



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, January 22, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Open Space)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 75 Lansing St	Case No.: 2013.0981V
Cross Street(s): Btw First and Essex	Building Permit: TBD
Block / Lot No.: 3749/184	Applicant/Agent: Larry & Janie Tarter
Zoning District(s): RH DTR / 65-X	Telephone: 650-455-1668
Area Plan: Rincon Hill	E-Mail: pinnacledbinc@yahoo.com

PROJECT DESCRIPTION

The proposal is to convert one existing livework unit in a building containing three livework units to a dwelling unit. The project will result in a total of one dwelling and two livework units on the property.

Planning Code Section 827 requires 75 square feet of usable open space for each dwelling unit. The existing building has full lot coverage and provides no usable open space; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Ben Fu**

Telephone: **415-558-6613** Mail: **ben.fu@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/2013.0981V.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.



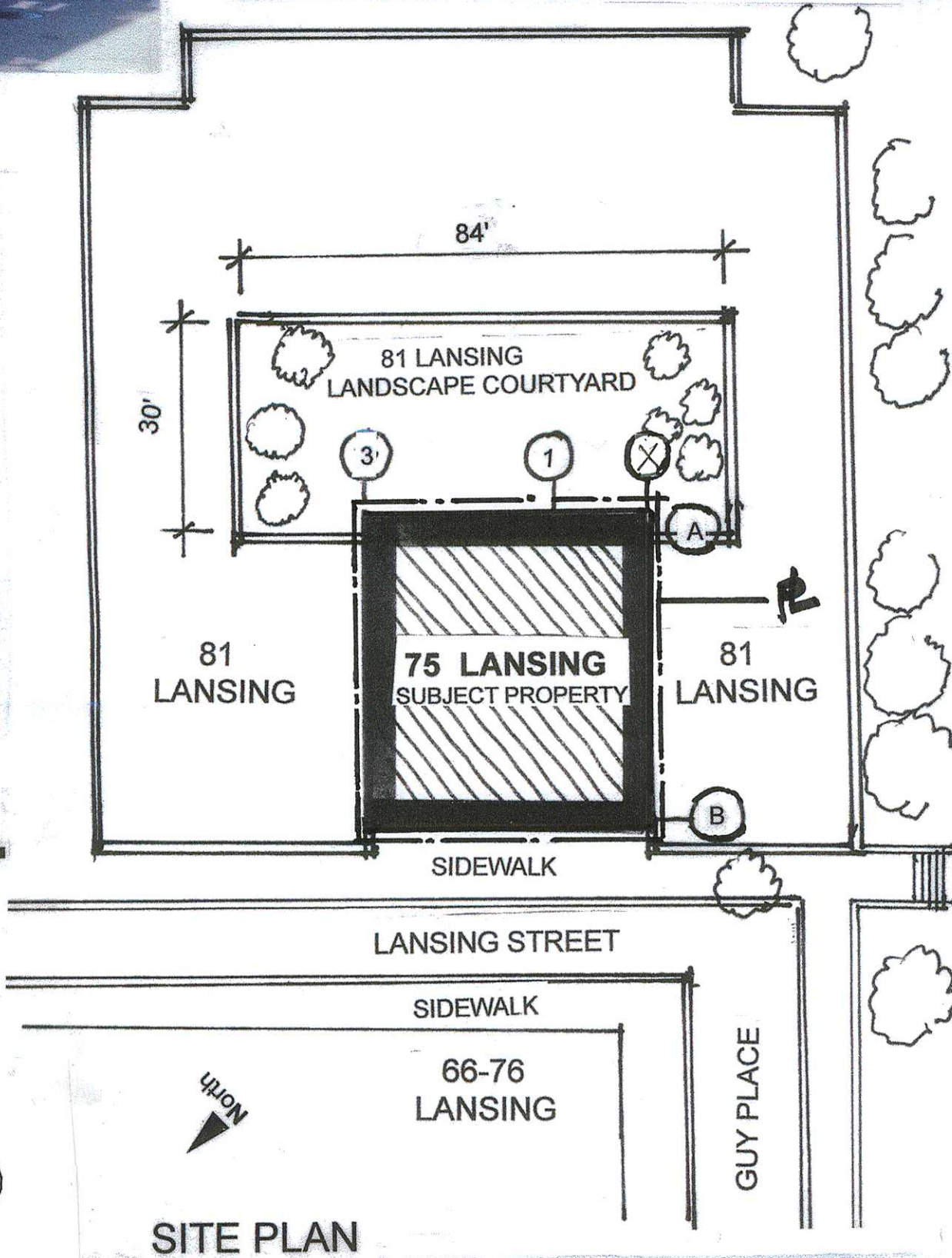
SUBJECT PROPERTY
VIEW FROM ACROSS STREET



