



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



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 23, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard, Off Street Parking)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	234 9th Street	Case No.:	2010.1074V
Cross Street(s):	Folsom / Howard	Building Permit:	2010.09.14.0870
Block /Lot No.:	3518/004	Applicant/Agent:	Craig Scott
Zoning District(s):	SLR / 50-X	Telephone:	(415) 864-2868
Area Plan:	West SOMA SUD	E-Mail:	cscott@iwamotoscott.com
PROJECT DESCRIPTION			
The proposal is to add one dwelling unit at the second and third floors within a three story mixed use building that covers the entire lot. The addition will be done within the existing building envelope and no exterior expansion is proposed. PER SECTION 134 OF THE PLANNING CODE a rear yard equal to 25% of lot depth is required at the lowest story containing a dwelling unit. The subject lot is 100 feet deep and requires a rear yard of 25 feet. Because there is no proposal to create a 25 foot deep rear yard at the second story, the project requires a rear yard variance. PER SECTION 151 OF THE PLANNING CODE one off-street parking space is required for each dwelling unit. There is no off-street parking proposed and therefore the proposal requires an off-street parking variance.			
ADDITIONAL INFORMATION			
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Diego R Sánchez Telephone: (415) 575-9082 E-Mail: diego.sanchez@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/2010.1074V.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 311/312, 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.

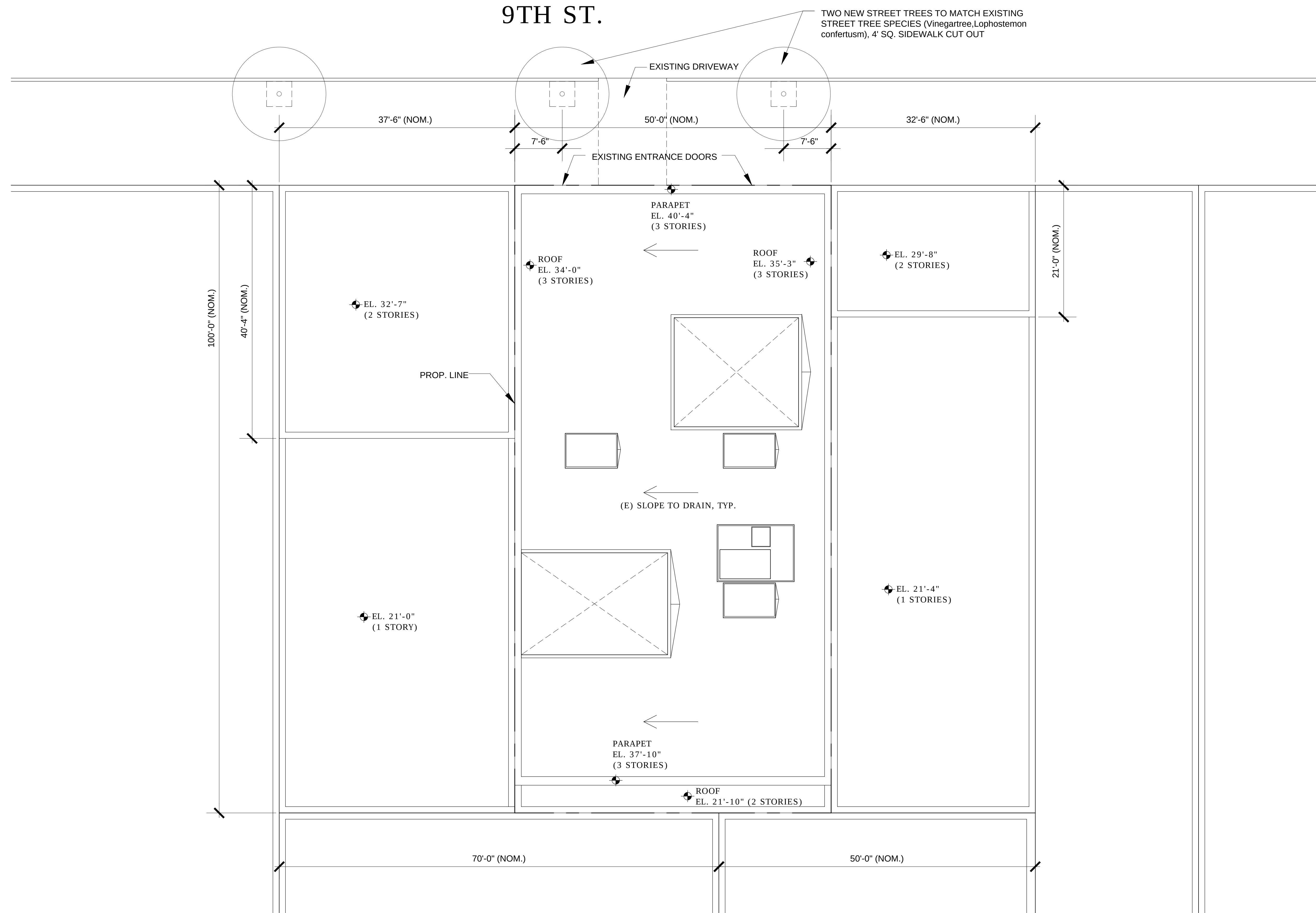
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

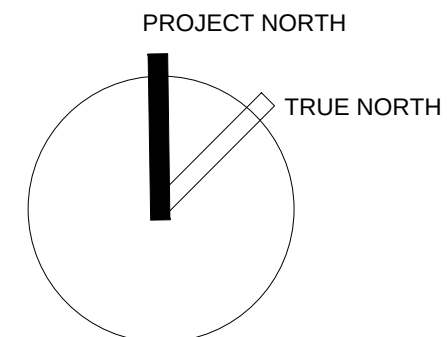
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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.



