



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, May 26, 2010**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Reduced Parking)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 31 Uranus Tr	Case No.: 2010.0246V
Cross Street(s): 17th Street	Building Permit: N/A
Block /Lot No.: 2654/031	Applicant/Agent: Maurizio Damiaji
Zoning District(s): RH-2 / 40-X	Telephone: (415) 509-2290
Area Plan: N/A	E-Mail: N/A

PROJECT DESCRIPTION

The proposal is to add one dwelling unit to a single-family structure without the required on-site parking space. The proposal would add a kitchen to existing residential space, thus creating a new unit. No physical expansion of the building is proposed.

PER SECTION 151 OF THE PLANNING CODE the subject property is required to contain one parking space for each residential unit. The proposed use would contain one parking space for two residential units, therefore, the project requires a variance from the parking requirement (Section 151) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **C. Jaroslowsky** Telephone: **(415) 558-6348** E-Mail: **cecilia.jaroslowsky@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/2010.0246V.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 DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

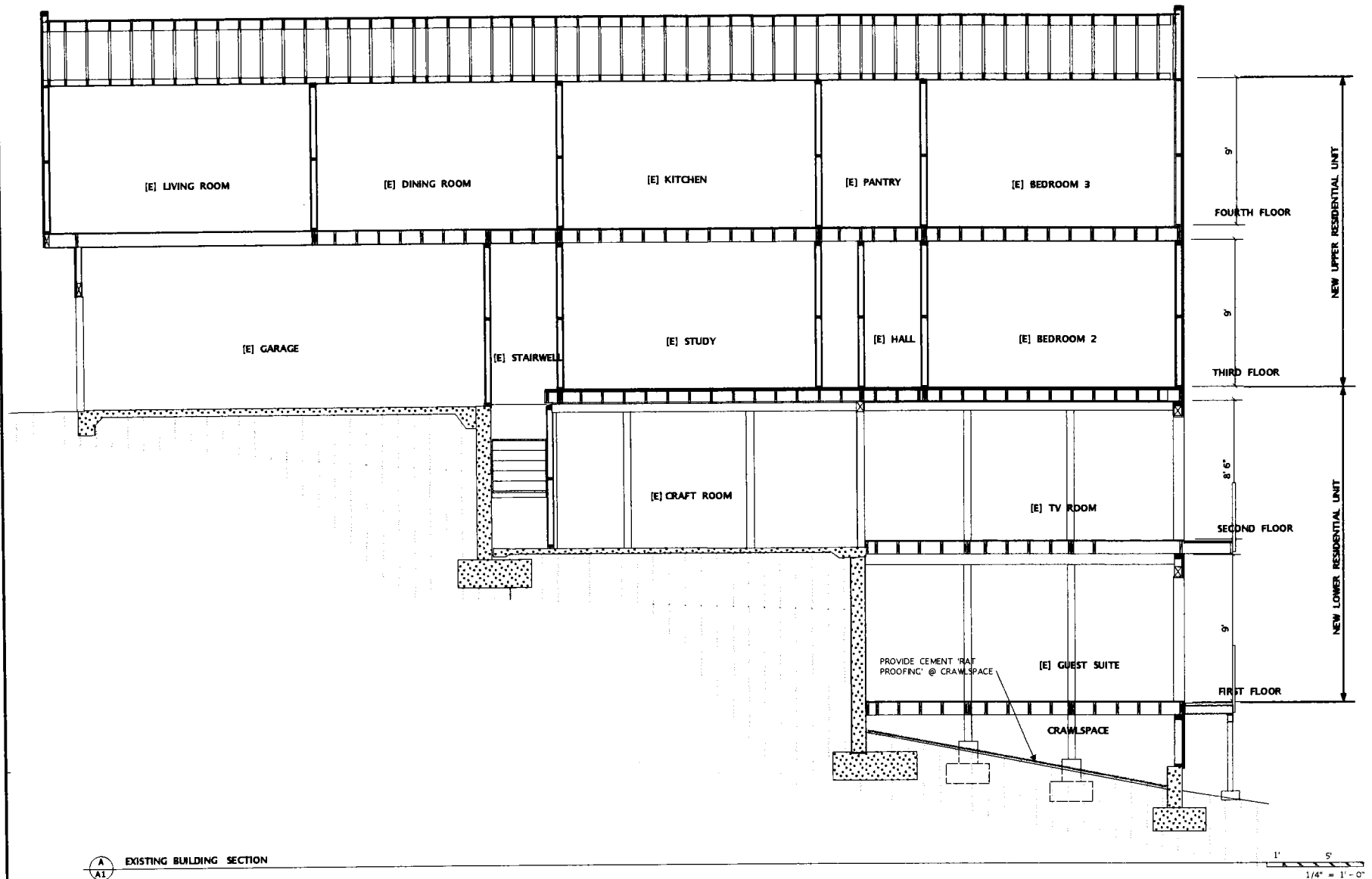
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

