



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, May 23, 2012**

Time: **9:30 AM**

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

Case Type: **Variances(Rear Yard and Non-complying Structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1636 Bush Street	Case No.:	2012.0185
Cross Street(s):	Gough St./Franklin St.	Building Permit:	2012.03.02.5301
Block / Lot No.:	0665/012	Applicant/Agent:	Robert Mintz, Architect
Zoning District(s):	RH-3	Telephone:	415-831-6161
Area Plan:	n/a	E-Mail:	r_mintz@pacbell.net

PROJECT DESCRIPTION

The proposal is to convert a three-story office building into a single-family residence.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 25% or 15.5 feet. The proposal seeks to convert the existing building to a residential use. A portion of the existing building is located within the required rear yard; therefore, a variance is required.

PER SECTION 188 OF THE PLANNING CODE the use of noncomplying structures is not permitted to be intensified. The existing building is considered a legal noncomplying structure because portions of the building already encroach into the required rear yard. Changing the use from an office building to a residential building is considered an intensification of the subject building's use; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Starr**

Telephone: **415-558-6362** Mail: aaron.starr@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/2012.0185.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.

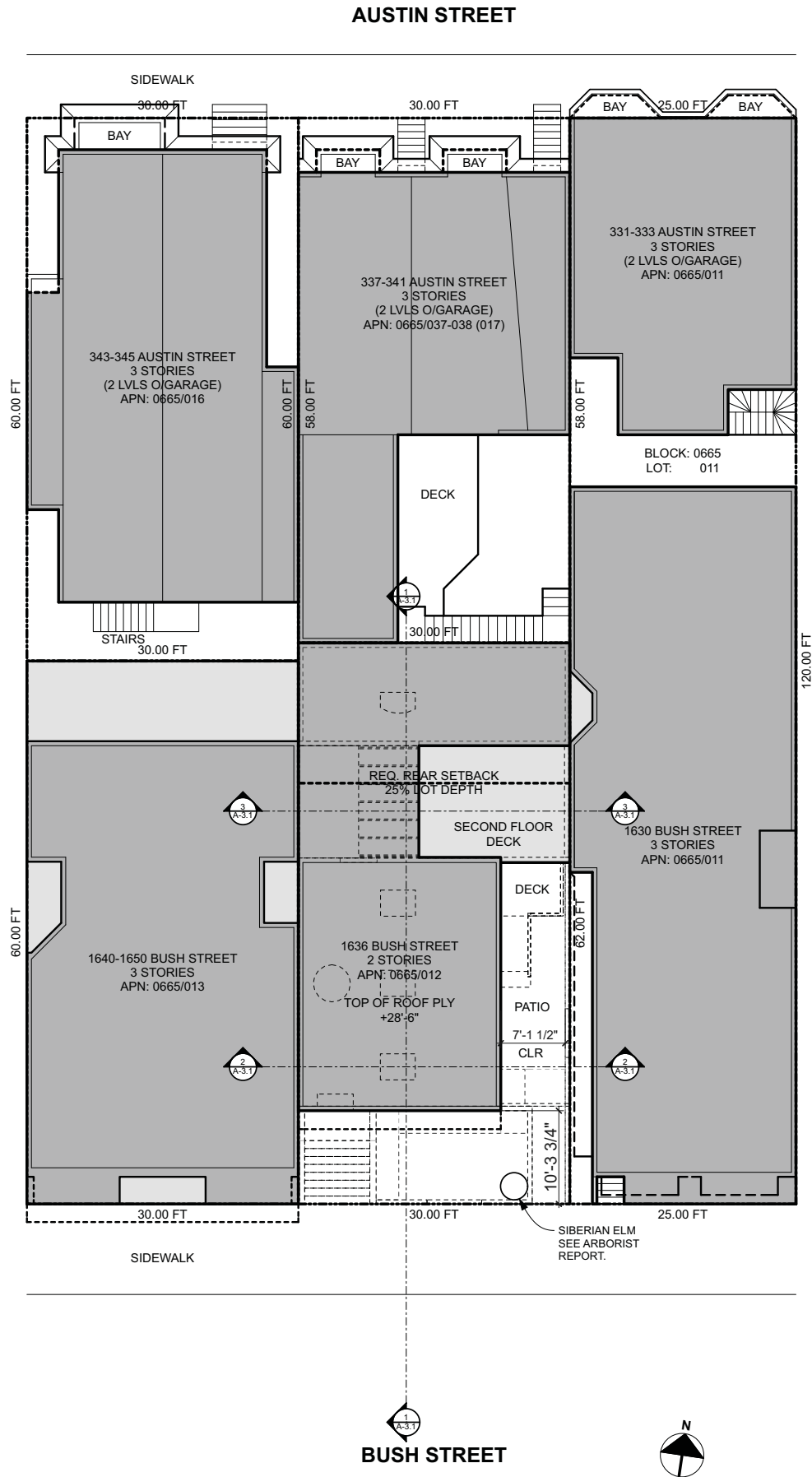
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

