



# 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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Suite 400  
San Francisco,  
CA 94103-2479

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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, April 24, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Rear Yard and Side Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>225 Santa Ana Avenue</b>	Case No.:	<b>2011.0896V</b>
Cross Street(s):	<b>Monterey Blvd And Darien Way</b>	Building Permit:	<b>201103172277</b>
Block / Lot No.:	<b>3254/018</b>	Applicant/Agent:	<b>Johnny DaRosa</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>(650) 692-4072</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>johnnydarosa@sbcglobal.net</b>

### PROJECT DESCRIPTION

The subject property contains a one-story over garage single-family dwelling. The project proposes to raise the height of the existing building by approximately 2'-0" to create a habitable level below the existing first floor and to construct a two-story horizontal addition at the rear (southeast corner) of the building that would not extend beyond the depth of the existing rear wall.

**PER SECTION 133 OF THE PLANNING CODE** the subject property is required to maintain two side yards of approximately 4' each. The existing building currently provides side yards of approximately 1' on the south side and 3' on the north side. Therefore, the proposal to raise the existing building and construct a horizontal addition at the rear (southeast corner) require a variance.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 24'-0". The existing building currently provides a rear yard of approximately 17'-6". Therefore, the proposal to raise the existing building and construct a horizontal addition at the rear (southeast corner) require a variance.

### ADDITIONAL INFORMATION

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

Planner: **Adrian C. Putra**

Telephone: **415-575-9079** Mail: [adrian.putra@sfgov.org](mailto: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/2011.0896V.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 March 26, 2013, the Department issued the required Section 311 notification for this project (expires April 25, 2013).**

