



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 28, 2010**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	369-377 Green Street	Case No.:	2010.0085V
Cross Street(s):	Kearny and Montgomery	Building Permit:	2010.0211.6351
Block /Lot No.:	0133/036	Applicant/Agent:	Carol Poshepny
Zoning District(s):	RM-1, 40-X	Telephone:	(415) 548-0149
		E-Mail:	cpozhepny@hotmail.com
PROJECT DESCRIPTION			
<p>The proposal is to extend the existing underground garage to provide a total of eight off-street parking spaces for the existing five dwelling units.</p> <p>PER SECTION 136(c)(26) OF THE PLANNING CODE, the underground garage shall not occupy any area within the rear 15 feet of the depth of the lot. A portion of the proposed underground garage will occupy the rear 15 feet of the lot, thus the project requires a variance from the rear yard requirement (Section 136) of the Planning Code.</p> <p>PER SECTION 188 OF THE PLANNING CODE, expansion, intensification or change of use of a non-complying structure is prohibited. Because the existing structure already encroaches into the required rear yard, it is considered a legal, non-complying structure. The proposal is considered to be an expansion and intensification of a non-complying structure.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Angela Threadgill Telephone: (415)558-6602 E-Mail: angela.threadgill@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/2010.0085V.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 311/312, 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 mailing of such notification 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.



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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

SCOPE OF WORK

1. GARAGE EXTENSION

INDEX:

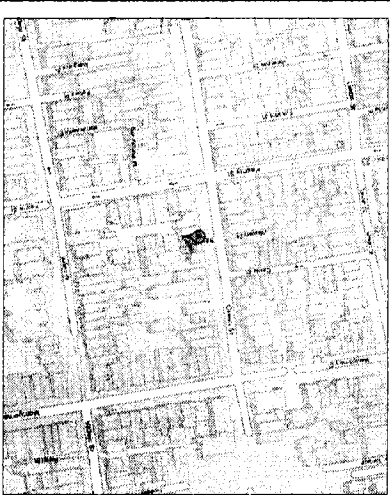
- A1 INDEX, NOTES & SITE PLAN, KEY PLAN
A2 EXISTING & PROPOSED GROUND FLOOR PLANS
A3 EXISTING & PROPOSED FIRST & SECOND FLOOR PLANS
A4 EXISTING & PROPOSED THIRD FLOOR & ROOF PLAN
A5 EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS
A6 EXISTING & PROPOSED EAST ELEVATION
A7 EXISTING & PROPOSED WEST ELEVATION
A8 EXISTING WEST SECTION
A9 PROPOSED WEST SECTION

BUILDING DATA:

ASSESSOR'S BLOCK 133, LOT 036
OCCUPANCY TYPE: RMI (5 UNITS)
3 STORIES OVER BASEMENT
CONSTRUCTION TYPE SN - WOOD FRAME
USE: RESIDENTIAL
OF DWELLING UNITS: 5
ADDITIONAL HEIGHT: NO
EXTEND BEYOND PROPERTY LINE: NO
NEW HORIZONTAL EXTENSION: YES
CHARGE OF OCCUPANCY: NO

