



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, April 23, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Transparency and Fenestration)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1275 Market St	Case No.: 2014.0430V
Cross Street(s): 9th Street	Building Permit: N/A
Block / Lot No.: 3701/065	Applicant/Agent: Rachel Fuller
Zoning District(s): C-3-G / 120-X	Telephone: 415-645-5749
Area Plan: N/A	E-Mail: rachel.fuller@dolby.com

PROJECT DESCRIPTION

The project proposes a 260 square foot horizontal addition to the third bay at the 9th Street façade by constructing a solid wall with LED art at the ground floor of the existing 16-story building.

Planning Code Section 145.1(c)(6) requires that no less than 60% of the street frontage at the ground level be fenestrated with transparent windows and doorways. The existing building provides 59% fenestration/transparency at the 9th Street façade. With the proposed changes, the fenestration/transparency would be reduced to 39% at the 9th Street ground floor elevation.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: kanishka.burns@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/2014.0430V.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

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.

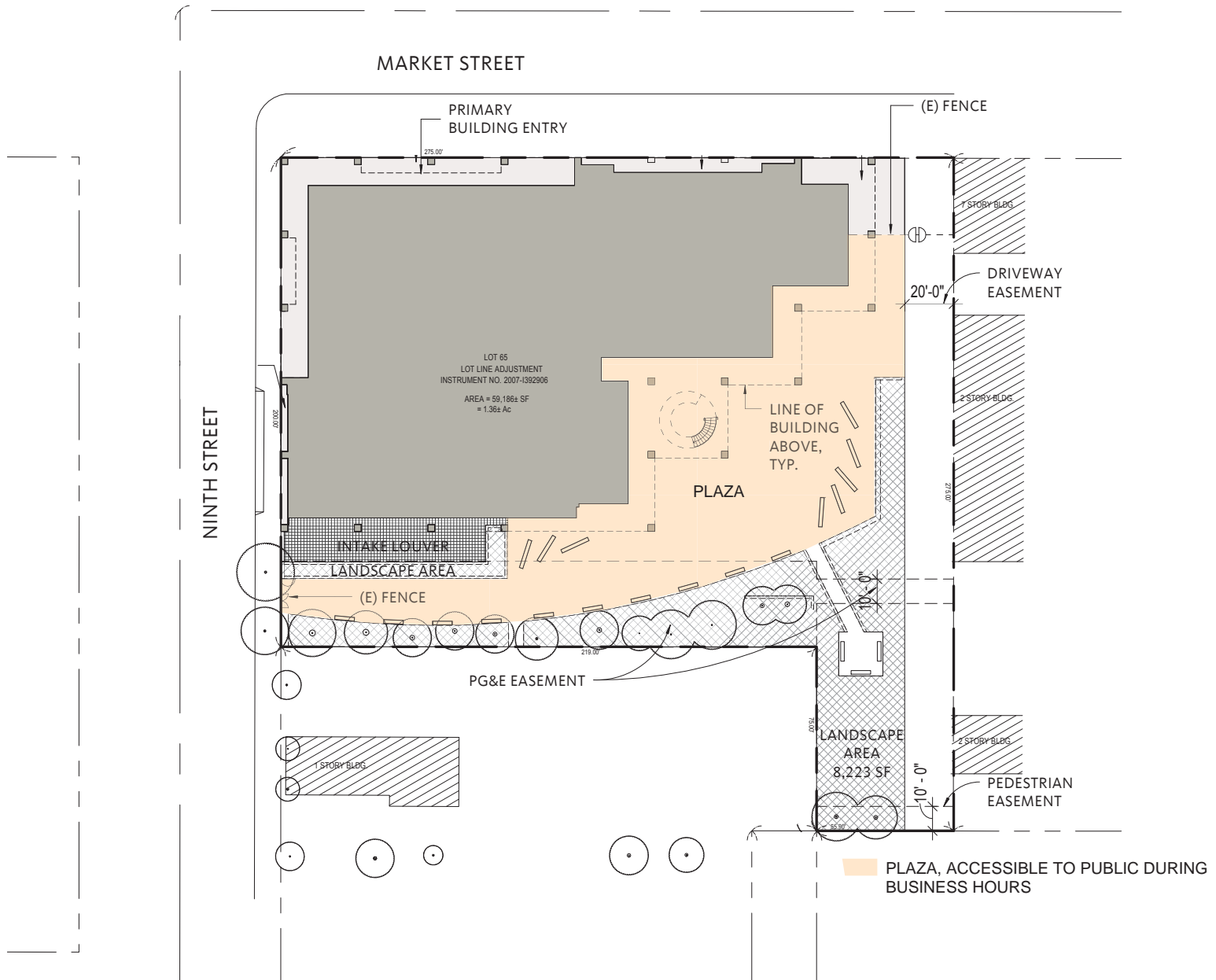
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