Hard Drive:Users\macuser\Desktop\Variance Drawings\VARIANCE PROPOSED.pin



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

DRAWING INDEX

- A-1.0 PROJECT INFORMATION, PLOT PLAN
- A-1.1 FLOOR PLANS
- A-2.1 ELEVATIONS
- A-3.1 SECTIONS

ROBERT MINTZ,
ARCHITECT

3215 CLEMENT STREET, NO. 203
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CONSULTANTS

PROPERTY INFORMATION

PLANNING CODE:

ASSESSOR'S PARCEL NO: BLOCK 0665, LOT 012
ZONING CLASSIFICATION: RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY)
LOT AREA: 1,860 SQ. FT.
BUILDING FOOTPRINT: 1,342 SQ. FT.
PROPOSED MODIFICATION TO BLDG FOOTPRINT: 0 SQ. FT.
OPEN SPACE AREAS:
PRIVATE OPEN SPACE AT SECOND FLOOR DECK: 12.41 FT X 16.68 FT = 207 SF
OPEN SPACE AT GROUND FLOOR DECK/PATIO: 7.10 FT X 26.63 FT = 189 SF
ORIGINAL CONSTRUCTION: 1867, 1900



CHANGE OF USE & VARIANCE APPLICATION

1636 BUSH STREET
SAN FRANCISCO, CA 94109

MARK	DATE	DESCRIPTION
VI-2	5/02/12	VARIANCE REV 1
VI-1	2/28/12	VARIANCE INTAKE
PR-1	1/30/12	PLANNING REVIEW
PS-1	10/04/11	PROGRESS SET
DD	08/12/11	DESIGN DEVELOPMENT

PROJECT NO: 2011.05.05
MODEL FILE:
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PROJECT SCOPE

THE PROJECT SCOPE IS SUMMARIZED AS FOLLOWS:

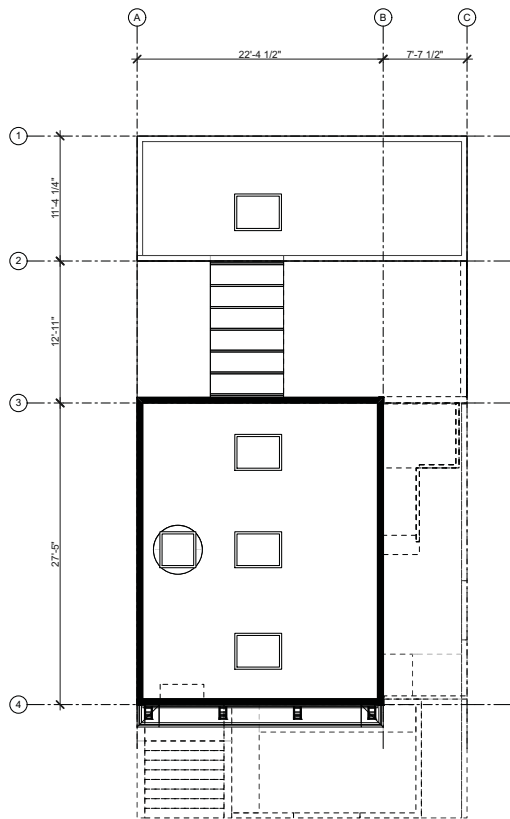
- GENERAL: CHANGE OFFICE USE OF BUILDING TO RESIDENTIAL USE.
- AT FIRST FLOOR: ADD RANGE AT EXISTING OFFICE KITCHEN TO CHANGE TO NEW RESIDENTIAL KITCHEN.
- AT SECOND FLOOR: RECONFIGURE EXISTING OFFICE BATHROOMS TO ADD SHOWER/BATH FIXTURE TO CHANGE TO NEW RESIDENTIAL BATHROOM.
ADD A STAIR TO FLOOR BELOW.
ADD A 1 HR GUARDRAIL AT THE DECK AT THE PROPERTY LINE.

