



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, October 22, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Open Space and Exposure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	100 Van Ness Avenue	Case No.:	2014.0941V
Cross Street(s):	Fell Street	Building Permit:	N/A
Block / Lot No.:	0814/020	Applicant/Agent:	Marc Babsin
Zoning District(s):	C-3-G / 200-R2	Telephone:	415-489-1313
Area Plan:	Market/Octavia	E-Mail:	marcb@emerald fund.com

PROJECT DESCRIPTION

The proposal is to add 18 residential units to an existing 399-unit residential building (under construction) as authorized under Case No 2012.0032EXV. Variances from open space and exposure were previously granted for 250 units (open space) and 137 units (exposure). The proposal will not expand the building envelope and the new units will be located in area previously used as storage.

Per Section 135 of the Planning Code the project is required to provide a minimum of 36 square feet of private open space or 48 square feet of common open space per dwelling unit within C-3 Districts. Both private and common open space must meet standards for location, dimensions, usability, and access to sunlight. With the addition of 18 dwelling units, a total of 864 square feet of additional open space is required. The Project's open space will be in the form of common open space. The proposed roof deck will provide 11,990 square feet of common usable open space, which is enough area to accommodate the usable open space requirement for 250 of the proposed 417 dwelling units. Therefore, an open space variance is required. An open space variance was previously granted for 149 units and this variance is for an additional 18 units.

Per Section 140 of the Planning Code, the project requires that one room of each dwelling unit must look out onto the street, onto a Code-complying rear yard, a side yard at least 25 feet in width or onto a courtyard generally of minimum dimensions of at least 25 feet in each direction. The courtyard space must increase in both its horizontal dimensions as it rises from its lowest level and must be unobstructed, except for certain specified permitted obstructions. The proposed 18 dwelling units have their only exposure on the northerly and easterly elevations and do not meet dwelling unit exposure standards as set forth in Section 140. These units will obtain their exposure over adjoining properties through light and air easements. Therefore, an exposure variance is required. The project previously received a variance for 137 dwelling units and this variance is for the additional 18 units.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kate Conner**

Telephone: **415-575-6914** Mail: kate.conner@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/2014.0941V.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.

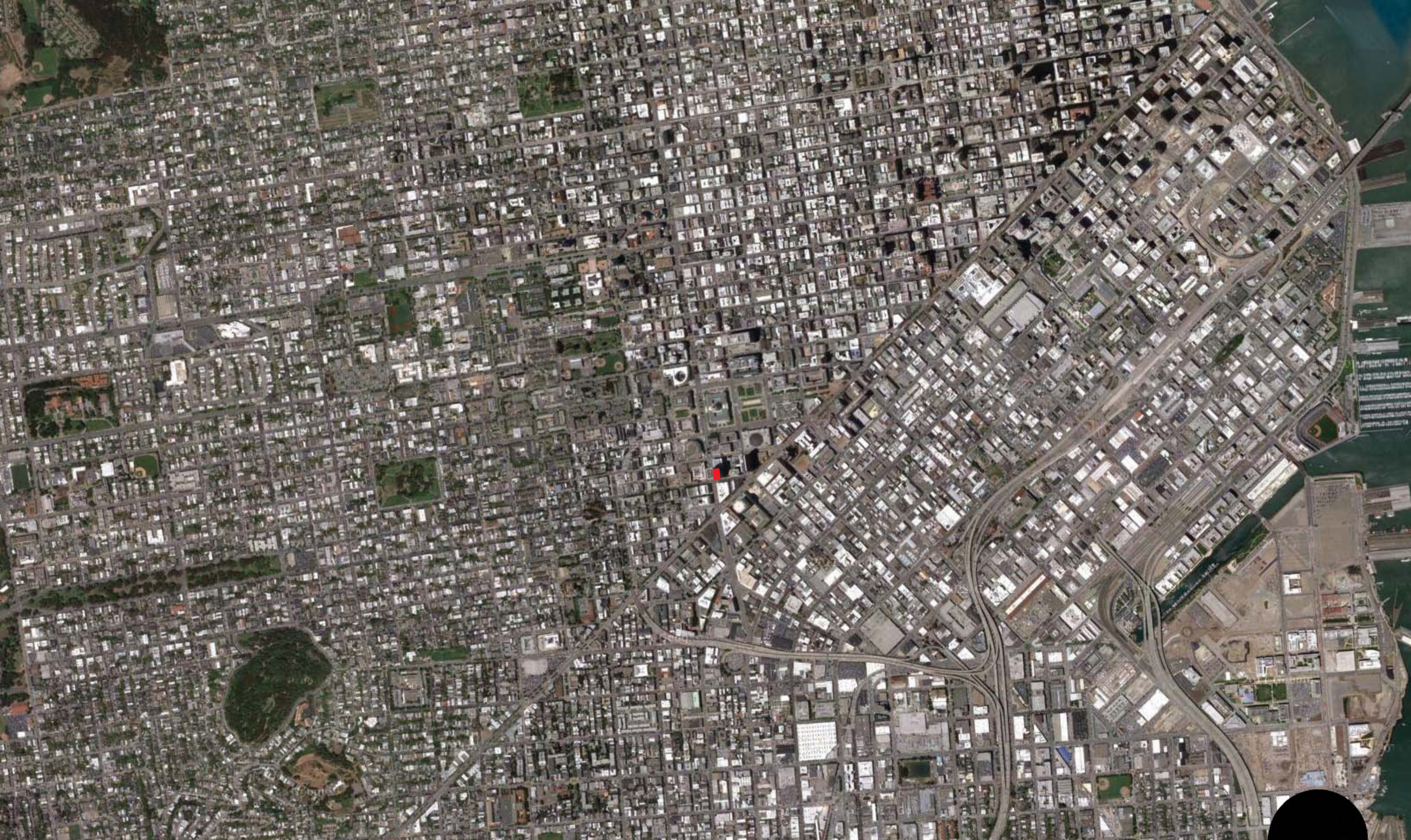
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.

