



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:
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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, July 25, 2012**
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:	33 White Street	Case No.:	2012.0586V
Cross Street(s):	Larkin/Hyde	Building Permit:	2012.0502.9619
Block /Lot No.:	0124/022	Applicant/Agent:	Jace Levinson
Zoning District(s):	RH-2/40-X	Telephone:	(510) 452-2800
Area Plan:	N/A	E-Mail:	jace@jacearchitecture.com
PROJECT DESCRIPTION			
The proposal is a horizontal rear extension that would expand the habitable area of the first and second floors by approximately 1.6 feet for a portion of the building. The rear extension would also include the horizontal expansion of stairs leading from the deck to the rear yard area along the northerly property line. A portion of the existing structure along the southerly property line would be decreased in depth by approximately 7.5 feet. Interior remodeling and front façade alterations are also proposed under the project. PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 15 feet. The proposed horizontal extension of the habitable space would extend approximately 0.4 feet into the required rear yard area, while the stairs would extend approximately 7.5 feet into the rear yard area; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code. PLANNING CODE SECTION 188 prohibits a non-complying structure from intensification or increase in discrepancy at any level. The existing building is a non-complying structure in terms of rear yard. The proposed addition enlarges the existing non-complying building envelope. Therefore, a Variance is required.			
ADDITIONAL INFORMATION			
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Aaron Hollister Telephone: (415) 575-9078 E-Mail: aaron.hollister@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/2012.0586V.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.

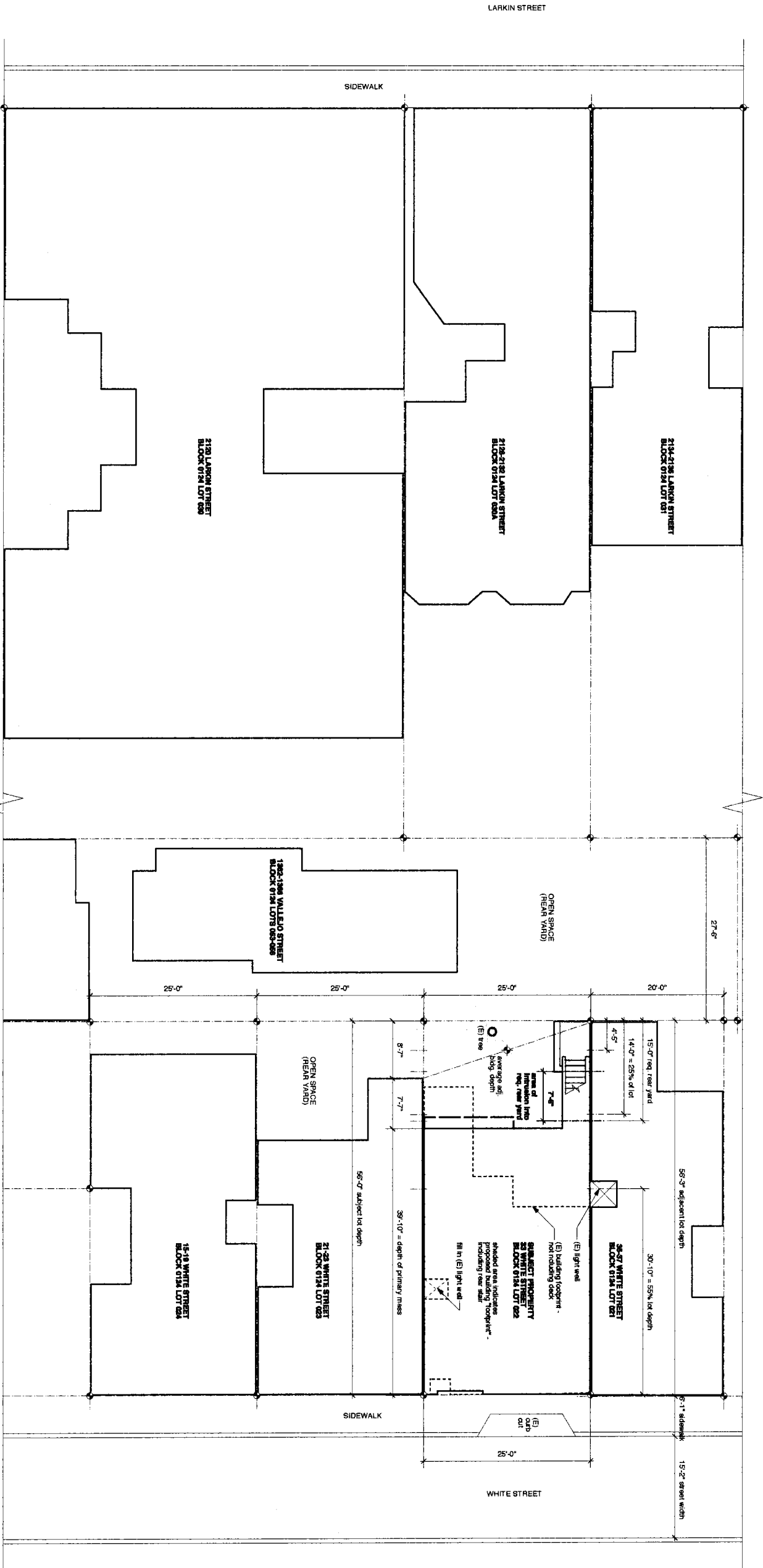
The set of information contained on this set of drawings is intended only for use and/or review of the individual or entity to whom it is addressed and may be for a limited purpose and/or confidential and/or privileged communication protected by law. Any unauthorized use, dissemination, distribution, disclosure or copying is strictly prohibited.