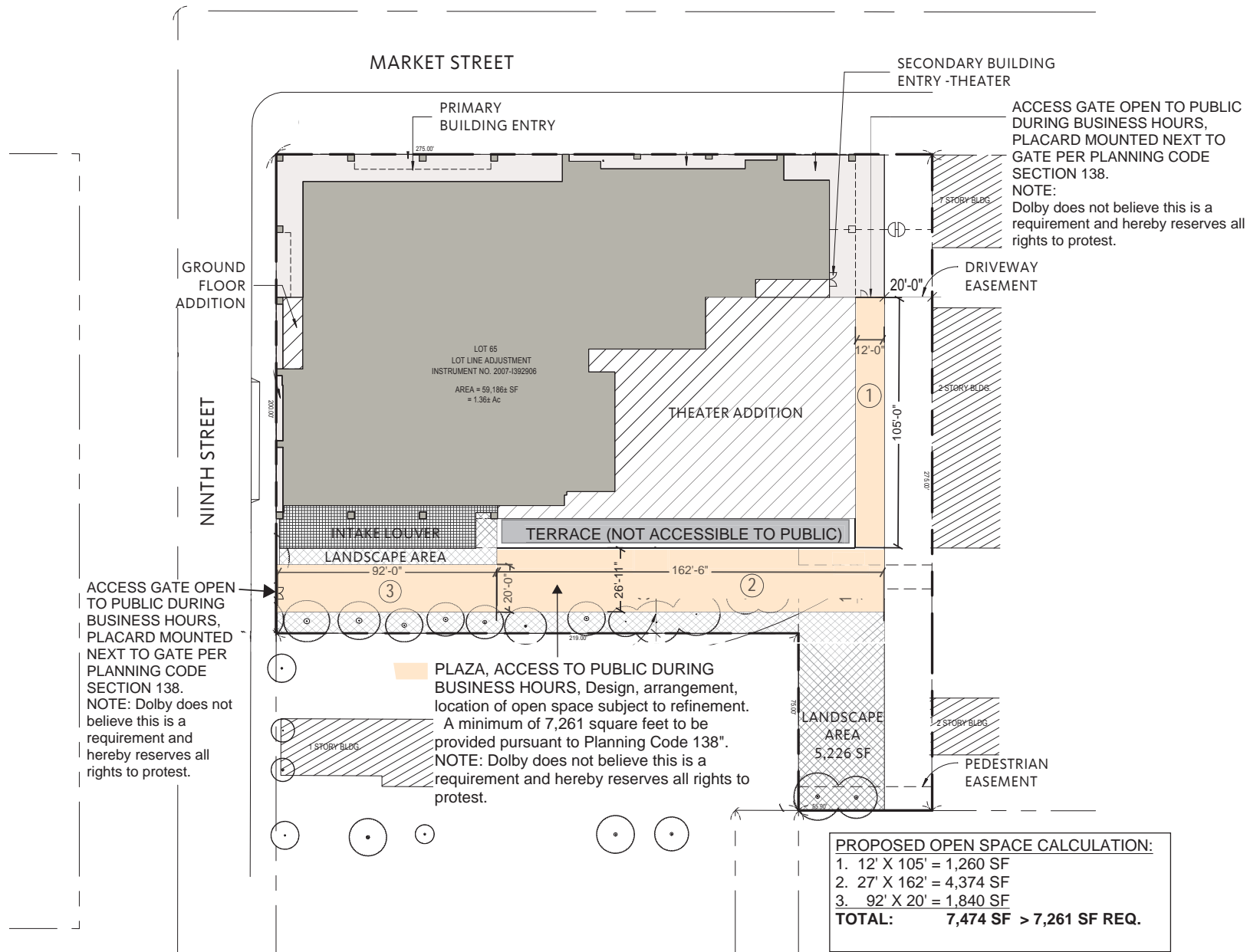
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

