



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:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



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: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance (Permitted Obstruction)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	935-965 Market Street	Case No.:	2013.0780V
Cross Street(s):	5th & 6th Streets	Building Permit:	N/A
Block / Lot No.:	3704/240	Applicant/Agent:	Mark Rone
Zoning District(s):	C-3-R/C-3-G; 120-X	Telephone:	214-561-8801
Area Plan:	Downtown Plan	E-Mail:	mark.rone@cypressequities.com

PROJECT DESCRIPTION

The project includes the construction of an approximately 90-foot tall, five-story retail shopping center building. The new shopping center would have a projecting awning over the building's ground floor entrance on Market Street.

PER SECTIONS 136(c)(12) and 136.1 OF THE PLANNING CODE, awnings that exceed a width of 10 feet along the building's street frontages shall not exceed a horizontal projection of four feet from the face of the supporting building. All portions of such awning shall not be less than eight feet nor more than 16 feet above the finished grade. The proposed awning spans 58'-0" along the building's 275'-0" Market Street frontage, projects horizontally 9'-0" over the 20'-0" wide Market Street sidewalk, and extends to a maximum height of 22'-0" above grade. The awning therefore requires a variance from Planning Code Sections 136(c)(12) and 136.1(a).

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Elizabeth Watty** Telephone: **415-558-6620** Mail: elizabeth.watty@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/2013.0780V.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 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 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**.

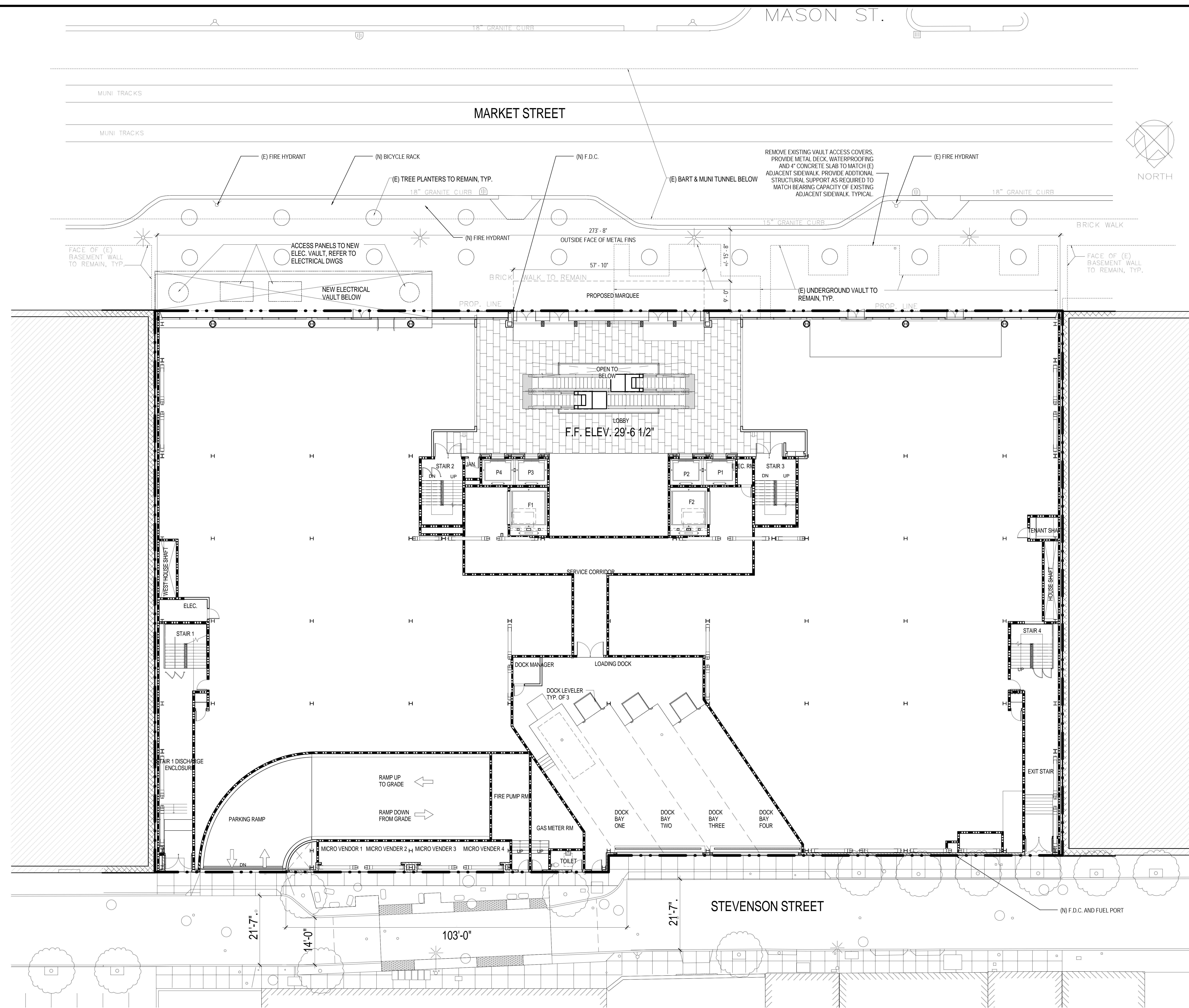
ABOUT THIS NOTICE

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.