SHEET TITLE

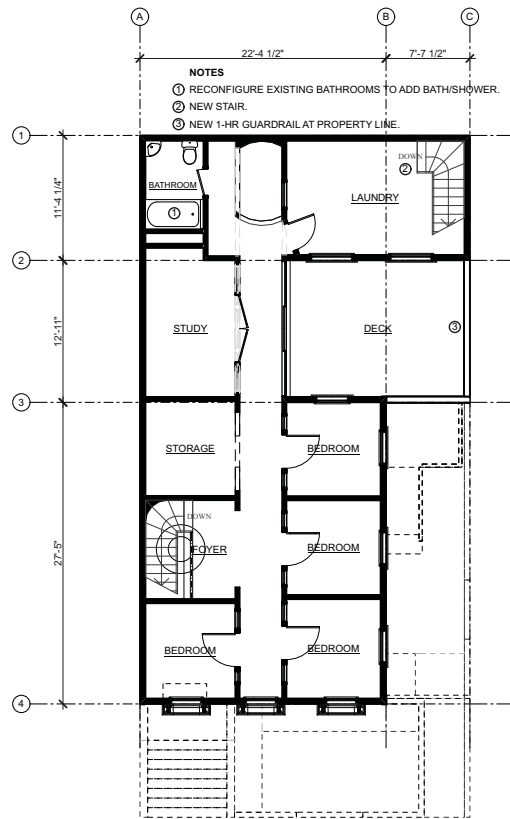
PROJECT INFORMATION PLOT PLAN

A-1.1

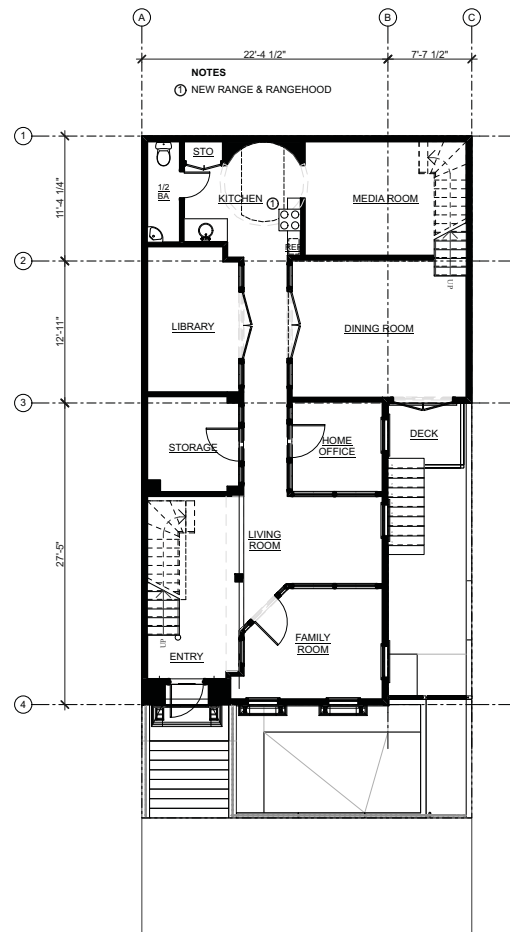
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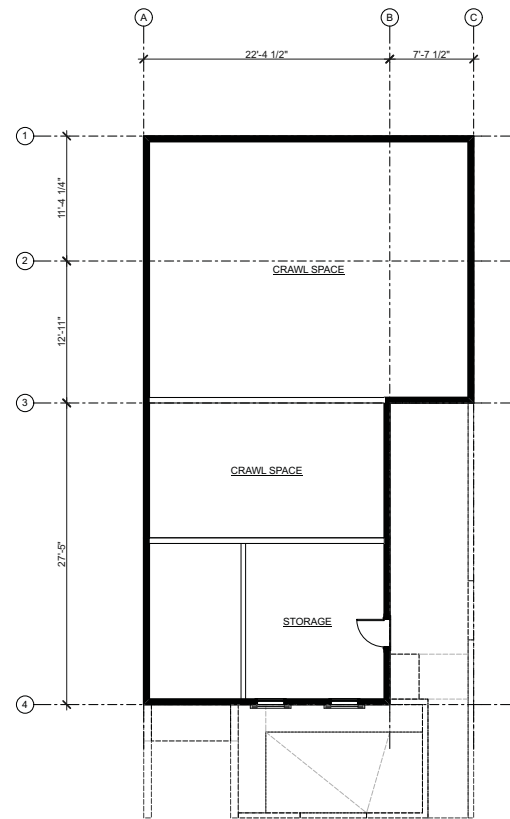
