



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, February 22, 2012**
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:	322 28th Street	Case No.:	2011.1405V
Cross Street(s):	Sanchez St./Noe St.	Building Permit:	2011.09.09.4220
Block /Lot No.:	6602/010	Applicant/Agent:	Susan Linares
Zoning District(s):	RH-2 / 40-X	Telephone:	(510) 388-9707
Area Plan:	N/A	E-Mail:	susan@linaresdesign.com
PROJECT DESCRIPTION			
<p>The proposal includes the addition of one dwelling unit at the ground floor of the existing single-family structure. There will be no expansion of the building envelope. The additional unit will face the rear yard, necessitating the granting of an exposure variance.</p> <p>PER SECTION 140 OF THE PLANNING CODE, the windows of at least one room in each dwelling unit must face directly onto either a public street, public alley at least 25 feet in width, side yard at least 25 feet in width or a rear yard meeting the requirements of the Planning Code. Therefore, the proposal to add a dwelling unit within the existing building that has a noncomplying rear yard requires a variance from the exposure requirement of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Doug Vu Telephone: (415) 575-9120 E-Mail: Doug.Vu@sfgov.org</p>			
<p>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/2011.1405V.pdf</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.

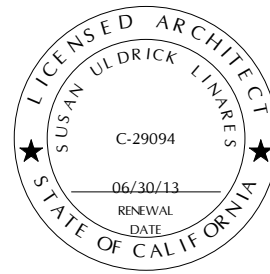
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



