



# 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, February 22, 2012**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Off-Street Loading)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>151 Third Street, 670-676 Howard Street</b>	Case No.: <b>2009.0291V</b>
Cross Street(s): <b>Mission, Howard</b>	Building Permit: <b>N/A</b>
Block /Lot No.: <b>3722/027, 028, 078</b>	Applicant/Agent: <b>San Francisco Museum of Modern Art/Greg Johnson</b>
Zoning District(s): <b>C-3-O, C-3-S/320-I, 500-I</b>	Telephone: <b>(415) 357-4190</b>
Area Plan: <b>Downtown</b>	E-Mail: <b>gjohnson@sfmoma.org</b>

### PROJECT DESCRIPTION

The proposal is to demolish the existing buildings located at 670-676 Howard Street to accommodate an expansion at the rear of the existing San Francisco Museum of Modern Art that measures approximately 230,000 square feet, reaching a height of approximately 200 feet. The project includes two loadings areas, accessed via Natoma and Minna Streets, which do not fully comply with the off-street loading configuration requirements of the Planning Code.

**PER SECTION 155(d) OF THE PLANNING CODE** a driveway accessing off-street loading may not exceed 30 feet in width. The proposed driveway to the loading dock at Minna Street measures a maximum of approximately 78.5 feet, tapering to a minimum width of approximately 25 feet. The proposed driveway would exceed the maximum 30-foot width; therefore, the project requires a variance from the maximum off-street loading driveway width (Section 155(d)) of the Planning Code.

**PER SECTION 155(d) OF THE PLANNING CODE** off-street loading spaces must be fully enclosed within a building. The proposed loading zone at Natoma Street is open along the Natoma Street frontage, as well as the interior property line to the adjoining property. The proposed loading zone would not be fully enclosed within a building; therefore, the project requires a variance from the loading enclosure requirement (Section 155(d)) of the Planning Code.

**PER SECTION 155(s)(5)(A) OF THE PLANNING CODE** the openings to access off-street loading may not exceed 15 feet in width. The opening to the loading dock at Minna Street measures approximately 25 feet in width, and the opening to the loading zone at Natoma Street measures approximately 34 feet in width. Both openings exceed the maximum 15-foot width; therefore, the project requires a variance from the maximum off-street loading opening width (Section 155(s)(5)(A)) of the Planning Code.

### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kevin Guy** Telephone: **(415) 558-6163** E-Mail: [kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)

### ADDITIONAL INFORMATION

**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/2009.0291V>

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.