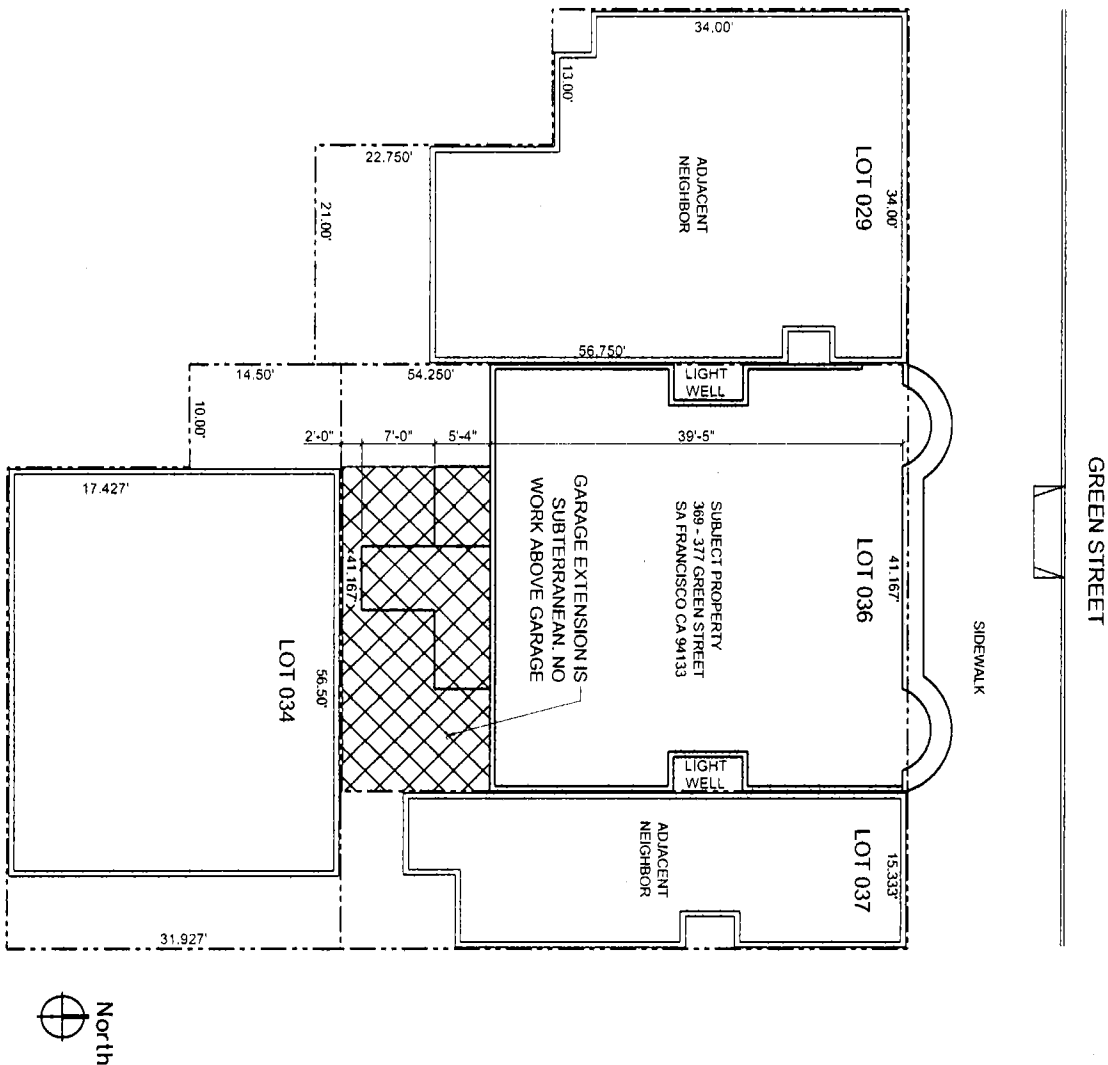
APPLICABLE CODES

1. 2009 SAN FRANCISCO OFF-PLANING CODE
2. 2007 CALIFORNIA BUILDING CODE & SAN FRANCISCO AMENDMENTS
3. 2007 CALIFORNIA PLUMBING CODE & SAN FRANCISCO AMENDMENTS
4. 2007 CALIFORNIA ELECTRICAL CODE & SAN FRANCISCO AMENDMENTS
5. 2007 CALIFORNIA MECHANICAL CODE & SAN FRANCISCO AMENDMENTS
6. 2007 CALIFORNIA TITLE 21 ENERGY CODE & SAN FRANCISCO AMENDMENTS



1 KEY PLAN
NTS

2 SITE PLAN



2 SITE PLAN
SCALE: 1/8" = 1'-0"

YO CONSULTING INC.