440 Grand Avenue #300
Oakland, California 94610

Tel./Fax 510-986-1900

Susan Linares, Architect

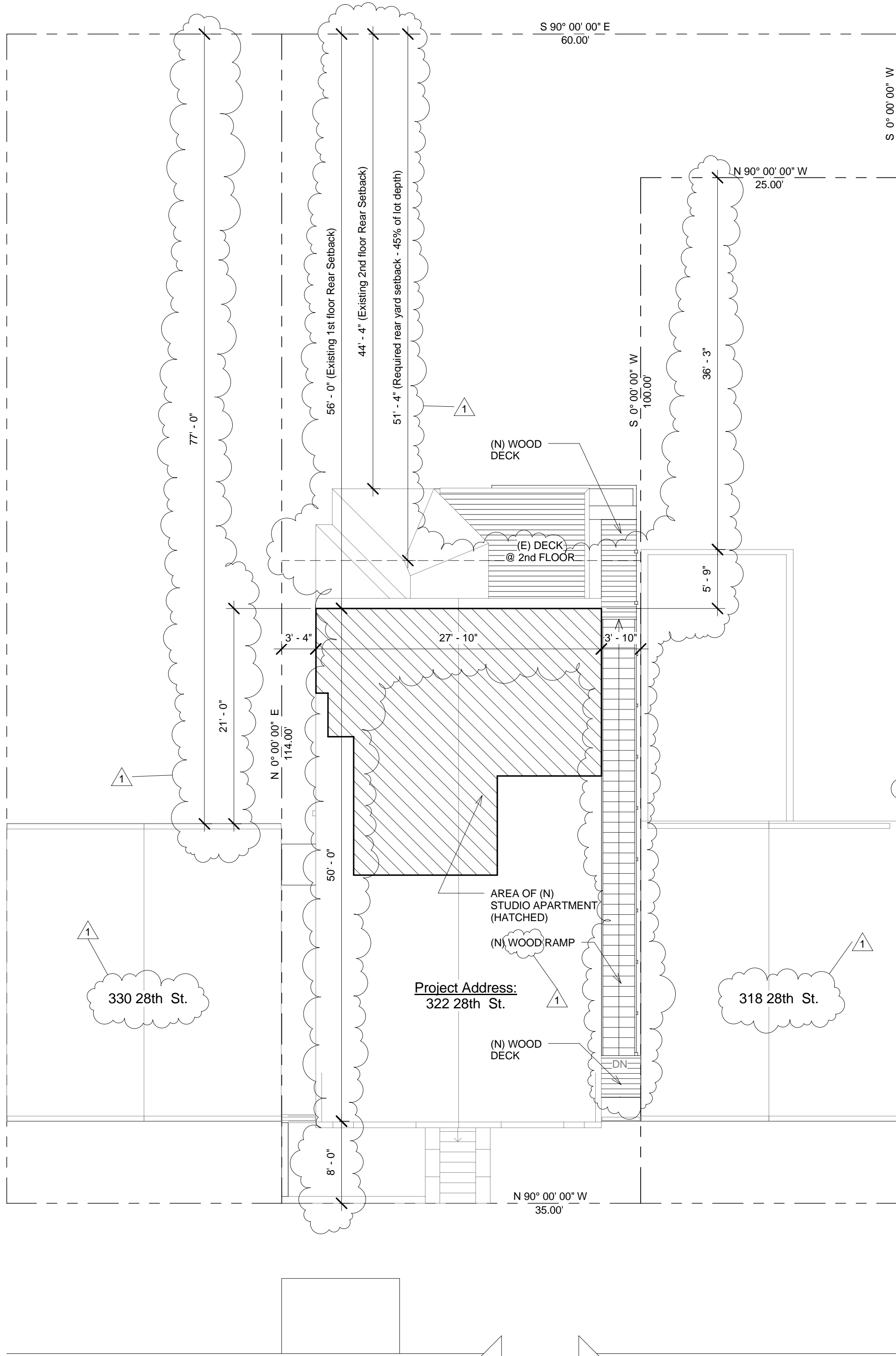


Project:

322 28th Street Remodel

Anne Wilson

322 28th Street,
San Francisco, CA



2 NEW South Elevation
1/4" = 1'-0"

PROJECT DESCRIPTION

Create (N) studio apartment within existing building footprint under current single family residence. Provide (N) Ramp along the side of the house from the street level to the rear entrance to the (N) studio apartment. Replace (E) siding throughout.

Relocate stairs from (E) upper unit to garage below. Update (E) Kitchen for upper unit.

Project Address: 322 28th Street
San Francisco, CA 94131
Block: 6602
Lot: 10
Lot size: 0.479 Acres
Zoning District: RH-2
Occupancy Group: R-3
Construction Type: V-B
(E) # bedrooms/bathrooms: 3/1 (upstairs)
(N) # bedrooms/bathrooms: 3/1 (upstairs)
0/1 (downstairs)
3/2 (total)

LOT AREA: 4,338 SF

FLOOR AREA:

Conditioned Space:

(E) 2nd Floor Unit : 1,553 sf
(N) 1st Floor Unit: 570 sf
Total Conditioned Space: 2,123 sf

Unconditioned Space:

(N) Garage: 778 sf

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0 PROJECT DESCRIPTION, SITEPLAN & SOUTH ELEVATION
A1 FIRST FLOOR PLANS
A2 SECOND FLOOR PLANS
A3 EAST ELEVATIONS
A4 NORTH & WEST ELEVATIONS

Rev #	Date	Description	By
1	12/15/11	PLANNING BACKCHECK#1	SUL

Sheet Title:

Project Description,
Site Plan & South
Elevation

Date	Dec 15th, 2011
Scale	As indicated
Drawn by	SUL
Job #:	110702

Sheet Number:

A0

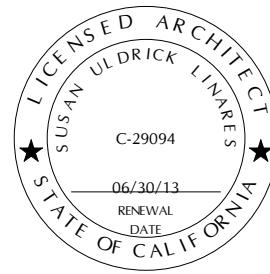
These drawings are instruments of service only and are the property of the Architect. Copyright 2009