## 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.

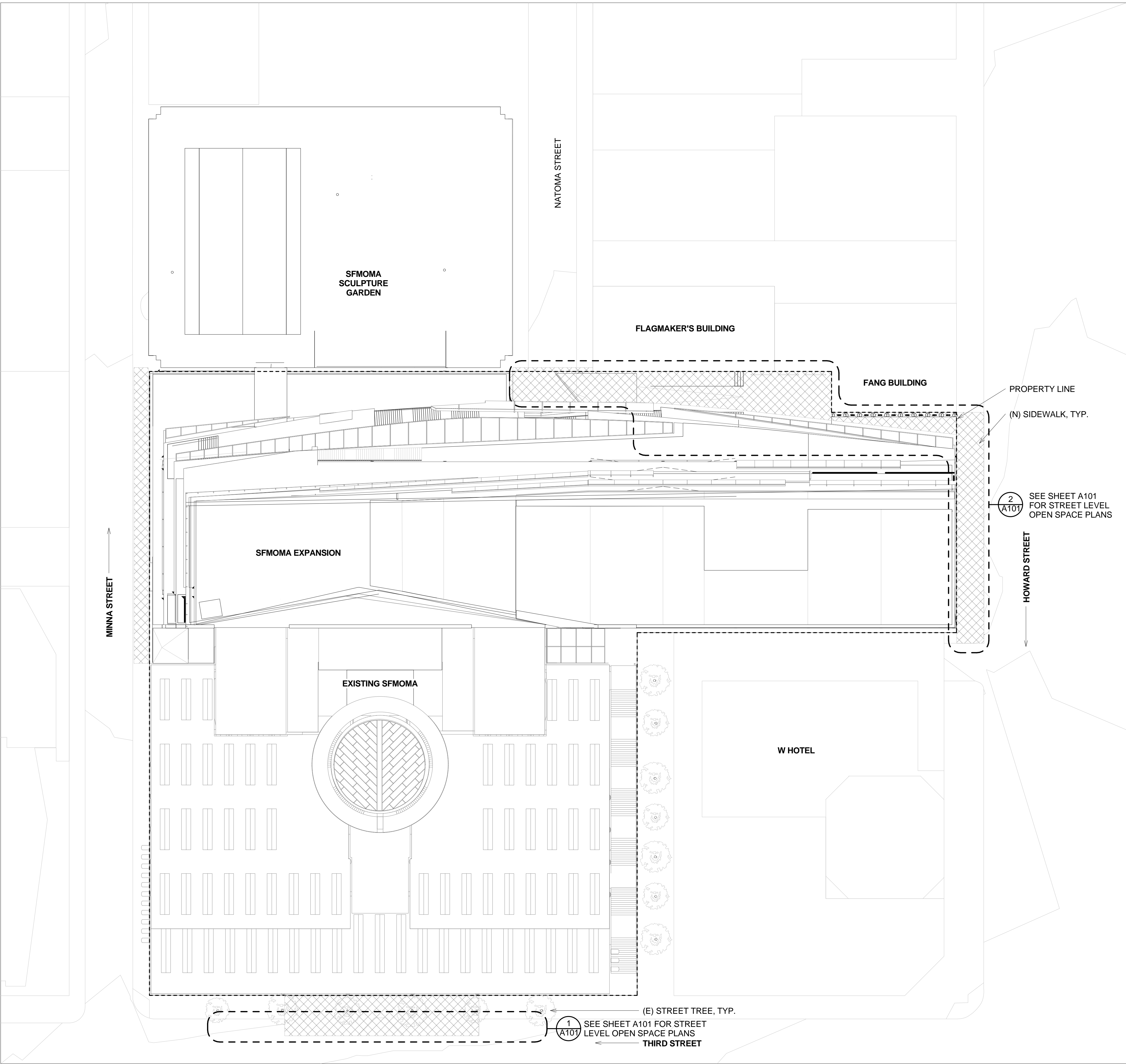
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



**1** | SITE PLAN  
3/64" = 1'-0"

PROJECT NAME  
**SFMOMA EXPANSION**



SAN FRANCISCO MUSEUM OF MODERN ART  
151 THIRD STREET  
SAN FRANCISCO, CALIFORNIA 94103

Owner Project Identification

ARCHITECT  
**SNØHETTA**

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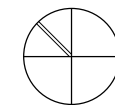
SEALS

