



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, September 24, 2014**

Time: **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: 315 Bay St	Case No.: 2013.0507V
Cross Street(s): Powell & Mason Street	Building Permit: N/A
Block / Lot No.: 0041/040	Applicant/Agent: Stephanie Chu
Zoning District(s): C-2 / 40-X	Telephone: 415-717-9740
Area Plan: N/A	E-Mail: chuzign@gmail.com

PROJECT DESCRIPTION

The subject four-story with penthouse office building is constructed on a through lot with the structure built to the rear lot line. The project proposes to convert a portion of the fourth floor office suite and penthouse into a dwelling unit.

Section 134 of the Planning Code requires a minimum rear yard depth of 30 feet measured from the rear property line provided at the level of the dwelling unit. The existing structure is built within the required rear yard; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: Kanishka.Burns@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/2013.0507V.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

There is no associated Building Permit Application with this Variance request.

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.

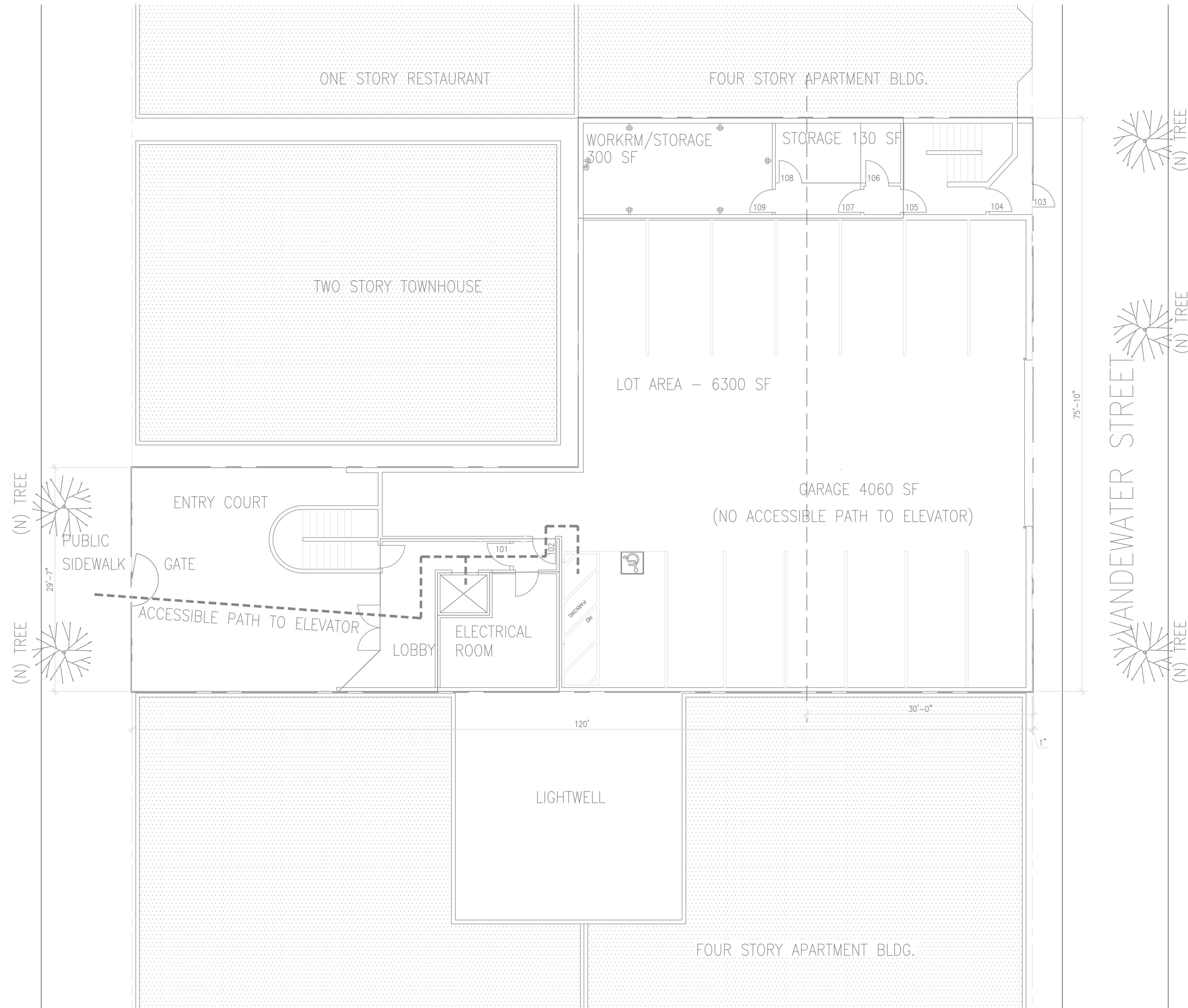
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