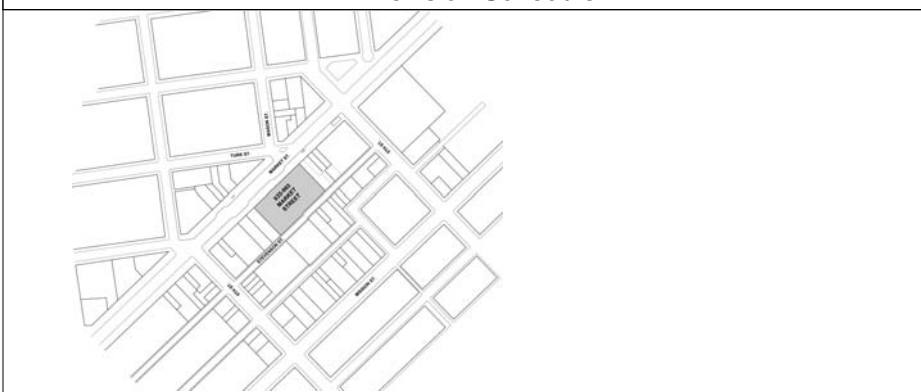
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.







4/12/13	Addendum 3: Site Permit Revision		
2/7/13	Addendum 2: Superstructure Package		
12/19/12	Addendum 1: Foundation Package		
3/8/11	Re-issue for Site Permit		
10/21/10	Site Permit		
Issue	Date	Issue Description	By / Check



Seal/Signature

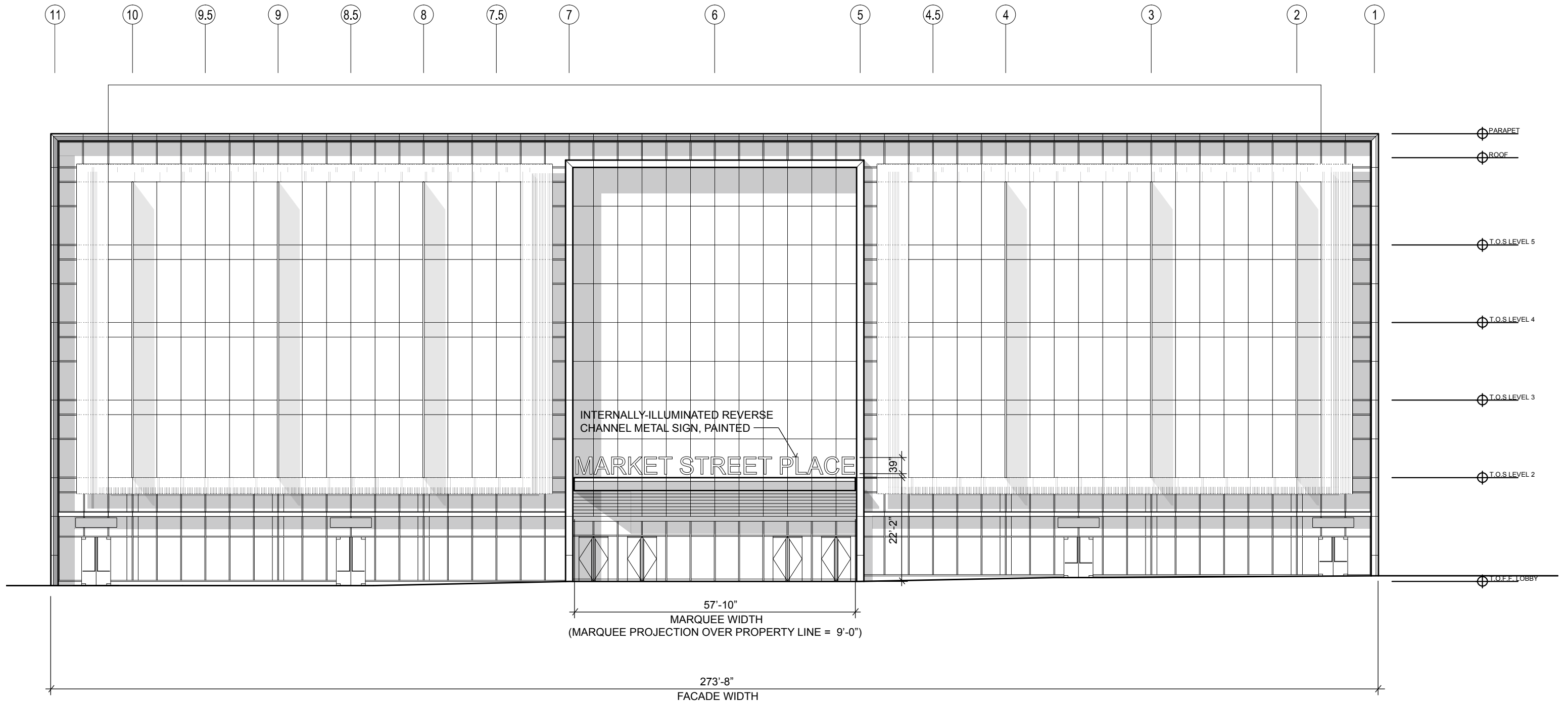
Description
SITE PLAN

Project Number
01.8853.000

Sheet Number
A0.51

Scale
3/32" = 1'-0"

