



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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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(Garage Door Width)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 3200 Harrison Street	Case No.: 2014.0751V
Cross Street(s): Precita Avenue	Building Permit: 2011.07.11.9944
Block / Lot No.: 5525/001	Applicant/Agent: Emily Pearl
Zoning District(s): RH-2 / 40-X / Bernal Height	Telephone: 415-695-0110
Area Plan: SUD	E-Mail: emily@lundbergdesign.com

PROJECT DESCRIPTION

The proposal includes construction of a one-story, vertical addition and two off-street parking spaces along Harrison Street. The useable floor area would be reduced from approximately 5,504 square feet to 5,111 square feet.

PER SECTION 242(e)(5) OF THE PLANNING CODE, the subject property is limited to a garage door of 12-feet wide. Currently, the project proposes a 14-ft wide garage door to accommodate a single entry into the two off-street parking spaces; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Richard Sucre** Telephone: **415-575-9108** Mail: Richard.Sucre@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/2014.0751V.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.

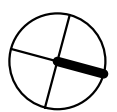
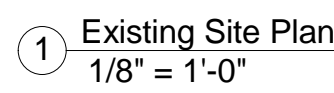
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

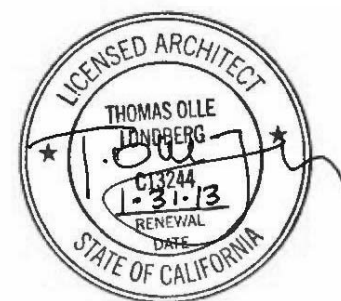
ABOUT THIS NOTICE

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.



San Francisco, CA



2620 THIRD STREET
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Revision Schedule		
Revision	Description	Issue Date
	Submittal	07.19.11
	Planning Submission	09.15.11
4	Variance Application	05.06.2014
5	Variance Addendum	06.30.2014

Drawn By:	jl
Checked By:	TOL
Scale:	1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Site Plan-Existing

A 0.02



3200 HARRISON STREET

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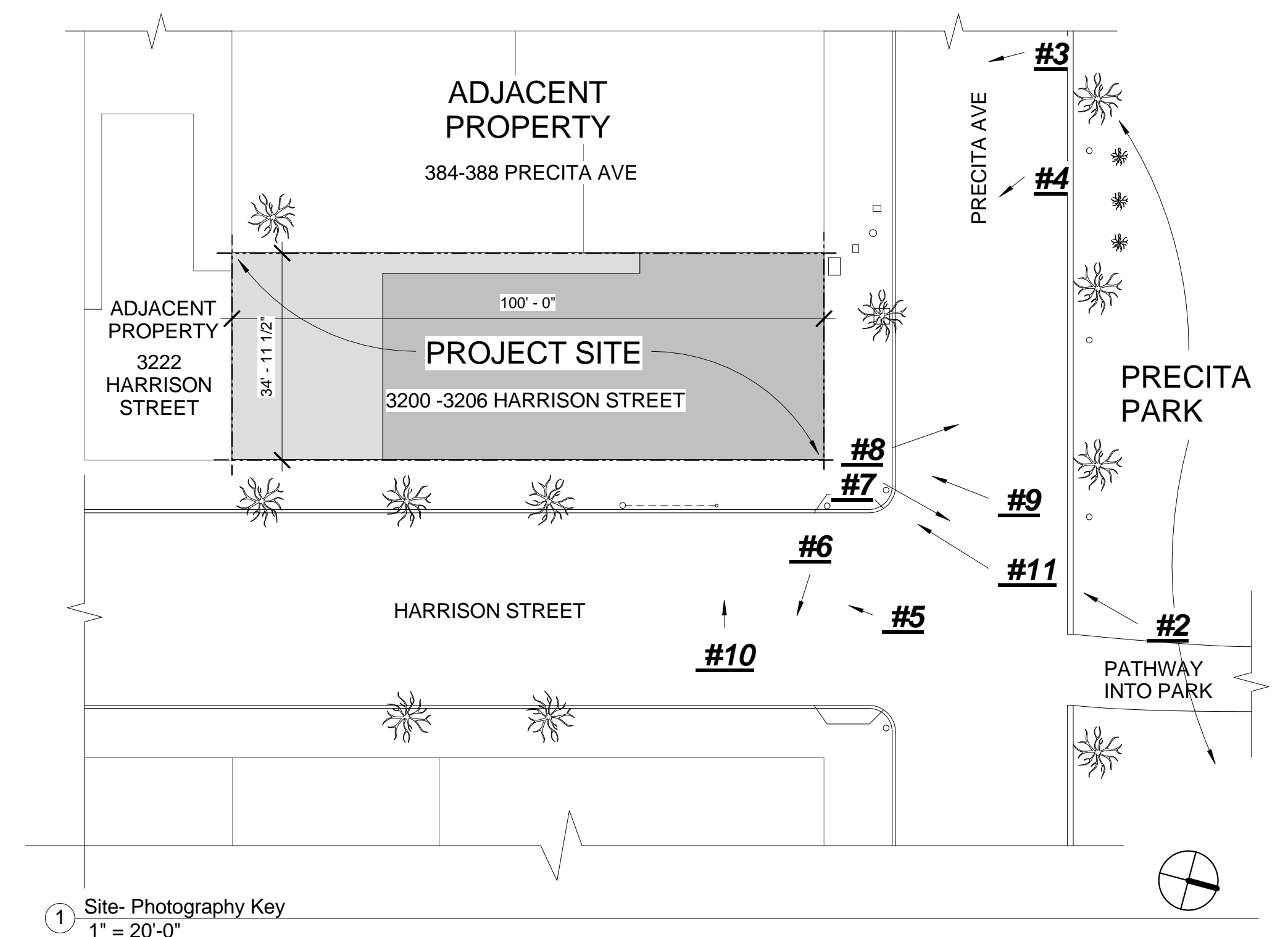
Revision Schedule		
Revision	Description	Issue Date
	Submittal	07.19.11
	Planning Submission	09.15.11
5	Variance Addendum	06.30.2014