CONSULTANT

SUBMITTAL  
**SECTION 309 APPLICATION**

12 DECEMBER 2011		

KEY PLAN

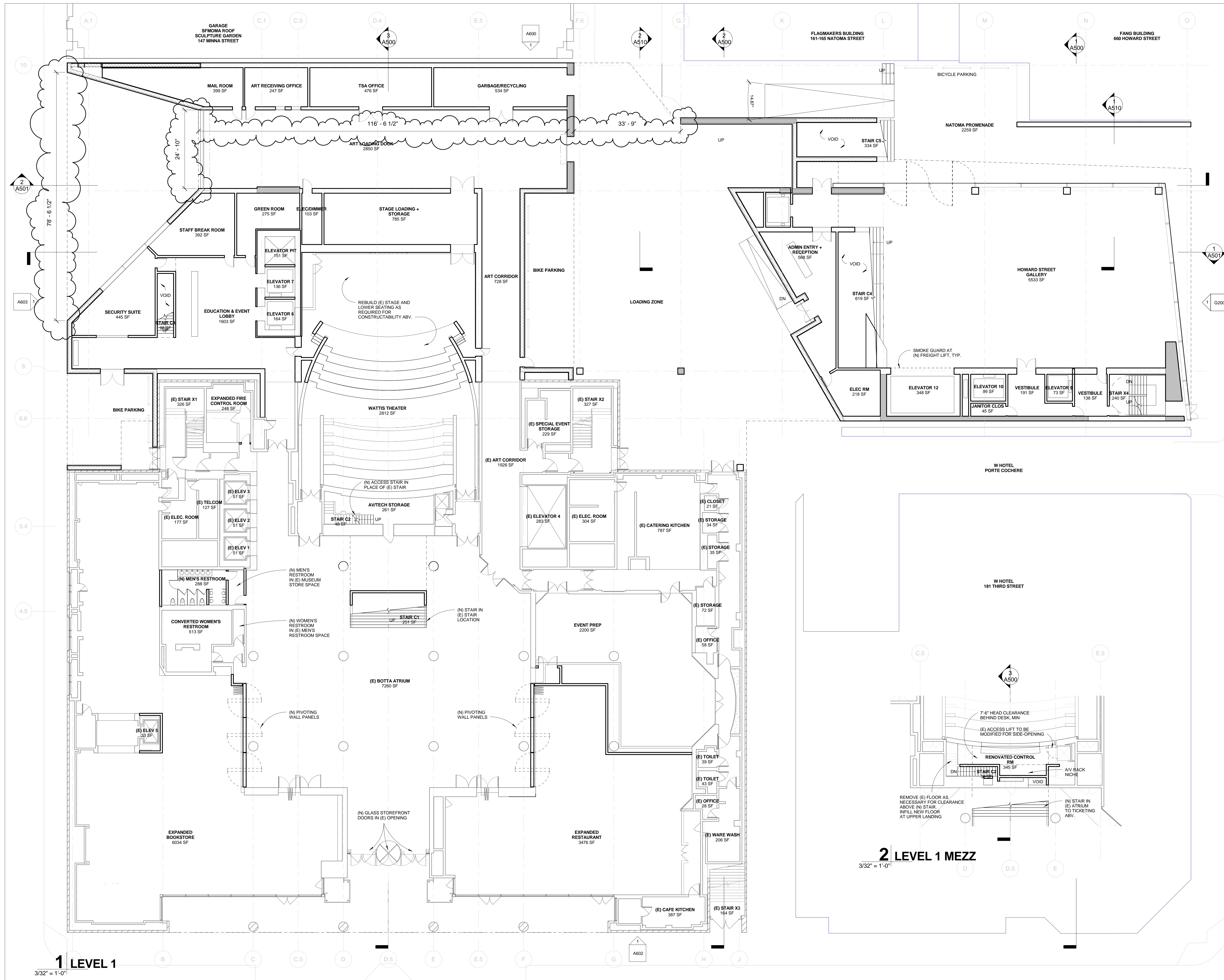


SHEET  
**SITE PLAN**

**A100**

PROJECT NUMBER  
SNO 201006  
EHDD 10-022





PROJECT NAME  
**SFMOMA EXPANSION**



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SECTION 309 APPLICATION