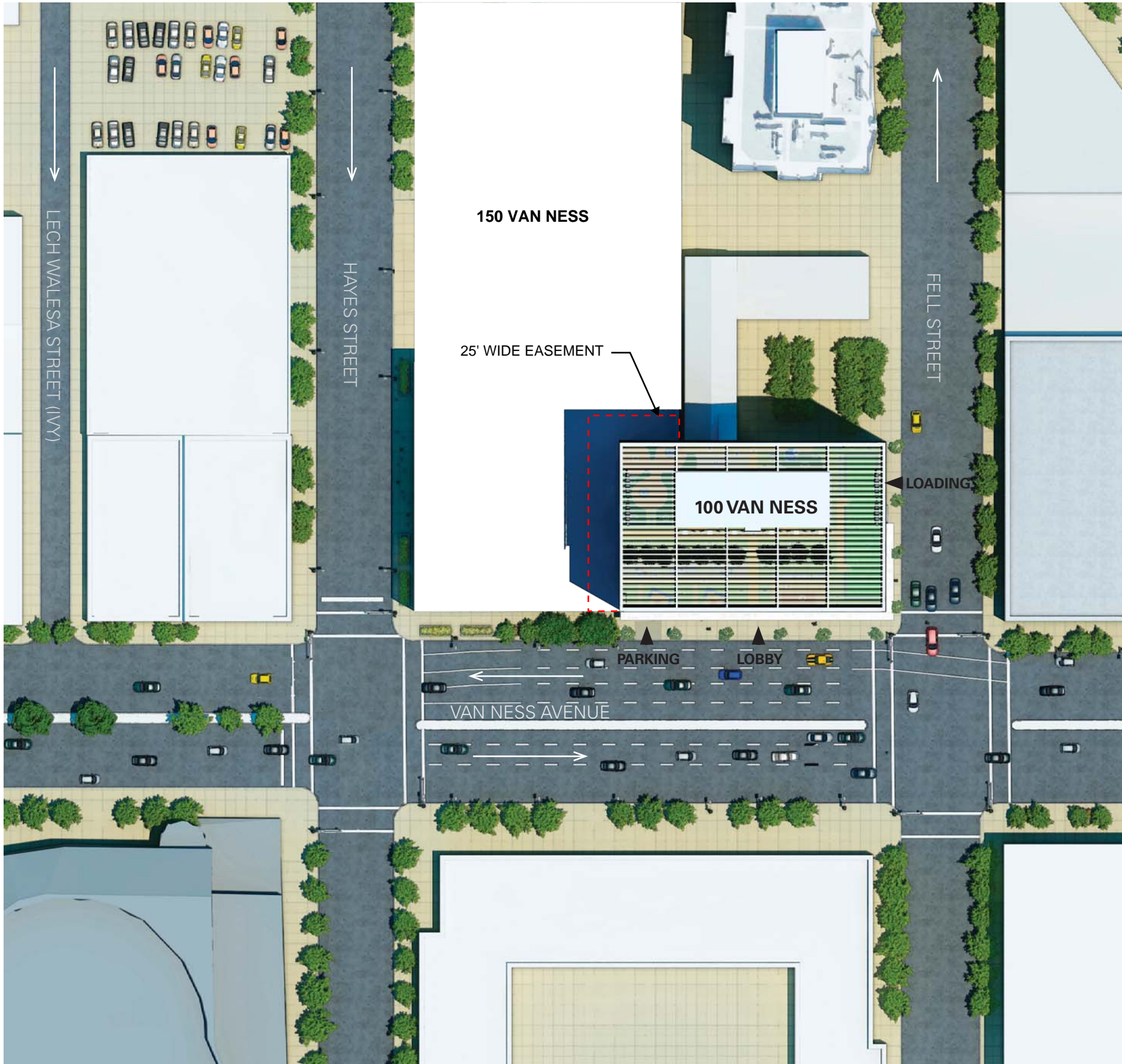


VARIANCE APPLICATION PACKAGE FOR 18 ADDITIONAL UNITS

06.10.2014

100 VAN NESS AVENUE, SAN FRANCISCO







View of the AAA building at the corner of Fell and Van Ness, looking west.