4 ROOF PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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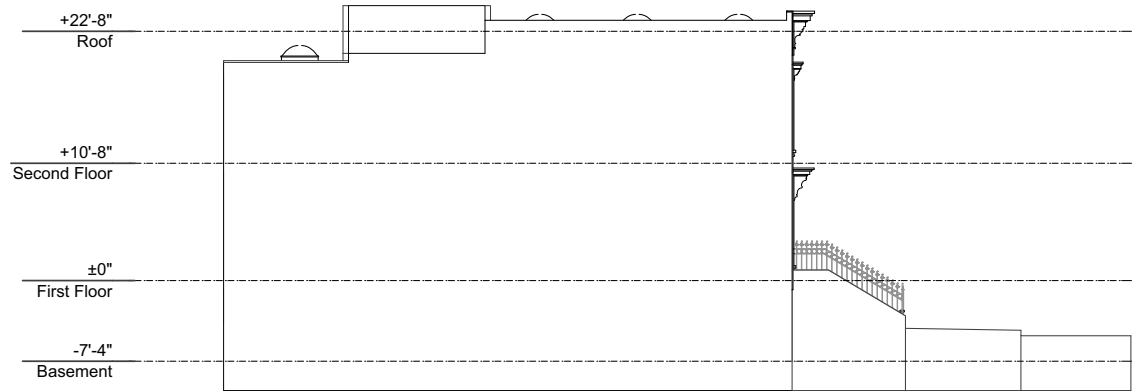
FLOOR PLANS

