



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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CA 94103-2479

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Information:
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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, September 26, 2012**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Front Setback)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1080 Chestnut Street	Case No.:	2012.0629V
Cross Street(s):	Larkin Street / Hyde Street	Building Permit:	To be filed
Block /Lot Nos.:	0047C/101-158	Applicant/Agent:	Ted Pratt, MTP Architects
Zoning District(s):	RM-3 / 40-X	Telephone:	(415) 407-2772
Area Plan:	N/A	E-Mail:	ted@mtparchitects.com
PROJECT DESCRIPTION			
<p>The proposal is to remove the existing pole-mounted canvas canopy that extends across the public sidewalk from the entry doors of the 19-story 58-unit residential building and replace it with a cantilevered entrance marquee (approximately 19' wide by 8'-6" deep by 10'-6" high) within the property's required front setback. The replacement marquee will not extend beyond the front property line.</p> <p>SECTION 132 OF THE PLANNING CODE requires that the subject property maintain a front setback of approximately 10 feet. The proposed marquee will extend approximately 8'-6" into the front setback.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Sharon M. Young Telephone: (415) 558-6346 E-Mail: sharon.m.young@sfgov.org</p>			
<p>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/2012.0629V.pdf</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 may be subject to a 30-day notification to occupants and owners within 150-feet of the subject property. The mailing of such notification may 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.

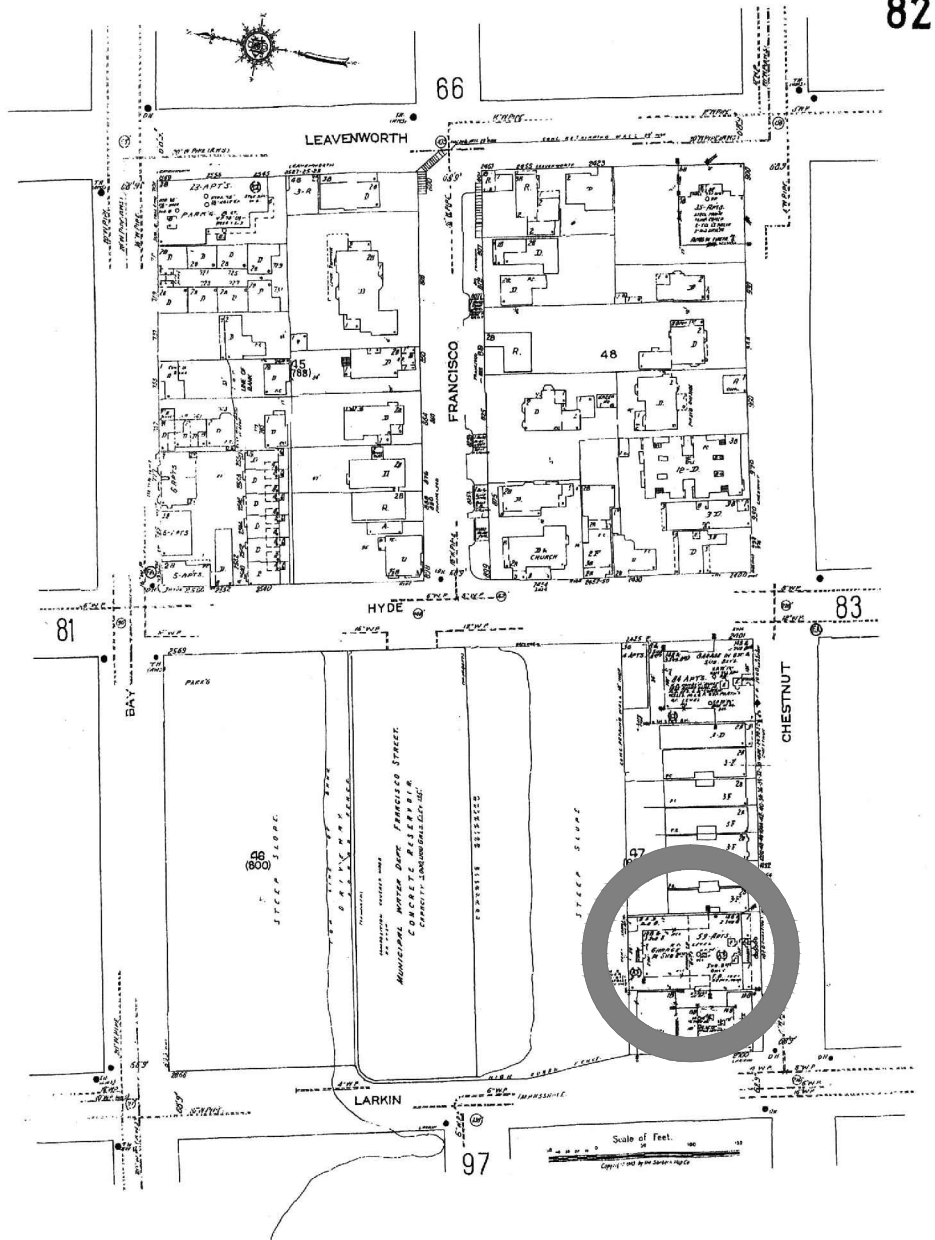
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

