



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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CA 94103-2479

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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, 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: 2776 Green St	Case No.: 2014.0352V
Cross Street(s): Baker and Broderick Streets	Building Permit: 201309257720
Block / Lot No.: 0950/016	Applicant/Agent: Lewis Butler
Zoning District(s): RH-2 / 40-X	Telephone: 415-674-5554
Area Plan: N/A	E-Mail: butler@butlerarmsden.com

PROJECT DESCRIPTION

The project proposes to horizontally expand a noncomplying 4-story over basement, three-unit building and demolish and reconstruct non-complying decks located within the required rear yard. The project also proposes to reduce the number of dwellings from three to two units, under case no. 2014.0352D.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of approximately 41 feet. The proposed horizontal expansions, deck replacements and chimney replacements are located within the required rear yard. The project proposes to regularize the envelope of the existing building and does not increase the overall depth of encroachment into the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Sharon Lai**

Telephone: **415-575-9087** Mail: sharon.w.lai@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/2014.0352V.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.

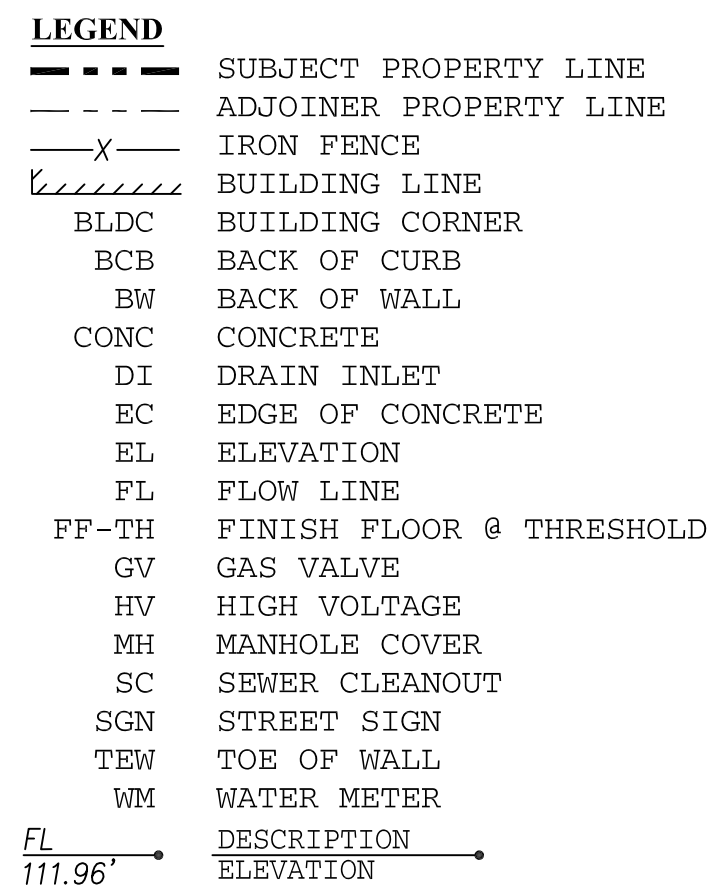
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



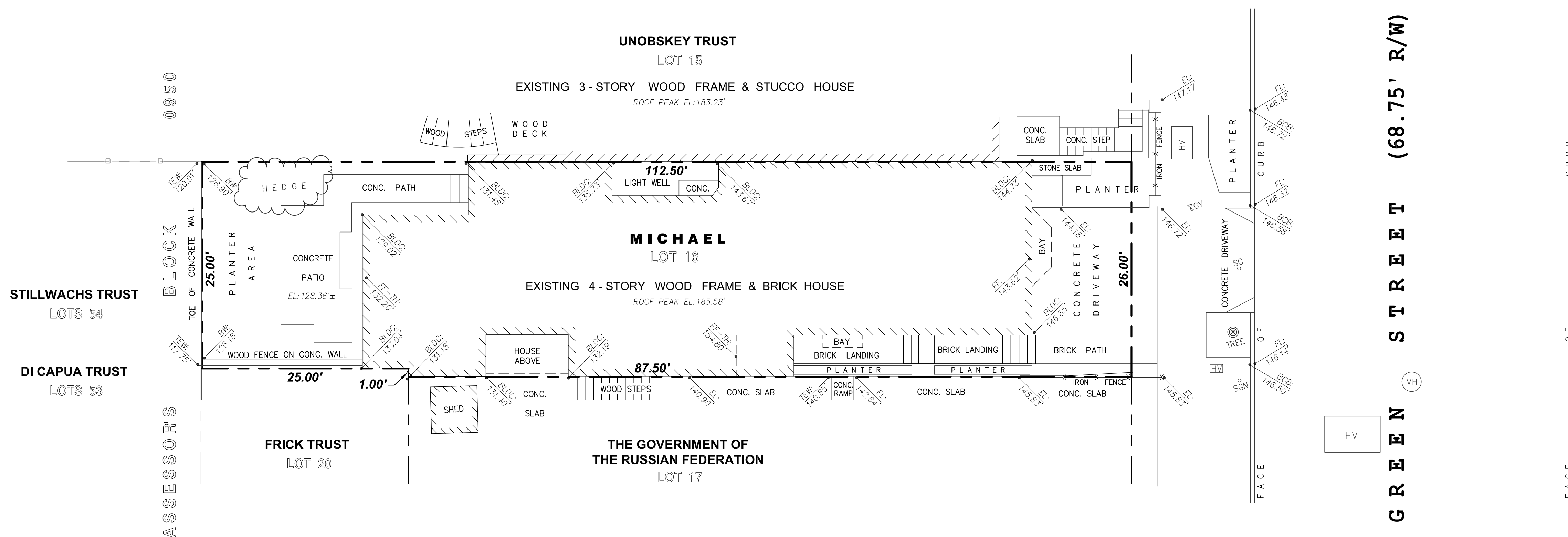
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER, AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AN CAPACITY OF SAID UTILITIES.

- 1) REFERENCED MAPS PER BUREAU OF STREET USE AND MAPPING.
- 2) ALL ANGLES ARE 90°00' UNLESS NOTED OTHERWISE.
- 3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 4) THIS IS NOT A COMPLETE AND FINAL BOUNDARY SURVEY,
WHICH WOULD REQUIRE FILING OF A RECORD OF SURVEY.

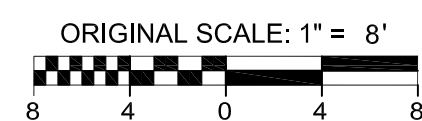
THIS SURVEY IS BASED UPON FOUND MONUMENTS ALONG GREEN STREET
AND BAKER STREET PER MONUMENT MAP 34 CITY AND COUNTY OF
SAN FRANCISCO BUREAU OF STREET USE AND MAPPING.

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY AND COUNTY OF SAN FRANCISCO BENCHMARKS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GREEN STREET AND BAKER STREET, A FOUND CROW CUT IN OUTER RIM OF STORM WATER INLET, HAVING AN ELEVATION OF 145.636'.