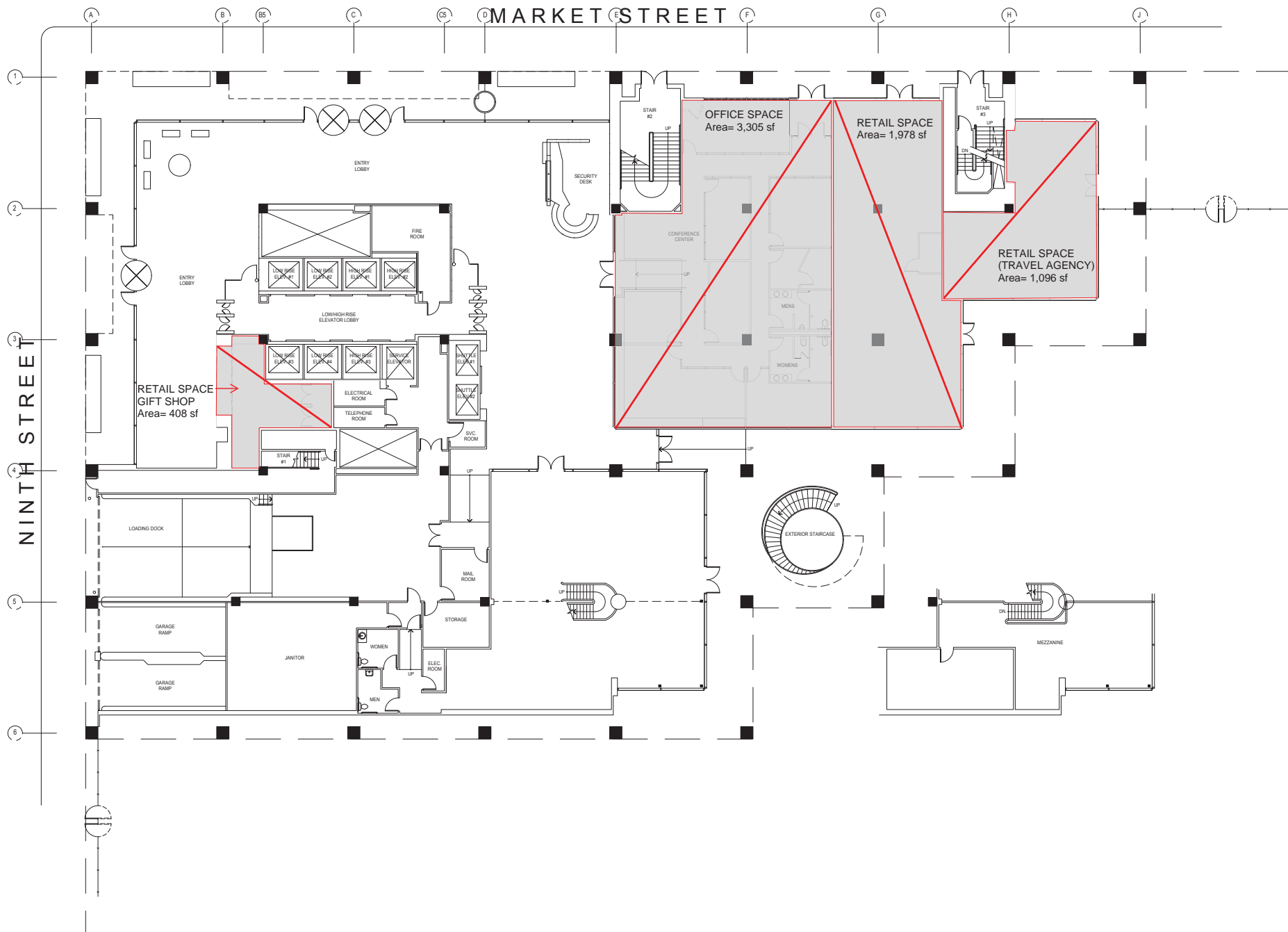
ABOUT THIS NOTICE

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.







