



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, August 28, 2013**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Open Space & Exposure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1241-1243 Green Street	Case No.:	2013.0210V
Cross Street(s):	Hyde and Larking Streets	Building Permit:	N/A
Block /Lot No.:	0124/041	Applicant/Agent:	Ingrid Paulson & Alex Pugh
Zoning District(s):	Residential-House, Three-Family (RH3)	Telephone:	(786) 877-3260
Area Plan:	N/A	E-Mail:	ingridpaulson@gmail.com

PROJECT DESCRIPTION

The proposal is to legalize an existing dwelling unit at the basement level. As part of the project, the unit is proposed to be expanded by converting a storage area and portions of a mechanical room into habitable space.

SECTION 135 OF THE PLANNING CODE requires 100 qualifying sq. ft. of private usable open space or 133 qualifying sq. ft. of common usable open space per unit. The project does not provide adequate usable open space and therefore requires a variance.

SECTION 140 OF THE PLANNING CODE requires each dwelling unit to face directly onto a qualifying street or a Code-complying rear yard. The subject property does not feature a Code-complying rear yard and the new unit does not face directly onto a qualifying street; therefore, the proposal requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Lily Yegazu** Telephone: **(415) 575-9076** E-Mail: lily.yegazu@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/2013.0210V.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.

ABBREVIATIONS

- ## GENERAL NOTES



Adjacent Residential

Proposed Project 1241-1243 Green St.

Adjacent Residential

SITE PLAN

PROJECT TEAM

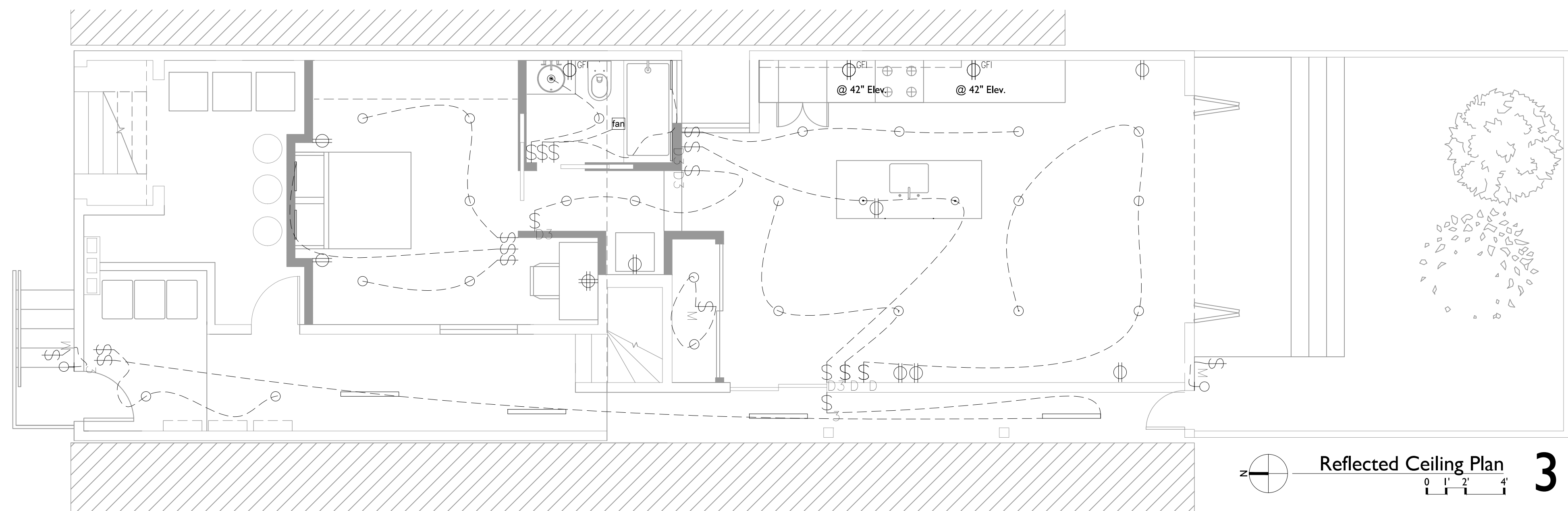
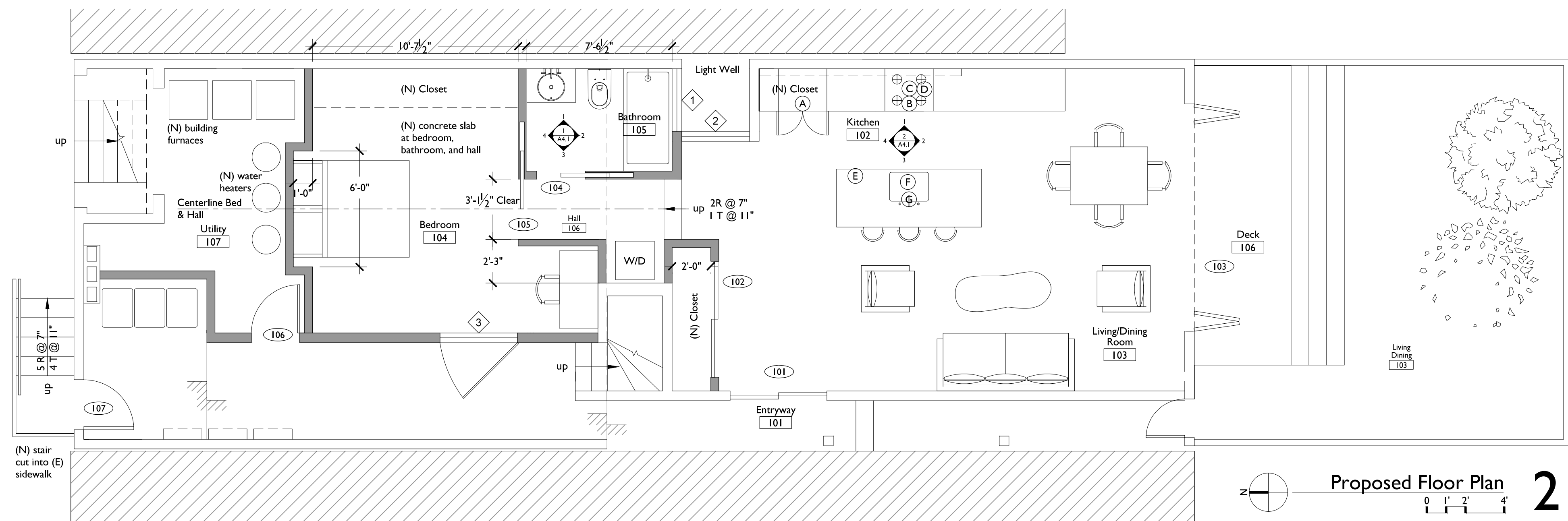
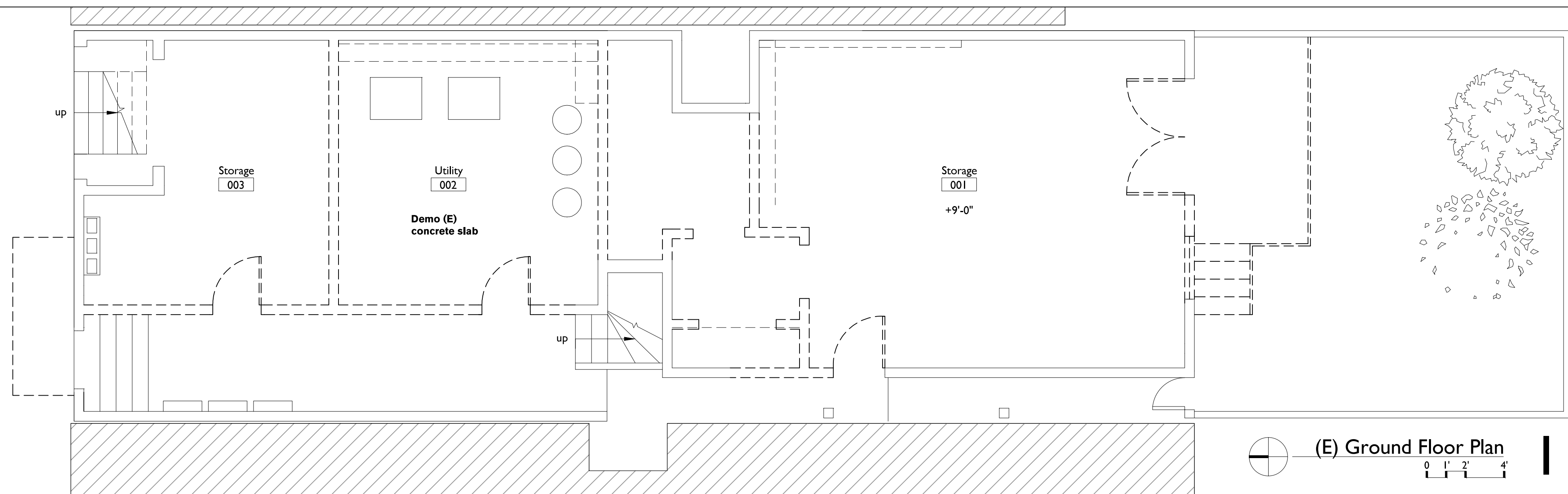
PROJECT DATA





























SHEET INDEX



White St.

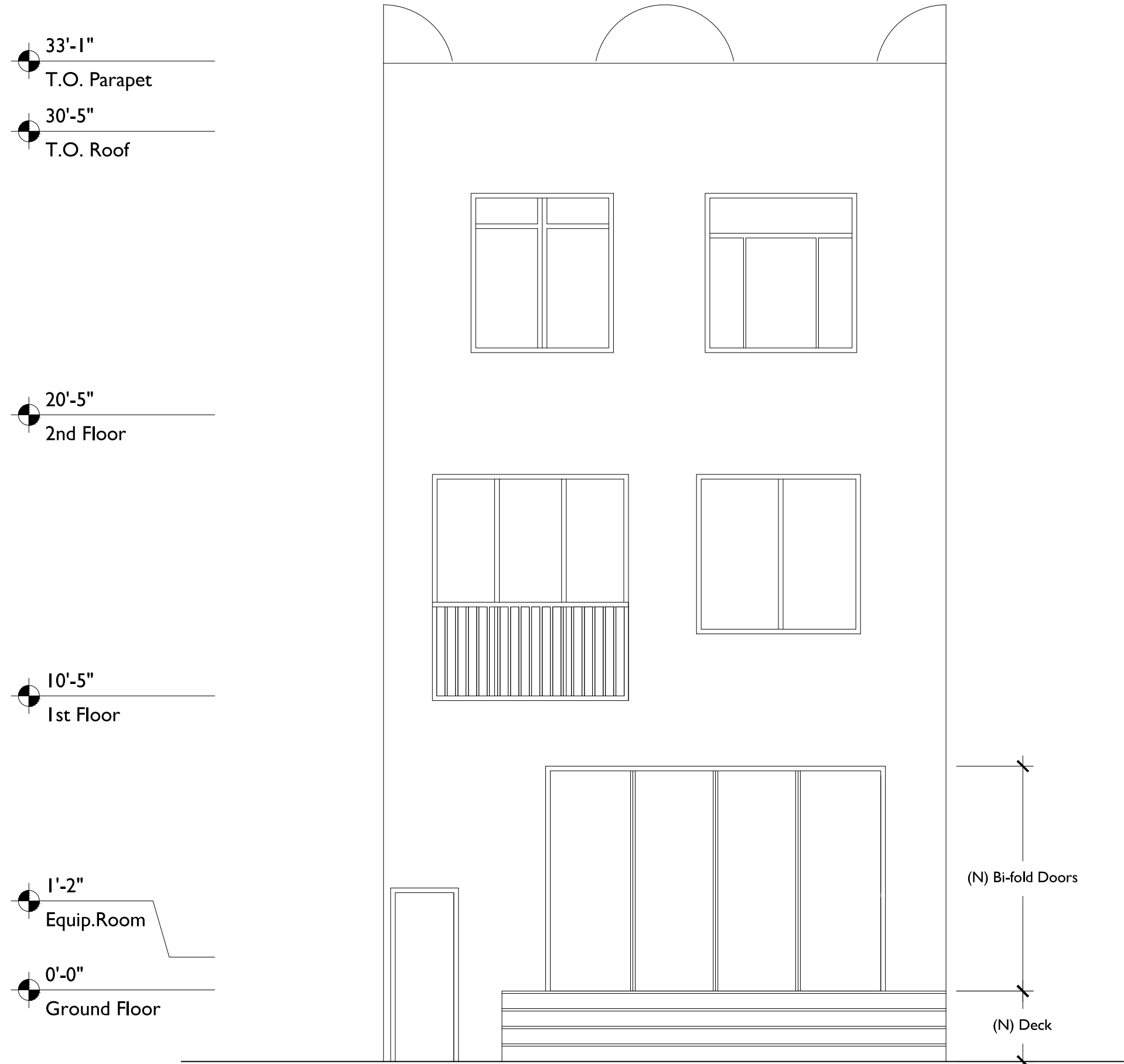
SITE PLAN



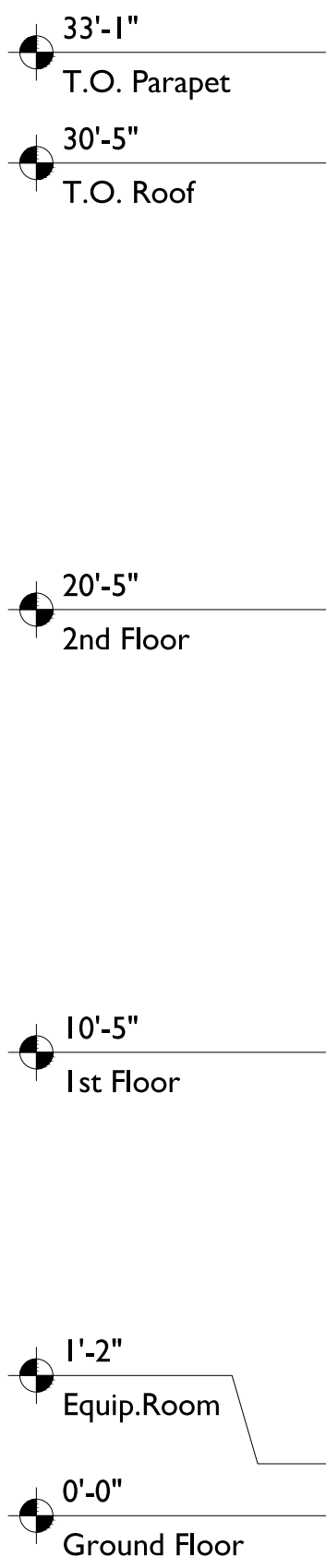
- | | |
|---|--|
|  | ELECTRICAL SWITCH |
|  | ELECTRICAL 3-WAY SWITCH |
|  | ELECTRICAL DIMMER SWITCH |
|  | MOTION DETECTOR |
|  | TIMER SWITCH, LUTRON MA-TS30G-WH |
|  | WALL MOUNTED DUPLEX POWER RECEPTACLE |
|  | WALL MOUNTED USB POWER RECEPTACLE, COOPER USB TR7745W-K |
|  | GFI PROTECTED DUPLEX POWER RECEPTACLE |
|  | WALL MOUNTED FOURPLEX POWER RECEPTACLE |
|  | DOOR BELL |
|  | TKP-100 CONTROL PANEL |
|  | TKP-2000 CONTROL PANEL |
|  | CABLE TV OUTLET |
|  | DATA, CAT6 |
|  | HIGH EFFICACY 4" LED DIMMABLE CAN |
|  | 4" LED DIMMABLE WALL WASH |
|  | HIGH EFFICACY 6" LED DIMMABLE CAN |
|  | CEILING MOUNT FIXTURE |
|  | PENDANT FIXTURE |
|  | CEILING FAN |
|  | RECESSED WALL/STAIR FIXTURE |
|  | HIGH EFFICACY LED STRIP CONCEALED LIGHTING
(NORA BRAND OR SIMILAR) |
|  | PANASONIC WHISPER LINE FAN
Note 1: Provide 8 air changes per hour for bathrooms |
|  | COMBINATION SMOKE AND CARBON MONOXIDE ALARM |
|  | SPEAKER |
|  | GAS WITH MANUAL TURNOFF |
|  | DRYER VENT |
|  | HOOD FAN VENT |



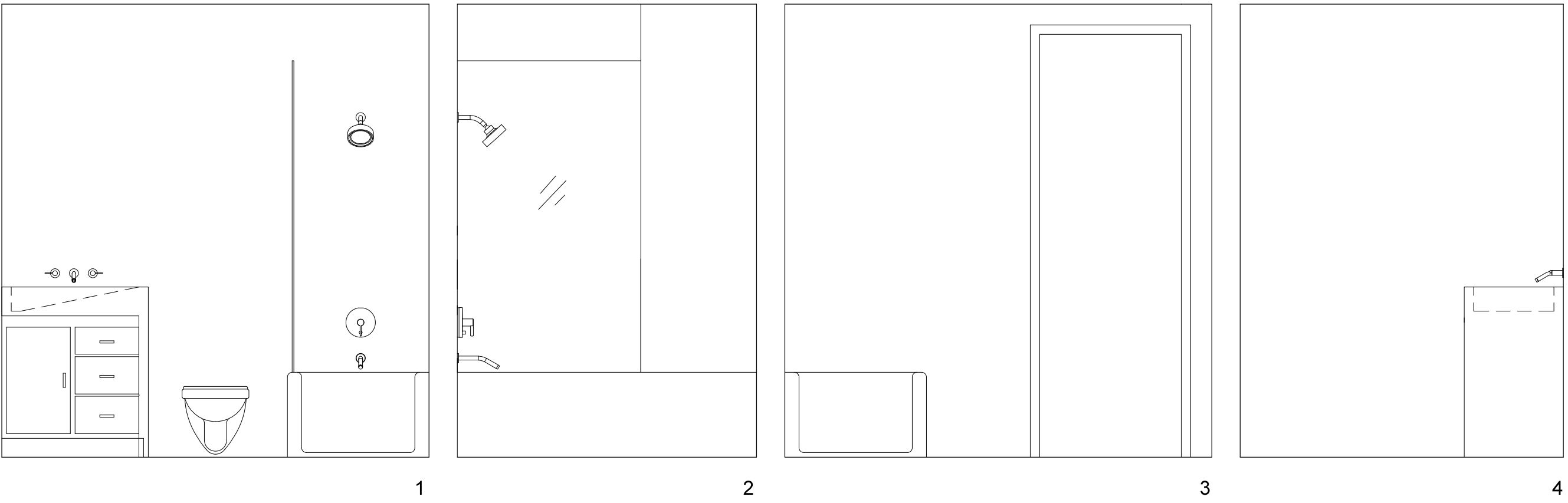
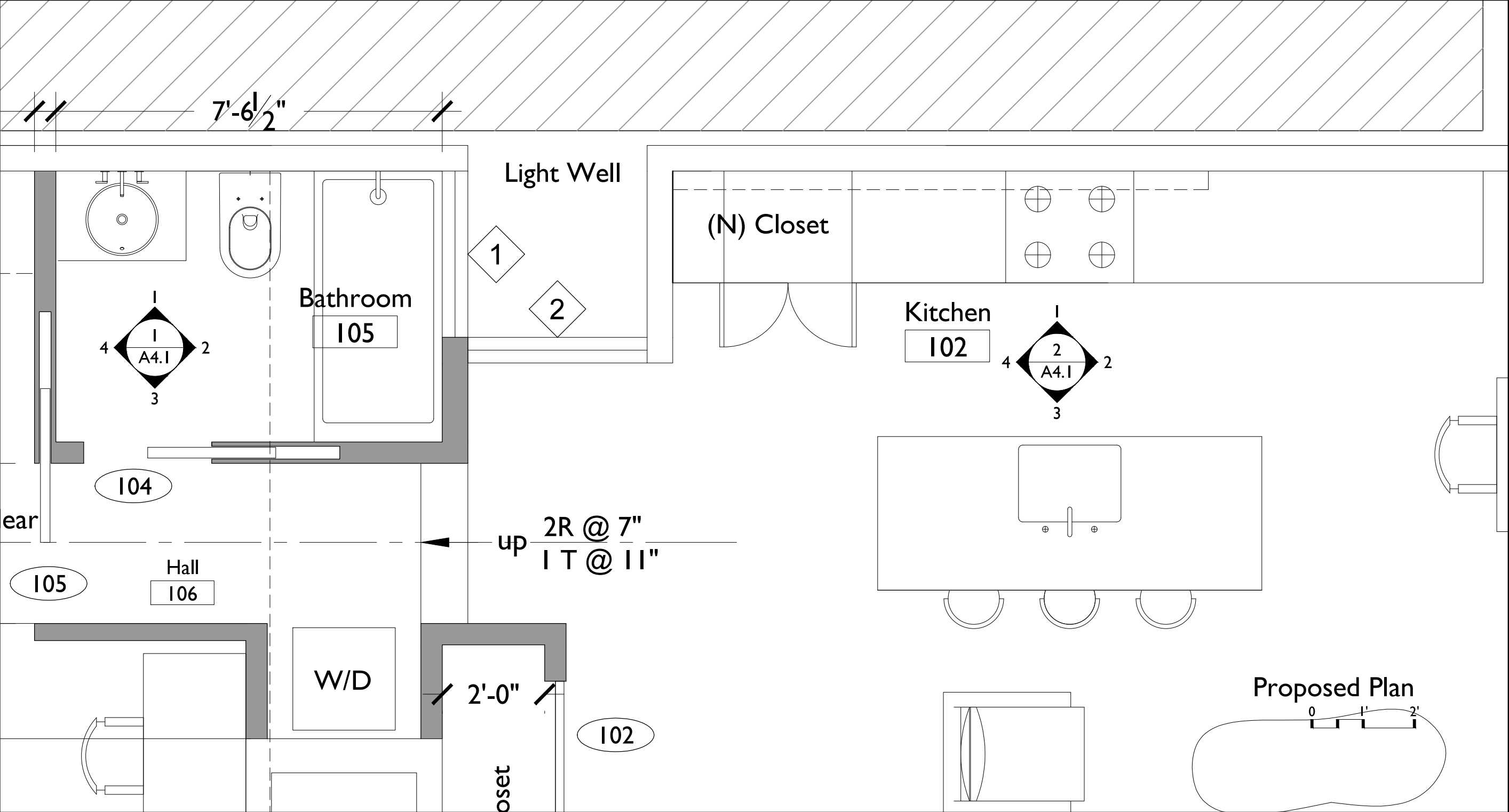
Proposed Elevation 3



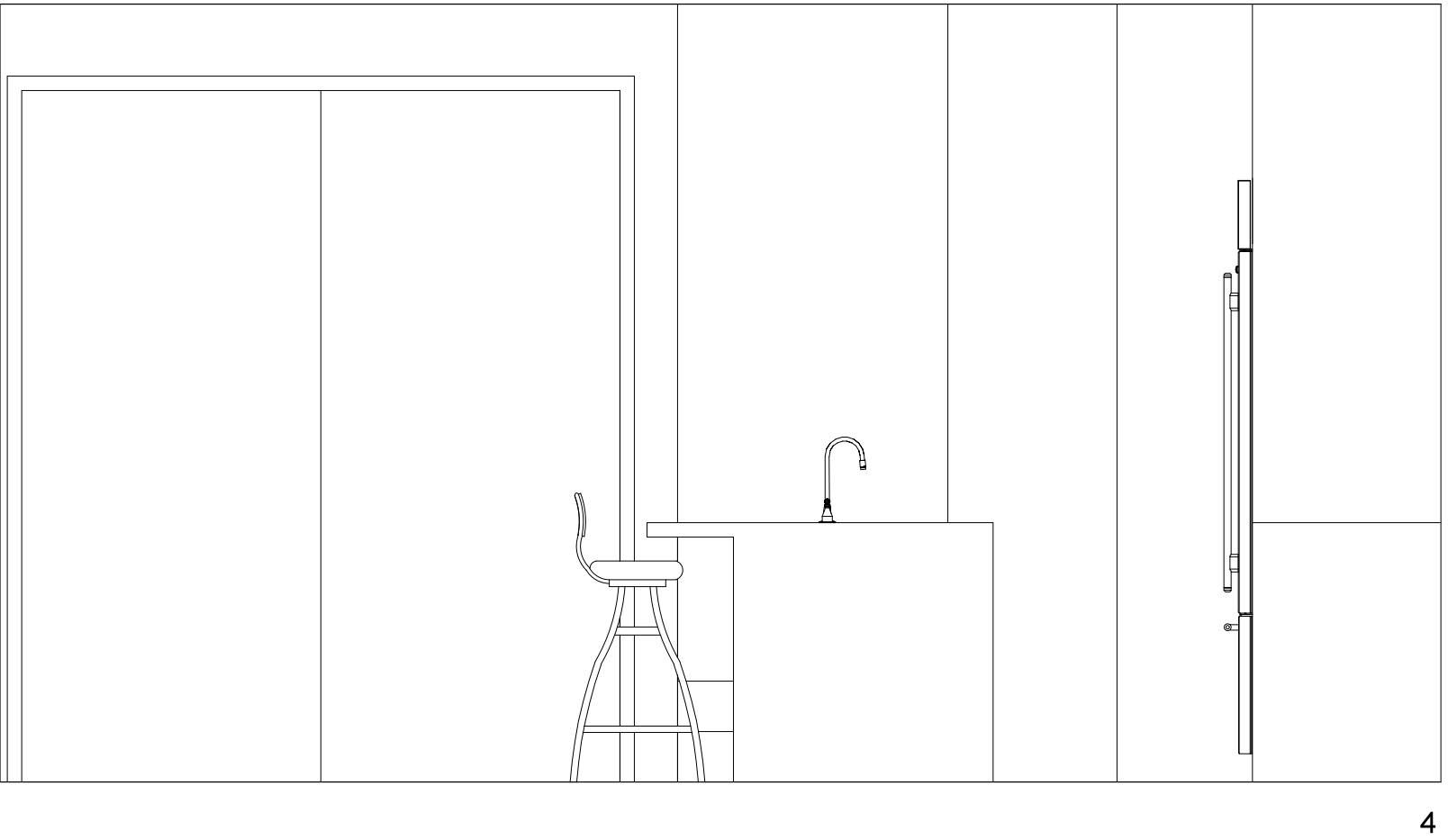
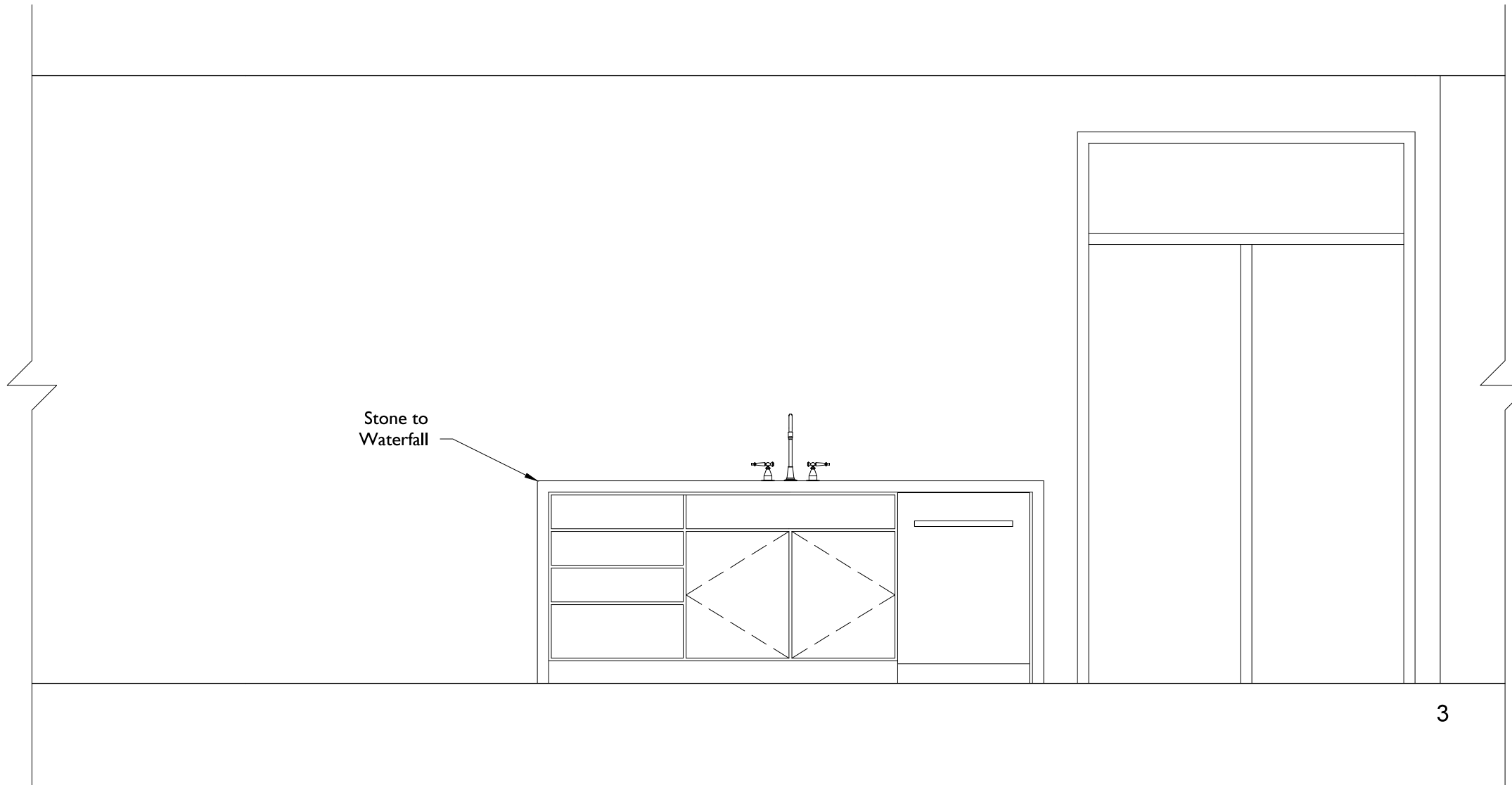
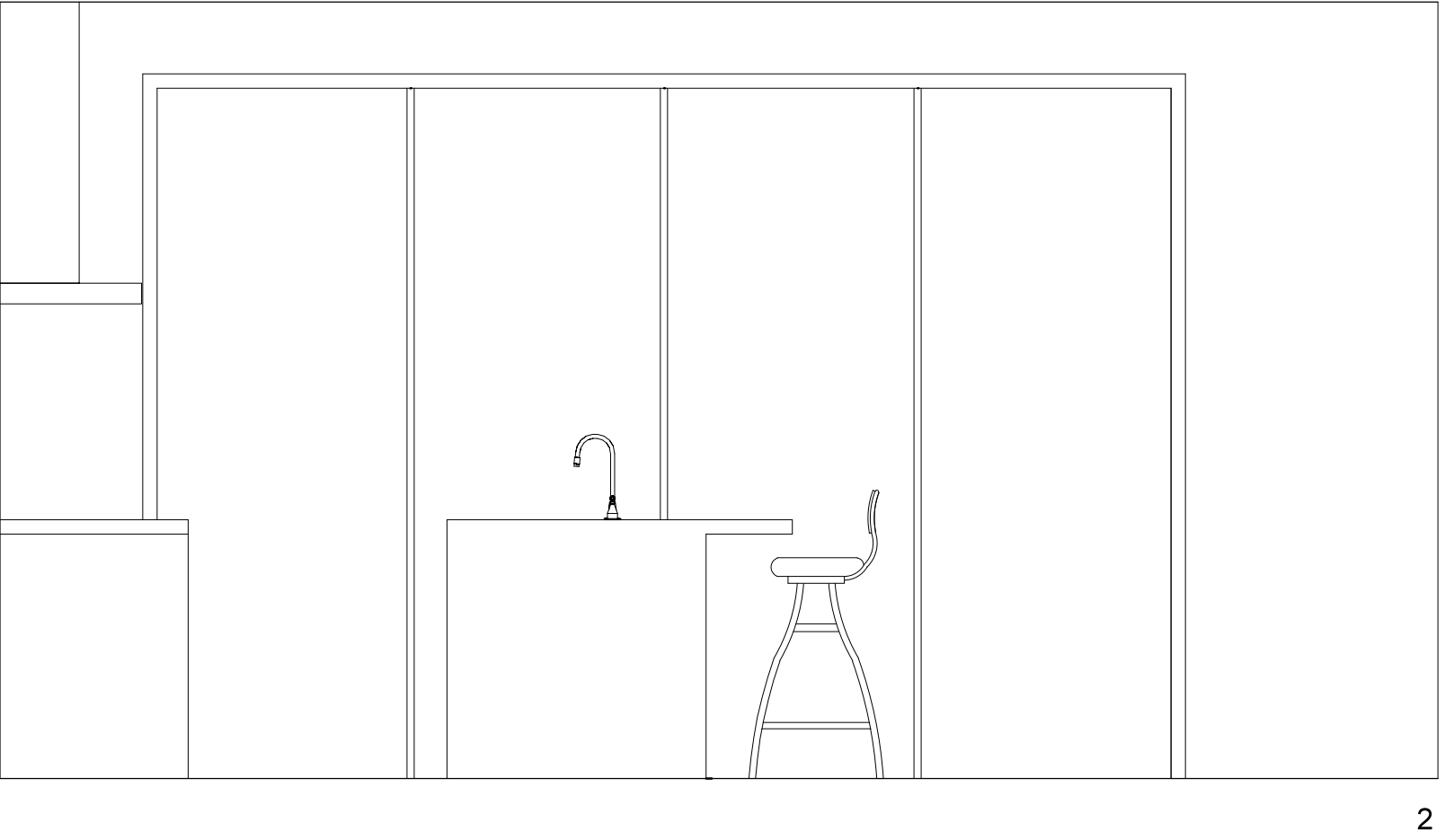
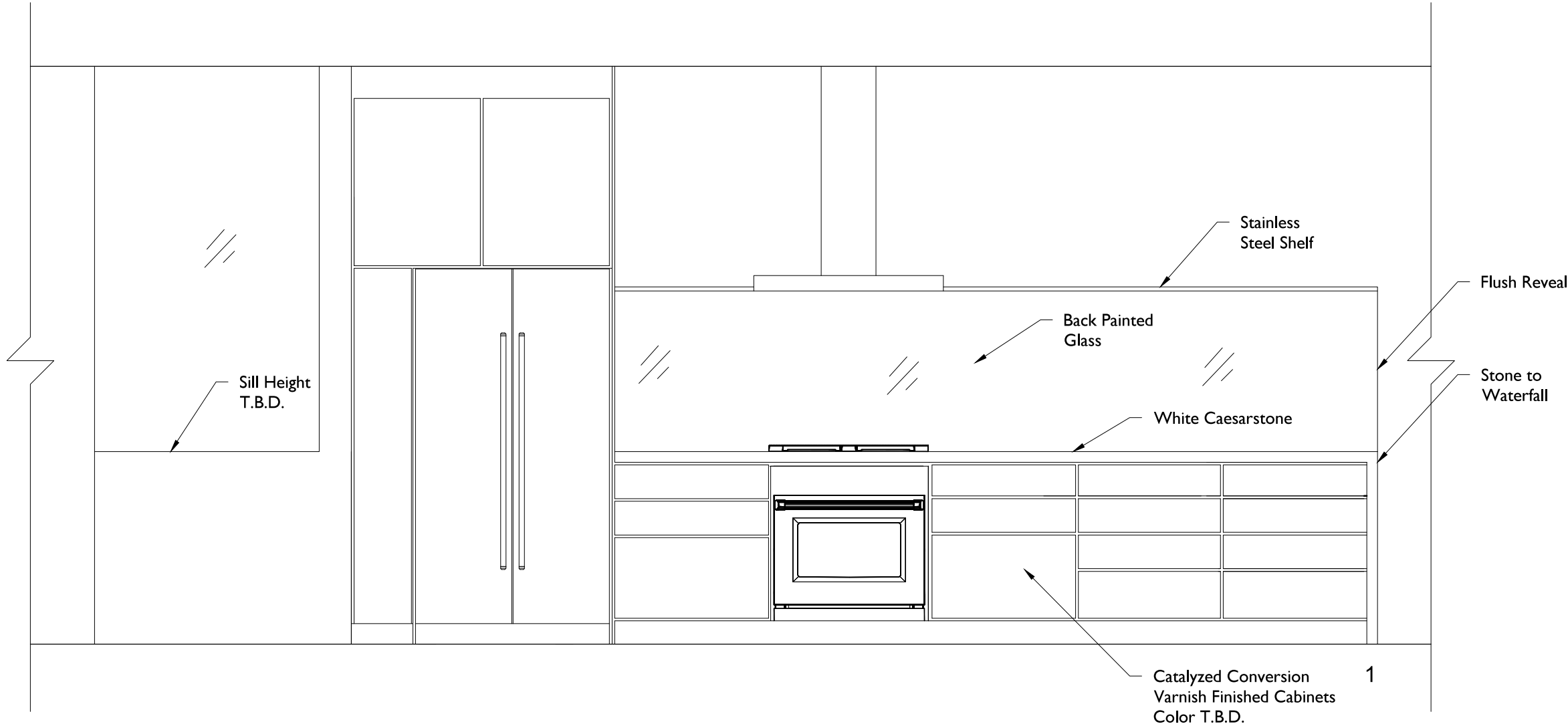
Proposed Elevation 1



Proposed Section 2



Bathroom Elevations



Kitchen Elevations