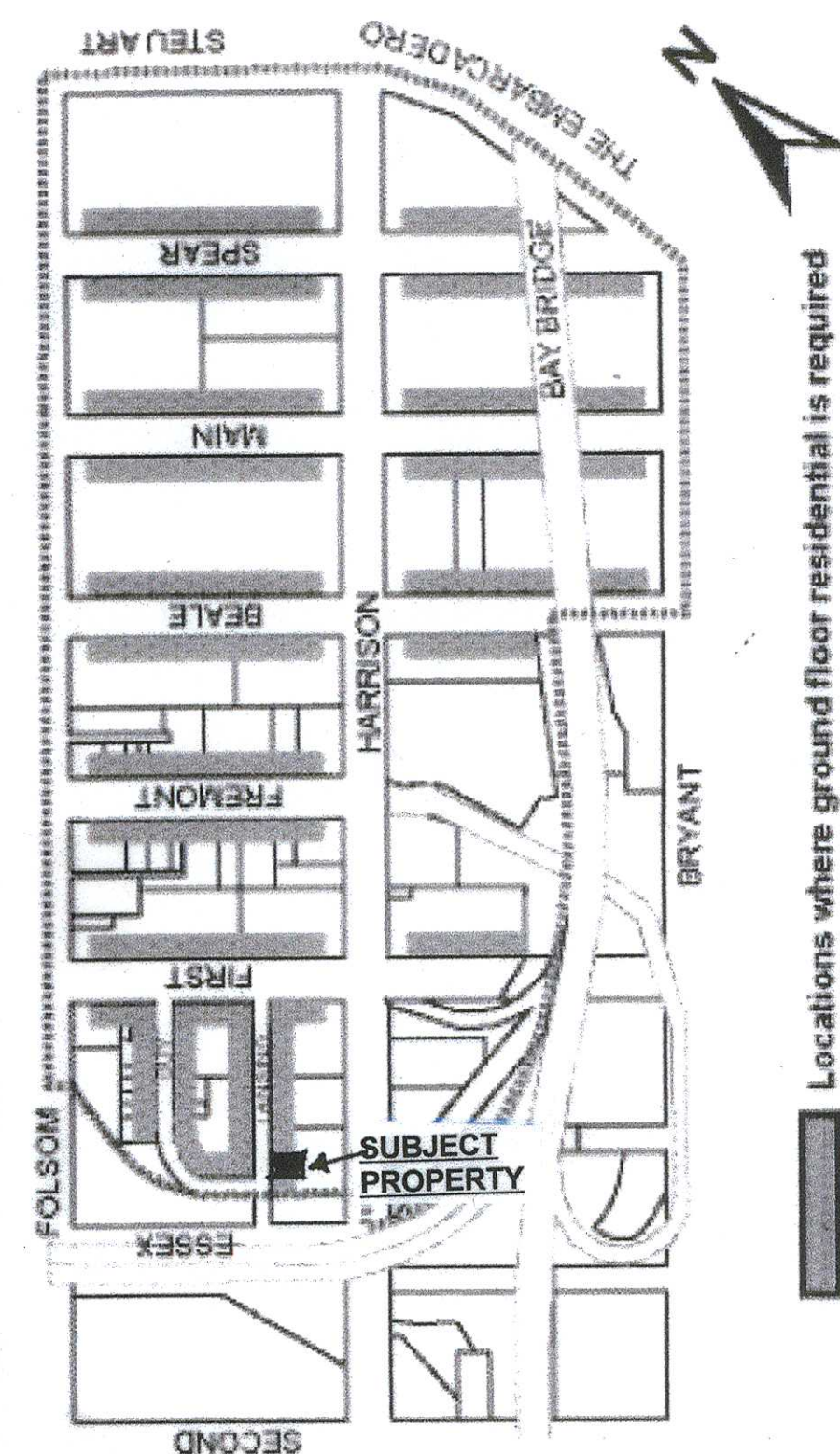
SUBJECT PROPERTY
VIEW FROM ACROSS STREET