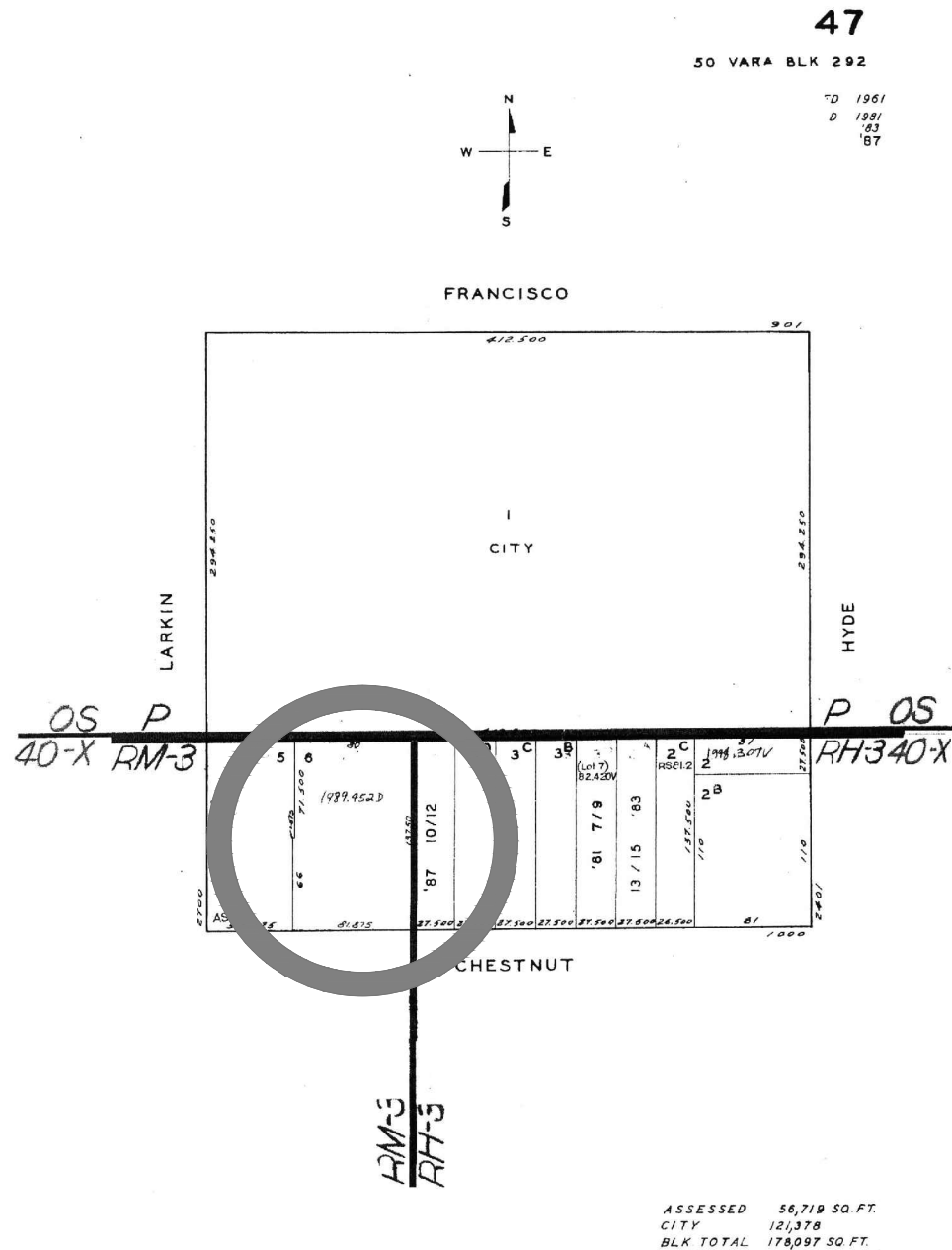
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification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



② ASSESSOR MAP
NTS



PROJECT INFORMATION

PROJECT: FACADE RENOVATION
ADDRESS: 1080 CHESTNUT STREET
BLOCK: 0047C
LOT: 101
OWNER: 1080 CHESTNUT INC.
CONTACT: CAROLE MEDEIROS - MANAGER
415.928.3422
manager1080chestnut@sbcglobal.net

ZONING: RM-3
HEIGHT LIMIT: 40-X
QUADRANT: NORTHWEST
YEAR BUILT: 1962
STORIES: 19
BASEMENT: 3

ARCHITECT: SLOSARDESIGN
CONTACT: MAREK SLOSAR
4615 EL CENTRO AVE
OAKLAND, CA 94602
510.842.0462
marek@slosardesign.com

PROJECT MGR: MTP ARCHITECTS
CONTACT: TED PRATT
594 HOWARD STREET
SAN FRANCISCO, CA 94105
415.407.2772
ted@mtparchitects.com

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A1.2 PROPOSED PLAN
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A2.2 EXISTING & PROPOSED ELEVATIONS
A2.3 EXISTING & PROPOSED SECTIONS

PROJECT DESCRIPTION:
FACADE RENOVATION OF RESIDENTIAL HIGH-RISE BUILDING. REMOVAL OF EXISTING NON-CONFORMING FREESTANDING STEEL AND CANVAS CANOPY. CONSTRUCTION OF NEW STEEL AND GLASS CANTILEVERED MARQUEE. NEW MARQUEEE TO BE BUILT WITH-IN BUILDING FRONT SETBACK AND TO BE ATTACHED TO BUILDING STRUCTURE - NO COLUMNS OR VERTICAL SUPPORT. THE MATERIALS FOR THE MARQUEE WILL BE: PAINTED STEEL FRAME, STAINLESS STEEL CONNECTORS, ETCHED SAFETY LAMINATED GLASS.

SLOSAR:DESIGN
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SLOSARDESIGN.COM

1080 CHESTNUT STREET
VARIANCE FOR FACADE RENOVATION
1800 CHESTNUT STREET / SAN FRANCISCO / CA94109

TITLE:
MAPS & INFO
SCALE:
NTS
DATE:
04.26.12
SHEET:

A0.0

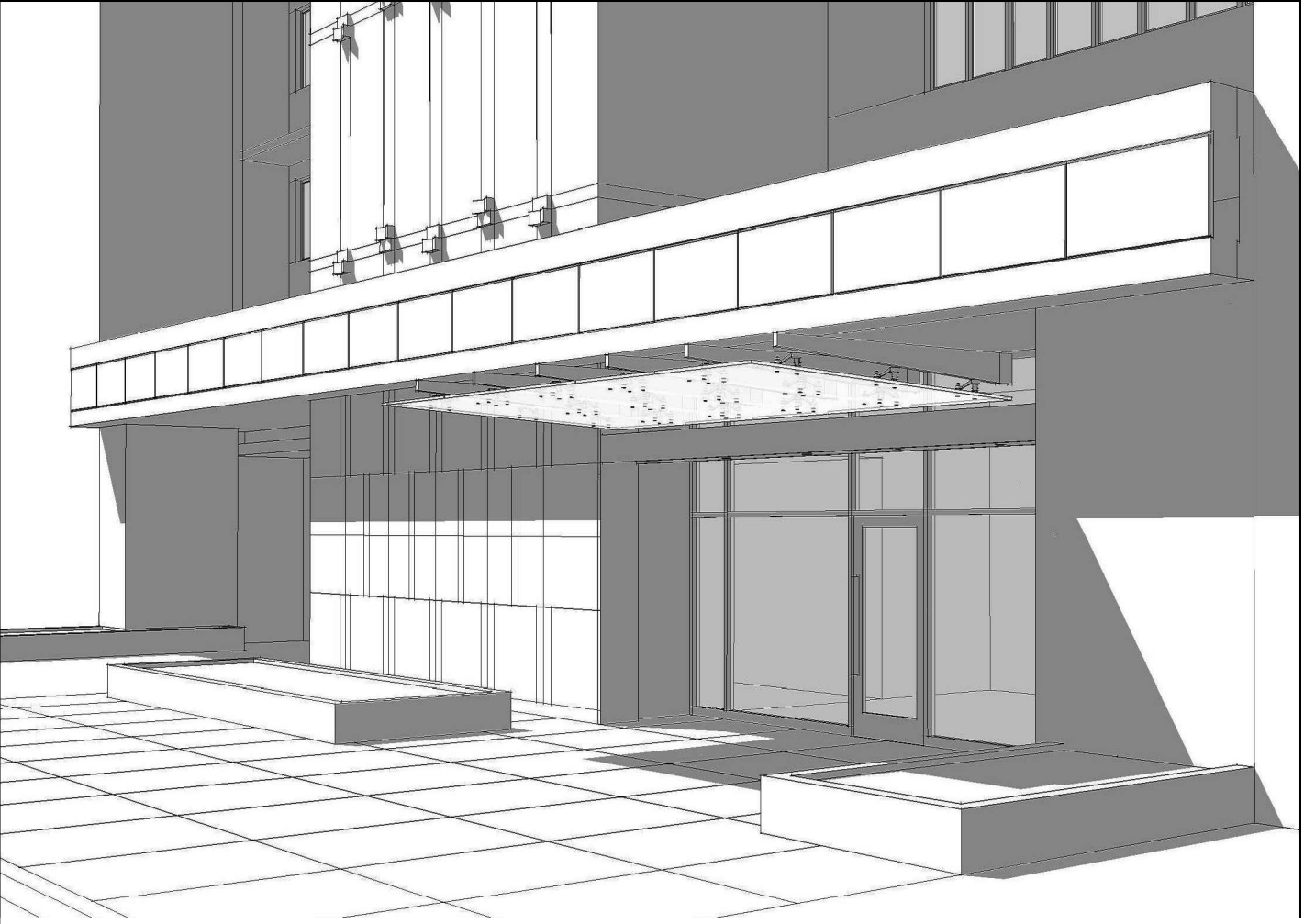