1578 Indiana Street, #12, San Francisco, CA 94107
Tel: (415) 321-0908

PROJECT
369 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS

NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE

INDEX, NOTES &
SITE PLAN, KEY PLAN

DATE 09-09-2009

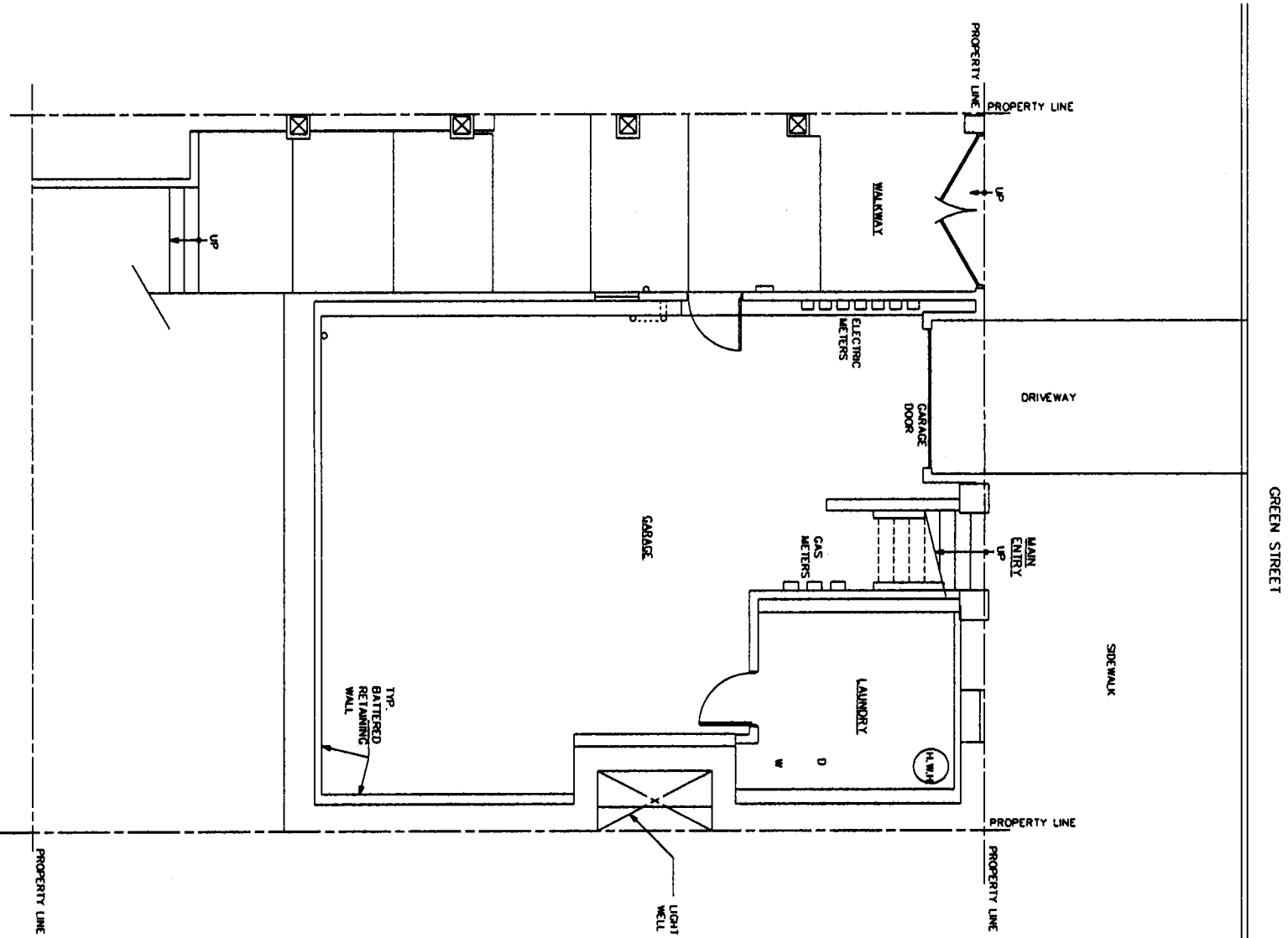
SCALE AS SHOWN

DRAWN KP

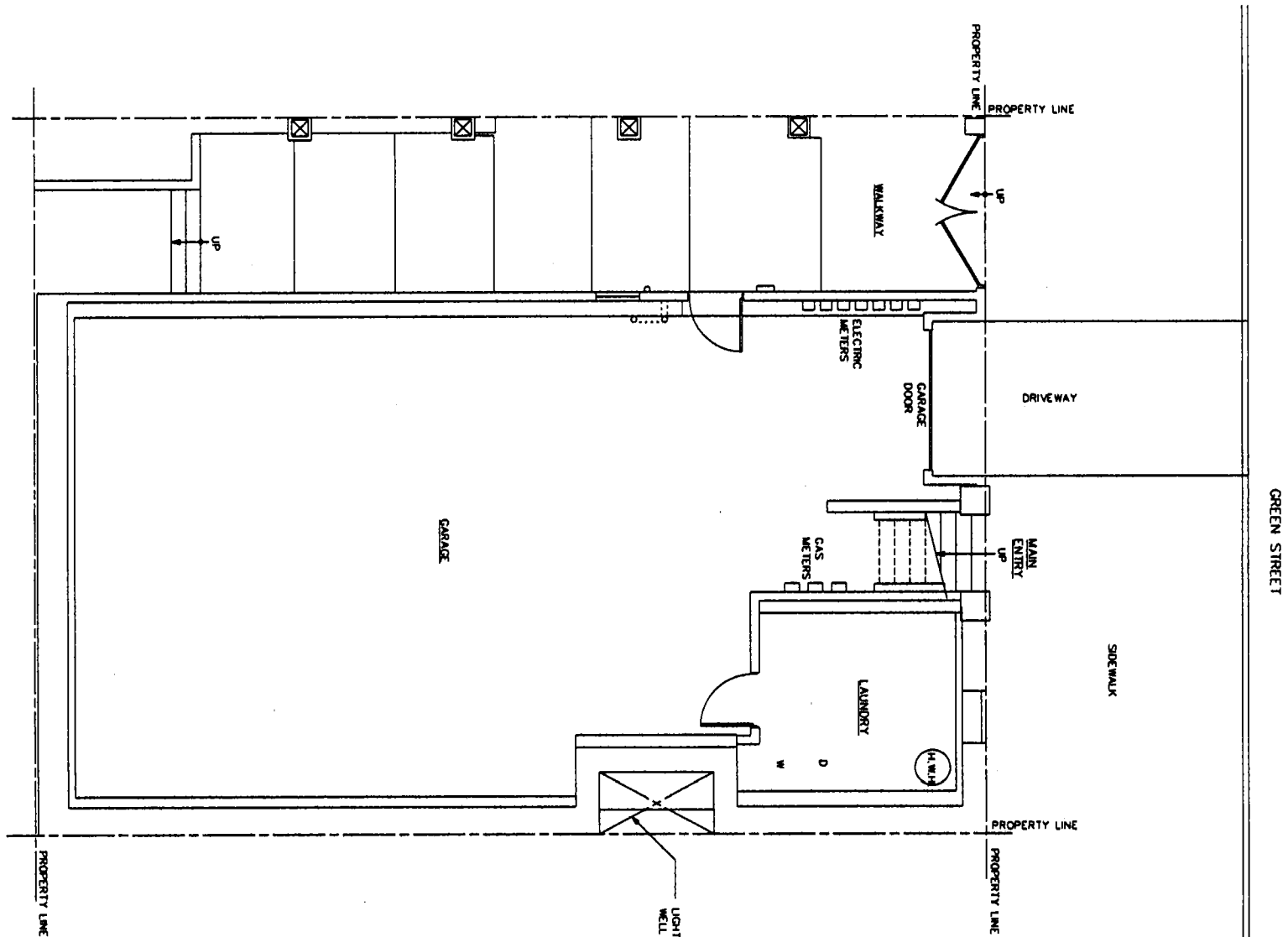
PROJECT #

SHEET #

A 1



