



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, May 28, 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:	200 Bright St	Case No.:	2013.1410V
Cross Street(s):	Randolph St. + Sargent St.	Building Permit:	N/A
Block / Lot No.:	7091/025	Applicant/Agent:	Yingyu Cai
Zoning District(s):	NC-1 / 40-X	Telephone:	415-321-0929
Area Plan:	N/A	E-Mail:	chojoye@gmail.com

PROJECT DESCRIPTION

The proposal is to convert an existing ground floor commercial space to a residential unit in a two-story, mixed-use building (one dwelling unit above ground floor commercial). Due to this conversion, a variance is required for rear yard due to a pre-existing garage and storage structure in the required rear yard.

PER SECTION 134 OF THE PLANNING CODE, the property is required to maintain a rear yard of approximately 25 feet. Currently, a 1-story storage and garage is in the rear yard, thus the proposal to adding an additional dwelling unit will require a variance from the rear yard requirements.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jessica Look** Telephone: **415-575-6812** Mail: Jessica.Look@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/2013.1410V.pdf>

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

GENERAL NOTES

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exists.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included:
Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

Alterations:
If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential
All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission.

APPLICABLE CODES:
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ENERGY CODE
CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

LEGEND

SYMBOL	DESCRIPTION
	DEMOLITION
	REMAIN WALL
	NEW WALL
	LEVEL CHANGE
	SHEET NO. SECTION NO.
	SHEET NO. DETAIL
	AREA OF WORK

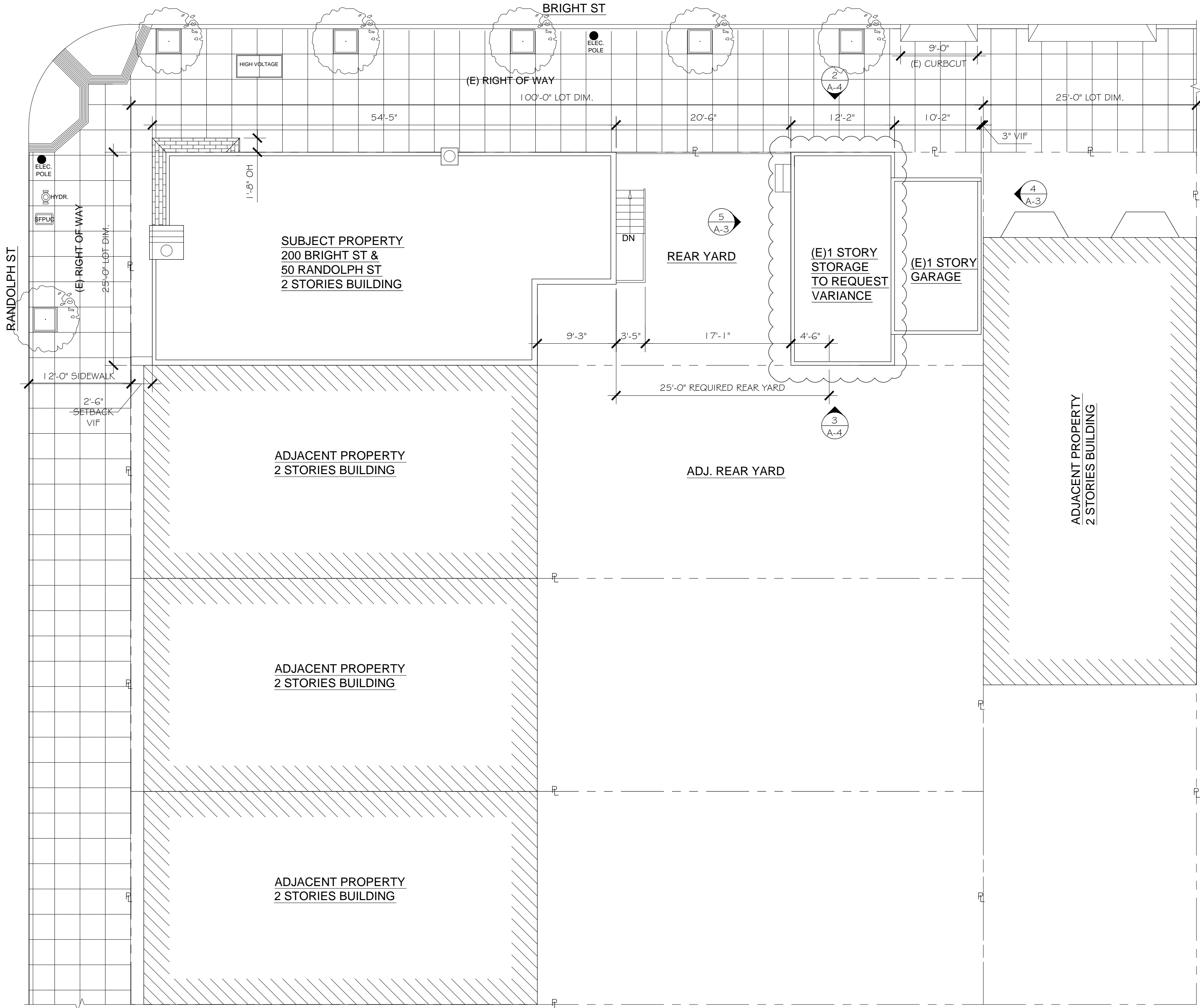
PROJECT DATA:
ADDRESS: 200 BRIGHT STREET #
50 RANDOLPH STREET
SAN FRANCISCO, CA
7091025
BLOCK / LOT
OCCUPANCY: EXISTING: R-3/B
(1 RESIDENTIAL + 1 COMMERCIAL UNITS)
PROPOSED: R-3
(2 RESIDENTIAL UNITS)
CONSTRUCTION TYPE: V-B
ZONING: NC-1