MARKET STREET

(E) BLDG OVERHANG

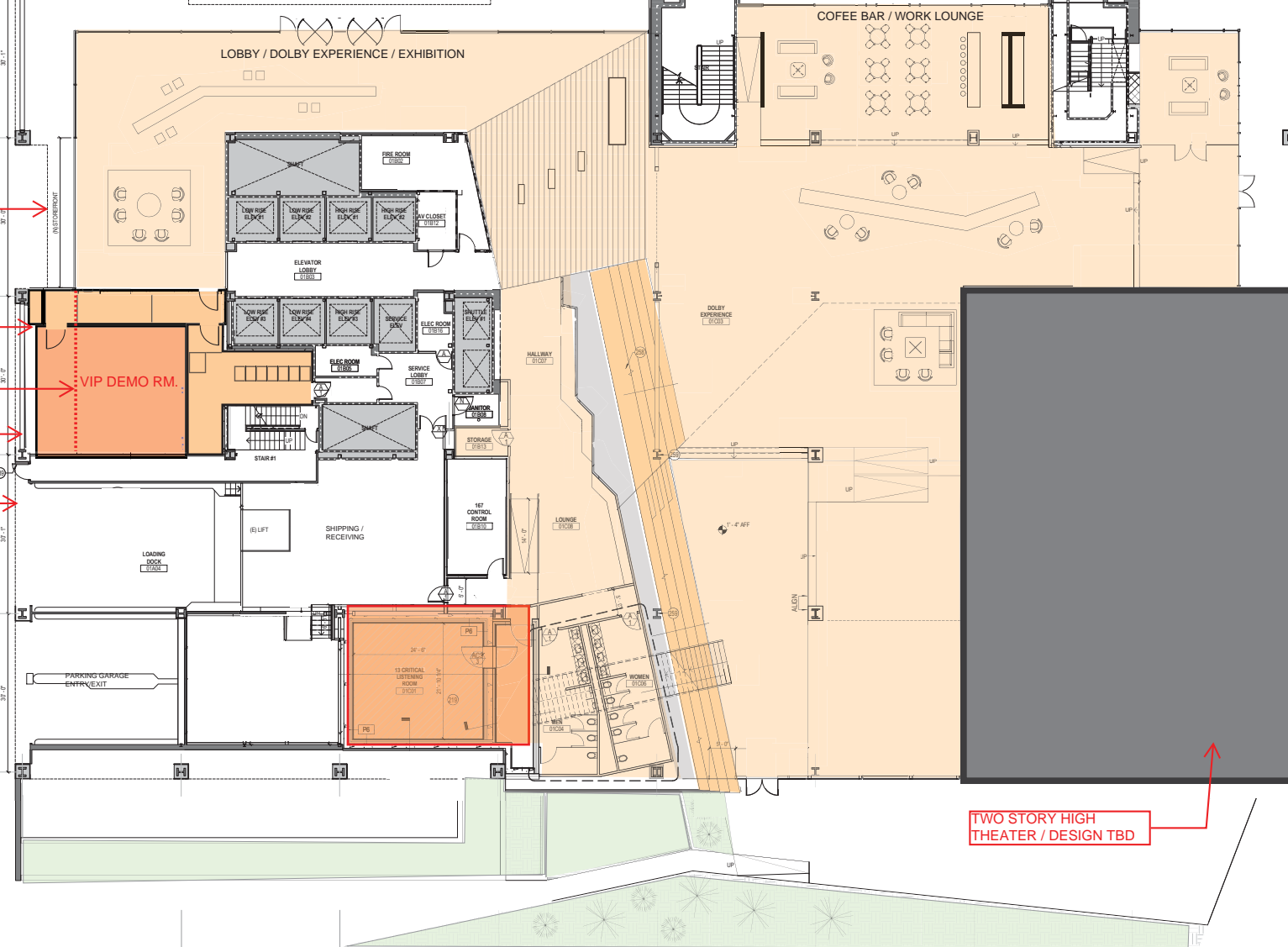
(N) EXTERIOR WALL TO UNDERSIDE OF (E) SOFFIT