VIEW INSIDE SUBJECT PROPERTY
OF 81 LANSING LANDSCAPE COURTYARD



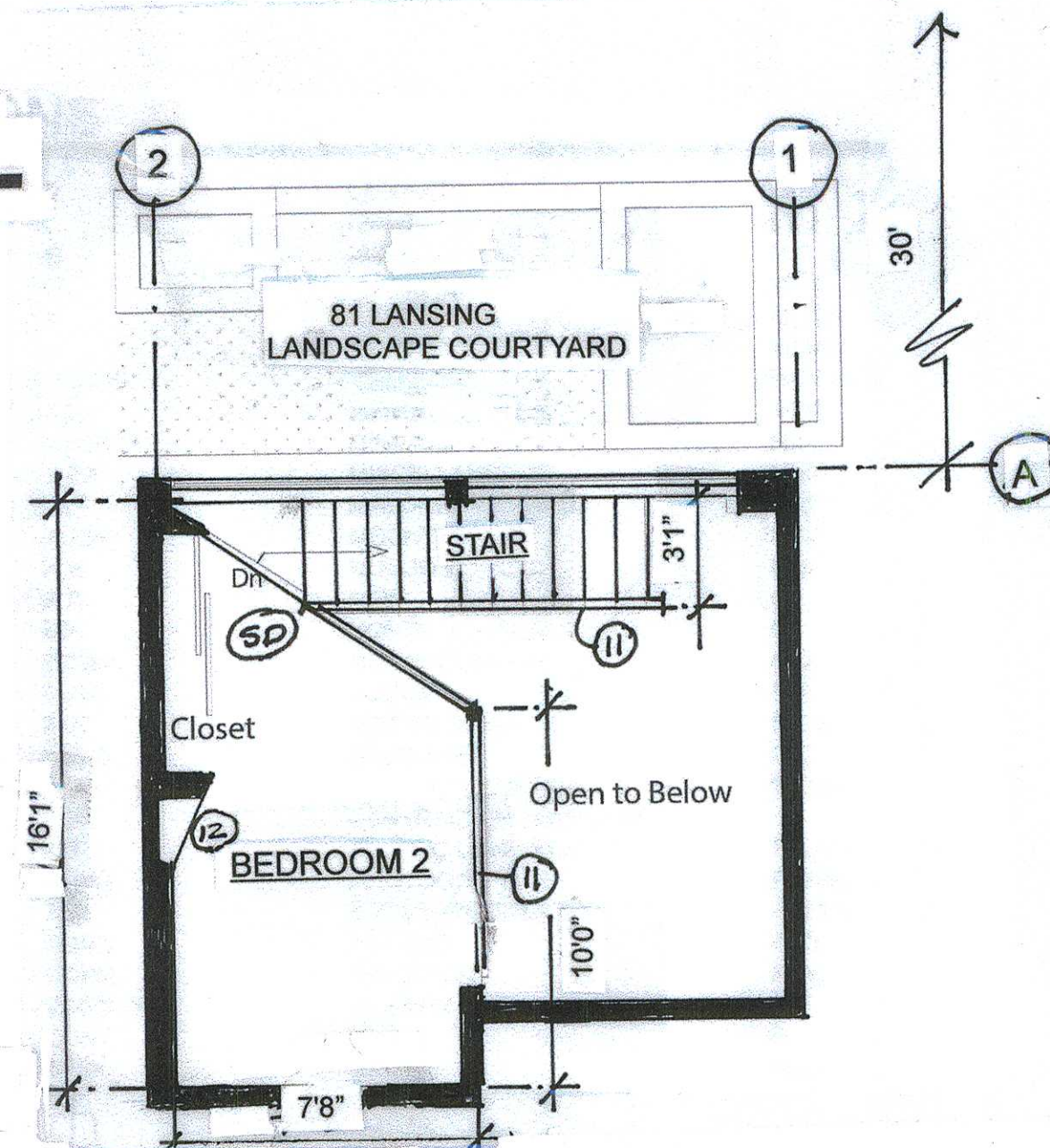
