NOTICE OF PUBLIC HEARING

Hearing Date: WEDNESDAY, DECEMBER 2, 2020
Time: Not before 9:30 AM
Location: HEARING CONDUCTED REMOTELY
(See Department Website – www.sfplanning.org)
Case Type: Variance
Hearing Body: Zoning Administrator

PROJECT INFORMATION
Project Address: 4030 19TH ST
Cross Streets: HARTFORD AND NOE STREETS
Block / Lot No.: 3583/019
Zoning / Height: RH-3 / 40-X
Area Plan: N/A
Record No.: 2020-004517VAR/PRJ

APPLICANT INFORMATION
Applicant: Serina Calhoun
Company: Syncopated Architecture, Inc.
Address: 657 FILLMORE STREET
City, State: SAN FRANCISCO, CA 94117
Telephone: 415-558-9843
Email: serina@sync-arch.com

PROJECT DESCRIPTION
The proposed project is to add two Accessory Dwelling Units (ADU) at the ground floor and basement level of an existing four-story over basement, 15-unit building.

PLANNING CODE SECTION 140 requires each new dwelling unit to front a qualifying open area. Section 307(l) allows the Zoning Administrator to grant a partial waiver of the exposure requirement for an ADU, such that the exposure requirement may be satisfied through windows facing a generally unobstructed open area that is at least 225 square feet in area and is 9 feet in every horizontal direction. The proposed ADUs do not face an open area meeting the minimum requirements of Section 140 or have qualifying windows face an open area that is at least 225 square feet and 9 feet in every horizontal direction. Therefore, a variance is required.

ADDITIONAL INFORMATION
Architectural Plans: To view the plans and related documents for the proposed project, visit https://sfplanning.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: https://sfplanning.org/hearings or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

For more information, please contact Planning Department staff:
Planner: Cathleen Campbell Telephone: 628-652-7387 Email: Cathleen.Campbell@sfgov.org
HEARING INFORMATION
Due to the Shelter in Place order for San Francisco, City Hall is closed for public hearings. This public hearing will be held remotely via videoconferencing technology. Please see the hearing agenda and Planning Department website for more details closer to the hearing date.

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 by email to the Planner listed on the front of this notice. The Zoning Administrator strongly encourages interested parties to submit their comments in writing to their assigned Planner, in advance of 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 provided directly during the hearing. Comments received 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 Zoning Administrator’s action on a Variance 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.

You may contact the Board of Appeals in person at 49 South Van Ness Avenue, Suite 1475, call (628) 652-1150, or visit https://sfgov.org/bdappeal/.
Date: 11/12/2020

The attached notice is provided under the Planning Code. It concerns property located at 4030 19th St (2020-004517VAR/PRJ). A hearing may occur, a right to request review may expire or a development approval may become final by 12/2/2020.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call 628.652.7550. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的三藩市城市規劃的法定通告。
此通告是與位於 4030 19th St (2020-004517VAR/PRJ)
的建築計劃有關。如果在 12/2/2020 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 628.652.7550。
然後，請按 “8” 及留言。 城市規劃局將需要至少一個工作日回應。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: 4030 19th St (2020-004517VAR/PRJ). 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: 12/2/2020.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono 628.652.7550. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.


Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang 628.652.7550. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulongin sa isang araw ng pangangalakal para makasagot sa anumang tawag.