## 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**.

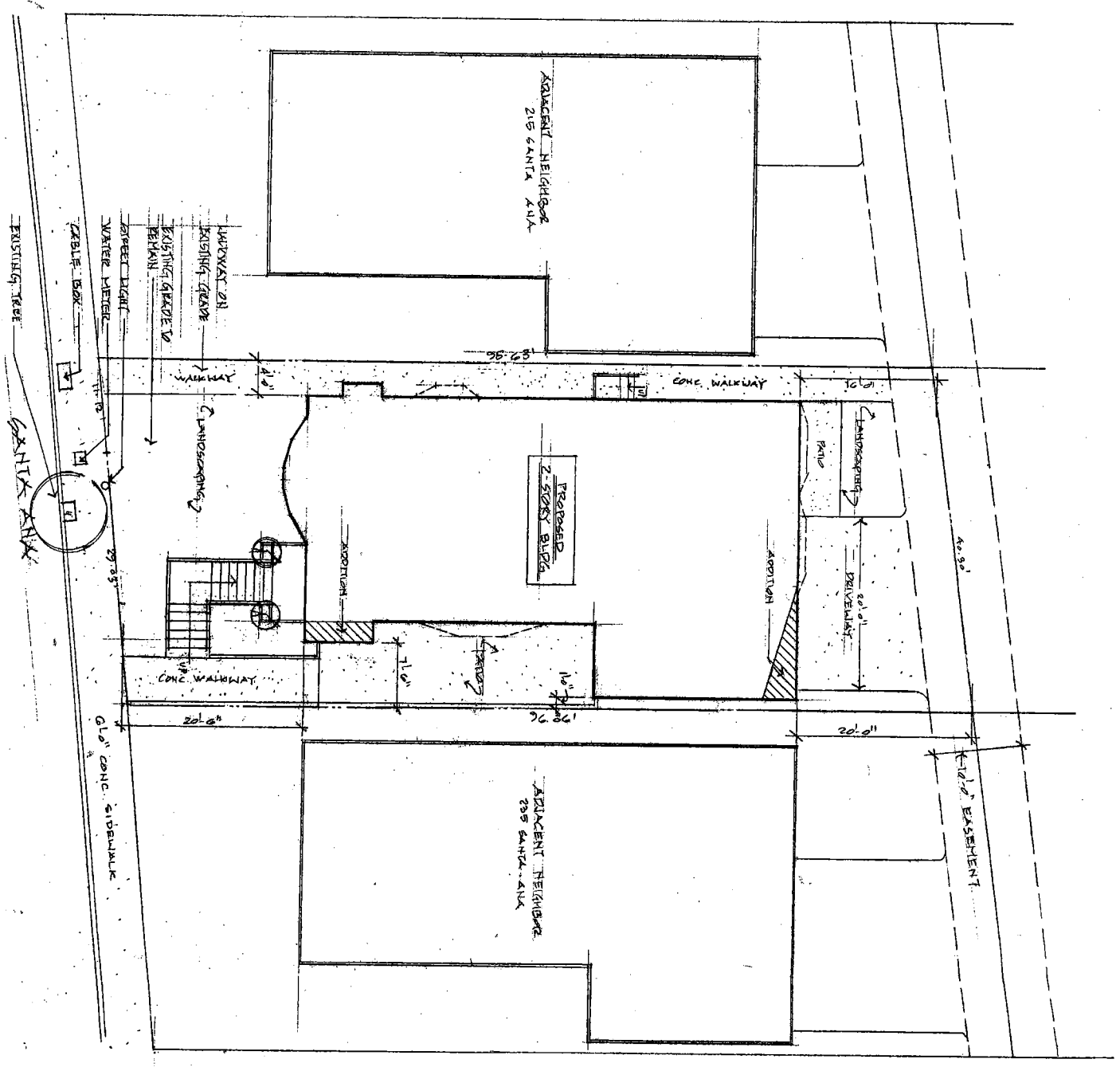
## ABOUT THIS NOTICE

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.

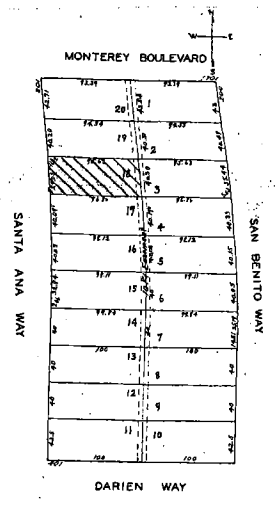
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SHEET INDEX

1



Block Plan

SCOPE OF WORK:

- VERTICAL ADDITION 5'-11"
- 1ST FL. 846 SF ADDITION AT EXISTING CEILING SPACE FOR LIVING, DIN. & BREAKFAST
- 2ND FL. 846 SF ADDITION AT EXISTING CEILING SPACE FOR LIVING, DIN. & BREAKFAST
- RENOVATED EXISTING KITCHEN, STAIR TO 1ST FLOOR
- EXTERIOR: NEW STAIR FOR FRONT ENTRANCE, NEW 1ST FLOOR ENTRANCE & GARAGE DOOR
- NEW CONC. WALKWAYS AT FRONT & LEFT SIDE

PROPOSED DATA:

Block 3254 Lot 018	Assessor's Volume #22
Lot Area	8846 SF
Block Area	847 SF (EXISTING 1ST FL.)
	1623 SF (EXISTING 2ND FL.)
	846 SF (1ST FL. ADDITION)
	1751 SF (2ND FL. ADDITION)
	3408 SF TOTAL
	~ 60' x 56' (ALLOWED)
	~ 35'-0" (ALLOWED)
	RE-10

SHEET INDEX:

1. SITE PLAN
2. EXISTING FLOOR PLANS
3. RENOVATED FLOOR PLANS
4. ROOF PLAN
5. ELEVATIONS
6. ELEVATIONS
7. SECTIONS
8. EXISTING ELEVATIONS
9. EXISTING ELEVATIONS

Cam and Cynthia Nguyen Residence Renovation  
225 Santa Ana Ave.  
San Francisco, CA 94127 (Block 3254 Lot 018)