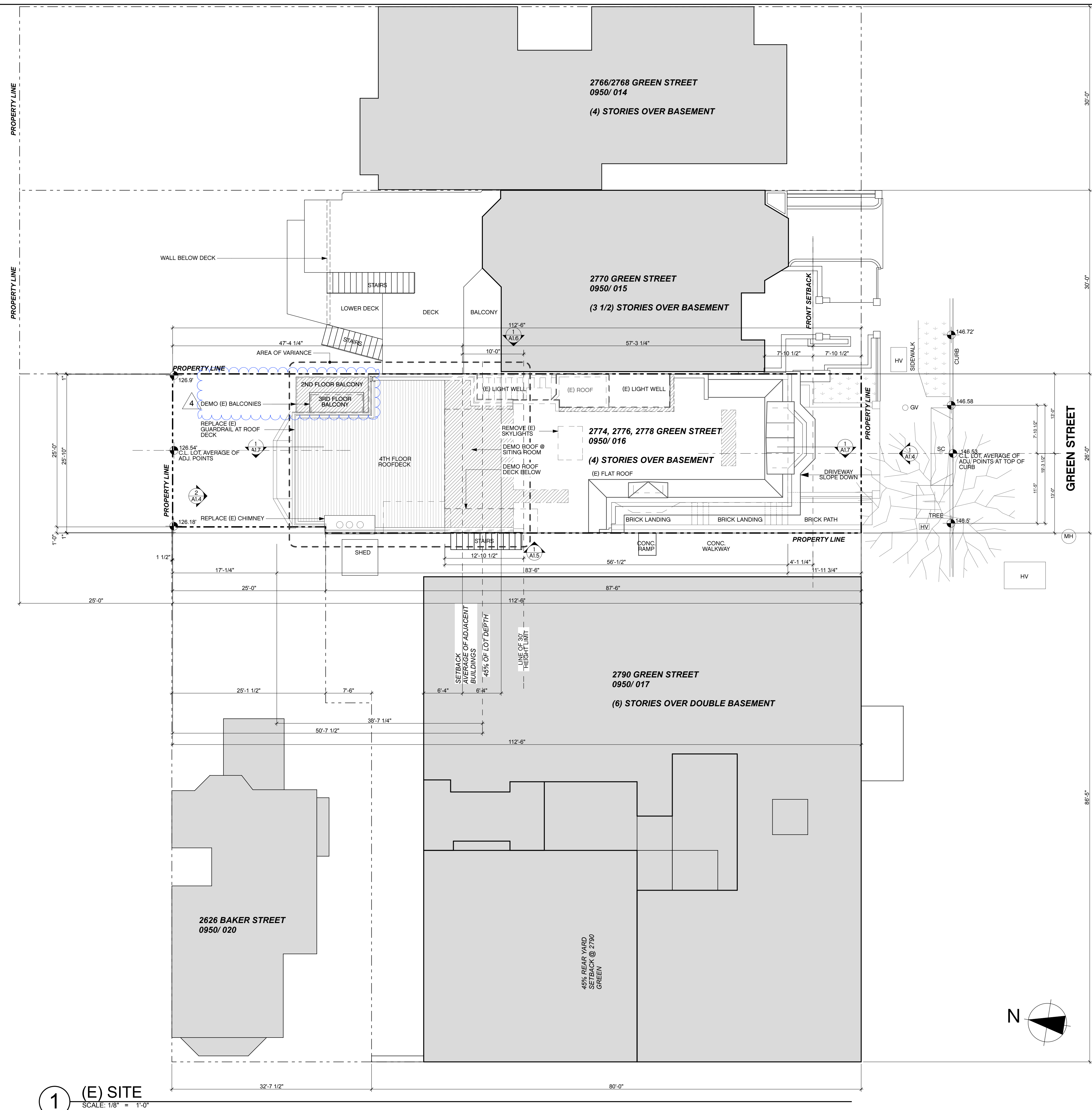
SIMON MICHAEL
2776 GREEN STREET
SAN FRANCISCO, CA 94123

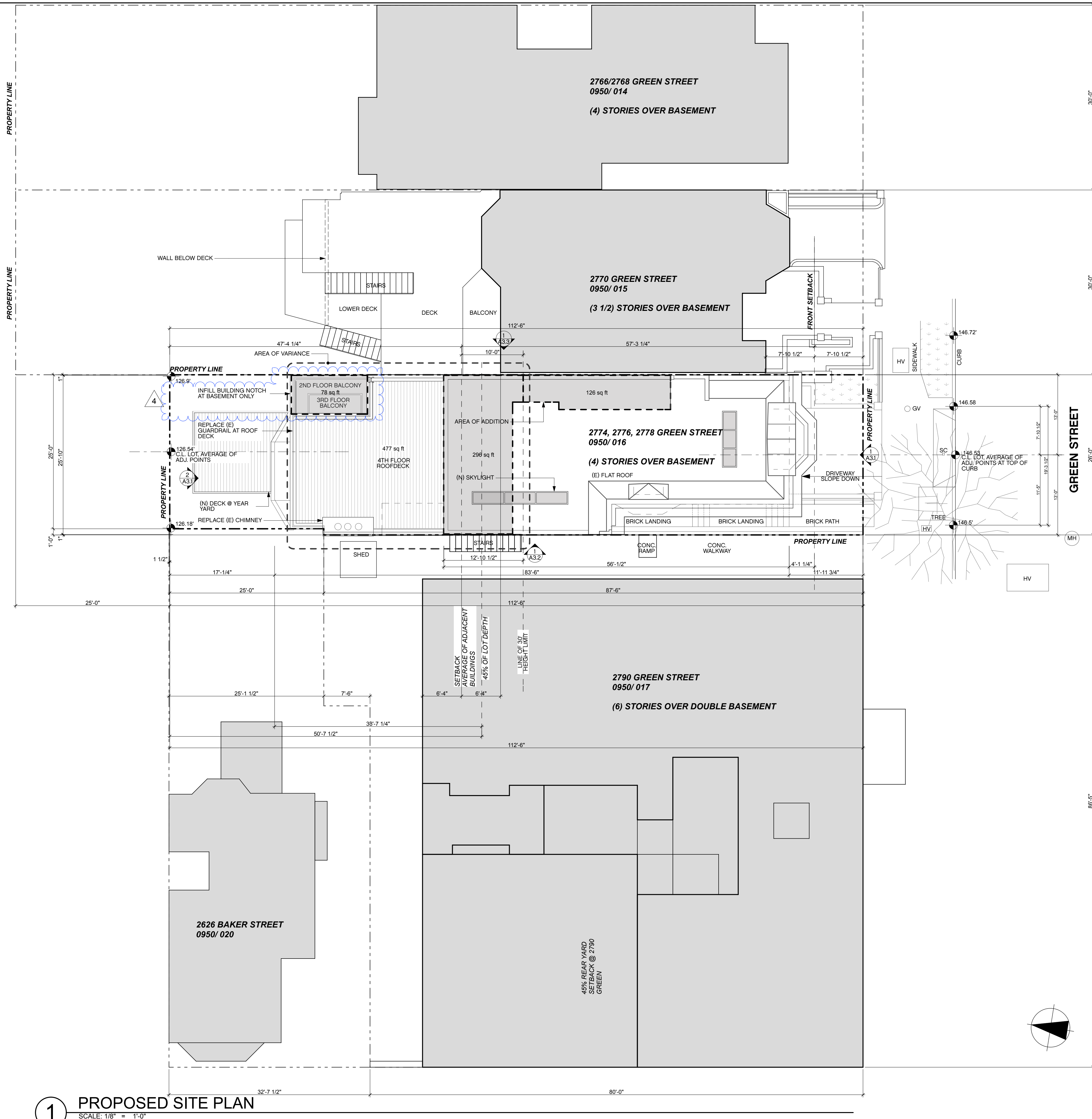


No.	BY	DATE	REVISION



TOPOGRAPHIC MAP
2776 GREEN STREET
SAN FRANCISCO, CA - APN:0950-016





PERMIT

revisions	by:
REVISION 1 12/13/13	
2 REVISION 2 03/07/14	
3 REVISION 3 03/17/14	
4 REVISION 4 04/30/14	