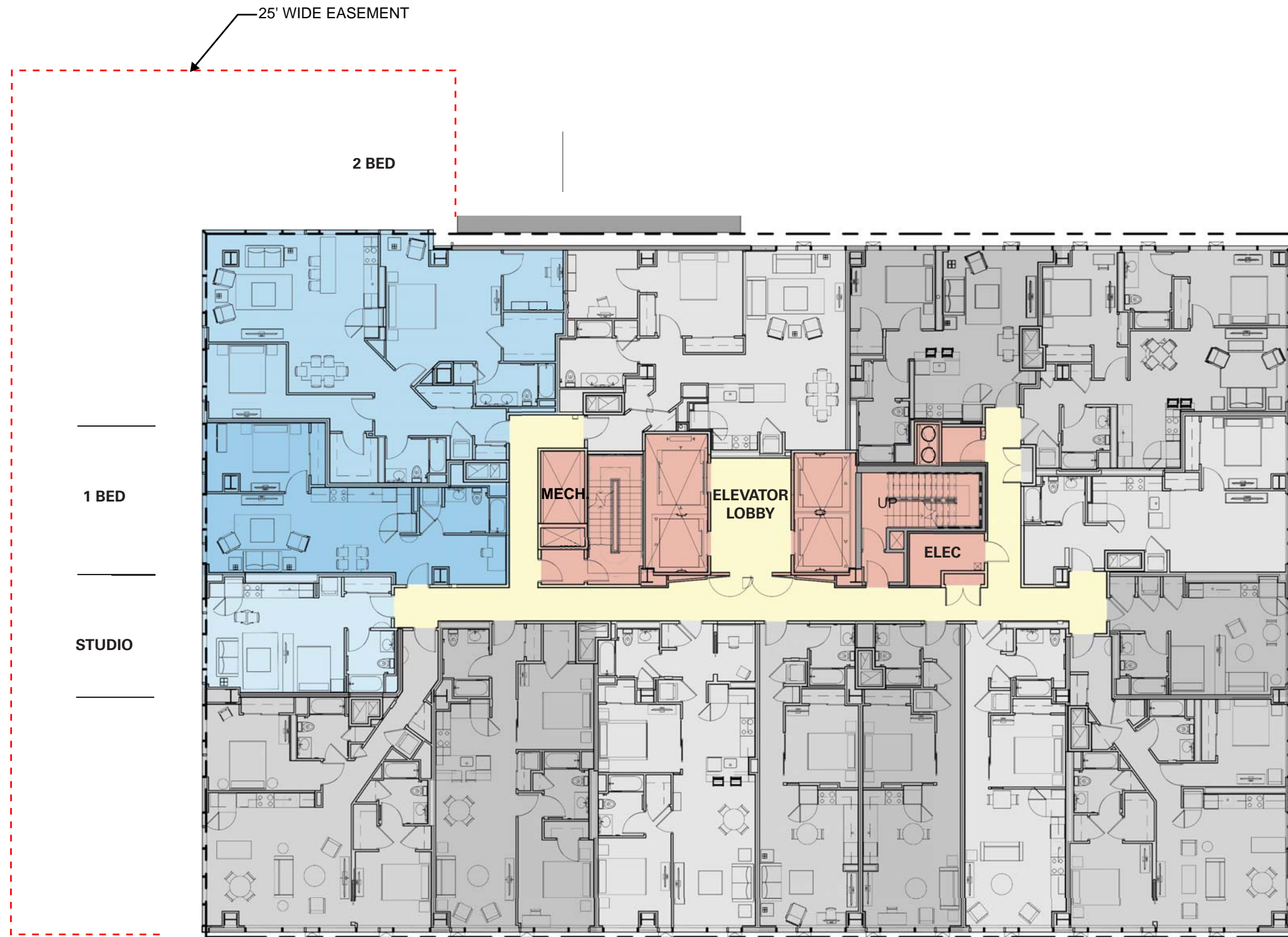




Street level perspective of the AAA building's front facade on VanNess, facing west.



Street level perspective of the AAA building along Fell, facing north.



