



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.
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San Francisco,
CA 94103-2479

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415.558.6378

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Planning
Information:
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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, April 26, 2017**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 320 Walnut Street	Case No.: 2016-006747VAR
Cross Street(s): Sacramento Street	Building Permit: 2016.05.05.6611
Block /Lot No.: 1008/015	Applicant: Ryan Knock
Zoning District(s): RH-2 / 40-X	Telephone: (415) 215 - 2647
Area Plan: N/A	E-Mail: ryan@knock-ad.com

PROJECT DESCRIPTION

The proposal includes a one-story horizontal expansion at the rear of the existing three-story, three-unit residential building.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 22 feet. The proposed rear addition would encroach approximately 22 feet into the required rear yard at the ground level resulting in no rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

PER SECTION 140 OF THE PLANNING CODE all dwelling units are required to face onto an open area meeting the requirements of the Planning Code. The proposal includes reconfiguration of one dwelling unit to only face onto the substandard rear yard, which does not meet the exposure requirements of the Planning Code; therefore, the project requires a variance from the exposure requirement of the Planning Code.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2016-006747VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Wayne Farrens** Telephone: **(415) 575-9172** E-Mail: wayne.farrens@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

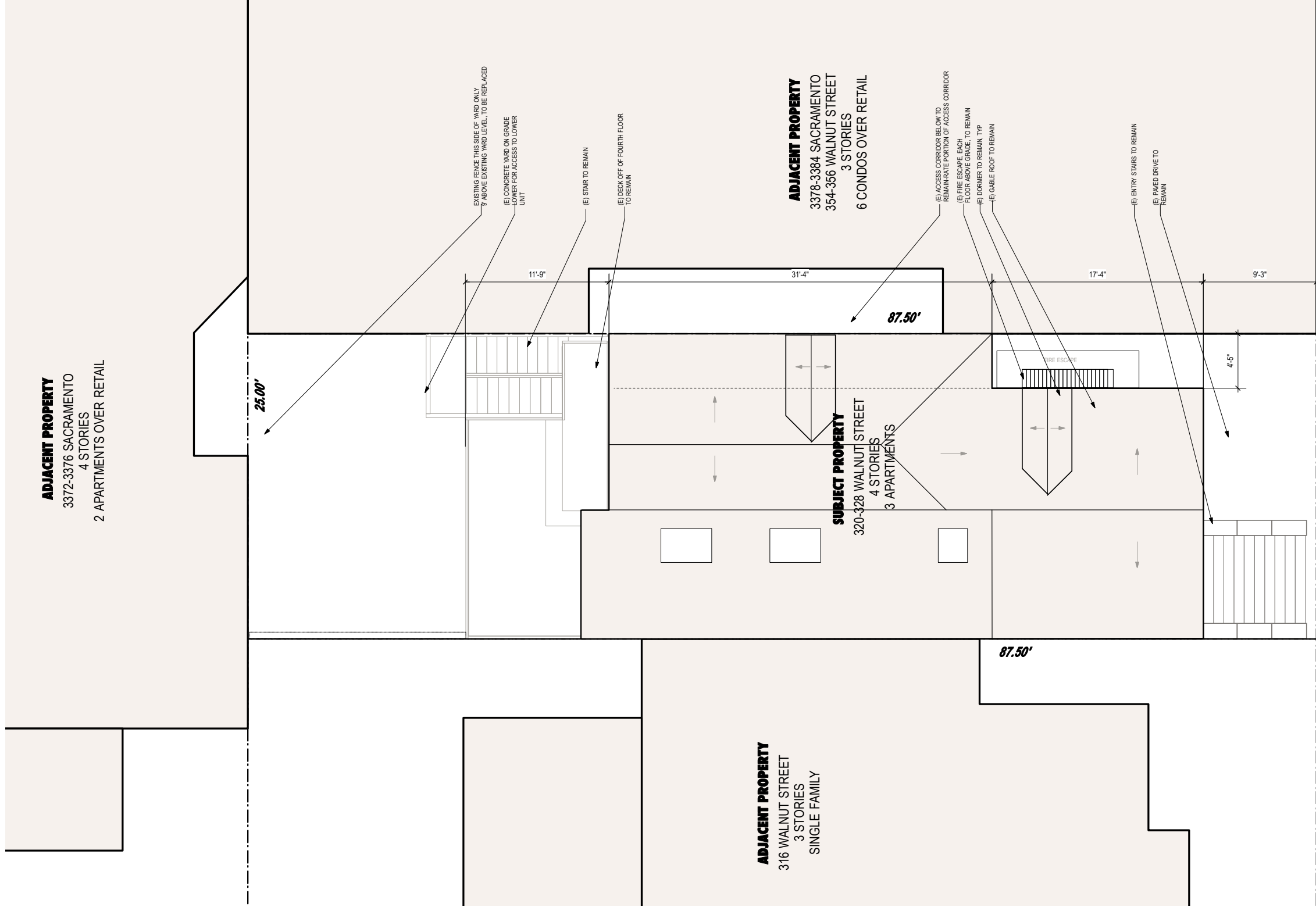
Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On March 6, 2017, the Department issued the required Section 311 notification for this project (expires April 5, 2017).**

APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.



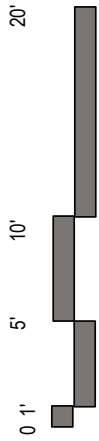
ADJACENT PROPERTY
3372-3376 SACRAMENTO
4 STORIES
2 APARTMENTS OVER RETAIL

ADJACENT PROPERTY
316 WALNUT STREET
3 STORIES
SINGLE FAMILY

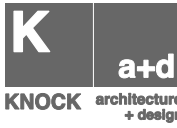
SUBJECT PROPERTY
320-328 WALNUT STREET
4 STORIES
3 APARTMENTS

ADJACENT PROPERTY
3378-3384 SACRAMENTO
354-356 WALNUT STREET
3 STORIES
6 CONDOS OVER RETAIL

WALNUT STREET



04.16.16	PREAPPLICATION
05.04.16	SITE PERMIT SUB
07.28.16	NOPPR 1
12.28.16	REVISION



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ryan@knock-ad.com
415-215-2647

RESIDENCE ALTERATION
320-328 WALNUT, SAN FRANCISCO, CA

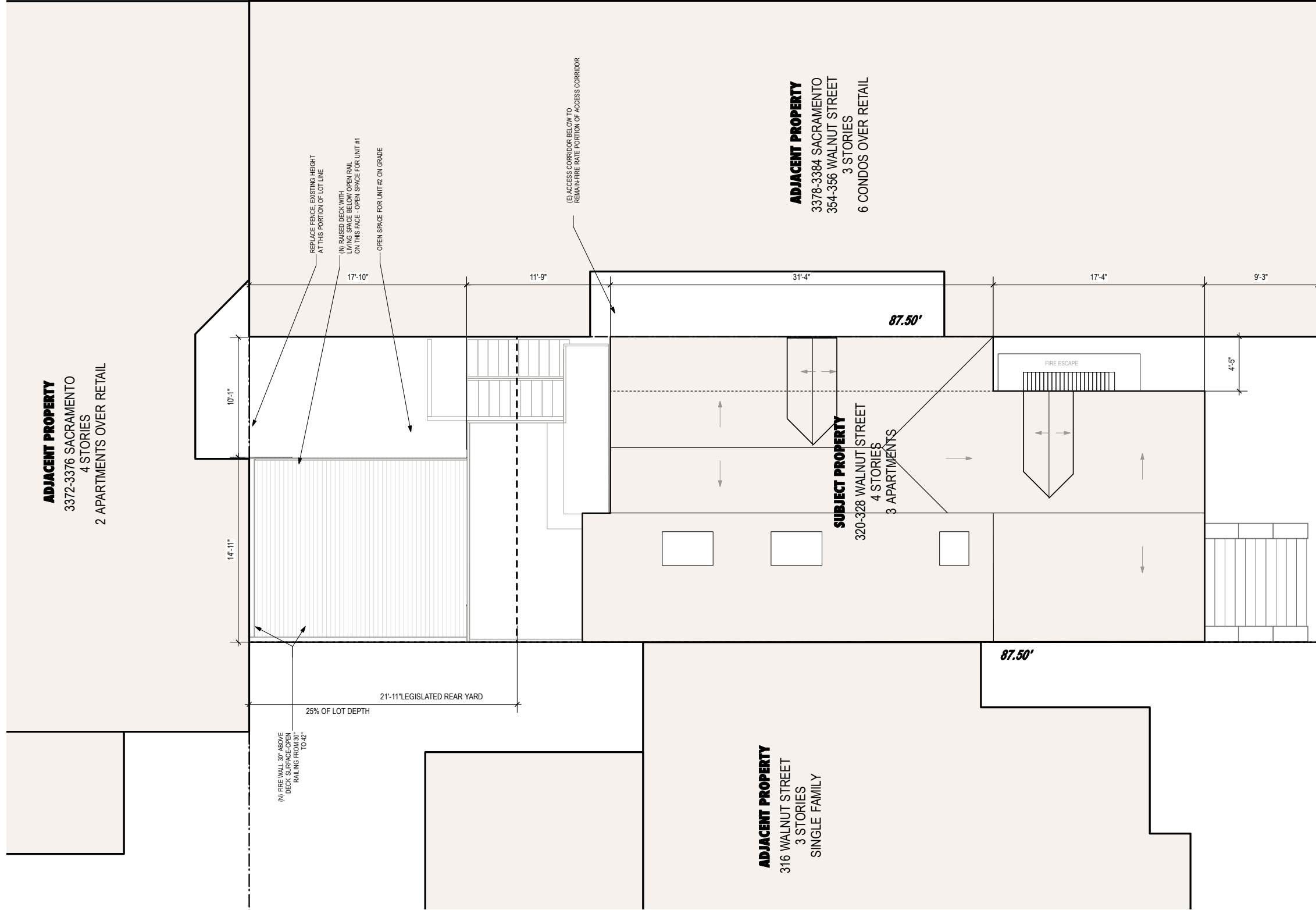
APP #:

EXISTING SITE PLAN

All drawings and written material appearing herein constitute original and confidential work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

1.0

SCALE:
PLOT DATE:



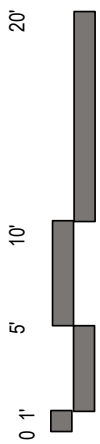
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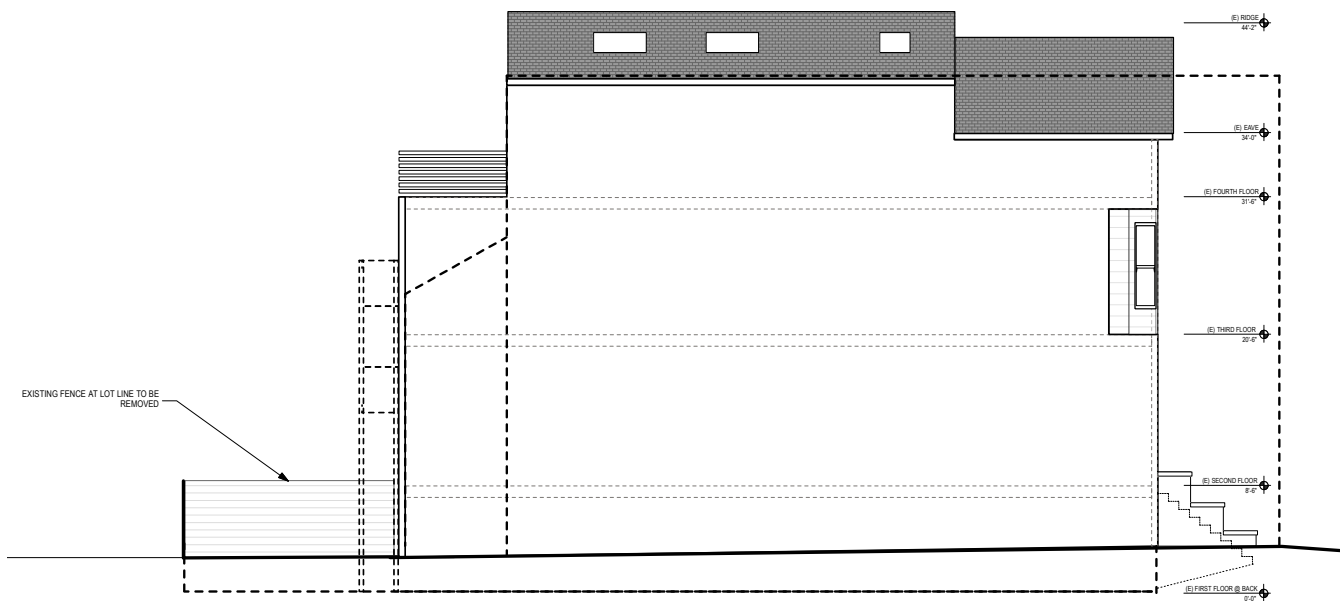
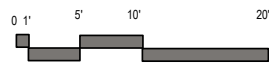
RESIDENCE ALTERATION
320-328 WALNUT, SAN FRANCISCO, CA