job #:	1113
date:	9/12/13
drawn:	JW, FE
checked:	FE
scale:	AS NOTED

PROPOSED SITE
PLAN



SUBJECT PROPERTY



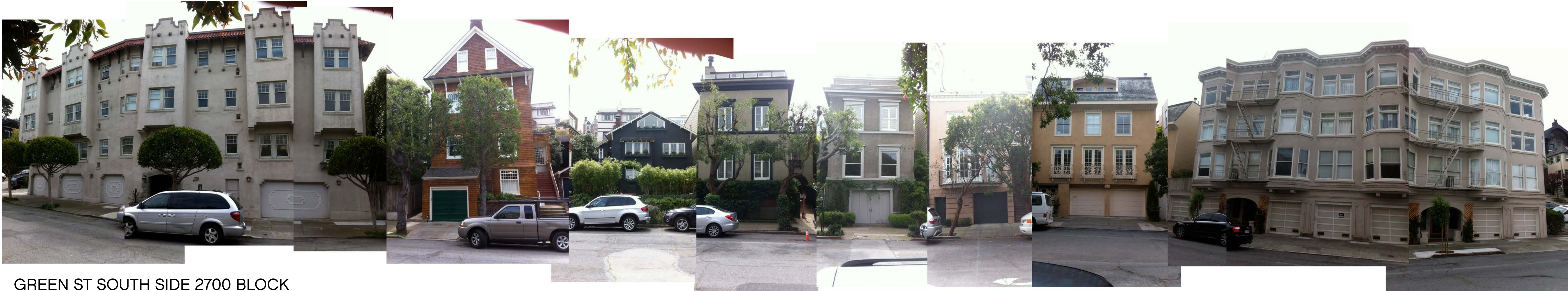
SUBJECT PROPERTY



AERIAL BLOCK PHOTO LOOKING SOUTH



AERIAL BLOCK PHOTO LOOKING NORTH



GREEN ST SOUTH SIDE 2700 BLOCK



GREEN ST NORTH SIDE 2700 BLOCK

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SITE PHOTOS



WALL AT LOWER DECK



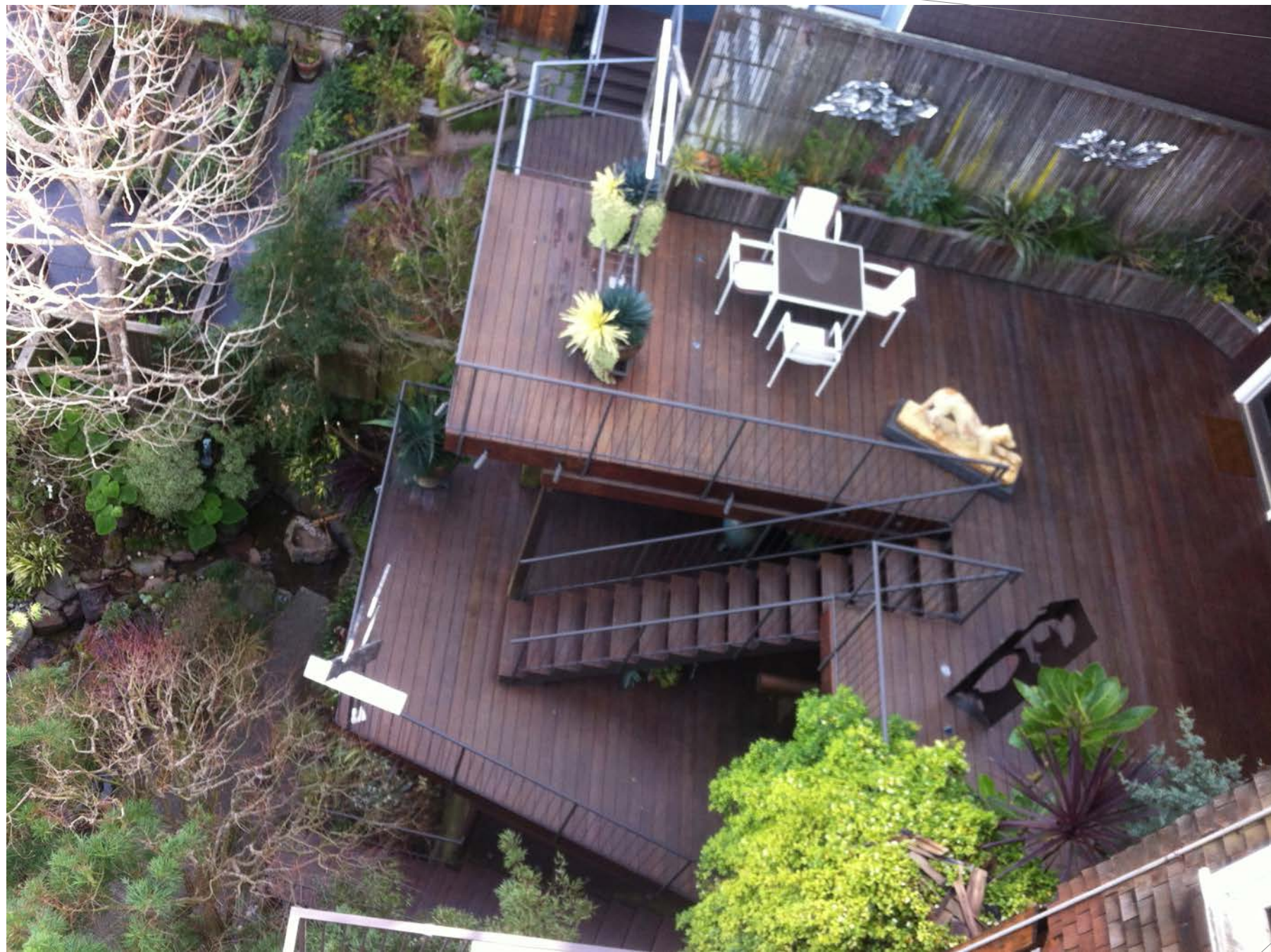
ADJ. PROPERTY REAR FACADE



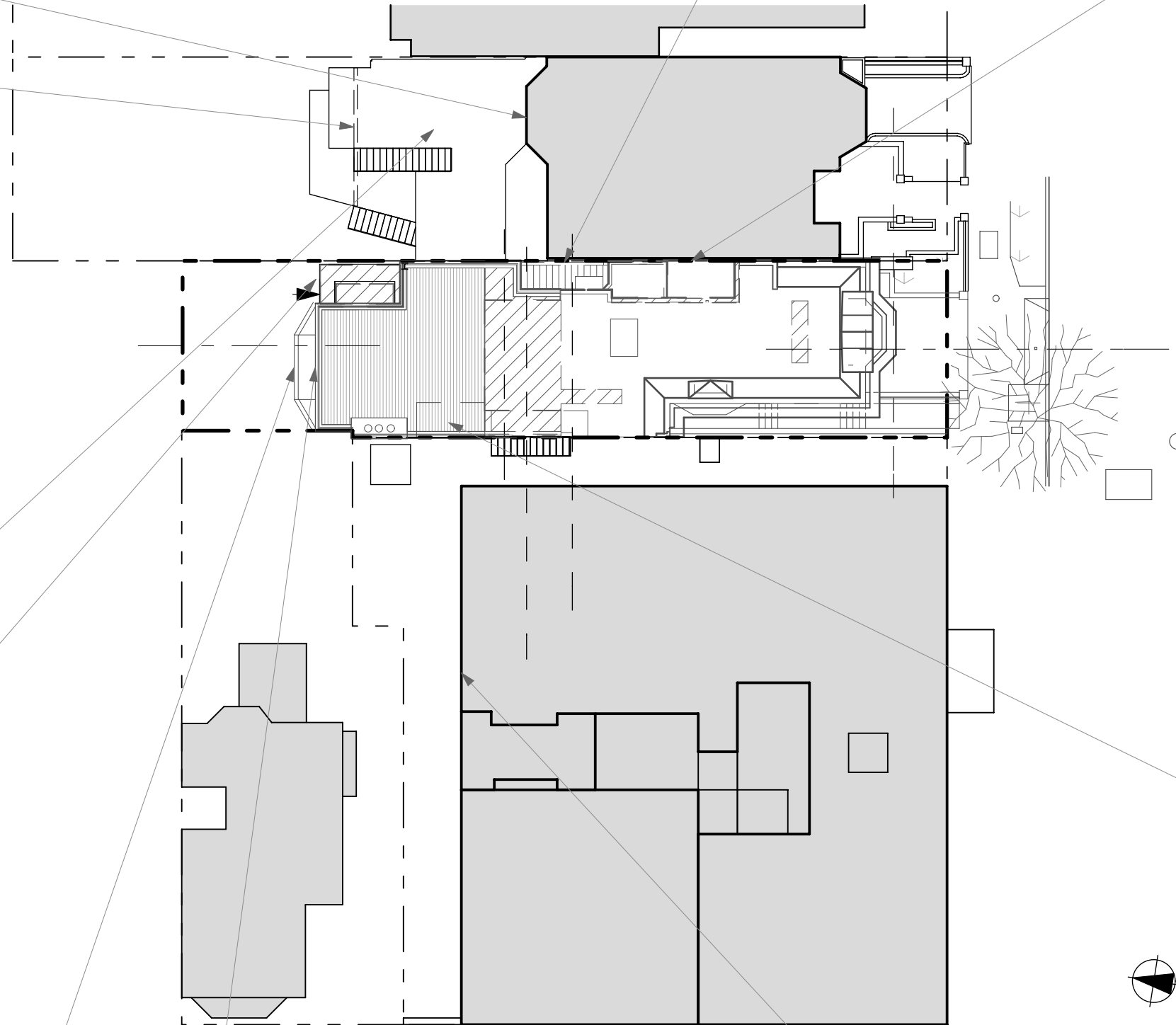
VIEW DOWN LIGHTWELL



VIEW DOWN LIGHTWELL



ADJACENT PROPERTY REAR DECK