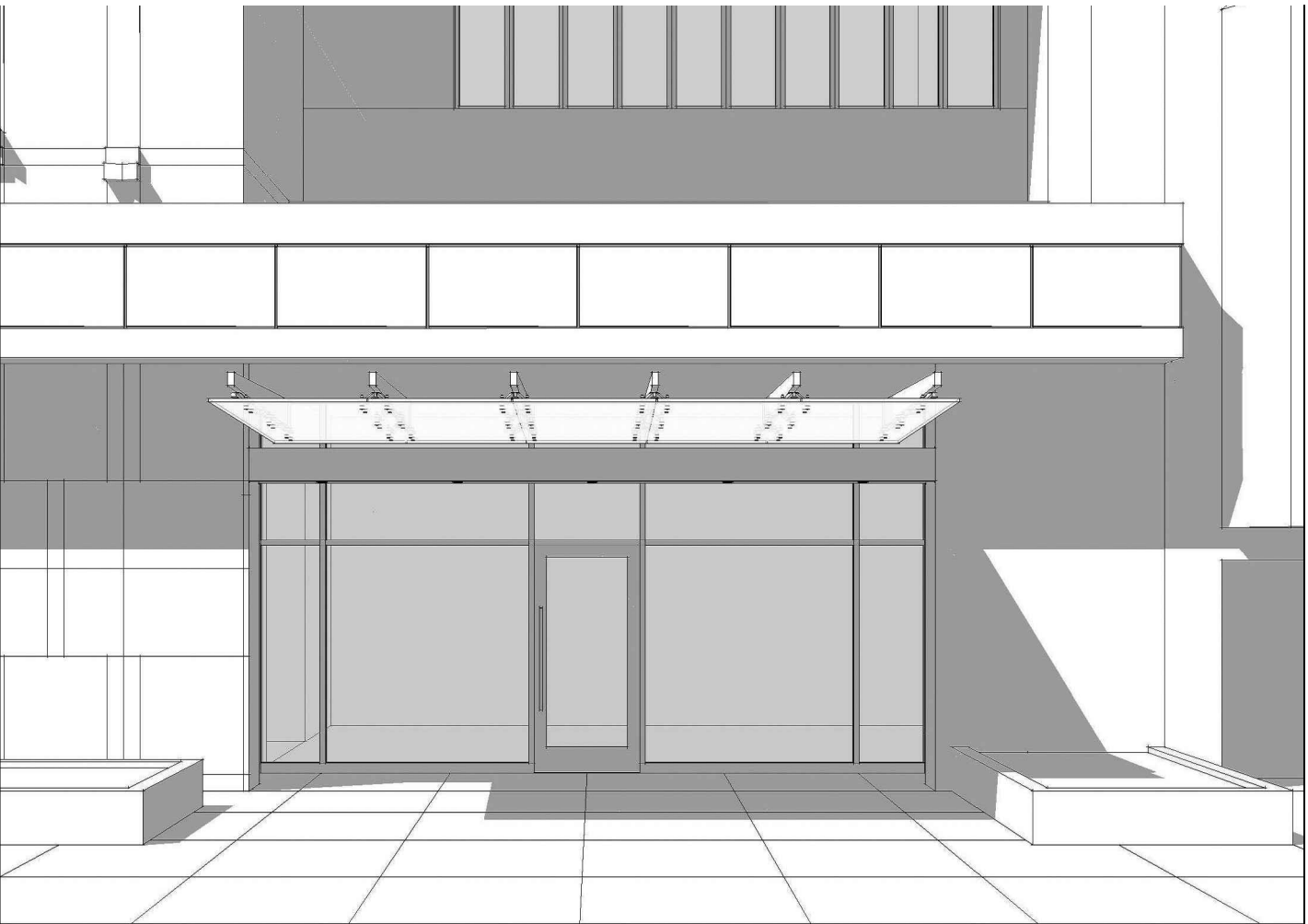
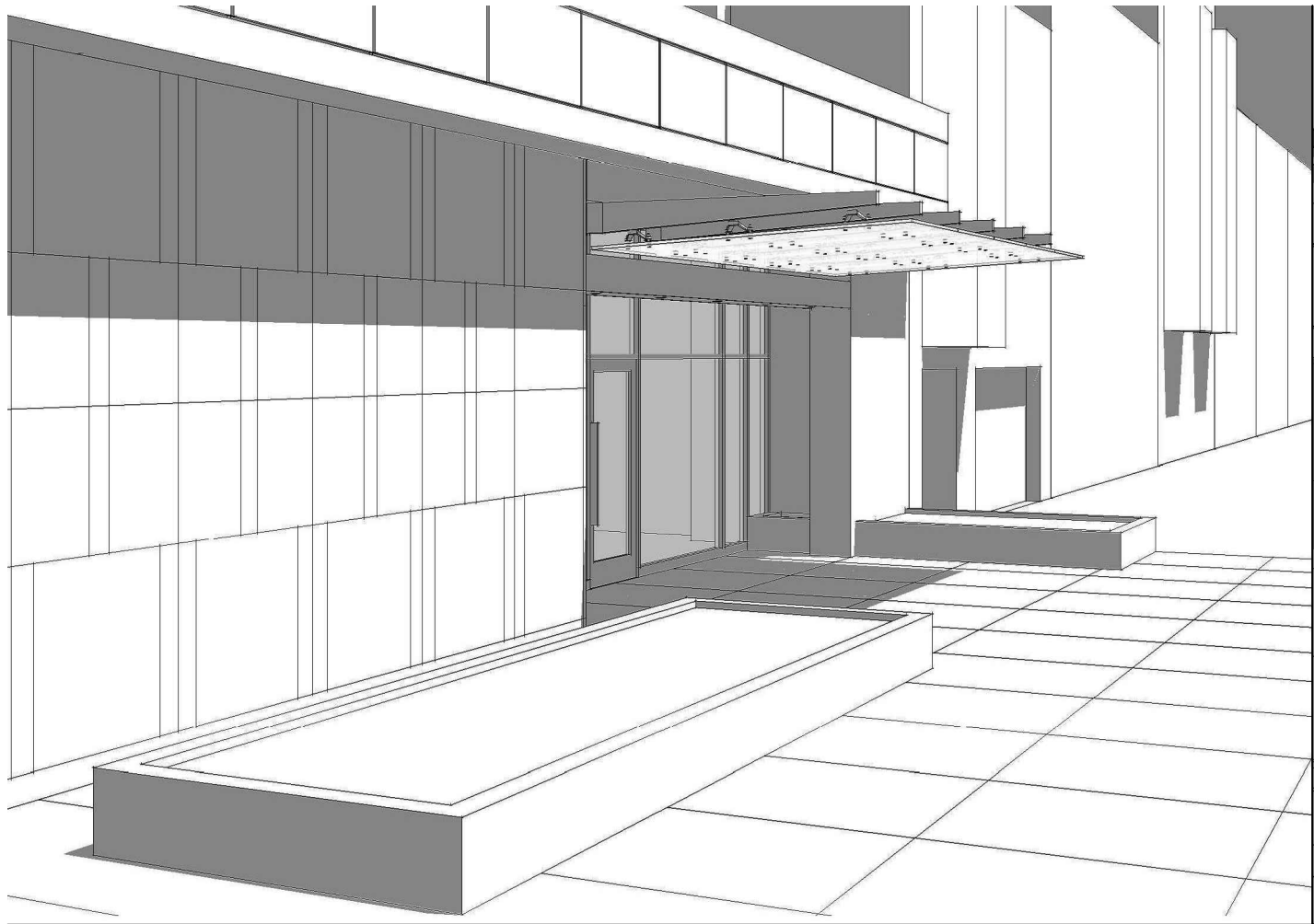


