



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

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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, March 25, 2020**

Time: **Not before 9:30 AM**

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

Case Type: **Variance**

Hearing Body: **Zoning Administrator**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	612 Natoma Street	Applicant:	John Goldman
Cross Street(s):	7th Street	Company:	Goldman Architects
Block /Lot No.:	3727 / 043	Applicant Address:	172 Russ Street
Zoning District(s):	RED – Residential Enclave	City, State:	San Francisco, CA
Area Plan:	Western SoMa	Telephone:	(415) 391-1339
Record No.:	2016-000460VAR	E-Mail:	john@goldmanarchitects.com
PROJECT DESCRIPTION			
<p>The proposal is to construct a two-story vertical addition above an existing one-story with mezzanine industrial building. The vertical addition will house a single-family dwelling unit. A garage will be added at the ground floor.</p> <p>PLANNING CODE SECTION 134 requires residential buildings in the Residential Enclave District (RED) to maintain a rear yard equivalent to 25% of the lot depth at the ground floor and every subsequent floor. The existing building encompasses its entire lot. Adding a residential use creates a noncomplying condition for the existing building. Therefore, a variance is required.</p>			
ADDITIONAL INFORMATION			
<p>ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://notice.sfplanning.org/2016-000460VAR.pdf</p> <p>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.</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</p> <p>Planner: Monica Giacomucci Telephone: (415) 575-8714 E-Mail: monica.giacomucci@sfgov.org</p>			

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

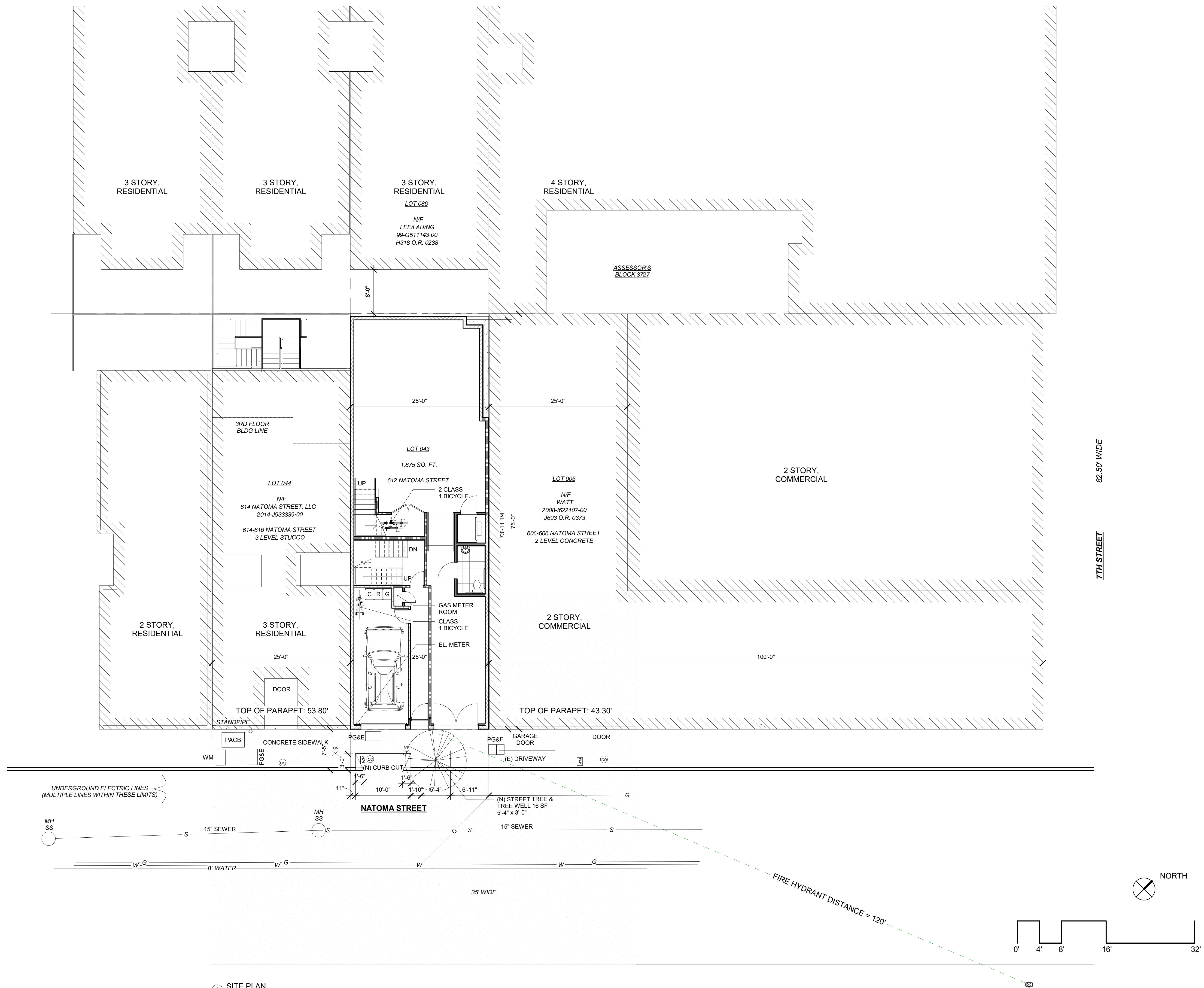
Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

