



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, July 27, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Bay Window) and Rear Yard Modification**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1600-1612 Market Street	Case No.:	2007.0966V
Cross Street(s):	Franklin	Building Permit:	N/A
Block /Lot No.:	0854/001	Applicant/Agent:	Brian Spiers
Zoning District(s):	NCT-3 / 85-X	Telephone:	(415) 445-46970
Area Plan:	Market-Octavia	E-Mail:	bspiers@pacbell.net
PROJECT DESCRIPTION			
<p>The proposal is to demolish an existing one-story commercial building, and construct a new six-story building containing 24 below-market rate dwelling units with approximately 3,770 square feet of ground floor retail space.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard equal to 25 percent of the depth of the lot. The project proposes a "V"-shaped building with a courtyard at the second level situated toward the interior of the lot. The configuration of this courtyard does not meet the requirements for a rear yard pursuant to the Code; therefore the project requires a modification of the rear yard requirements per Section 134(e) of the Planning Code.</p> <p>PER SECTION 136(c)(2) OF THE PLANNING CODE buildings may include bay windows which project over the public right-of-way, provided that such windows meet certain requirements for dimensions and separation. The project proposes several planes which project over the public-right-of way along the Market, Franklin, and Page Street frontages, but do not comply with these requirements; therefore, the project requires a variance from the bay window requirements of Section 136(c) of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Kevin Guy Telephone: (415) 558-6163 E-Mail: kevin.guy@sfgov.org</p>			
<p>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/2007.0966V.pdf</p>			

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 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. The notice required under Section 312 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.



PROJECT DATA:

PROJECT ADDRESS: 1600 MARKET STREET (CORNER PAGE STREET)
 BLOCK & LOT NO.: BLOCK 0854 / LOT 001
 ZONE: MCT-3 / MARKET-OCTAVIA NEIGHBORHOOD PLAN
 LOT AREA: 5,210 S.F.
 HEIGHT LIMIT: 85'-0"
 F.A.R.: N/A
 RESIDENTIAL DENSITY: NO LIMIT
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL W/ STREET LEVEL RETAIL / COMMERCIAL SPACE

PROPOSED PROGRAM:

GROSS FLOOR AREA

1ST FLOOR RETAIL / COMMERCIAL	3,776 S.F.
1ST FLOOR RESIDENTIAL LOBBY / MISC. AREAS	1,300 S.F.
1ST FLOOR AREA SUBTOTAL	5,076 S.F.
2ND FLOOR RESIDENTIAL	5,510 S.F.
3RD FLOOR RESIDENTIAL	5,192 S.F.
4TH FLOOR RESIDENTIAL	5,219 S.F.
5TH FLOOR RESIDENTIAL	5,219 S.F.
RETAIL/COMMERCIAL AREA SUBTOTAL	3,776 S.F.
RESIDENTIAL AREA SUBTOTAL	27,440 S.F.
GROSS BUILDING AREA	26,224 S.F.

RESIDENTIAL UNITS

1 BEDROOM UNITS	12 UNITS
2 BEDROOM UNITS	12 UNITS
TOTAL DWELLING UNITS	24 UNITS*

* THIS PROJECT SERVES AS THE "OFF-SITE" AFFORDABLE HOUSING FOR OTHER MARKET RATE RESIDENTIAL DEVELOPMENT IN SAN FRANCISCO. 23 UNITS IN THIS PROJECT ARE B.A.U. UNITS AND ONE (1) IS A MARKET RATE UNIT.

PARKING

VEHICLE PARKING REQUIRED:	NONE REQUIRED PER SF PLANNING CODE TABLE 131
VEHICLE PARKING PROPOSED:	0
BICYCLE PARKING REQUIRED:	1 FOR EVERY 2 DWELLING UNITS PER SF PLANNING CODE TABLE 135.5
BICYCLE PARKING PROPOSED:	24 x 0.58 = 14 SPACES

OPEN SPACE (SECTION 135)

REQUIRED OPEN SPACE, IF PRIVATE:	80 S.F. PER UNIT
REQUIRED OPEN SPACE, IF COMMON:	108.4 S.F. PER UNIT
REQUIRED OPEN SPACE (COMMON):	24 UNITS X 108.4 S.F.
TOTAL REQUIRED OPEN SPACE (COMMON):	2,594 S.F.
PROPOSED COMMON OPEN SPACE @ ROOF DECK:	2,620.0 S.F. (+ 26)

REAR YARD (SECTION 134)

LOT SIZE:	5,210 S.F.
25% REQUIRED REAR YARD:	5,210 S.F. X 25% = 1,303.0 S.F.

REAR YARD VARIANCE REQUESTED: EQUIVALENT REAR YARD AREA IS INCLUDED IN THE ROOF TOP COMMON OPEN SPACE *

* ZONING ADMINISTRATOR WAIVER IS REQUESTED TO PROVIDE EQUIVALENT REAR YARD @ COMMON ROOF DECK PER SEC. 134 (a) (2) (A-D).

PAGE STREET
(68.75' WIDE)

FRANKLIN STREET
(68.75' WIDE)

1430-1432C MARKET ST.
(EXISTING ADJACENT
3 LEVEL BUILDING)

C

PROPERTY LINE 89.35'

STAIR 1

UP

RESIDENTIAL LOBBY

TRASH ROOM

JAN. CLO.