CLIENT INFORMATION AND PROJECT TITLE:
INTERIOR REMODEL AND ADDITION
ELLEN HALE
33 WHITE STREET
SAN FRANCISCO, CA 94109
BLOCK 0124/ LOT 022

DATE
APRIL 19, 2012

A - 0.1

2 OF 7



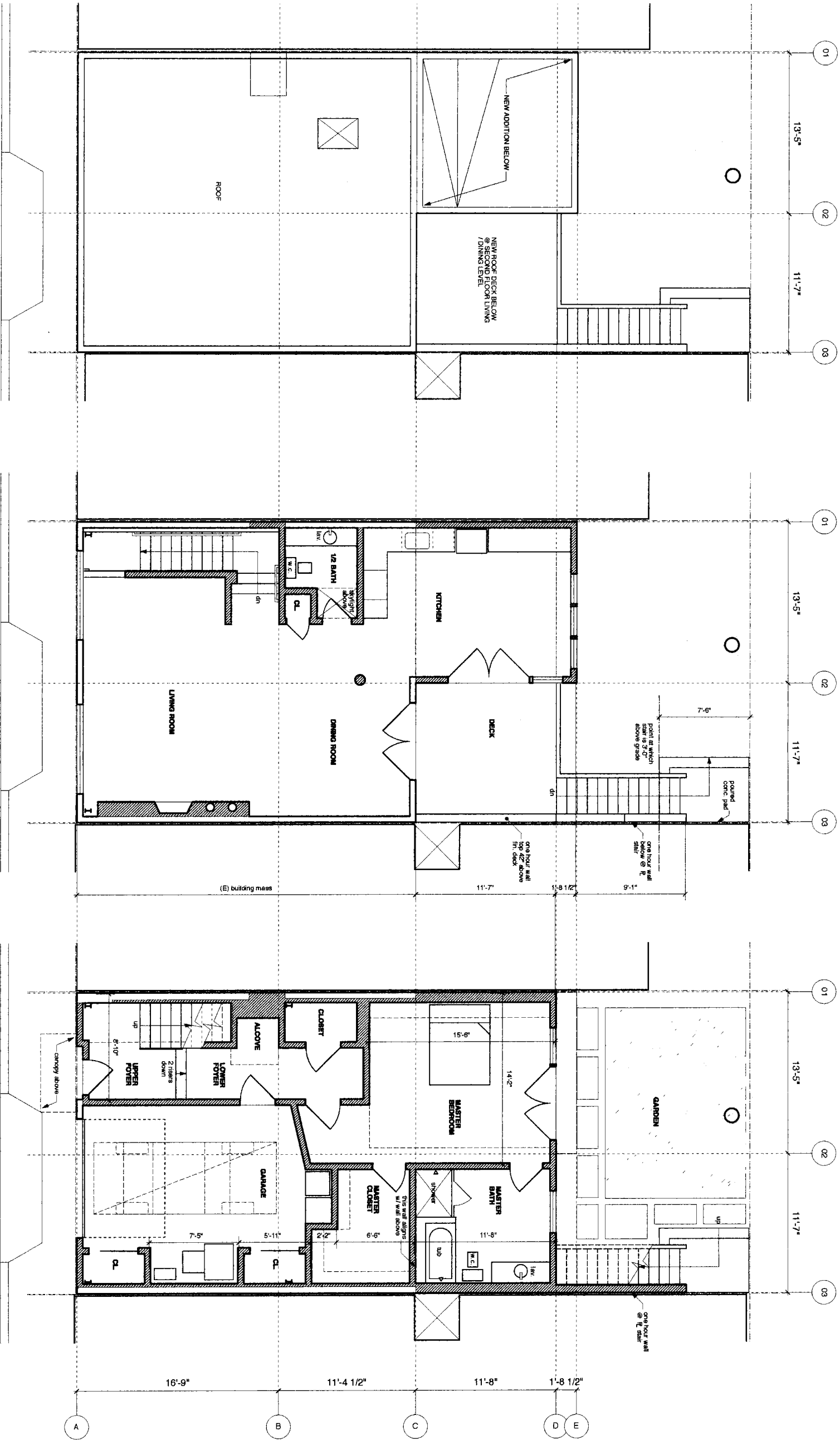
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A-1.0

EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



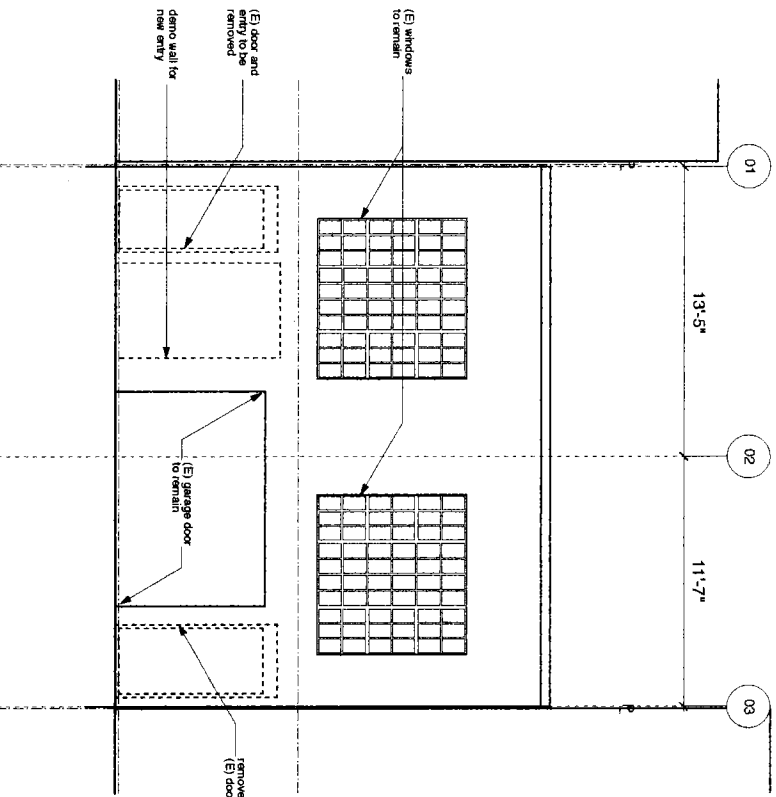
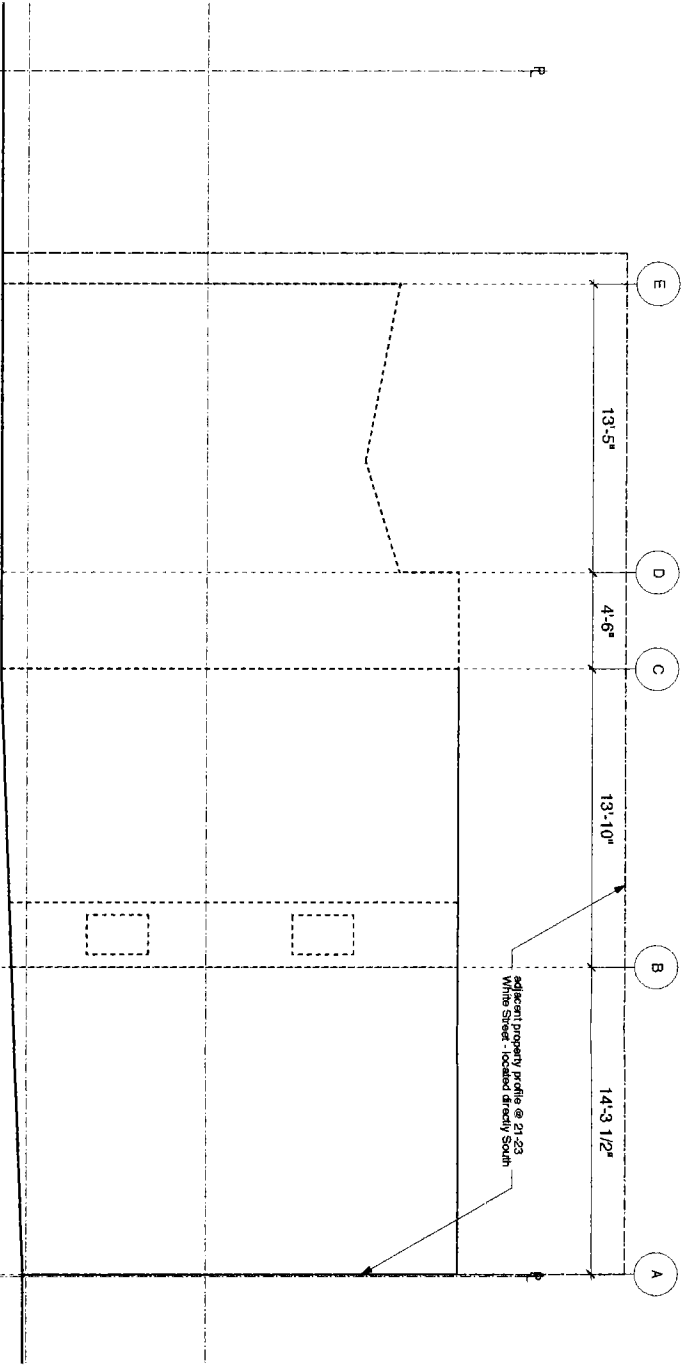
3 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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

