



# 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, November 17, 2010**  
Time: **Beginning at 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Lot Size, Rear yard, Noncomplying structure)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>563-565 Haight Street &amp; 260 Laussat Street</b>	Case No.: <b>2010.0588V</b>
Cross Street(s): <b>Steiner / Fillmore</b>	Building Permit: <b>To be filed</b>
Block /Lot No.: <b>0860/031</b>	Applicant/Agent: <b>Tony Kim</b>
Zoning District(s): <b>NC-2 / 40-X</b>	Telephone: <b>(415) 246-8855</b>
	E-Mail: <b>tony@townconsulting.com</b>

The proposal is to split the existing through lot containing two existing buildings into two new lots each containing one building. The existing two-story, single-family residence facing Laussat Street also proposes a one-story vertical addition that would result in a three-story, single family residence. No work is proposed at the existing three-story, three-unit building that faces Haight Street.

**PER PLANNING CODE SECTION 121**, the required minimum lot area is 2,500 sf. The Haight Street lot proposes an area of 1,800 sf. The Laussat Street lot proposes an area of 1,200 sf.

**PER P.C. SECTION 134**, the proposed Haight Street lot is required to maintain a rear yard depth of 18 feet; no rear yard is proposed. The proposed Laussat Street lot is required to maintain a rear yard of 15 feet; the existing 10-foot deep rear yard would be retained. The proposed vertical addition at the Laussat Street building would occur within the existing building footprint which occupies 5 feet of the required rear yard depth.

**PER P.C. SECTION 188**, a noncomplying structure may be altered provided no new discrepancy would be created. The rear portions of both existing buildings are noncomplying structures as they were originally constructed into the required rear yard area. The proposed lot spit would create a new discrepancy on two separate lots. The proposed vertical addition would also enlarge the noncomplying building at Laussat Street. The new discrepancies would be contrary to Section 188.

### ADDITIONAL INFORMATION

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

Planner: **Glenn Cabreros** Telephone: **(415) 558-6169** E-Mail: [glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)

**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/2010.0588V.pdf>

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, 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.



PROJECT INFO

DESCRIPTION:

A REMODEL/ADDITION TO A SINGLE-FAMILY RESIDENCE.

BLOCK & LOT NUMBER:

BLOCK 860 LOT 031

BUILDING CODE:

2007 CALIFORNIA BUILDING CODE  
2007 CALIFORNIA ELECTRICAL CODE  
2007 CALIFORNIA PLUMBING CODE  
2007 CALIFORNIA MECHANICAL CODE  
2007 CALIFORNIA ENERGY CODE  
2007 CALIFORNIA FIRE CODE

OCCUPANCY:

R - 3

CONSTRUCTION TYPE:

TYPE V

BUILDING AREA:

(MEASURED TO EXT. OF WALL)

EXISTING STRUCTURE:

TOTAL CONDITIONED AREA = 1776 SQ.-FT.  
TOTAL UNCONDITIONED AREA = 0 SQ.-FT.

TOTAL = 1776 SQ.-FT.

NOTE: (E) SQUARE-FOOTAGE TOTAL INCLUDES ONLY HABITABLE AREAS, & AS SUCH, THE (E) BASEMENT & (E) ATTIC ARE NOT INCLUDED.

NEW STRUCTURE:

TOTAL CONDITIONED AREA = 3022 SQ.-FT.  
TOTAL UNCONDITIONED AREA = 71 SQ.-FT.

TOTAL = 3093 SQ.-FT.

NOTE: (N) SQUARE-FOOTAGE TOTAL INCLUDES ALL LEVELS OF HABITABLE SPACE, INCLUDING BASEMENT.

PROJECT DIRECTORY

PROJECT ADDRESS:

260 LAUSSAT STREET  
SAN FRANCISCO, CA  
BLOCK 860 LOT 031

OWNER:

WILLIAM GOULD  
260 LAUSSAT ST.  
SAN FRANCISCO, CA  
(415)252-7243

ARCHITECT OF RECORD:

MICHAEL BAUSHKE  
APPARATUS ARCHITECTURE  
357 GROVE ST.  
SAN FRANCISCO, CA 94102  
(415)703-0904

STRUCTURAL ENGINEER:

DAVID STRANDBERG  
YU/STRANDBERG ENGINEERS  
410 12TH ST., #200  
OAKLAND, CA 94607  
(510)763-0475

GEOTECHNICAL ENGINEER:

TBD

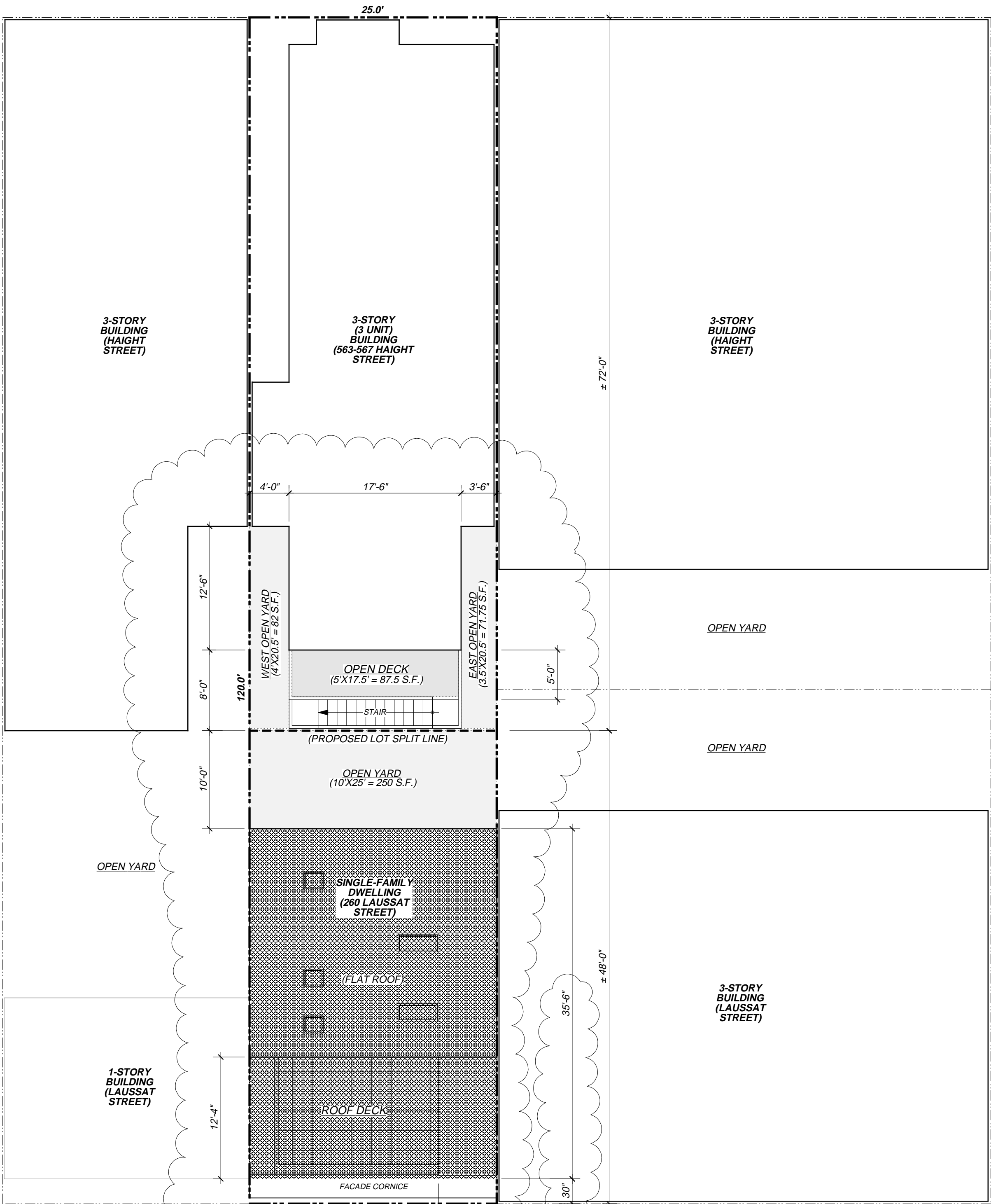
TITLE 24 CONSULTANT:

TBD

SHEET INDEX

- A1 (N) SITE PLAN & PROJECT INFO  
A1a (E) SITE PLAN  
A2 (N) BASEMENT & 1ST FLOOR PLANS  
A2a (E) BASEMENT & 1ST FLOOR PLANS  
A3 (N) 2ND & 3RD FLOOR PLANS  
A3a (E) 2ND & 3RD FLOOR PLANS  
A4 (N) SOUTH ELEVATION & SECTION  
A4a (E) SOUTH ELEVATION & SECTION  
A5 (N) NORTH ELEVATION & SECTION  
A5a (E) NORTH ELEVATION & SECTION  
A6 (N) WEST ELEVATION & SECTION  
A6a (E) WEST ELEVATION & SECTION  
A7 (E) & (N) EAST ELEVATION  
A8 (E) HAIGHT ST. PLANS

HAIGHT STREET



LAUSSAT STREET

USABLE OPEN SPACE

NOTE: PER PLANNING CODE SEC. 135 & TABLE 135A. SEE SITE PLAN ABOVE FOR AREAS AS DESIGNATED.

260 LAUSSAT STREET OPEN SPACE = 250 S.F. (OPEN YARD)

563 HAIGHT STREET OPEN SPACE = 87.5 S.F. (OPEN DECK) + COMMON

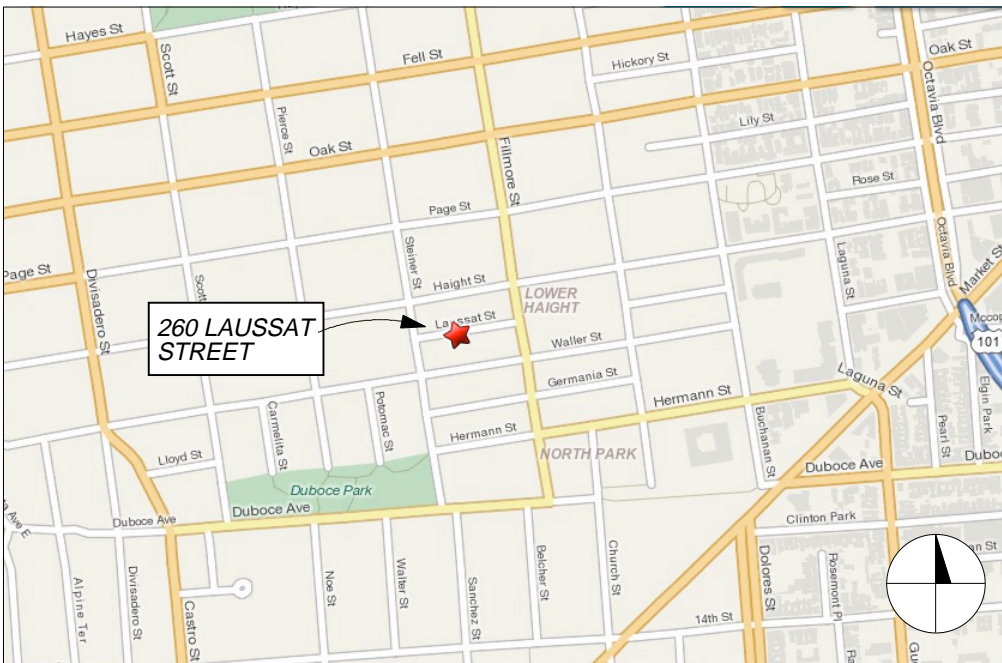
565 HAIGHT STREET OPEN SPACE = 87.5 S.F. (OPEN DECK) + COMMON

567 HAIGHT STREET OPEN SPACE = 87.5 S.F. (OPEN PATIO) + COMMON

563-567 HAIGHT STREET COMMON OPEN SPACE = 71.75 S.F. (EAST OPEN YARD) + 82 S.F. (WEST OPEN YARD) = 153.75 S.F.