1
A-0.01
PLOT PLAN
SCALE: 1/8" = 1' - 0'

NOTE: ALL DIMENSIONS AND
ELEVATION HEIGHTS NOMINAL



PREPARER SIGNATURE
DATE

ISAR
IWAMOTSCOTTARCHITECTURE
777 FLORIDA STREET
SUITE 308
SAN FRANCISCO CA 94110
415 864 2868 415 643 7773
IWAMOTSCOTT.COM

CONSULTANTS

PROJECT

MONACO LOFT
234 9th Street
San Francisco, CA 94102

ISSUES/REVISIONS	DATE
PRICING SET	5-25-2010
PERMIT SET	9-10-2010
STREET TREE	11-05-2010

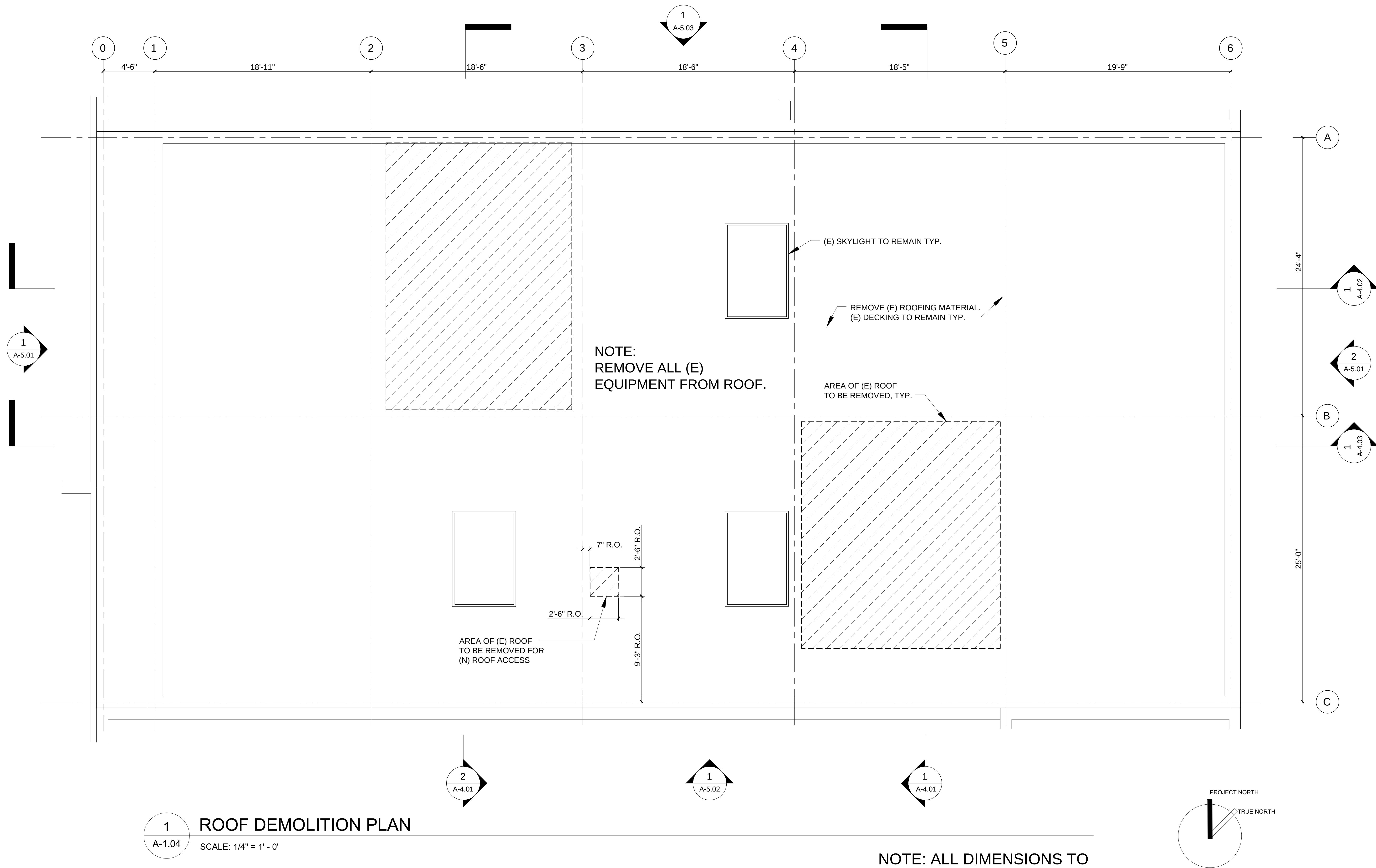
