



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, June 22, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Minimum Lot Area)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2333 & 2335 Diamond St.	Case No.:	2011.0355V
Cross Street(s):	Hiliritas Avenue	Building Permit:	N/A
Block /Lot No.:	7551/017	Applicant/Agent:	Kotas/Pantaleoni
Zoning District(s):	RH-1/40-X	Telephone:	(415) 495-4051
Area Plan:	None	E-Mail:	<u>tony@kp-architects.com</u>
PROJECT DESCRIPTION			
<p>The proposal is to evenly subdivide an existing vacant lot, approximately 3,288 square feet in area, into two vacant lots. Each of the two vacant lots would be approximately 31 feet 9 inches wide and 52 feet deep with an area of approximately 1,644 square feet. One purpose of the requested variance is to allow for the creation of two vacant and buildable lots to each accommodate the construction of a single-family dwelling in the future. No Building Permit Application has been filed.</p> <p>PER SECTION 121 OF THE PLANNING CODE, the minimum lot area for any lot in the RH-1 zoning district shall be 2,500 square feet. Each of the proposed two lots would contain an area of approximately 1,644 square feet and would be deficient in minimum lot area.</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Tom Wang Telephone: (415) 558-6335 E-Mail: <u>thomas.wang@sfgov.org</u></p>			
<p>ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <u>http://sf-planning.org/ftp/files/notice/2011.0355V.pdf</u></p>			

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.

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.

Revisions	By

DIAMOND VIEW HOUSES
2333 & 2335 DIAMOND STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
Basement

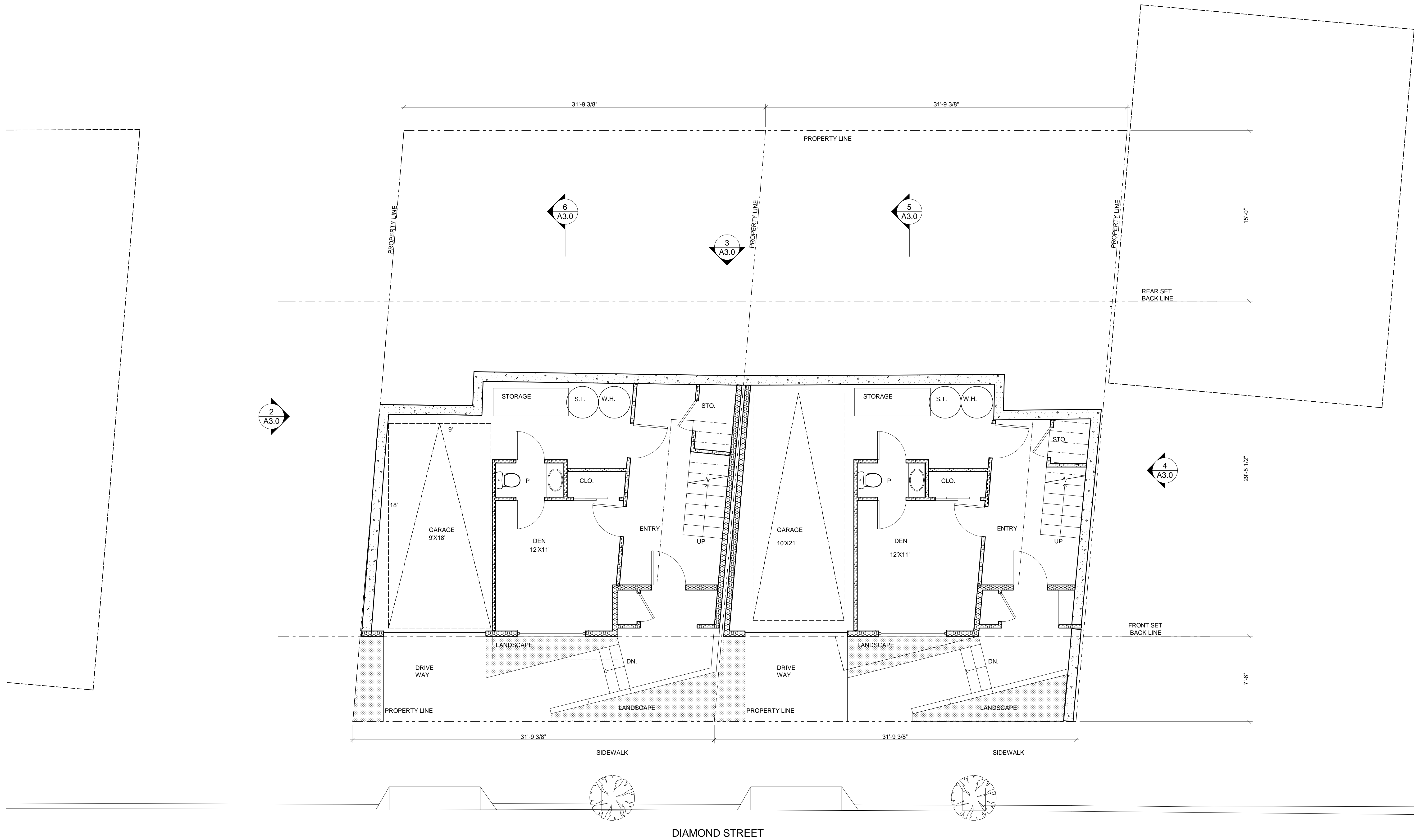
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Date:
3.19.11