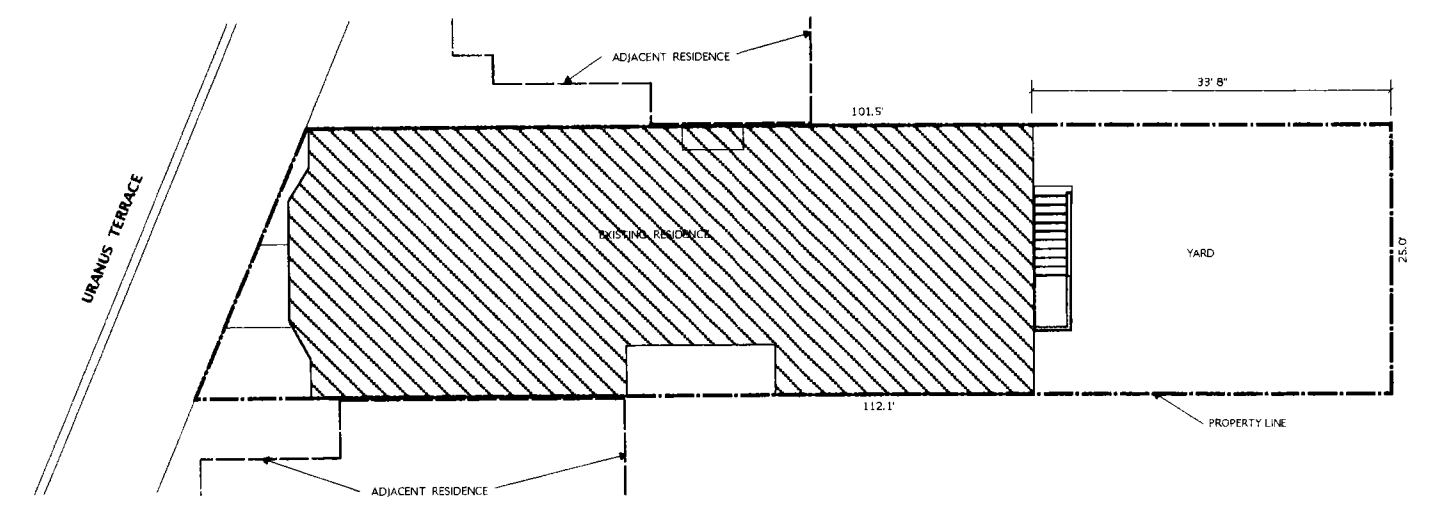
ABOUT THIS NOTICE

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.



A-1
EXISTING BUILDING SECTION



EXISTING SITE PLAN

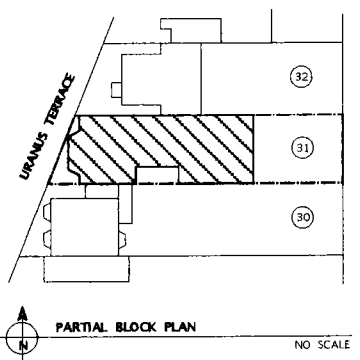
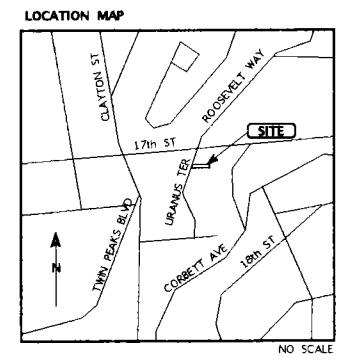
WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL OR MATERIALS TO BE REMOVED
- NEW WALL (2 X 4 @ 16\"/>

DRAWING SYMBOLS

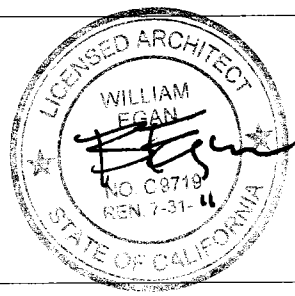
- DETAIL PAGE NO.
- SECTION PAGE NO.

--- INDICATES BEAM OR SPECIAL FLOOR FRAMING ABOVE
 - - - - - INDICATES SHEAR WALL - S.S.D. FOR DETAILS



PROJECT DATA

SITE ADDRESS	31 URANUS TERRACE
OWNER	MAURIZIO DAMIANI 31 URANUS TERRACE SAN FRANCISCO, CA. 94114
BLOCK / LOT	2654 / 031
LOT AREA	2665.00 S.F.
ZONING	RH-2
OCCUPANCY CLASS	R3 [1 UNIT]
CONSTRUCTION	58
SBSMC ZONE	4
CLIMATE ZONE	3
EXISTING NO. OF STORIES	4
EXISTING FLOOR AREA	3979 S.F. [CONDITIONED SPACE]
ADDED FLOOR AREA	0

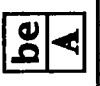


SCOPE OF WORK

1. CONVERT EXISTING 4 STORY SINGLE FAMILY RESIDENCE TO (2) TWO STORY RESIDENTIAL UNITS.
2. CONSTRUCT 1 HR. CORRIDOR FROM (N) LOWER UNIT ENTRY THROUGH GARAGE TO STREET W/ 1 HR. DOOR TO (E) GARAGE
3. CREATE (N) RECESSED ENTRY @ STREET TO (N) CORRIDOR

SHEET INDEX

- A-1 SITE PLAN
- EXISTING BUILDING SECTIONS
- A-2 EXISTING FLOOR & ROOF PLANS
- NEW SECOND AND THIRD FLOOR PLANS
- EXISTING AND NEW FRONT ELEVATIONS



BILL EGAN ARCHITECT
 15 Fango Terrace Suite 5, San Francisco, Ca. 94131
 415 260 1228
 415 285 2986
 bill@egana.com

DAMIANI RESIDENCE REMODEL
 31 Uranus Street, San Francisco, Ca.

EXISTING SITE PLAN
 EXISTING BUILDING SECTION

PRINT DATE

SHEET NO
A1

All drawings, specifications and their content, appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to this project and shall not be duplicated, used by any persons or other projects, or otherwise, without the prior written agreement with the architect.