1 EXISTING GROUND FLOOR PLAN



2 PROPOSED GROUND FLOOR PLAN



YO CONSULTING INC.

1578 Indiana Street #12 San Francisco, CA 94107
Tel (415) 321-0908

PROJECT 369 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS

NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE

EXISTING & PROPOSED
GROUND FLOOR PLANS

DATE 09-09-2009

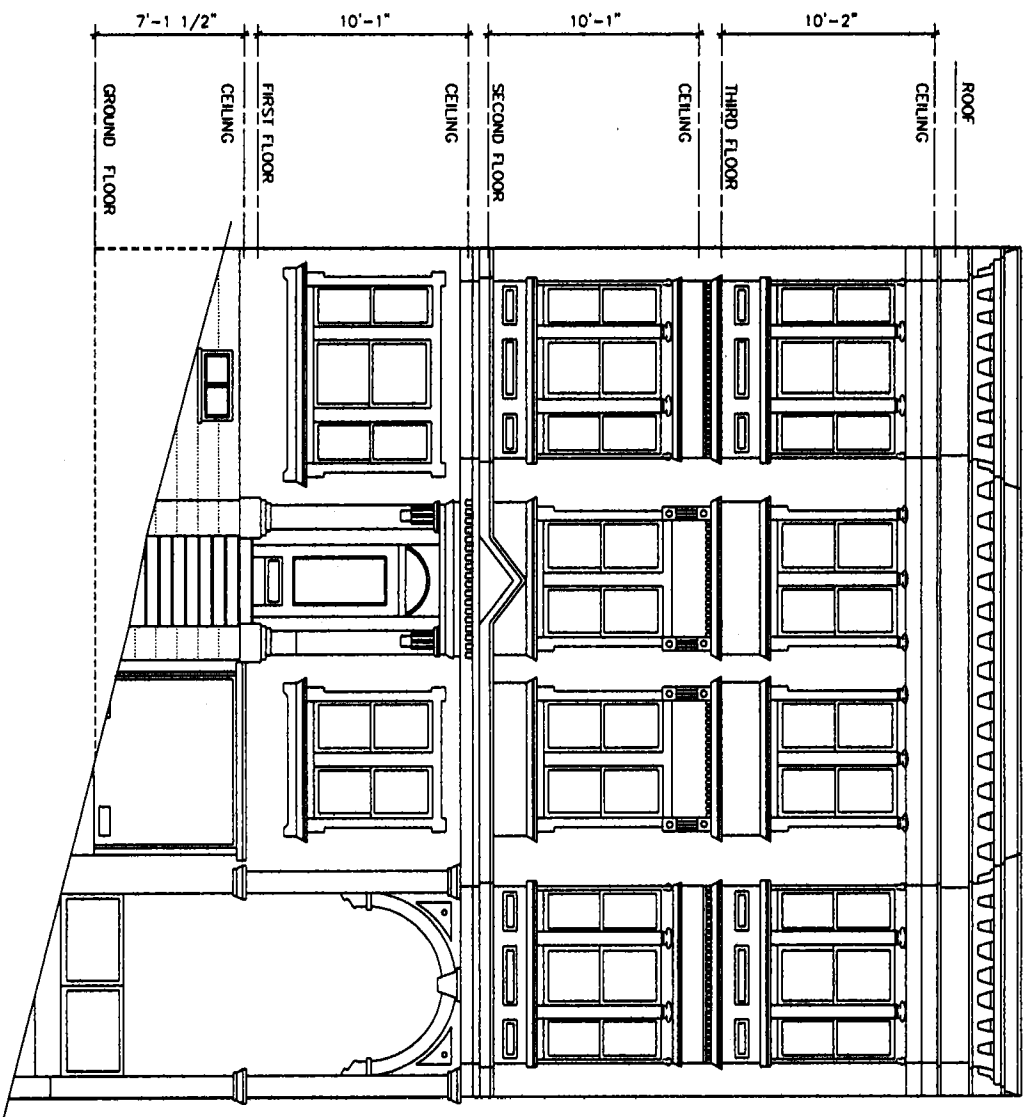
SCALE 1/4" = 1'

