



# 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, December 05, 2012**  
 Time: **9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance(Front Setback, Rear Yard and Exposure)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>639 Peralta Av</b>	Case No.: <b>2012.0852V</b>
Cross Street(s): <b>Powhattan/Esmeralda</b>	Building Permit: <b>201202174464</b>
Block / Lot No.: <b>5634/014</b>	Applicant/Agent: <b>Y. A. Studio</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>415-920-1839</b>
Area Plan: <b>Bernal Heights</b>	E-Mail: <b>yakuh@ya-studio.com</b>

### PROJECT DESCRIPTION

The project proposes the construction of a new two-story, two-family dwelling on a vacant lot in the Bernal Heights Special Use District.

**Planning Code Section 132 requires a front setback of 6'-5"** for the subject property. The project proposes a 2'-0" front setback; therefore, a variance is required.

**Planning Code Section 140** requires windows of at least one room that meet the 120-square-foot minimum floor area requirement in each dwelling unit in any use district to face directly onto an open area of a public street, public alley or side yard of at least 25'-0" in depth, or a rear yard meeting the requirements of the Planning Code. The proposed lower unit faces onto a non-complying rear yard and a side yard that does not meeting the minimum dimensional requirements; therefore, a variance is required.

**Planning Code Section 242 requires requires a rear yard of 31' -6"** for the subject property. The proposed project encroaches approximately 14'-0" into the required rear yard, leaving a rear yard of 17'-6"; therefore, a variance is required.

### 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/2012.0852V.pdf>**

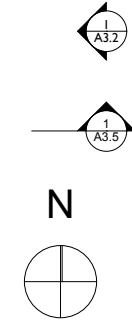
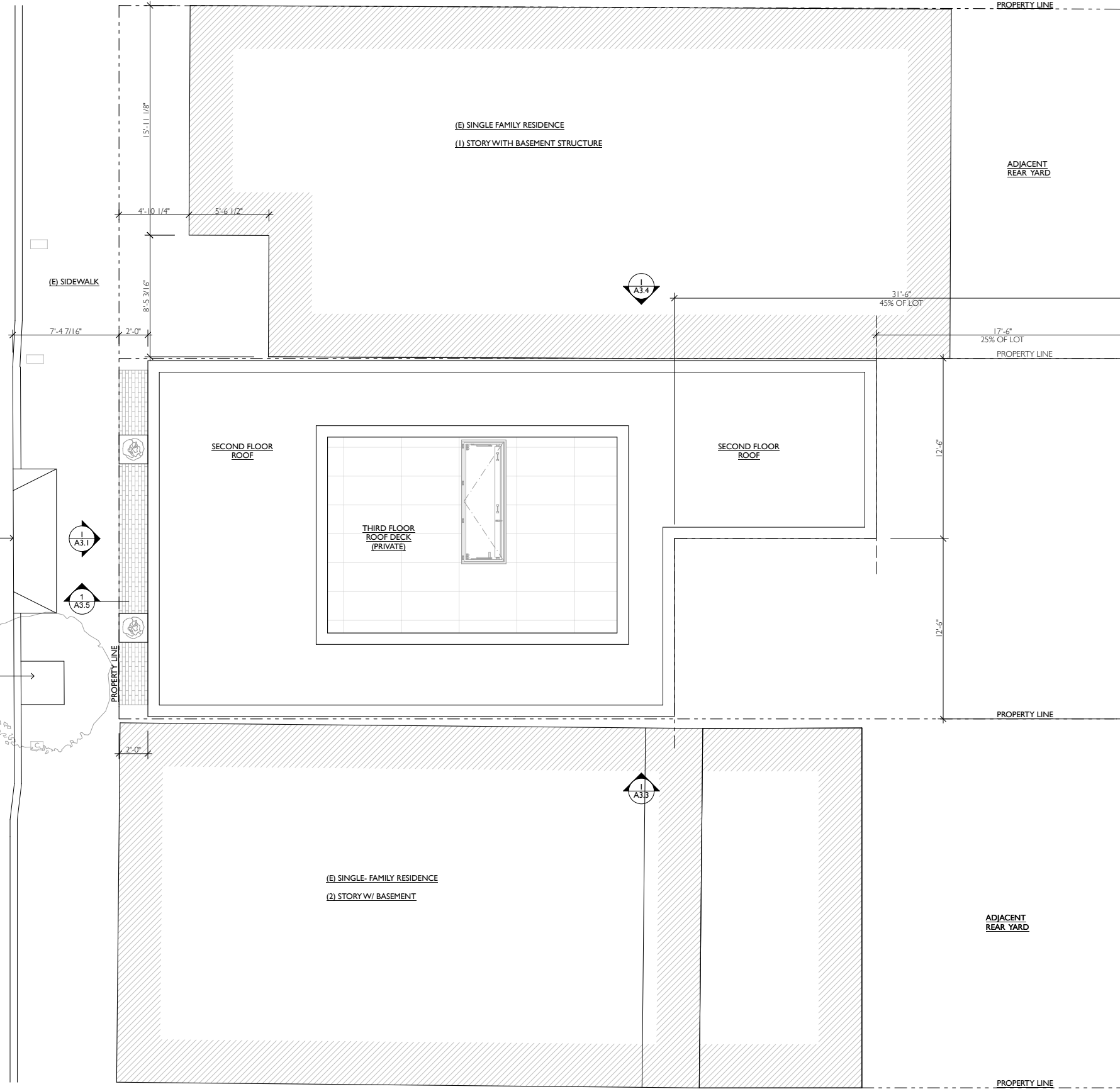
中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