SITE PLAN



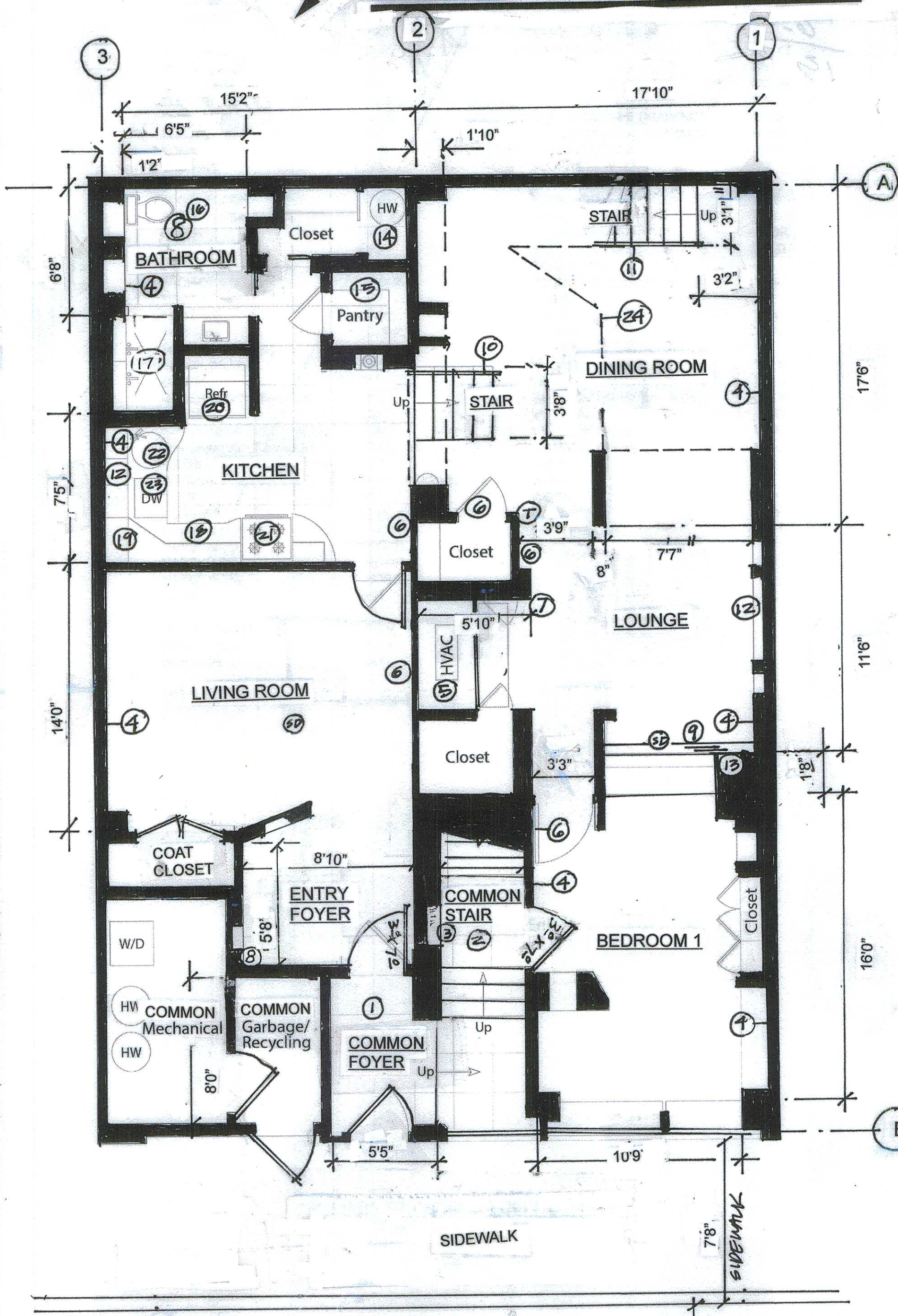
Locations where ground floor residential is required