WEST BLACONY



BALCONIES AT REAR



BAY WINDOW AT REAR



LOWER REAR OF HOUSE



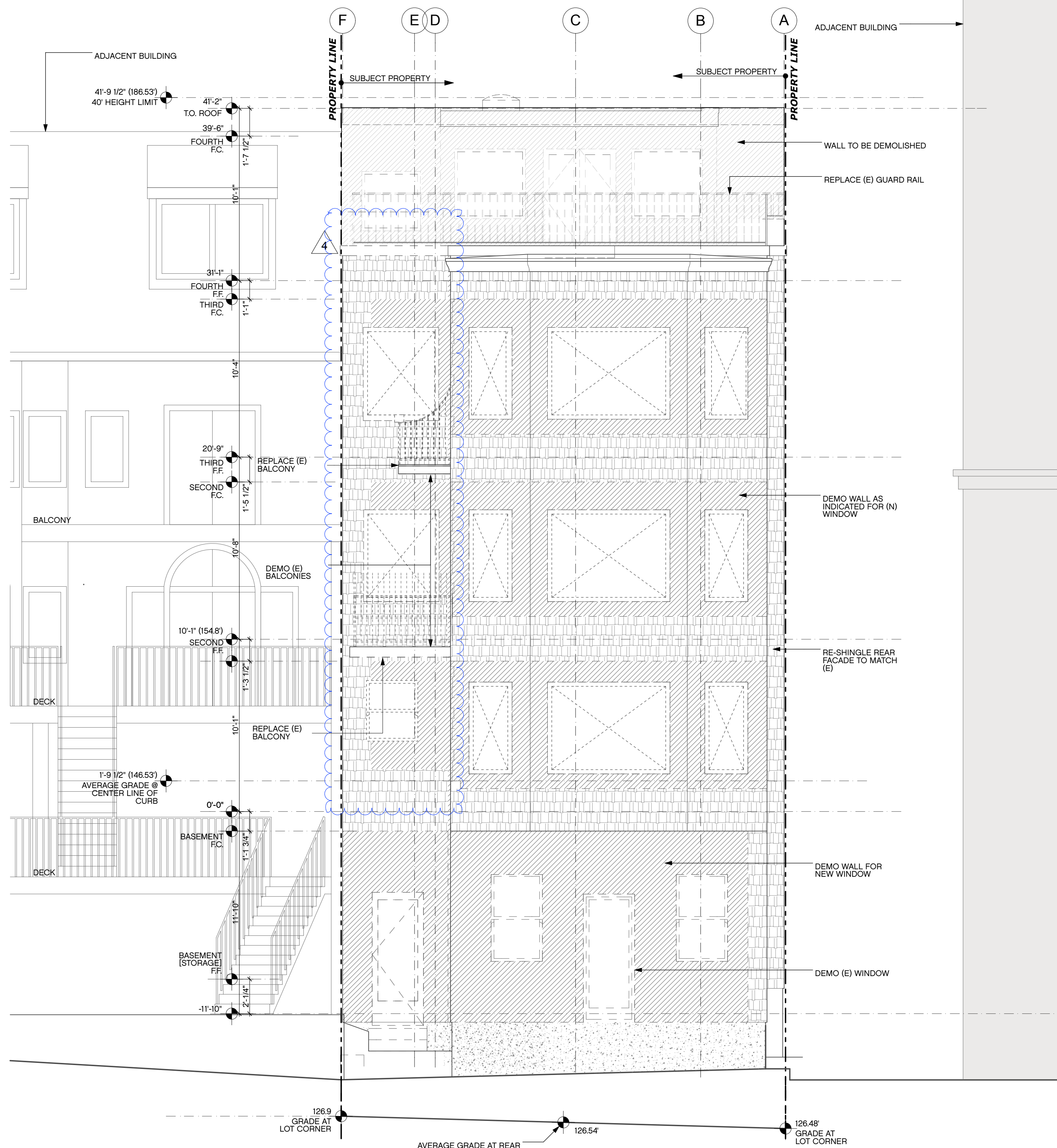
ADJ. REAR OF BUILDING

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SITE PHOTOS



2 NORTH ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



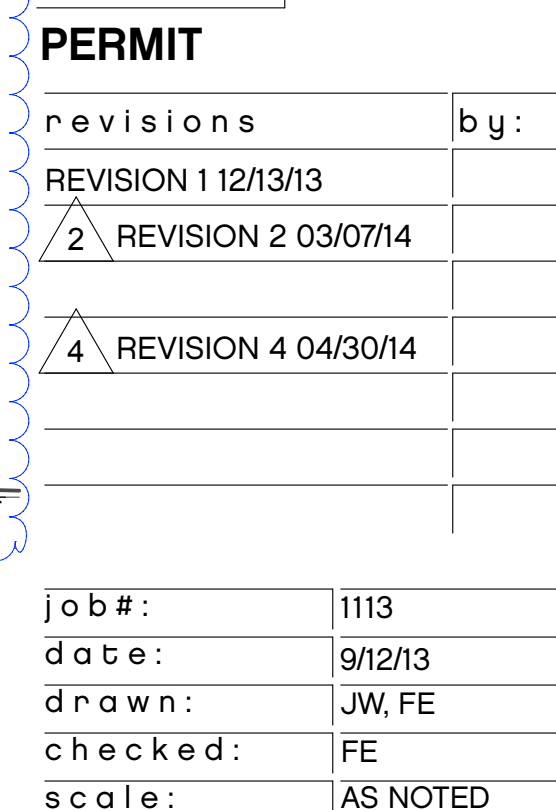
1 SOUTH ELEVATION (NO WORK, SHOWN FOR REFERENCE ONLY)
SCALE: 1/4" = 1'-0"

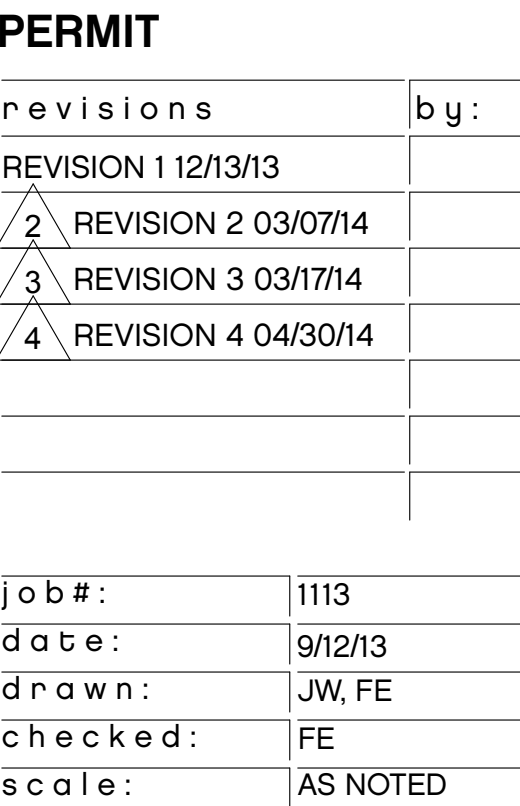
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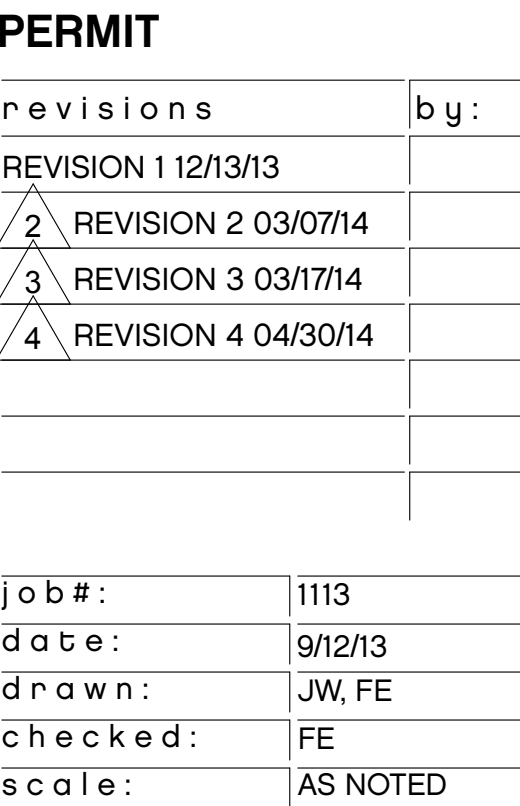
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EXISTING
ELEVATIONS