1	12.12.2011	309 APPL UPDATE
2	01.17.2012	309 APPL UPDATE

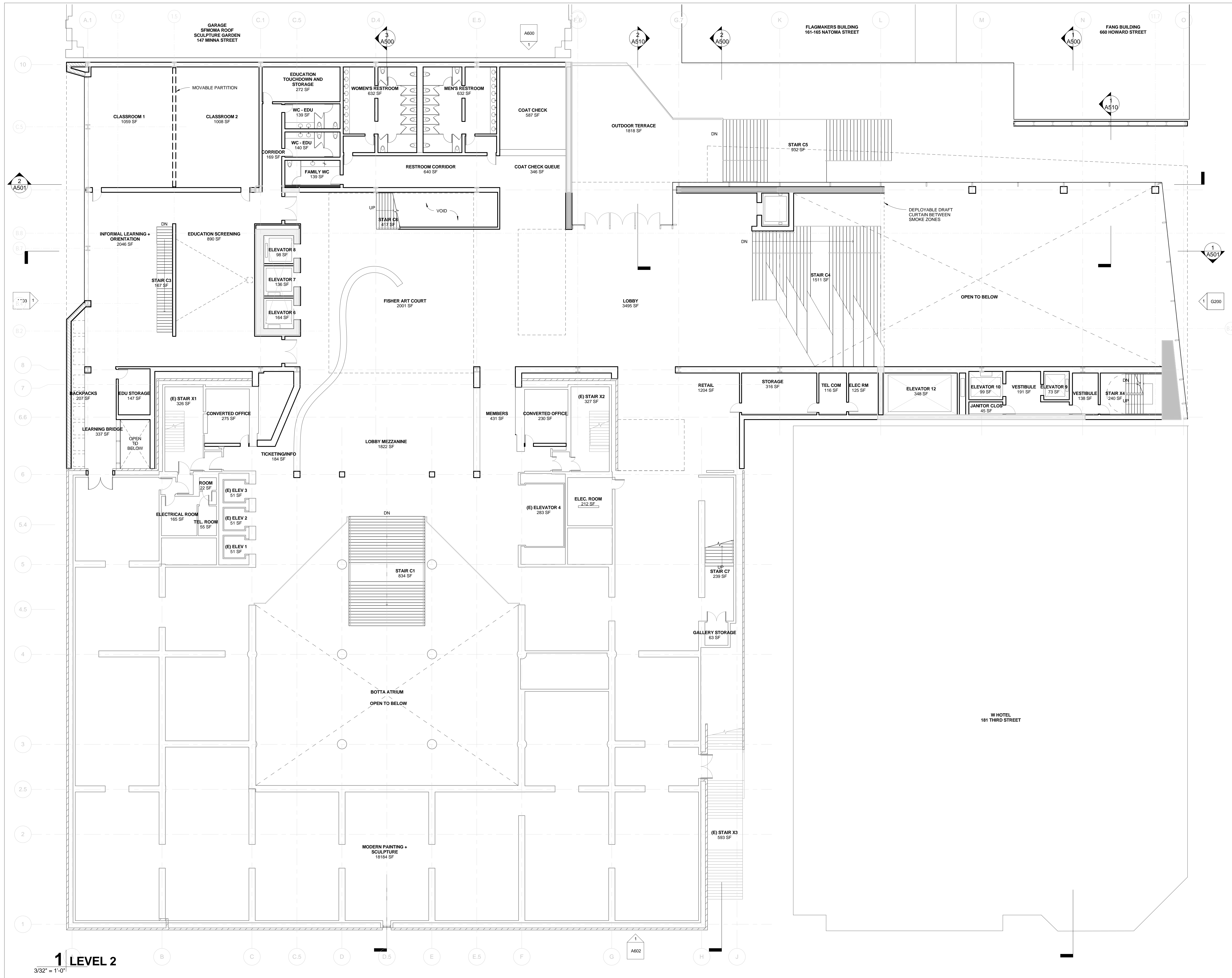
KEY PLAN

SHEET

PLAN GROUND  
LEVEL

**A201**

PROJECT NUMBER  
SNO 201006  
EHDD 10-022



PROJECT NAME  
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12 DECEMBER 2011