BAY STREET



1
A0.01 **SITE PLAN**
SCALE: 1/8" = 1'-0"



Owner **Langton Street Associates, LLC**
199 Fremont Street, 21st floor
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Architect **Kwan Henmi**
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315 Bay Street San Francisco, CA

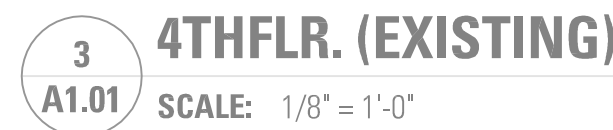
Change of Use Plans

NOTE: If this drawing is not 42"x30" it has been revised from its original size. Scale noted on drawing/details are no longer applicable.

Rev.	Date	Remarks
© 2012 KwanHenmi Architecture/Planning, Inc.		
Date:	03/14/13	
Scale:	NO SCALE	
Project Name:	315 Bay Street San Francisco, CA	
Project No.		

Drawing Title:
SITE PLAN

Sheet No.
A0.01



Sheet No.

A1.01



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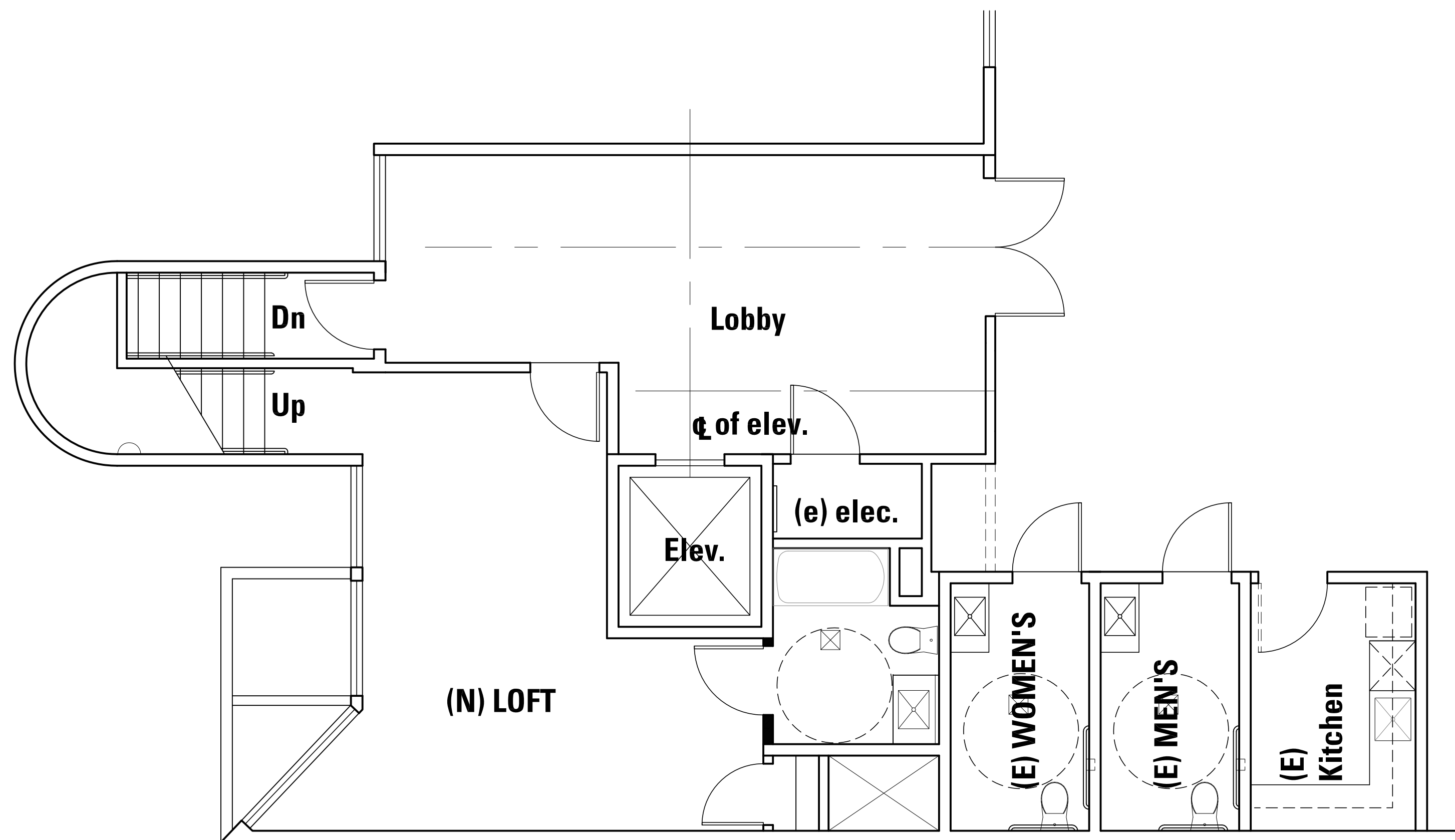
Rev. Date Remarks