3 ADDITIONAL UNITS PER LEVEL (x6 LEVELS) = 18 ADDITIONAL UNITS TOTAL

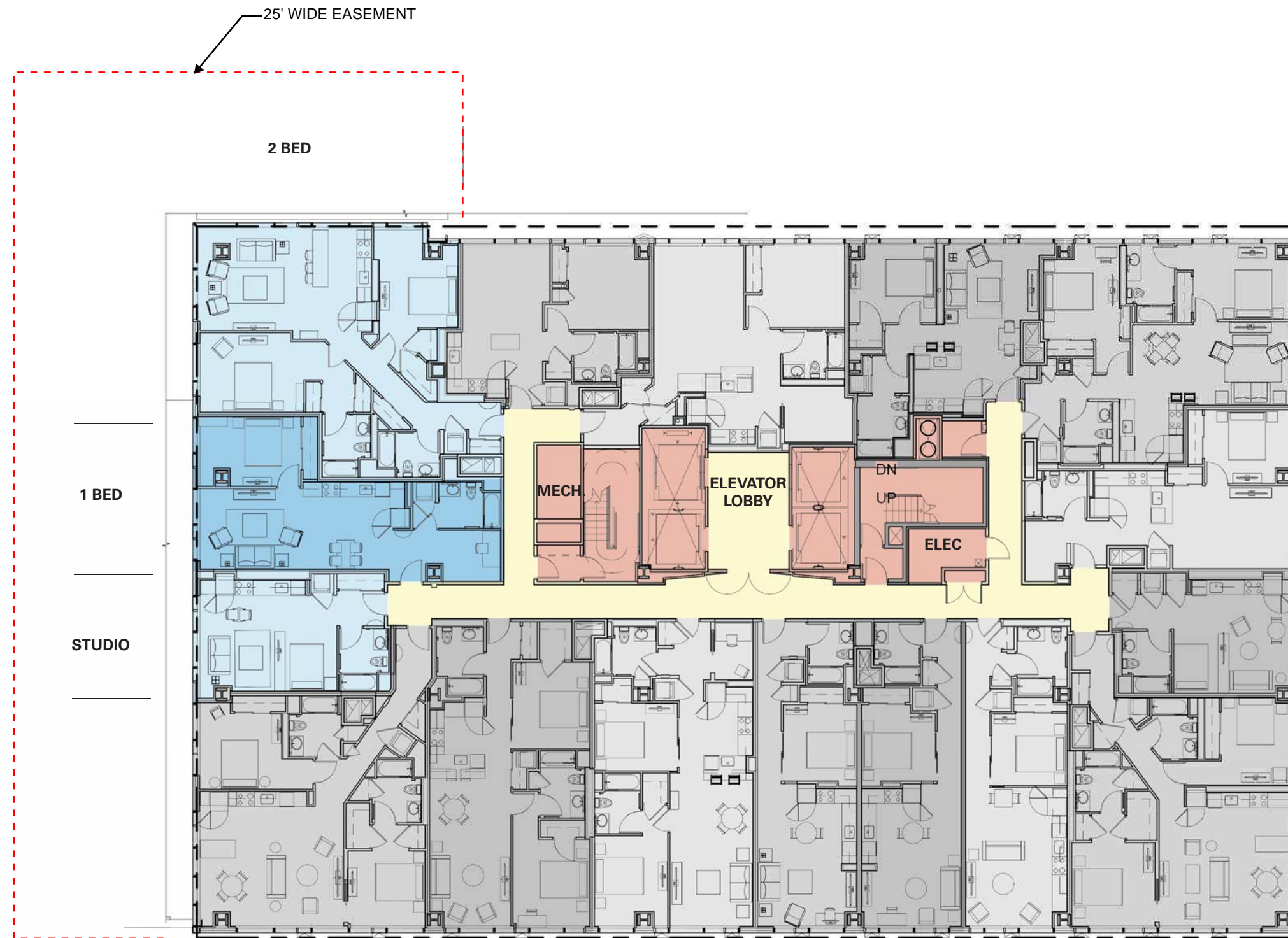


LEVELS 3 PLAN