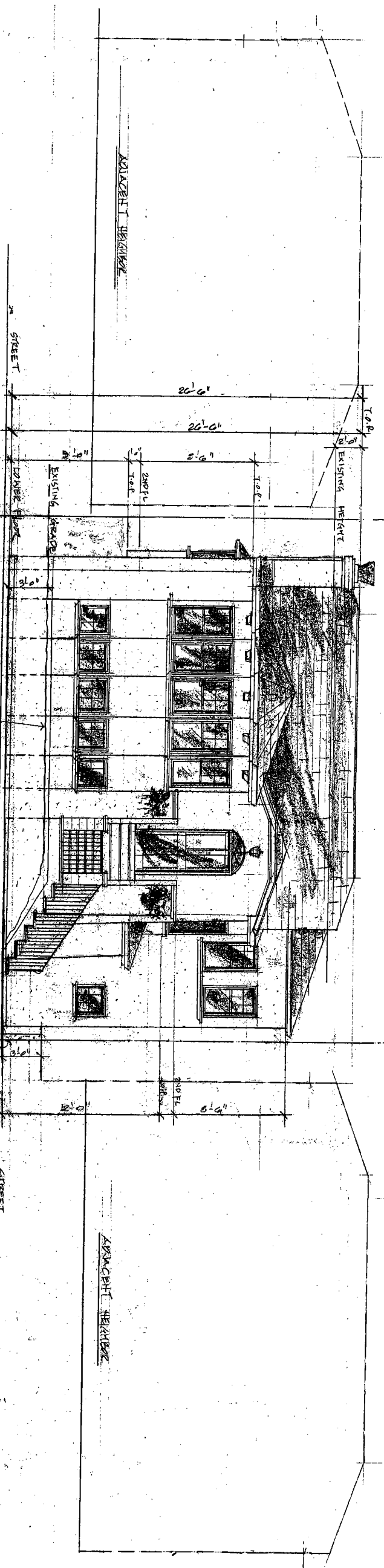
d & a  
darosa & associates  
475 el camino real, #303  
millbrae, ca 94030  
tel: 650-992-4072 fax: 650-992-4073

REVISIONS	BY

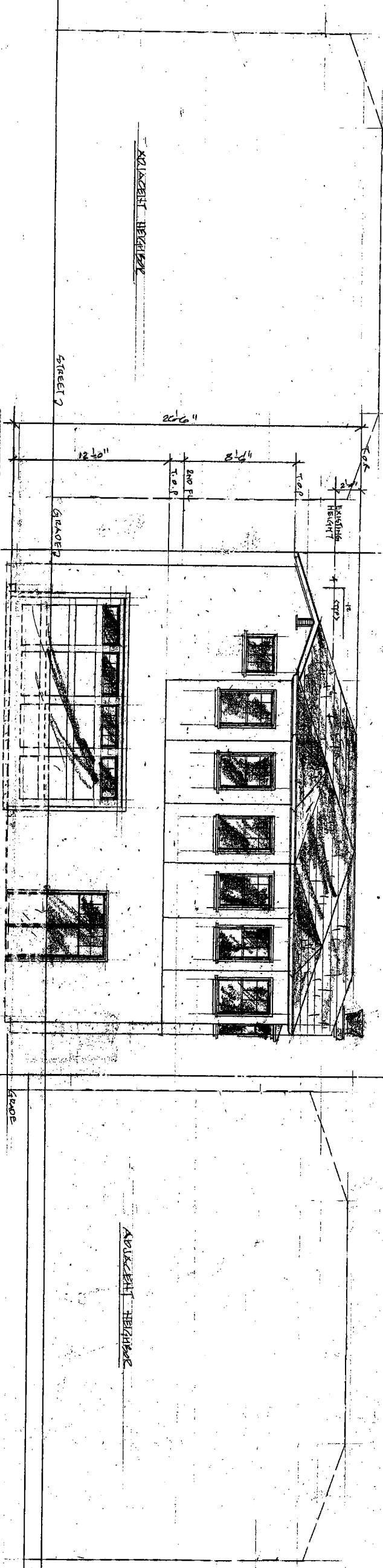
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CHECKED	
DATE	3-16-11
SCALE	1/8"=1'-0"
JOB NO.	3-185
SHEET	

EXTERIOR FINISHES	
ROOF	CONCRETE SHINGLES
WALLS	STUCCO & PAINT
WINDOWS	WOOD FRAME LUMBER, PICTURE WINDOW, GLAZED TO MATCH EXISTING
DOORS	WOOD & PAINT