440 Grand Avenue #300
Oakland, California 94610

Tel./Fax 510-986-1900

Susan Linares, Architect

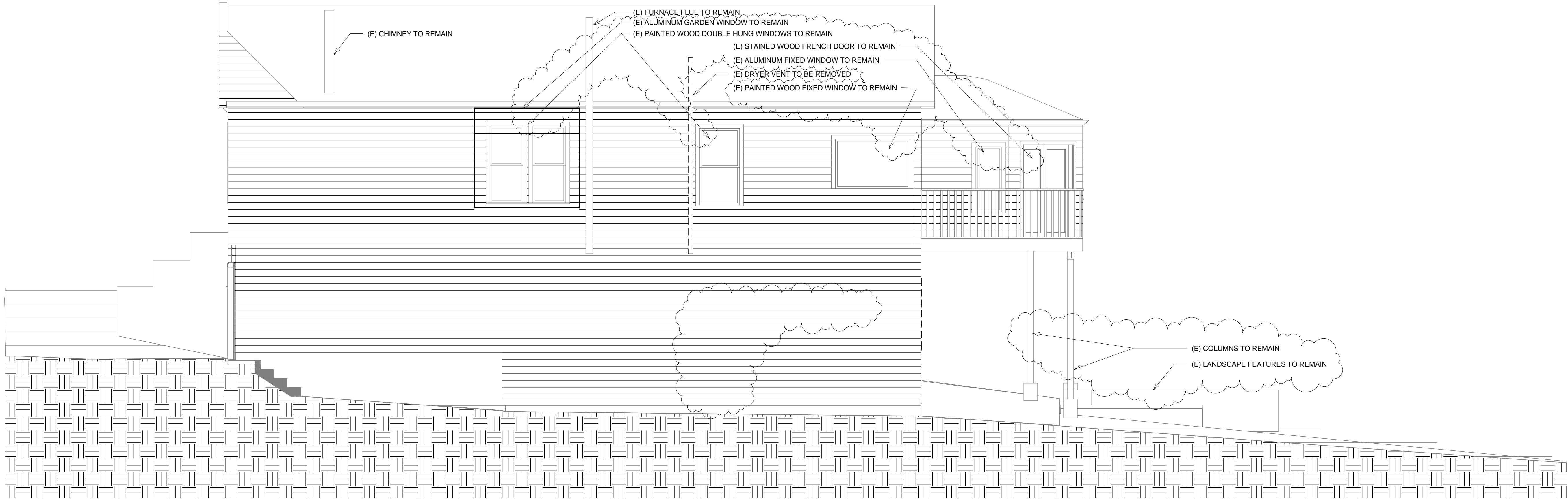


Project:

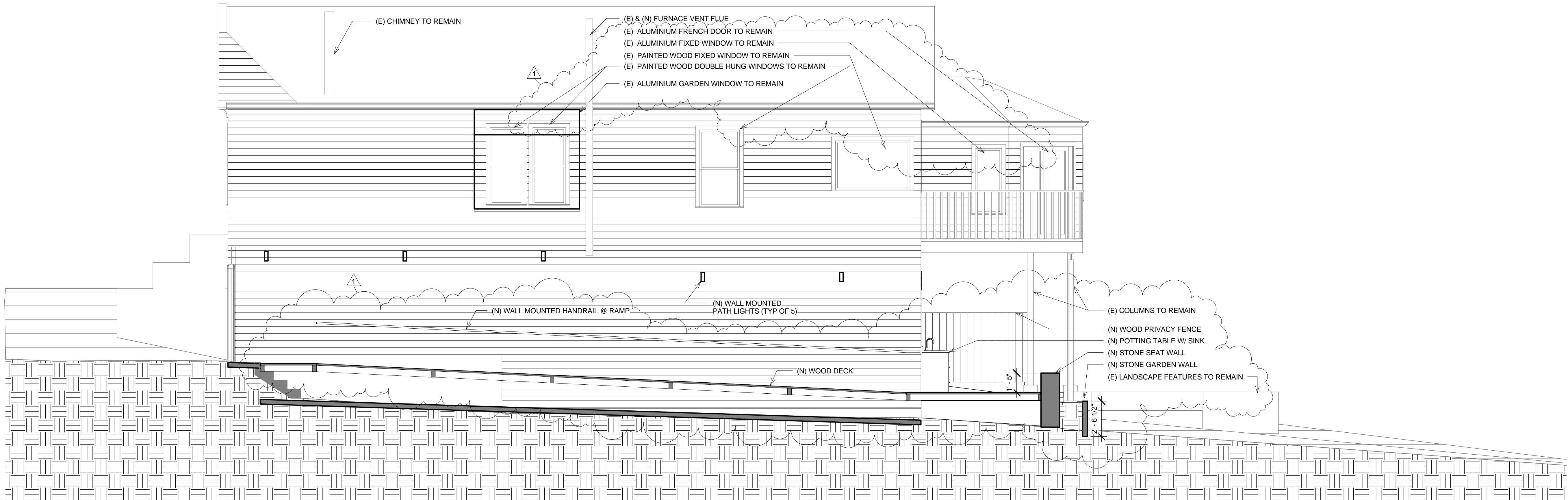
322 28th Street Remodel

Anne Wilson

322 28th Street,
San Francisco, CA



1 East Elevation (Demolition)
1/4" = 1'-0"



2 NEW East Elevation
1/4" = 1'-0"

1	12/15/11	PLANNING BACKCHECK#1	SUL
Rev #:	Date:	Description:	By:

Sheet Title:

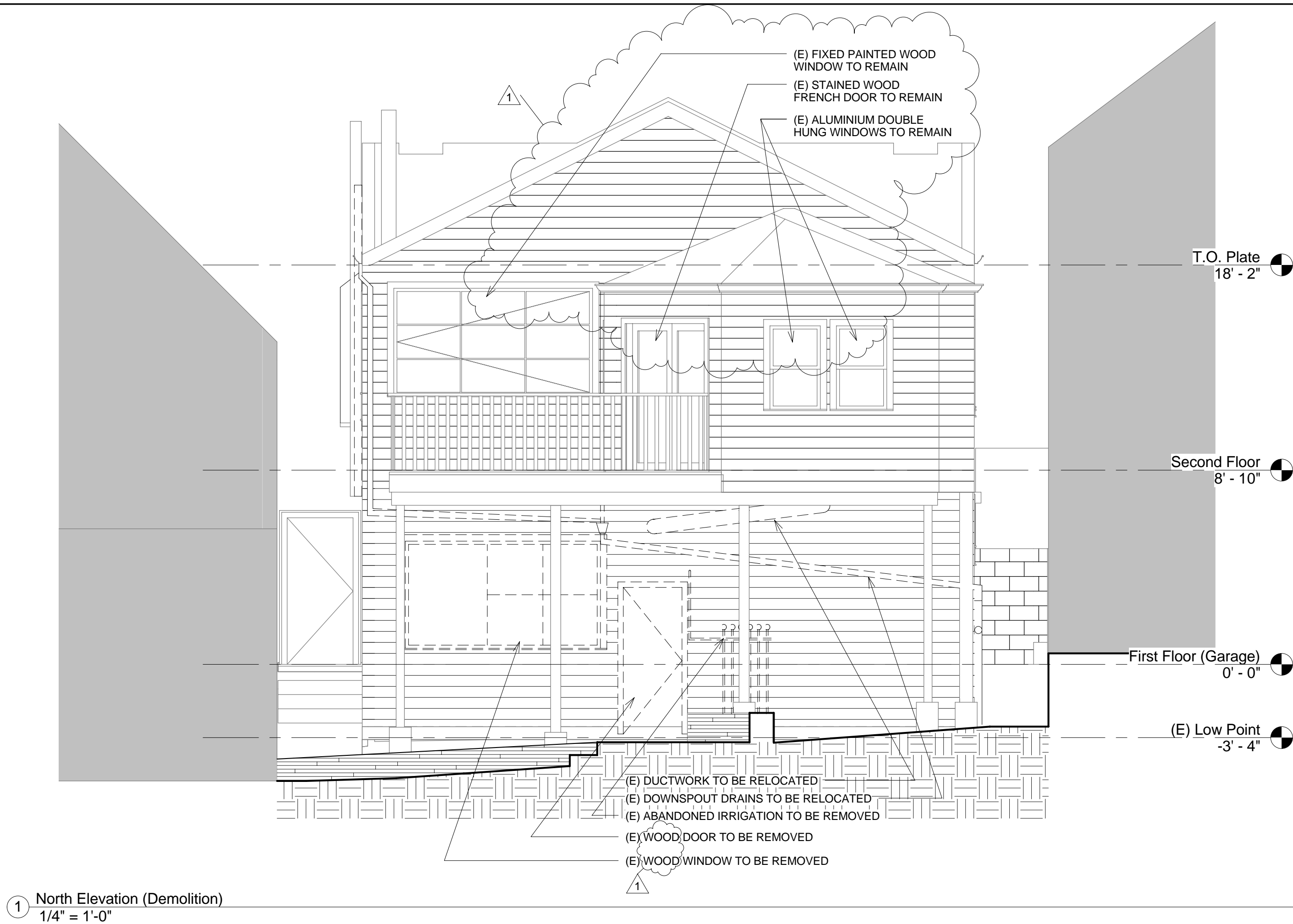
East Elevations

Date	Dec 15th, 2011