PERALTA AVENUE

NEW 10'-0" CURBCUT

NEW 24" BOX TREE TO BE COORDINATED WITH D.U.F.



**1** SITE PLAN  
SCALE: 1/4" = 1'-0"

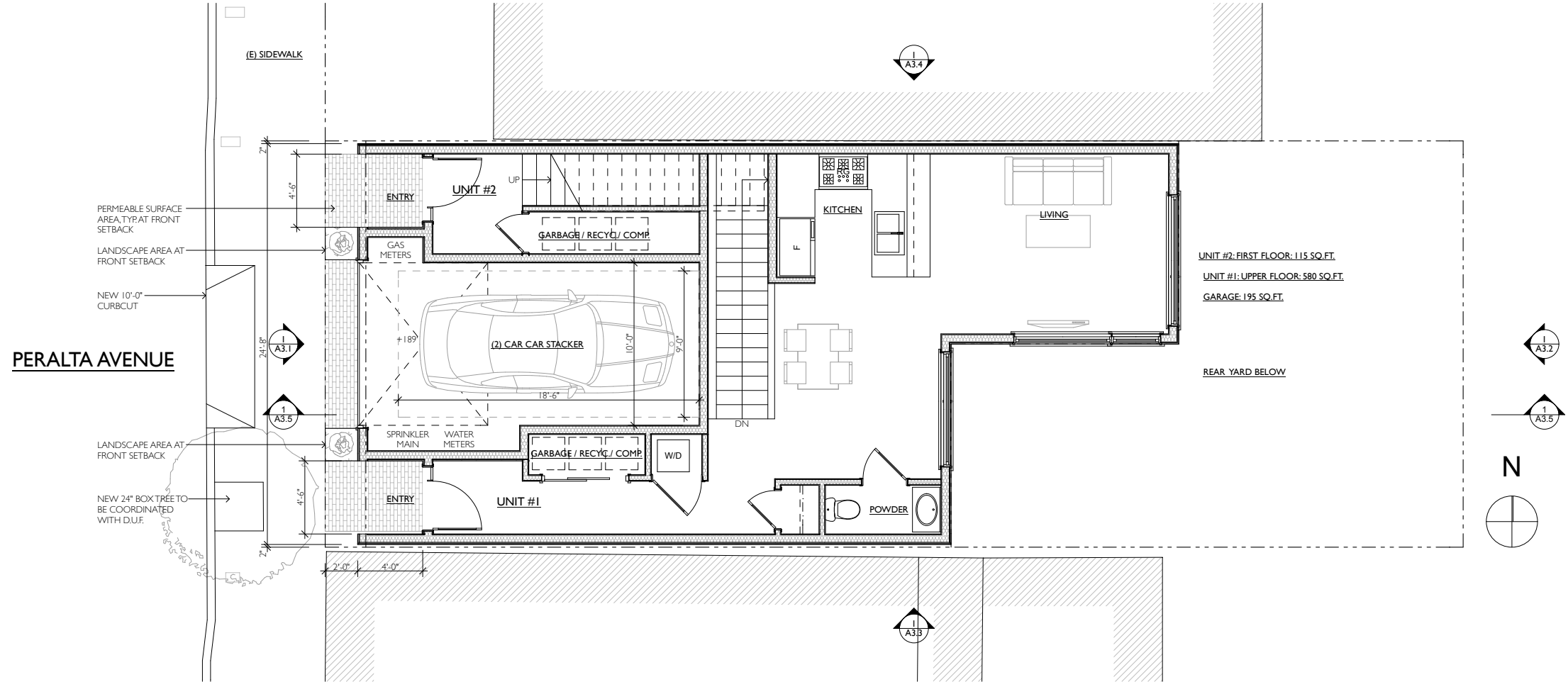
STAMP:

TITLE:  
**PROPOSED SITE PLAN**

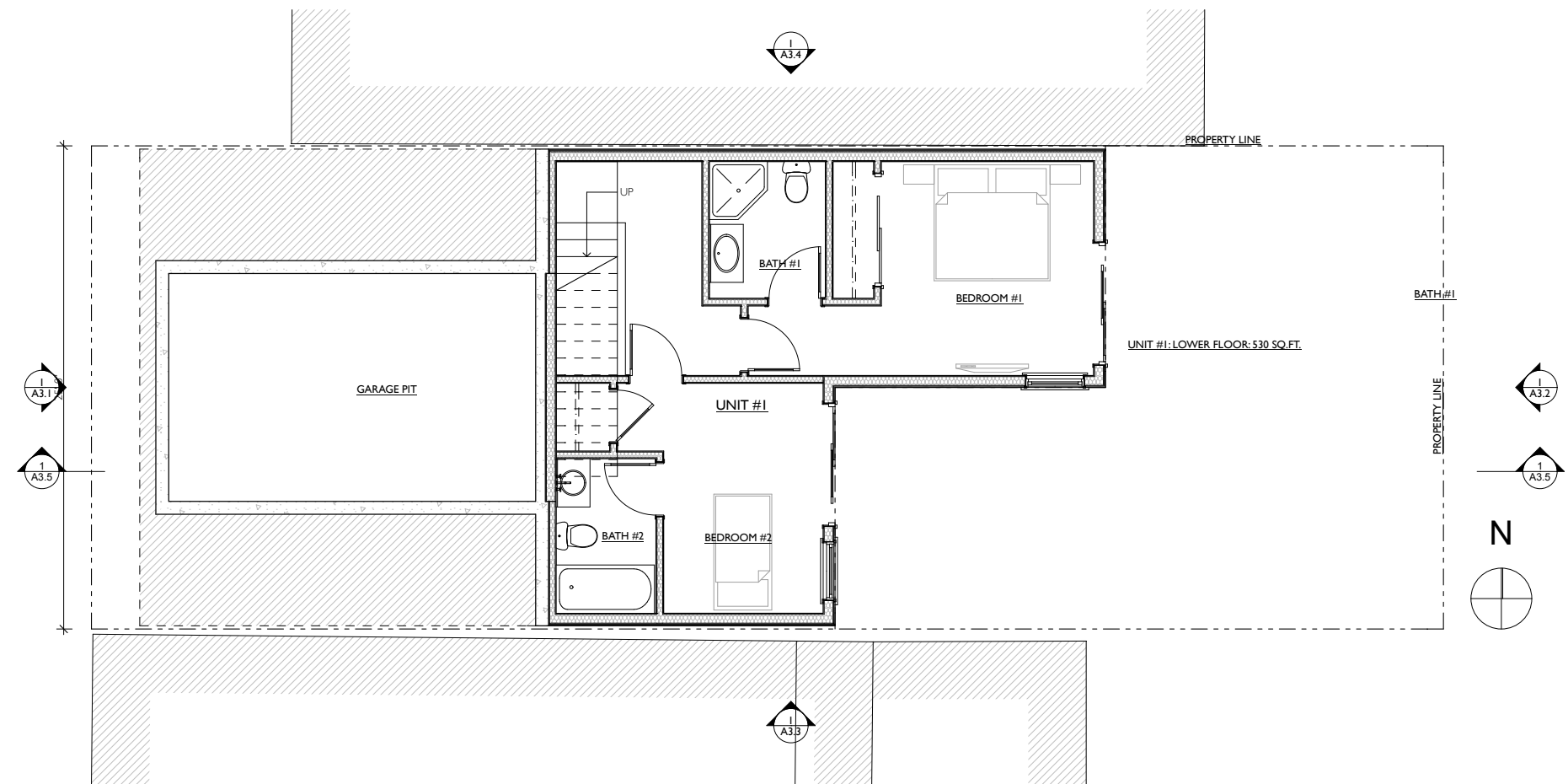
REV.	PRINTING:	DATE:
—	SITE PERMIT	02.16.12
—	REV. SITE PERMIT	07.03.12

JOB NO: 11033 - PERALTA 639  
DRAWN BY: M.G.  
CHECKED BY: Y.A.  
PRINTED: 11/12/12  
SHEET:

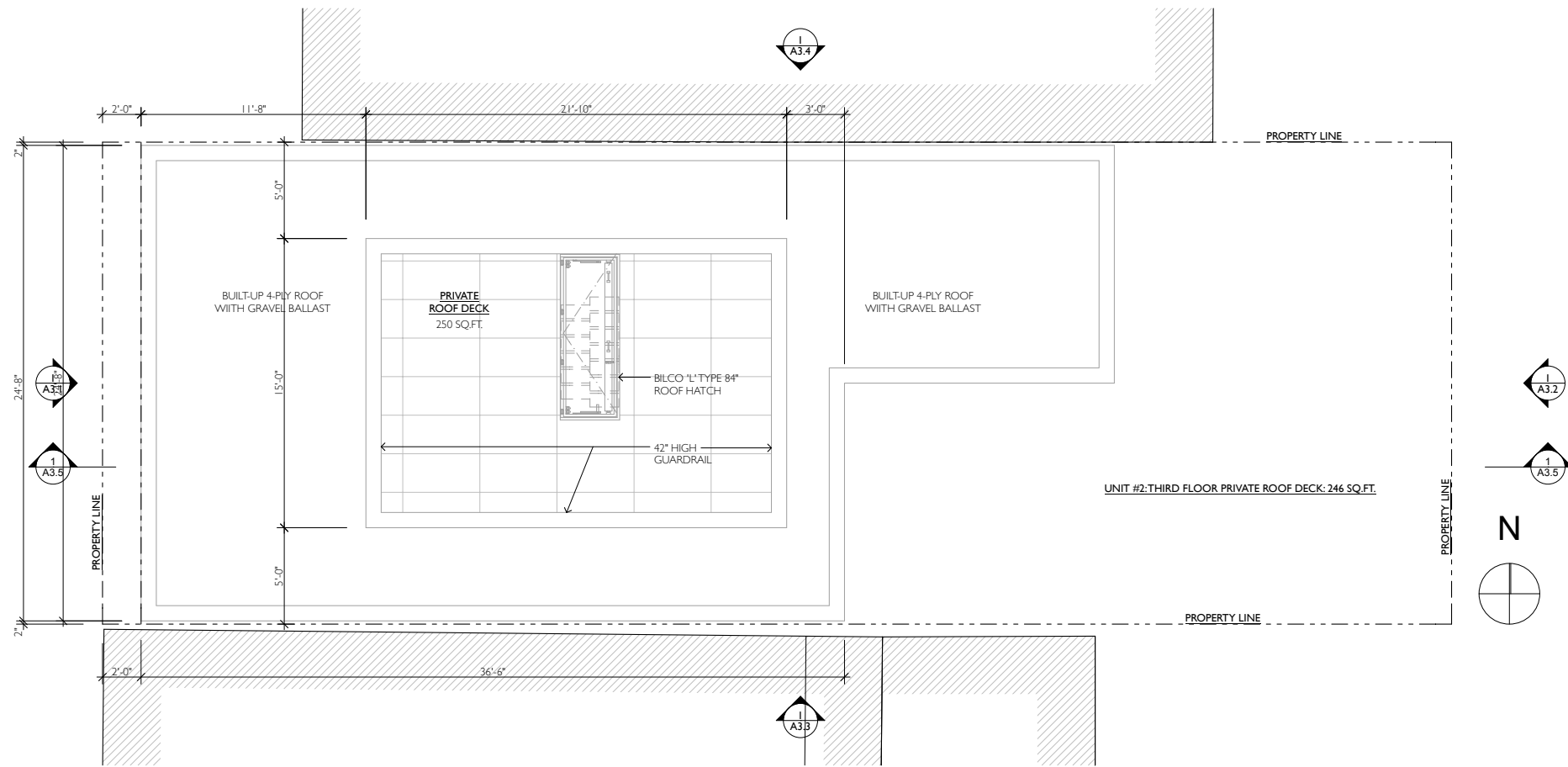
**A1.0**  
SHEET 2 OF 9 © Y.A. studio 2012



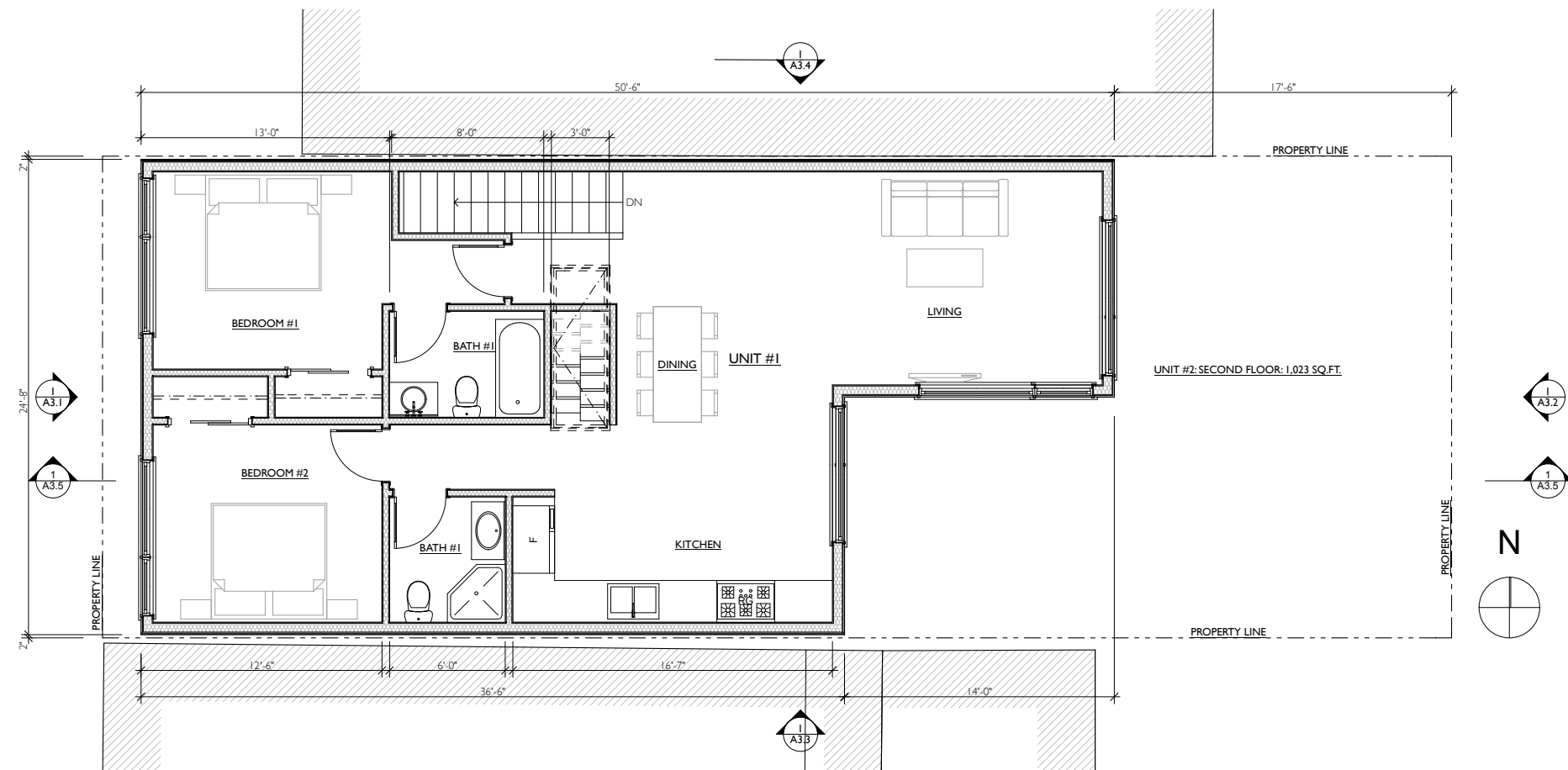
**2 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 BASEMENT LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**1 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