REVISIONS	BY



FRONT ELEVATION



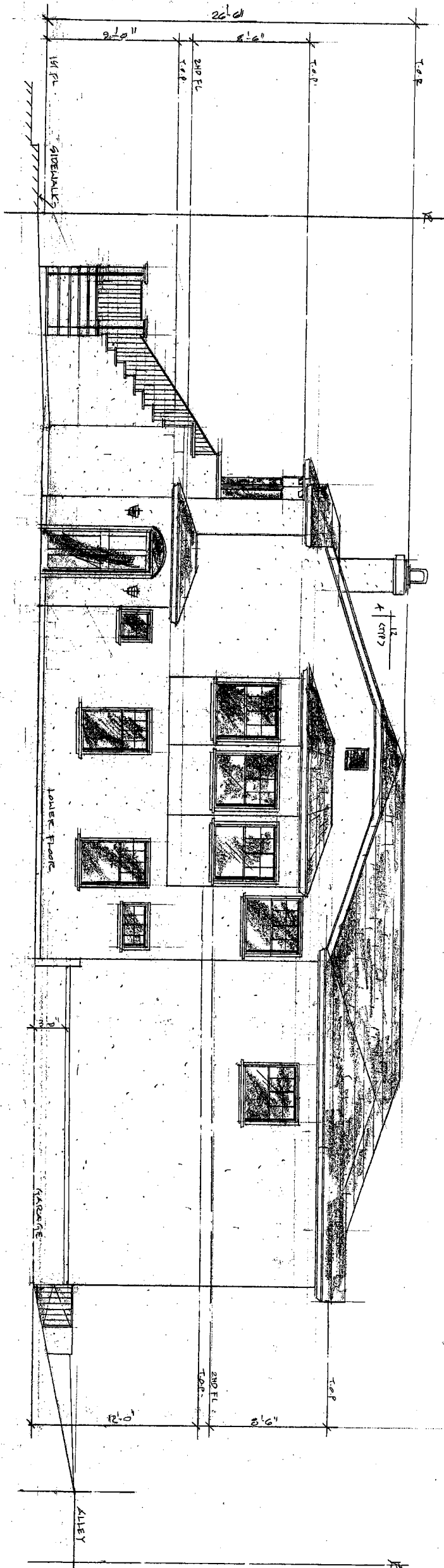
REAR ELEVATION

Cam and Cynthia Nguyen Residence Renovation  
225 Santa Ana Ave.  
San Francisco, CA 94127 (Block 3254 Lot 018)