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

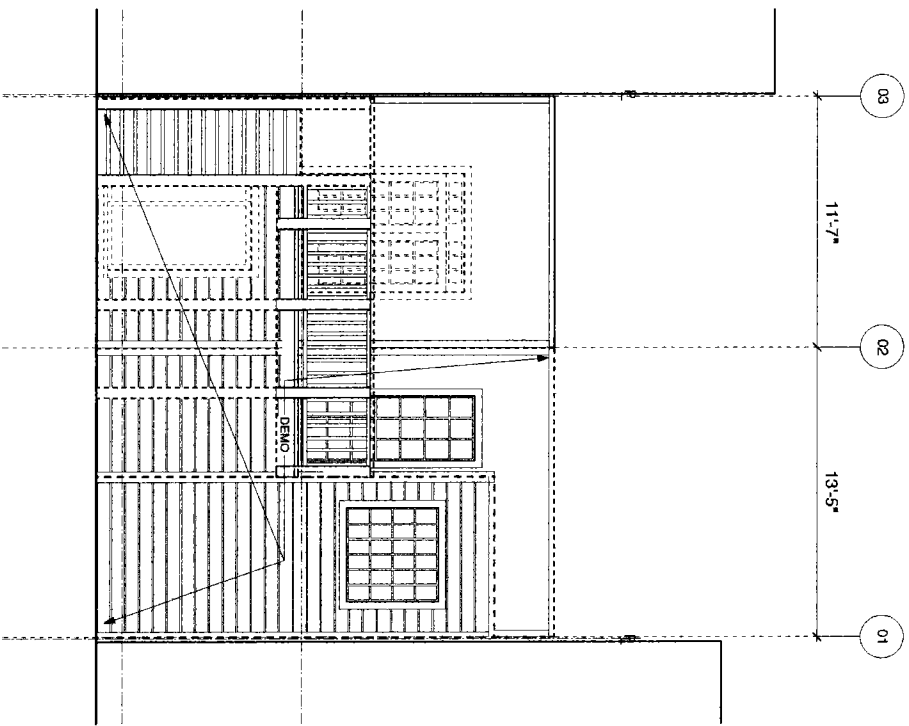
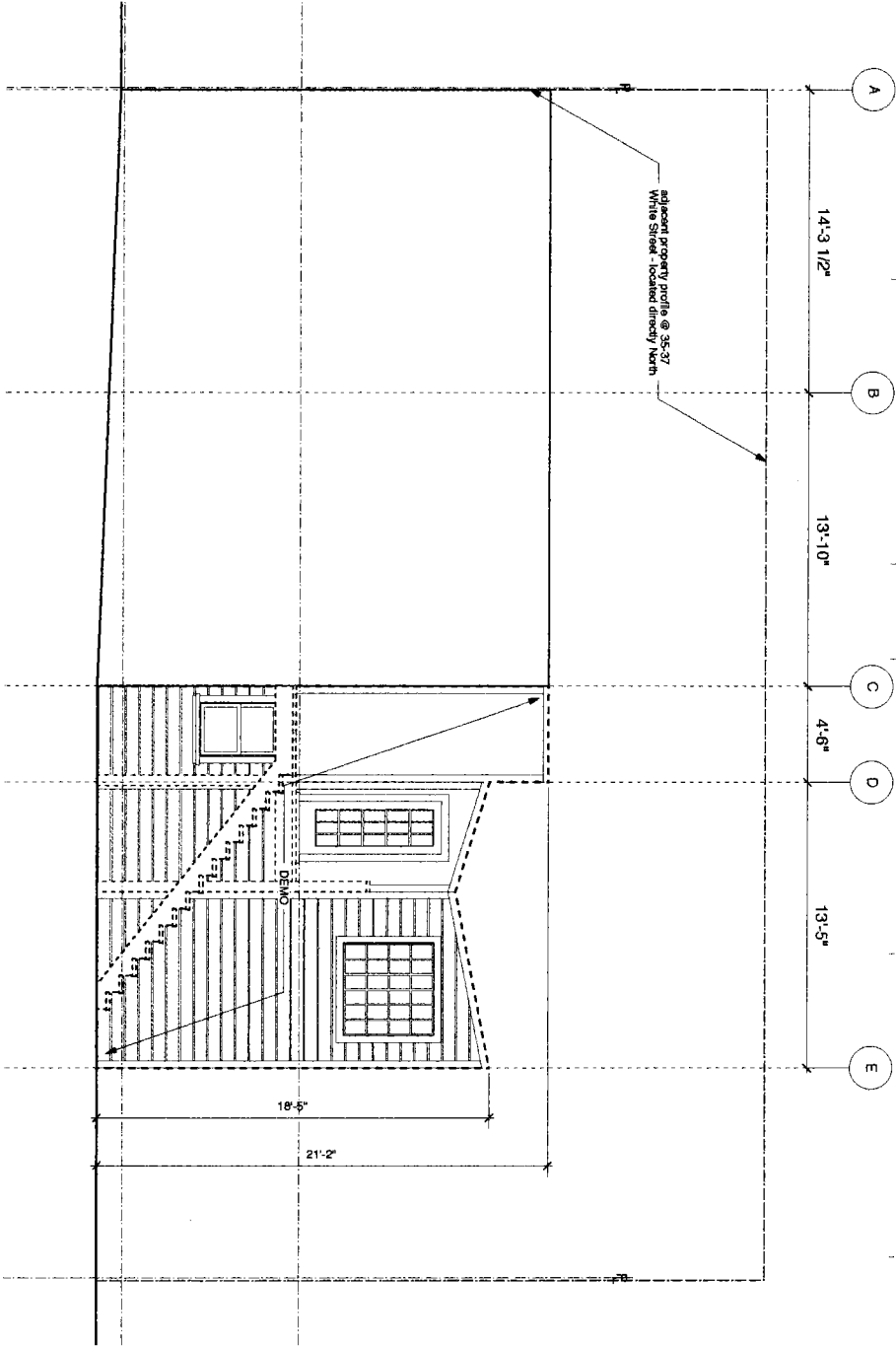
12-0500 V