STAMP:

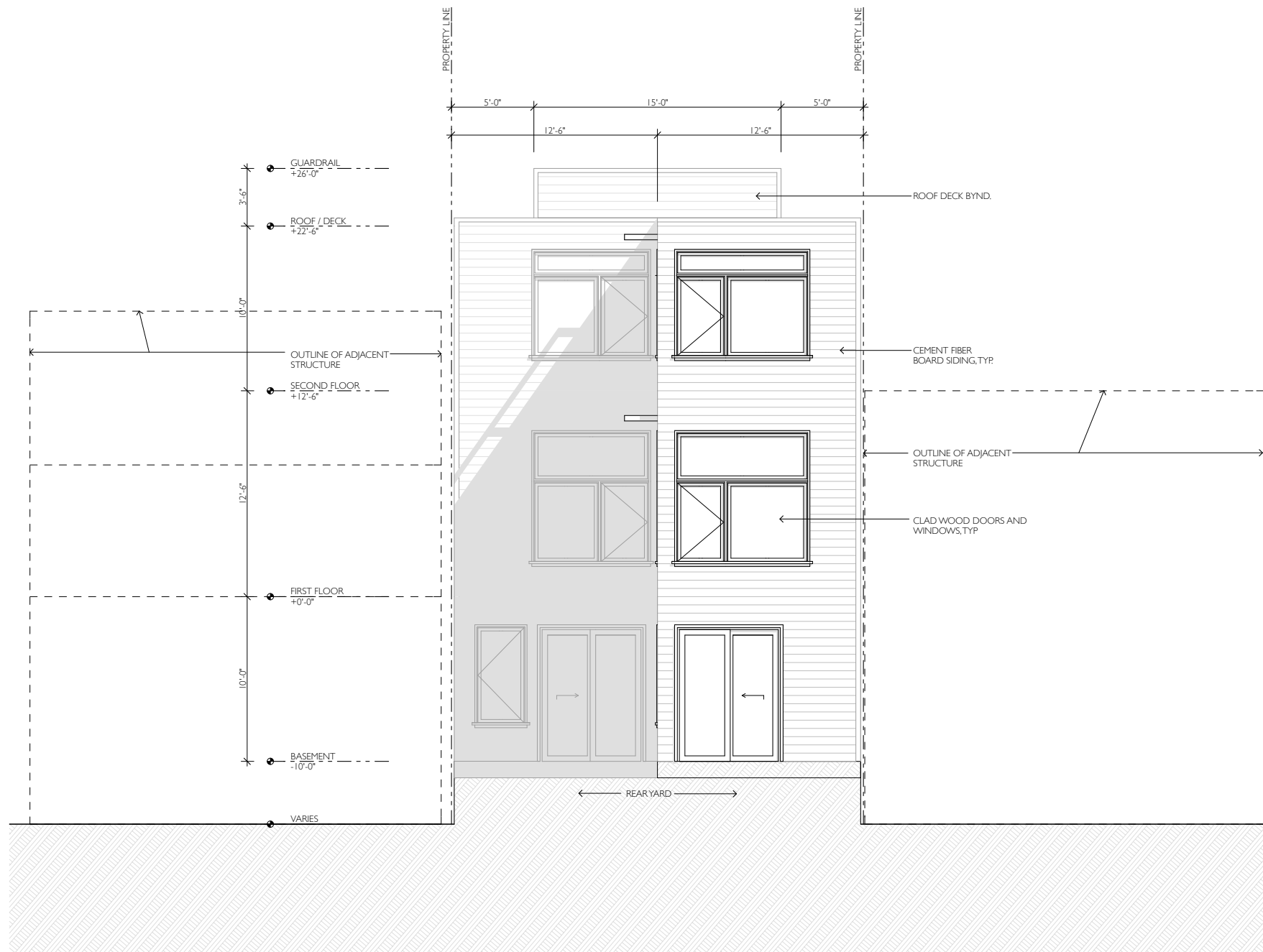
TITLE:  
**SECOND AND THIRD FLOOR PLANS**