Scale	1/4" = 1'-0"
Drawn by	SUL
Job #:	110702

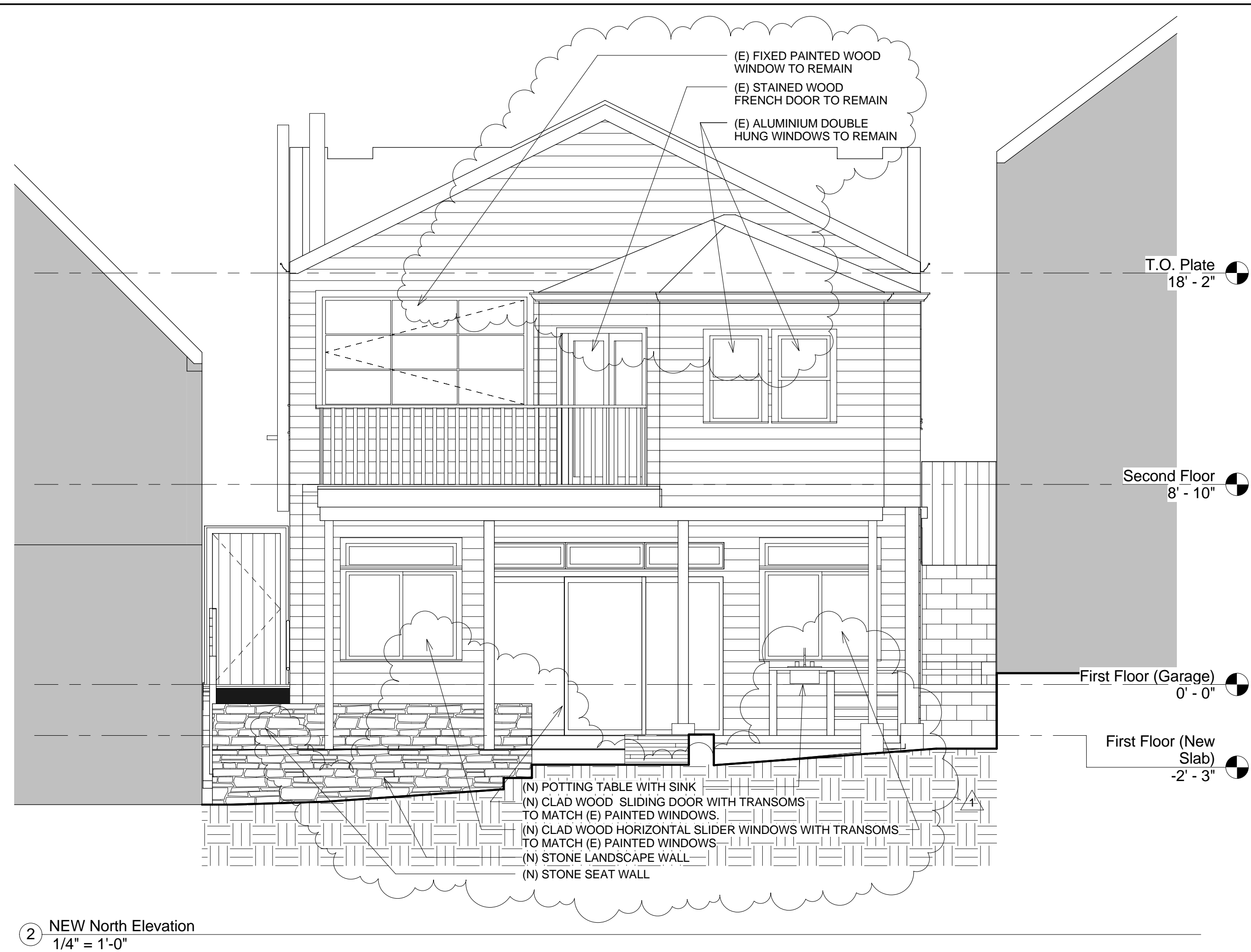
Sheet Number:

A3

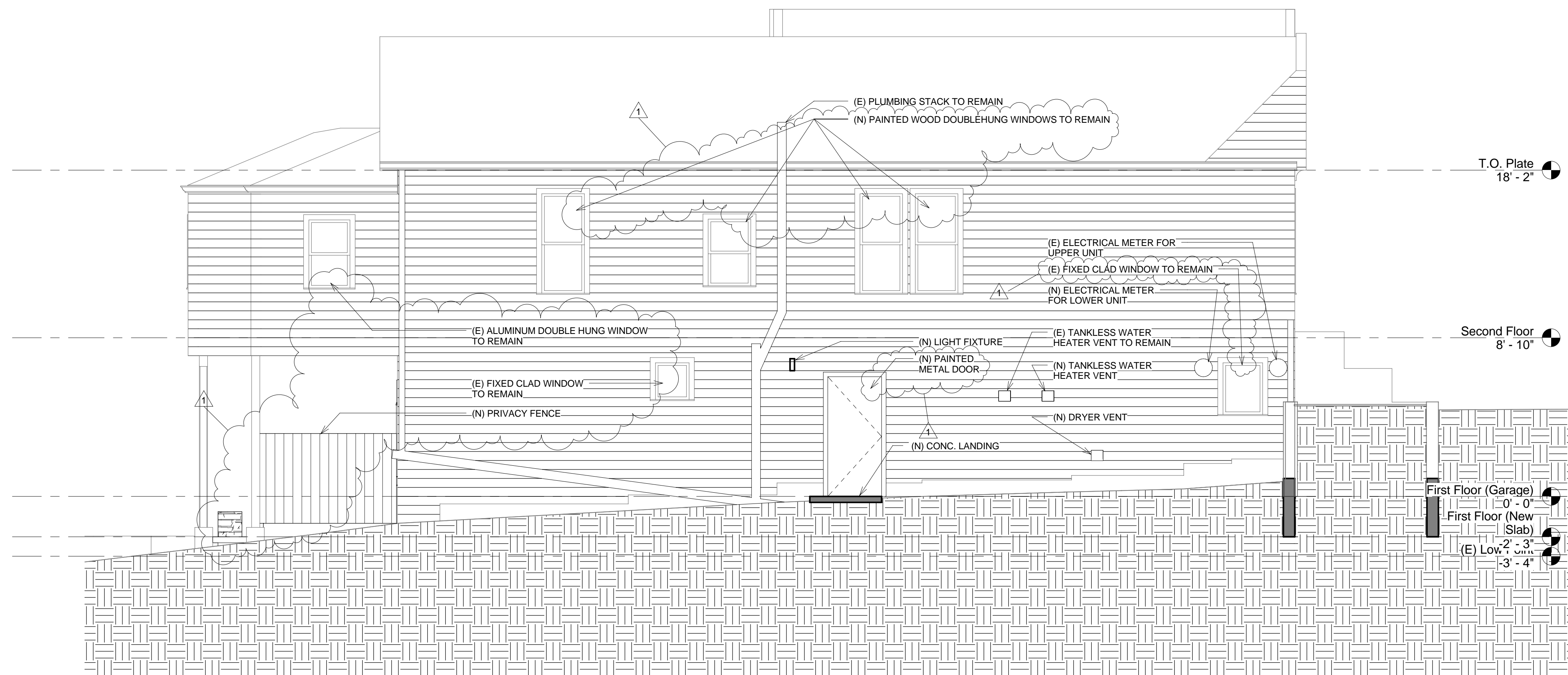
These drawings are instruments of service only and
are the property of the Architect. Copyright 2009



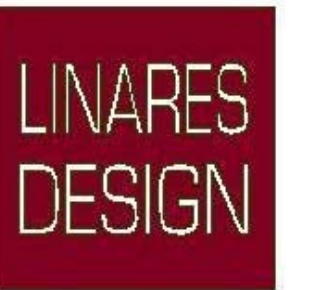
1 North Elevation (Demolition)
1/4" = 1'-0"



2 NEW North Elevation
1/4" = 1'-0"



3 NEW West Elevation
1/4" = 1'-0"



440 Grand Avenue #300
Oakland, California 94610

Tel./Fax 510-986-1900

Susan Linares, Architect



Project:

322 28th Street Remodel

Anne Wilson

322 28th Street,
San Francisco, CA

Rev #	Date	Description	By
1	12/15/11	PLANNING BACKCHECK#1	SUL

Sheet Title:

North & West
Elevations

Date	Dec 15th, 2011
Scale	1/4" = 1'-0"
Drawn by	SUL
Job #:	110702

Sheet Number:

A4

These drawings are instruments of service only and
are the property of the Architect. Copyright 2009