DRAWN KP

PROJECT #

SHEET #

A2



1 EXISTING & PROPOSED NORTH ELEVATION (GREEN STREET)
(NO CHANGE)



2 EXISTING & PROPOSED SOUTH ELEVATION (NO CHANGE)

YO CONSULTING INC.

1578 Indiana Street, #12, San Francisco, CA 94107
Tel: (415) 321-0908

PROJECT 369 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS

NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE

EXISTING & PROPOSED NORTH
& SOUTH ELEVATION

DATE 09-09-2009

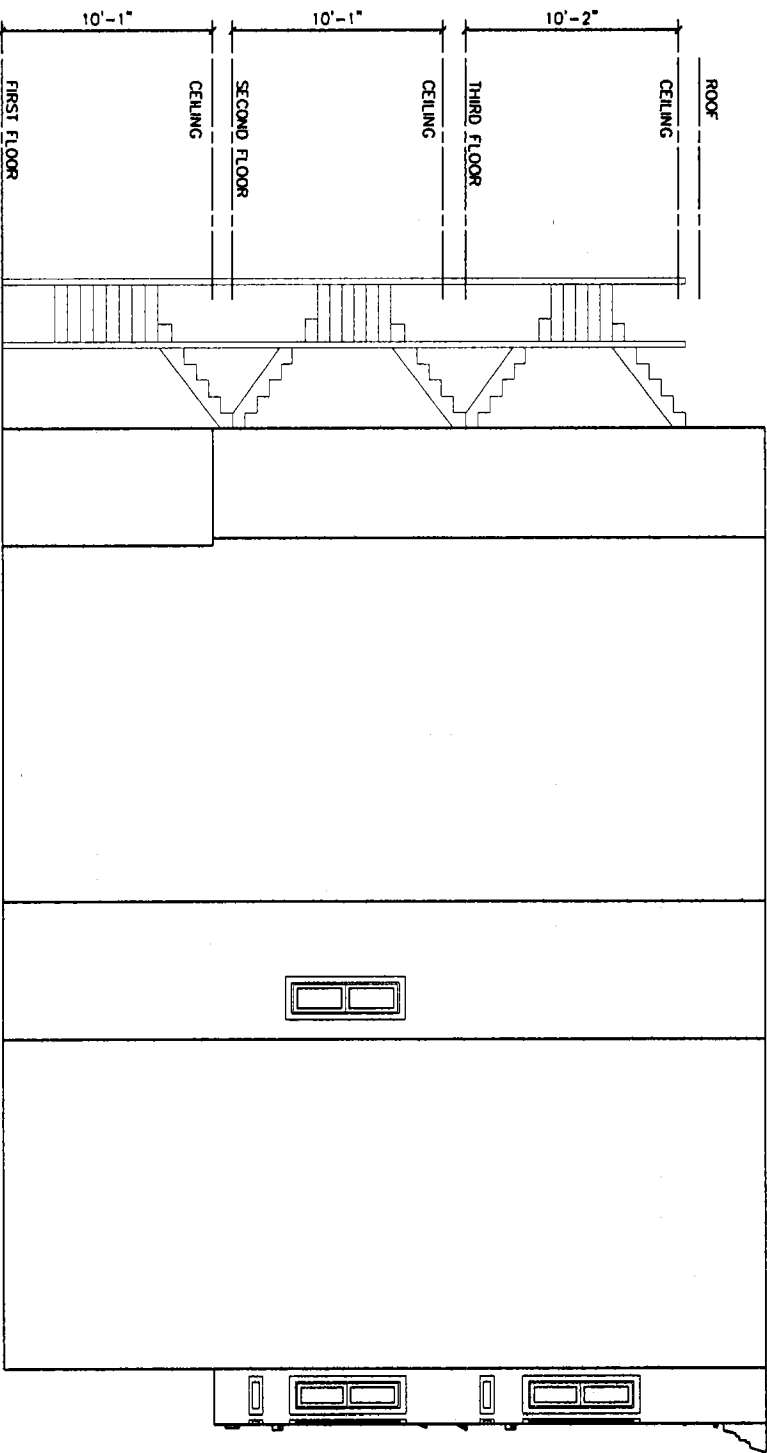
SCALE 1/4" = 1'

