



# 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**

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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)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>400 Fair Oaks Street</b>	Case No.:	<b>2011.0556V</b>
Cross Street(s):	<b>25<sup>th</sup> Street</b>	Building Permit:	<b>2011.06.17.8396</b>
Block /Lot No.:	<b>6534/001</b>	Applicant/Agent:	<b>Ian Glidden</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>(415) 279-4644</b>
Area Plan:	<b>N/A</b>	E-Mail:	<a href="mailto:iang@ianglidden.com">iang@ianglidden.com</a>
PROJECT DESCRIPTION			
<p>The proposed project is to add a detached one-story garage with a usable roof deck on the west side of the corner property, accessed from 25<sup>th</sup> Street. The proposed new garage would replace the existing concrete parking slab and retaining wall. A new gate is also proposed along the 25<sup>th</sup> Street property line.</p> <p><b>PER SECTION 134 OF THE PLANNING CODE</b> the subject property is required to maintain a rear yard of approximately 45 feet. The existing building encroaches approximately 15' into the required rear yard; the proposed addition of a detached garage would further encroach into the required rear yard by 6' and result in a rear yard of 6 feet; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Sophie Hayward</b> Telephone: <b>(415) 558-6372</b> E-Mail: <a href="mailto:sophie.hayward@sfgov.org">sophie.hayward@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2011.0556V.pdf">http://sf-planning.org/ftp/files/notice/2011.0556V.pdf</a></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.

## 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.

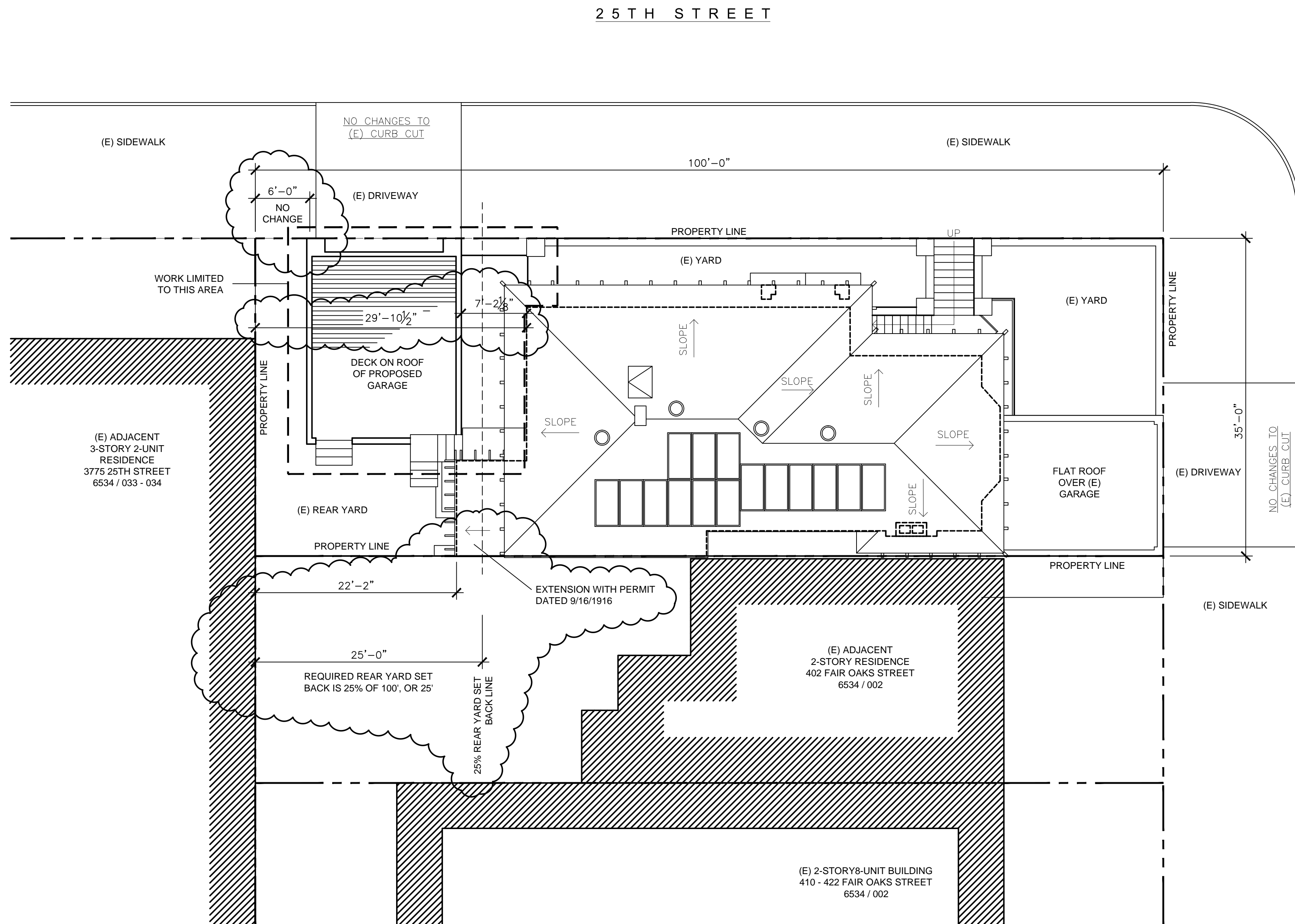
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## 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.

ACAD 18.0s (LMS Tech) DWG FILE: C:\Users\len\Desktop\101 The Embarcadero\Projects\Active Projects\11003\_Libeson\07 - 2D Drawings\Sheets\11003\_Libeson\_current.dwg USER: Ian PLOT DATE/TIME: 6/18/2011-10:21am



SCALE: 0 2 4 8 16'

# LIBESON RESIDENCE REMODEL

400 FAIR OAKS STREET  
SAN FRANCISCO, CA  
94110

All Construction, regardless  
of details on plans, shall  
comply with:  
2010 CA Building Code  
2010 CA Plumbing Code  
2010 CA Mechanical Code  
2010 CA Electrical Code, and  
2010 CA Building Energy  
Standards.

ARCHITECT  
IAN GLIDDEN  
101 THE EMBARCADERO, #214  
SAN FRANCISCO, CA 94105  
415-279-4644

GENERAL CONTRACTOR  
JEFF KING & COMPANY  
251 BALBOA STREET  
SAN FRANCISCO, CA 94118  
415-221-5012

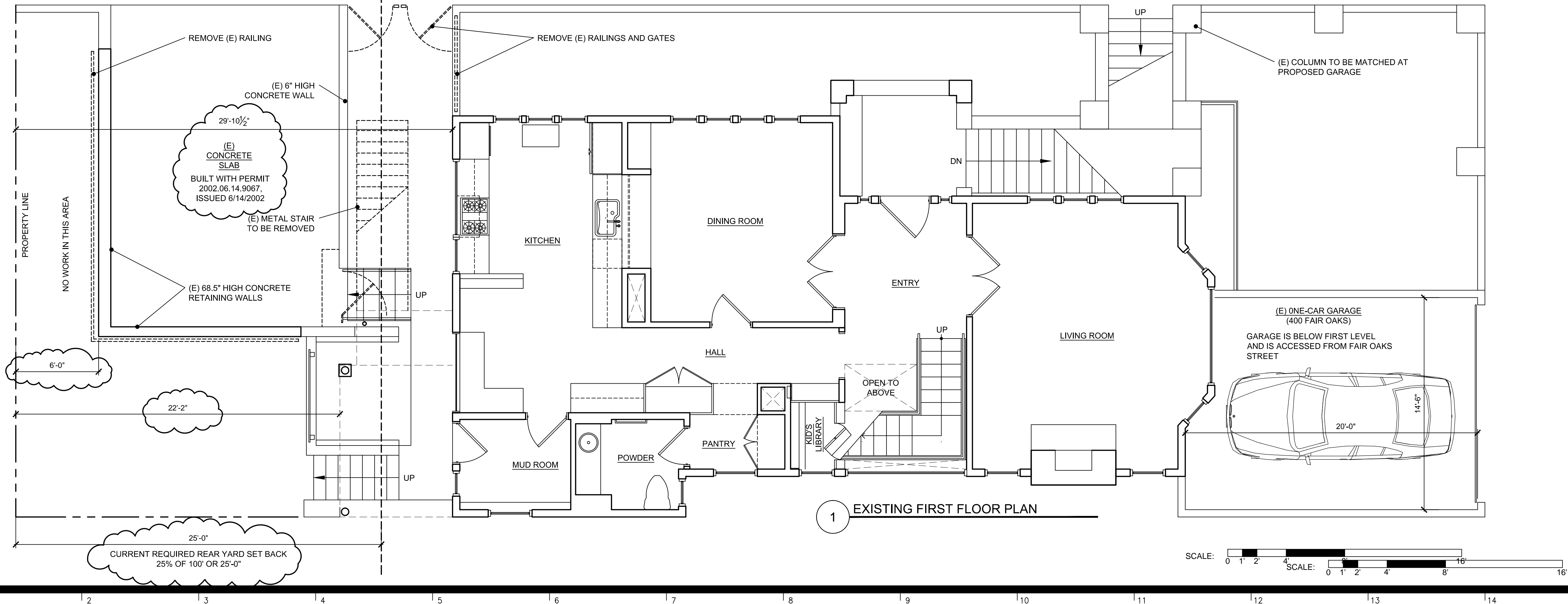
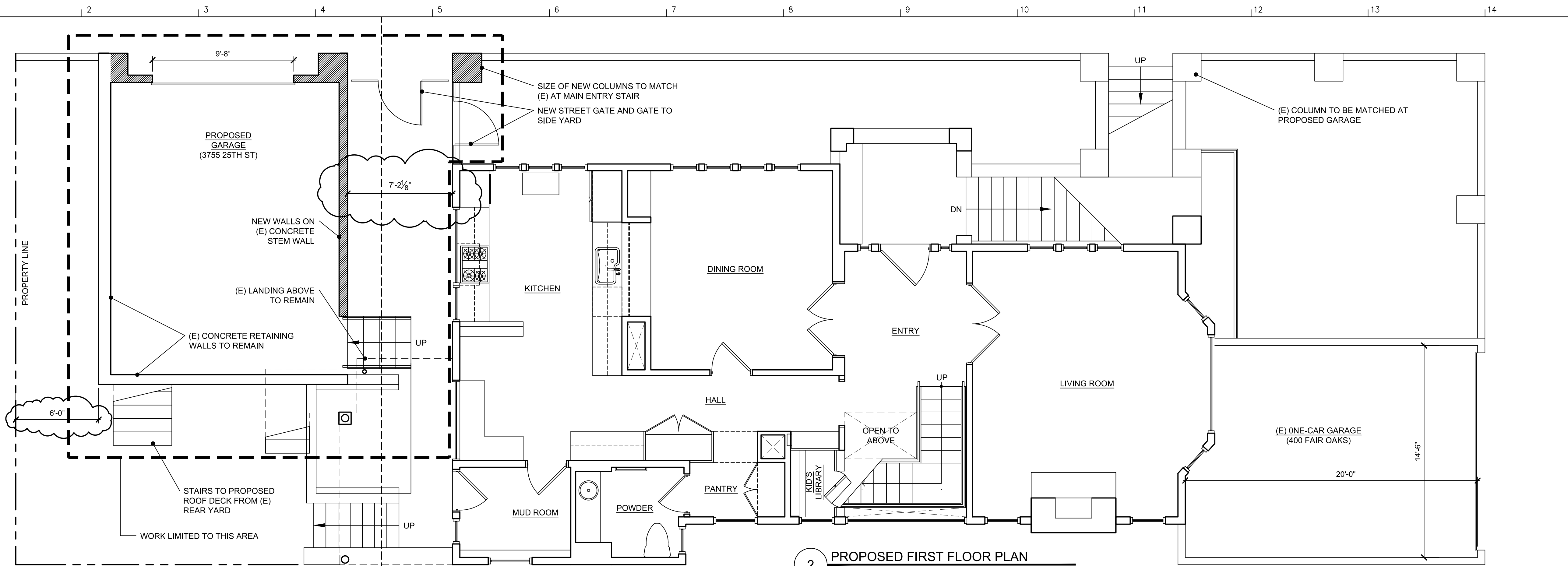
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rev. date description

date 06.17.2011  
phase  
issued for PERMIT APPLICATION  
project number 11003  
sheet title

SITE PLAN  
sheet number  
A100

ACAD 18.0s (LMS Tech) DWG FILE: C:\Users\len\Desktop\101 The Embarcadero\Projects\Active Projects\11003\_Libeson\07 - 2D Drawings\Sheets\11003\_Libeson\_current.dwg USER: Ian PLOT DATE/TIME: 6/18/2011 10:22am



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06.17.2011  
phase  
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project number 11003  
sheet title

FIRST LEVEL  
FLOOR PLANS

sheet number

A201

ACAD 18.0s (LMS Tech) DWG FILE: C:\Users\len\Desktop\101 The Embarcadero\Projects\Active Projects\11003\_Libeson\07 - 2D Drawings\Sheets\11003\_Libeson\_current.dwg USER: Ian PLOT DATE/TIME: 6/18/2011 10:23am

LIBESON  
RESIDENCE  
REMODEL

400 FAIR OAKS STREET  
SAN FRANCISCO, CA  
94110

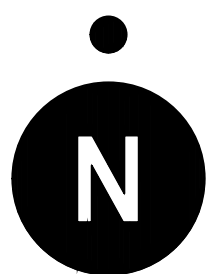
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date	06.17.2011
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project number	11003
sheet title	

SECOND LEVEL  
FLOOR PLANS

sheet number

A202