A-1.2

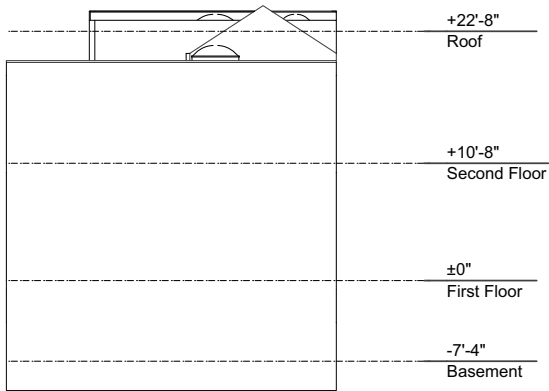
SHEET 2

OF 4

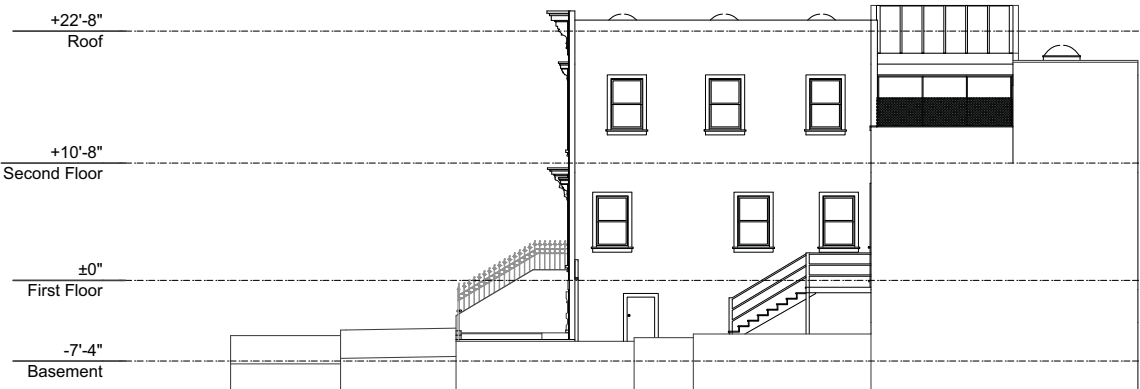
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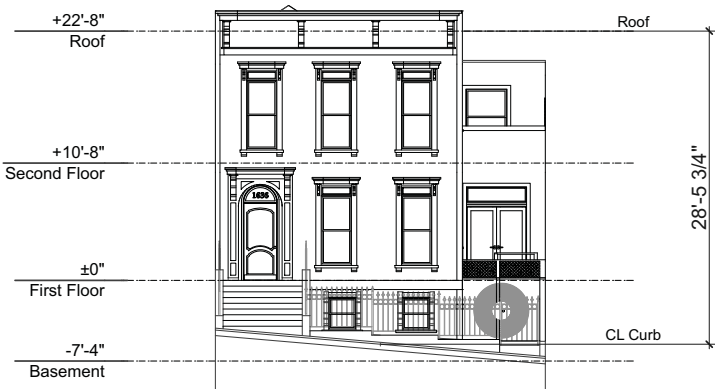
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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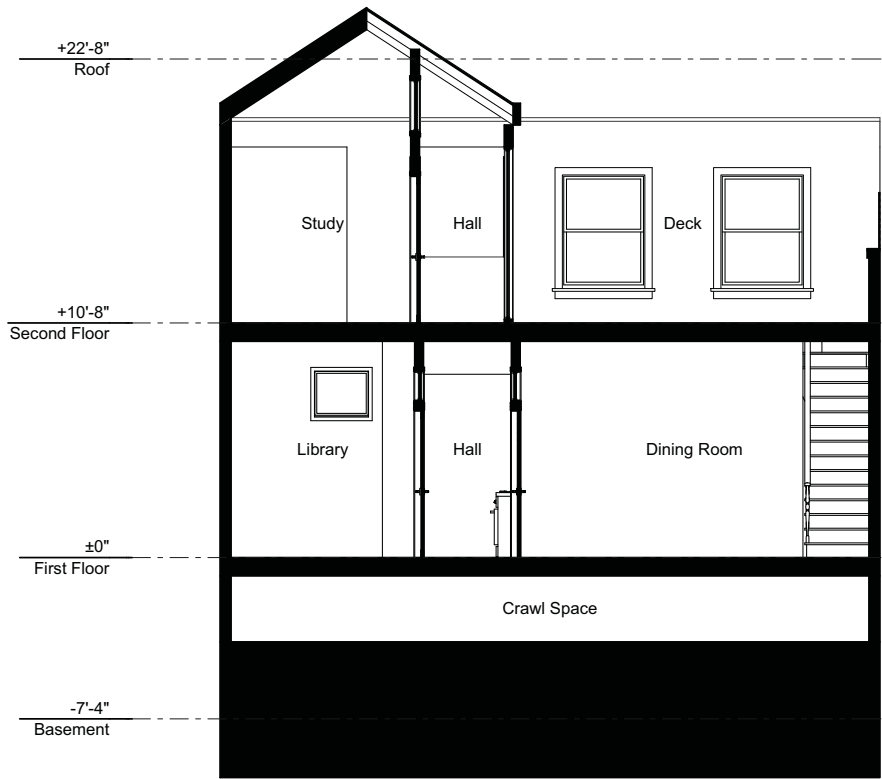
ELEVATIONS