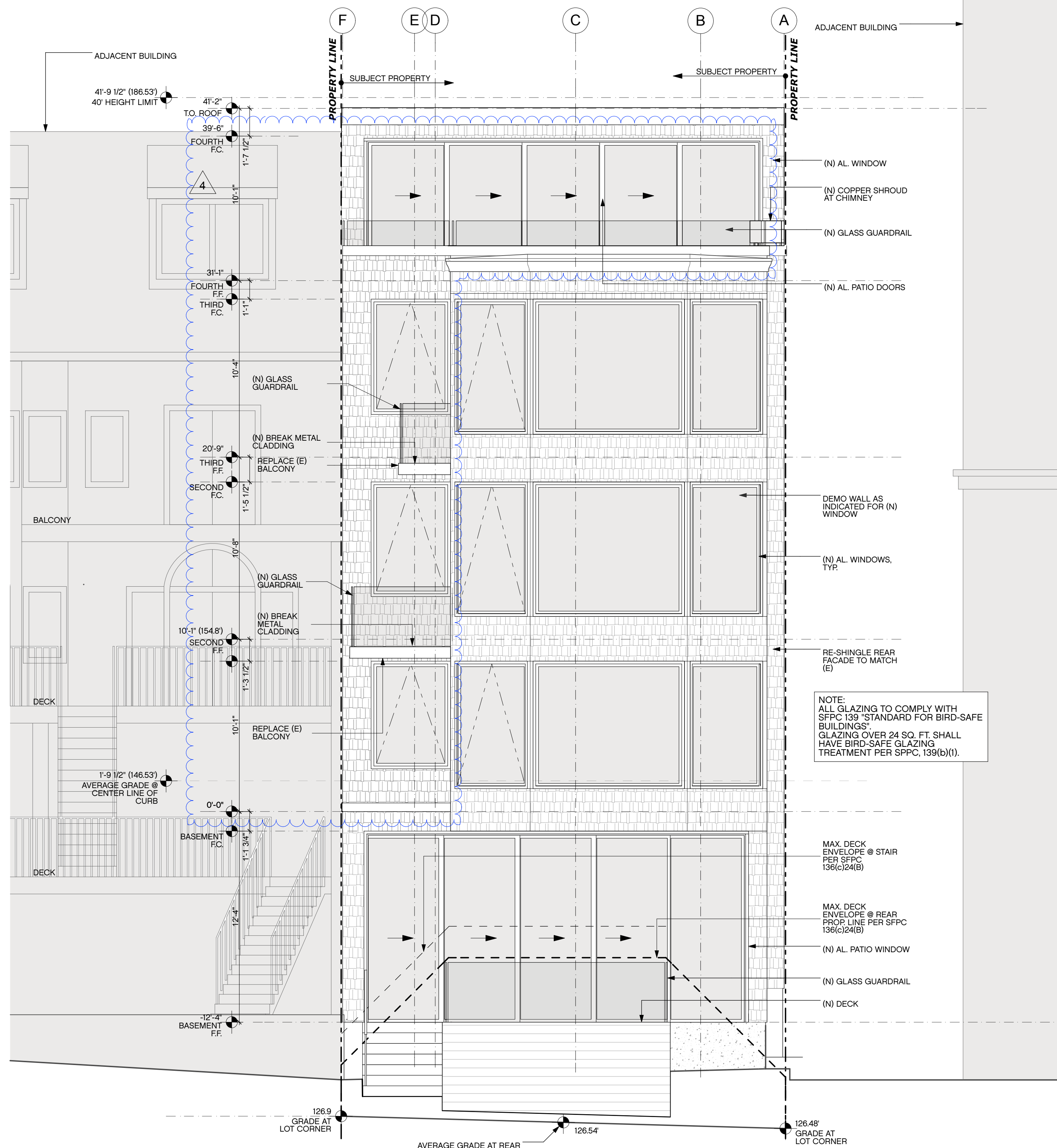




EXISTING ELEVATIONS



LONGITUDINAL
SECTION



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



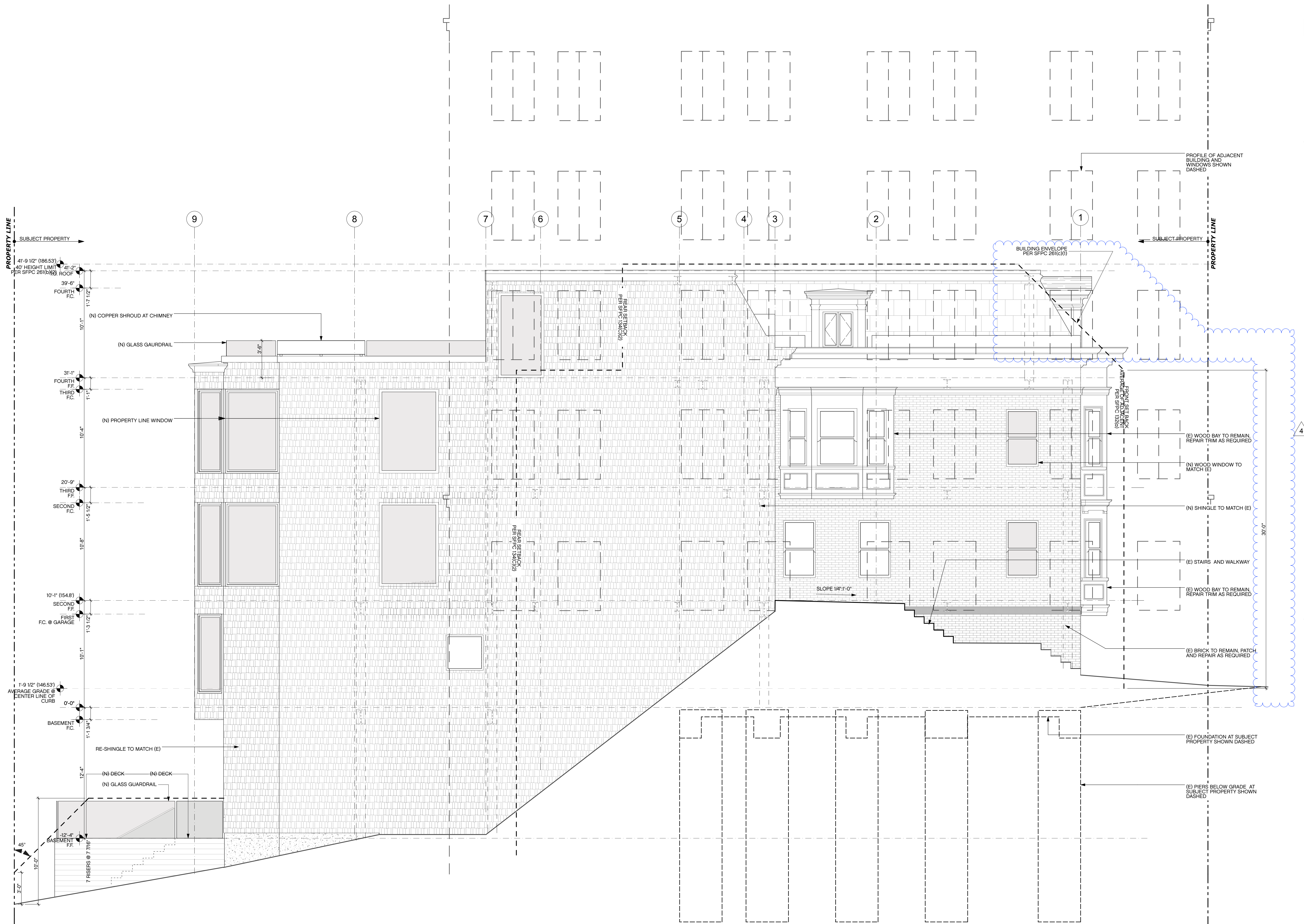
1 PROPOSED SOUTH ELEVATION (NO WORK, SHOWN FOR REFERENCE ONLY)
SCALE: 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