DRAWN KP

PROJECT #

SHEET #

A 5



1 EXISTING & PROPOSED EAST ELEVATION (NO CHANGE)

YO CONSULTING INC.

1578 Indiana Street, #12, San Francisco, CA 94107
Tel: (415) 321-0908

PROJECT 369 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS

NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE

EXISTING & PROPOSED
EAST ELEVATION

DATE 09-09-2009

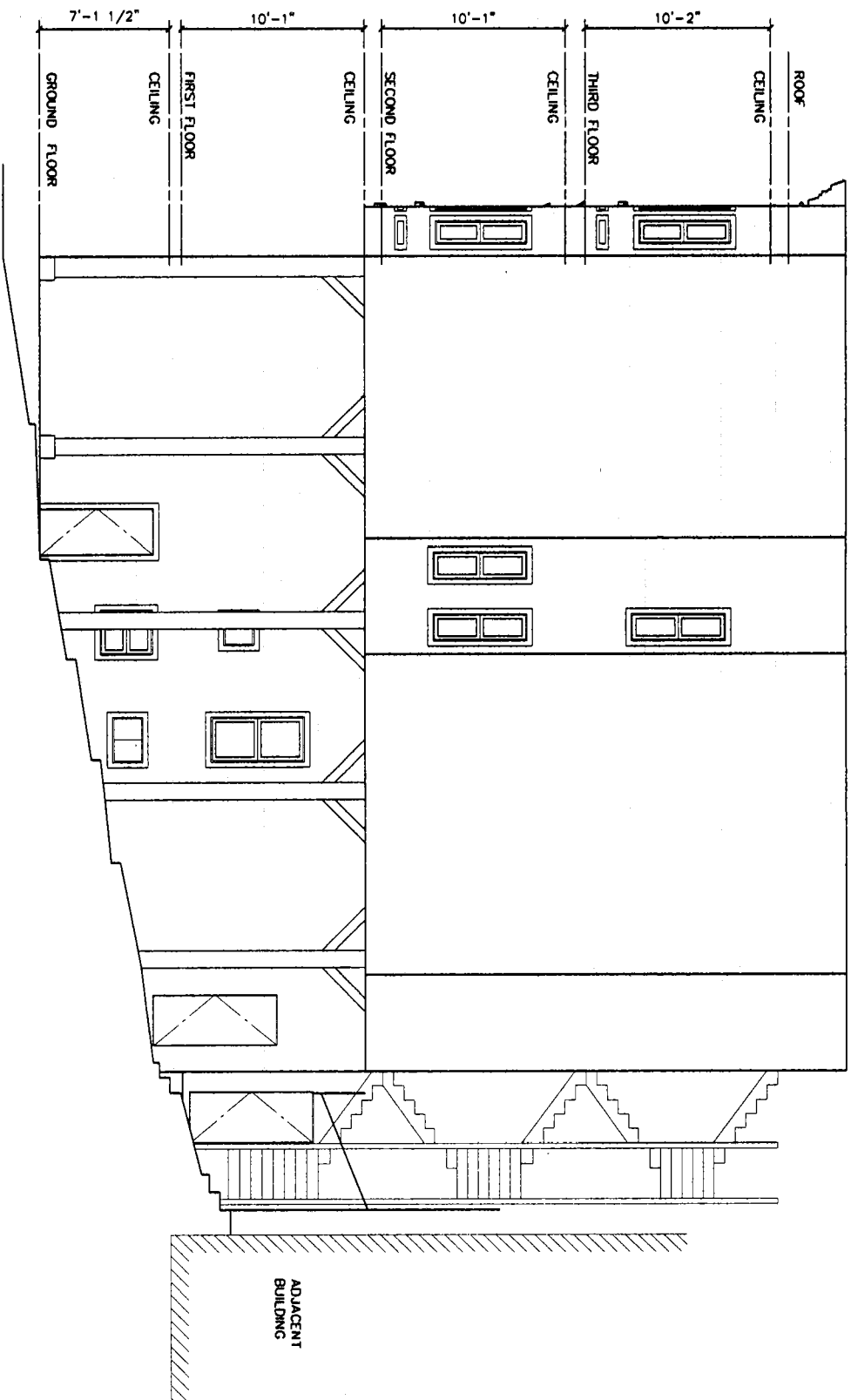
SCALE 1/4" = 1'

DRAWN KP

PROJECT #

SHEET #

A 6



1 EXISTING & PROPOSED WEST ELEVATION (NO CHANGE)

YO CONSULTING INC.

