



# 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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Suite 400  
San Francisco,  
CA 94103-2479

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Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 23, 2012**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Side Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>2712 Broadway</b>	Case No.:	<b>2010.0158V</b>
Cross Street(s):	<b>Divisadero And Broderick Streets</b>	Building Permit:	<b>2011.02.15.0303</b>
Block / Lot No.:	<b>0959/008</b>	Applicant/Agent:	<b>Tom Taylor</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>415-433-7777</b>
Area Plan:	<b>n/a</b>	E-Mail:	<b>tom@taylorlombardo.com</b>
PROJECT DESCRIPTION			
<p>The project proposes demolition of a three-story, single-family residence and new construction of a three-story, single-family residence.</p> <p><b>Planning Code Section 133</b> requires two four-foot side yards for the project. The project proposes one eight-foot side yard along the west side property line. No side yard is proposed at the east side property line; therefore a variance is required.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>glenn cabreros</b> Telephone: <b>415-558-6169</b> Mail: <a href="mailto:glenn.cabreros@sfgov.org">glenn.cabreros@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2010.0158V.pdf">http://sf-planning.org/ftp/files/notice/2010.0158V.pdf</a></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.

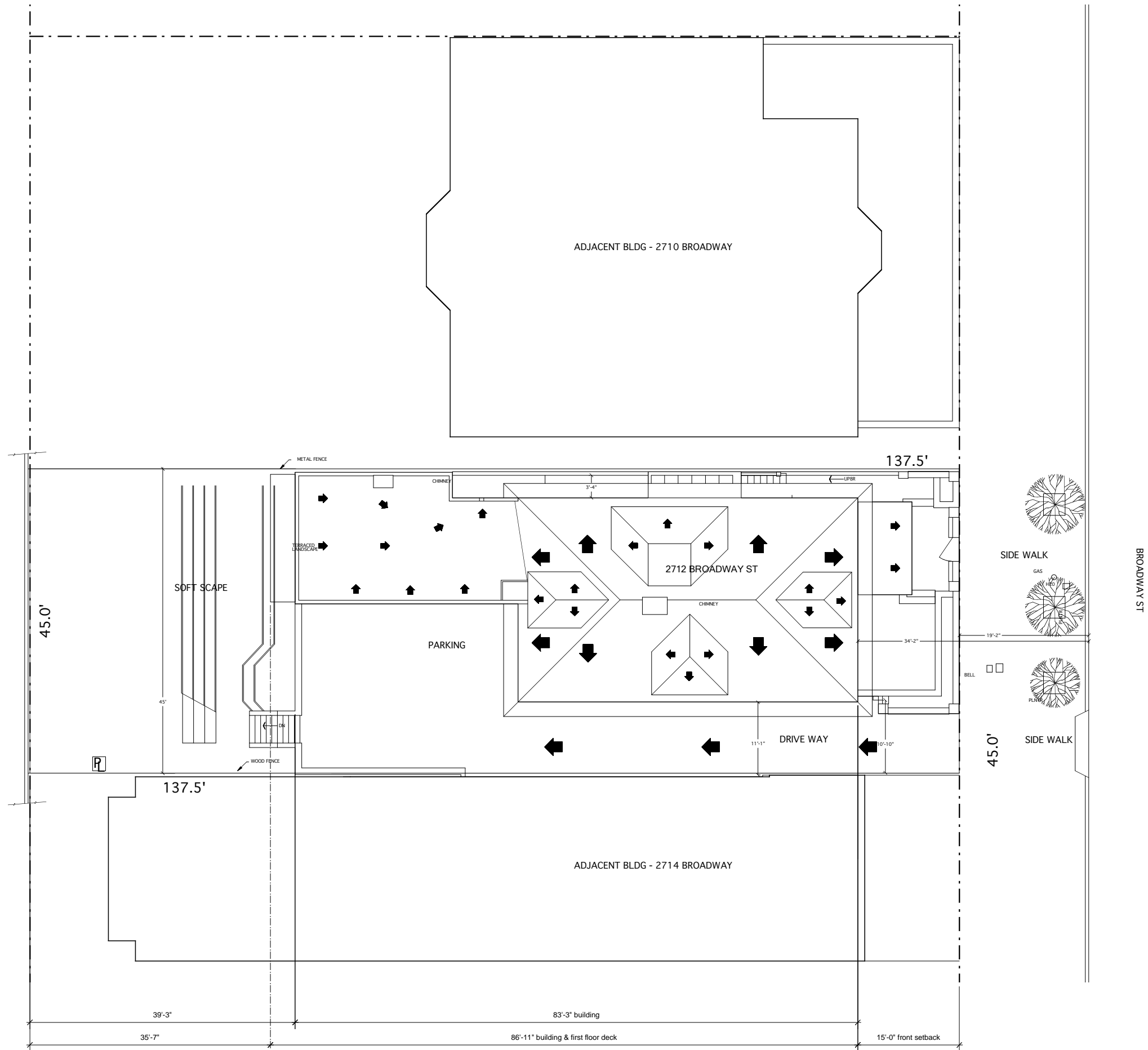
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



