



# 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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
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 June 28, 2017**  
 Time: **9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Exposure**  
 Hearing Body: **Zoning Administrator**

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>138-140 Clinton Park</b>	Case No.:	<b>2017-002412VAR</b>
Cross Street(s):	<b>Valencia St &amp; Guerrero St</b>	Building Permit:	<b>NA</b>
Block / Lot No.:	<b>3533/043</b>	Applicant/Agent:	<b>Yunzhi Ou</b>
Zoning District(s):	<b>RTO – Residential Transit Oriented District - 40-X</b>	Telephone:	<b>(415) 543-5005</b>
Area Plan:	<b>Mission</b>	E-Mail:	<b>Yunzhi@hoodthomas.com</b>

## PROJECT DESCRIPTION

The proposal includes the addition of three Accessory Dwelling Units (ADUs) (two studios and one one-bedroom unit) on the ground floor of an existing four-story residential building. The proposal would result in a total of nine dwelling units at 138-140 Clinton Park.

Per Section 140 of the Planning Code, all dwelling units must face onto a public street, public alley at least 25-ft wide, Code-complying rear yard or a qualifying open area. For ADUs, the required open area may be reduced to an area 15 feet in every horizontal dimension. The proposal would establish two dwelling units, which face onto Clinton Park, and one dwelling unit, which faces the rear yard measuring 10 feet. One of the proposed units faces onto a rear yard of less than 15 feet; therefore, a variance is required.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

**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/2016-013640VAR.pdf>

Planner: **Daniel B. Sirois** Telephone: **415-575-8714** Mail: [Daniel.Sirois@sfgov.org](mailto:Daniel.Sirois@sfgov.org)

# 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 February 2, 2017 the Department Issued the required Section 311/312 notification for this project (expires March 3, 2017)**