1 PHOTOGRAPHS OF EXISTING CONDITIONS
NTS

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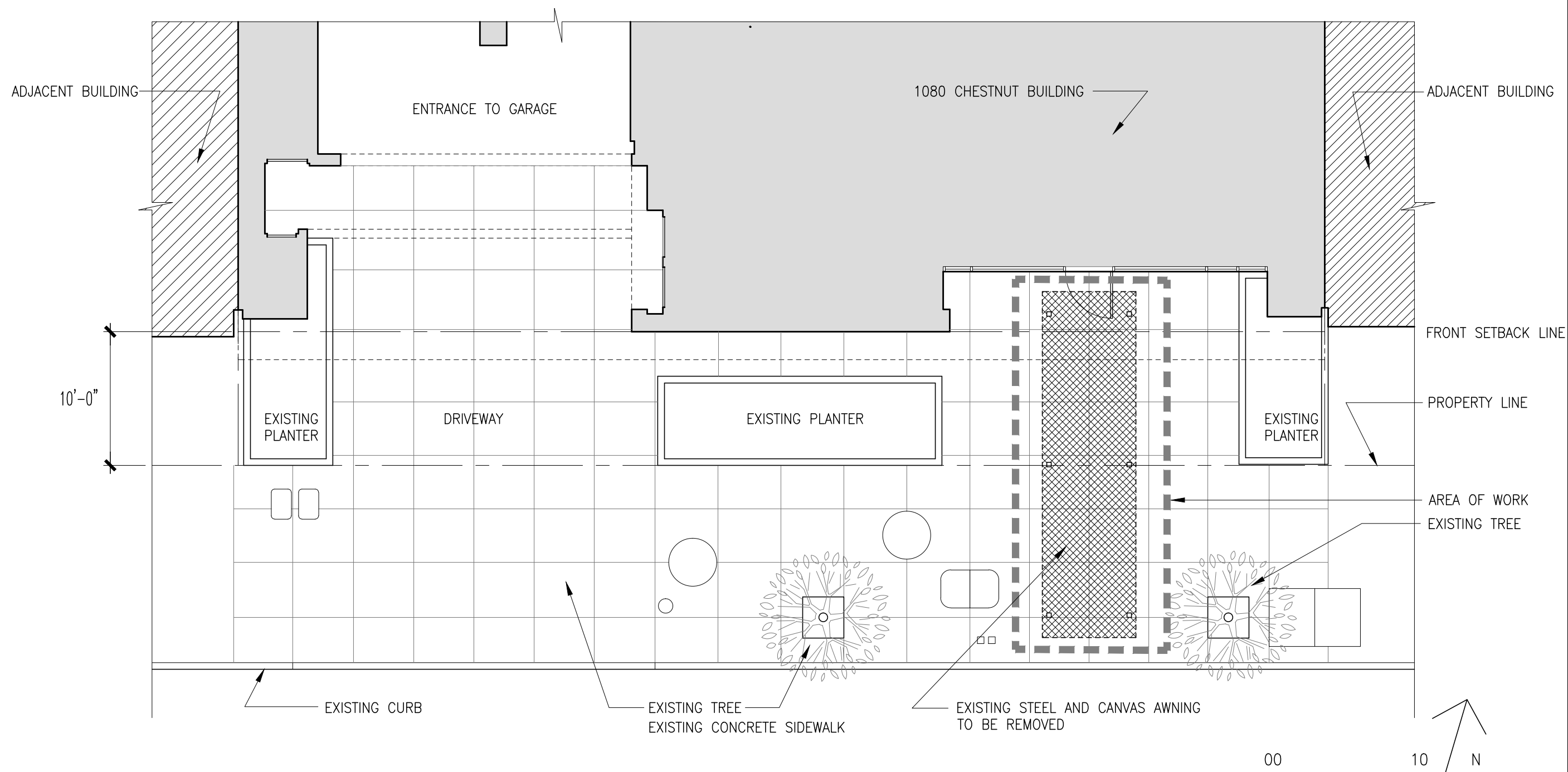
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1 VISUALISATION OF PROPOSED MARQUEE
NTS

TITLE:
IMAGES OF PROPOSED
SCALE:
NTS
DATE:
04.26.12
SHEET:



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1 EXISTING PLAN

1/8" = 1' - 0"

1080 CHESTNUT STREET

VARIANCE FOR FACADE RENOVATION
1800 CHESTNUT STREET / SAN FRANCISCO / CA 94109

TITLE:
EXISTING GROUND FLOOR PLAN

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

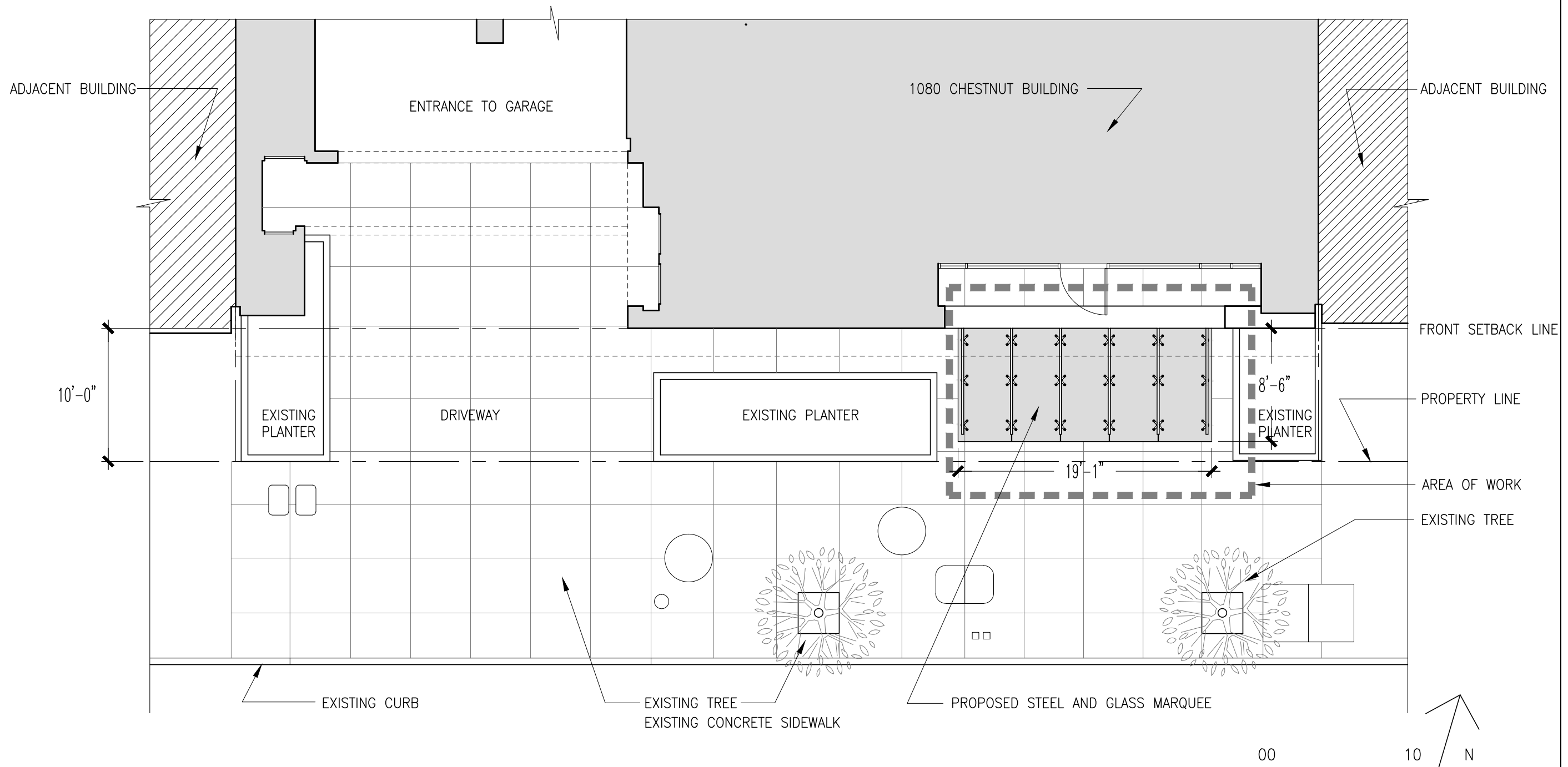
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SHEET:

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1 PROPOSED PLAN

1/8" = 1' - 0"

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VARIANCE FOR FACADE RENOVATION
1800 CHESTNUT STREET / SAN FRANCISCO / CA 94109

TITLE:
PROPOSED GROUND FLOOR PLAN
SCALE:
1/8" = 1' - 0"
DATE:
04.26.12
SHEET:

A1.2

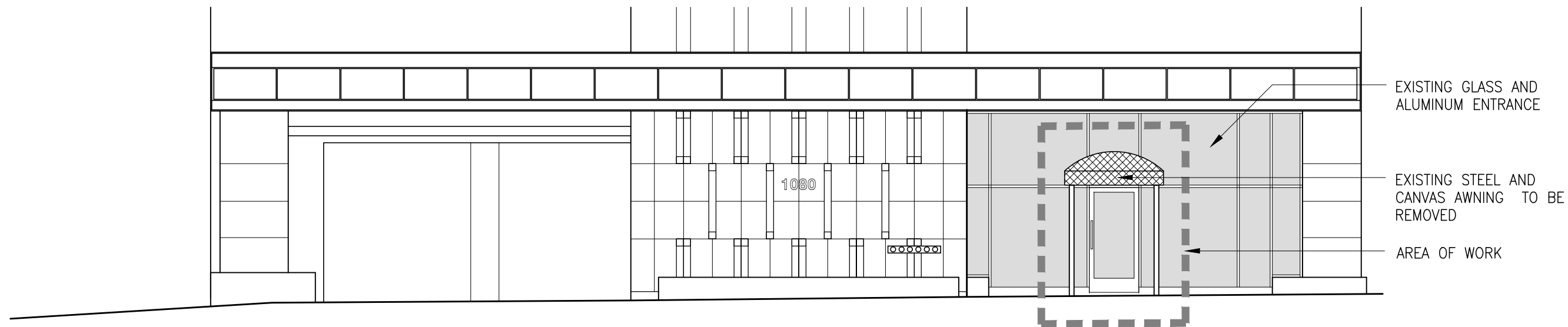


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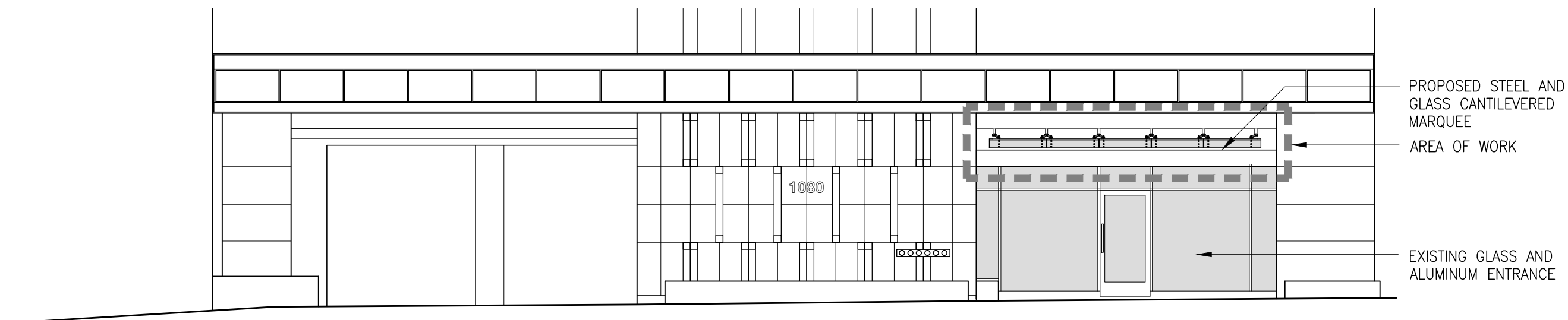
1080 CHESTNUT STREET
VARIANCE FOR FACADE RENOVATION
1800 CHESTNUT STREET / SAN FRANCISCO / CA 94109

TITLE:
EXISTING & PROPOSED ELEV.
SCALE:
1/8" = 1' - 0"
DATE:
04.26.12
SHEET:

A2.1



① EXISTING FRONT ELEVATION
1/8" = 1' - 0"



② PROPOSED FRONT ELEVATION
1/8" = 1' - 0"