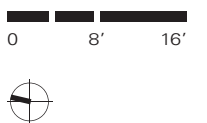
100 VAN NESS AVENUE, SAN FRANCISCO

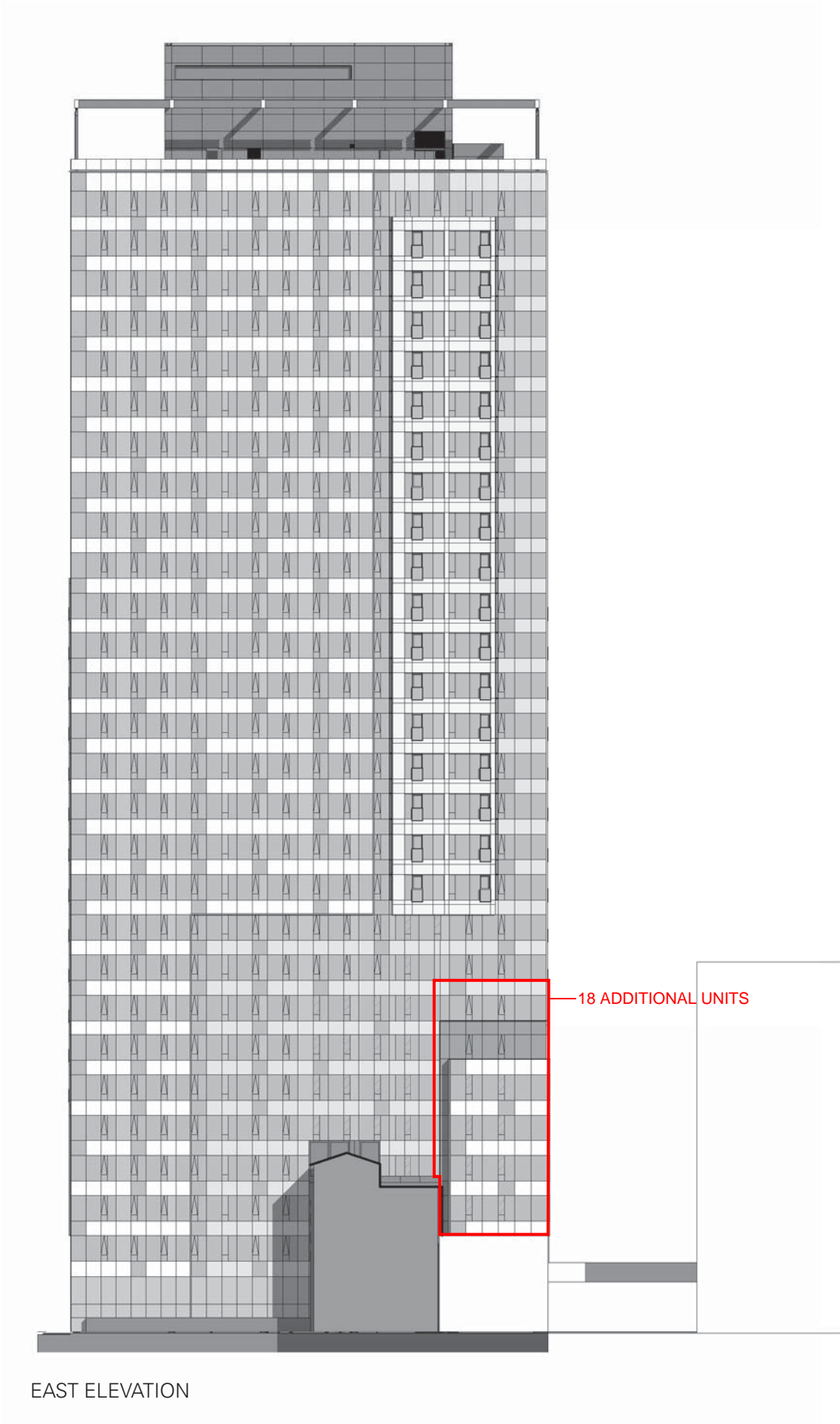
100 VAN NESS ASSOCIATES, LLC