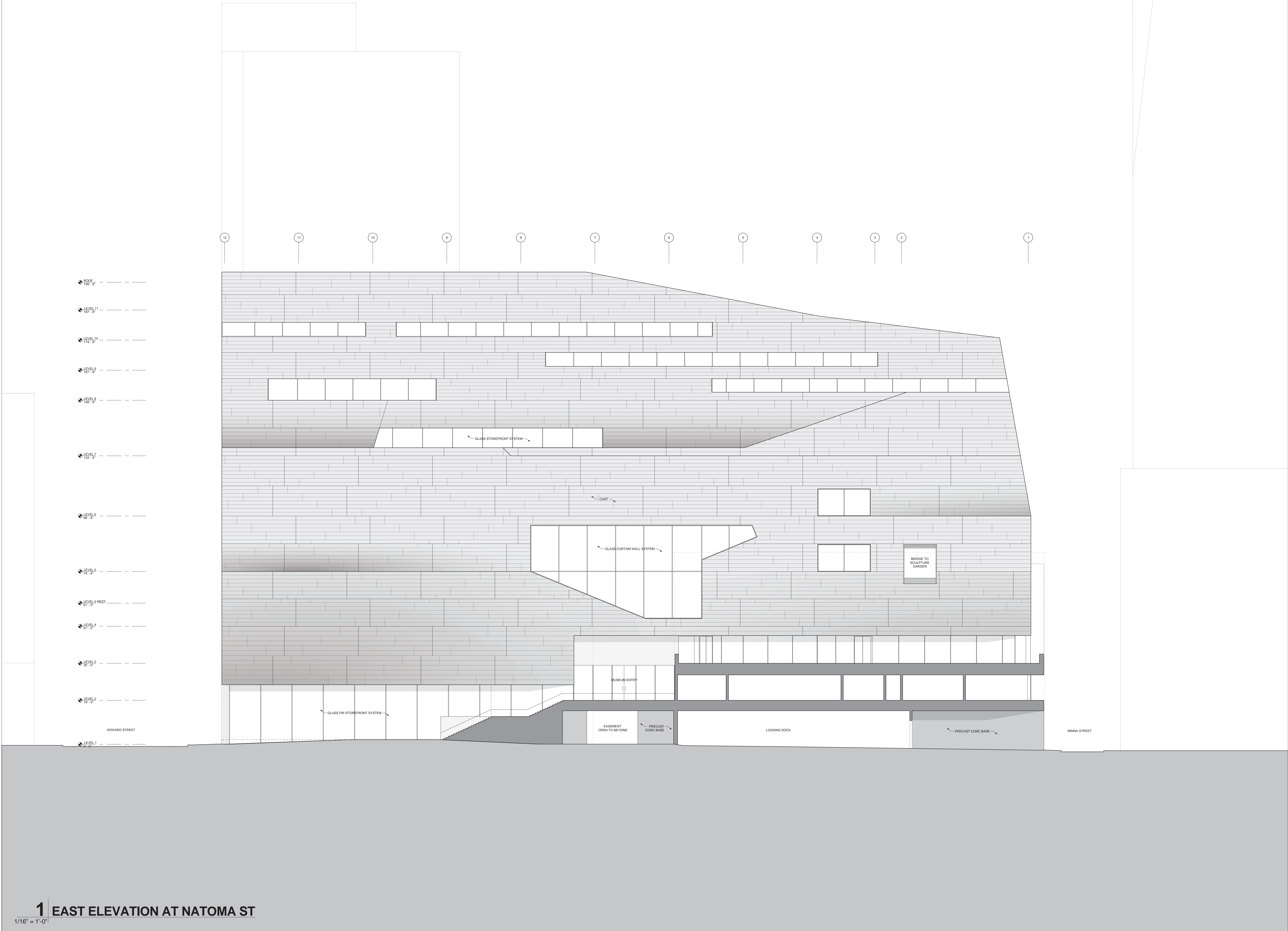
KEY PLAN

SHEET  
**PLAN LEVEL 2**

**A202**

PROJECT NUMBER  
SNO 201006  
EHDD 10-022





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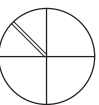
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**SECTION 309 APPLICATION**