SHEET TITLE

PLOT PLAN

SHEET NUMBER

A-0.01

SCALE	DATE
AS NOTED	June 10, 2010

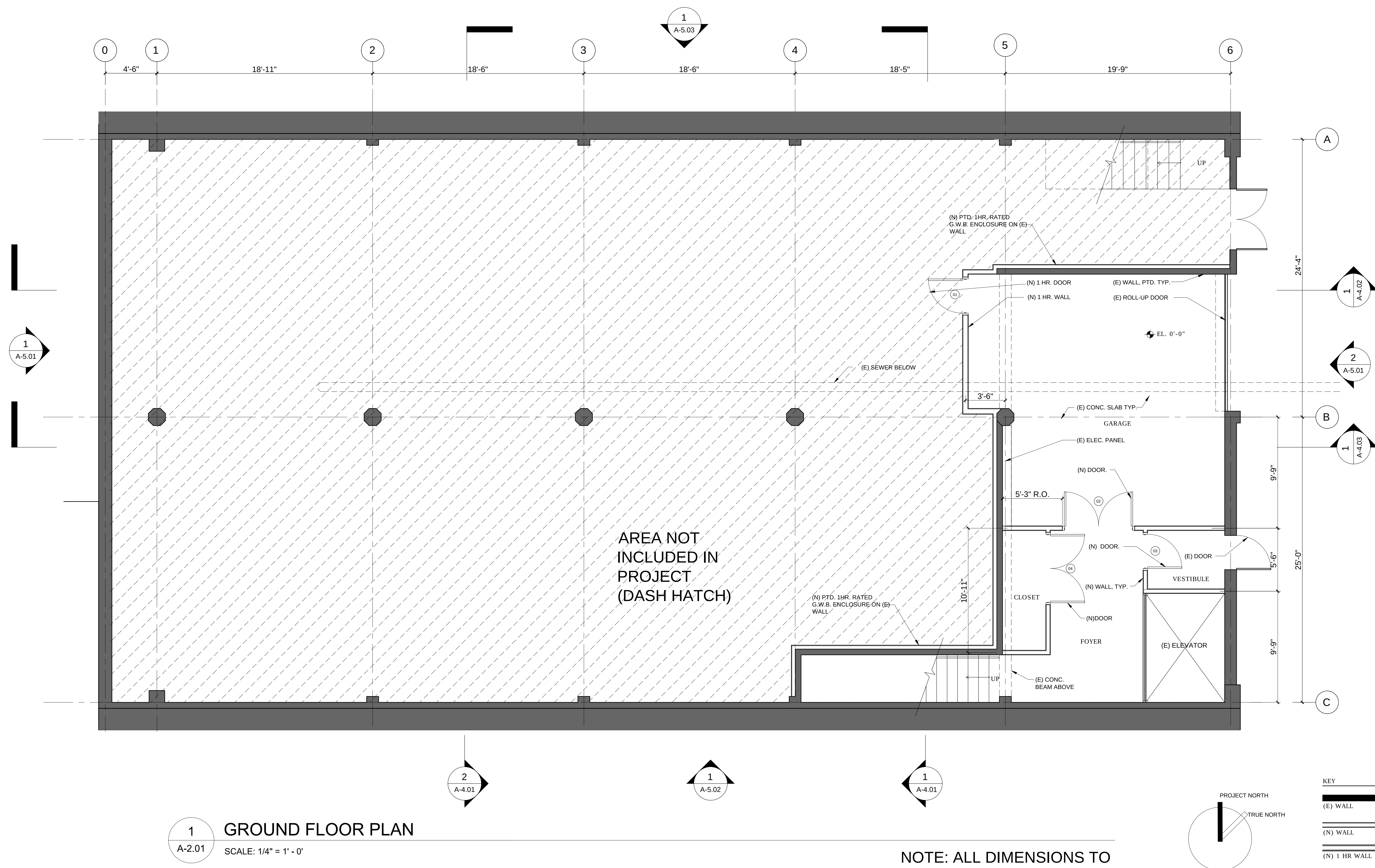


1 A-1.04

ROOF DEMOLITION PLAN

SCALE: 1/4" = 1' - 0'

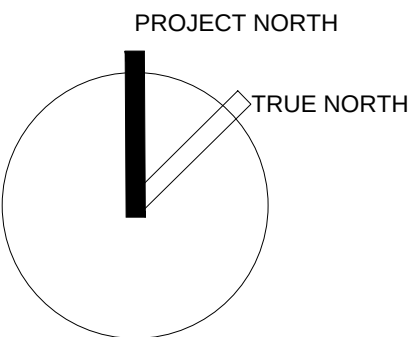
NOTE: ALL DIMENSIONS TO
CENTERLINE OF WALL U.O.N.



NOTE: ALL DIMENSIONS TO
CENTERLINE OF WALL U.N.O.

1 GROUND FLOOR PLAN

SCALE: 1/4" = 1' - 0'



NOTE: ALL DIMENSIONS TO
CENTERLINE OF WALL U.N.O.