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CC

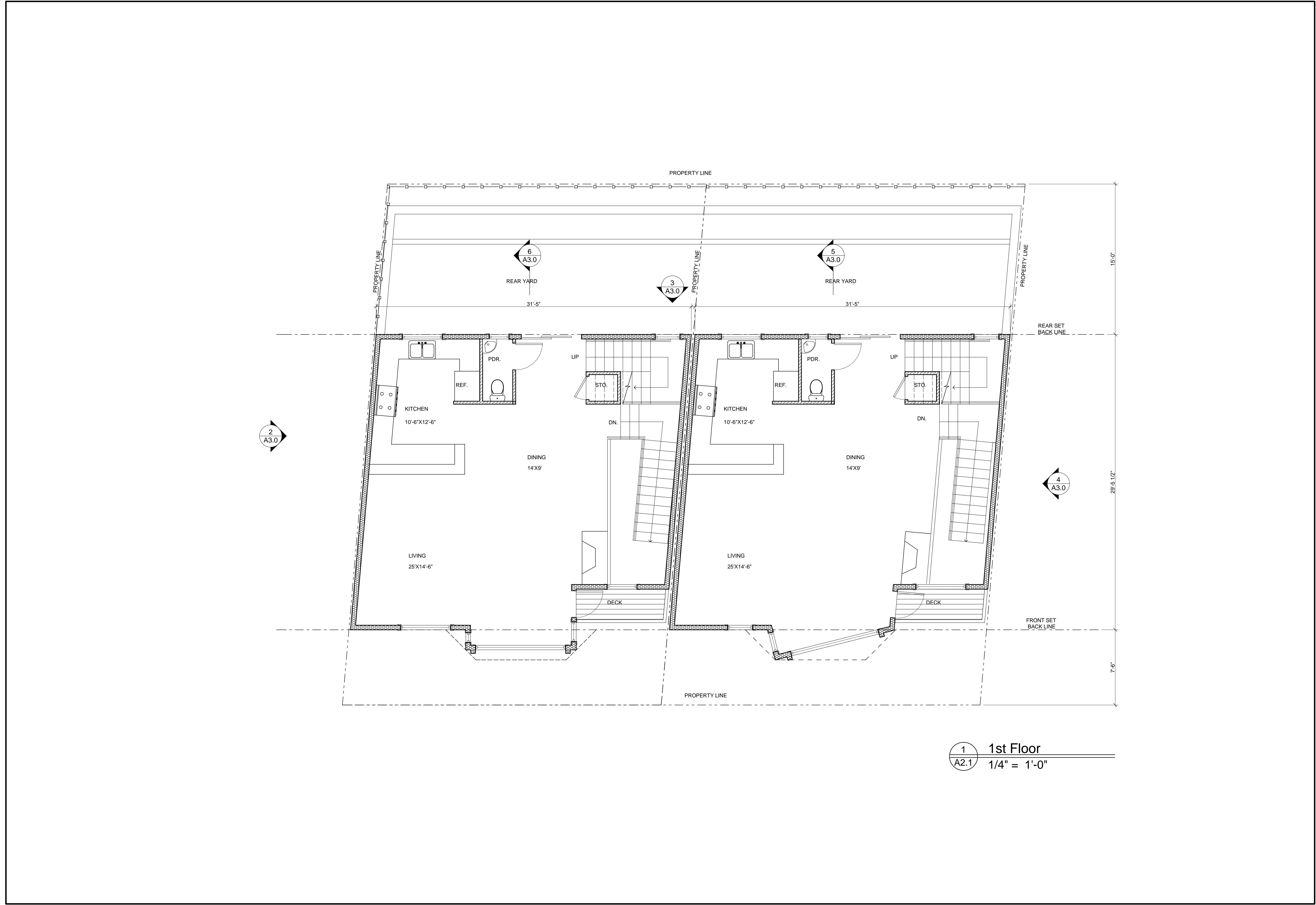
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2-810

Sheet:
A2.0



DIAMOND STREET

1
A2.0
Basement
1/4" = 1'-0"



1 1st Floor
A2.1 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
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Revisions	By

DIAMOND VIEW HOUSES
2333 & 2335 DIAMOND STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
1st Floor