12 DECEMBER 2011

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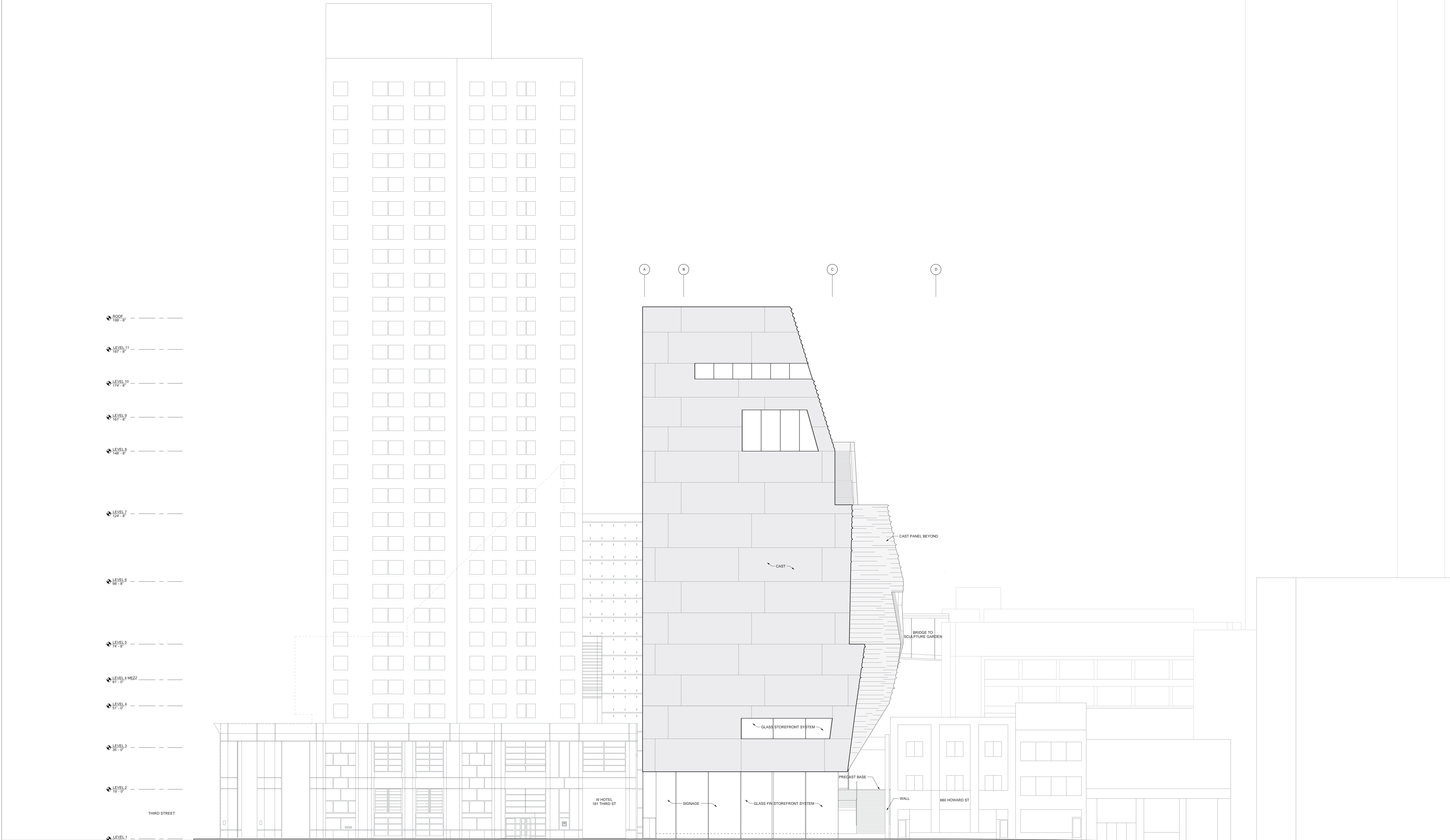
KEY PLAN



SHEET  
**EAST ELEVATION**

**A600**

PROJECT NUMBER  
SNO 201006  
EHDD 10-022



- ◆ ROOF 139'-8"
- ◆ LEVEL 11 127'-8"
- ◆ LEVEL 10 114'-0"
- ◆ LEVEL 9 101'-8"
- ◆ LEVEL 8 148'-8"
- ◆ LEVEL 7 124'-8"
- ◆ LEVEL 6 98'-8"
- ◆ LEVEL 5 61'-0"
- ◆ LEVEL 4 MEZZ 61'-0"
- ◆ LEVEL 3 51'-0"
- ◆ LEVEL 2 55'-0"
- ◆ LEVEL 1 10'-0"

THIRD STREET

W HOTEL  
181 THIRD ST

150 HOWARD ST

150 HOWARD ST

1 SOUTH ELEVATION AT HOWARD ST

PROJECT NAME  
SFMOMA EXPANSION



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SAN FRANCISCO, CALIFORNIA 94103

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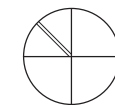
SEALS

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SUBMITTAL  
SECTION 309 APPLICATION