DEMO A PORTION OF (E) STOREFRONT

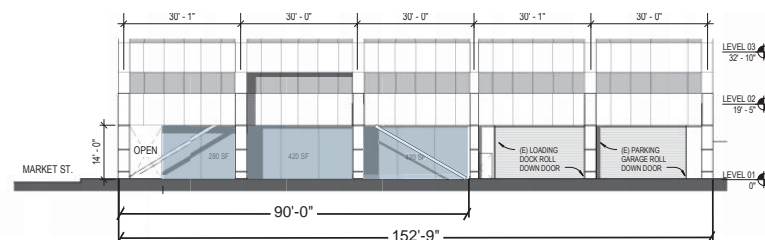
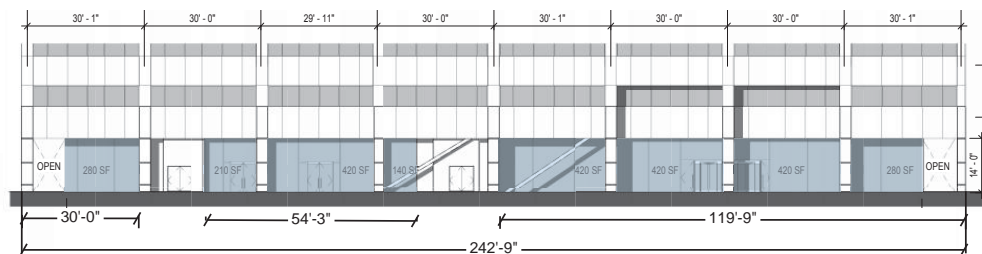
(E) DIAGONAL BRACE

(E) BLDG OVERHANG

9TH STREET



TWO STORY HIGH THEATER / DESIGN TBD



EXISTING FACADE AT 9TH STREET AND MARKET STREET | TRANSPARENCY CALCULATION

MARKET STREET 30' 0" + 54' 3" + 119' 9" = 204' 0" L.F.T. TRANSPARENT

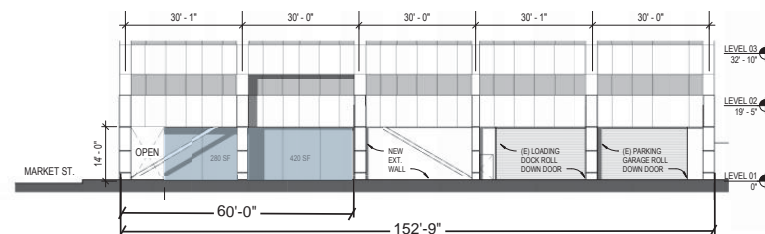
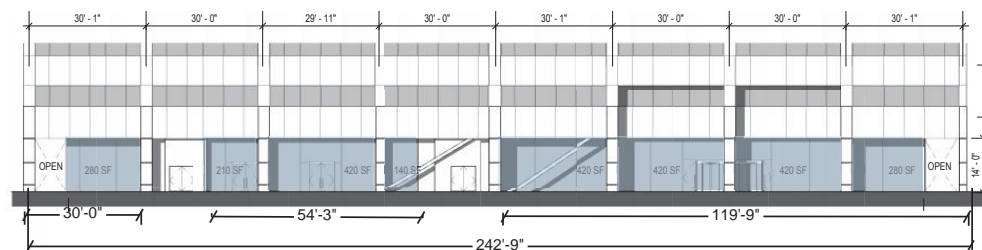
NINTH STREET 90' 0" L. FT. TRANSPARENT

