



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

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 28, 2009**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Lot Subdivision)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	229 Oak Street/124 Lily Street	Case No.:	2007.1180SV
Cross Street(s):	Gough Street/Octavia Boulevard	Building Permit:	N/A
Block /Lot No.:	0838/032	Applicant/Agent:	Owen Kennerly
Zoning District(s):	Hayes-Gough NCT/ 40-X	Telephone:	(415) 285-2880
Area Plan:	Market-Octavia	E-Mail:	okennerly@kennerlyarchitecture.com

PROJECT DESCRIPTION

The subject lot is a through lot with frontages on Oak and Lily Streets and contains two buildings. The proposal is to subdivide the subject lot into two lots (with each lot containing one building) and one lot fronting Oak Street and one lot fronting Lily Street. **No construction or physical expansion of the existing structures is proposed under this application.**

PER SECTION 121(e) OF THE PLANNING CODE the proposed lots are required to have a minimum lot size of 2,500 square feet. The proposed lot fronting Oak Street will be approximately 1,640 square feet while the proposed lot fronting Lily Street will be approximately 1,360 square feet. Therefore, the project requires a variance from the minimum lot size requirement (Section 121(e)) of the Planning Code.

PER SECTION 134 OF THE PLANNING CODE the proposed lots are required to maintain a rear yard of 25% of lot depth at the lowest story containing a dwelling unit and at each succeeding level of the building. The proposed lot fronting Oak Street requires a rear yard of approximately 16 feet, while the proposed lot fronting Lily Street requires a rear yard of approximately 15 feet. Each proposed lot would have a rear yard of approximately 9 feet, 6 inches. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Residential	No Change
BUILDING DEPTH (Oak Street) ...	45 feet.....	No Change
BUILDING DEPTH (Lily Street) ...	56 feet.....	No Change
REAR YARD (Oak Street)	19 feet (non-conforming, shared inner courtyard)	9 feet 6 inches
REAR YARD (Lily Street)	19 feet (non-conforming, shared inner courtyard)	9 feet 6 inches

ENVIRONMENTAL REVIEW

Department staff has made a preliminary determination that the project is Categorically Exempt from California Environmental Quality Act (CEQA) Review.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Hollister** Telephone: **(415) 575-9078** E-Mail: **aaron.hollister@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: **http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2007.1180V.pdf**

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

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.

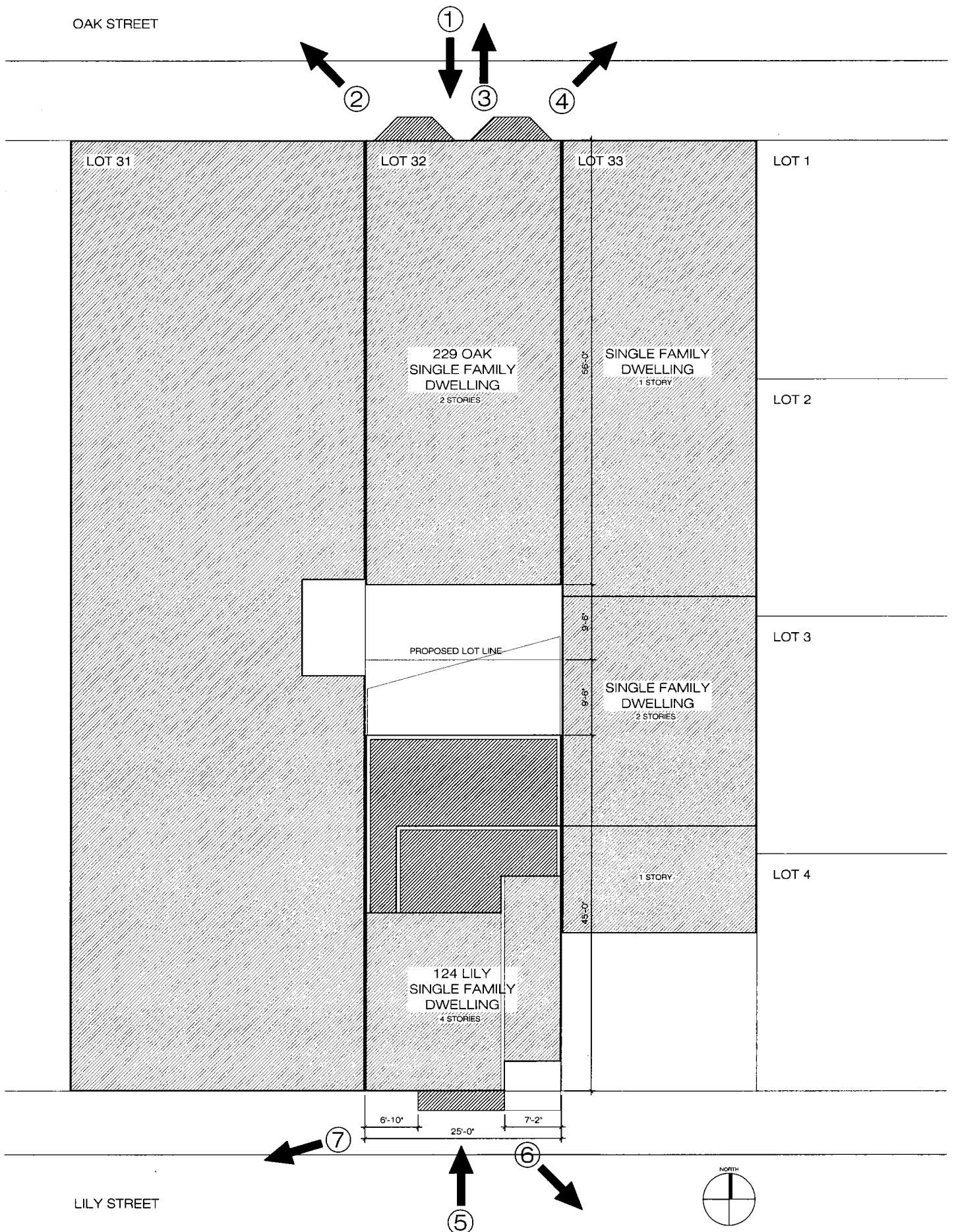
BOARD OF APPEALS

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**.

OAK STREET



LILY STREET

Kennerly
architecture & planning

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124 Lily Street / 229 Oak Street
PHOTO LOCATION MAP

San Francisco, California

N.T.S.
August 17, 2009