



# 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

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**415.558.6378**

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**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, July 23, 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:	<b>312 Green Street</b>	Case No.:	<b>2013.1652V</b>
Cross Street(s):	<b>Castle &amp; Montgomery Street</b>	Building Permit:	<b>201311131794</b>
Block / Lot No.:	<b>0114/016</b>	Applicant/Agent:	<b>Bruno and Suzanne Kanter</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>415-921-5456</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>brunokanter@gmail.com</b>
PROJECT DESCRIPTION			
<p>The proposal is to construct a third floor and fourth floor addition to a two-story, single-family residence. The third story addition encroaches 10'-6" into the 15'-0" required rear yard. Included in the proposal are exterior stairs from the third story to the fourth story which also encroach into the required rear yard. The subject dwelling is currently noncomplying and occupies the full lot.</p> <p><b>PLANNING CODE SECTION 134</b> requires 15 foot rear yard. The third story addition encroaches 10'-6" into the 15'-0" required setback. Exterior stairs from the third story to the fourth story are included in the proposal which also encroach into the rear yard.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Kate Conner</b> Telephone: <b>415-575-6914</b> Mail: <a href="mailto:kate.conner@sfgov.org">kate.conner@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2013.1652V.pdf">http://sf-planning.org/ftp/files/notice/2013.1652V.pdf</a></p>			

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. **On June 20, 2014, the Department issued the required Section 311 notification for this project (expires July 20, 2014).**

## 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.

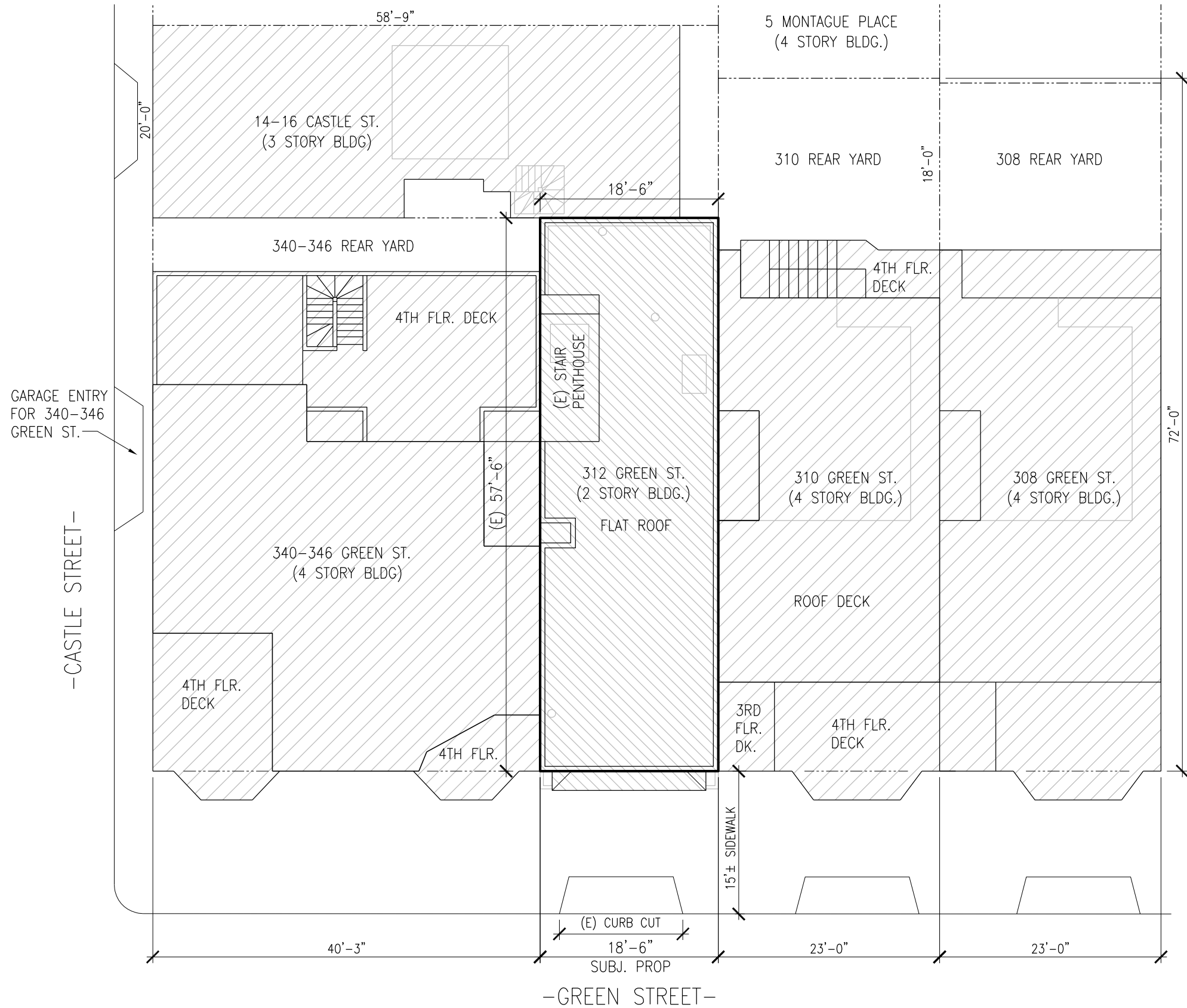
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