A-2.02

CONSULTANTS



PROJECT

MONACO LOFT
234 9th Street
San Francisco, CA 94102

ISSUES/REVISIONS	DATE
PRICING SET	5-25-2010
PERMIT SET	9-10-2010

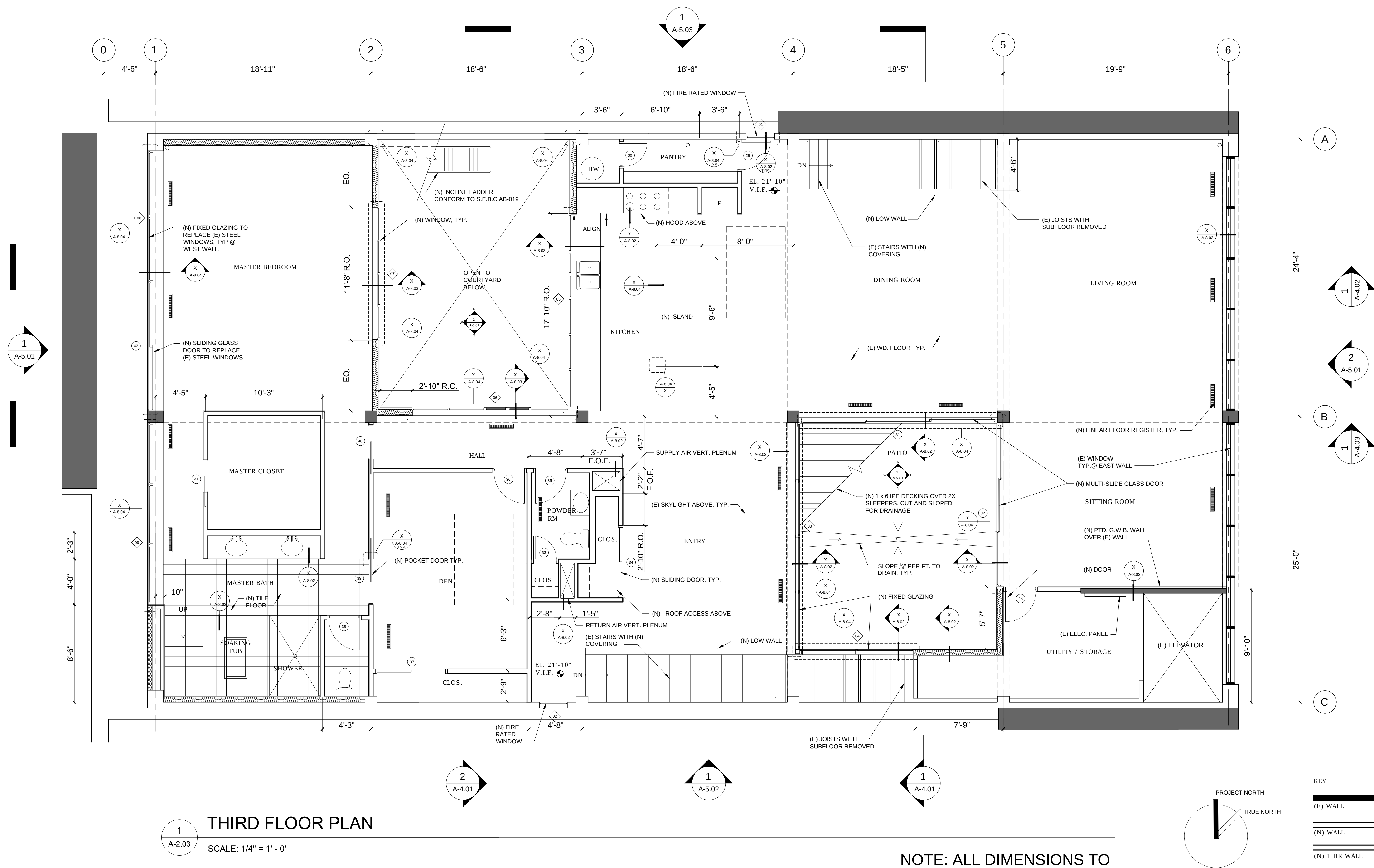
