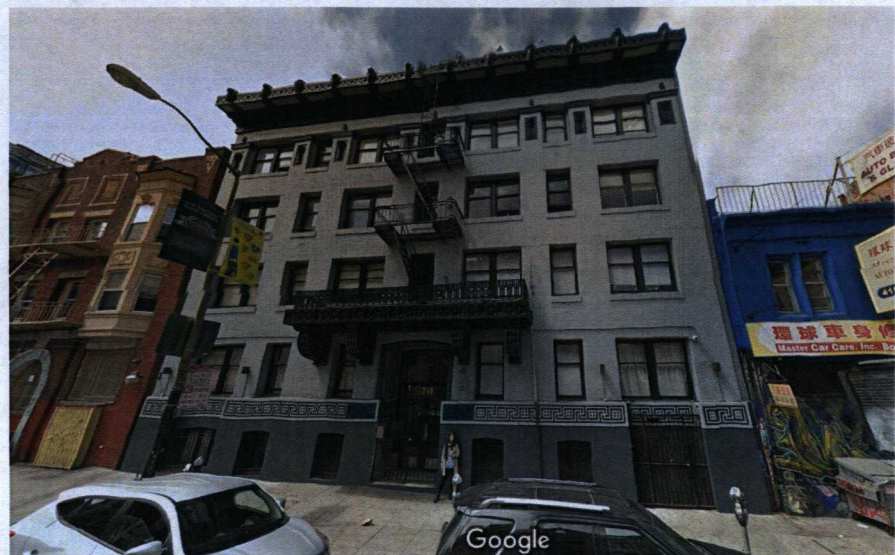
REVISIONS

NO.	DATE
1	03-14-2017

SCALE
As Indicated

CODE
REVIEW

A03



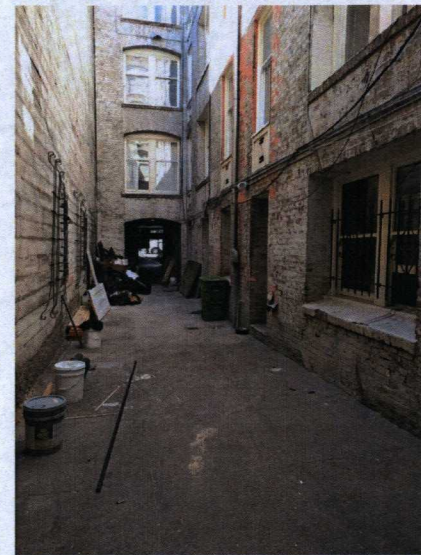
1. STREET FRONT ELEVATION



2. BUILDINGS ACROSS THE STREET



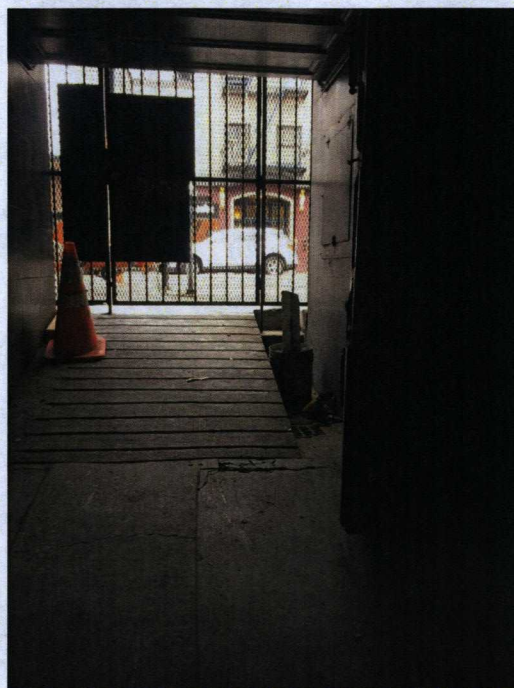
3. REAR YARD



4. SIDE YARD



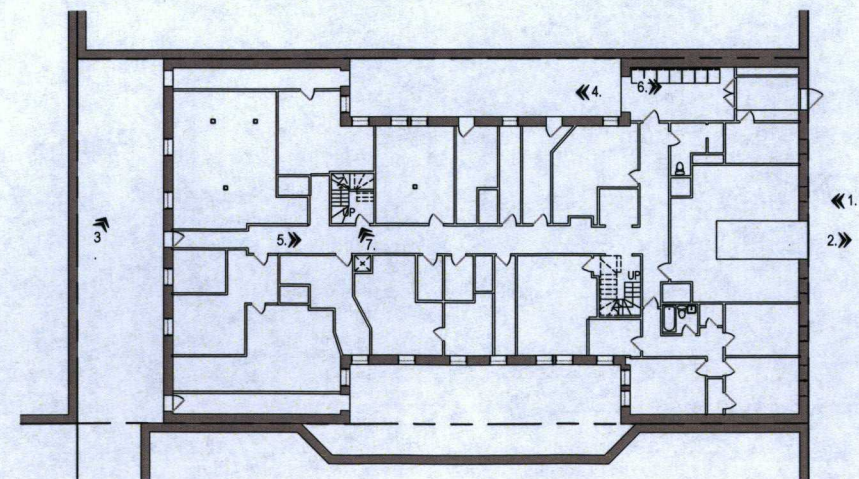
5. (E) BASEMENT CORRIDOR



6. (E) COURT ENTRANCE



7. (E) STAIRS



1 BASEMENT - EXISTING PHOTO KEY
1/16" = 1'-0"