FLOOR PLAN NOTES

1. COMMON ENTRY FOYER - UNITS 1,2,3
2. COMMON STAIRWAY - UNITS 1,2,3
3. COMMON MAILBOXES
4. 1-HR OCCUPANCY SEPERATION - WALL ASSEMBLY, FLOOR/CEILING ASSEMBLY
5. HEATING/AC HEAT PUMP
6. HEATING/AC REGISTER
7. SERVICE DISCONNECT
8. ELECTRICAL SUBPANEL
9. SLIDING GLASS PANELS ABOVE LOW WALL
10. STAINLESS STEEL HANDRAIL
11. STAINLESS STEEL AND GLASS HANDRAIL
12. RECESSED TV
13. AUDIO CENTER
14. HOT WATER HEATER
15. FOOD PANTRY
16. CEILING FAN DUCTED TO EXTERIOR
17. SHOWER
18. STAINLESS STEEL COUNTERTOPS
19. MICROWAVE
20. REFER
21. RANGE/OVEN WITH EXHAUST HOOD ABOVE
22. SINK W/ GARBAGE DISPOSAL
23. DISHWASHER
24. LINE OF MEZZANINE ABOVE
25. SD - SMOKE DETECTOR



MEZZANINE FLOOR PLAN



GROUND FLOOR, UNIT ONE FLOOR PLAN

SHEET INDEX

ARCHITECTURAL

- A1.0 PROJECT SCOPE, SITE BLOCK MAP
GROUND & MEZZANINE FLOOR PLANS,
SITE PLAN, PROPERTY PHOTOS

BUILDING SUMMARY

PROJECT ADDRESS:	75 LANSING ST. UNIT 1
PARCEL (BLOCK/LOT):	3749/184
ZONING DISTRICT:	RH DTR
BUILDING USE:	R-2
NUMBER OF STORIES/UNITS:	3/3
TYPE OF CONSTRUCTION:	TYPE III / VA
MIXED USE OCCUPANCIES:	
UNIT TOTAL SQ.FT.:	1,299
FULLY SPRINKLERED NFPA-72, 13-R	

APPLICABLE CODES

CALIFORNIA BUILDING CODE	2010
CALIFORNIA FIRE CODE	2010
CALIFORNIA PLUMBING CODE	2010
CALIFORNIA ELECTRICAL CODE	2010
CALIFORNIA MECHANICAL CODE	2010
ALONG WITH ANY OTHER LOCAL AMENDMENTS	
SAN FRANCISCO BUILDING CODE	2010
CALIFORNIA TITLE 24 COMPLIANCE CODES	