APPEAL INFORMATION

An appeal of the Zoning Administrator's action on a **Variance** may be made to the **Board of Appeals within 10 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.



1 SITE PLAN
1/8" = 1'-0"

No.	ISSUES



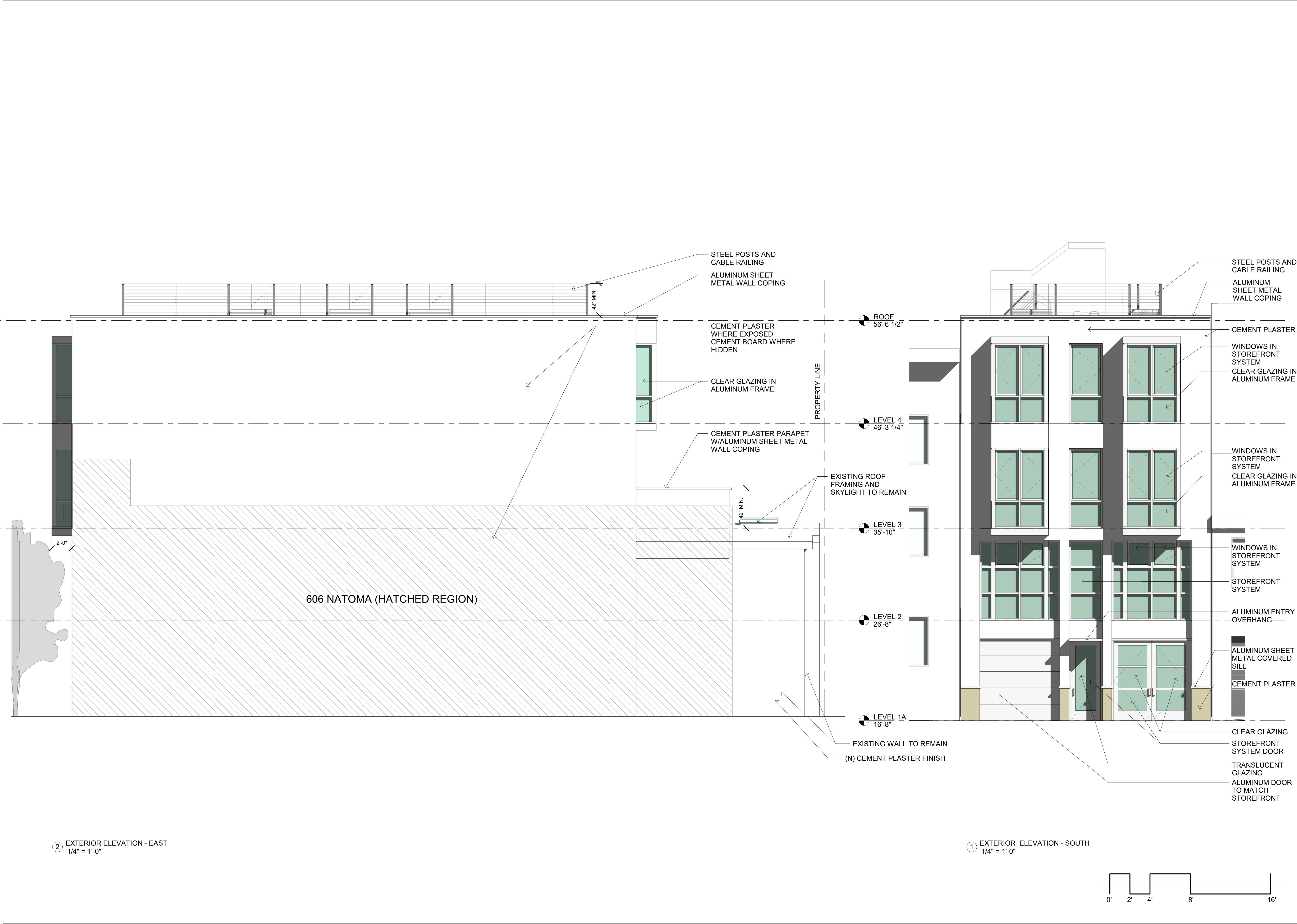
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