1576 Indiana Street #12, San Francisco, CA 94107
Tel (415) 321-0908

PROJECT 389 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS

NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE

**EXISTING & PROPOSED
WEST ELEVATION**

DATE

09-09-2009

SCALE

1/4"=1'

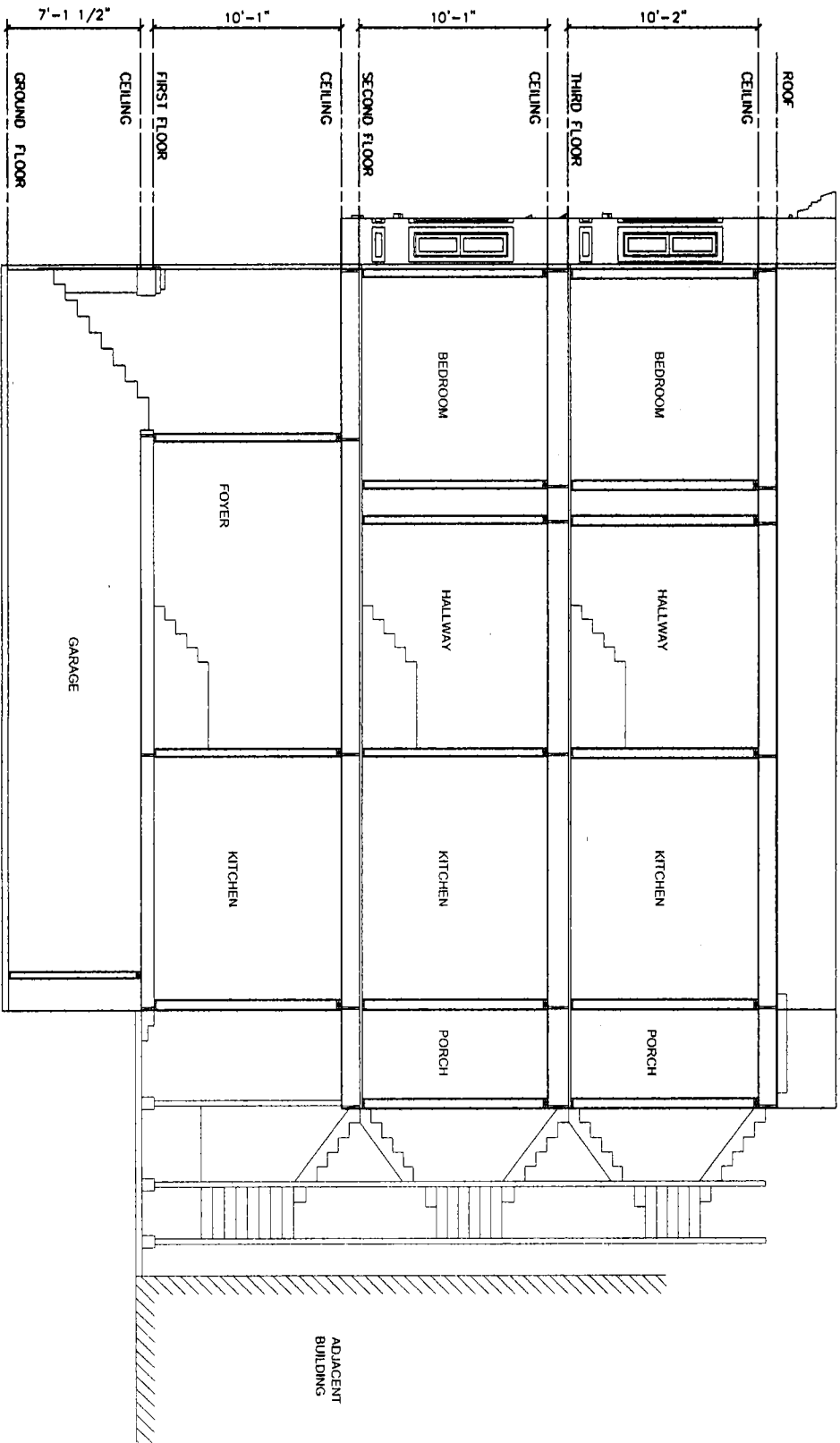
DRAWN

MP

PROJECT #

SHEET #

A 7



1 EXISTING WEST SECTION (AT GROUND FLOOR LEVEL)

YO CONSULTING INC.