APP #:

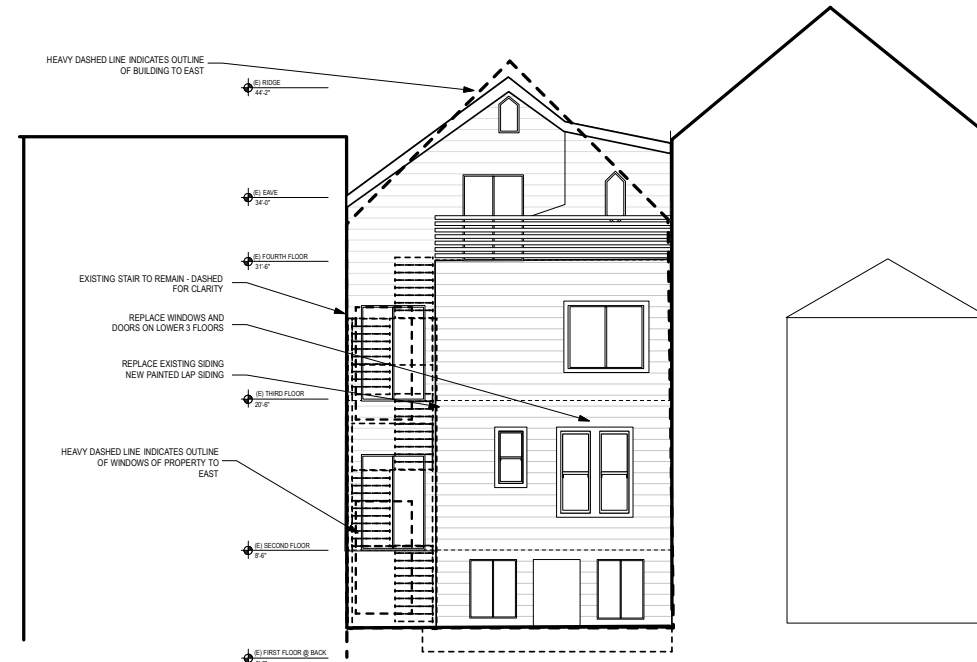
PROPOSED SITE PLAN
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2.0