2712 BROADWAY ST.  
SAN FRANCISCO, CA 94115

NOTE

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS  
GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING,  
DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT  
SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS  
OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.



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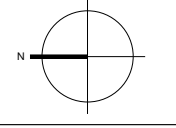
EXISTING LANDSCAPE SITE PLAN

REF. 2712\_SF  
REV: 0  
DRAWN BY: JT  
AUDITED BY: JST

SHEET SIZE: 24x36  
SCALE: 3/16"=1'-0"  
FIELD SURVEY  
5/05/2009-5/07/2009

A-101  
1 OF 6

1 EXISTING LANDSCAPE SITE PLAN  
6187.5 SQFT



2712 Broadway Street  
San Francisco, CA 94115  
Assessor's Block No. 0959 Lot No. 008

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Plot Plan



revision: date:

NOPDR #5 response 04.03.12

job no: 0905

drawn: LS

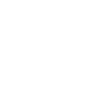
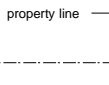
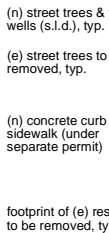
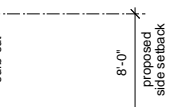
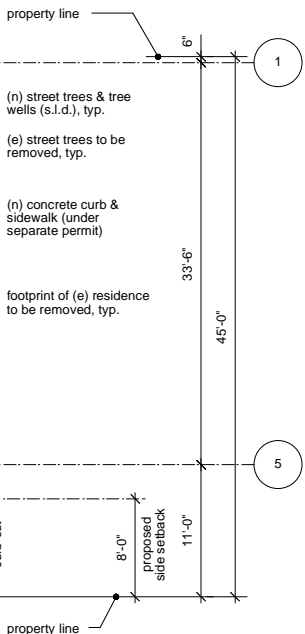
checked: TT

date: 02.10.11

sheet no:

A1.01

**FRONT SETBACK PLANTING & PERMABILITY NOTES:**  
See Landscape Drawings for additional planting & hardscape information.  
Area of Front Setback: 15' x 45' = 675 SF  
Area of Fixed (Permanent) Planting within Front Setback:  
minimum: 675 SF x 20% = 135 SF  
proposed: 137 SF  
Area of Permeable Material within Front Setback:  
minimum: 675 SF x 50% = 338 SF  
proposed: 443 SF  
137 SF permanet planting  
305 SF Entry Court permeable paving