1 EXISTING SITE PLAN



**DRAWING INDEX:**

- A0.1 EXISTING SITE PLAN
- A1.0 PROPOSED SITE PLAN
- A2.0 EXISTING FLOOR PLANS
- A2.1 PROPOSED FLOOR PLANS
- A3.0 EXISTING ELEVATIONS
- A3.1 PROPOSED ELEVATIONS

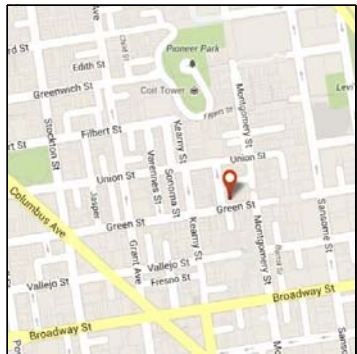
**PROJECT INFO:**

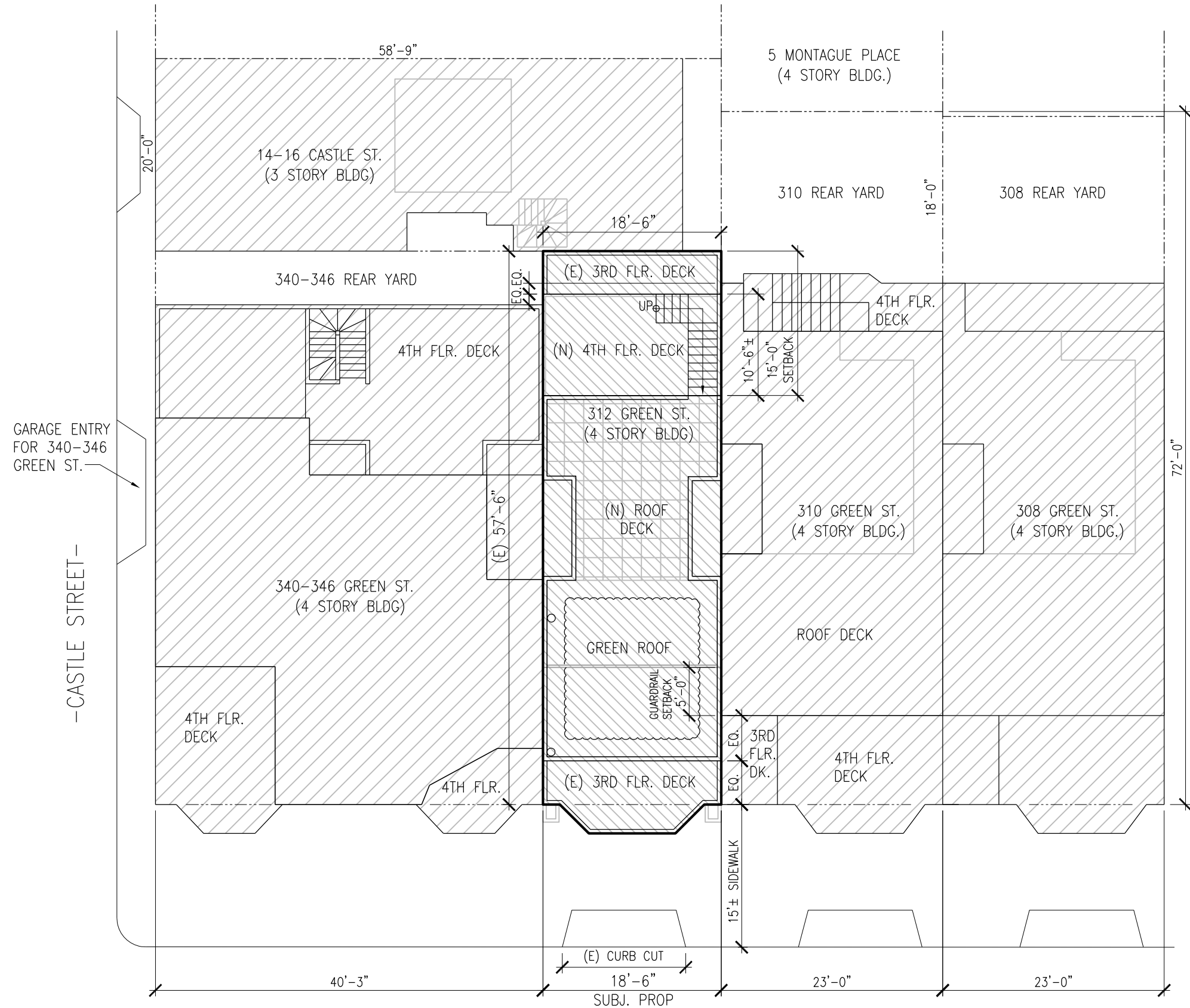
BLOCK/LOT: 114/16  
ZONING: RM-1  
HEIGHT: 40-X  
TYPE OF CONSTRUCTION: TYPE V  
STORIES: 4  
OCCUPANCY: R-3  
NOT HISTORIC DISTRICT OR RESOURCE  
BLDG. AREA: 1968 + ADD'L 1030 = 2998 S.F.

**PROPOSED SCOPE:**

- GROUND & 2ND FLOOR REMODEL
- 3RD & 4TH FLOOR ADDITION
- SEISMIC UPGRADE
- SEEKING LEED GREEN BLDG. CERT.
- ACCESSIBLE BARRIER FREE HOME

**LOCATION MAP**





1 PROPOSED SITE PLAN

RESIDENTIAL REMODEL:  
**312 GREEN ST.**  
SAN FRANCISCO, CA 94133

JOB NO.	1201
DRAWN	-
CHECKED	BK
DATE	6-6-14
REVISIONS:	

