



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 28, 2019**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 1701 and 1703 McKinnon Avenue	Applicant: Omar Alaudi & Sam Aloudi
Cross Street(s): Newhall Street	Company: N/A
Block /Lot No.: 5305 / 001	Applicant Address: 4517 3rd St.
Zoning District(s): RH-2 / 40-X	City, State: San Francisco, CA
Area Plan: Eastern Neighborhoods Bayview District	Telephone: (415) 613-1007
Record Number: 2019-001903VAR	E-Mail: aloudisam@yahoo.com

PROJECT DESCRIPTION

Proposal to subdivide the existing lot into two separate lots. One lot would be approximately 28 feet wide and would contain the existing two-story building at 1701 McKinnon Ave. The other lot would be 16 feet wide and would contain the existing three-story building at 1703 McKinnon Ave.

PLANNING CODE SECTION 121(d) requires new lots to have a minimum lot width of 25 feet. The lot proposed for 1703 McKinnon Ave will have a lot width of only 16 feet. Therefore, a variance is required.

PLANNING CODE SECTION 121(e) requires new lots to have a minimum area of 1,750 square feet if within 125 feet of a street intersection. Additionally, only that portion of a lot meeting the minimum lot width may count towards the area calculation. The lot proposed for 1703 McKinnon Ave has an area of 1,184 square feet, although none of the property meets the required minimum lot width. Therefore, a variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit sf-planning.org/notices and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: sf-planning.org/hearings or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
 Planner: **Alex Westhoff** Telephone: **(415) 575-9120** E-Mail: **alex.westhoff@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident near 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 comment on 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 to the 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.

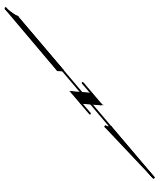
Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

APPEAL INFORMATION

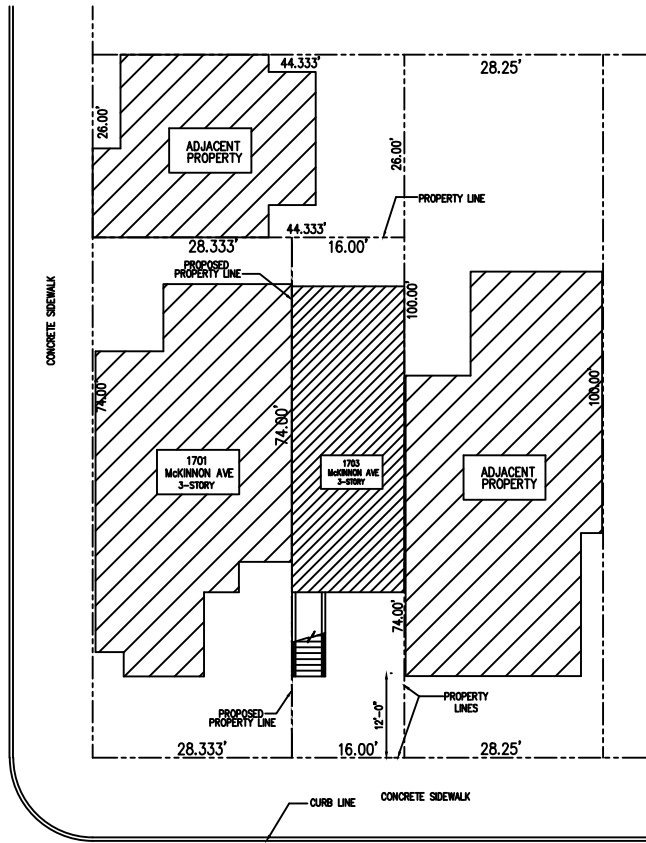
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department or 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.



NEWHALL STREET



MCKINNON AVENUE

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

NOTE
1- ALL LAYOUT AND DETAILS INFORMATION SHOWN ON THESE PLANS ARE (E) EXISTING UNLESS NOTED OTHERWISE (N) NEW

SCOPE OF WORK
SUBDIVIDE EXISTING LOT INTO 2 LOTS

DRAWING INDEX
1 SITE PLAN

REVISION	BY

DESIGNER: JAVIER SOLORZANO
3288 21st STREET #49
SAN FRANCISCO, CALIFORNIA 94110
(415) 724-5240

SITE PLAN

PROPOSED LOT SPLIT
1701-1703 MCKINNON AVENUE
SAN FRANCISCO, CALIFORNIA
ASSESSOR'S BLOCK 5305, LOT 1

Date	8/1/19
Scale	AS NOTED
Drawn	VFS
Job	
Sheet	1
Of 1	Sheets