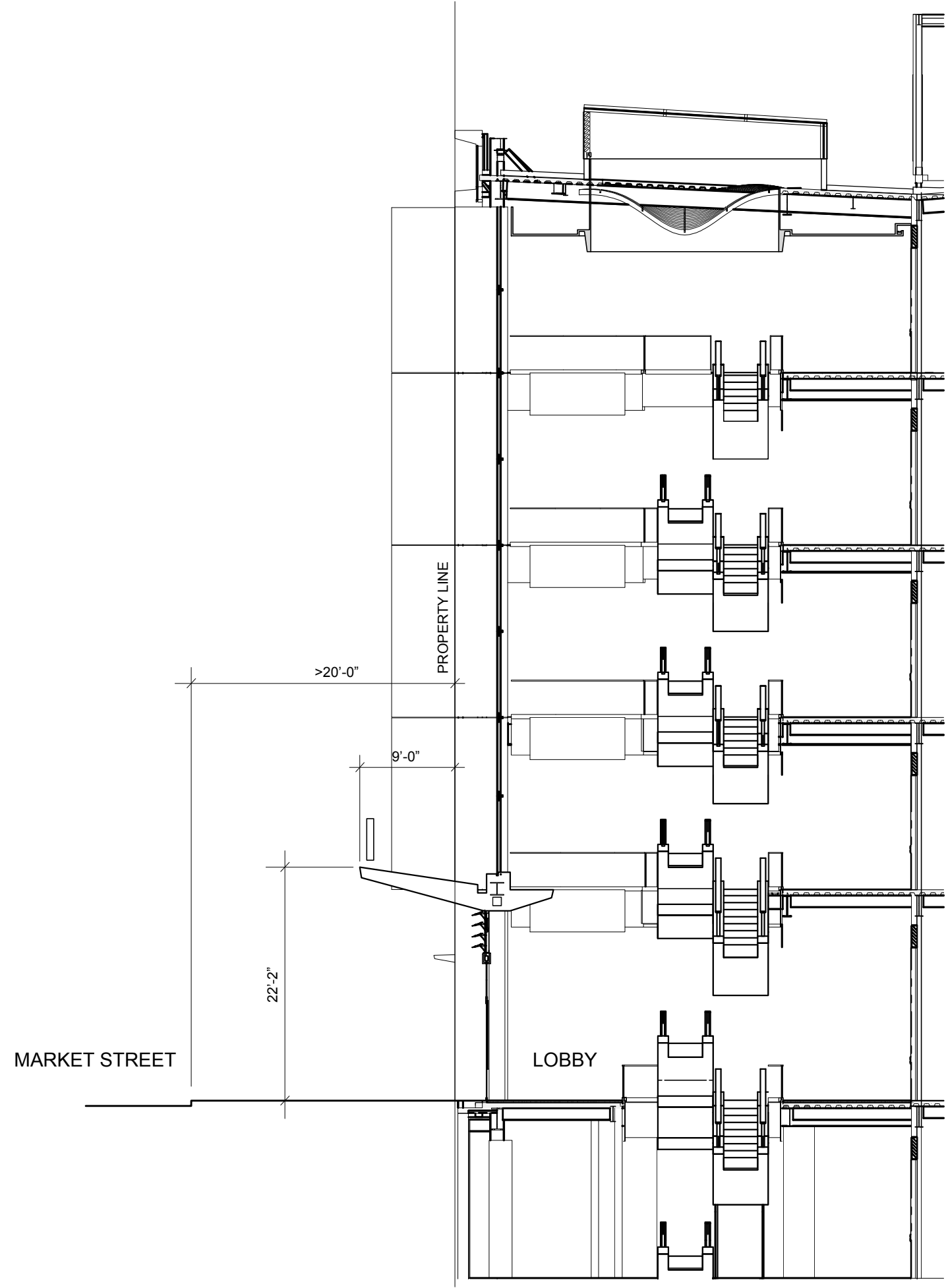
© 2013 Gensler



Gensler

Market Street Elevation - Marquee Study

April 15 2013



Gensler

Market Street Section - Marquee Study

April 15 2013

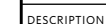


ARCHITECT

2 Harrison Street, Suite 400
San Francisco, CA 94105
Telephone: 415 433 3700

DRAFT

KEY PLAN



PROJECT #	01.8853.100
SCALE	AS NOTED

SHEET #

G3.02

© GENSLER 2013