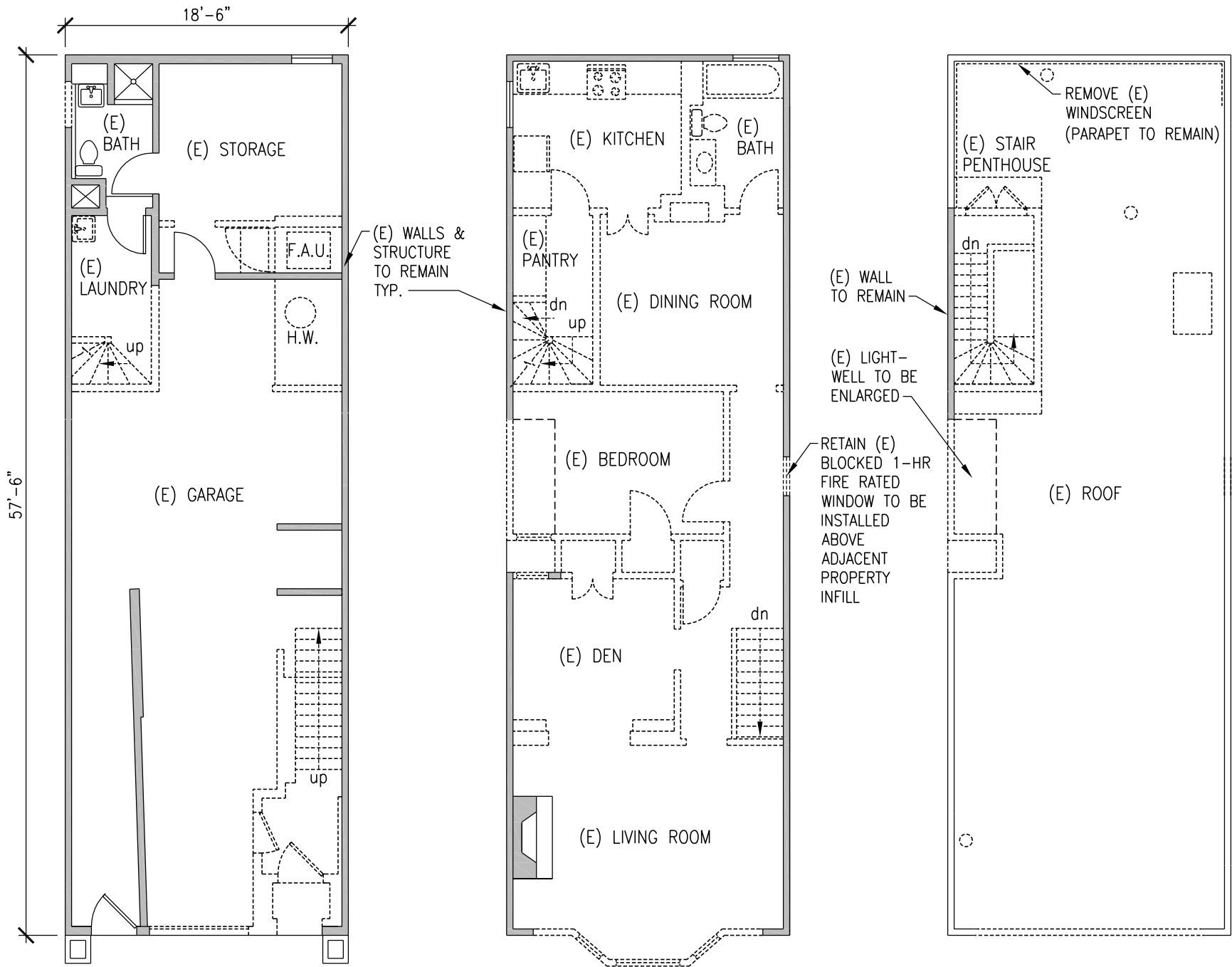
SITE PERMIT SUBM.  
(311 NOTIFICATION)

SHEET TITLE:  
PROPOSED SITE PLAN

SHEET NO.

**A1.0**

GRAPHIC KEY:  
EXISTING WALL  
ELEMENT REMOVED



RESIDENTIAL REMODEL:  
**312 GREEN ST.**  
SAN FRANCISCO, CA 94133

JOB NO.	1201
DRAWN	
CHECKED	BK
DATE	6-6-14
REVISIONS:	