SHEET TITLE

THIRD LEVEL PLAN

SHEET NUMBER

A-2.03

SCALE	DATE
AS NOTED	June 10, 2010

**THIRD FLOOR PLAN**

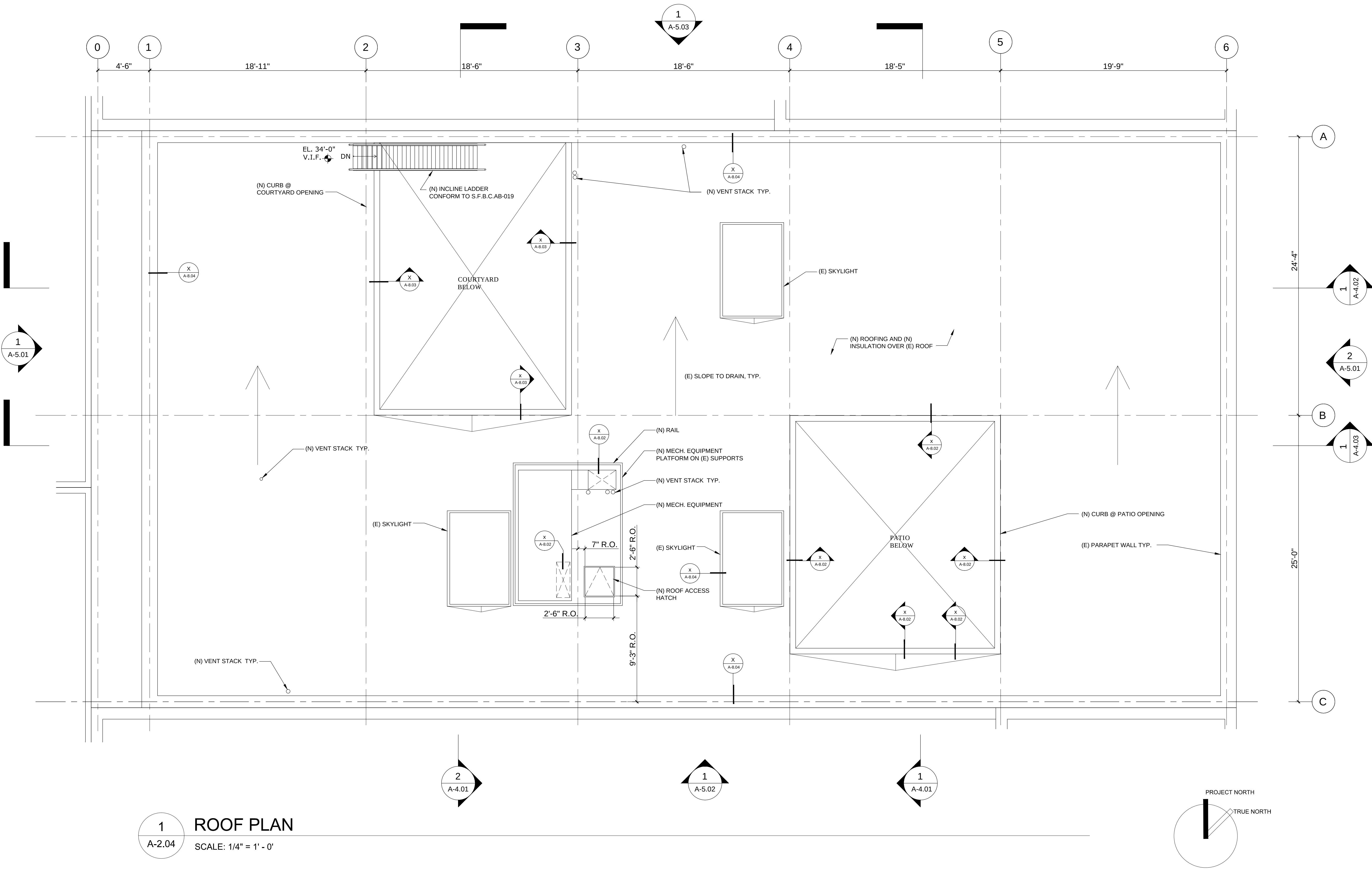
SCALE: 1/4" = 1' - 0"

