



# 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,  
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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, February 23, 2011**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Open Space, Exposure, Parking)**  
Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION  | APPLICATION INFORMATION   |
|---|---|
| Project Address: <b>1000 Newhall Street</b><br>Cross Street(s): <b>corner Kirkwood Ave</b><br>Block /Lot No.: <b>5290 / 051</b><br>Zoning District(s): <b>RH-2 / 40-X</b><br>Area Plan: | Case No.: <b>2010.1138V</b><br>Building Permit: <b>2010.04.21.0785</b><br>Applicant/Agent: <b>Jerry Brown</b><br>Telephone: <b>(415) 810-3703</b> |

### PROJECT DESCRIPTION

The proposal is to legalize an existing second dwelling unit on the ground floor. The proposal will not add square footage to the existing building.

**PER SECTION 135 OF THE PLANNING CODE** the subject property is required to provide 300 square feet of open space. Open space provided on open ground must have a minimum horizontal dimension of 10 feet. The existing open space on the lot is located in the side yard and is 7.5 feet wide and 47 feet deep. Therefore, this project requires an open space variance.

**PER SECTION 140 OF THE PLANNING CODE** at least one room of at least 120 square feet must face one of the following open areas: a public street or alley of at least 25 feet in width, a code complying rear yard, or an inner court measuring at least 25 feet in every direction. The proposed second unit does not meet this requirement. Therefore, this project requires a dwelling unit exposure variance.

**PER SECTION 151 OF THE PLANNING CODE** one space per dwelling unit is required. Therefore two parking spaces are required. Although the garage has space for two cars, only one of the existing spaces can be considered a parking space per the Planning Code. Therefore, an off-street parking variance is required.

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2010.1138V.pdf>

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

Planner: **Erika S. Jackson** Telephone: **(415) 558-6363** E-Mail: [erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

# 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.

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## 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**.

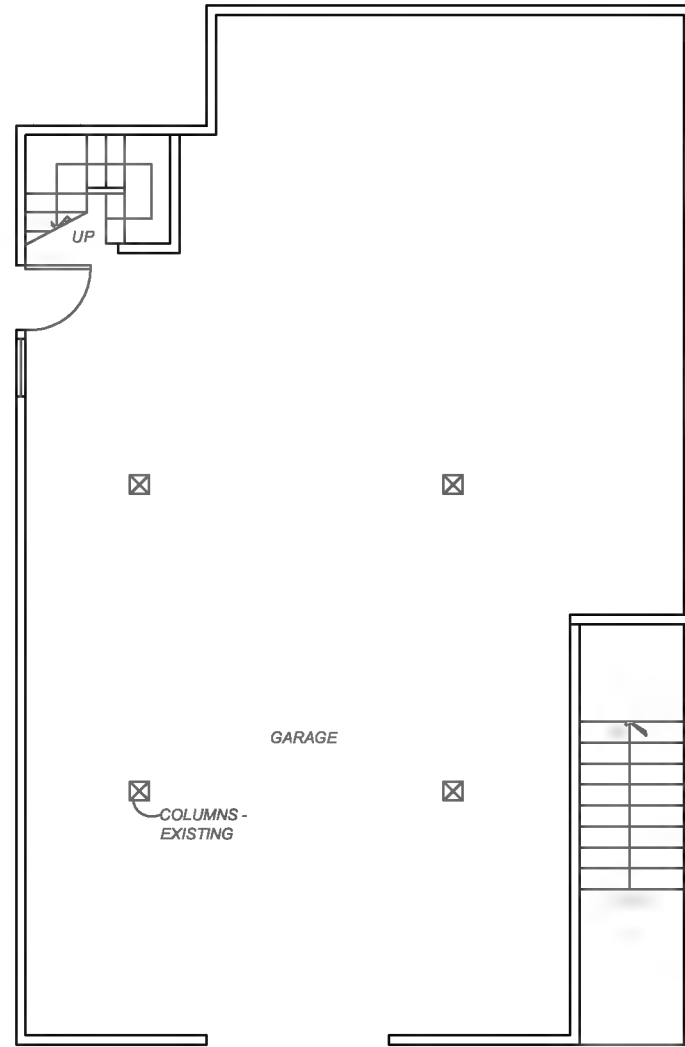
## ABOUT THIS NOTICE

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.