DRAWING INDEX:
A-1: GENERAL NOTE, SITE PLAN
A-2: EXISTING & PROPOSED 1ST. FLOOR PLAN
A-3: EXISTING SECOND FLOOR PLAN & ELEVATIONS.
A-4: EXISTING ELEVATIONS

SCOPE OF WORK:
REQUEST VARIANCE FOR THE EXISTING STRUCTURE
AT REAR YARD.
CHANGE OCCUPANT FROM GROUP B (E) BARBER
SHOP TO GROUP R-3 RESIDENTIAL UNIT.

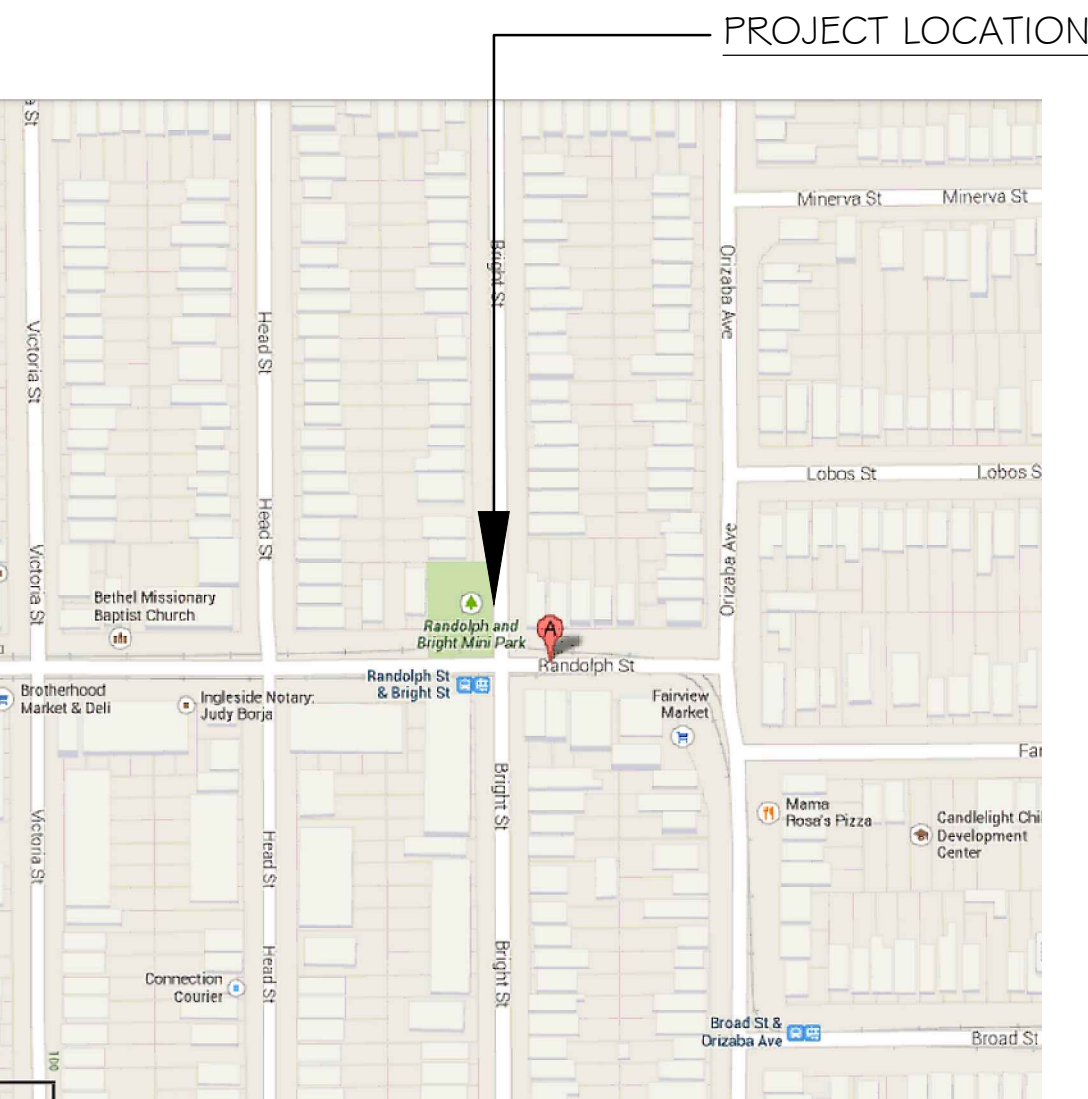
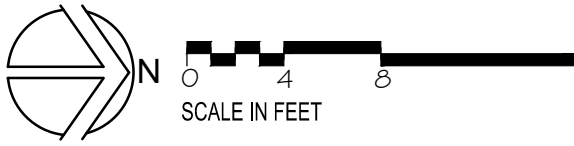
STREET TREE NOTE:

- LOCATION:
- EITHER IN THE PUBLIC RIGHT-OF-WAY (E.G. SIDEWALK) ADJACENT TO THE PROPERTY OR WITHIN AN UNBUILT AREA AT THE FRONT OF THE PROPERTY.
- SIZE:
- MINIMUM OF 24-INCH BOX SIZE.
 - MINIMUM 2 INCH CALIPER, MEASURED AT BREAST HEIGHT BRANCH A MINIMUM OF 80 INCHES ABOVE SIDEWALK GRADE.
- OPENING:
- BE PLANTED IN A SIDEWALK OPENING OF AT LEAST 16 SQUARE FEET.
 - HAVE A MINIMUM SOIL DEPTH OF 3 FEET 6 INCHES.
 - INCLUDE A BASIN EDGED WITH DECORATIVE TREATMENT, SUCH AS PAVERS OR COBBLES (EDGING WILL NOT COUNT AGAINST THE MINIMUM 16 SQUARE FOOT OPENING IF THE EDGING MATERIAL IS PERMEABLE. A PERMEABLE MATERIAL IS ONE THAT ALLOWS STORMWATER TO INFILTRATE THE UNDERLYING SOILS. PERMEABLE SURFACES SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATIVE PLANTING BEDS, POROUS ASPHALT, POROUS CONCRETE, SINGLE-SIZED AGGREGATE, OPEN-JOINTED BLOCKS, STONE, PAVERS OR BRICK THAT ARE LOOSE-SET AND WITHOUT MORTAR. PERMEABLE SURFACES ARE REQUIRED TO BE CONTAINED SO NEITHER SEDIMENT NOR THE PERMEABLE SURFACE DISCHARGES OFF THE SITE.



1 EXISTING SITE PLAN

SCALE: 1/8" = 1' - 0"