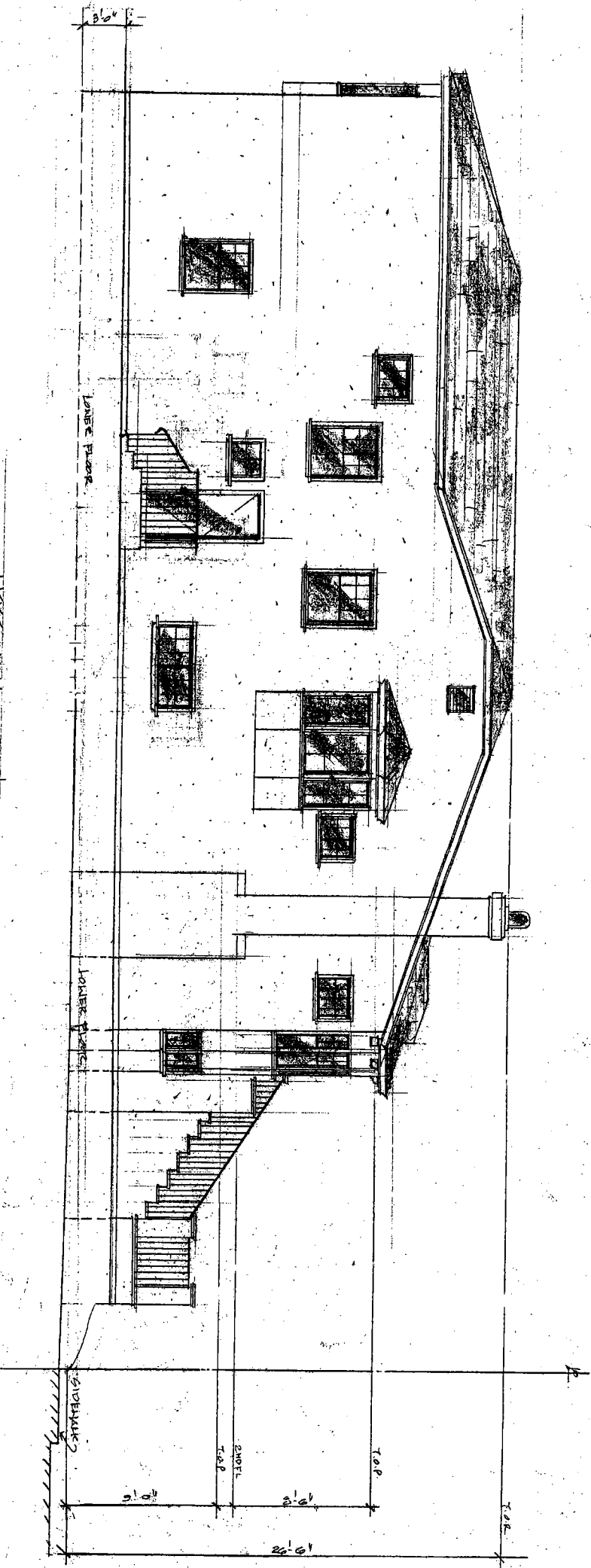
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475 el camino real, #508  
millbrae, ca 94030  
tel: 650-692-4072 fax: 650-692-4073

DATE	3-15-11
SCALE	1/8" = 1'-0"
JOB NO.	3-185
SHEET	5



FRONT ELEVATION



REAR ELEVATION

Cam and Cynthia Nguyen Residence Renovation  
 225 Santa Ana Ave.  
 San Francisco, CA 94127 (Block 3254 Lot 018)

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 darosa & associates

475 el camino real, #308  
 millbrae, ca 94030  
 tel: 650-492-4072 fax: 650-492-4073

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DRAWN  
 JDL

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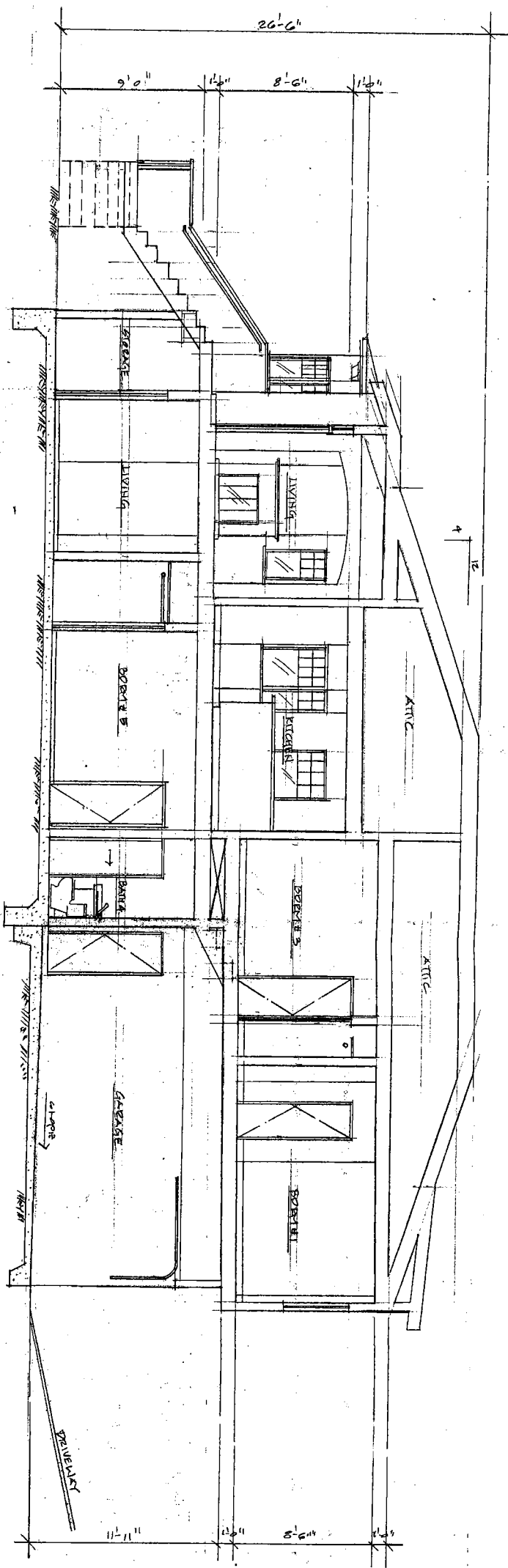
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 3-16-11