03.28.12 04.13.12 PROJECT SHEET PRINT SET		ARCHITECT: JACE Architecture 520 Third Street, Suite 200 Oakland, CA 94607 510.452.2800 fax: 510.452.2801 www.jacearchitecture.com architecture interiors land-use analysis permits expediting public presentation	SHEET TITLE: PROPOSED PLANS The set of information contained on this set of drawings is intended only for use and/or review of the individual or entity to whom it is addressed and may be for a limited purpose and/or confidential and/or privileged communication protected by law. Any unauthorized use, dissemination, distribution, disclosure or copying is strictly prohibited.	CLIENT INFORMATION AND PROJECT TITLE: INTERIOR REMODEL AND ADDITION ELLEN HALE 33 WHITE STREET SAN FRANCISCO, CA 94109 BLOCK 0124/ LOT 022	PROJECT: DATE: APRIL 19, 2012 SHEET: A - 1.1 4 OF 7
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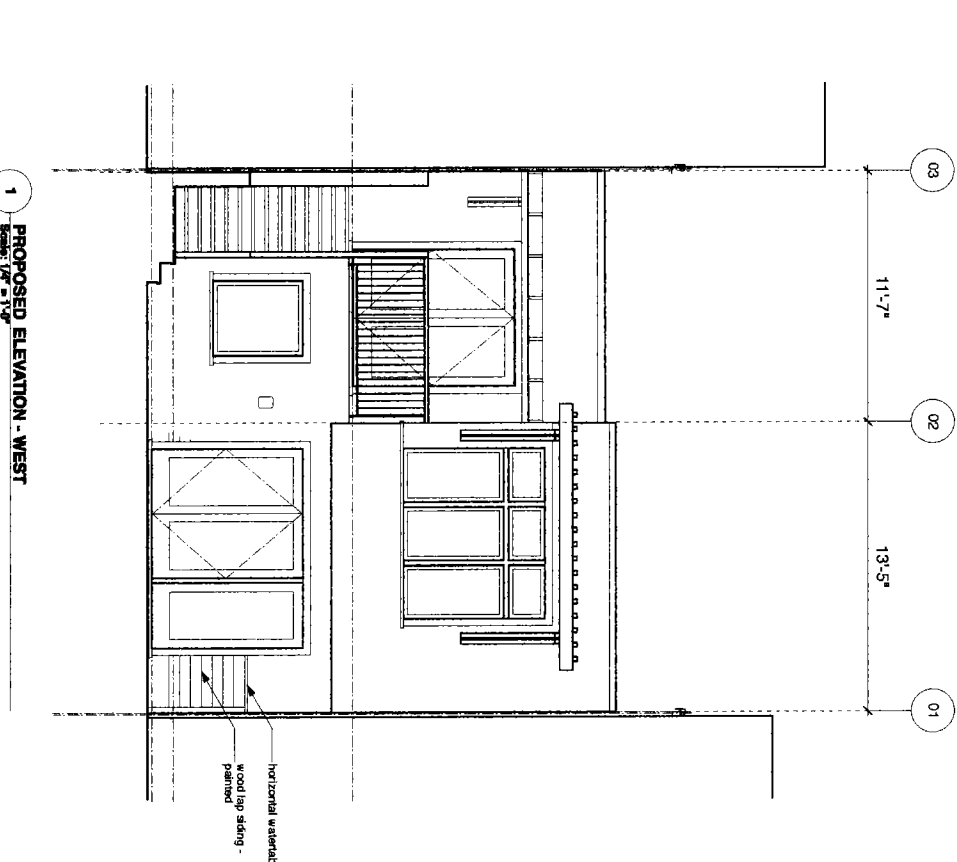
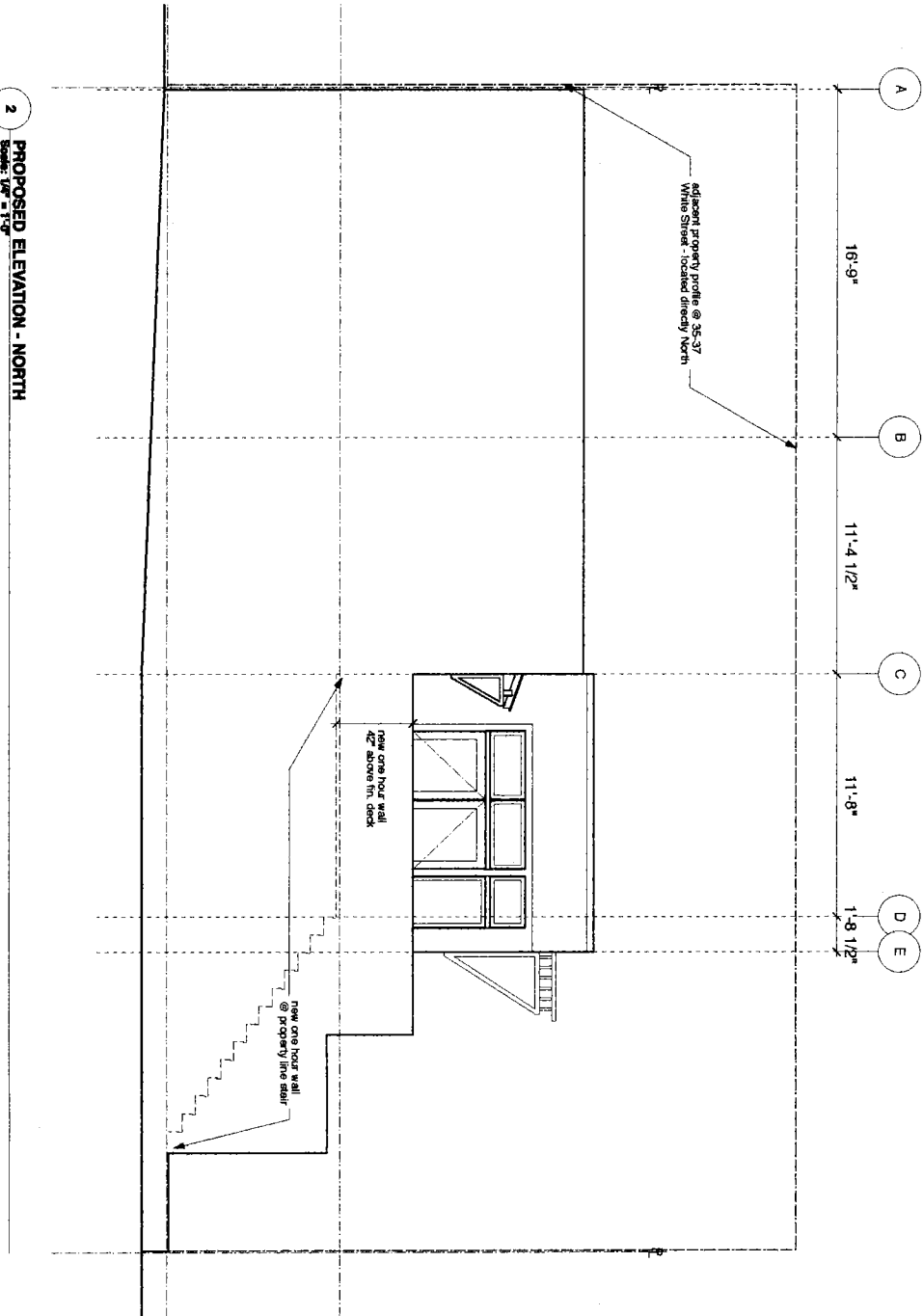
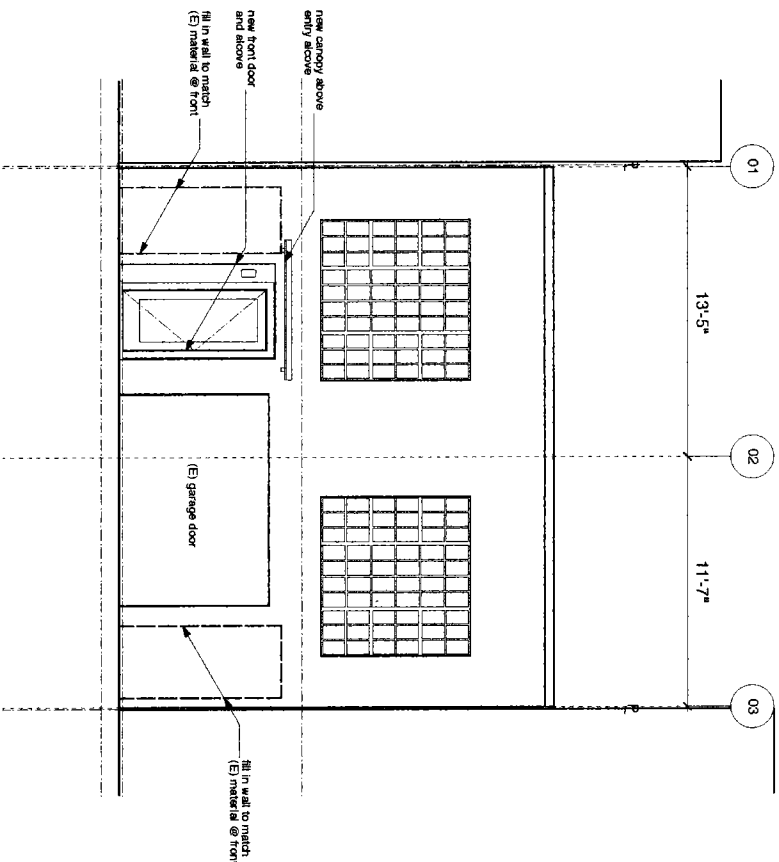
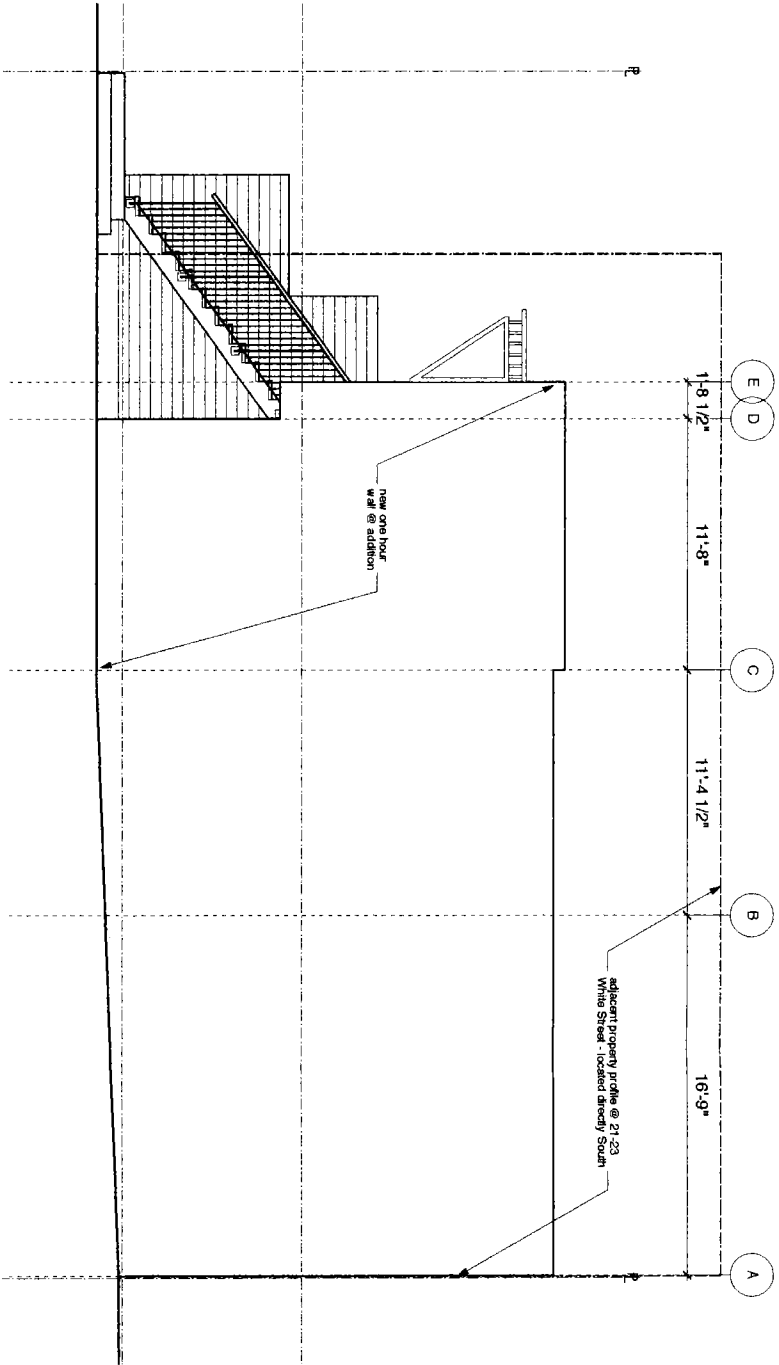
4 EXISTING ELEVATION - SOUTH

3 EXISTING ELEVATION - EAST



2 EXISTING ELEVATION - NORTH

1 EXISTING ELEVATION - WEST



02.23.12
04.19.12
05.19.12
06.19.12
07.19.12
08.19.12
09.19.12
10.19.12
11.19.12
12.19.12

ARCHITECT:
JACE Architecture
520 Third Street, Suite 200
Oakland, CA 94607
510.452.2800 fax: 510.452.2801
www.jacearchitecture.com
architecture interiors land-use analysis permit expediting public presentation

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SHEET TITLE:
PROPOSED ELEVATIONS

CLIENT INFORMATION AND PROJECT TITLE:
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BLOCK 0124/ LOT 022

PROJECT
DATE
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SHEET
A - 2.1
6 OF 7

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DATE
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A-3.0

2 **PROPOSED LONGITUDINAL SECTION**
Scale: 1/8" = 1'-0"

PROPOSED LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"

PROPOSED CROSS SECTION
Scale: 1/4" = 1'-0"

2 **PROPOSED LONGITUDINAL SECTION**
Scale: 1/8" = 1'-0"

1 **PROPOSED CROSS SECTION**
Scale: 1/4" = 1'-0"