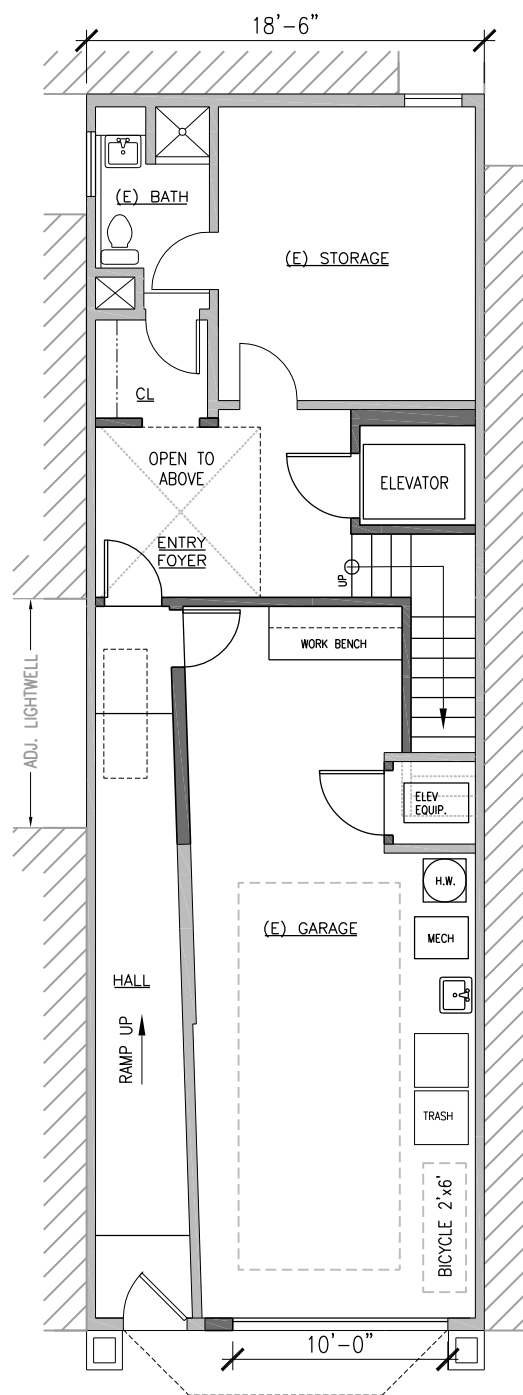
SITE PERMIT SUBM.  
(311 NOTIFICATION)

SHEET TITLE:  
EXISTING  
FLOOR PLANS

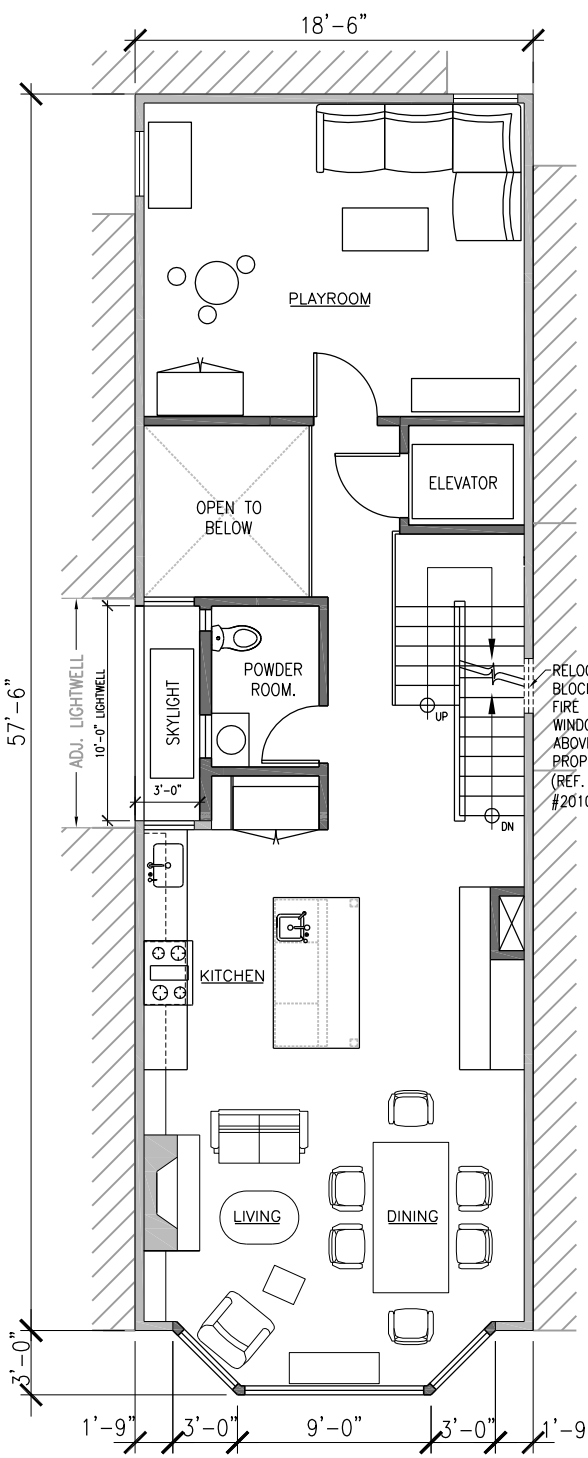
SHEET NO.

