



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, July 27, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard and Exposure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	283 Granada Avenue	Case No.:	2011.0102V
Cross Street(s):	Ocean and Holloway Avenues	Building Permit:	2011.01.03.7758
Block /Lot No.:	6941/002	Applicant/Agent:	Van Yuan
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 312-1568
Area Plan:	N/A	E-Mail:	N/A

PROJECT DESCRIPTION

The subject property contains a single-family dwelling structure at the front of the property and an accessory structure at the rear of the lot. The project is to legalize the conversion of the rear accessory structure into a single-family dwelling structure without meeting dwelling unit exposure requirements. The project does not involve the enlargement of either structure on the lot.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 32 feet. The rear single-family dwelling proposed for legalization is located completely within the required rear yard; therefore legalization of the rear dwelling requires a rear yard variance.

PER SECTION 140 OF THE PLANNING CODE a dwelling unit is required to face a code-compliant rear yard or open area which is unobstructed and is no less than 25 feet in every horizontal dimension. The rear single-family dwelling structure proposed for legalization does not contain face a code-complying rear yard or an open area that is no less than 25 feet in every horizontal dimension; therefore legalization of the rear dwelling requires an exposure variance.

PER SECTION 188 OF THE PLANNING CODE a non-complying structure can be altered, providing that there is no new or increased discrepancy at any level between existing conditions on the lot and the required standards of the Planning Code. The rear single-family dwelling proposed for legalization constitutes a non-complying structure that is located entirely within the required rear yard; therefore legalization of the rear dwelling requires a non-complying structure variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Adrian C. Putra** Telephone: **(415) 575-9079** E-Mail: **adrian.putra@sfgov.org**

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/2011.0102V.pdf>

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. **On 6/03/11, the Department issued the required Section 311/312 notification for this project, which expired on 7/03/11.**

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.



(E) REAR UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE		LOCATION	OWNER	PREPARED BY	REVISIONS				BY
Date	OCT. 2010	TYPE V-B TWO FAMILY DWELLING 283 GRANADA AVENUE, SAN FRANCISCO, CA 94112 BLOCK 6341 LOT 002	VAN NHAT TUAN 415-585-2797 415-585-4583	TOP FLANGE DESIGNS TONY K. FONG, P.E. 2618 26th Avenue San Francisco, CA 94116 TEL. 415-810-4583					
Scale	A5 SHOWN								
Drawn	LOK								
Job									
SHEET	1								
OF 2		SHEETS							