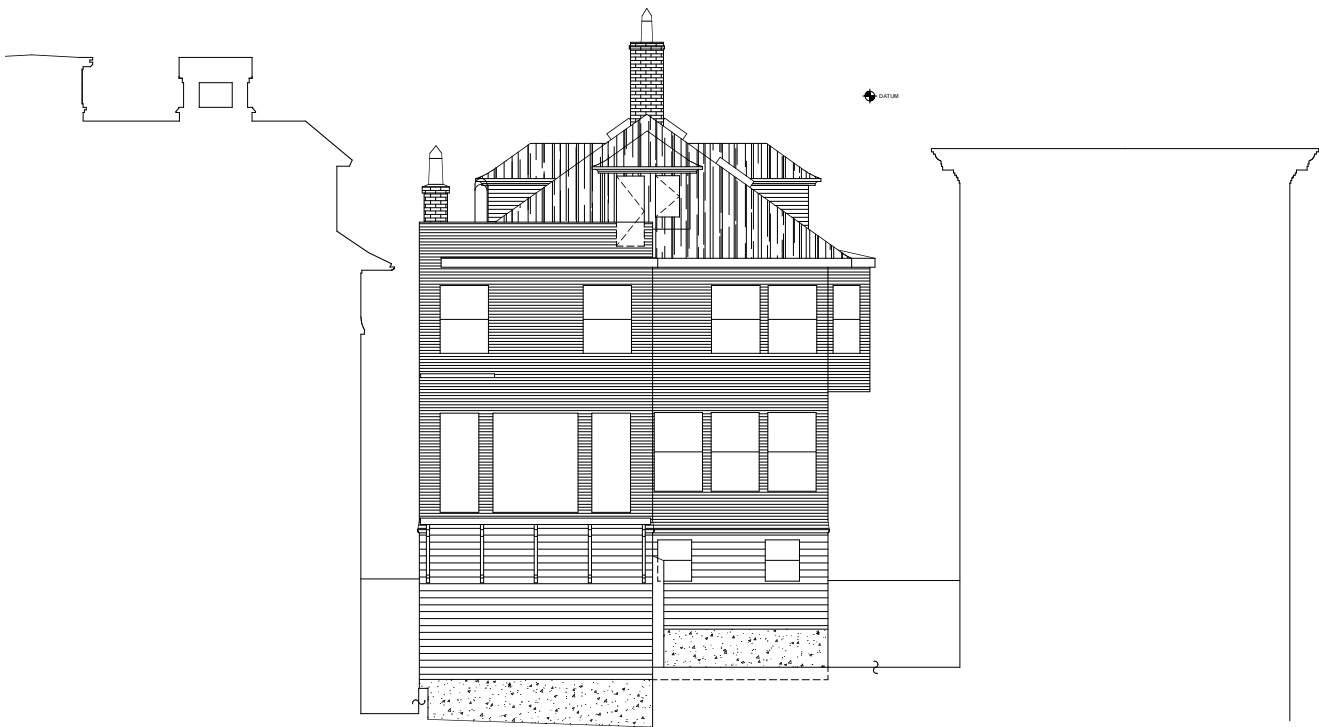




Existing South (Front) Elevation



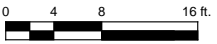
Existing East Elevation



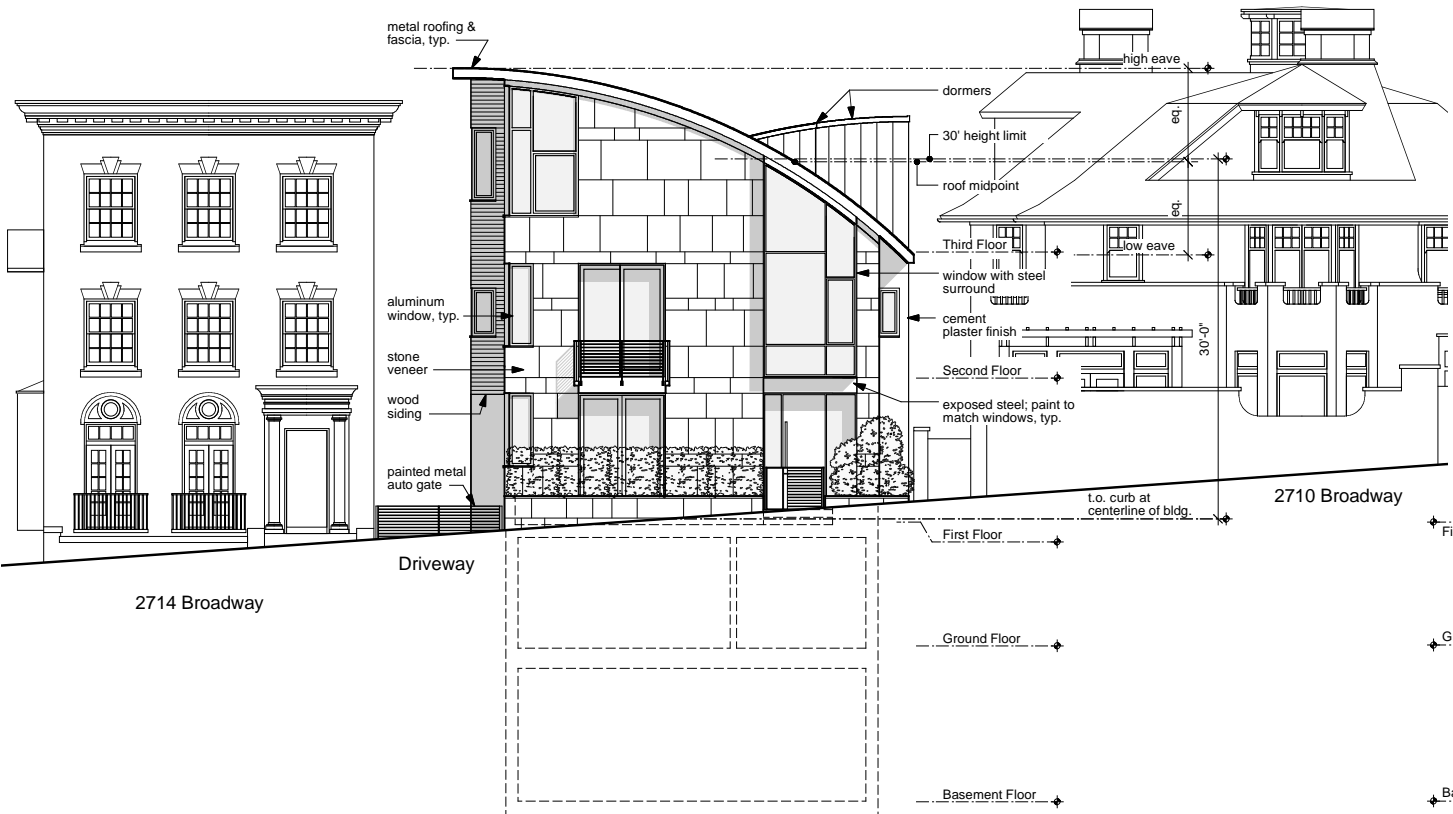