BOTH FACADES 204' 0" + 90' 0" = 294' 0" LIN. FT. TRANSPARENT CLOSED: 242' 9" + 152' 9" = 395' 6"

$204' 0" / 242' 9" = 84\% \text{ OPEN}$

$90' 0" / 152' 9" = 59\% \text{ OPEN}$

$294' 0" / 395' 6" = 74\% \text{ OPEN}$



PROPOSED FACADE AT 9TH STREET AND MARKET STREET | TRANSPARENCY CALCULATION

MARKET STREET 30' 0" + 54' 3" + 119' 9" = 204' 0" LIN.FT. TRANSPARENT

NINTH STREET 60' 0" LIN. FT. TRANSPARENT

BOTH FACADES 204' 0" + 60' 0" = 264' 0" LIN. FT. TRANSPARENT CLOSED: 242' 9" + 152' 9" = 395' 6"

$204' 0" / 242' 9" = 84\% \text{ OPEN}$

$60' 0" / 152' 9" = 39\% \text{ OPEN}$

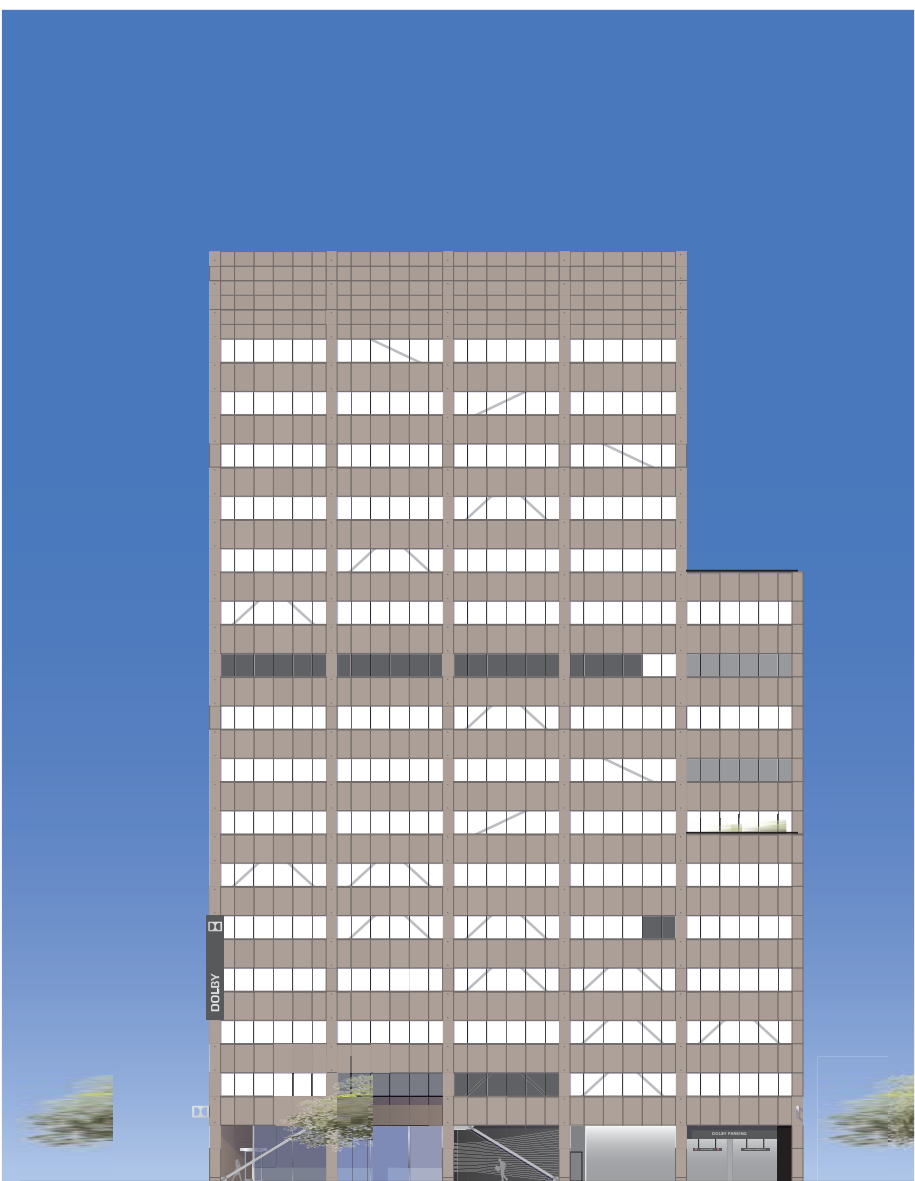
$264' 0" / 395' 6" = 67\% \text{ OPEN}$



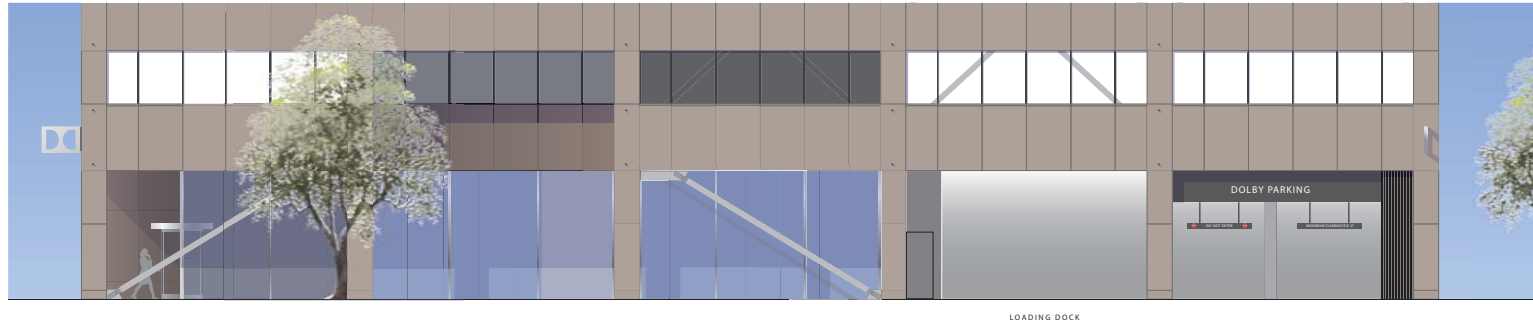
OVERALL EAST EVATION | 1"=30'



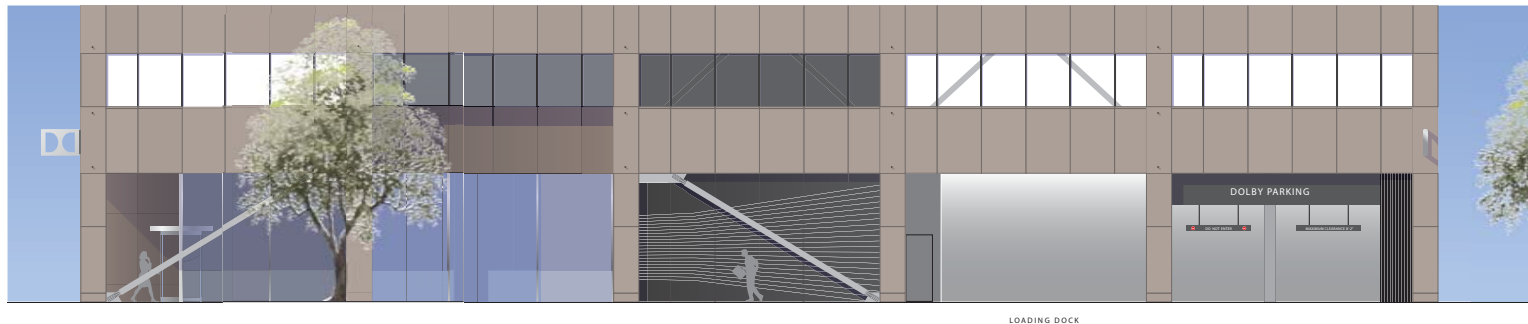
OVERALL NORTH ELEVATION - MARKET STREET | 1"=30'