A-2.1

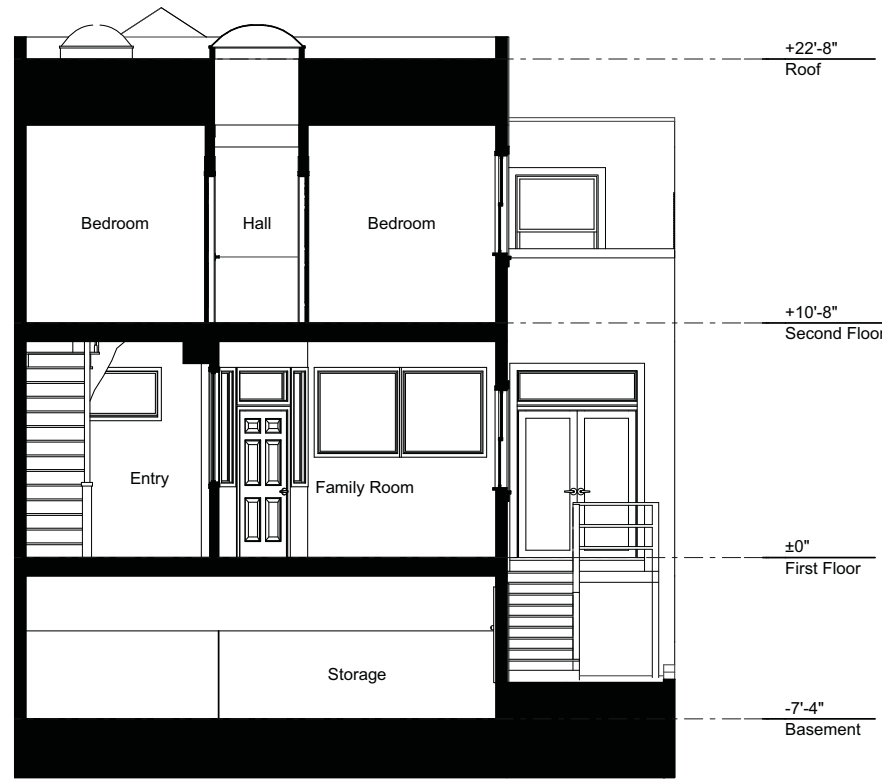
SHEET 3

OF 4

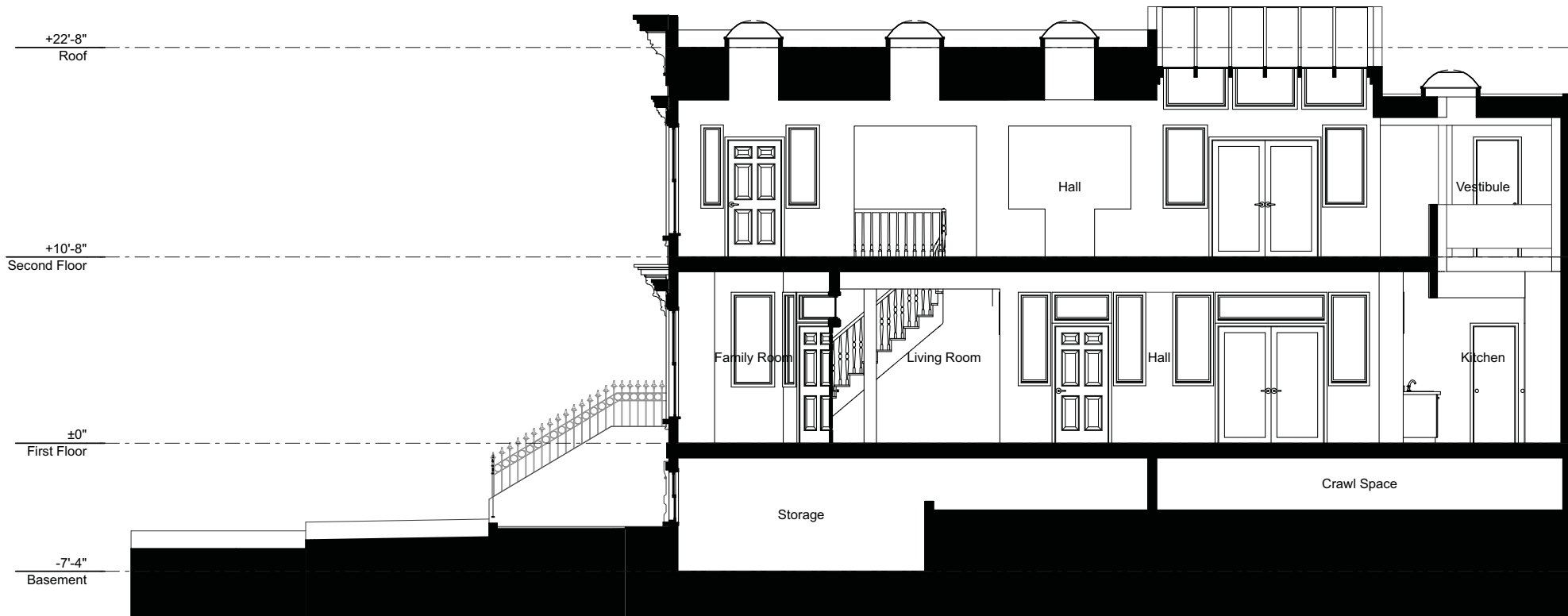
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3 CROSS SECTION C - C
SCALE: 1/4" = 1'-0"



2 CROSS SECTION B - B
SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION A - A
SCALE: 1/4" = 1'-0"

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SECTIONS

A-3.1

SHEET 4

OF 4