Existing North (Rear) Elevation



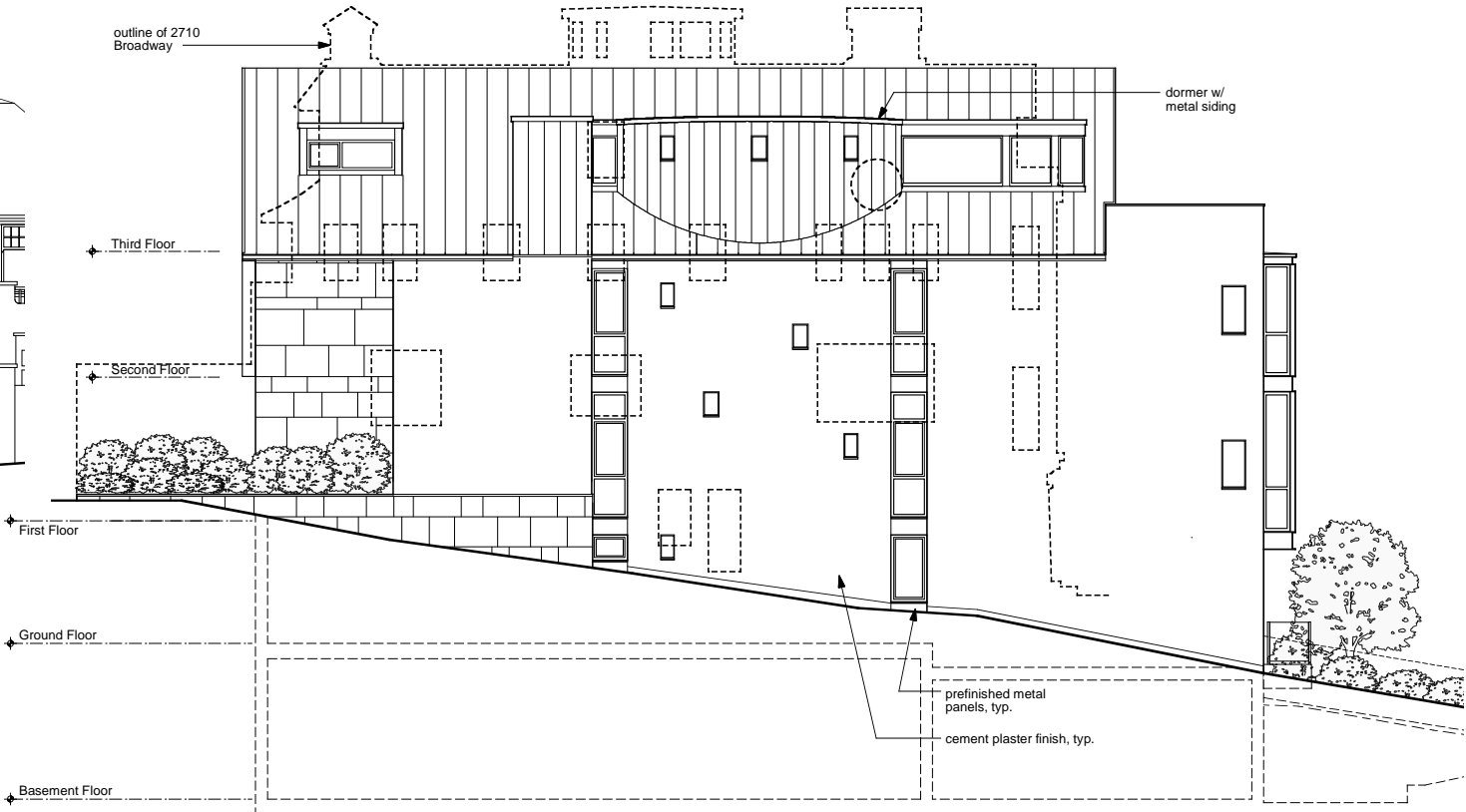
Existing West Elevation



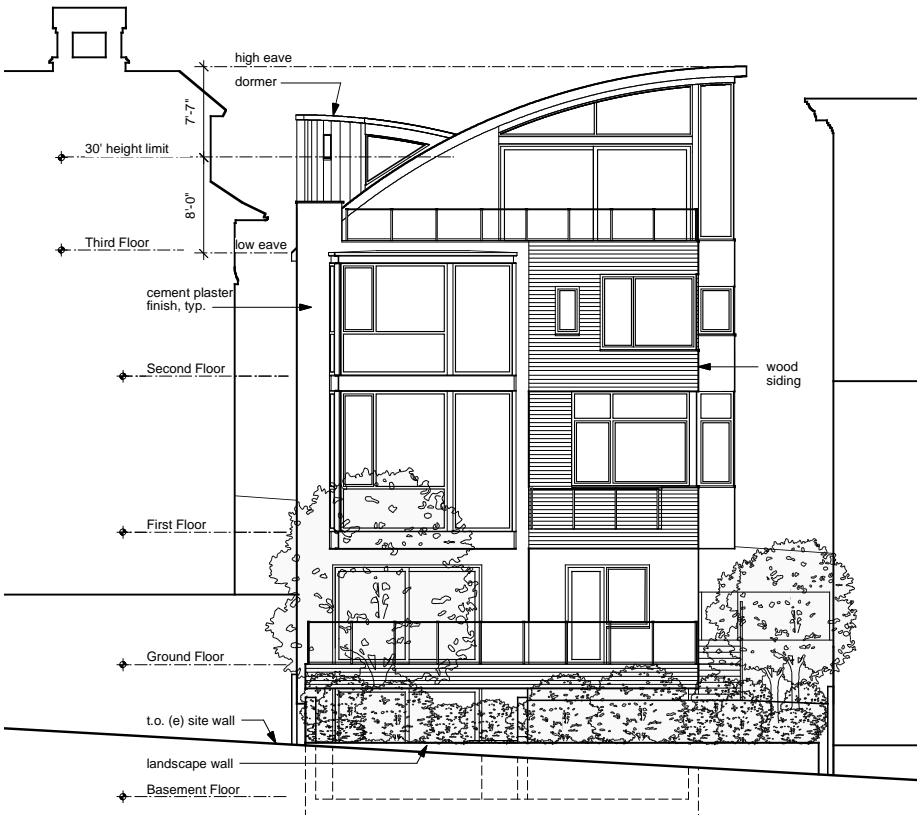
2712 BROADWAY ST. SAN FRANCISCO, CA 94115		
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EXISTING EXTERIOR ELEVATIONS		
REF: 2712_SF REV: 0 DRAWN BY: TL AUDITED BY: TL	SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD SURVEY 07/21/2011 - 07/26/2011	A-201 5 OF 7