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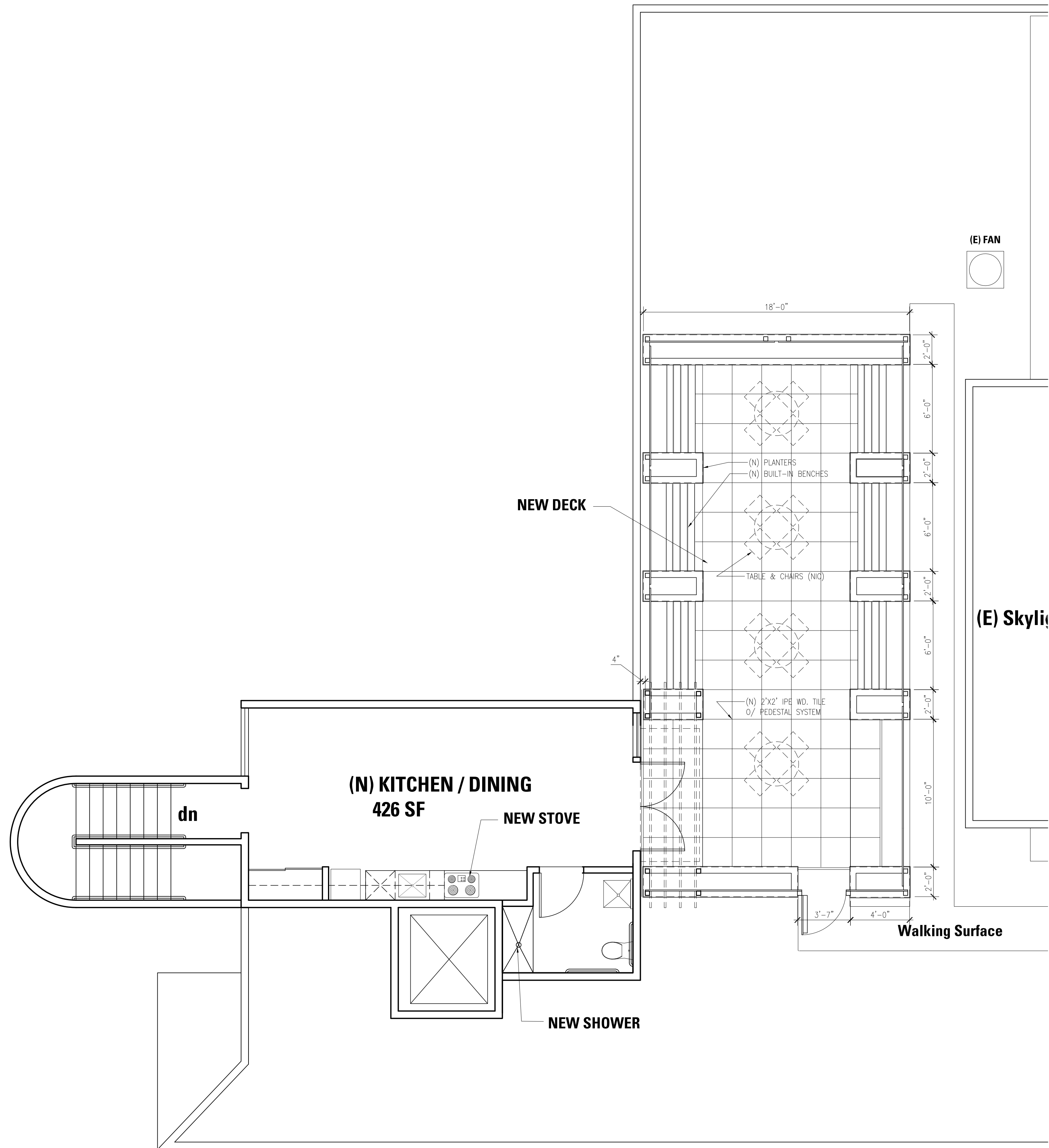
Date: 03/14/13
Scale: AS NOTED
Project Name: 315 Bay Street
San Francisco, CA
Project No.

