



## NOTICE OF PUBLIC HEARING

Hearing Date: **THURSDAY, APRIL 29, 2021**  
Time: **Not before 1:00 PM**  
Location: **Visit [www.sfplanning.org](http://www.sfplanning.org) for details**  
Case Type: **Conditional Use & Variance**  
Hearing Body: **Planning Commission & Zoning Administrator**

### PROJECT INFORMATION

Project Address: **292 EUREKA ST**  
Cross Streets: **20<sup>th</sup> Street**  
Block / Lot No.: **2699 / 020**  
Zoning District(s): **RH-2 / 40-X**  
Area Plan: **N/A**  
Record No.: **2020-006045CUA/VAR**

### APPLICANT INFORMATION

Applicant: **Toby Morris**  
Company: **Kerman Morris Architects**  
Address: **139 Noe Street**  
City, State: **San Francisco, CA 94114**  
Telephone: **(415) 749-0302**  
Email: **[toby@kermanmorris.com](mailto:toby@kermanmorris.com)**

### PROJECT DESCRIPTION

The proposal is to comply with Planning Enforcement Case No. 2019-021966ENF by requesting a **Conditional Use Authorization** to legalize a tantamount to demolition pursuant to Planning Code Sections 303 and 317 for the project at 292 Eureka Street. The proposal also requests **Variations** from the Zoning Administrator to address the Planning Code requirements for rear yard (Section 134), front setback (Section 132), and open space (Section 135).

**Planning Code Section 132** requires that the subject property maintain a minimum front setback equal to 4 feet 3 inches. The existing garage projects into the front setback and was demolished and reconstructed in the same footprint; therefore, the project requires a Variance to legalize this reconstructed portion of the building.

**Planning Code Section 134** requires that the subject property maintain a minimum rear yard of 18 feet 9 inches. The rear of the building currently projects into the required rear yard by 8 feet 3 inches due to unpermitted expansions of the basement and second floor (at ground floor level); therefore, the project requires a Variance to legalize this rear portion of the building.

**Planning Code Section 135** requires that the subject property maintain a minimum open area of 125 square feet on 10 feet by 10 feet when open space is located at grade. The open space provided for the ground floor dwelling unit is proposed to be 212 square feet on a 9 foot 4 inch by 28 foot 8 inch patio at grade; therefore, the project requires a Variance from open space requirements.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### ADDITIONAL INFORMATION

**Architectural Plans:** To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans and Department recommendation of the proposed project will also be available one week prior to the hearing through the Commission agenda at: <https://sfplanning.org/hearings>.

**For more information, please contact Planning Department staff:**

Planner: **Stephanie Cisneros** Telephone: **628-652-7363** Email: **[Stephanie.Cisneros@sfgov.org](mailto:Stephanie.Cisneros@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.

Please be advised that due to the COVID-19 emergency, the Planning Commission may be required to conduct this hearing remotely. Additional information may be found on the Department's website at [www.sfplanning.org](http://www.sfplanning.org).

Members of the public are strongly encouraged to submit their comments in written form via email to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) 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. Hearing location information can be found by visiting [www.sfplanning.org](http://www.sfplanning.org). Comments received at [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

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.

### BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. This notice covers the Section 311 notification requirements, if required.

### APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). During the Shelter in Place Order, appeals can be submitted by email at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org). For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

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. During the Shelter in Place Order, appeals can be submitted by phone or email. Please email [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org) and [alec.longaway@sfgov.org](mailto:alec.longaway@sfgov.org), or leave a voice message at (415) 575-6881. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

### ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



Date: **4/9/2021**

The attached notice is provided under the Planning Code. It concerns property located at **292 Eureka St (2020-006045CUA/VAR)**. A hearing may occur, a right to request review may expire or a development approval may become final by **4/29/2021**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

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附上的是三藩市城市規劃的法定通告。

此通告是與位於 **292 Eureka St (2020-006045CUA/VAR)**

的建築計劃有關。如果在 **4/29/2021** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節, 請電 **628.652.7550** .

然後, 請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

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El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **292 Eureka St (2020-006045CUA/VAR)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **4/29/2021**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

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Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **292 Eureka St (2020-006045CUA/VAR)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **4/29/2021**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.