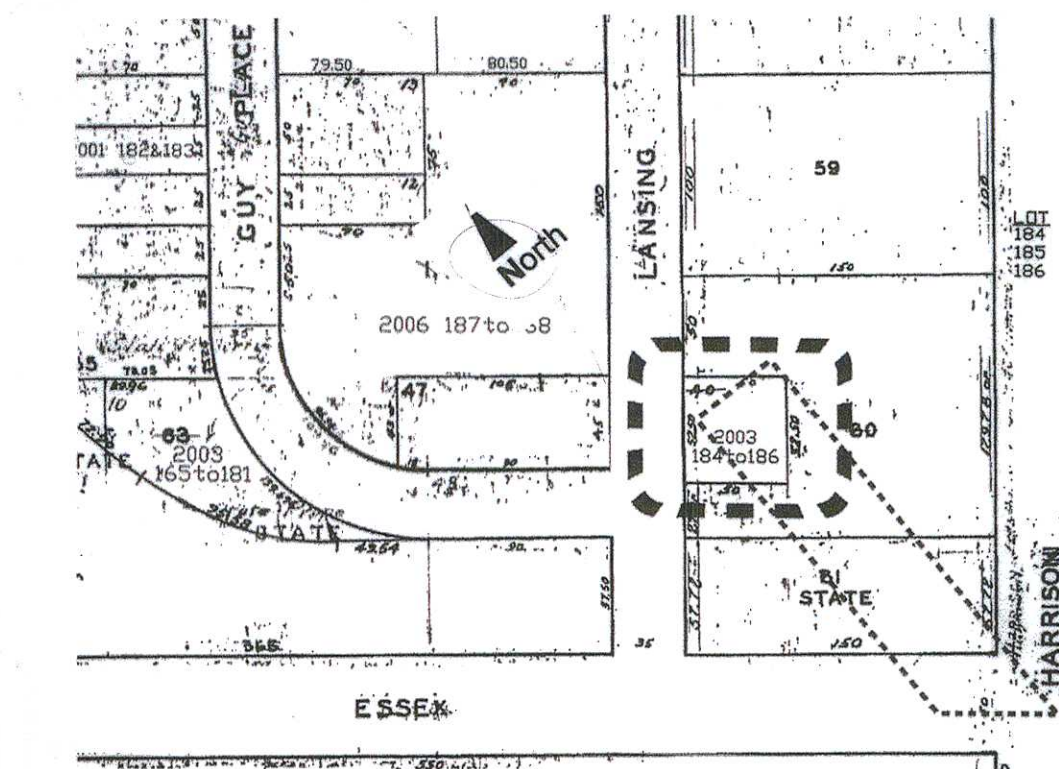
PROJECT SCOPE

CHANGE OF USE
CONVERSION OF GROUND FLOOR COMMERCIAL
CONDOMINIUM TO RESIDENTIAL CONDOMINIUM.

