



# 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, September 22, 2010**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Lot Size & Width, Rear Yard, Open Space)**  
Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION  | APPLICATION INFORMATION                   |
|---|---|
| Project Address: <b>74 Macondray Lane<br/>(aka 975-79 Union Street)</b> | Case No.: <b>2010.0164V</b>               |
| Cross Street(s): <b>Jones/Taylor</b>                                    | Building Permit: <b>N/A</b>               |
| Block /Lot No.: <b>0120/017</b>   | Applicant/Agent: <b>Suzanne Greischel</b> |
| Zoning District(s): <b>RM-2/ 40-X</b>                                   | Telephone: <b>(415) 227-0330</b>          |
| Area Plan: <b>N/A</b>   | E-Mail: <b>greischel@yahoo.com</b>        |

### 74 MACONDRAY LANE PROJECT DESCRIPTION

The proposal is to subdivide the subject through lot into two lots with one lot fronting Macondray Lane and one lot fronting Union Street. The Macondray Lane lot would contain a two-unit residential structure, while the Union Street lot would contain two structures, each containing one dwelling unit. No construction or physical expansions of the structures on the project site are proposed under this application.

**PER SECTION 121(d) OF THE PLANNING CODE** the proposed lots are required to have a lot width of 25 feet. Both of the proposed lots would be approximately 22.5 feet wide.

**PER SECTION 121(e)(2) OF THE PLANNING CODE** the proposed lots are required to have a minimum area of 1,750 square feet. The Macondray Lane lot would have an area of approximately 1147.5 feet, while the Union Street lot would have an area of approximately 1552.5 square feet.

**PER SECTION 134 OF THE PLANNING CODE** the proposed Macondray Lane lot is required to maintain a 15-foot rear yard area, while the proposed Union Street lot is required to maintain an approximate 17.5-foot rear yard area. Neither of the lots would contain a compliant rear yard area.

**PER SECTION 135 OF THE PLANNING CODE** the on-site dwelling units must have access to a minimum area of 80 square feet of private useable open space per dwelling unit or have access to an area of 208 square feet of common useable open space per lot. On the Macondray Lane lot, one of the dwelling units would not have access to private or public common usable open space. On the Union Street lot, the front structure would not have access to private or public common usable open space.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Aaron Hollister** Telephone: **(415) 575-9078** E-Mail: [aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)

中文詢問請電: 415.558.5956

Para información en Español llamar al: 415.558.5952

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, 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 Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to 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 meeting or hearing.

## BOARD OF APPEALS

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 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

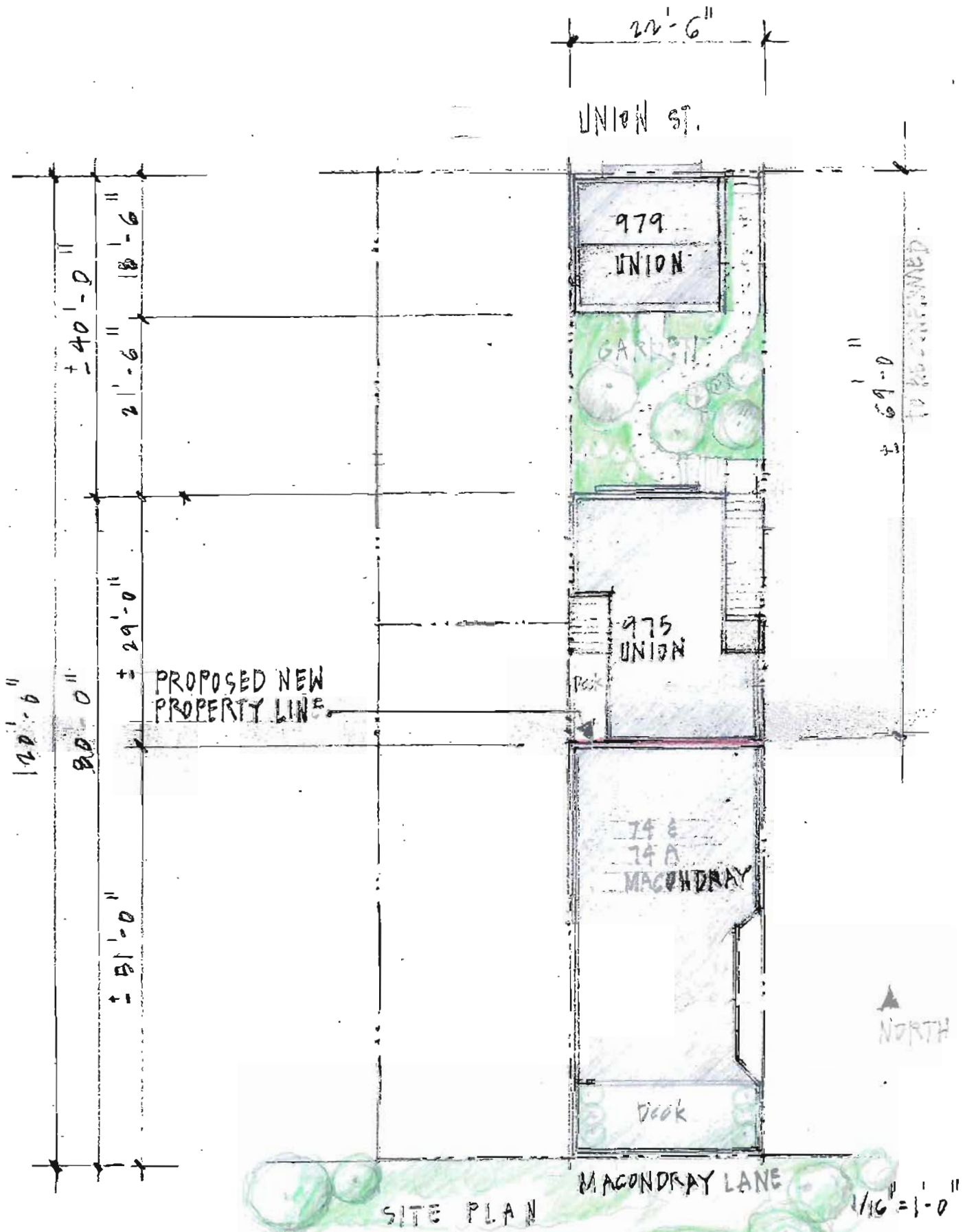
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

## ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

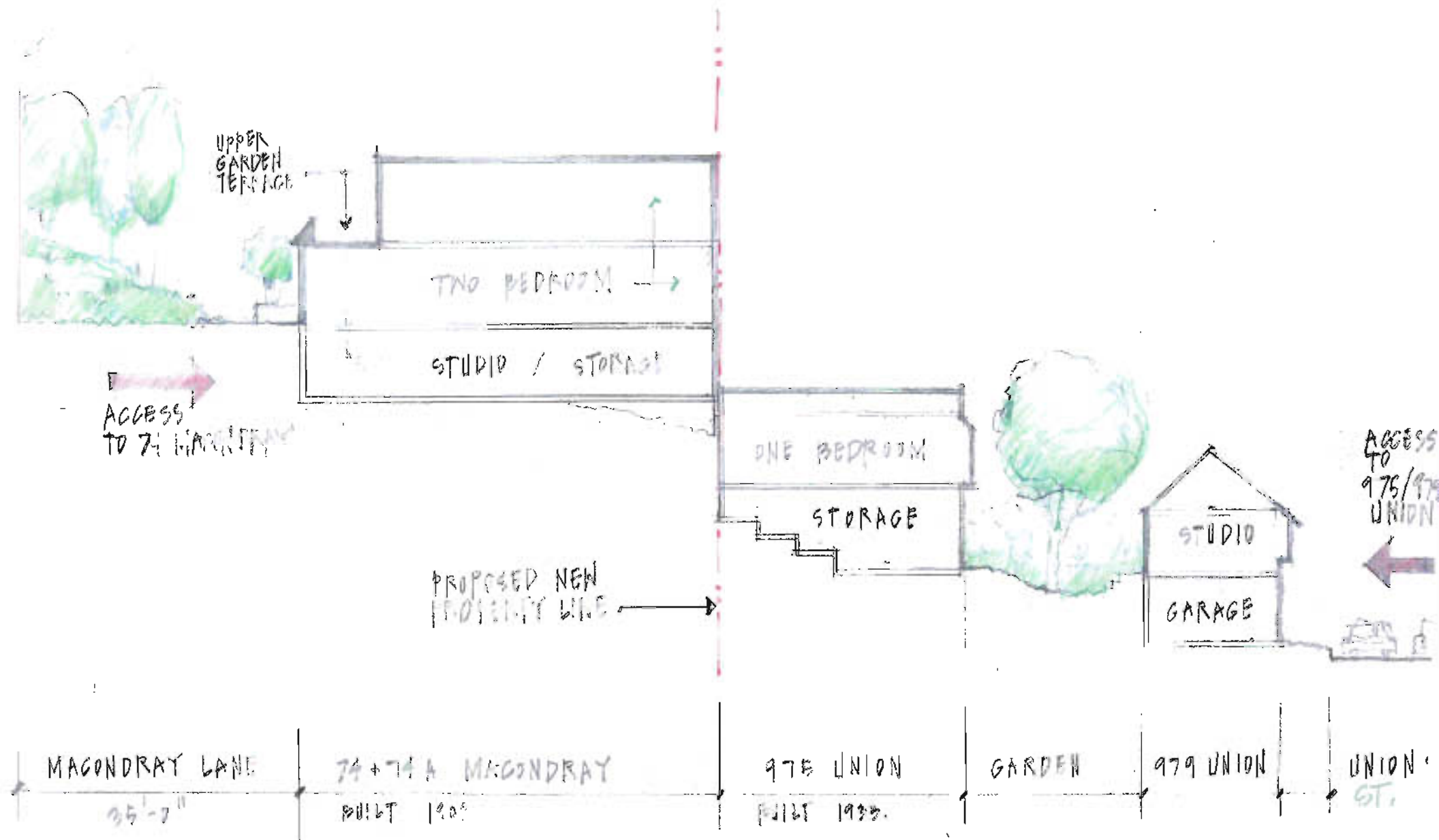


BLOCK 120 LOT 17

SUZANNE GREISCHER.

975 UNION S.E. CA. 94173

3.10.10



SITE SECTION  
1/16" = 1'-0"

• BLOCK 120 LOT 17.

SUZANNE GREISCHER  
975 UNION ST., S.F. CA. 3.10.10