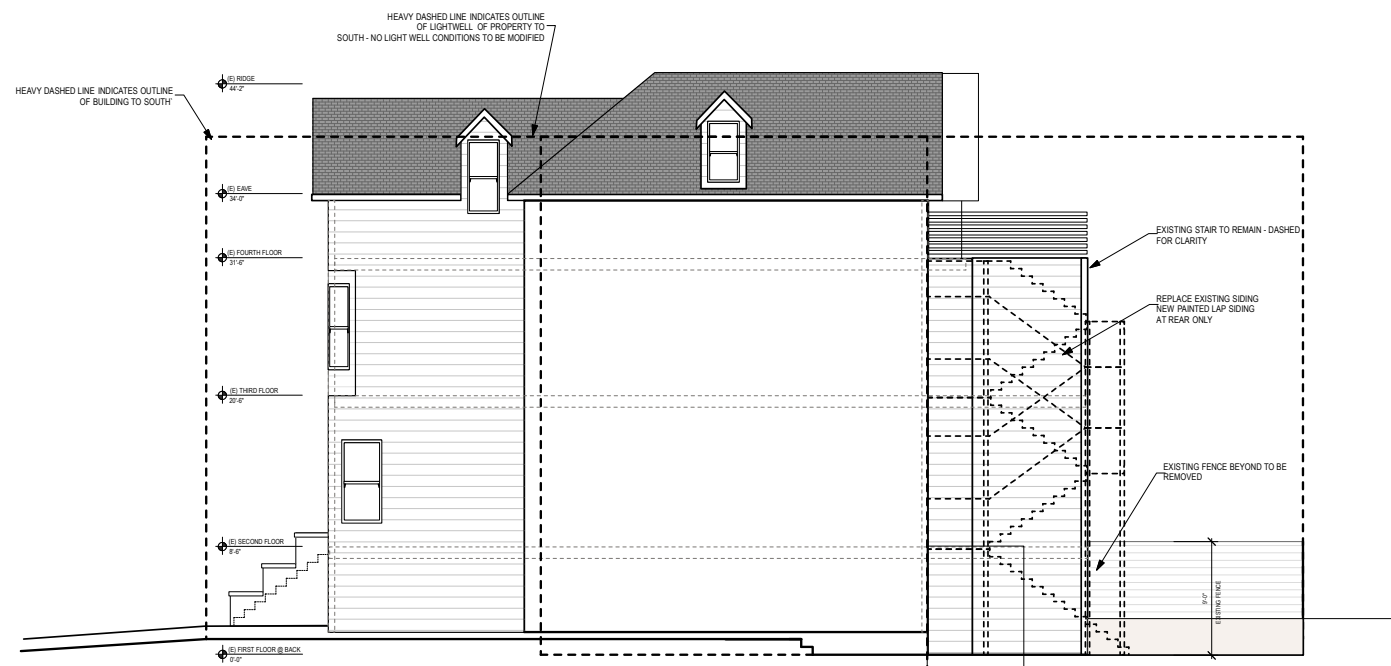
SCALE:
PLOT DATE:



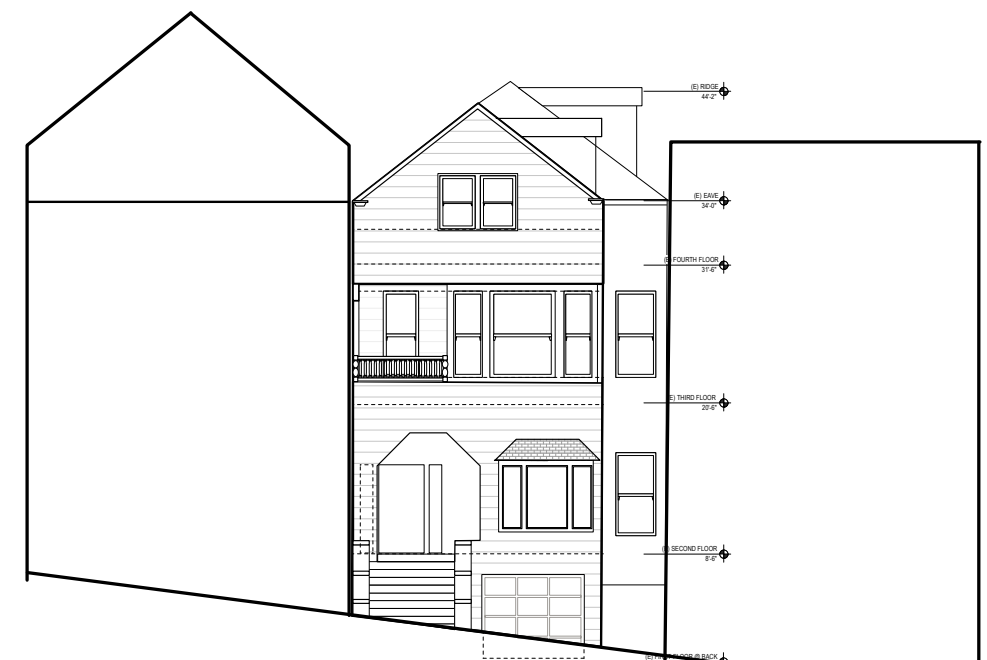
EXISTING NORTH ELEVATION 2



EXISTING EAST ELEVATION (FACING REAR YARD) 4



EXISTING SOUTH ELEVATION 1



EXISTING WEST ELEVATION (FACING WALNUT) 3

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EXISTING ELEVATIONS

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5.0

SCALE:
PLOT DATE:

