



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 (Private Usable Open Space)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	900 North Point Street	Case No.:	2013.0400V
Cross Street(s):	Larkin St and Polk St	Building Permit:	N/A
Block /Lot No.:	0452T/29A-J	Applicant/Agent:	Thomas Tunny
Zoning District(s):	C-2 / 40-X	Telephone:	(415) 567-9000
Area Plan:	N/A	E-Mail:	ttunny@reubenlaw.com
PROJECT DESCRIPTION			
The proposal is to alter the method of compliance for the private usable open space requirement. Currently, private usable open space for the subject dwelling unit is provided in a gazebo. The proposal would substitute an existing porch/landing to serve as the private usable open space for the dwelling unit; however, the porch/landing does not meet the minimum dimensions for usable open space. Both the porch/landing and dwelling unit already exist and there would be no physical work proposed. The unit is located in the clock tower at Ghiradelli Square which is a designated City Landmark (No. 30). SECTION 135 OF THE PLANNING CODE requires providing a private usable open space immediately accessible from the dwelling unit that is a minimum of 36 square feet if located on a porch or roof with a minimum horizontal dimension of 6 feet in each direction. The existing porch does not provide adequate horizontal dimension in one direction and therefore requires a variance.			
ADDITIONAL INFORMATION			
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Kelly H. Wong Telephone: (415) 575-9100 E-Mail: kelly.wong@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/2013.0400V.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) 575-6888**.

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.

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DRSA
Architecture • Interior Design
111 MAIDEN LANE, SUITE 740
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(415) 391-2841

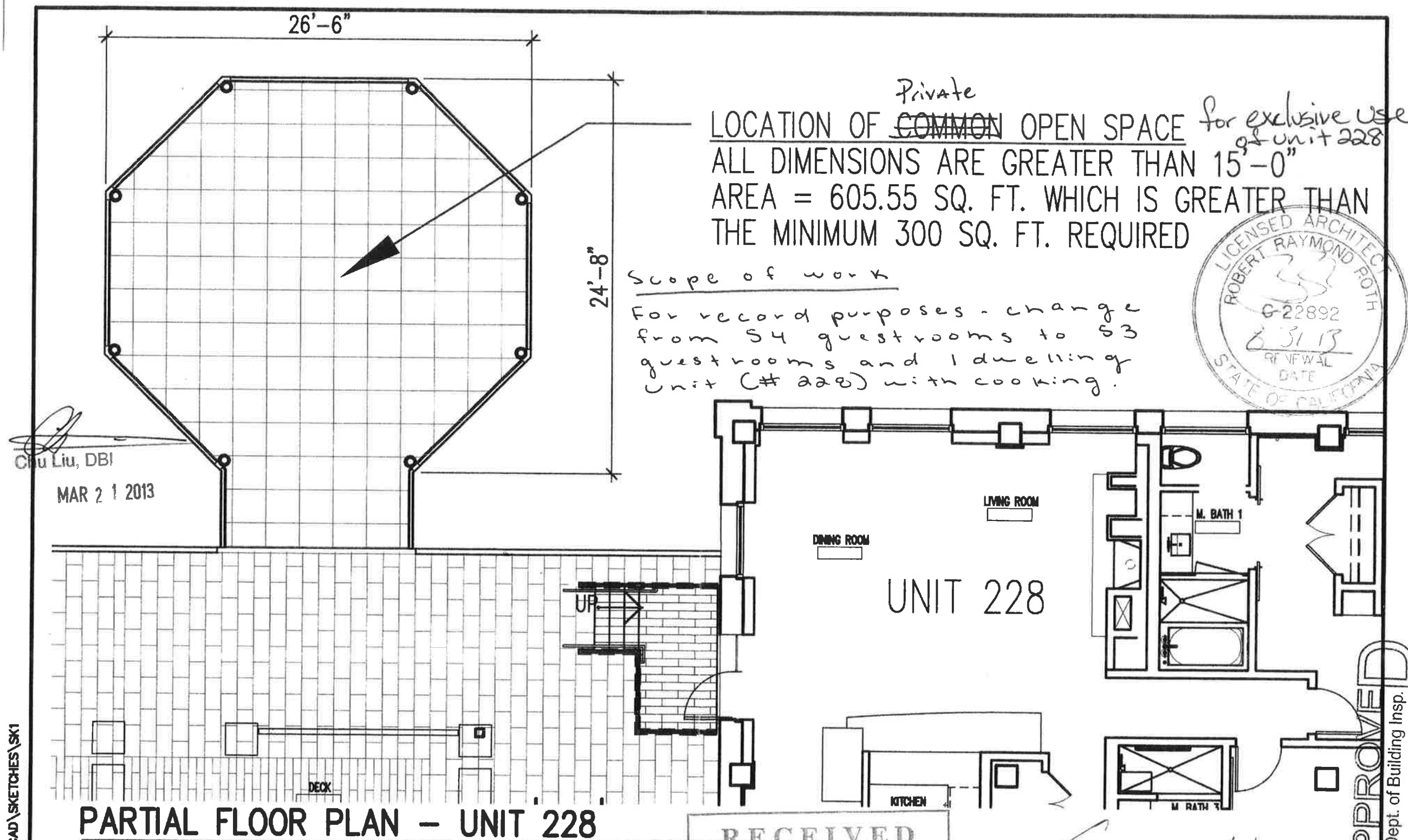
FAIRMONT HERITAGE PLACE
900 NORTH POINT
SAN FRANCISCO, CA

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPTED

SCALE: 1/8"=1'-0"
DATE: 3.15.13
PROJ. NO.: 11003.03

SHEET NUMBER

SK1



MAR 21 2013

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

2013-0320-2620



**Ghirardelli Square
Rehabilitation**
900 North Point
San Francisco CA 94109
Parcel B
Lot 1
Accessor's Block 452

Hochberger

Worstel

architects & planners
170 Maiden Lane
San Francisco, CA 94108

pubs.oxfordjournals.org for further information. 0950-0804/05/050505-06\$15.00



SN	Date	Revision/Time
Project Number	564	
Station	AS NUTED	
Drawn by	Completed	
TEAM		

All drawings and reports material appertaining herein remain the original and unaltered work of the architect and may not be duplicated, used in altered form or for the purpose without the consent of the architect.

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MUSTARD /
CLOCK TOWER
BUILDINGS
LINK SPACE
DETAILS

A8.39

13.0400