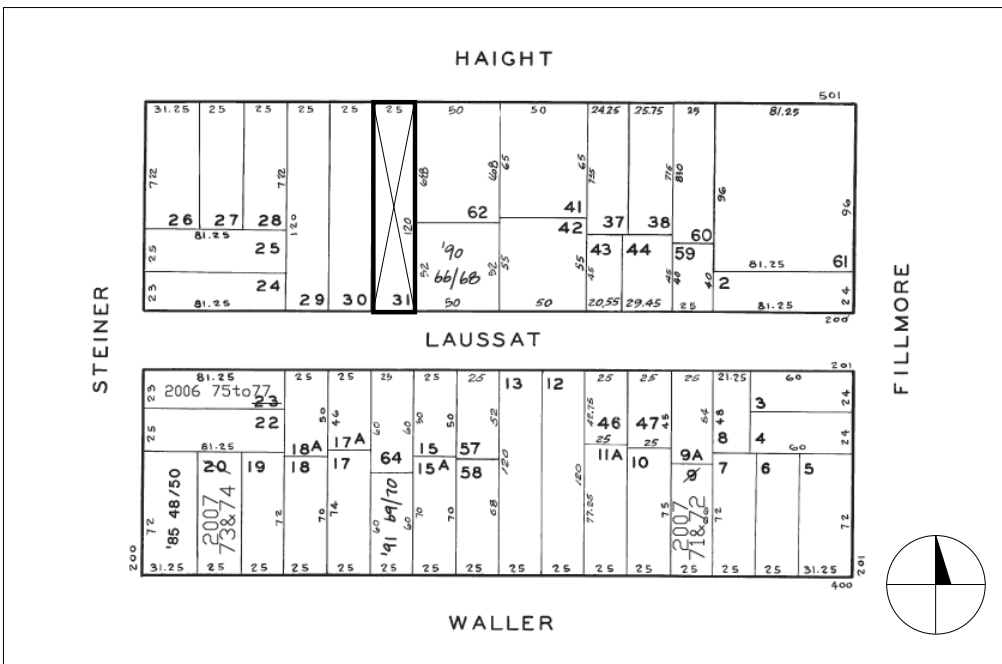
VICINITY MAP

NOT TO SCALE



PARCEL MAP

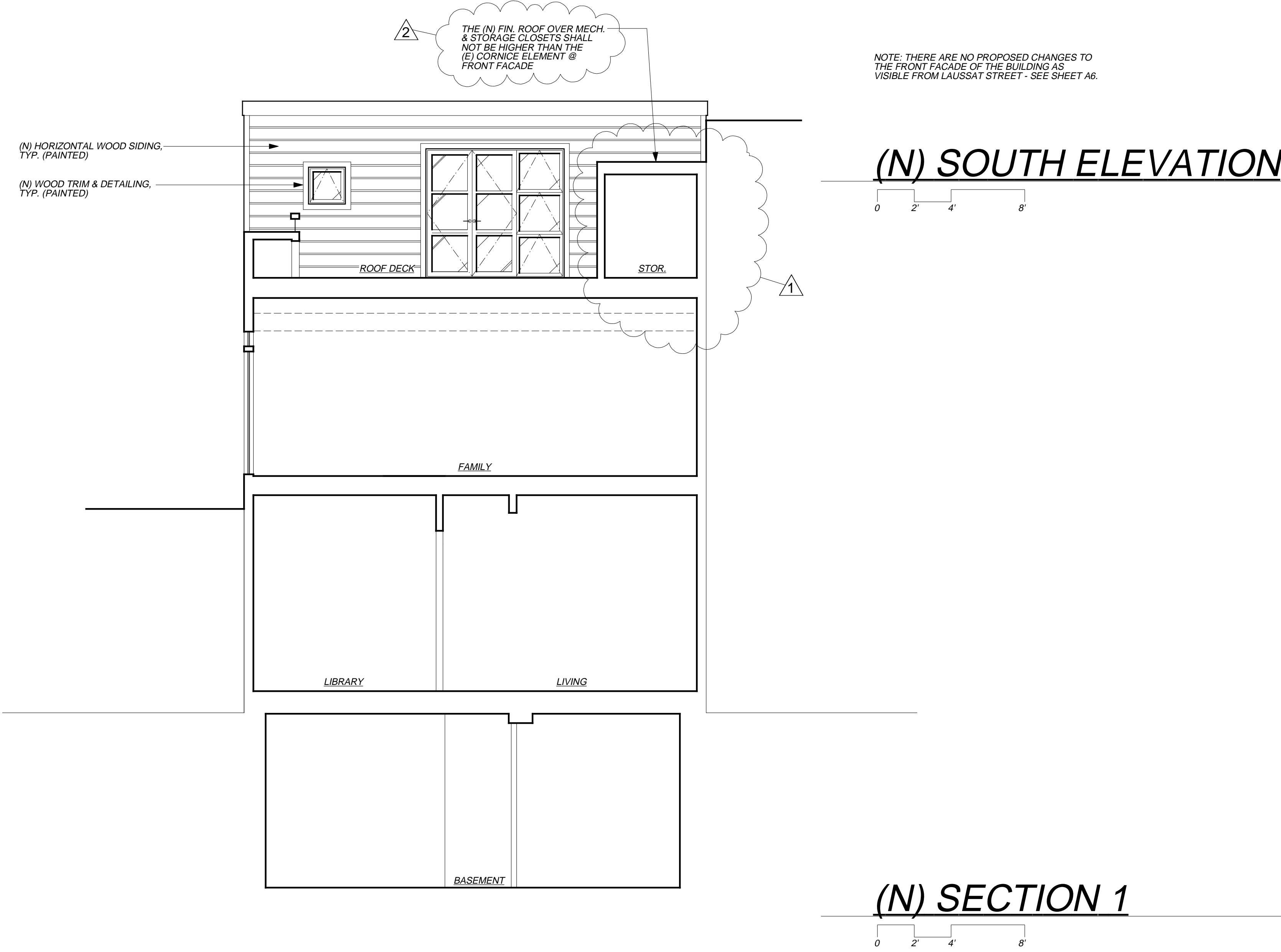