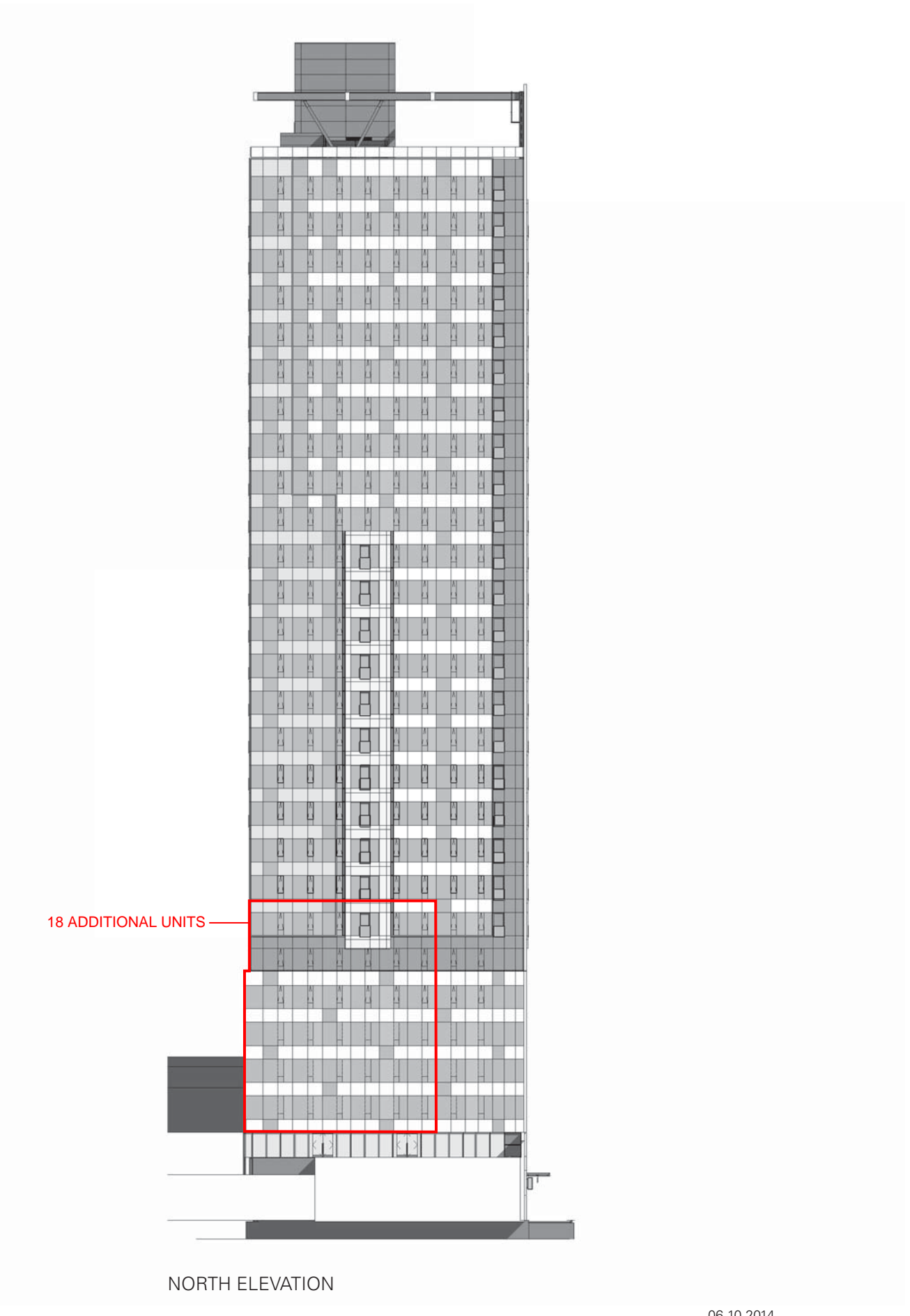


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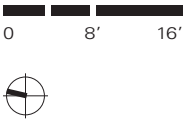