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 1/8" = 1'-0"

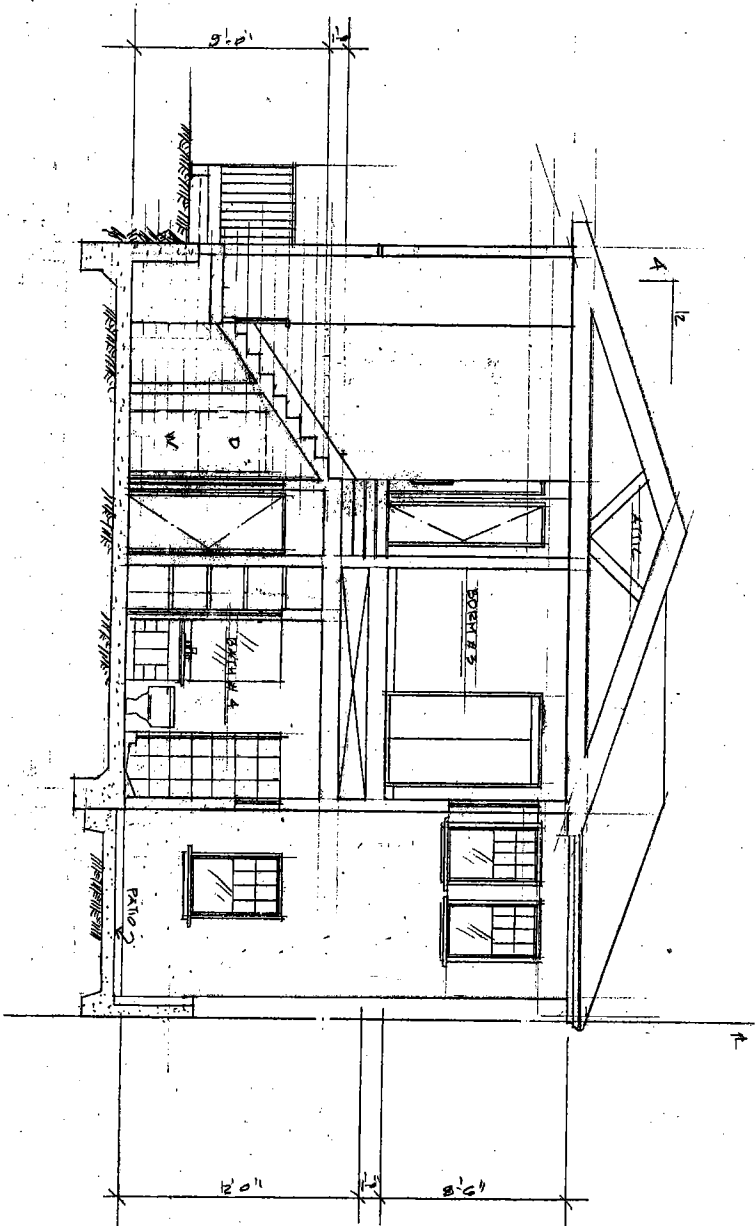
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 3115