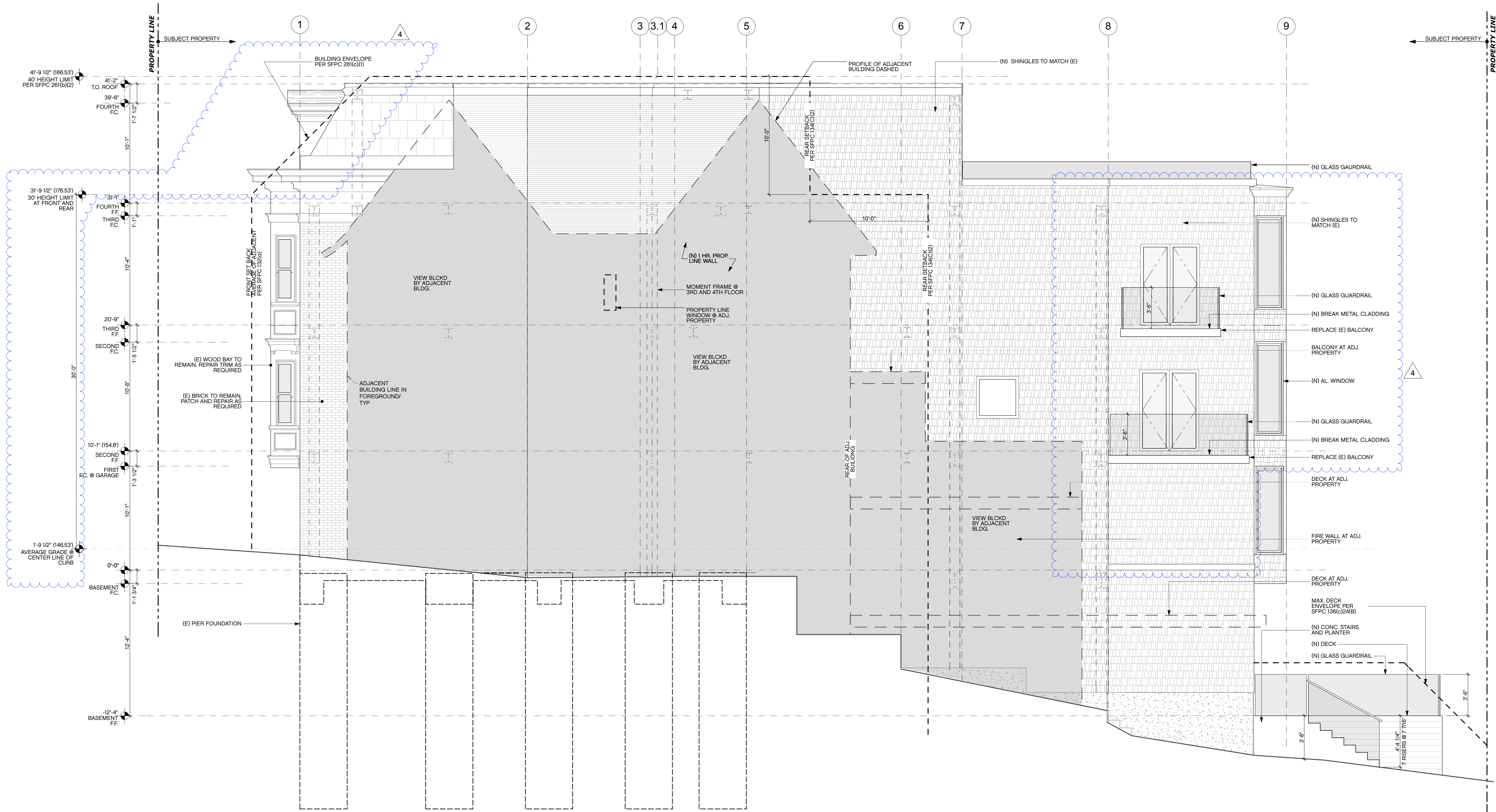


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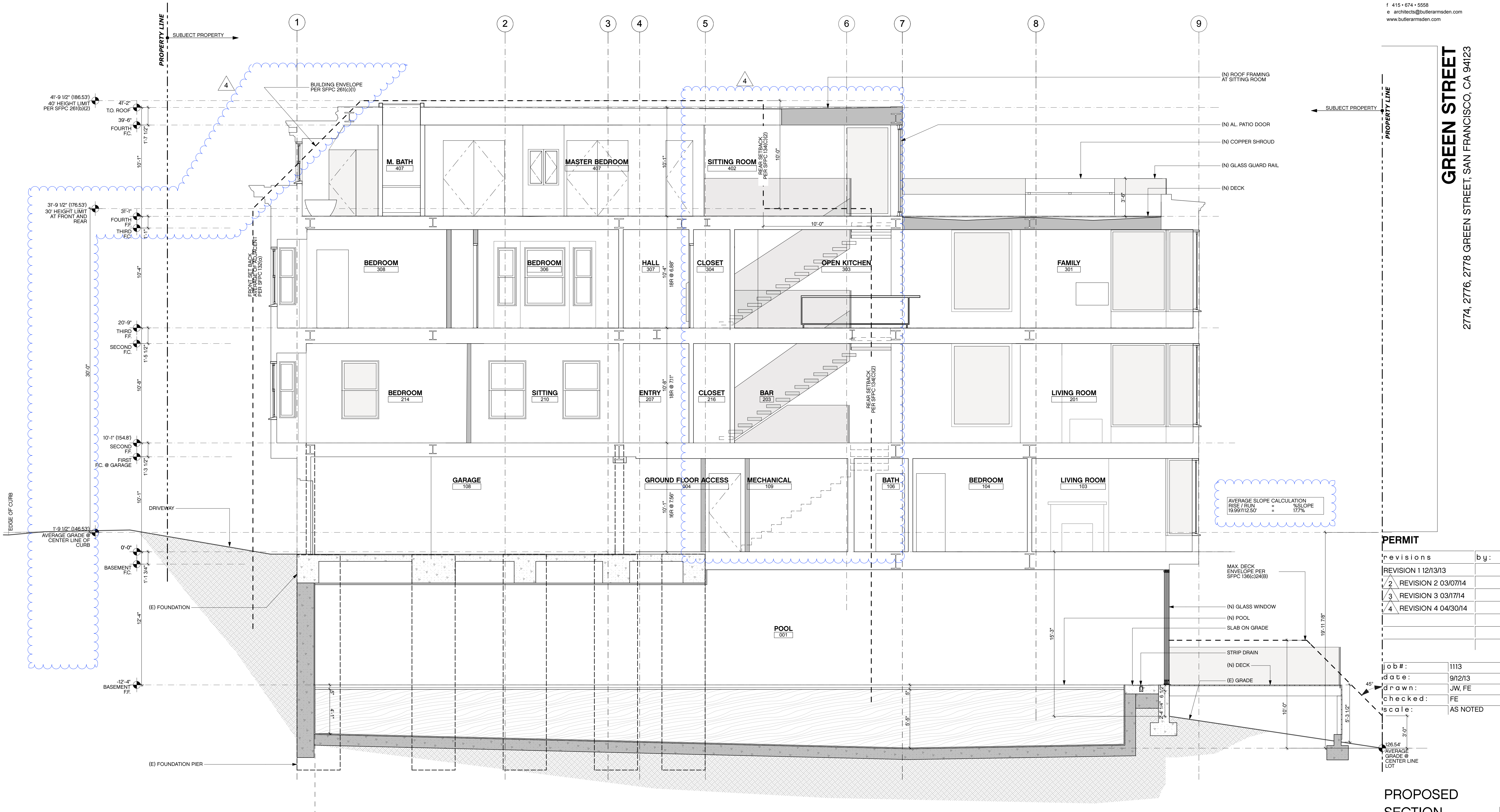
EXTERIOR
ELEVATIONS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