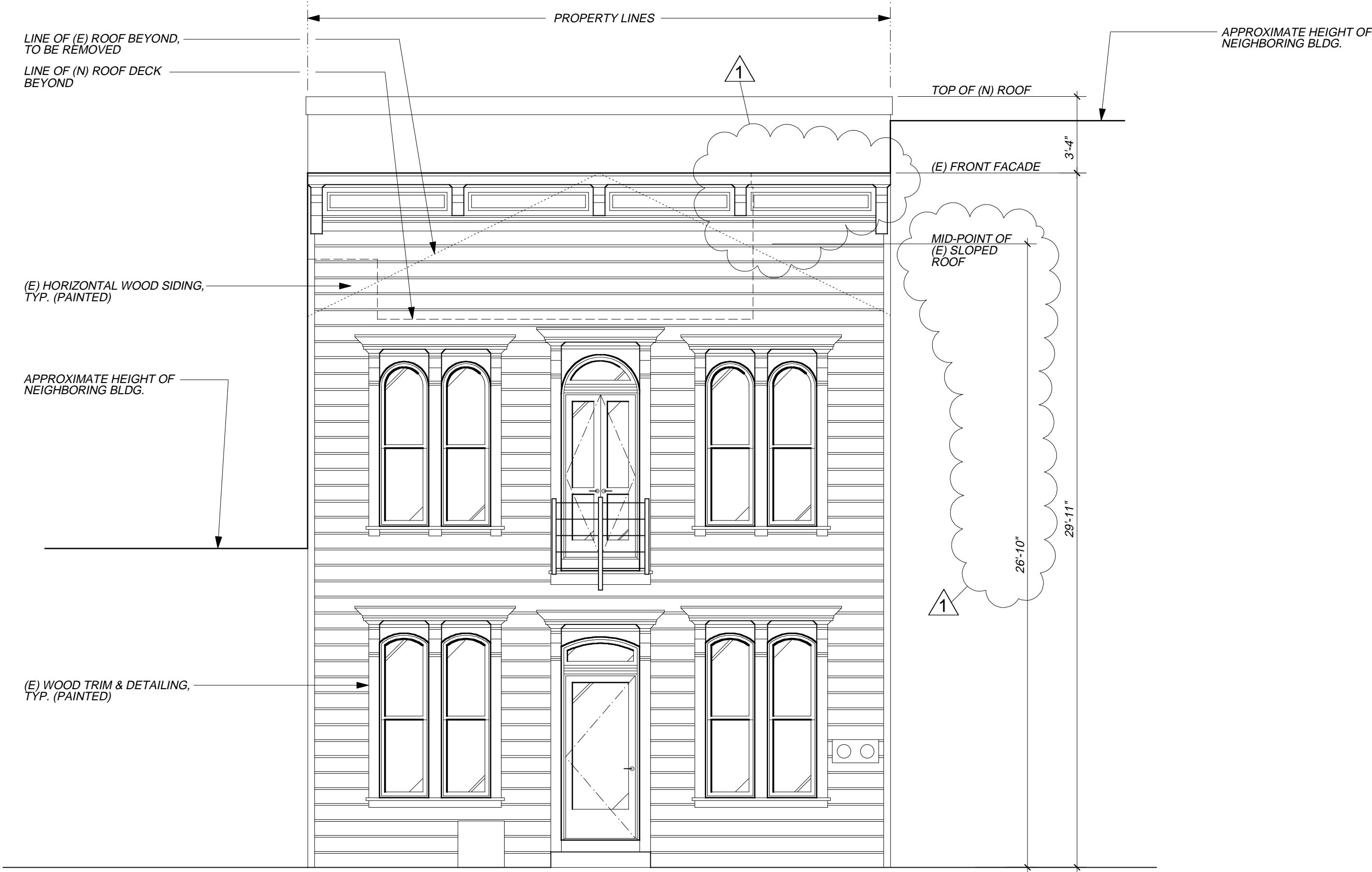
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