612 NATOMA STREET
SAN FRANCISCO, CA

PROPOSED SITE
PLAN

Date	1-9-2020
Scale	1/8" = 1'-0"
Checked by:	JG
Drawn by	GDG
Job	1503

A1.0



② EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

① EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

No.	ISSUES



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415-621-3393 f

612 NATOMA STREET SAN FRANCISCO, CA

ELEVATIONS

Date	1-9-2020
Scale	1/4" = 1'-0"
Checked by:	JG
Drawn by	GDG
Job	1503

No.	ISSUES

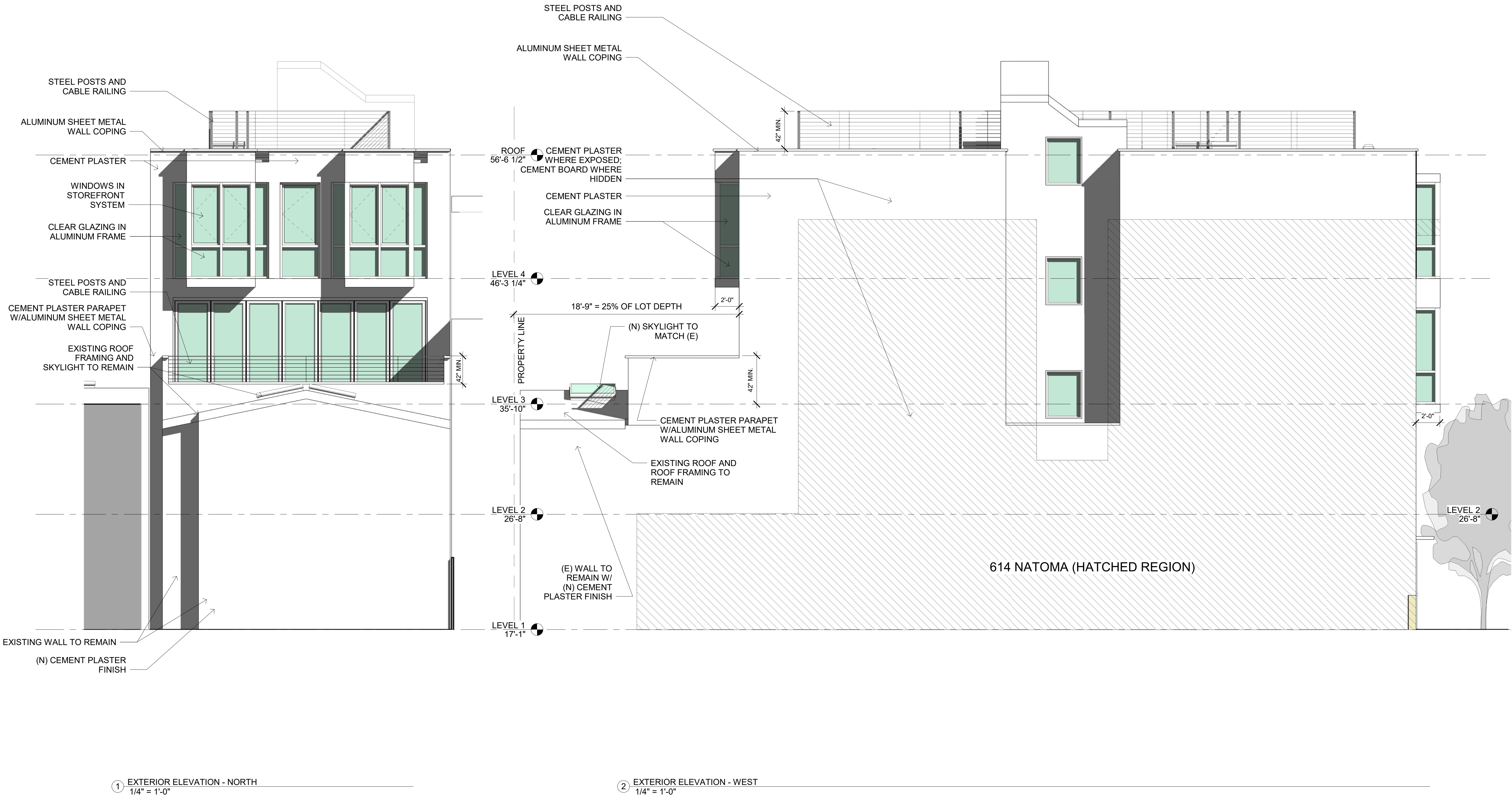


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612 NATOMA STREET
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ELEVATIONS