REV.	PRINTING:	DATE:
—	SITE PERMIT	02.16.12
—	REV. SITE PERMIT	07.03.12

JOB NO: 11033 - PERALTA 639  
DRAWN BY: M.G.  
CHECKED BY: Y.A.  
PRINTED: 11/12/12  
SHEET:



**1** PROPOSED WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



**1** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

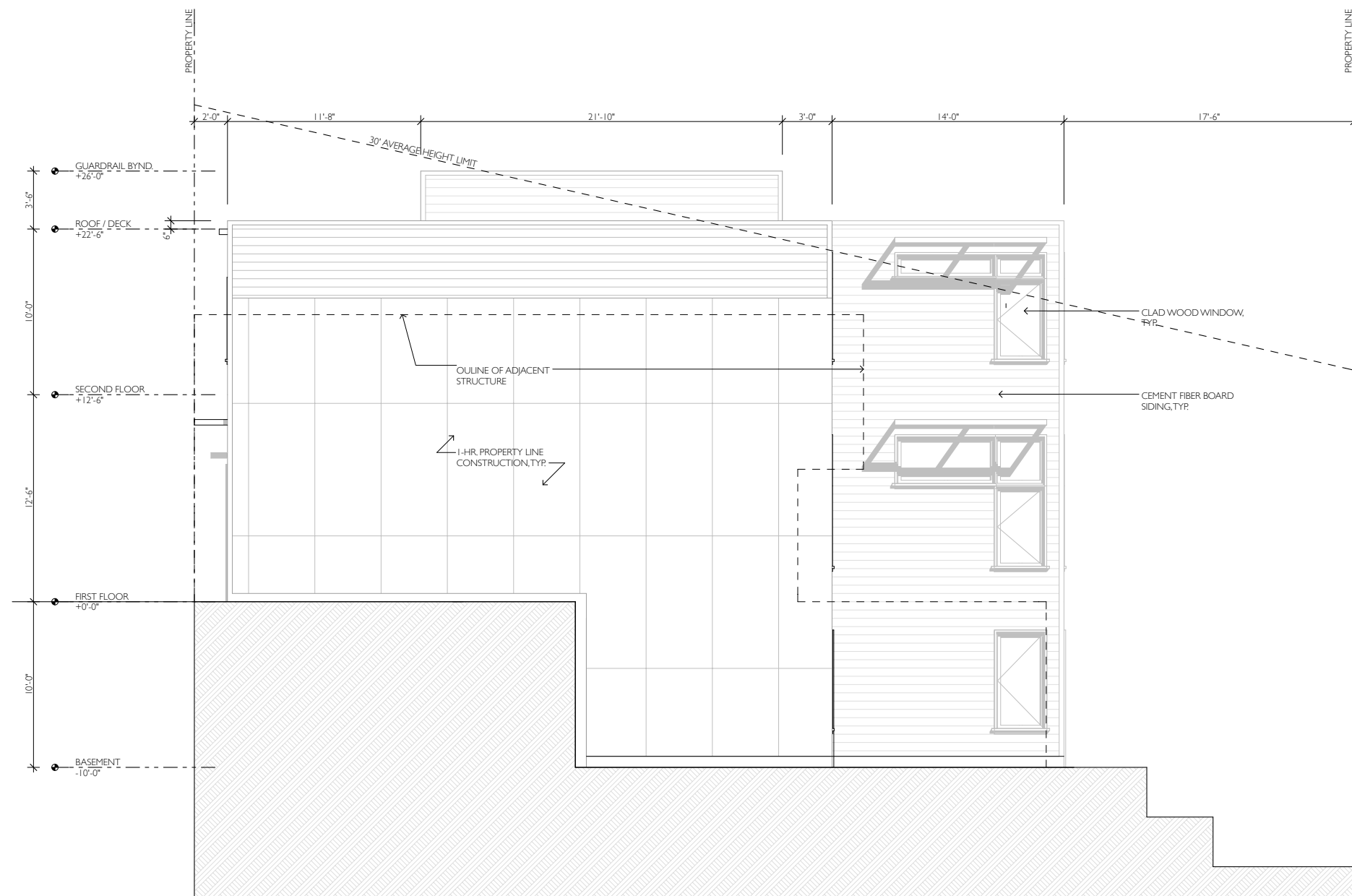
STAMP:

TITLE:  
**EAST (REAR)  
ELEVATION**

REV.	PRINTING:	DATE:
—	SITE PERMIT	02.16.12
—	REV. SITE PERMIT	07.03.12

JOB NO: 11033 - PERALTA 639  
DRAWN BY: M.G.  
CHECKED BY: Y.A.  
PRINTED: 11/12/12  
SHEET:

**A3.2**



**1** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

STAMP:

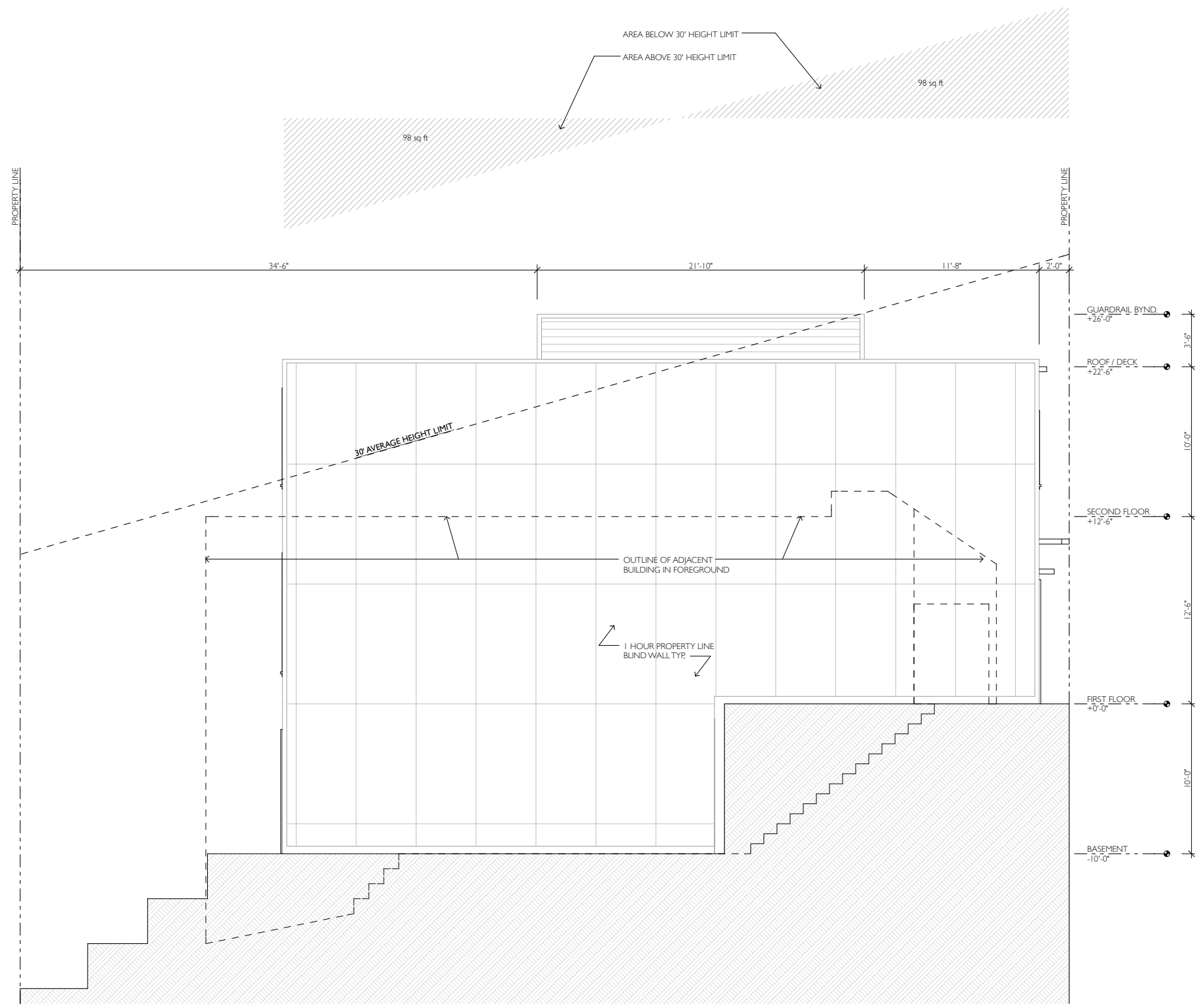
TITLE:  
**SOUTH (SIDE)  
ELEVATION**

REV.	PRINTING:	DATE:
—	SITE PERMIT	02.16.12
—	REV. SITE PERMIT	07.03.12

JOB NO: 11033 - PERALTA 639  
DRAWN BY: M.G.  
CHECKED BY: Y.A.  
PRINTED: 11/12/12  
SHEET:

**A3.3**





**1** PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

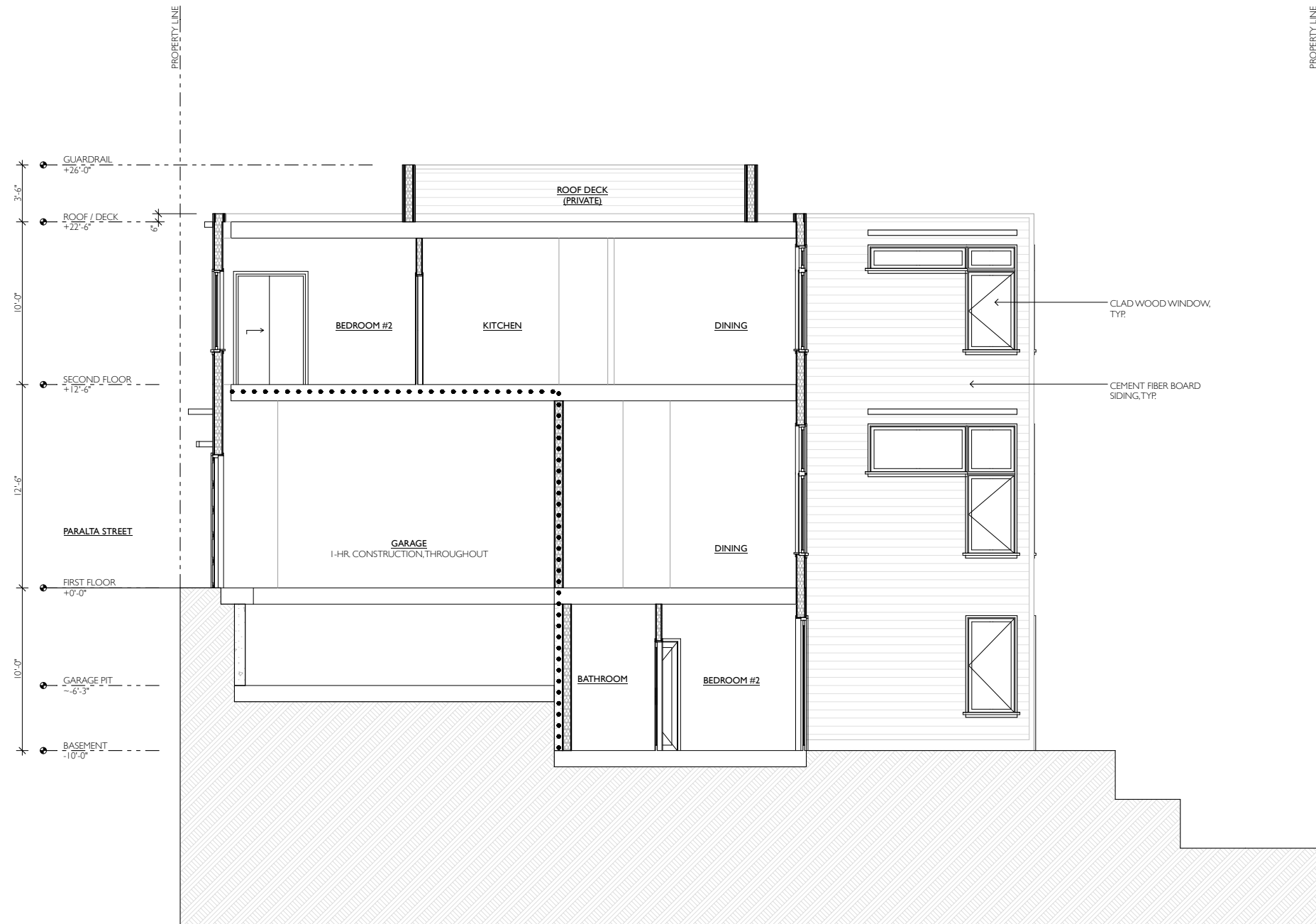
STAMP:

TITLE:  
**NORTH (SIDE)  
ELEVATION**

REV.	PRINTING:	DATE:
—	SITE PERMIT	02.16.12
—	REV. SITE PERMIT	07.03.12

JOB NO: 11033 - PERALTA 639  
DRAWN BY: M.G.  
CHECKED BY: Y.A.  
PRINTED: 11/12/12  
SHEET:

**A3.4**



**1 SECTION**  
SCALE: 1/4" = 1'-0"

STAMP:

TITLE:  
**BUILDING SECTION**

REV.	PRINTING:	DATE:
—	SITE PERMIT	02.16.12
—	REV. SITE PERMIT	07.03.12

JOB NO: 11033 - PERALTA 639  
DRAWN BY: M.G.  
CHECKED BY: Y.A.  
PRINTED: 11/12/12  
SHEET:

**A3.5**