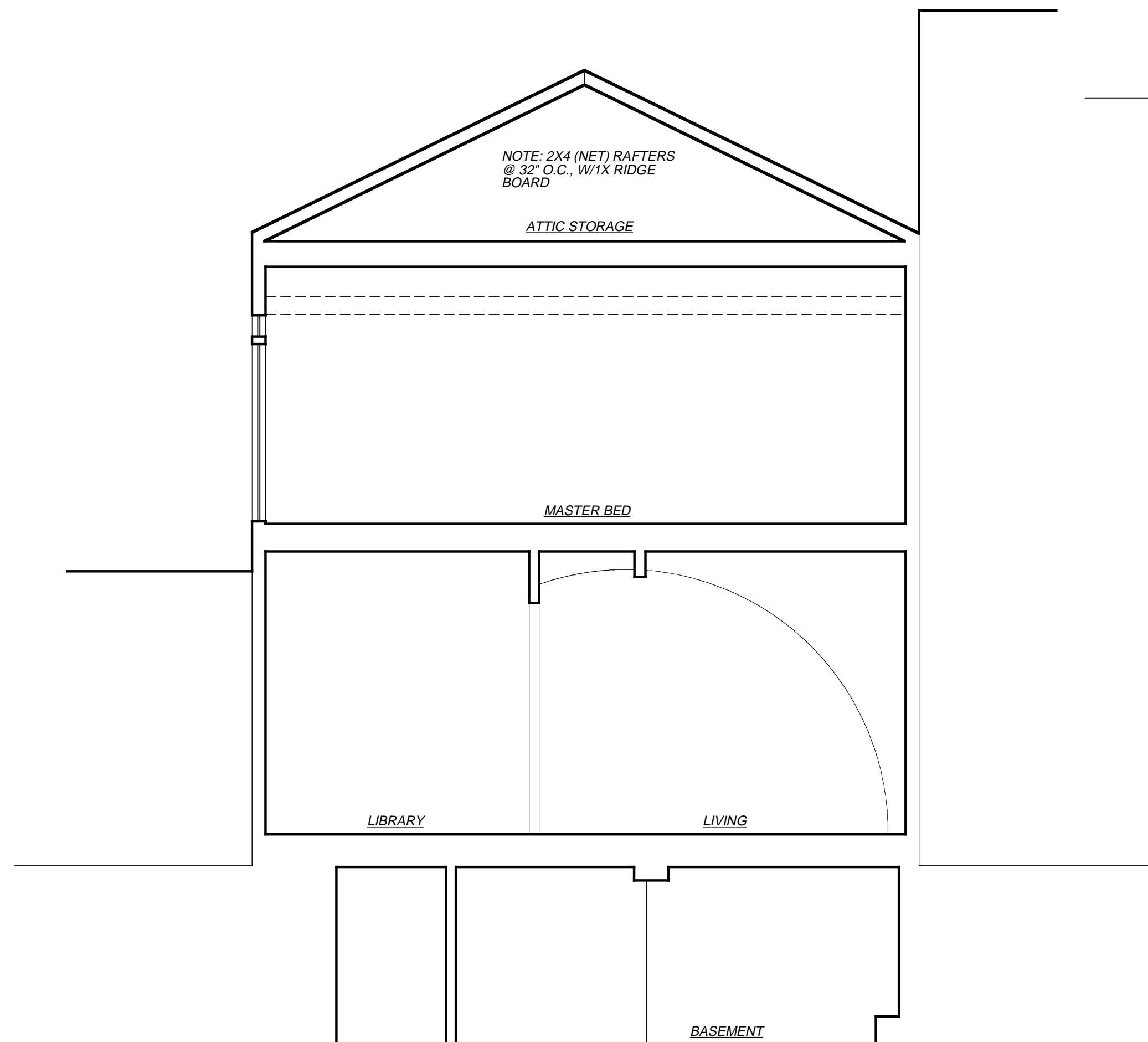
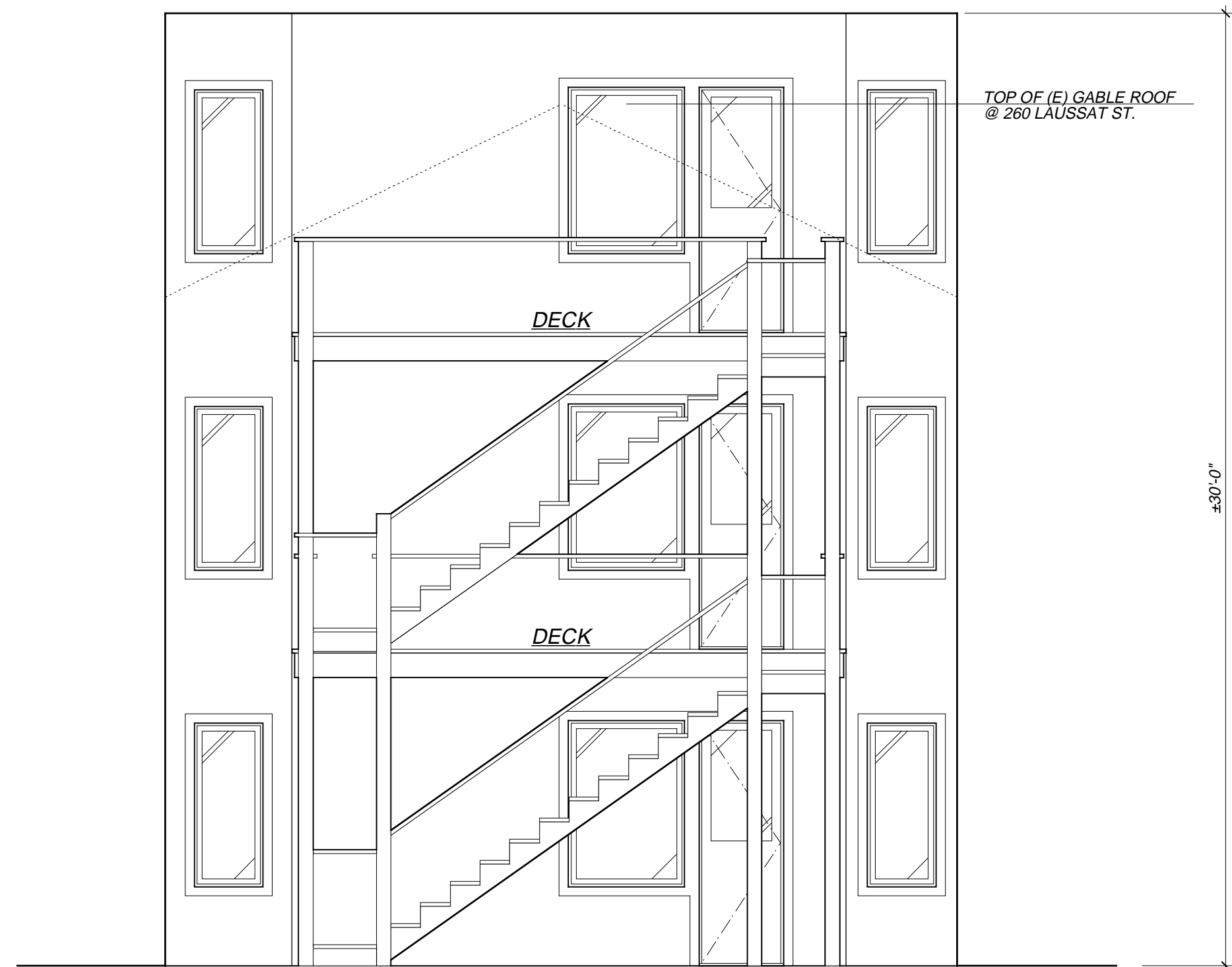
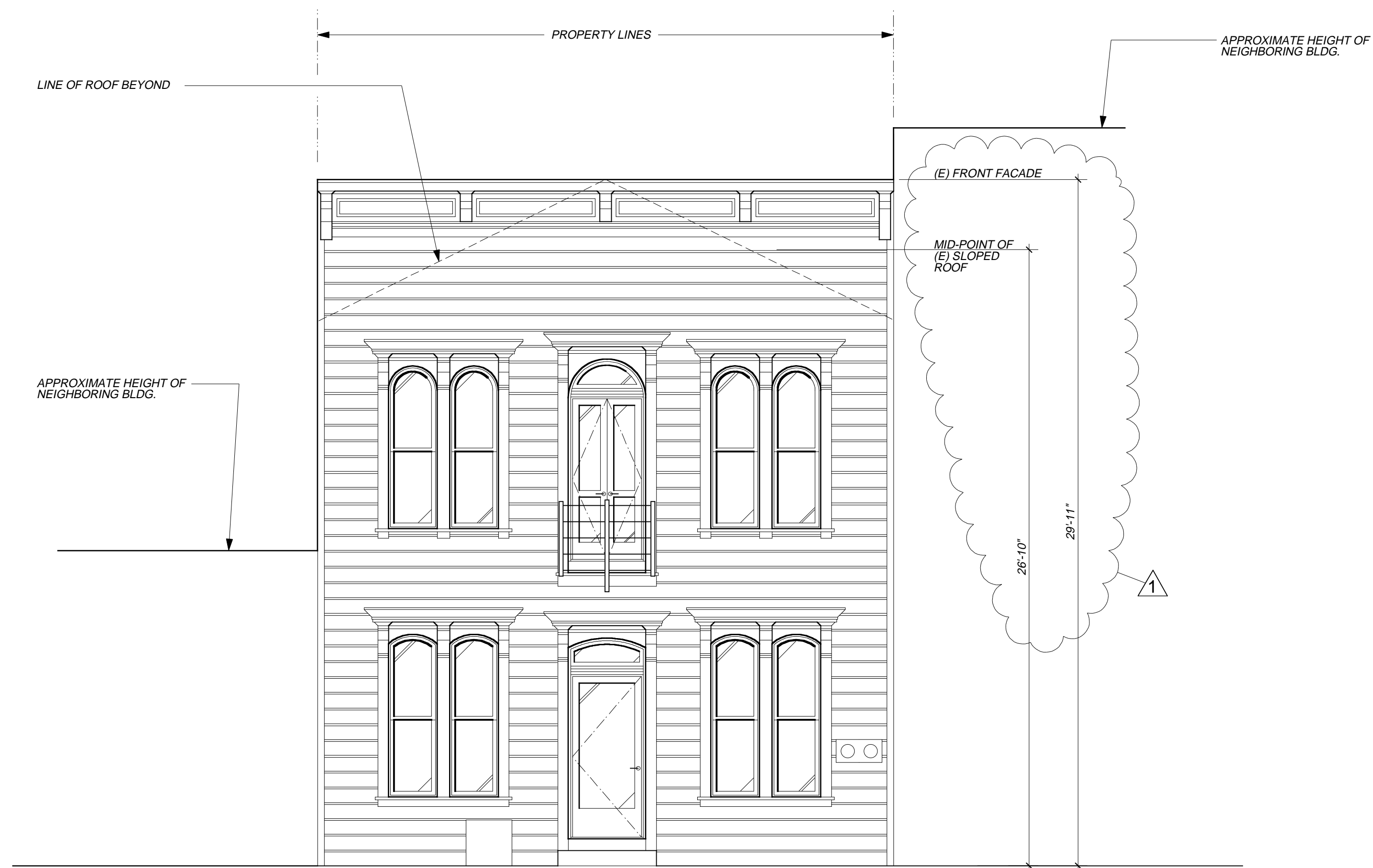
PROJECT INFO