Drawn By: JL
Checked By: TOL
Scale: 1/8" = 1'-0"

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Site Plan-
Proposed

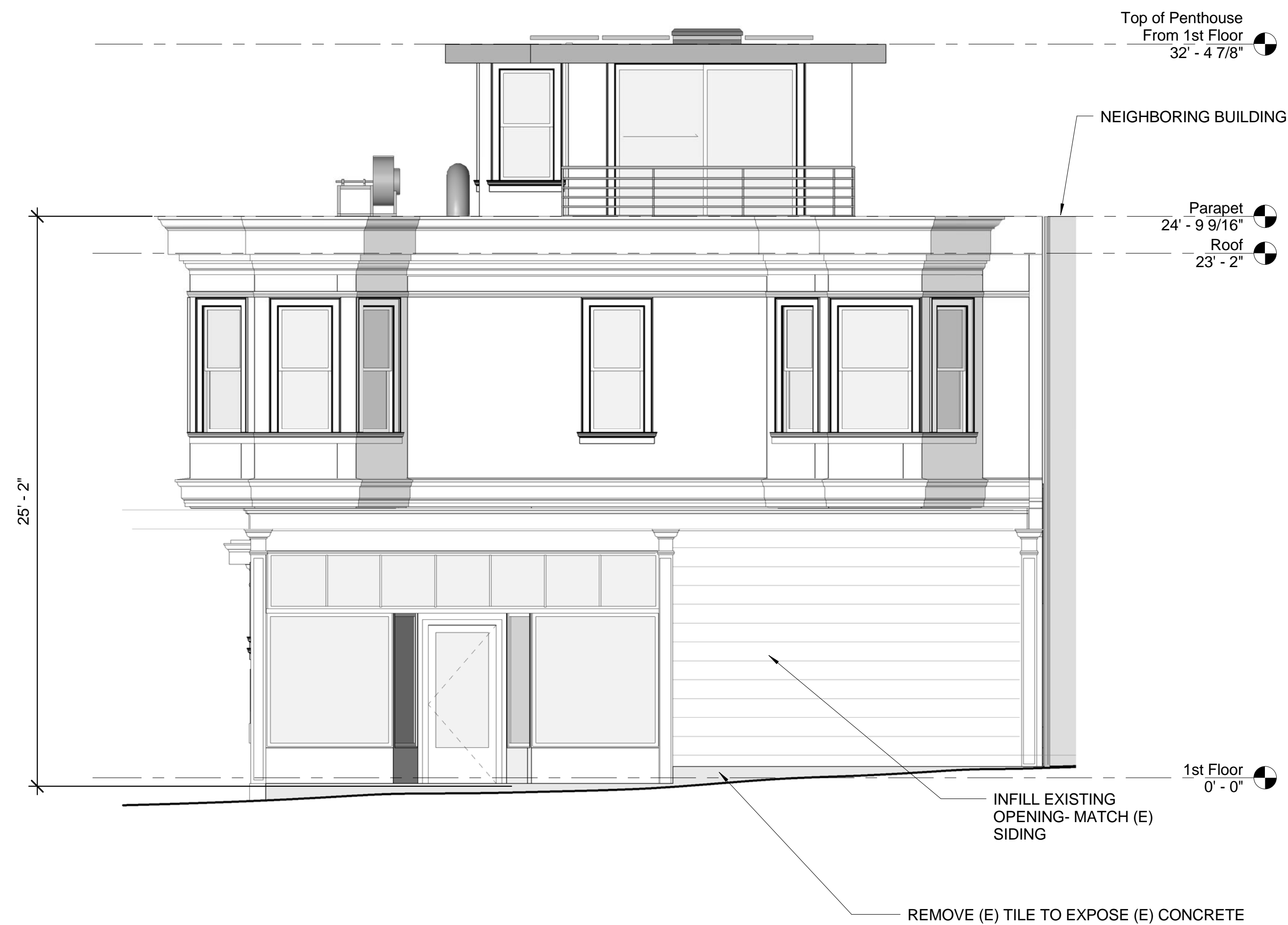
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② South Elevation-Proposed
1/4" = 1'-0"