## 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.









**UNIT ADDITION**

138-140 CLINTON PK.  
San Francisco, CA  
94103  
Block: 3533 Lot: 042

ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_

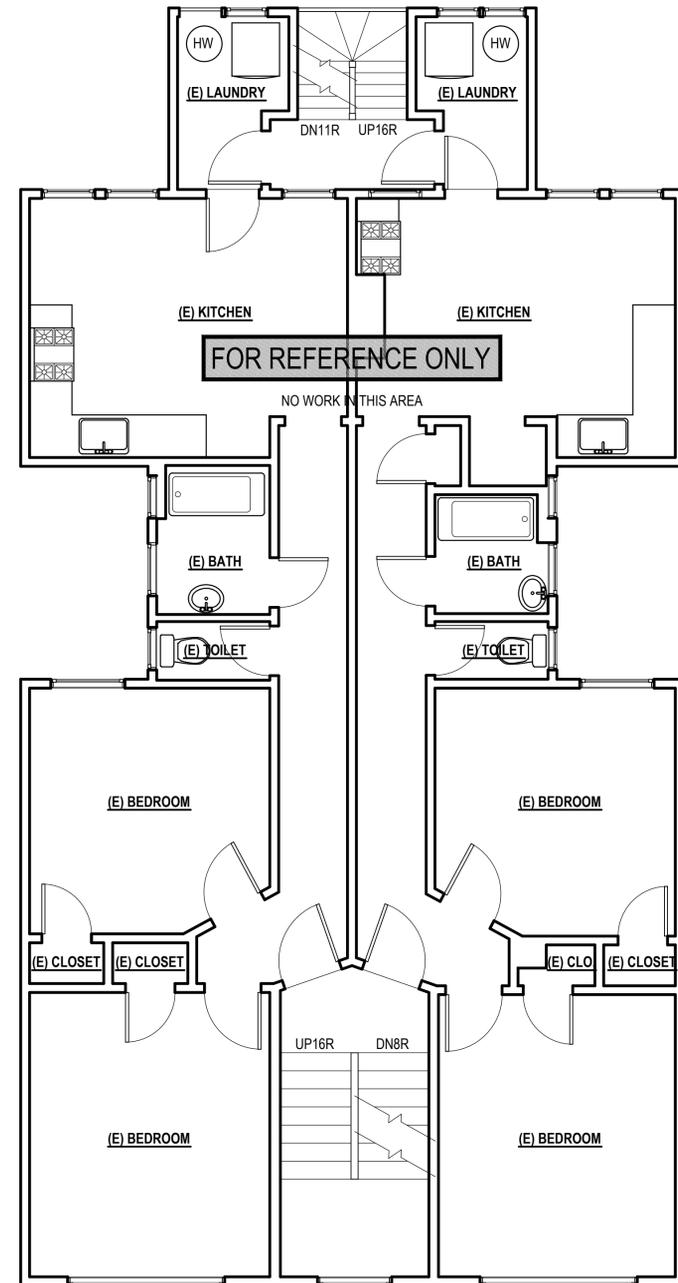
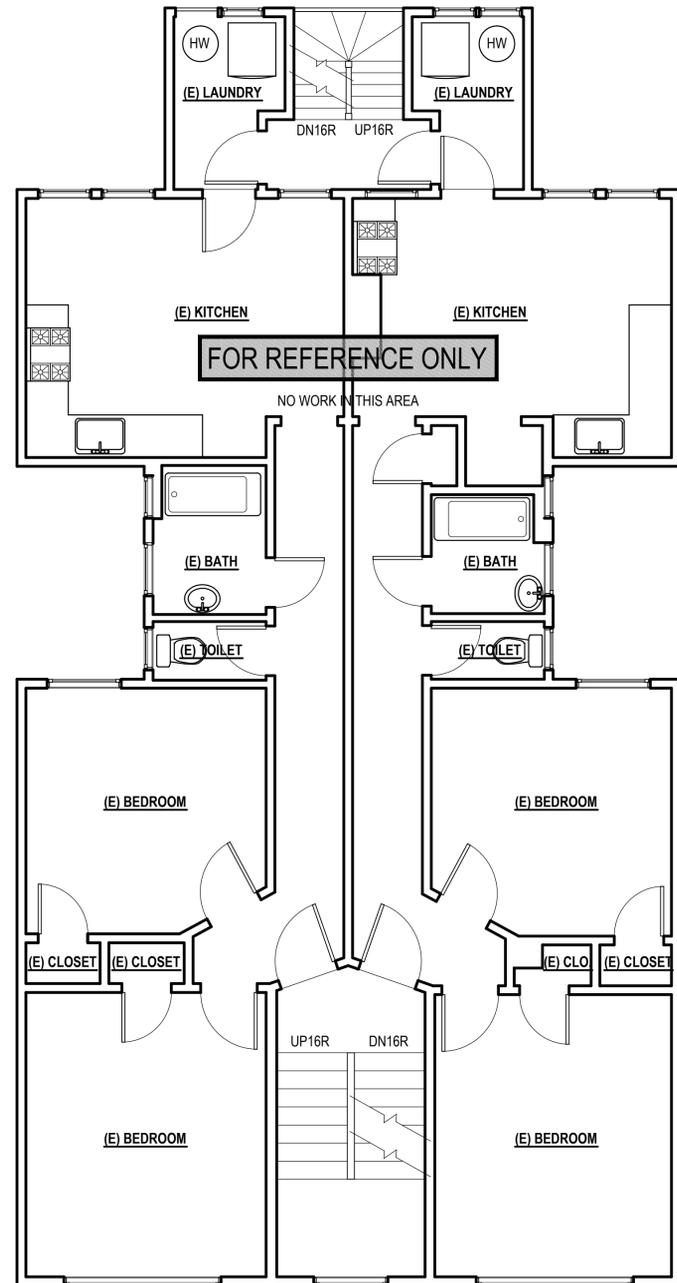
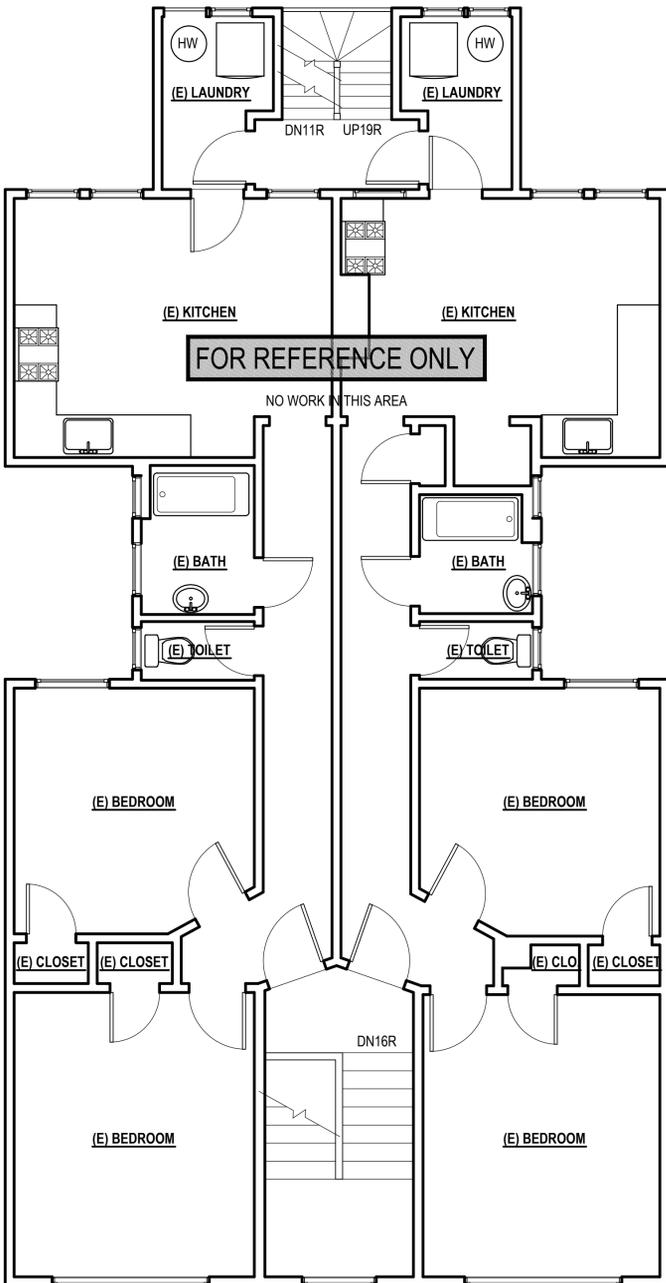
DRAWN BY: \_\_\_\_\_ YO  
DATE: \_\_\_\_\_ 01.24.17  
SHEET TITLE: \_\_\_\_\_