(N) SITE PLAN









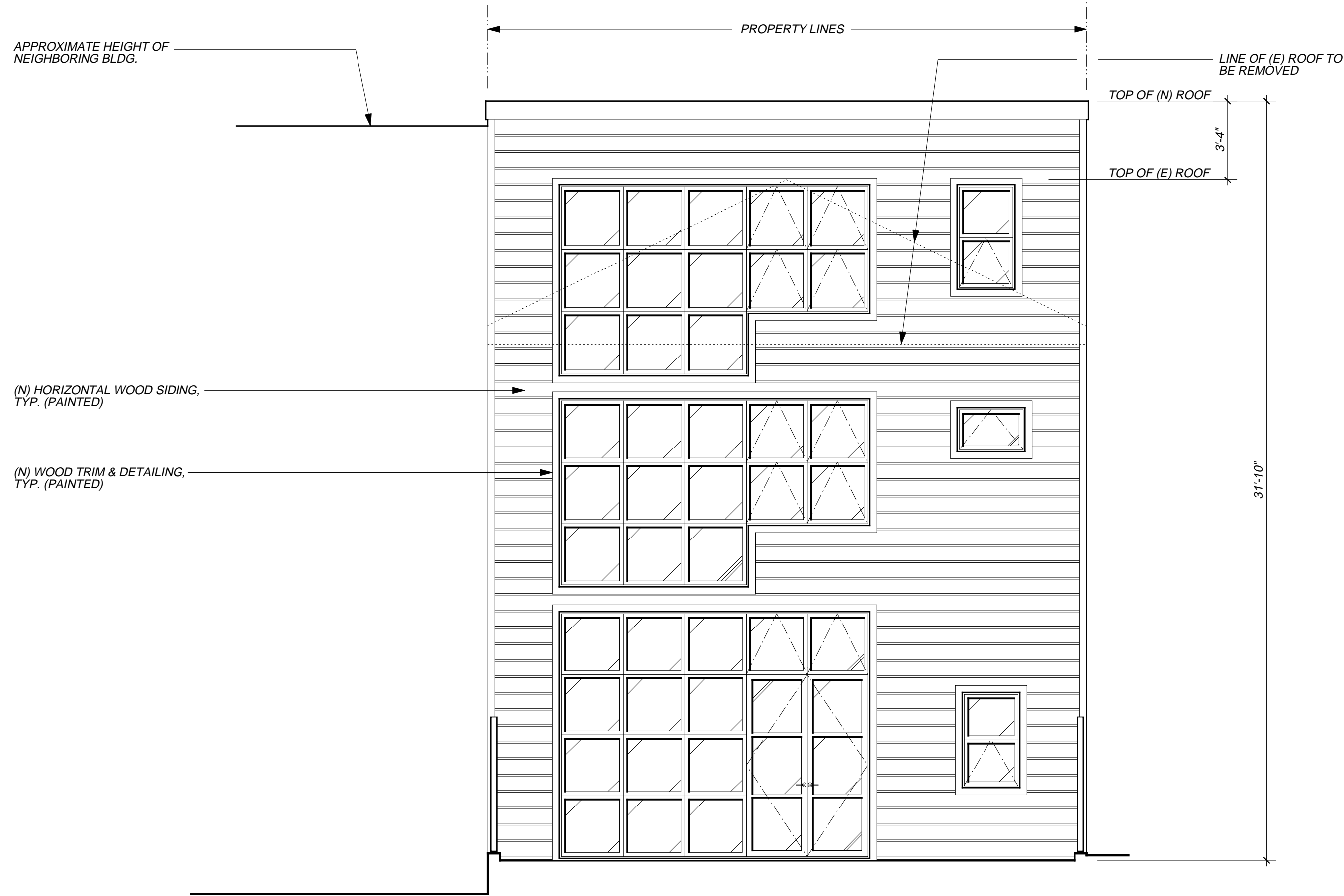
**(E) SOUTH ELEVATION**

0 2' 4' 8'

**(E) SECTION 1**

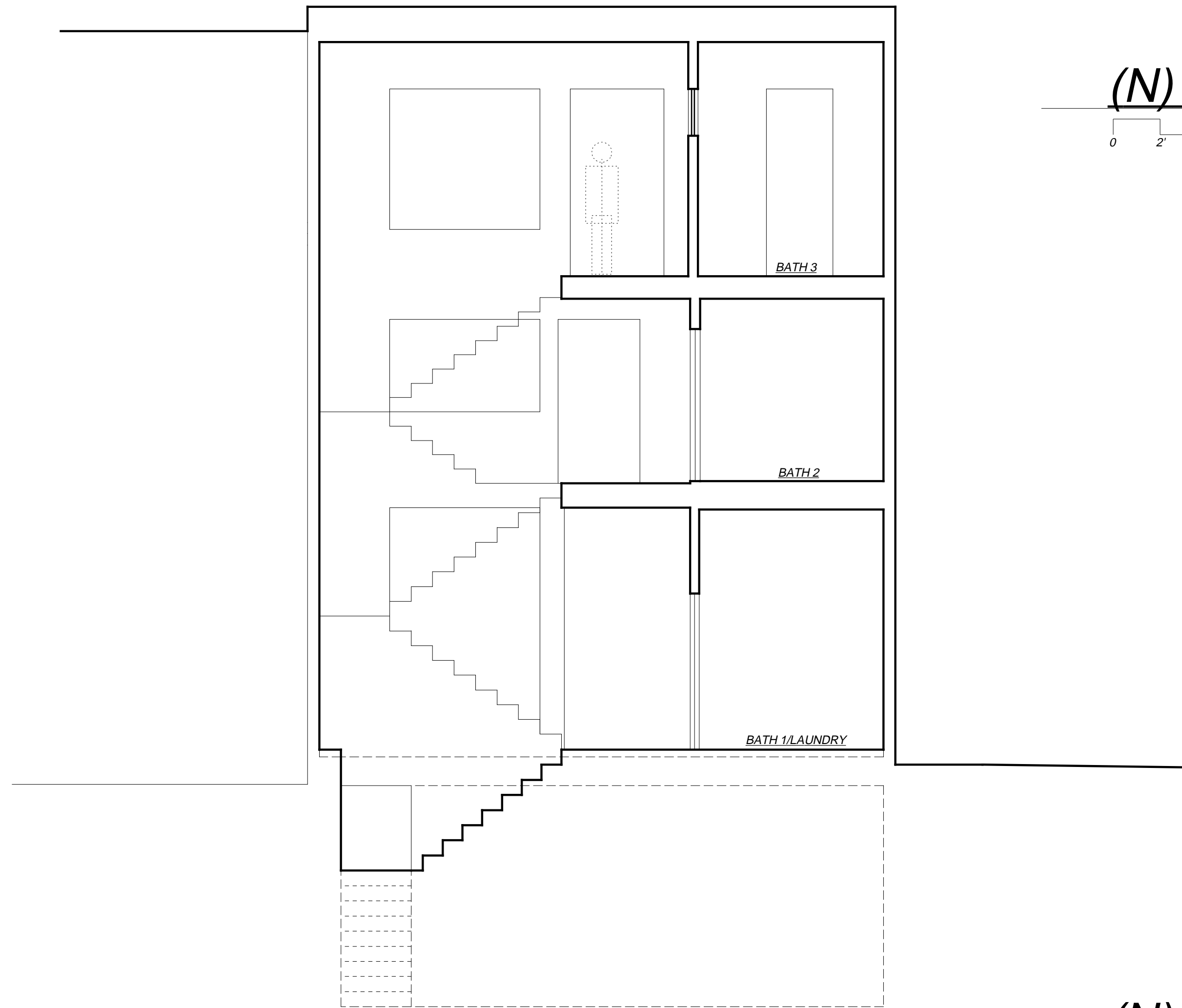
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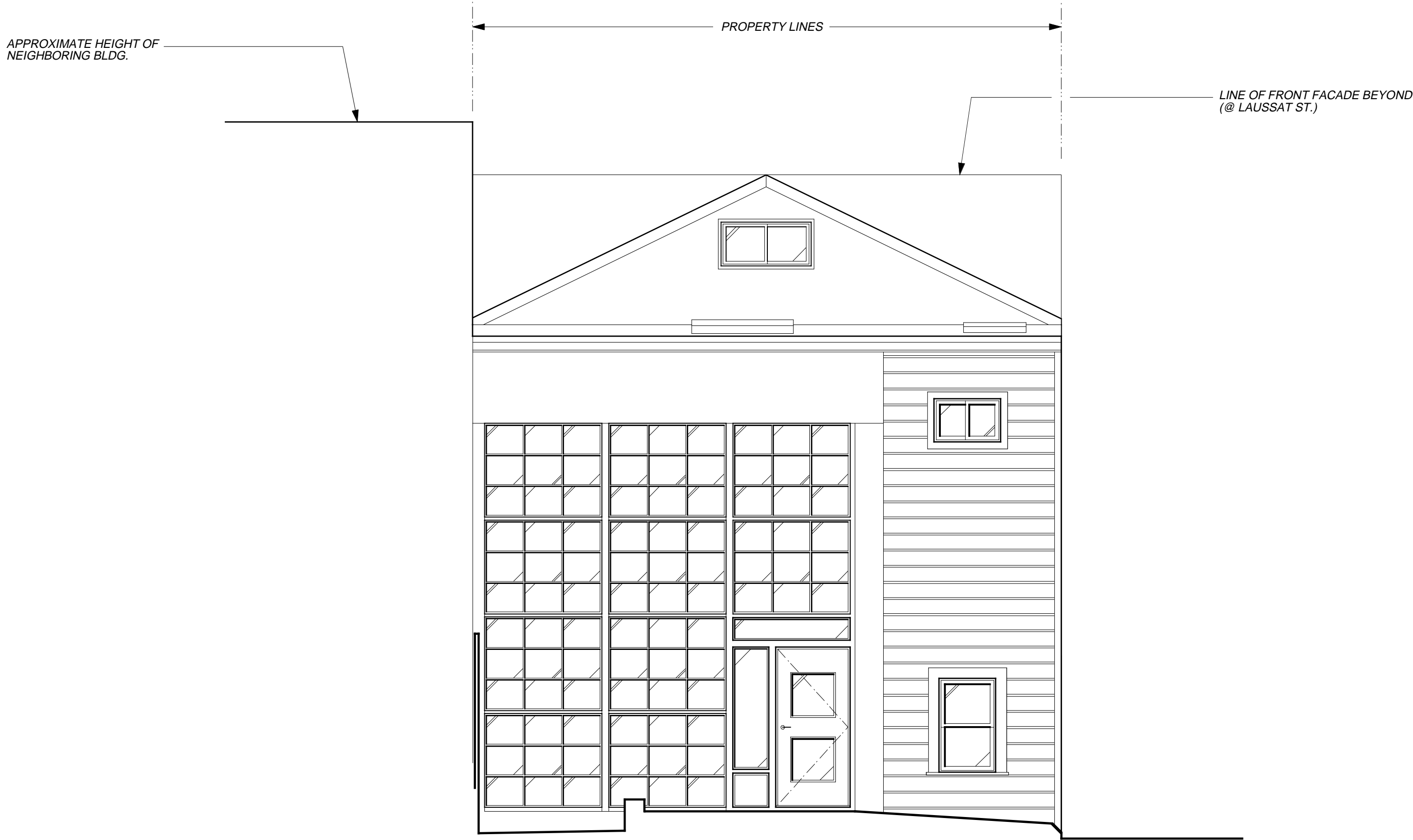
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**(N) SECTION 2**