MAIL

(16) BICYCLE PARKING

VEST

ELEV.

ELECTRICAL / UTILITY ROOM

STAIR 2

UP

GAS MEETER ROOM

ROOF OVERHANG ABOVE

B

ROOF OVERHANG ABOVE

LINE OF BAY WINDOW ABOVE

PROPERTY LINE 94.00'

ROOF OVERHANG ABOVE

PROPERTY LINE 22.18'

A

C

COMMERCIAL / LEASE SPACE
3,776 S.F.

LINE OF POSSIBLE
FUTURE MEZZANINE
FLOOR ABOVE

S.S.

LINE OF BAY WINDOW ABOVE

PROPERTY LINE 115.00'

ROOF OVERHANG ABOVE

MARKET STREET
(120' WIDE)

GROUND FLOOR PLAN

1600 MARKET STREET
SAN FRANCISCO, CALIFORNIA

JULY 05, 2011

FORUM DESIGN
ARCHITECTS

SCALE, 3/32" = 1'-0"
0 4' 8' 16'

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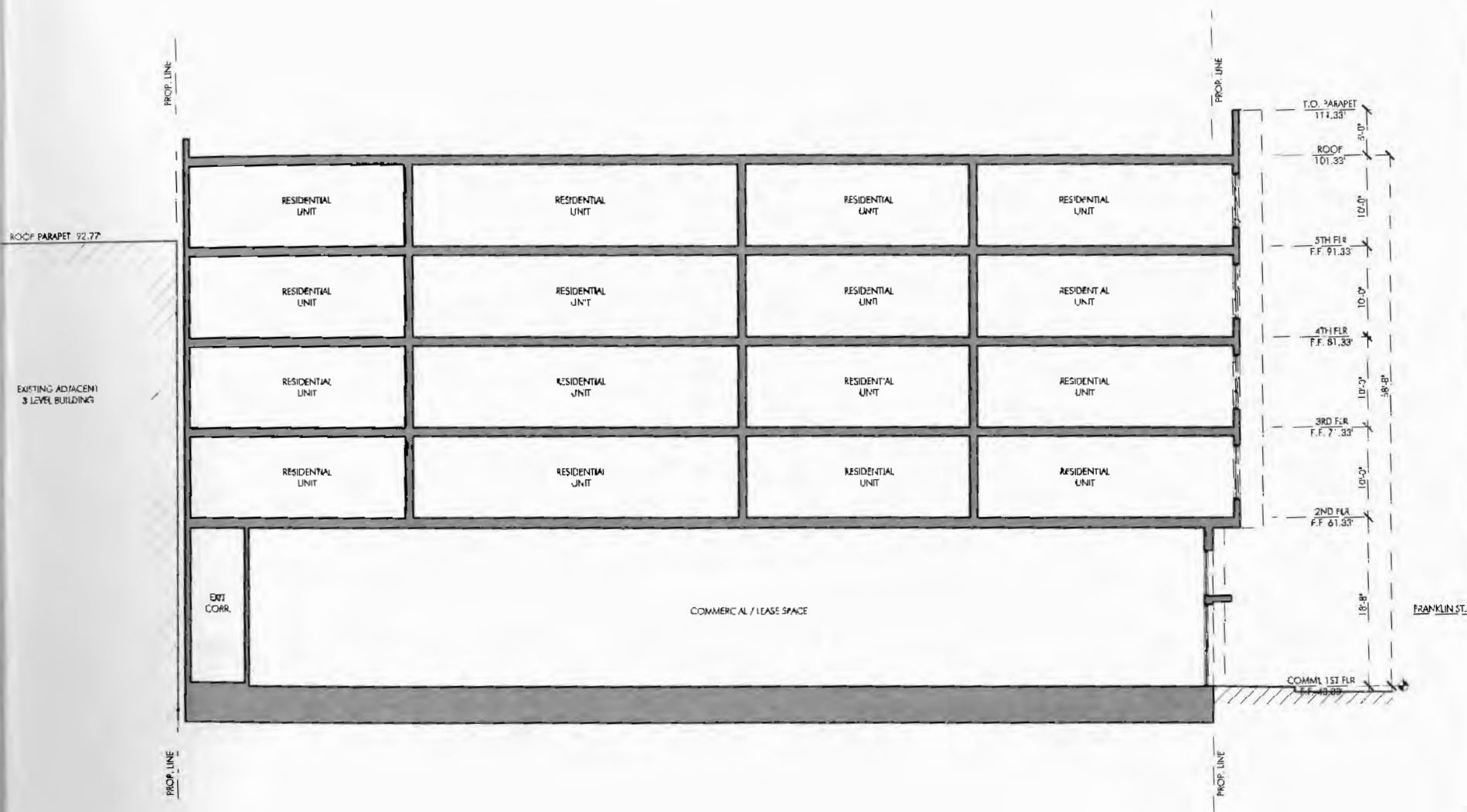
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1600 MARKET STREET
SAN FRANCISCO, CALIFORNIA

JULY 05, 2011
FORUM DESIGN
ARCHITECTS



BUILDING SECTION A-A

1600 MARKET STREET
SAN FRANCISCO, CALIFORNIA

JULY 05, 2011

FORUMDESIGN

SCALE: 3/32" = 1'-0"

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