12 DECEMBER 2011

KEY PLAN

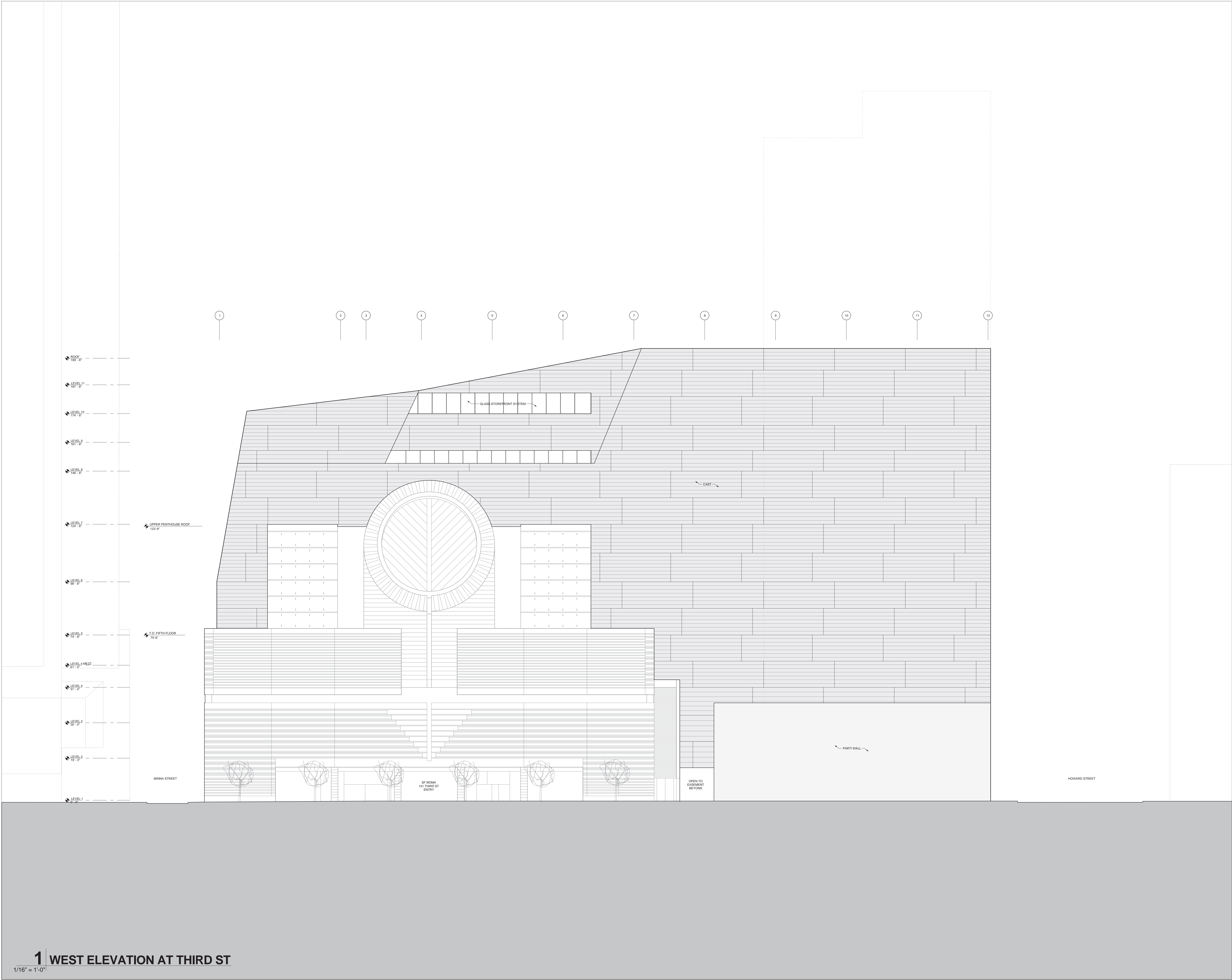


SHEET  
SOUTH ELEVATION

A601

PROJECT NUMBER  
SNO 201006  
EHDD 10-022





PROJECT NAME  
**SFMOMA EXPANSION**



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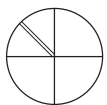
SEALS

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SUBMITTAL  
**SECTION 309 APPLICATION**