Drawing Title:
**4TH FLR &
PENTHOUSE PLANS
(N) NEW**
Sheet No.

A1.02



2
A1.01 ENLARGED (N) 4TH FLR. PLAN
SCALE: 1/4" = 1'-0"



2
A1.01 ENLARGED (N) PENTHOUSE PLAN
SCALE: 1/4" = 1'-0"

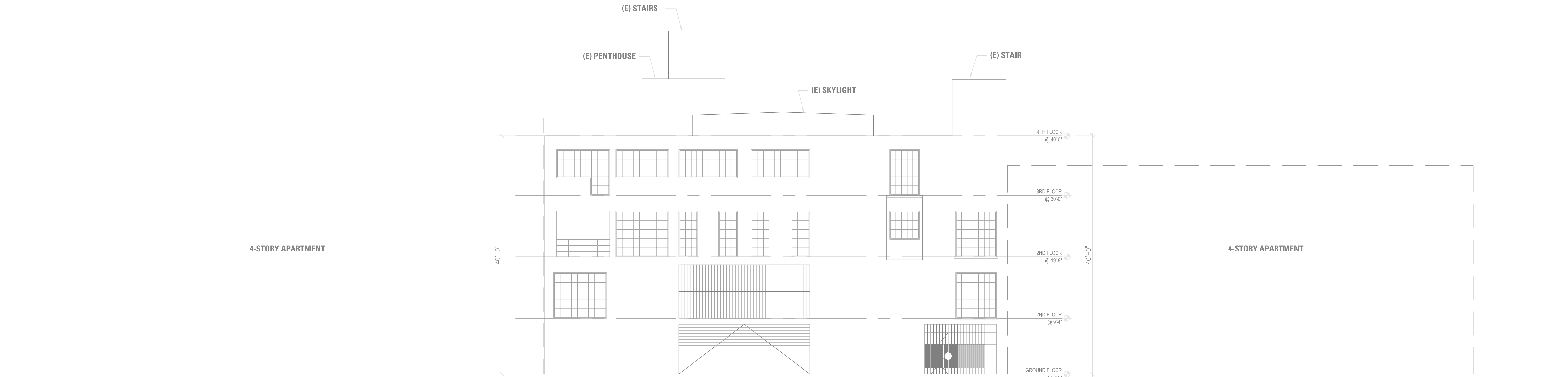


Owner **Langton Street Associates, LLC**
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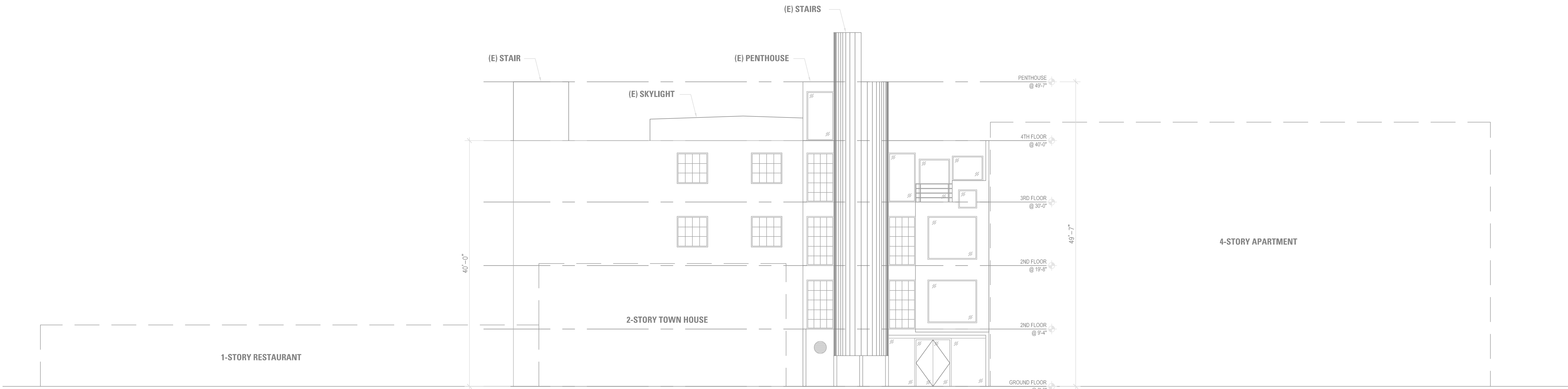
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1
A1.03 **EXISTING SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2
A1.03 **EXISTING NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

315 Bay Street San Francisco, CA

Change of Use Plans

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Rev.	Date	Remarks
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Date: **03/14/13**

Scale: **AS NOTED**

Project Name: **315 Bay Street
San Francisco, CA**

Project No.