VICINITY MAP

OWNER:
JOYE CHOY
200 BRIGHT ST # 50 RANDOLPH ST
SAN FRANCISCO, CA 94132
TEL: (415) 321-0929

REV. 02.14.14

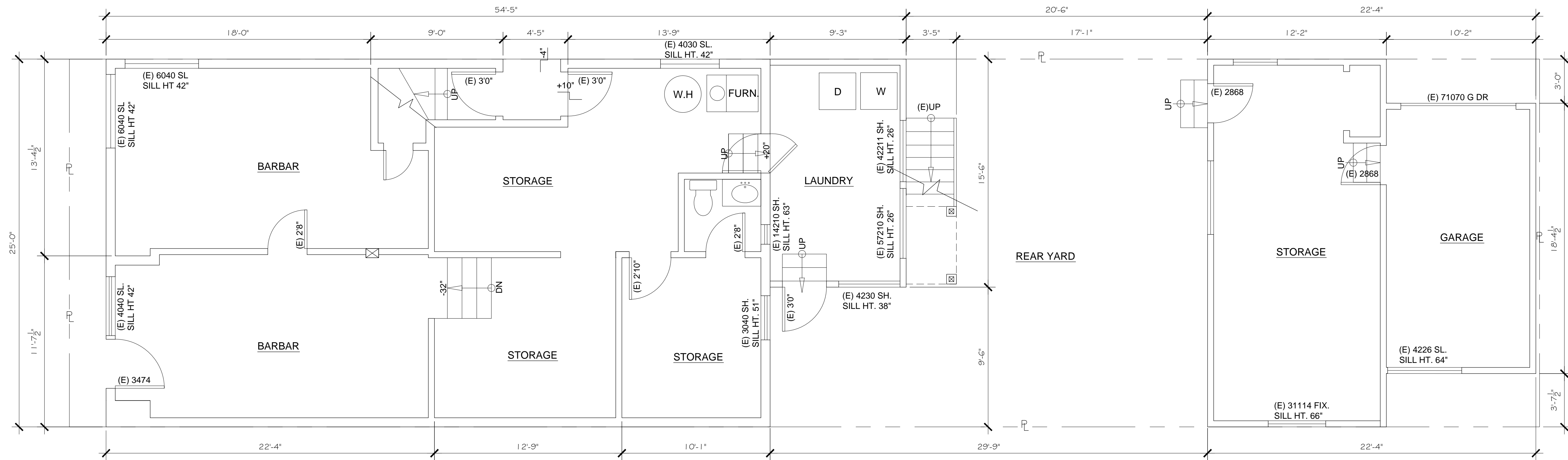
GENERAL NOTE, SITE PLAN

BLOCK: 7072 LOT: 014
200 BRIGHT STREET #
50 RANDOLPH STREET
SAN FRANCISCO, CA 94132

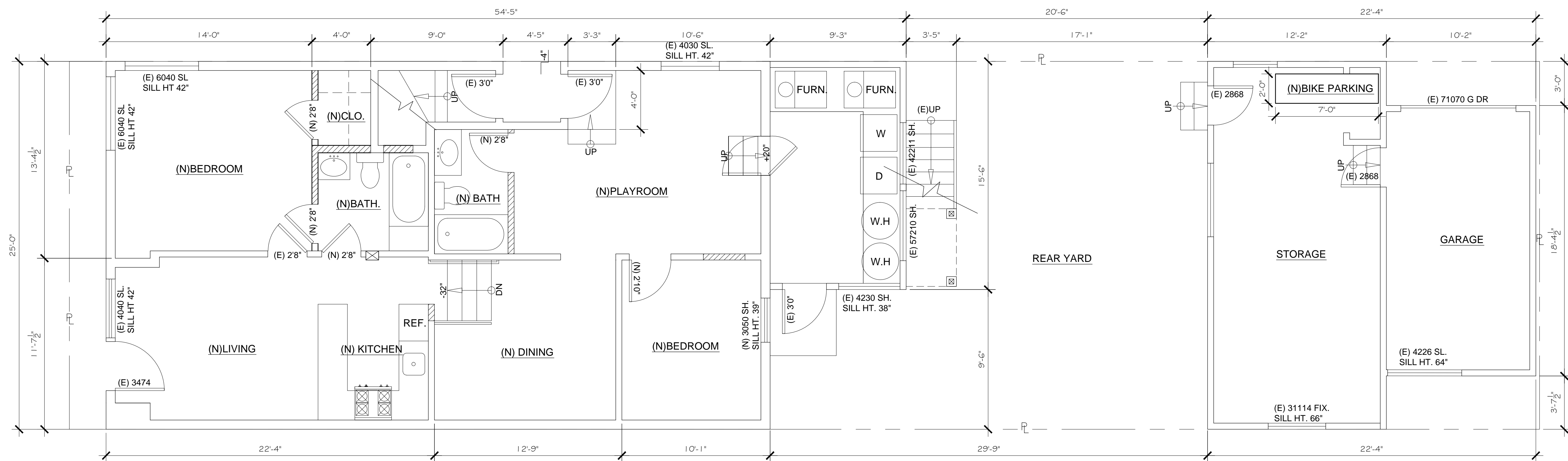
DATE 08.20.13

SCALE 1/8" = 1' 0"