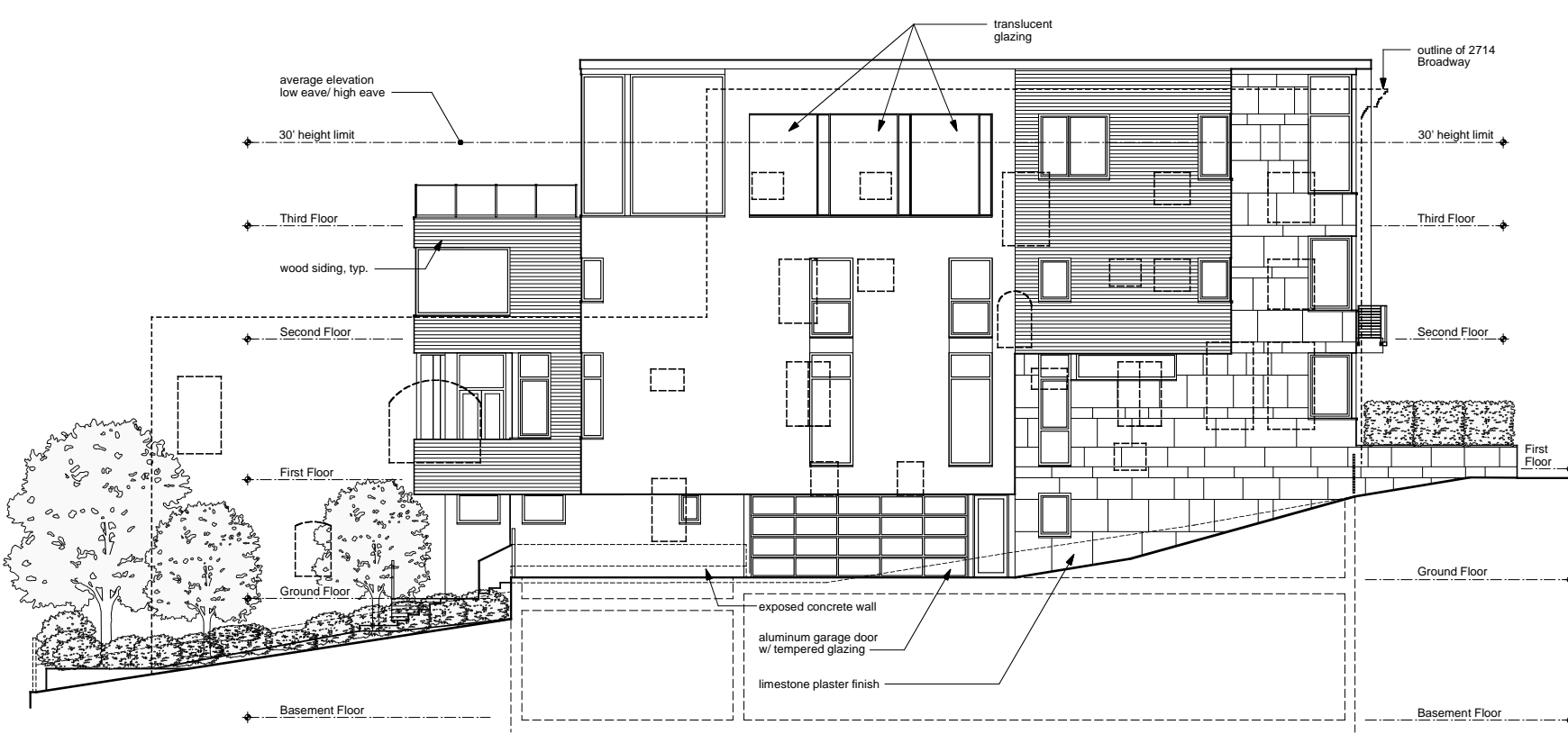
South (Front) Elevation  
with 2710 & 2714 Broadway



East Elevation



North (Rear) Elevation



West Elevation