**REFERENCE  
EXISTING  
FLOOR  
PLANS**

SHEET NUMBER: \_\_\_\_\_

**A1.2**

REV #: \_\_\_\_\_ DATE: \_\_\_\_\_



**3** EXISTING FOURTH FLOOR  
SCALE: 1/4" = 1'-0"

**2** EXISTING THIRD FLOOR  
SCALE: 1/4" = 1'-0"

**1** EXISTING SECOND FLOOR  
SCALE: 1/4" = 1'-0"



**UNIT ADDITION**

**138-140 CLINTON PK.**  
**San Francisco, CA**  
94103  
Block: 3533 Lot: 042

ISSUE:                      DATE:

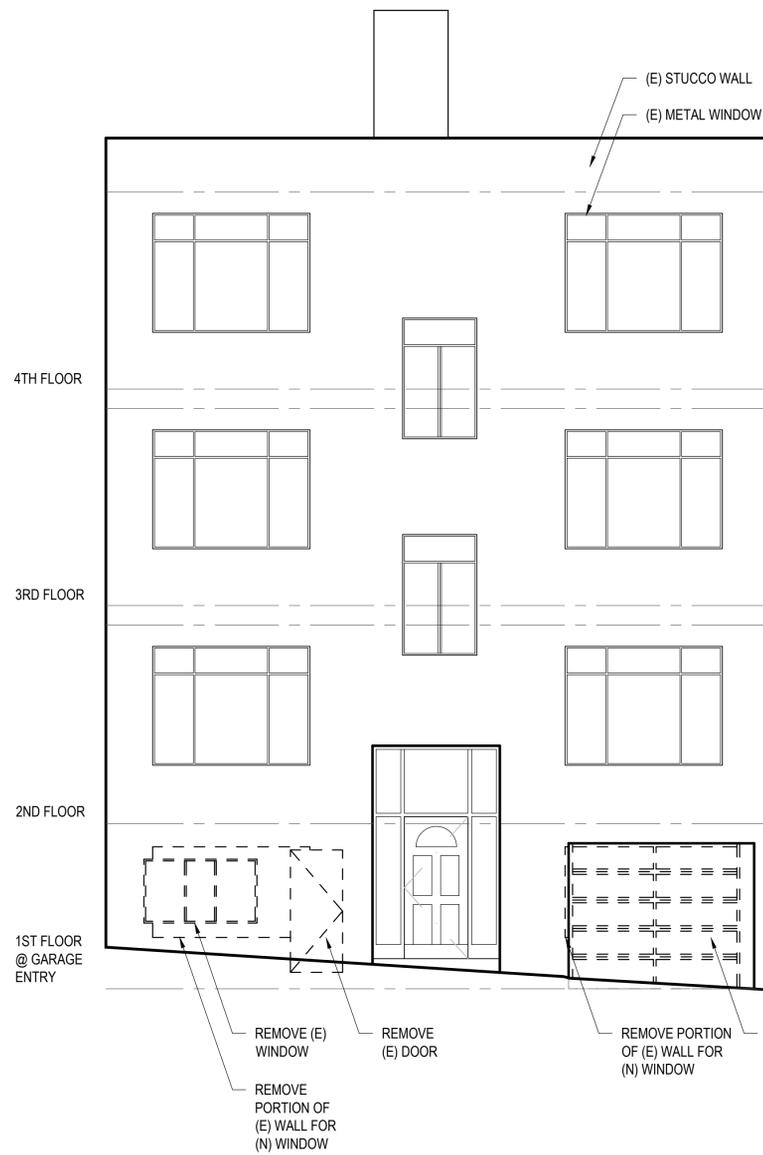
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DATE:                              01.24.17  
SHEET TITLE:

**EXISTING & PROPOSED SOUTH (FRONT) EXTERIOR ELEVATIONS**

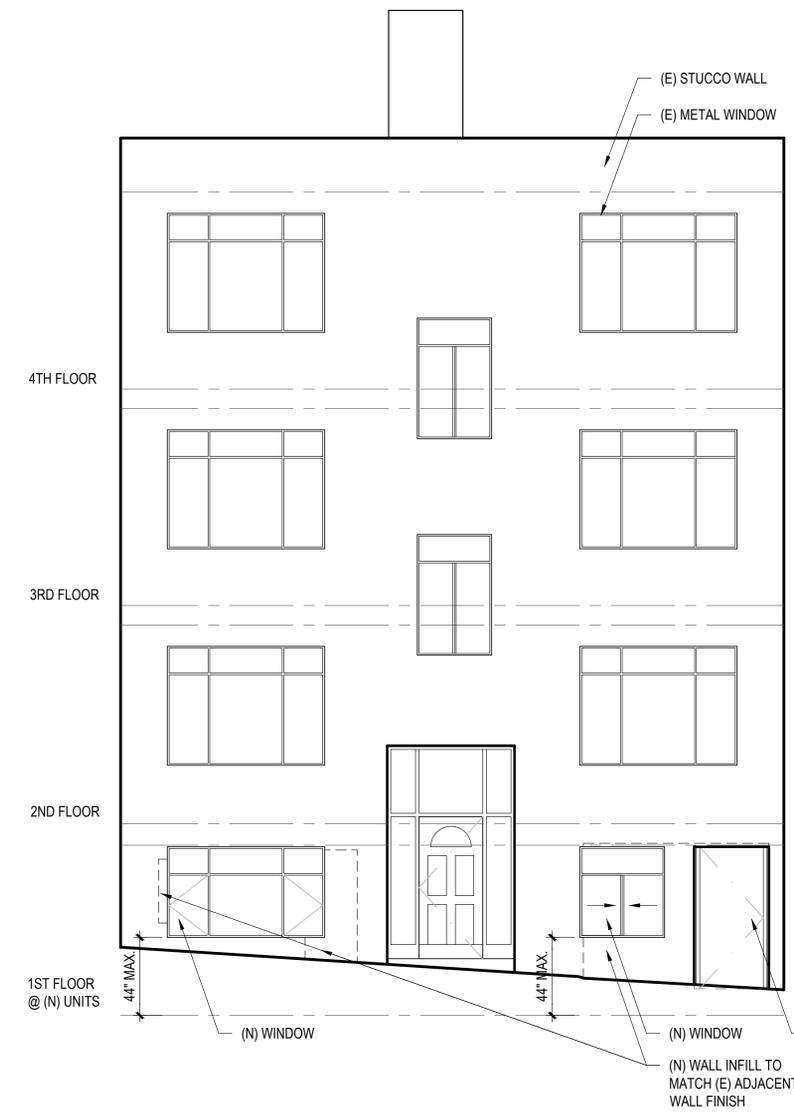
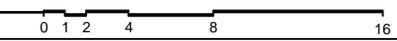
SHEET NUMBER:

**A2.1**

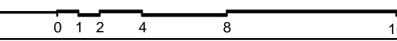
REV #:                      DATE:



**2** EXISTING SOUTH (FRONT) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**1** PROPOSED SOUTH (FRONT) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"





**UNIT ADDITION**

**138-140 CLINTON PK.**  
**San Francisco, CA**  
94103  
Block: 3533 Lot: 042

ISSUE: DATE:

DRAWN BY: YO  
DATE: 01.24.17

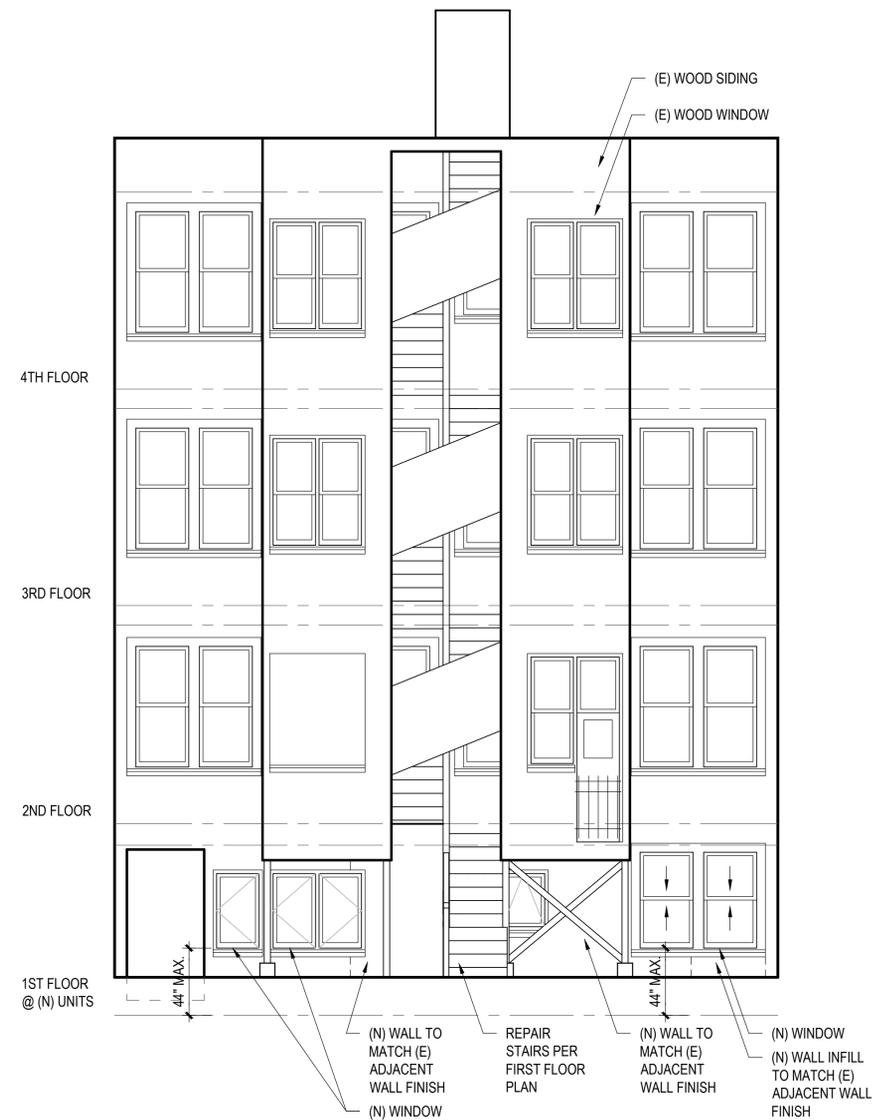
SHEET TITLE:

**EXISTING & PROPOSED  
NORTH (REAR)  
EXTERIOR  
ELEVATIONS**

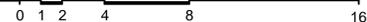
SHEET NUMBER:

**A2.2**

REV #: DATE:



**2** EXISTING NORTH (REAR) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**1** PROPOSED NORTH (REAR) EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