A-1



1 EXISTING FIRST FLOOR PLAN
(50 RANDOLPH STREET) SCALE: 1/4" = 1' - 0"



2 PROPSOED FIRST FLOOR PLAN
(50 RANDOLPH STREET) SCALE: 1/4" = 1' - 0"



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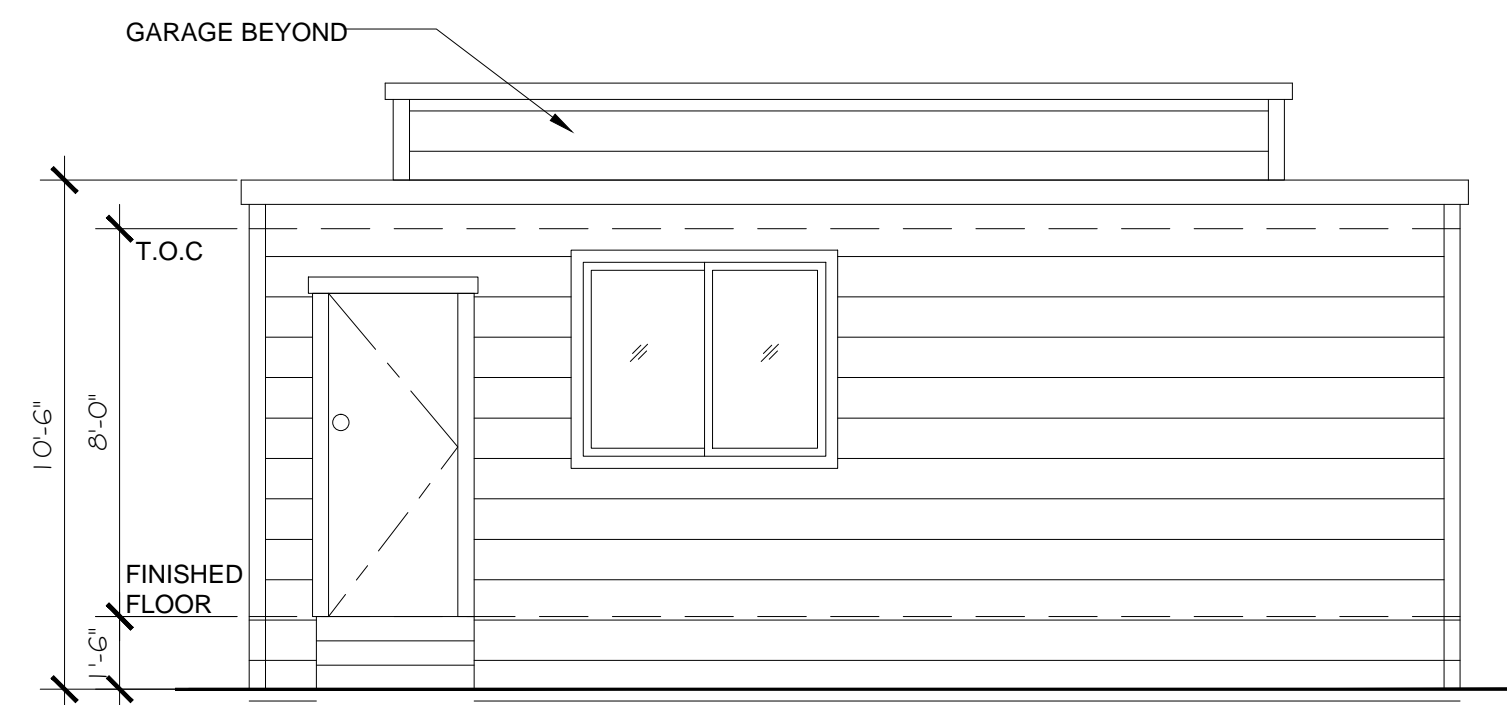
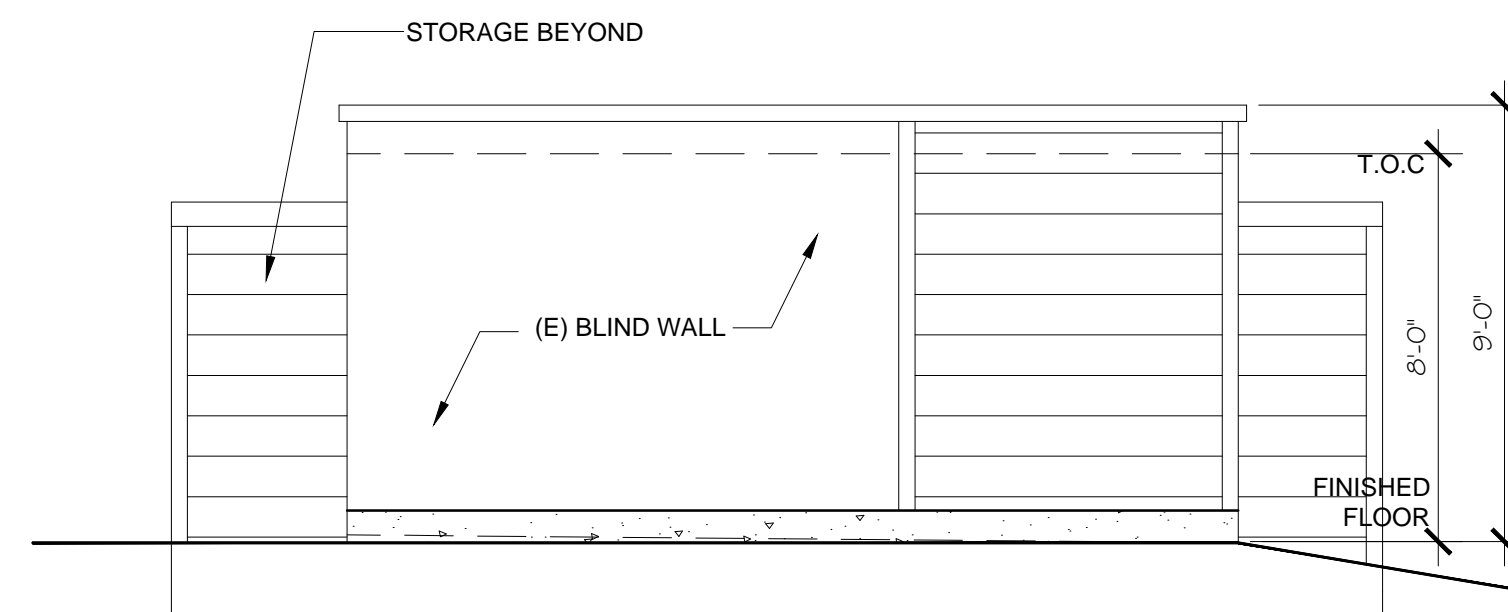
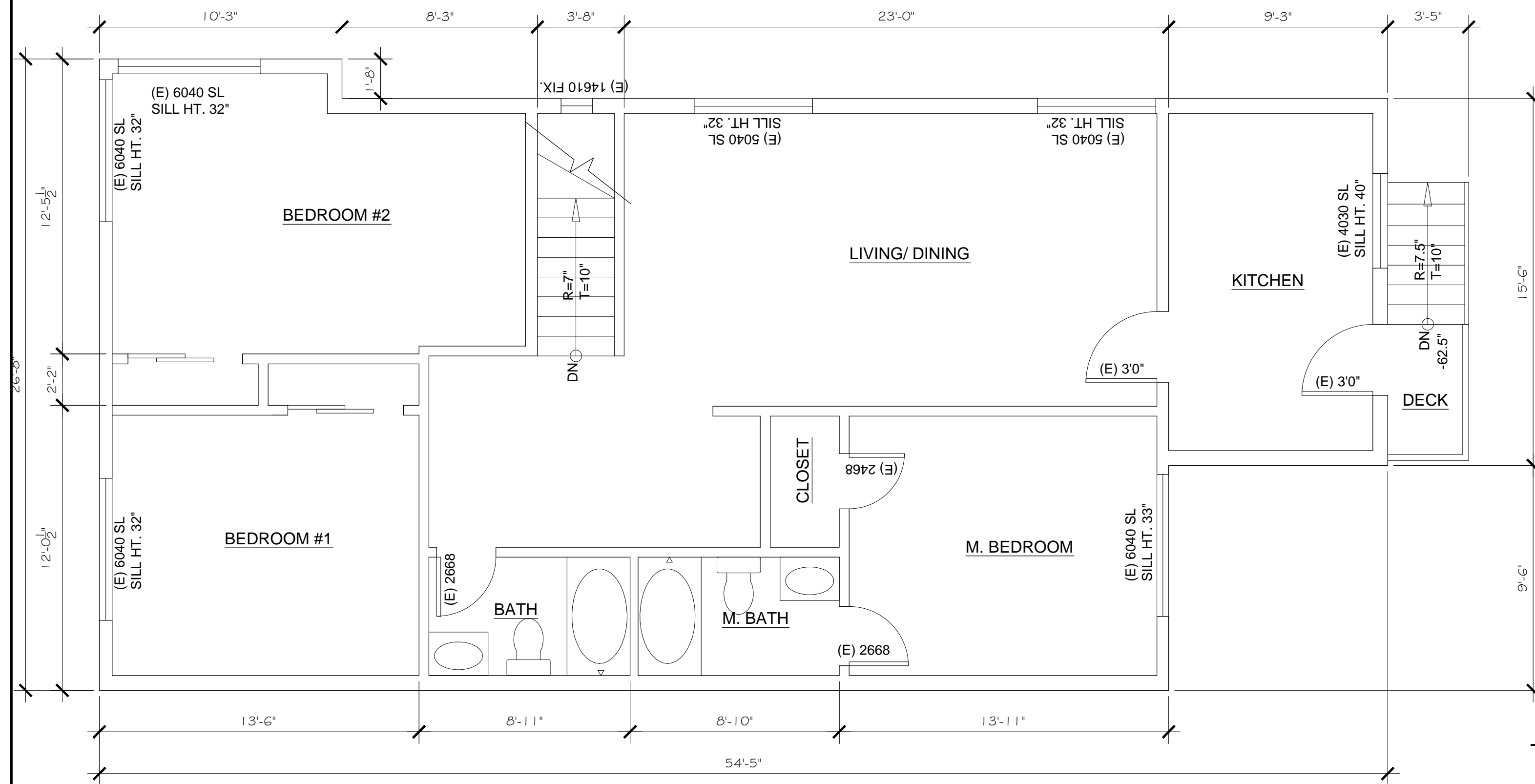
REV. 02.14.14