① North Elevation -Proposed
1/4" = 1'-0"



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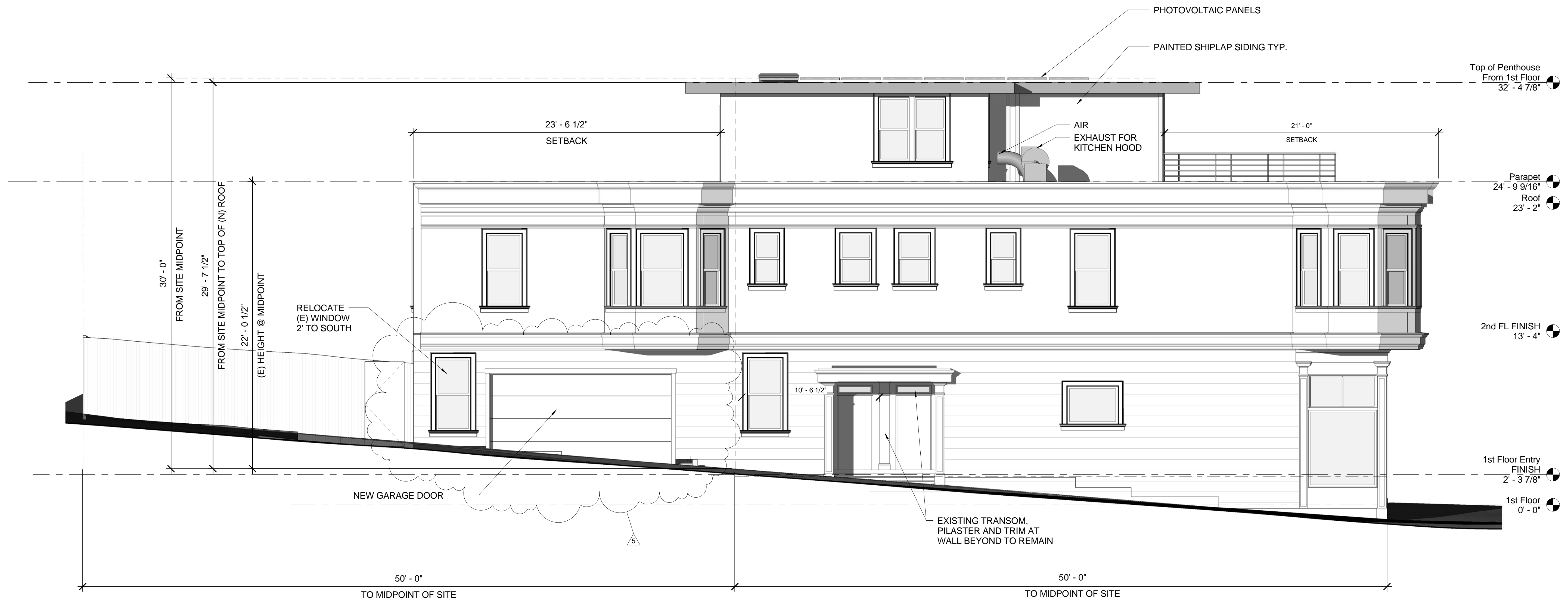
Revision Schedule		
Revision	Description	Issue Date
	Submittal	07.19.11
	Planning Submission	09.15.11
1	REVISED PLANNING SUBMISSION	07.26.13
5	Variance Addendum	06.30.2014