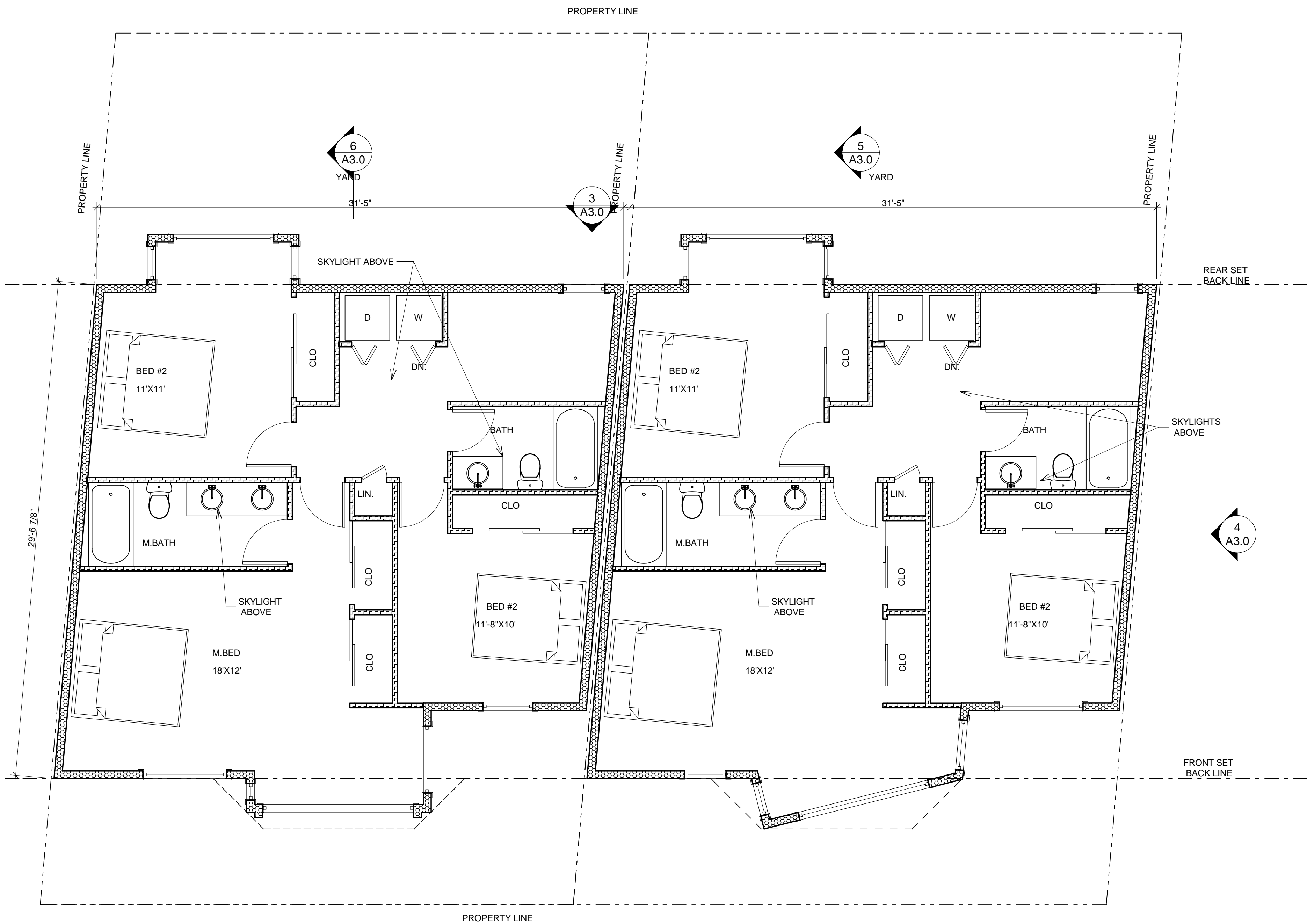
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Drawn By:
CC

Job Number:
2-810

Sheet:
A2.1



1 2nd Floor
A2.2 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

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Revisions	By

DIAMOND VIEW HOUSES
2333 & 2335 DIAMOND STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
2nd Floor

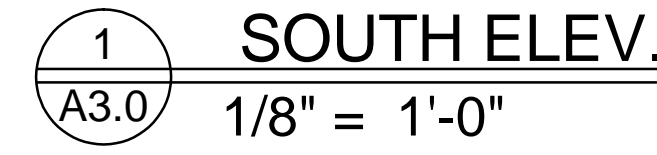
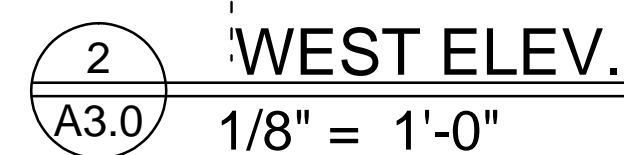
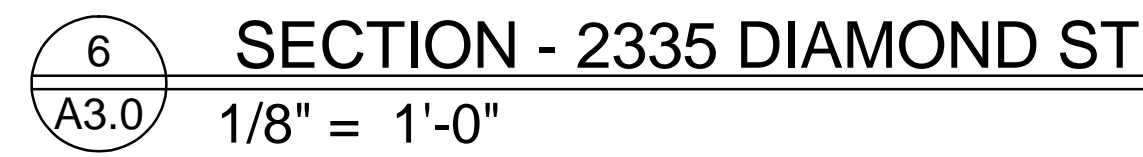
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Revisions	By