EXISTING & PROPOSED FIRST FLOOR PLAN

BLOCK: 7072 LOT: 014
200 BRIGHT STREET #
50 RANDOLPH STREET
SAN FRANCISCO, CA 94132

DATE 08.20.13

SCALE 1/8" = 1' 0"



3 EXISTING SECOND FLOOR PLAN
(200 BRIGHT STREET) SCALE: 1/4" = 1' - 0"

1 EXISTING SOUTH ELEVATION
(MAIN BUILDING) SCALE: 1/4" = 1' - 0"

4 EXISTING NORTH ELEVATION
(ACCESSORY BUILDING) SCALE: 1/4" = 1' - 0"

2 EXISTING WEST ELEVATION
(MAIN BUILDING) SCALE: 1/4" = 1' - 0"

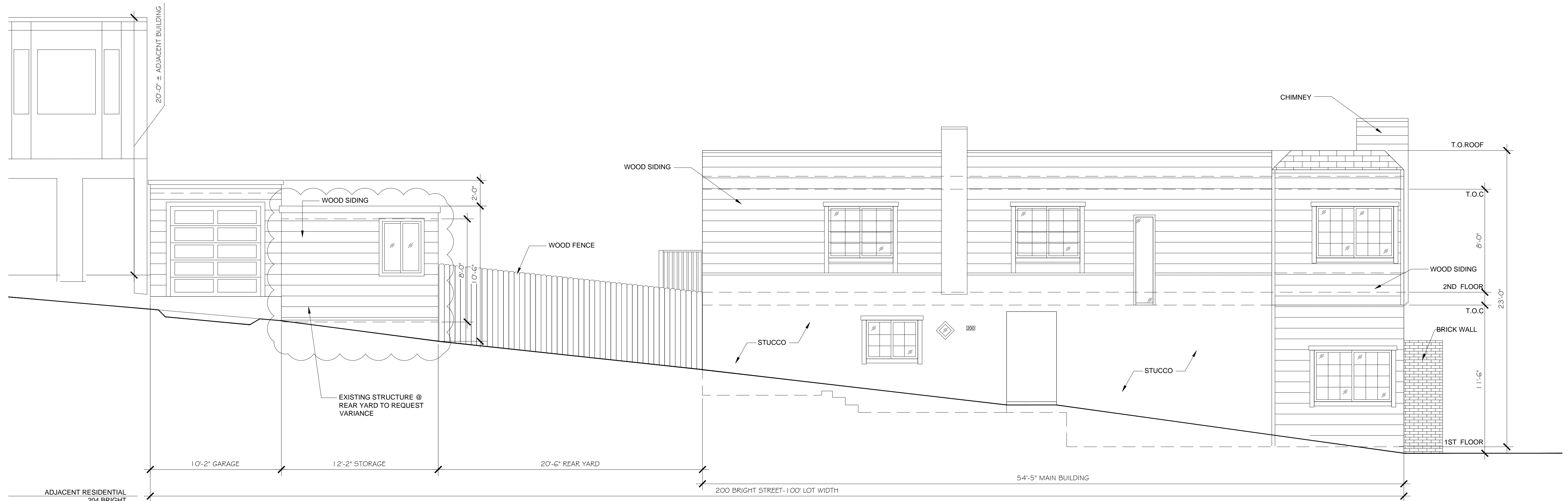
5 EXISTING SOUTH ELEVATION
(ACCESSORY BUILDING) SCALE: 1/4" = 1' - 0"