SHEET  
 6

OF SHEETS



SECTION A-A



SECTION B-B

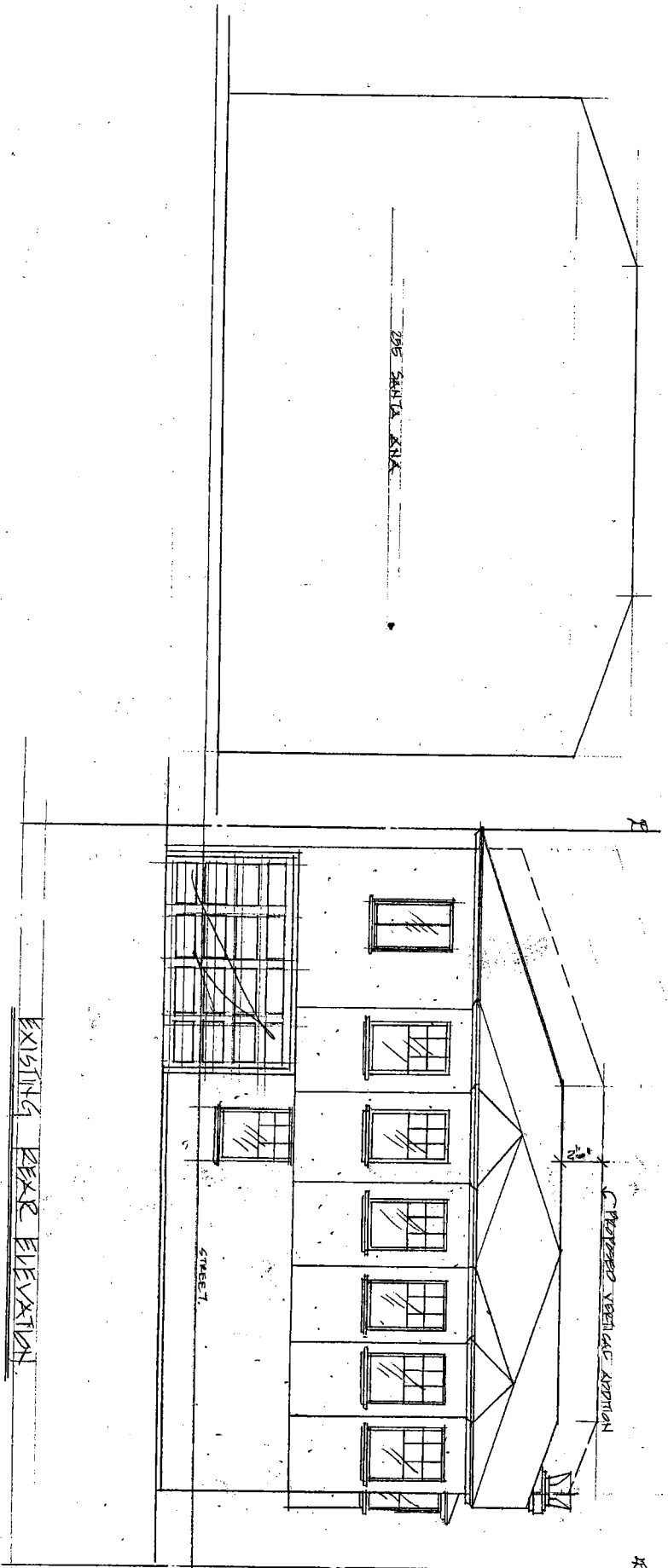
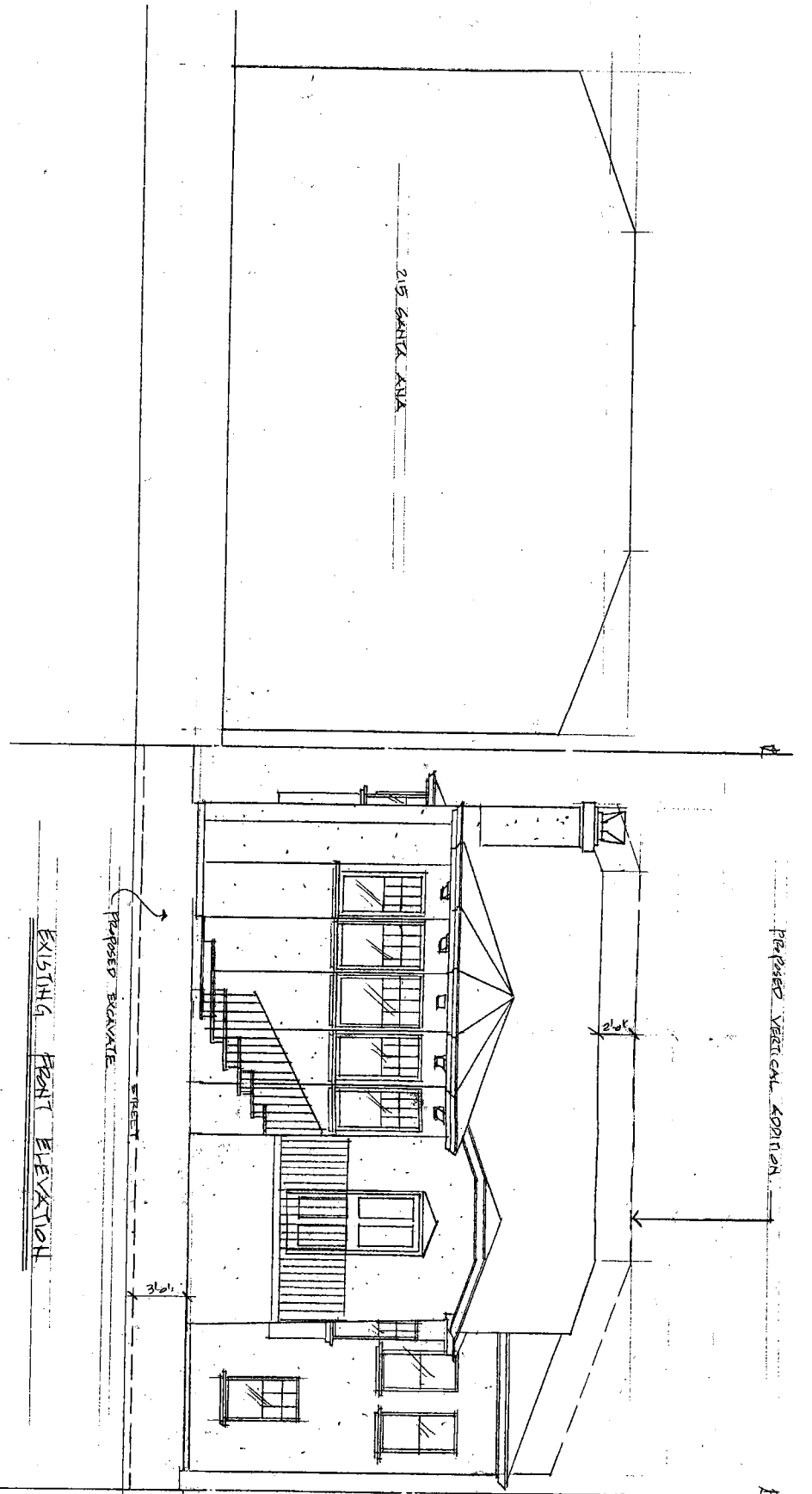
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 darosa & associates

475 el camino real, #308  
 millbrae, ca. 94030  
 tel: 650-692-4072 fax: 650-692-4073

REVISIONS	BY

DRAWN JBL	CHECKED JBL
DATE 3-15-11	SCALE 1/4" = 1'-0"
JOB NO. 3-155	SHEET 7



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**darosa & associates**

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 tel: 650-692-4072 fax: 650-692-4073

**Cam and Cynthia Nguyen Residence Renovation**  
**225 Santa Ana Ave.**  
**San Francisco, CA 94127 (Block 3254 Lot 018)**

**DRAWN**  
**3/12**

**CHECKED**

**DATE**

**3-16-11**

**BY**

**3-16-11**

**PROJECT NO.**

**3-115**

**SHEET**

**8**

**OF**  
**SHEETS**