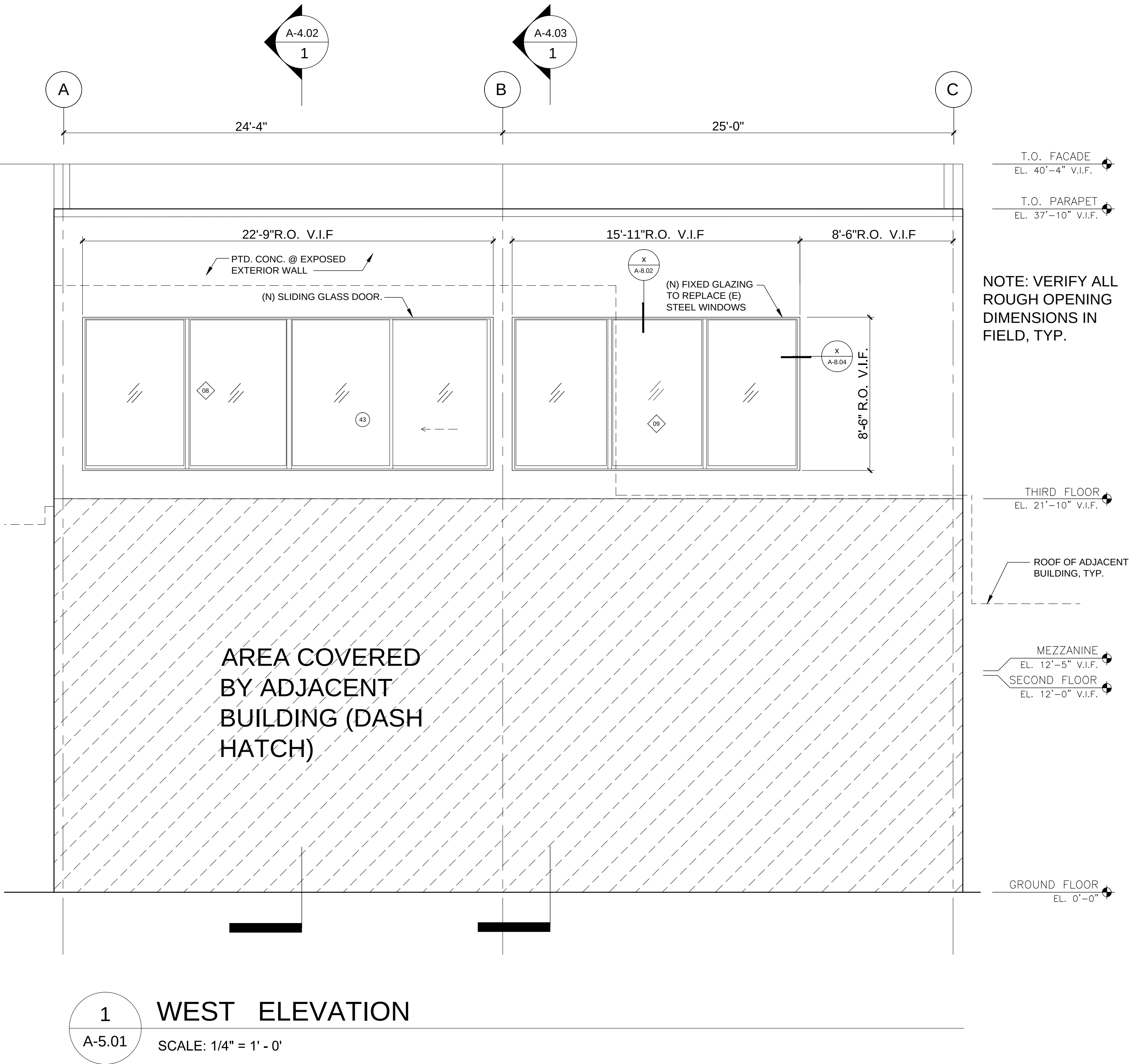
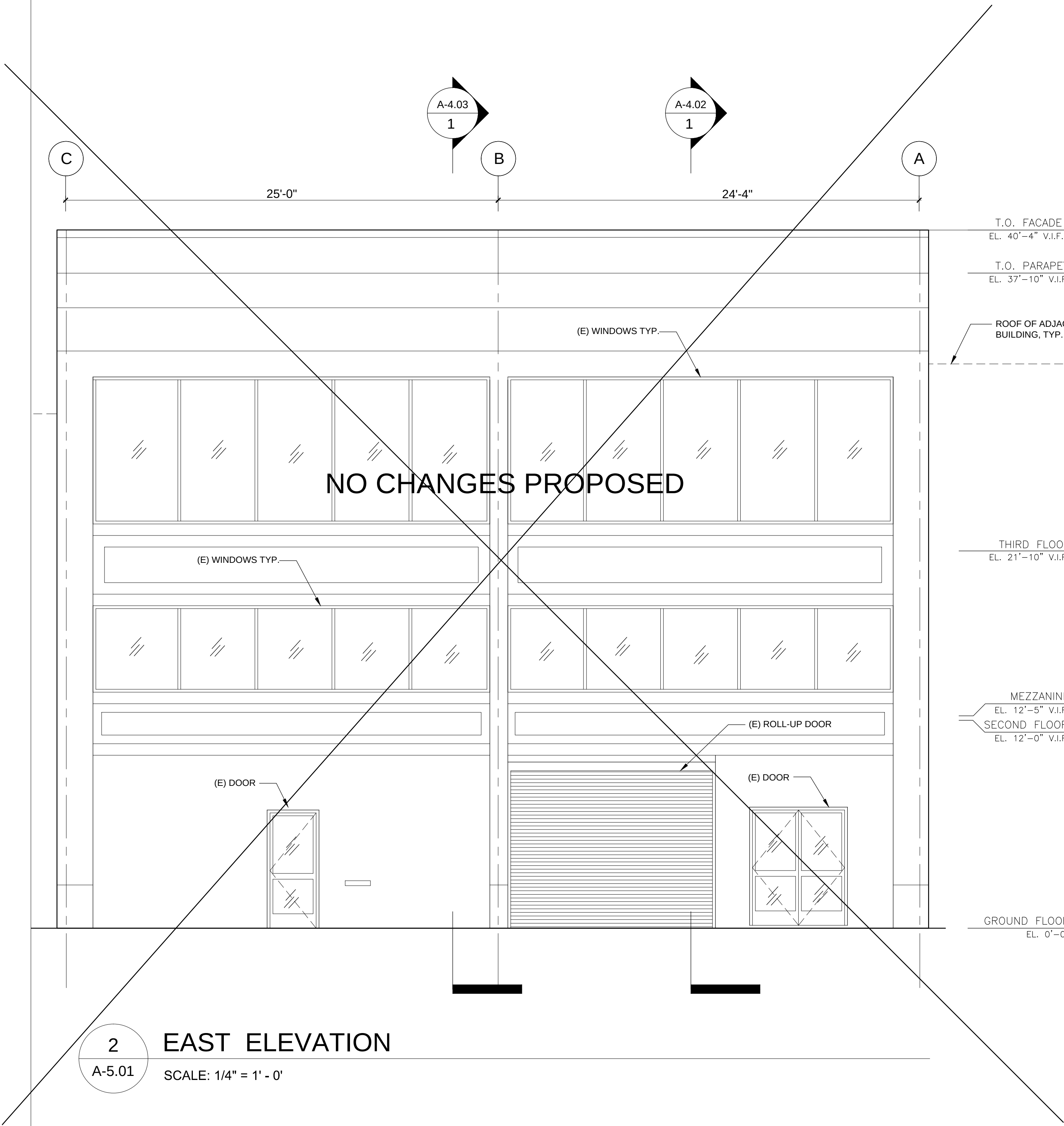
NOTE: ALL DIMENSIONS TO
CENTERLINE OF WALL U.N.O.