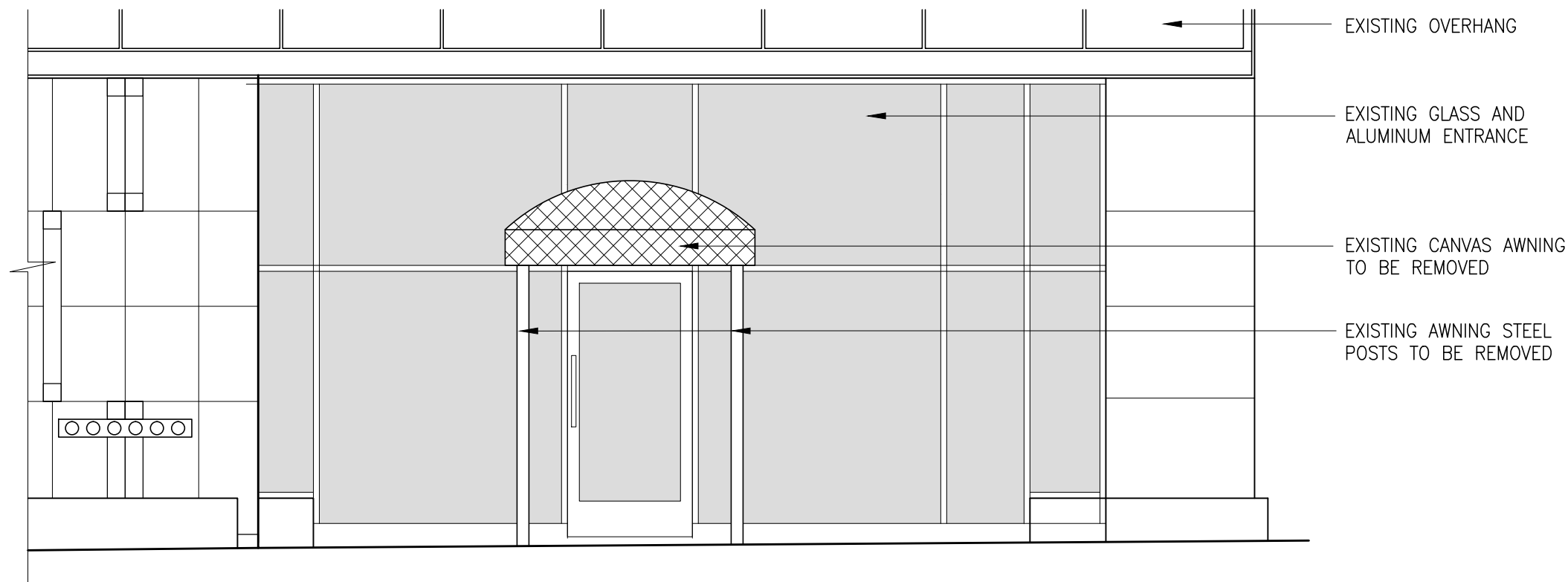


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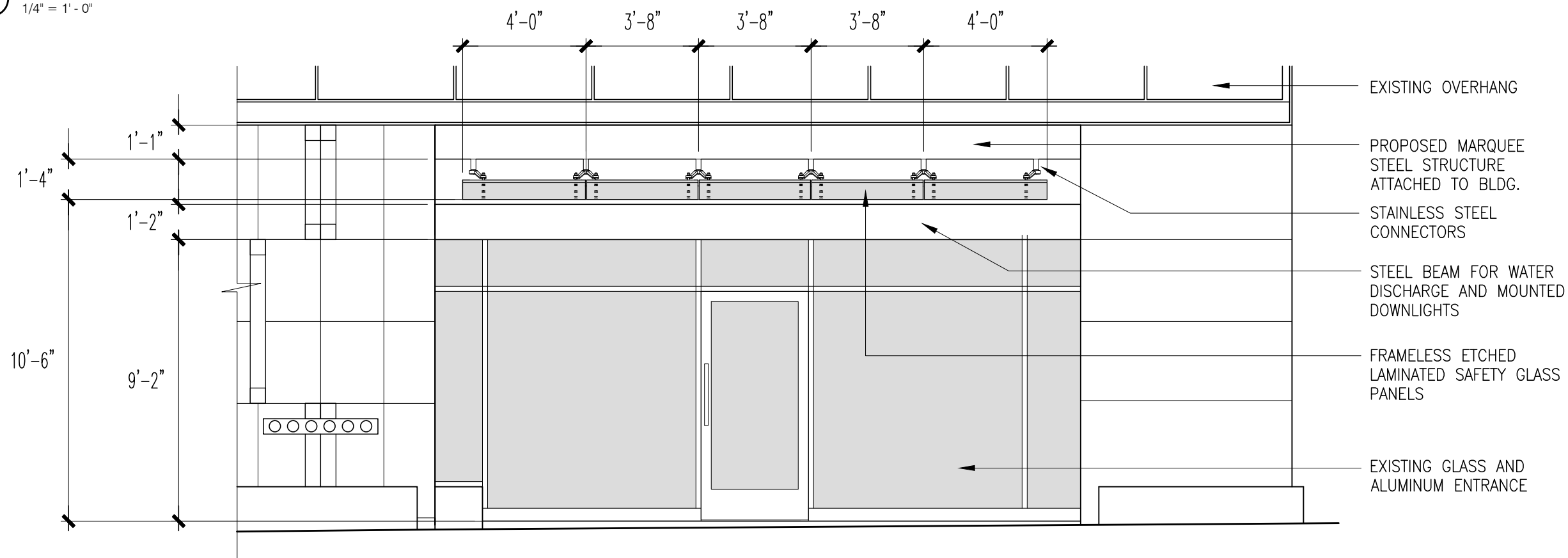
1080 CHESTNUT STREET
VARIANCE FOR FACADE RENOVATION
1800 CHESTNUT STREET / SAN FRANCISCO / CA 94109

TITLE:
EXISTING & PROPOSED ELEV.
SCALE:
1/4" = 1' - 0"
DATE:
04.26.12
SHEET:

A2.2



① EXISTING ENLARGED FRONT ELEVATION
1/4" = 1' - 0"



② PROPOSED ENLARGED FRONT ELEVATION
1/4" = 1' - 0"