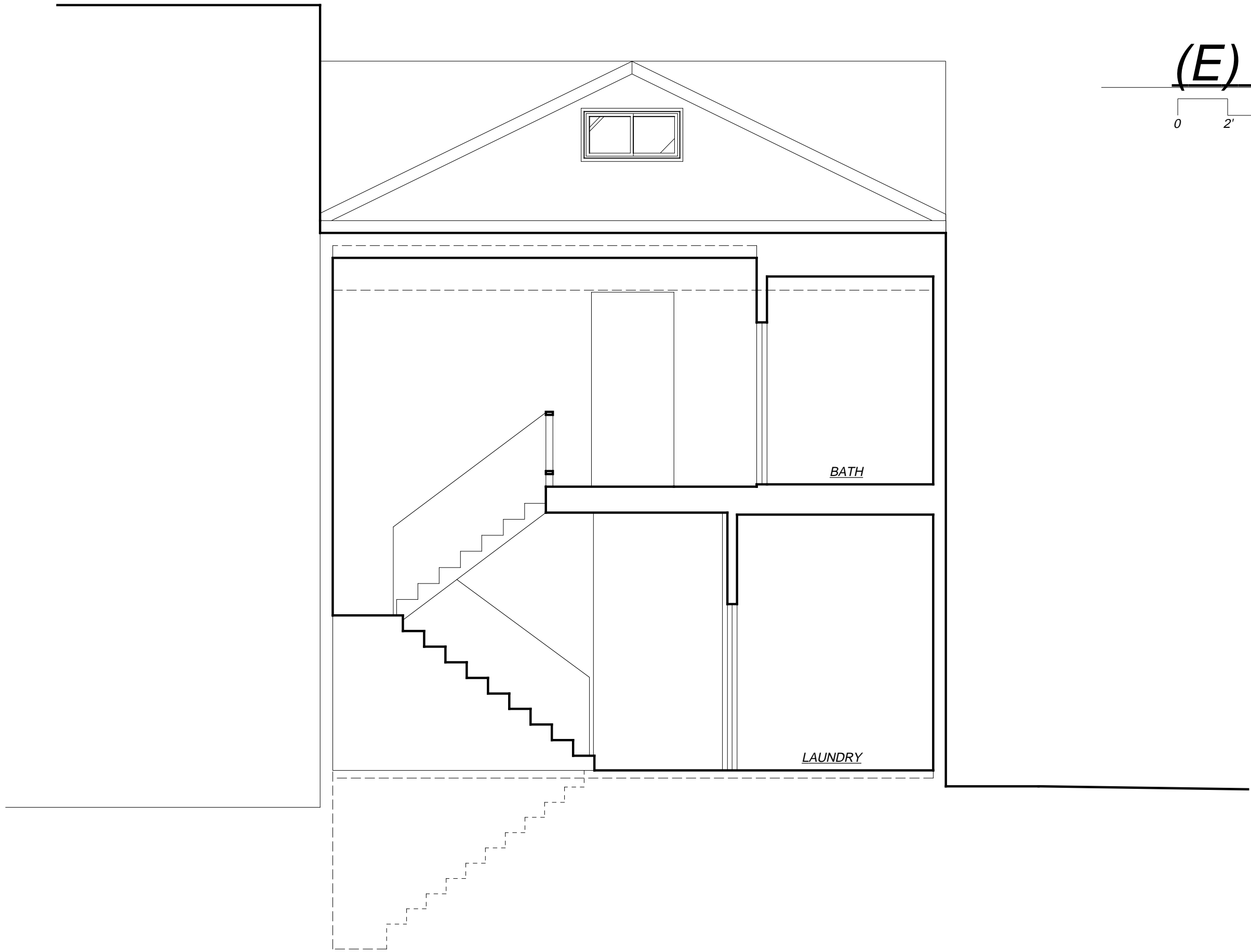
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***(E) NORTH ELEVATION***

0 2' 4' 8'