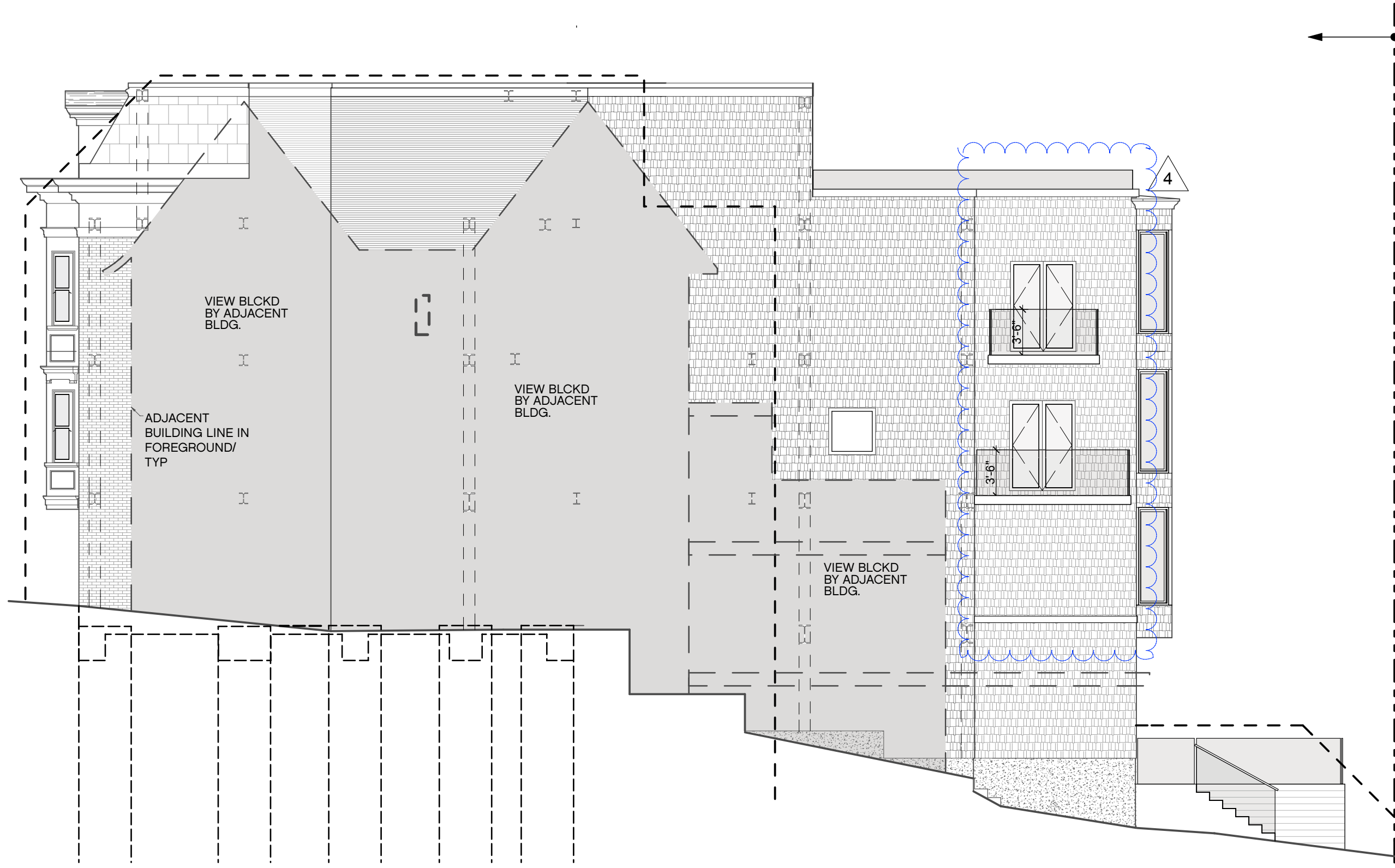
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EXTERIOR ELEVATIONS