**A2.0**

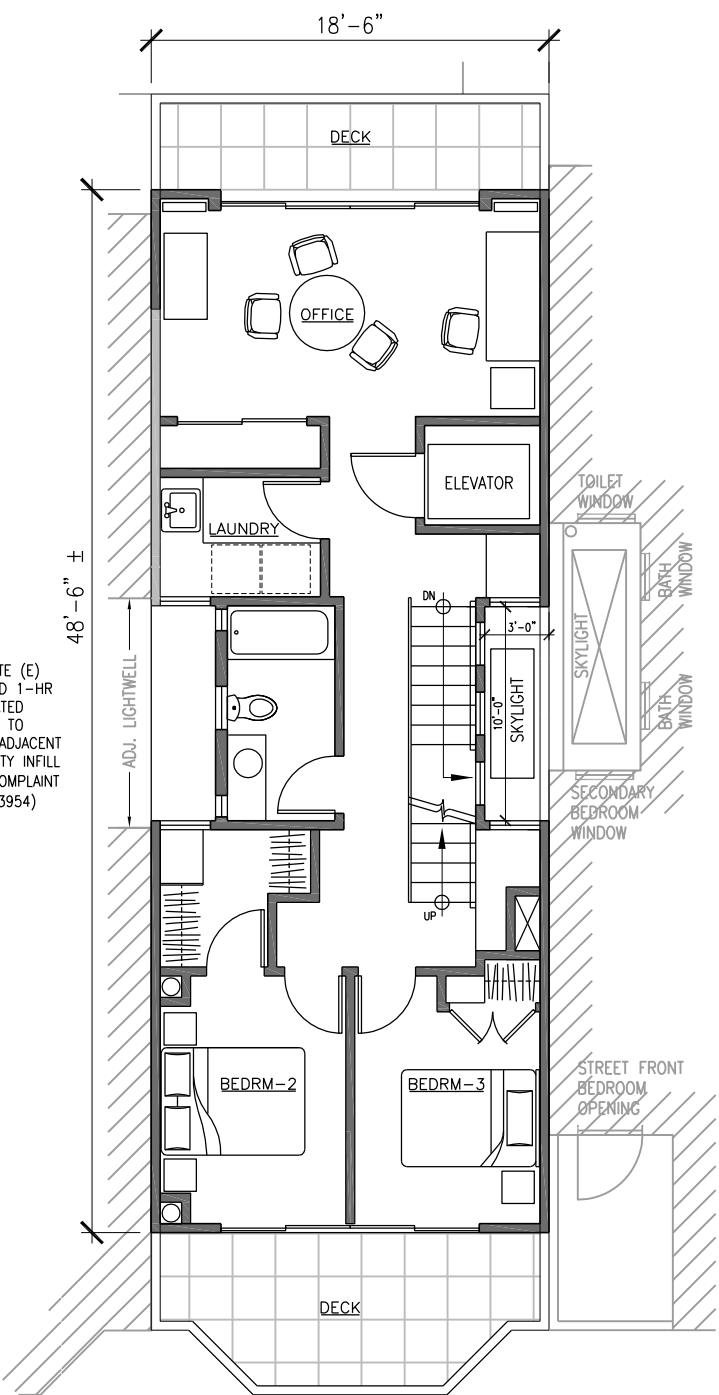
GRAPHIC KEY:  
EXISTING WALL  
NEW WALL



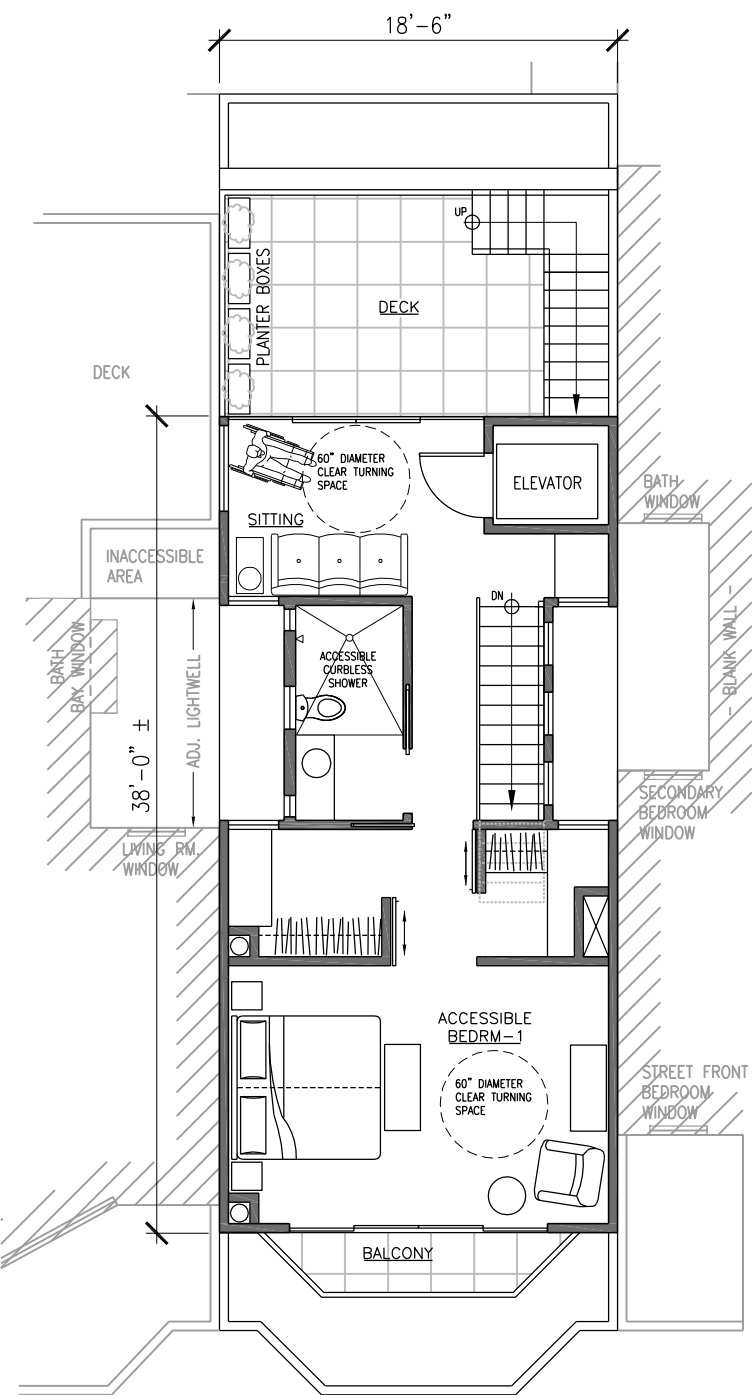
1 **PROPOSED  
GROUND-FLOOR PLAN**  
1/4" = 1'-0"



2 **PROPOSED  
2nd-FLOOR PLAN**  
1/4" = 1'-0"



3 **PROPOSED  
3rd-FLOOR PLAN**  
1/4" = 1'-0"



4 **PROPOSED  
4th-FLOOR PLAN**  
1/4" = 1'-0"

**KANTER**  
ARCHITECTS  
822 GREENWICH ST.  
S.F., CA 94133  
Bruno@KanterArchitects.com  
415.921.5456

RESIDENTIAL REMODEL:  
**312 GREEN ST.**  
SAN FRANCISCO, CA 94133

JOB NO. 1201  
DRAWN BK  
CHECKED 6-6-14  
DATE  
REVISIONS:

SITE PERMIT SUBM.  
(311 NOTIFICATION)  
SHEET TITLE:  
PROPOSED  
FLOOR PLANS

SHEET NO.  
**A2.1**