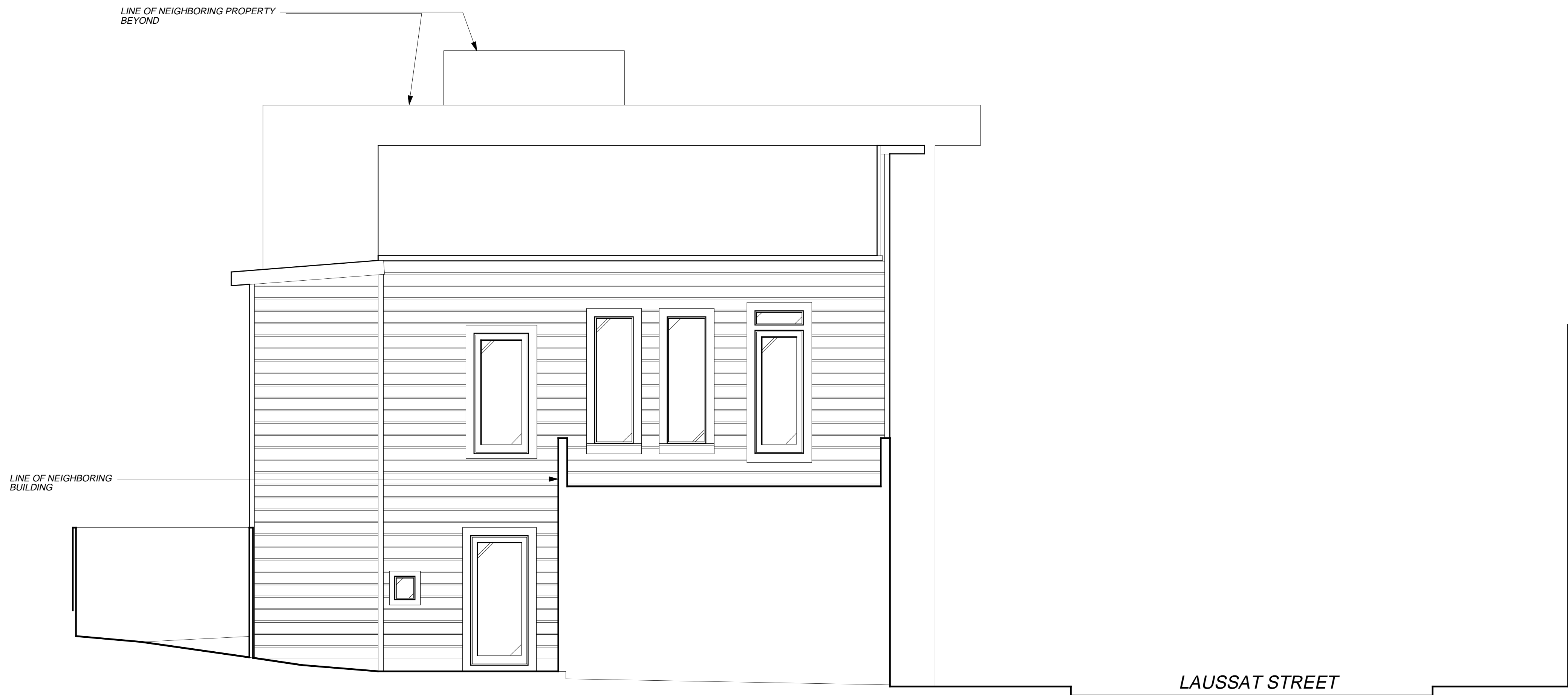
***(E) SECTION 2***

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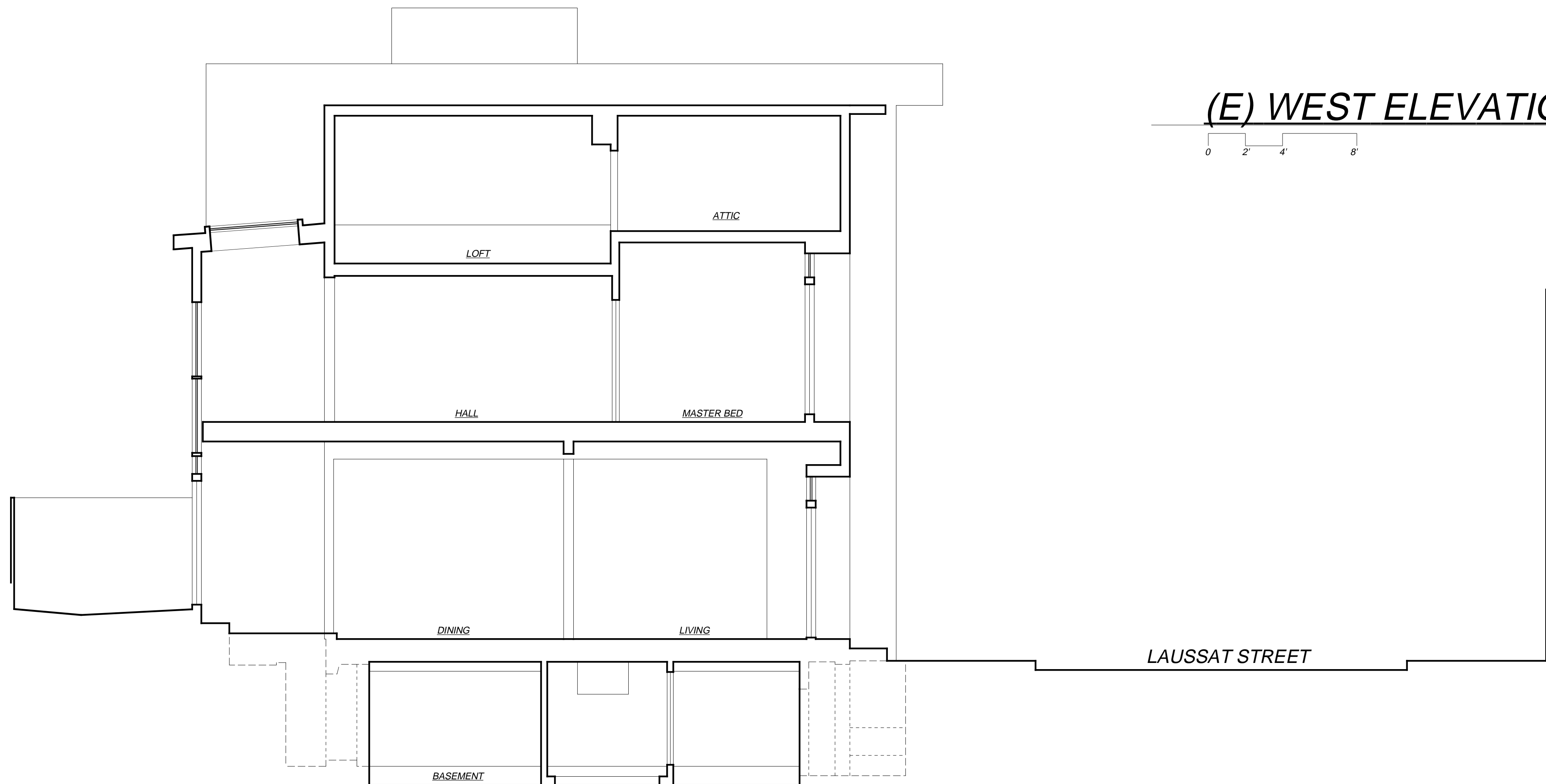
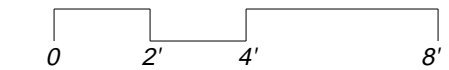








**(E) WEST ELEVATION**



**(E) SECTION 3**