KEY

(E) WALL
(N) WALL
(N) 1 HR WALL
(N) LOW WALL

NOT IN SCOPE





ISAR

IWAMOTOSCOTTARCHITECTURE
777 FLORIDA STREET
SUITE 308
SAN FRANCISCO CA 94110
415 864 2868 415 643 7773
IWAMOTOSCOTT.COM

CONSULTANTS

TSA

STRUCTURAL
ENGINEERS

433 Airport Blvd. Ste 108E
Burlingame, Ca 94010
Tel. (650) 820-9555
Fax (650) 375-3040
e-mail: tso@tsase.com

PROJECT

MONACO LOFT

234 9th Street

San Francisco, CA 94102

ISSUES/REVISIONS

DATE

PRICING SET

5-25-2010

PERMIT SET

9-10-2010

SHEET TITLE

EXTERIOR END
ELEVATIONS

SHEET NUMBER

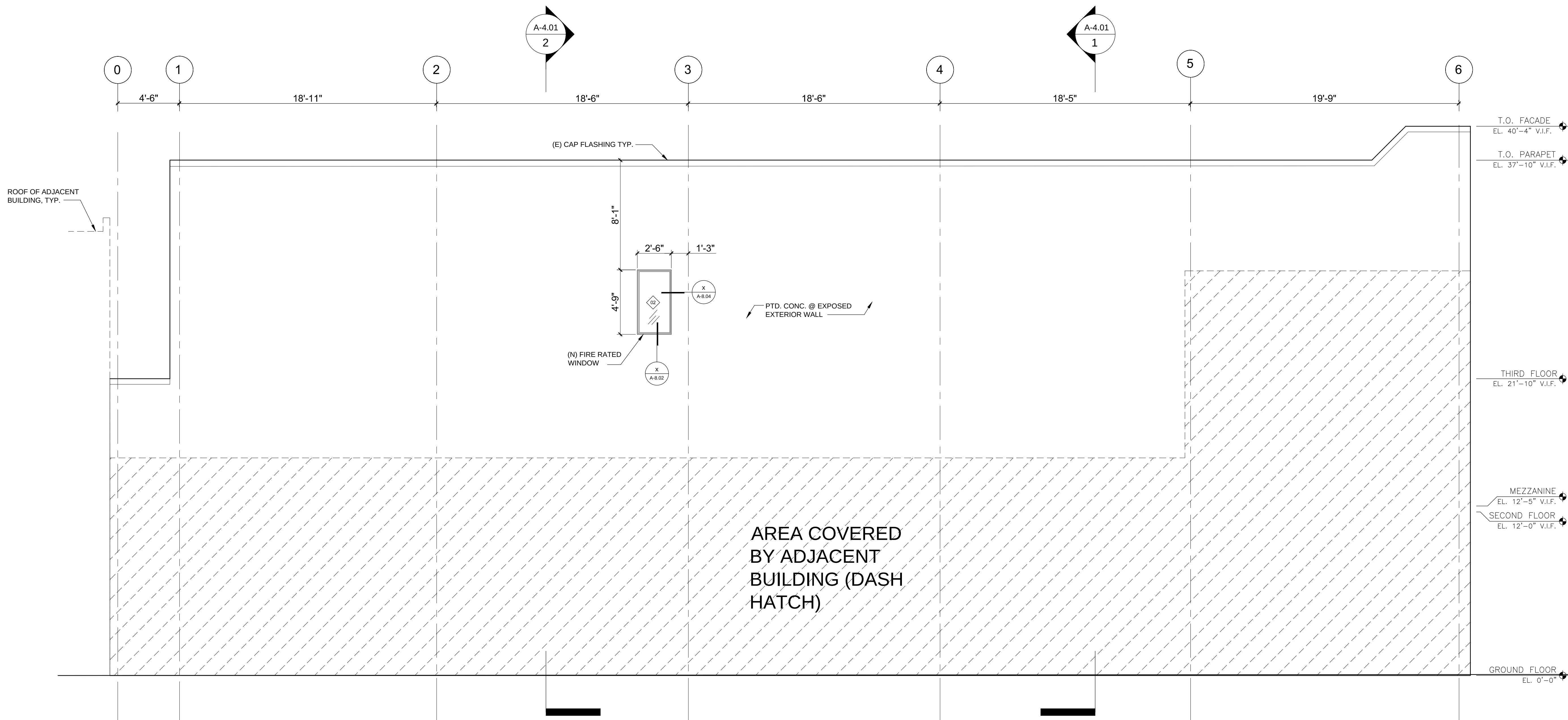
A-5.01

SCALE

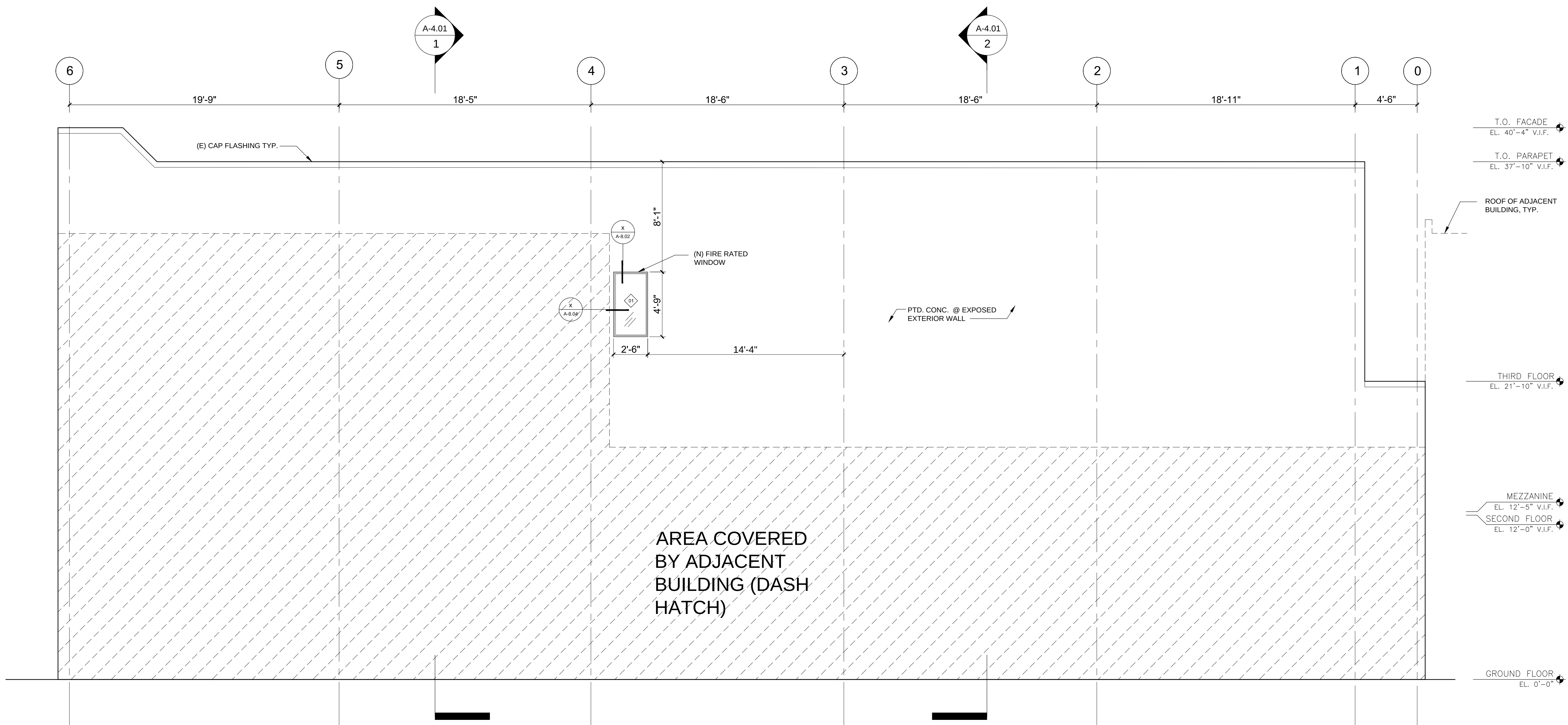
AS NOTED

DATE

June 10, 2010



1 SOUTH ELEVATION
A-5.02 SCALE: 1/4" = 1' - 0"



1
A-5.03

NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

ISAR

IWAMOTOSCOTT ARCHITECTURE
777 FLORIDA STREET
SUITE 308
SAN FRANCISCO, CA 94110
415 864 2868 415 643 7773
IWAMOTOSCOTT.COM

CONSULTANTS
TSA
STRUCTURAL
ENGINEERS
433 Airport Blvd. Ste 108E
Burlingame, Ca 94010
Tel. (650) 820-9555
Fax (650) 375-3940
e-mail: tso@tsase.com

PROJECT
MONACO LOFT
234 9th Street
San Francisco, CA 94102

ISSUES/REVISIONS	DATE
PRICING SET	5-25-2010
PERMIT SET	9-10-2010

SHEET TITLE
**EXTERIOR NORTH
ELEVATION**

SHEET NUMBER
A-5.03

SCALE	DATE
AS NOTED	June 10, 2010