1578 Indiana Street, #12, San Francisco, CA 94107
Tel (415) 321-0908

PROJECT 369 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS

NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE

EXISTING WEST SECTION

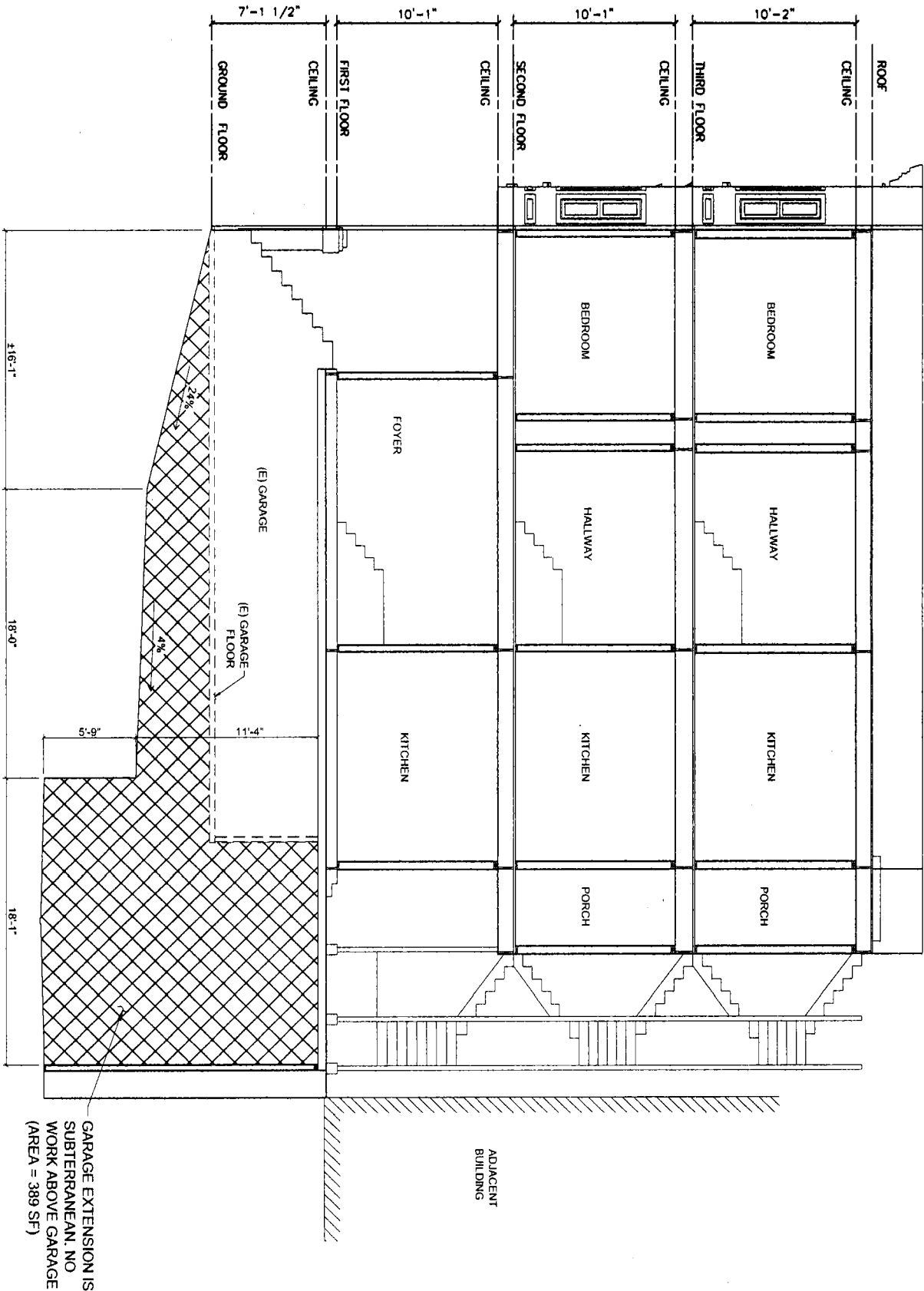
DATE 09-09-2009

SCALE 1/4"=1'

DRAWN YP

PROJECT #

SHEET #



1 PROPOSED WEST SECTION (AT GROUND FLOOR LEVEL)

YO CONSULTING INC.

1578 Indiana Street, #12, San Francisco, CA 94107
Tel: (415) 321-0908

PROJECT 369 - 377 GREEN ST.
SAN FRANCISCO, CA 94133

REVISIONS		
NO.	DATE	ISSUED FOR
0	09-09-2009	SITE PERMIT

DRAWING TITLE
PROPOSED WEST SECTION

DATE	09-09-2009
SCALE	1/4"=1'
DRAWN	KP
PROJECT #	
SHEET #	