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EXISTING SECOND FLOOR PLAN & ELEVATIONS

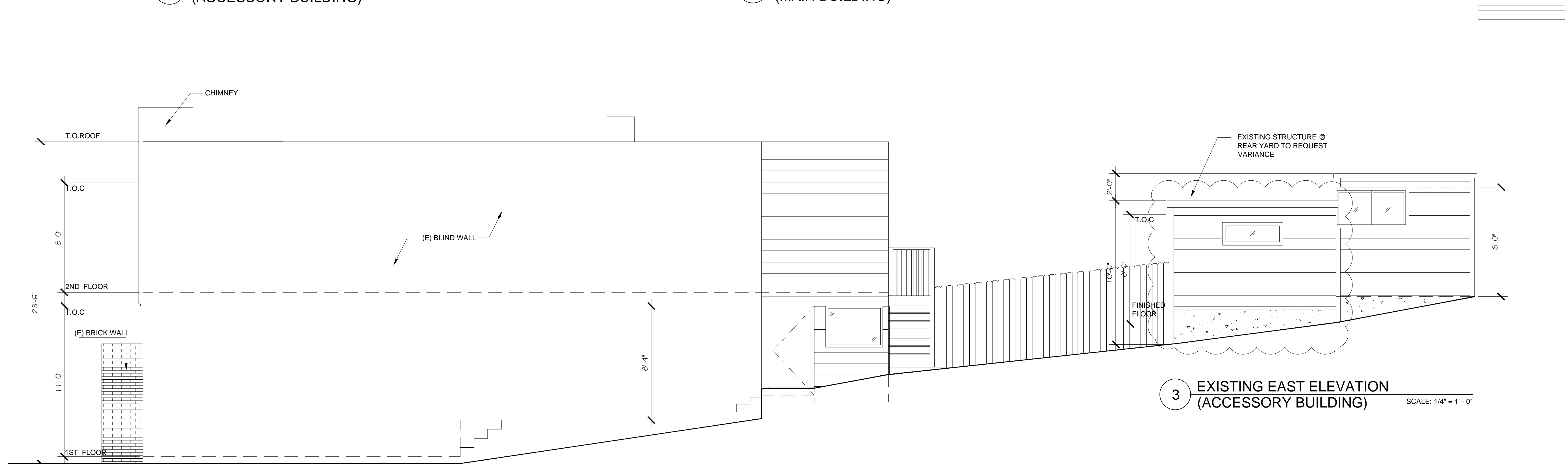
BLOCK: 7072 LOT: 014
200 BRIGHT STREET #
50 RANDOLPH STREET
SAN FRANCISCO, CA 94132

DATE 08.20.13
SCALE 1/8" = 1' 0"



2 EXISTING WEST ELEVATION @ BRIGHT ST
(ACCESSORY BUILDING)
SCALE: 1/4" = 1' - 0"

1 EXISTING WEST ELEVATION @ BRIGHT ST
(MAIN BUILDING)
SCALE: 1/4" = 1' - 0"



4 EXISTING EAST ELEVATION (MAIN BUILDING)
SCALE: 1/4" = 1' - 0"

3 EXISTING EAST ELEVATION
(ACCESSORY BUILDING)
SCALE: 1/4" = 1' - 0"

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REV. 02.14.14

EXISTING ELEVATIONS

BLOCK: 7072 LOT: 014
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DATE 08.20.13

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