12 DECEMBER 2011

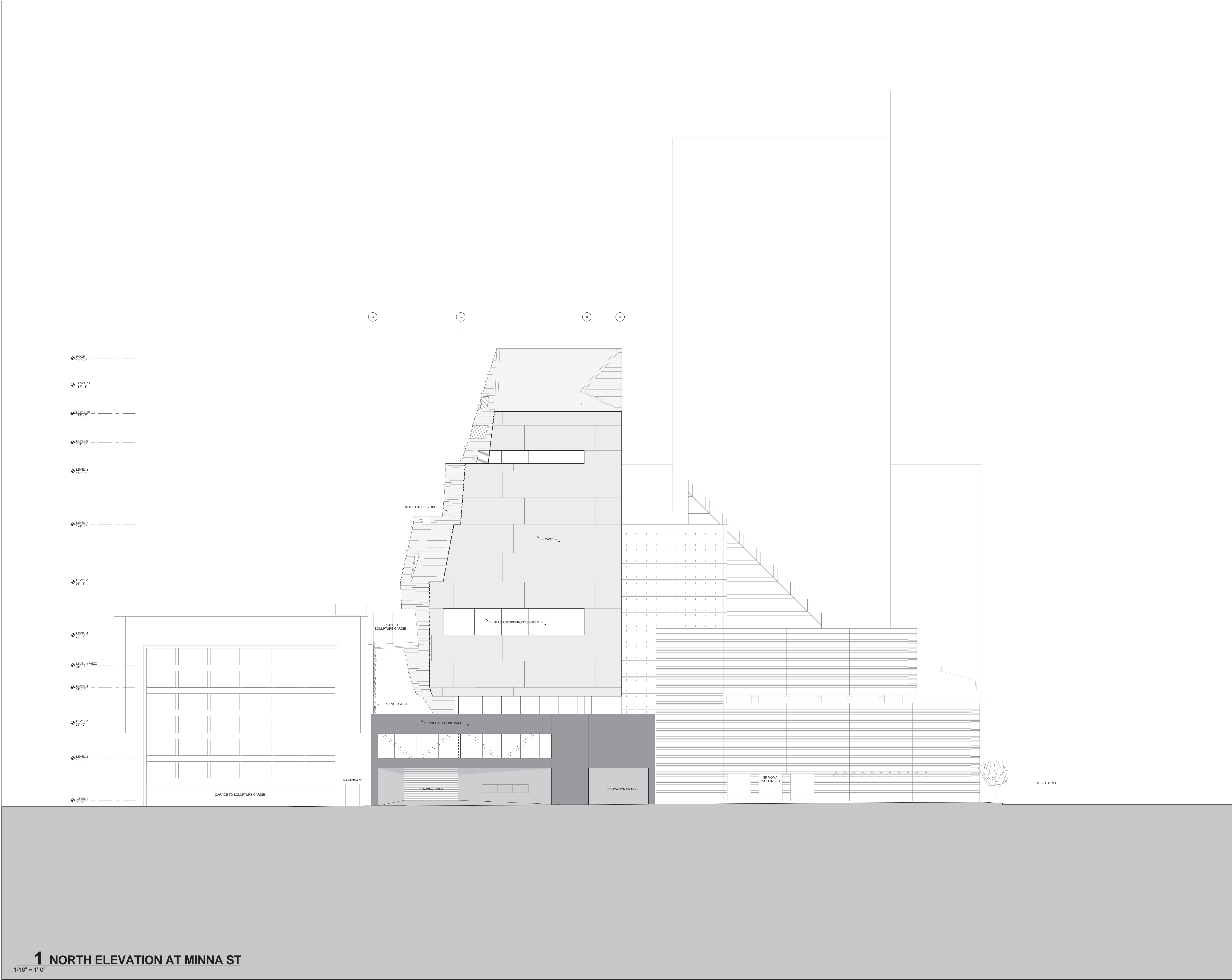

KEY PLAN



SHEET  
**WEST ELEVATION**

**A602**

PROJECT NUMBER  
SNO 201006  
EHDD 10-022



PROJECT NAME  
**SFMOMA EXPANSION**



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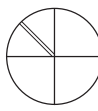
SEALS

CONSULTANT

SUBMITTAL  
**SECTION 309 APPLICATION**

12 DECEMBER 2011

KEY PLAN



SHEET  
**NORTH ELEVATION**

**A603**

PROJECT NUMBER  
SNO 201006