



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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CA 94103-2479

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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, January 25, 2012**
Time: **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: 2882-2890 Geary Bl	Case No.: 2011.0830V
Cross Street(s): Collins	Building Permit: 2011.06.02.7305
Block / Lot No.: 1069/045	Applicant/Agent: Lam Engineering Inc (Connie Chan)
Zoning District(s): NC-3 / 40-X	Telephone: 415 440-4543
Area Plan: n/a	E-Mail: lamengineering@yahoo.com

PROJECT DESCRIPTION

The proposal is to convert two vacant office spaces (approximately 500 square feet each) into two new dwelling units on the second floor of the four-story mixed-use building.

Per Section 134 of the Planning Code the subject property requires a rear yard of 15 feet in depth at the second floor. The existing building covers the entire subject lot and no rear yard for the two new dwelling units at the second floor is proposed.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: christine.lamorena@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/2011.0830V.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. **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.



LAM Engineering Inc.
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 E-mail: lamengineering@yahoo.com
 1647 MISSION STREET
 SAN FRANCISCO, CA 94110
 TEL: (415) 440-4541 FAX: (415) 225-4353

PROJECT LOCATION:
**2882 GEARY BOULEVARD
 SAN FRANCISCO, CA 94118**

OWNER REVISIONS

MARK	DATE	MARK	DATE
V1	05/25/11		

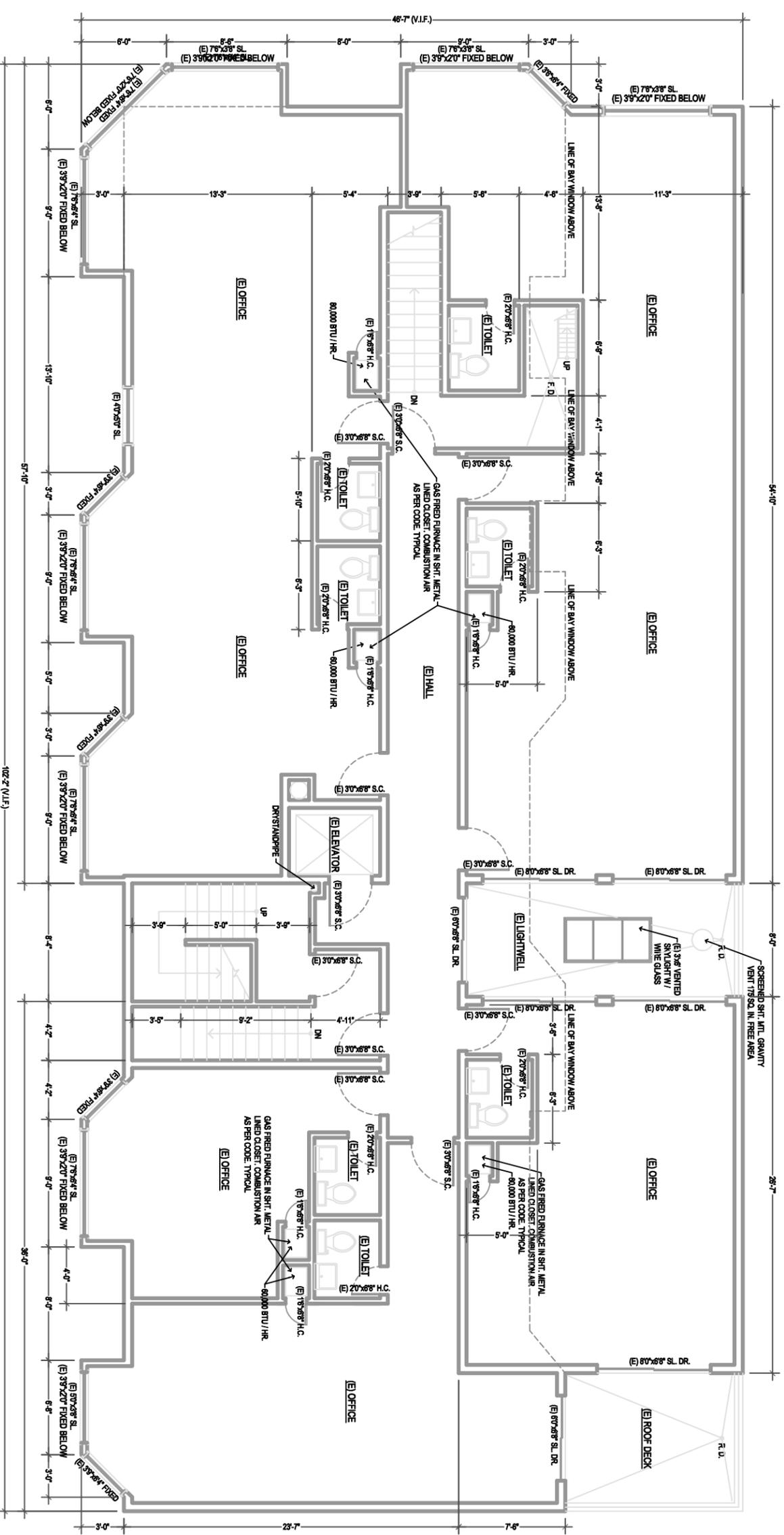
CITY BUILDING DEPT. REVISION:

MARK	DATE	MARK	DATE

TITLE
**EXISTING 2ND
 FLOOR PLAN**

DRAWN BY: **PQ** DATE: **05-26-2011**
 CHECKED: DATE:

SCALE: **1/4"=1'-0"**
 SHEET NO. **A3.0**



EXISTING 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 VERIFY ALL DIMENSIONS IN FIELD



LEGEND

	Existing wall to be remain
	Existing wall to be removed



LAM Engineering Inc.
 www.lamengr.com
 E-mail: lamengr@lamengr.com
 1647 MISSION STREET
 SAN FRANCISCO, CA 94110
 TEL: (415) 404-4541 FAX: (415) 252-4283

PROJECT LOCATION:
**2882 GEARY BOULEVARD
 SAN FRANCISCO, CA 94118**

OWNER REVISIONS

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V1	05/25/11		

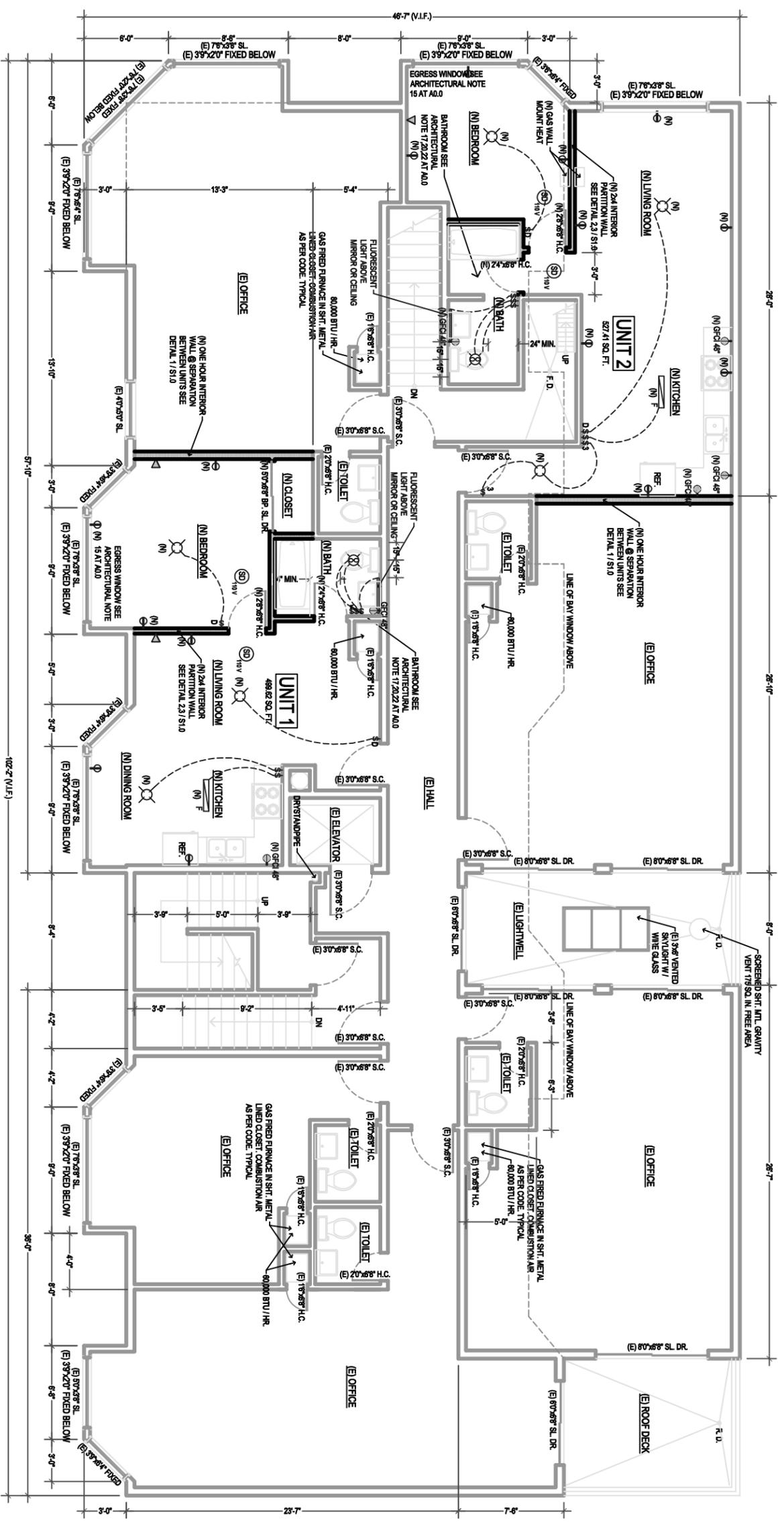
CITY BUILDING DEPT. REVISION:

MARK	DATE	MARK	DATE

TITLE
PROPOSED 2ND FLOOR PLAN

SCALE
1/4"=1'-0"

SHEET NO.
AG.0



PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 VERIFY ALL DIMENSIONS IN FIELD



LEGEND	
	Existing Wall to be Remains
	New Stud Wall
	Insulation R-Value
	110 V AC Smoke/Carbon monoxide detector w/battery backup
	Fluorescent
	Exhaust fan w/recessed lamp
	Light fixture - ceiling (High Efficacy/Optional)
	GFCI Duplex convenient outlet
	Duplex outlet
	Switch (Typical)
	Switch (Dimmer Optional)
	Telephone outlet