Drawing Title:

**NORTH & SOUTH
ELEVATION
(E) EXISTING**

Sheet No.

A1.03



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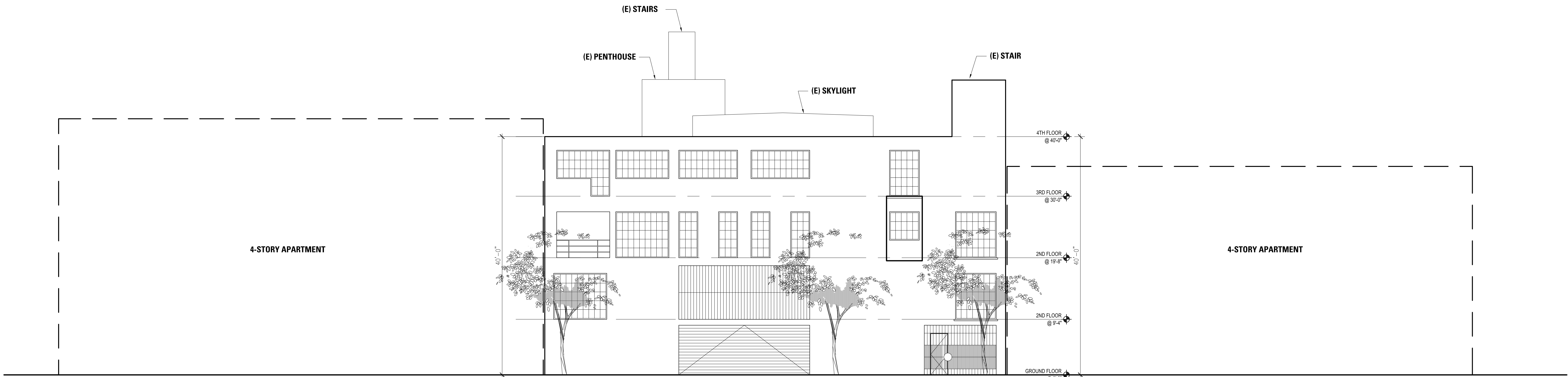
Rev.	Date	Remarks
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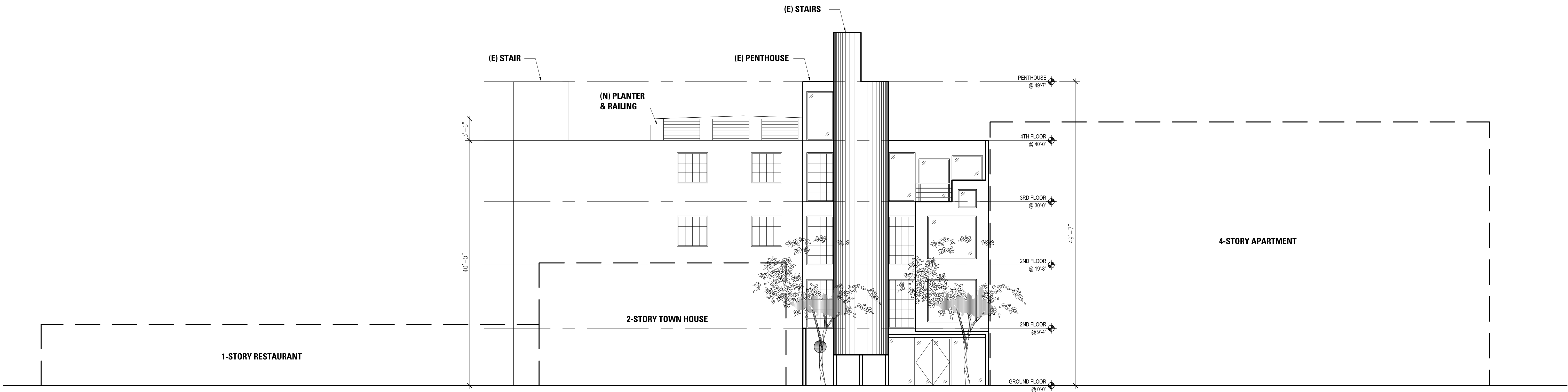
Date: 03/14/13
Scale: AS NOTED
Project Name: 315 Bay Street
San Francisco, CA
Project No.

Drawing Title:
**NORTH & SOUTH
ELEVATION
(N) NEW**
Sheet No.

A1.04



1 NEW SOUTH ELEVATION
A1.04 SCALE: 1/8" = 1'-0"



2 NEW NORTH ELEVATION
A1.04 SCALE: 1/8" = 1'-0"