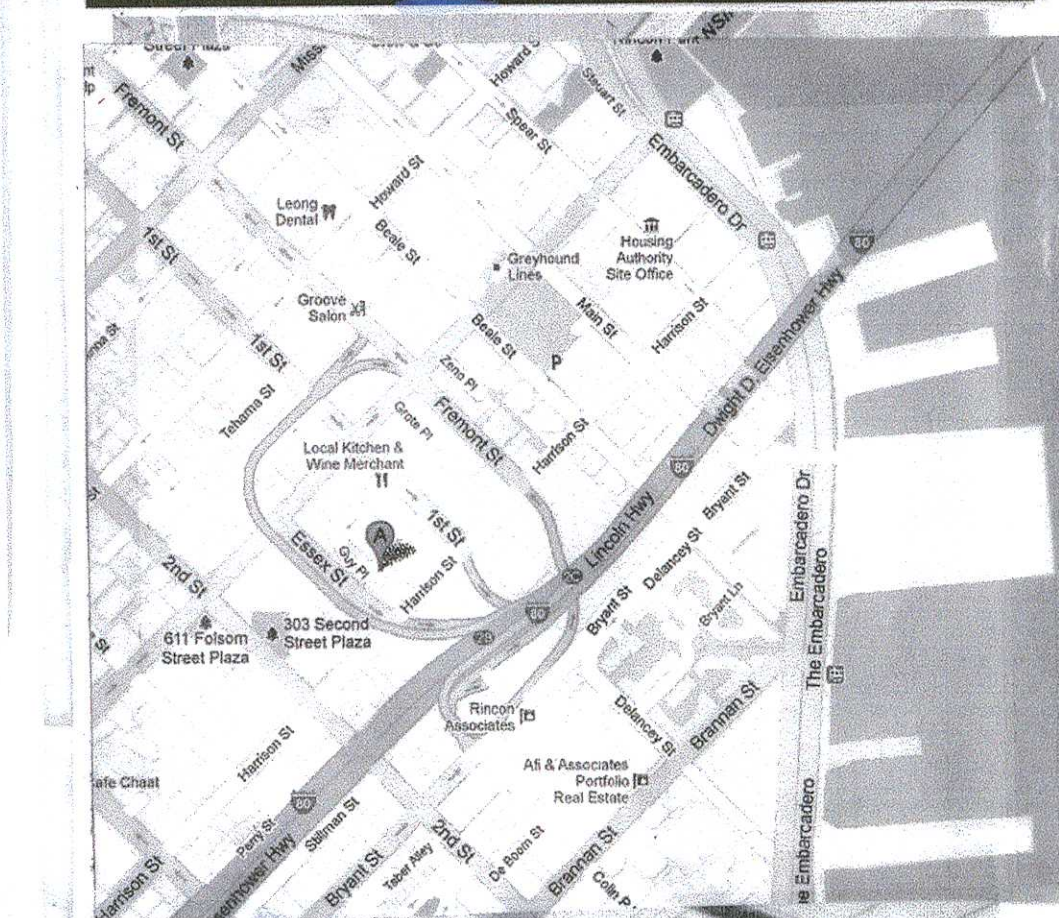
CURRENT THREE UNIT, THREE STORY BUILDING,
FLOORS TWO AND THREE ZONED LIVE-WORK
LOFTS.

1-HR OCCUPANCY SEPERATION - EXISTING
WALL ASSEMBLY, FLOOR/CEILING ASSEMBLY

SITE BLOCK MAP



VICINITY MAP



PDB
PINNACLE DB

ARCHITECTS - SCULPTORS
- BUILDERS -

OWNERS

LARRY & JANIE TARTER

**75 LANSING ST, ONE
A RESIDENTIAL
CONDOMINIUM**

75 LANSING STREET
SAN FRANCISCO
CA 94105

ARCHITECTS / BUILDERS

Pinnacle DB, Inc.
LARRY R. TARTER, AIA

PO BOX 530
SAN MATEO
CA 94105
T 650.455.1668



TITLE 24

Gabel Associates

MIKE GABEL

1818 HARMON ST.
BERKELEY
CA 94703

T 510.428.0803
F 510.428.0334

STRUCTURAL ENGINEER

FIRE PROTECTION ENGINEER

MECHANICAL / PLUMBING ENGINEER

ELECTRICAL ENGINEER

REV. DATE REMARKS

00 05.14.13 PLANS FOR SUBMITTAL

10.24.13 REVISED.

SHEET TITLE:

PROJECT SCOPE, SITE BLOCK MAP
GROUND & MEZZANINE FLOOR PLANS,
SITE PLAN, PROPERTY PHOTOS

SCALE: AS INDICATED

DATE: 05.14.13

PROJECT NO. 1303

DRAWN BY: S.MILLER

SHEET NO.

A1.0

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