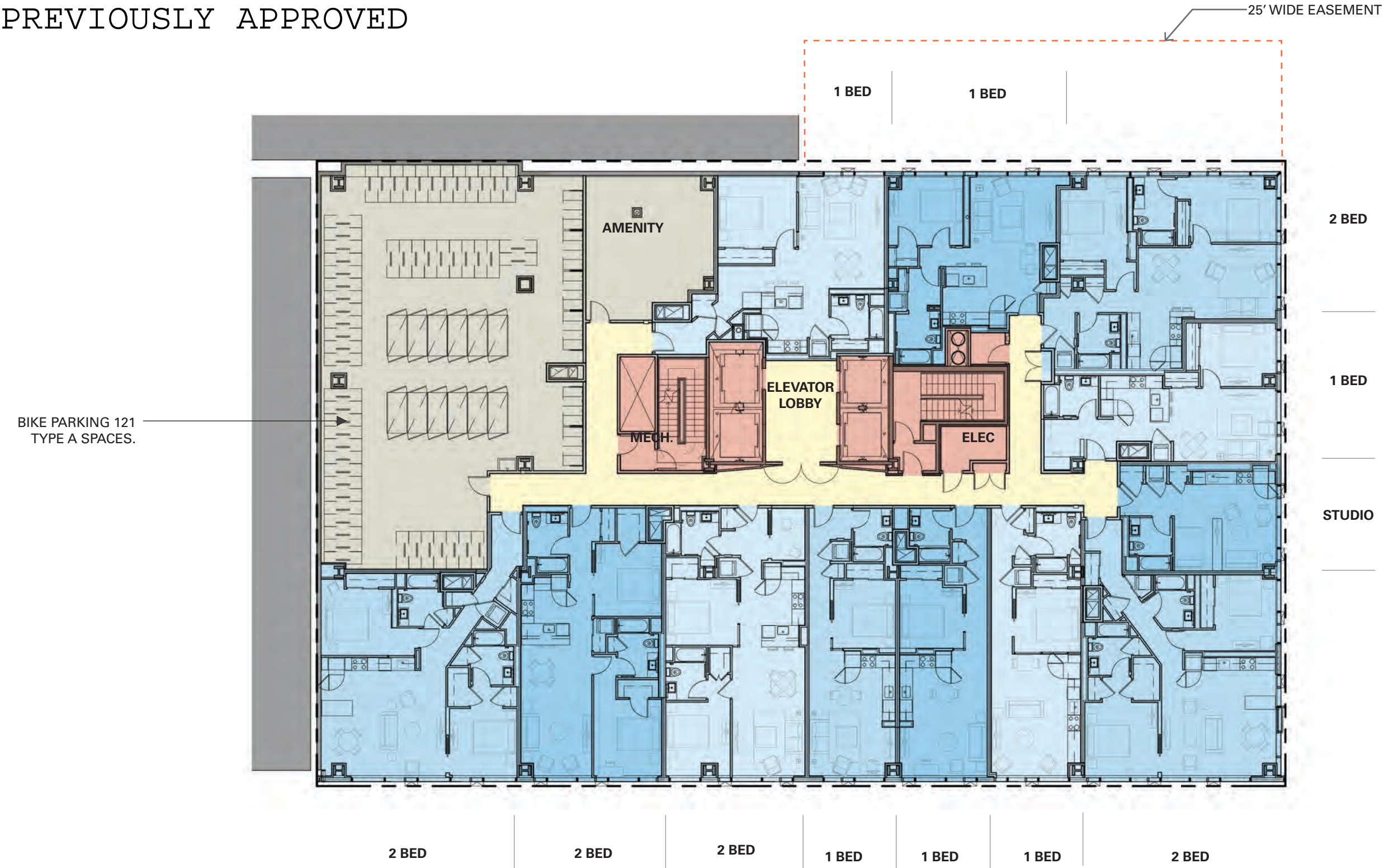
EAST ELEVATION



NORTH ELEVATION



PREVIOUSLY APPROVED



PREVIOUSLY APPROVED

