



# 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, August 22, 2012**  
Time: **9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance(Rear Yard, Exposure, and Open Space)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>1069 Capp St</b>	Case No.: <b>2012.0669V</b>
Cross Street(s): <b>Between 25th and 26th Streets</b>	Building Permit: <b>TBD</b>
Block / Lot No.: <b>6527/019</b>	Applicant/Agent: <b>Bonnie Bridges</b>
Zoning District(s): <b>RTO-Mission / 40-X</b>	Telephone: <b>415-241-7161</b>
Area Plan: <b>Eastern Neighborhoods</b>	E-Mail: <b>bbridges@boorbridges.com</b>

### PROJECT DESCRIPTION

The proposal is to add two additional dwellings at the rear of the through-lot by constructing a new two-story building fronting Cypress Alley. The project will result in a total of seven dwellings on the property.

**Planning Code Section 134** requires a rear yard of approximately 49' for the subject property. The existing building encroaches 28'-10" into the required rear yard, leaving a rear yard of 20'-2". The project proposes a new structure at the rear property line.

**Planning Code Section 135** requires 100 square feet of private usable open space, or 133 square feet of common open space for each unit. The project reduces the amount of usable open space on the property and the rear yard does not meet the minimum open space dimensional requirements.

**Planning Code Section 140** requires each dwelling to face directly on an open area of a public street/alley/side yard of at least 25' in depth, or a rear yard meeting the requirements of the Planning Code. The project reduces exposure for three of the existing units that face onto the non-complying rear yard and does not provide adequate exposure for the proposed units.

**Planning Code Section 188** prohibits intensification of a non-complying structure. The existing building is a non-complying structure in terms of rear yard and exposure and the project would increase this discrepancy.

### ADDITIONAL INFORMATION

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

Planner: **Ben Fu** Telephone: **415-558-6613** Mail: [ben.fu@sfgov.org](mailto:ben.fu@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/2012.0669V.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.

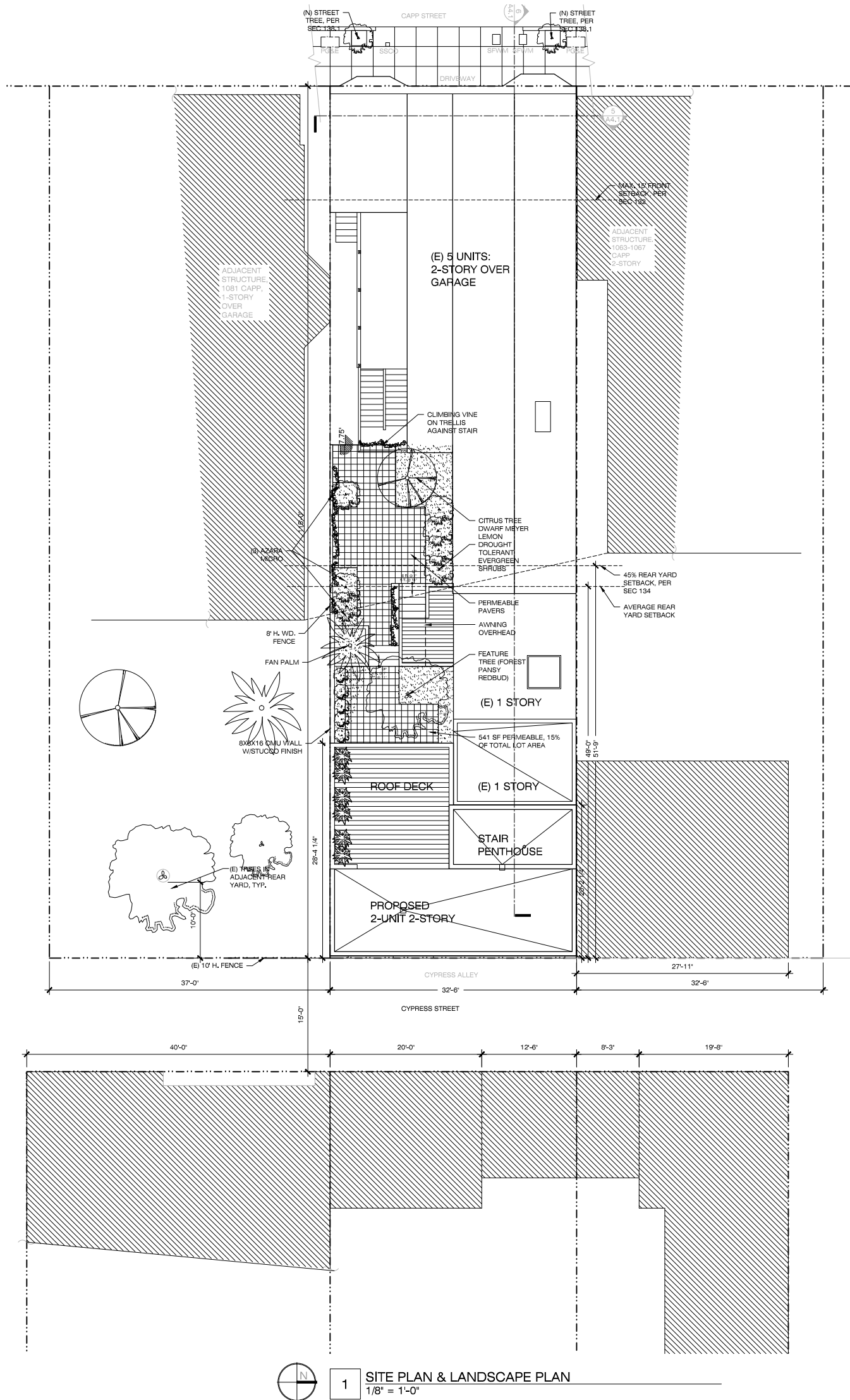
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## 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.

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# BOOR BRIDGES ARCHITECTURE

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ISSUE	
2012/08/01	Variance Submittal
2012/05/25	Building Permit Submittal
2012/05/24	Site Permit Submittal
2012/03/19	Sketches

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the Architect.  
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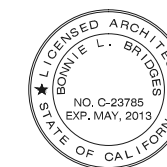
PROJECT **Capp Street**  
1069 Capp Street  
San Francisco, CA 94110

NUMBER 201113

CONTACT Bonnie Bridges - 415 241 7161

SITE PLAN

# A1.1



ISSUE	
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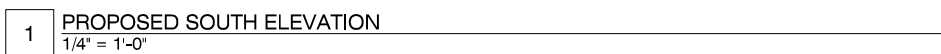
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**PROJECT** **Capp Street**  
1069 Capp Street  
San Francisco, CA 94110

**NUMBER** 201113  
**CONTACT** Bonnie Bridges - 415 241 716

## PROPOSED ELEVATIONS

## A4.2



## A4.3