1 PROPOSED LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

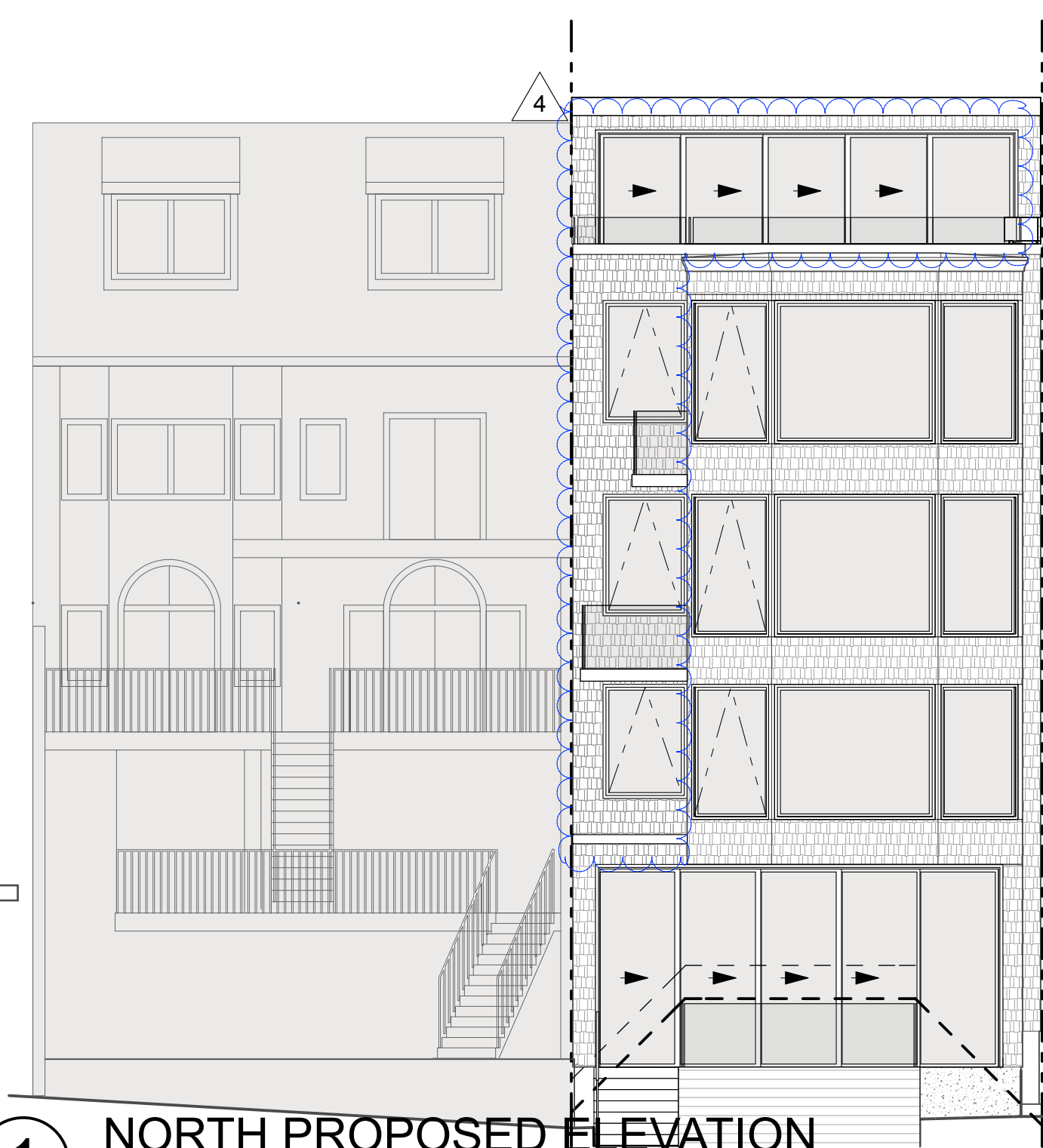
PROPOSED
SECTION



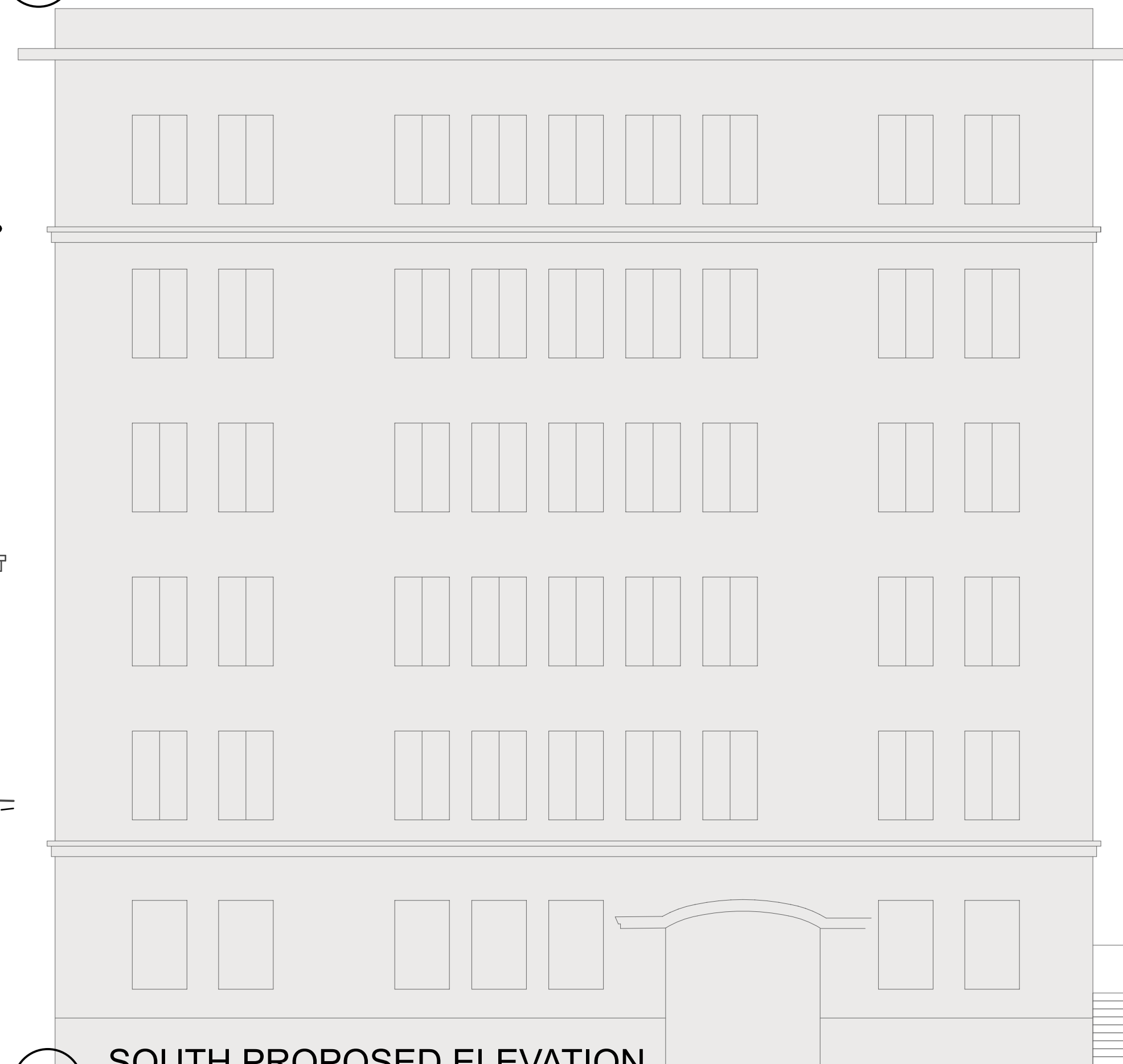
4 EAST PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"



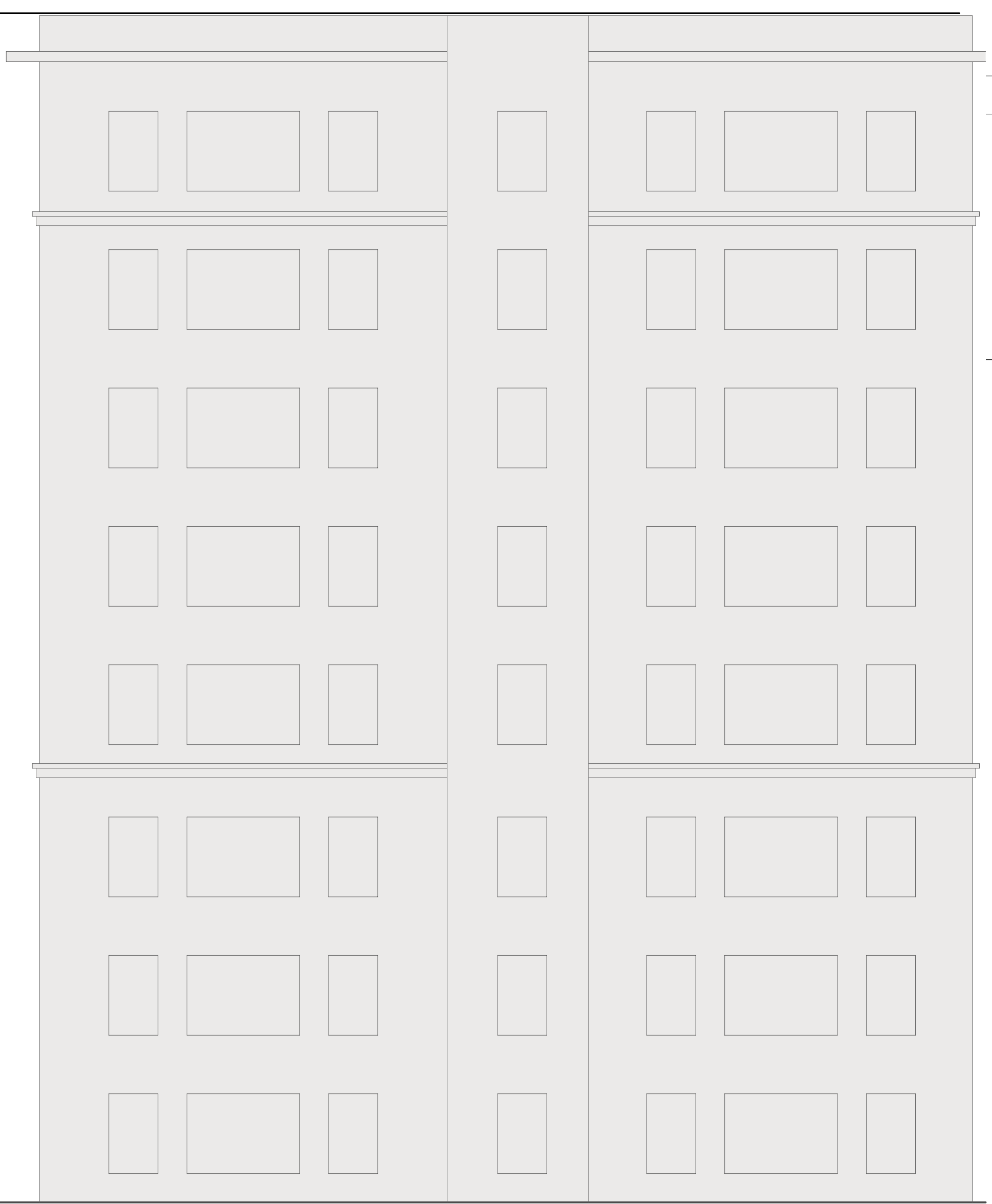
3 WEST PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"



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EXTERIOR
ELEVATION WITH
ADJACENT
BUILDING
MASSING