OVERALL WEST ELEVATION - NINTH STREET | 1"=30'



EXISTING ELEVATION 9TH STREET | 1"=20'

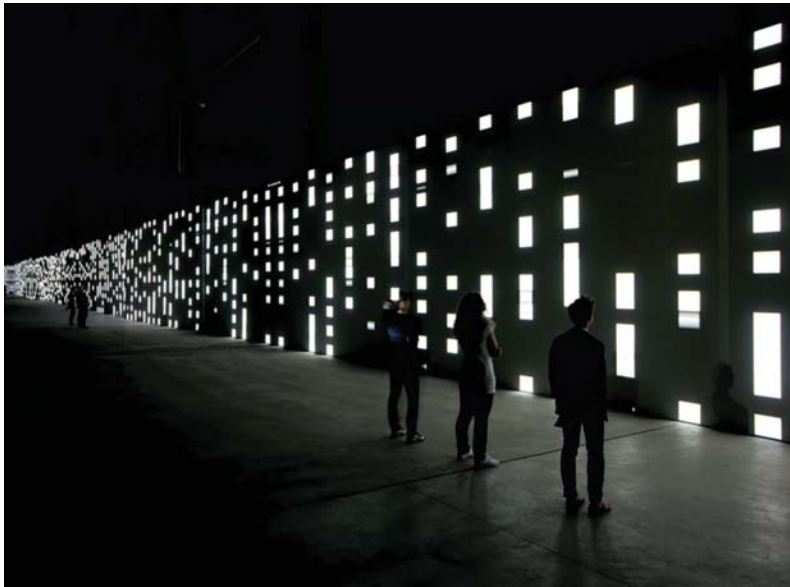


PROPOSED ELEVATION 9TH STREET | 1"=20'



ENLARGED PROPOSED ELEVATION 9TH STREET | 1"=10'

EXTERIOR FACADE :
MTL. PANELLING
ART INSTALLATION



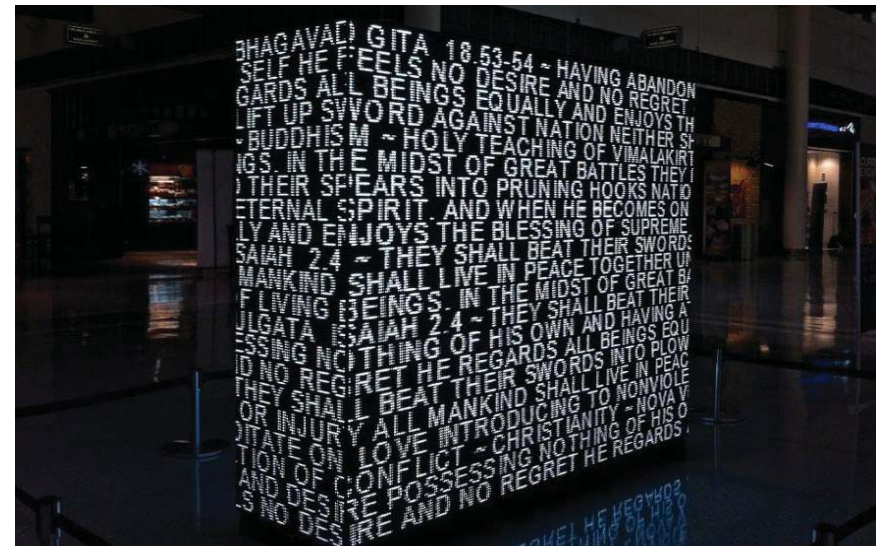
EXAMPLE: UNI DISPLAY BY CARSTEN NICOLAY



EXAMPLE: INTERACTIVE LED WALL, STROMER, NORWAY
| STIG DOBPLER / SNOHETTA / PROTOTYPER



EXAMPLE: INTERACTIVE DISPLAY



EXAMPLE: INSTALLATION AT DULLES
INT. AIRPORT : "STREAM OF THOUGHT"