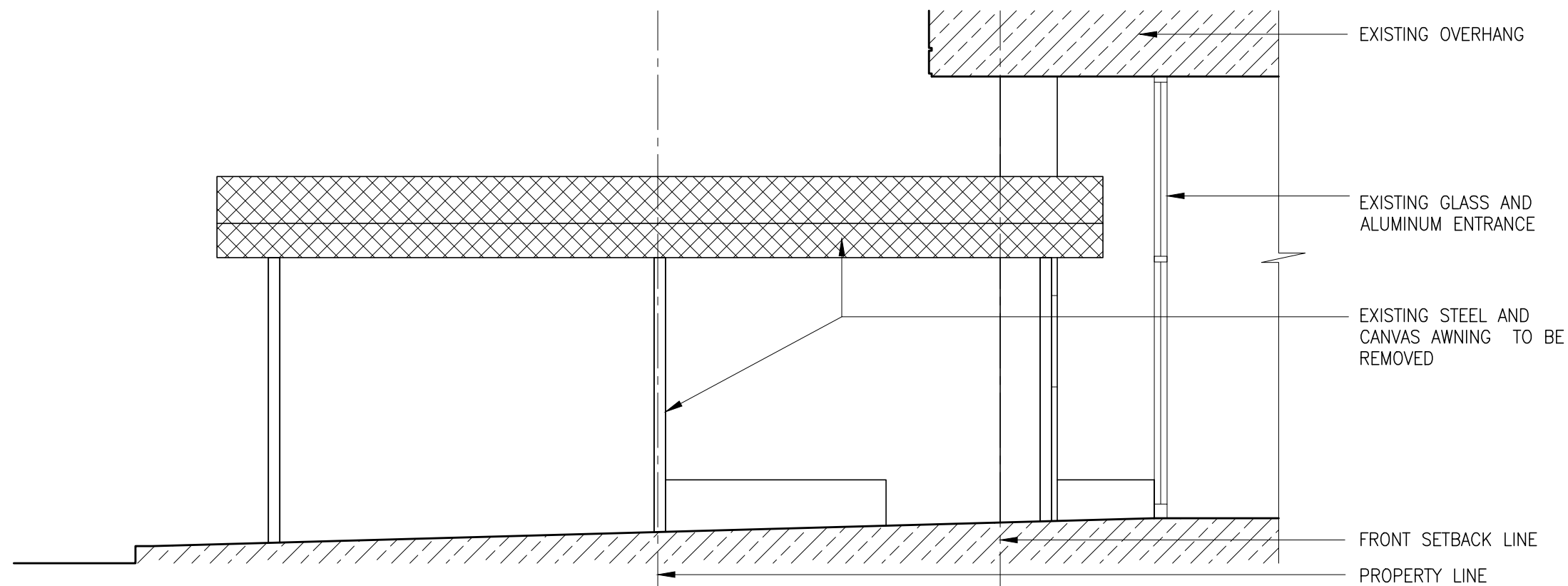


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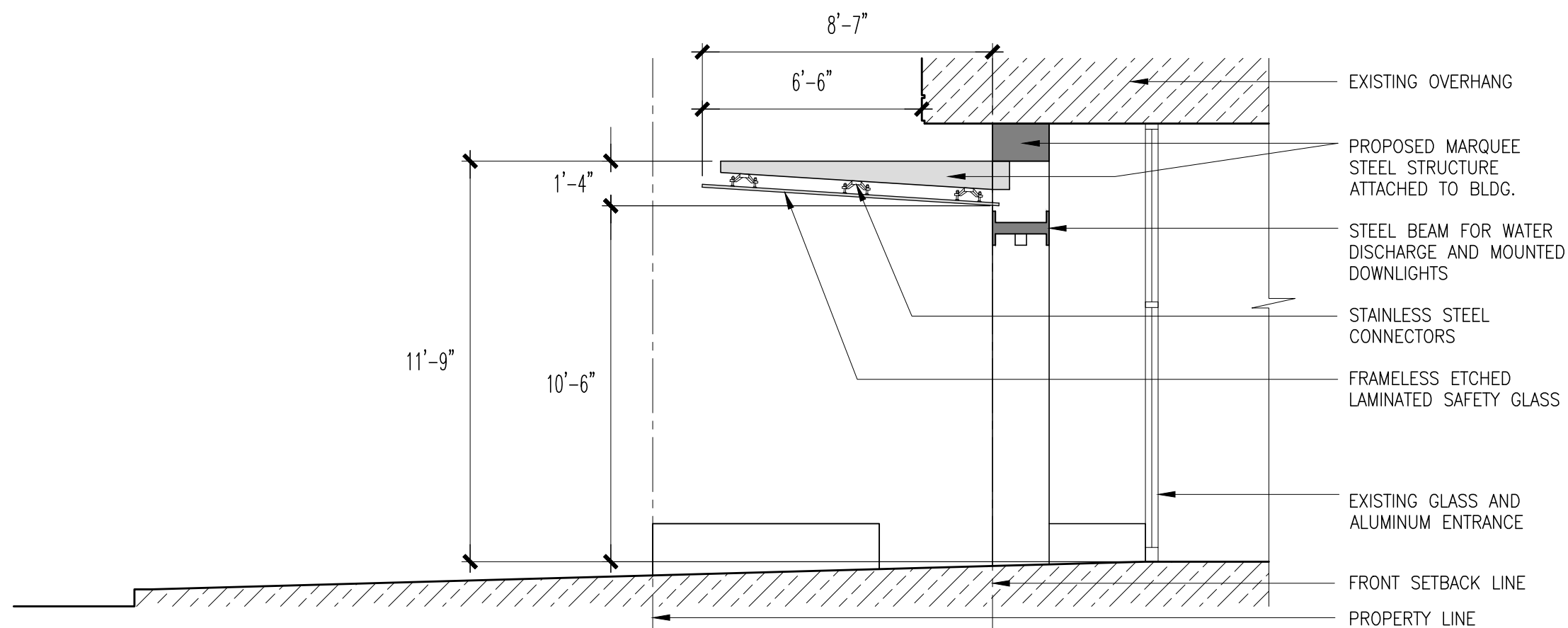
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TITLE:
EXISTING & PROPOSED SEC.
SCALE:
1/4" = 1' - 0"
DATE:
04.26.12
SHEET:

A2.3



① EXISTING SECTION / SIDE ELEVATION
1/4" = 1' - 0"



② PROPOSED SECTION / SIDE ELEVATION
1/4" = 1' - 0"