Drawn By: JL
 Checked By: TOL
 Scale: 1/4" = 1'-0"

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**Elevations-
Proposed North/
South**

A 3.03



① East Elevation- Proposed
1/4" = 1'-0"

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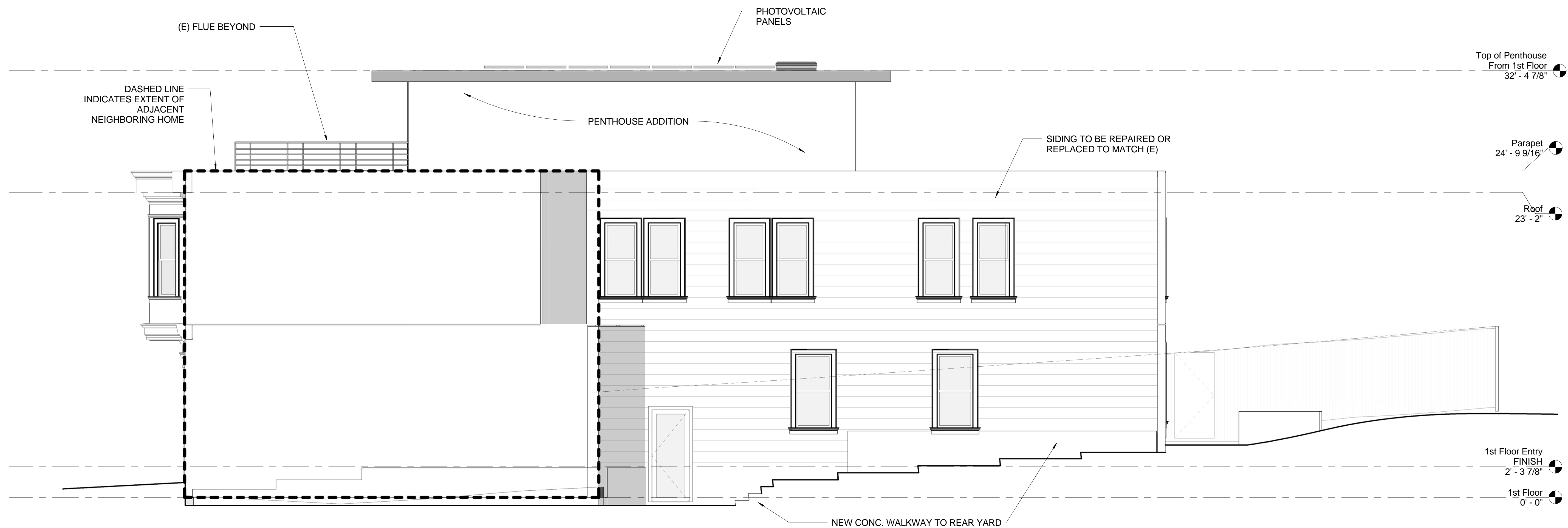
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Elevation-
Proposed East

A 3.04



① West Elevation-Proposed
1/4" = 1'-0"

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Revision Schedule		
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Drawn By: JL
Checked By: TOL
Scale: 1/4" = 1'-0"

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**Elevation-
Proposed West**

A 3.05