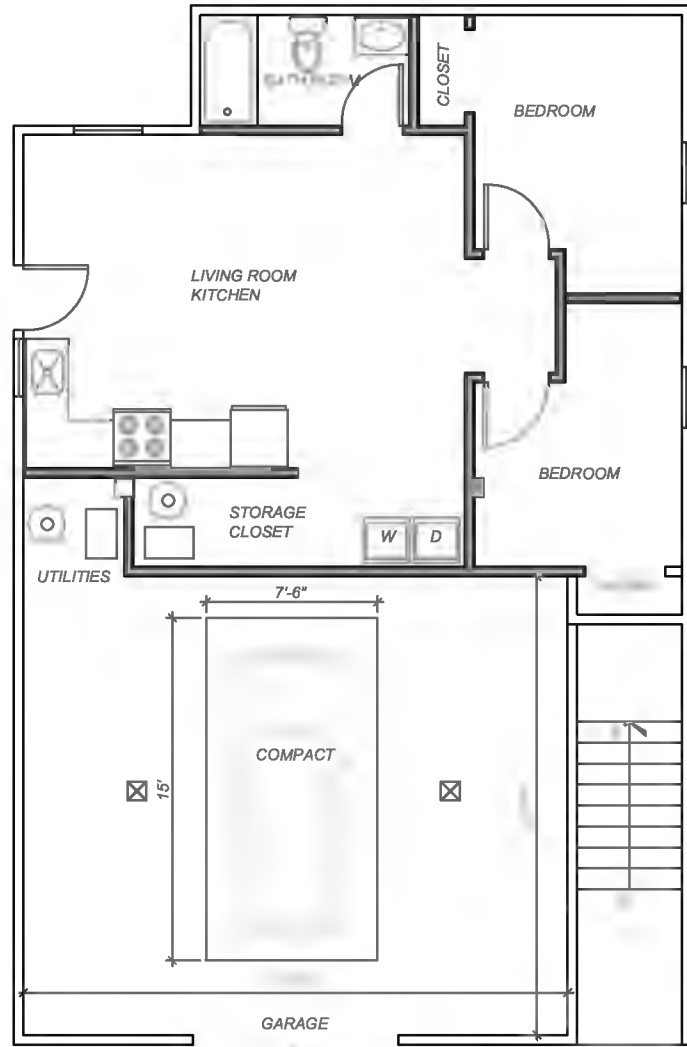
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



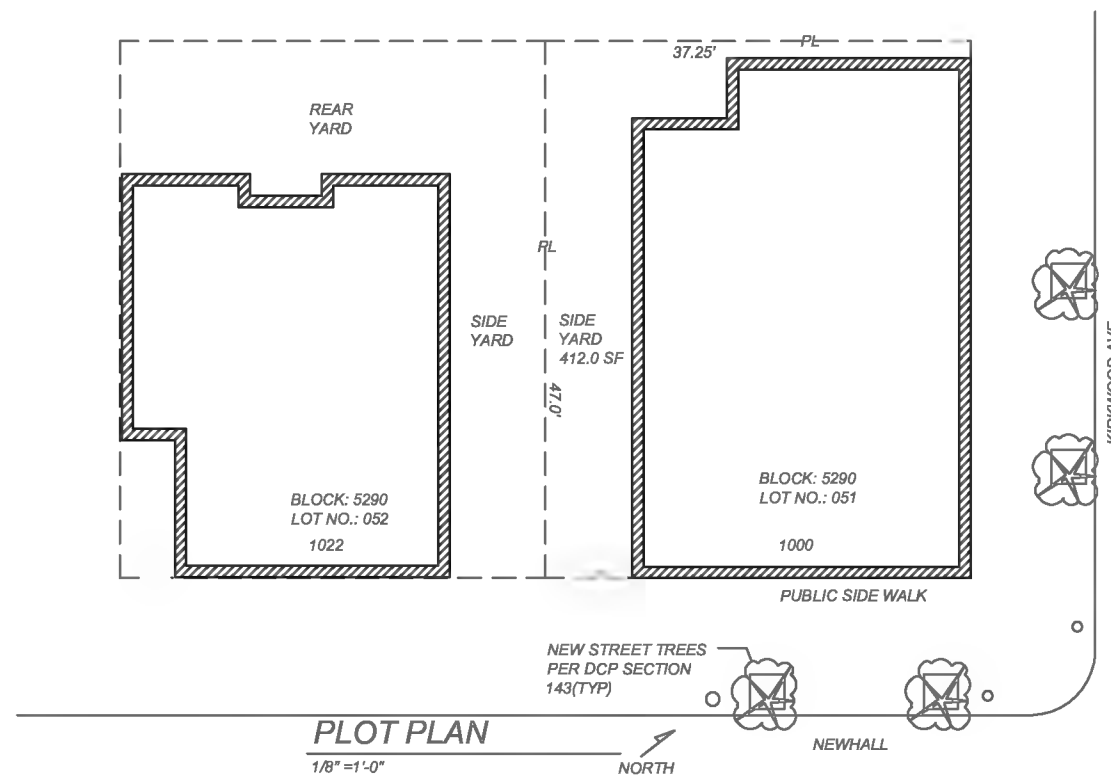
**EXISTING SECOND FLOOR PLAN**  
1/4" = 1'-0"



**EXISTING FLOOR PLAN**  
1/4" = 1'-0"



**PROPOSED GROUND FLOOR UNIT**  
1/4" = 1'-0"



**BUILDING DATA:**  
OCCUPANCY CLASS: R-3  
CONSTRUCTION TYPE: V-B  
STORIES: 2  
ZONING: RH-2  
  
OWNER:  
JOSE DIAZ  
1000 NEWHALL  
SAN FRANCISCO, CA 94124  
415 550 9098

**SCOPE OF WORK:**  
COMPLY WITH N.O.V. # 2009 2811, LEGALIZE CONSTRUCTION FOR SECOND UNIT AT GROUND FLOOR. FULL BATH ROOM, KITCHEN, 2 BEDROOMS AND 1 LIVING DINING AREA APPROXIMATELY 580 SQAURE FEET

|   |                                      |
|---|--------------------------------------|
| <b>JERRY BROWN DESIGN</b><br>619 27TH Street<br>Oakland, CA.<br>94612<br>415-810-3703<br>Email: JBDsgn328@gmail.com |                                      |
| 1000 NEWHALL AVE.<br>SECOND UNIT LEGALIZATION   | EXISTING AND PROPOSED<br>FLOOR PLANS |
| Dec. 01-10  |                                      |
| J.B.  |                                      |