Date	1-9-2020
Scale	1/4" = 1'-0"
Checked by:	JG
Drawn by	GDG
Job	1503





① EXTERIOR SOUTH ELEVATION CONTEXT
1/4" = 1'-0"

No.	ISSUES



172 RUSS STREET
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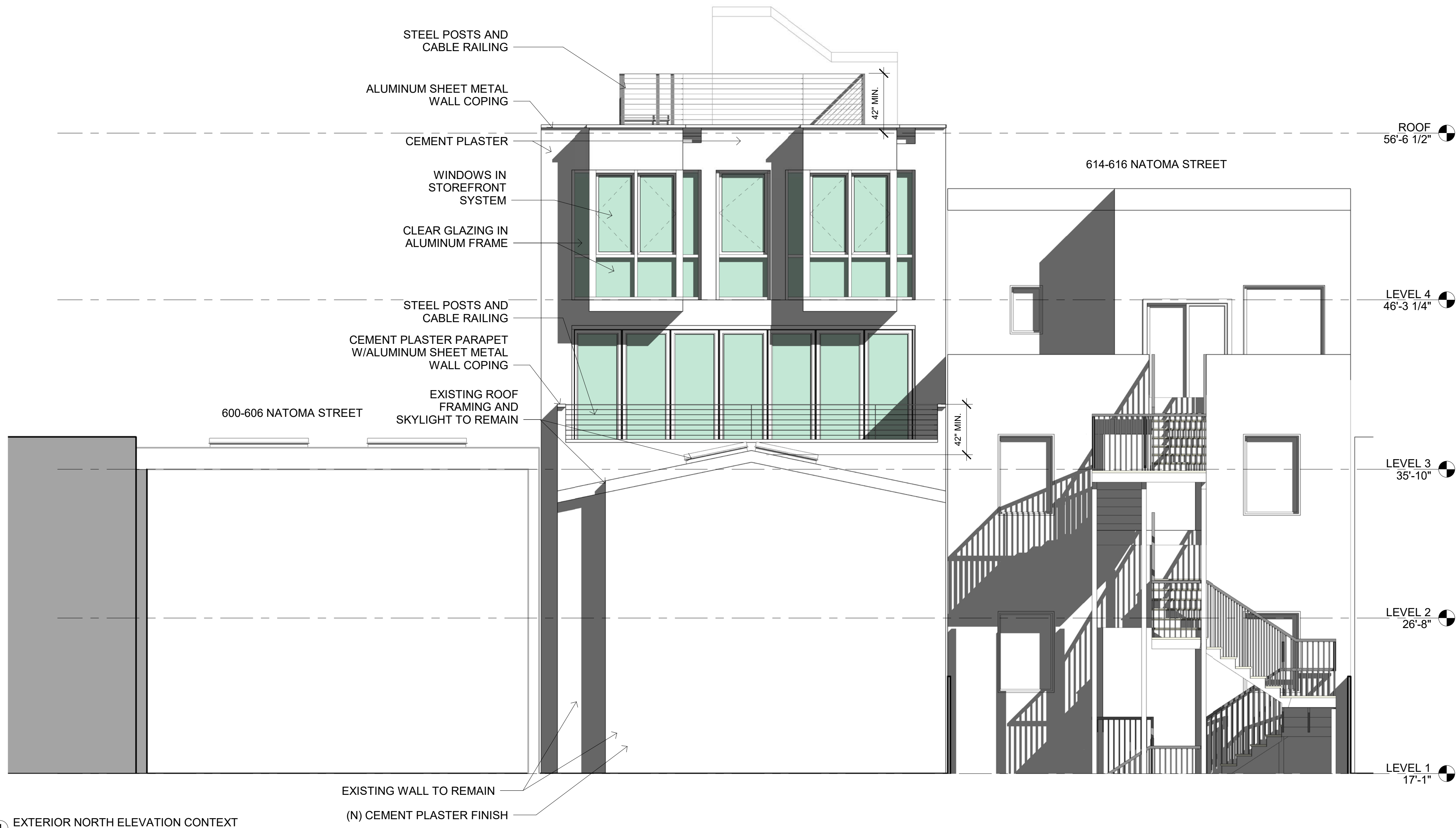
612 NATOMA STREET SAN FRANCISCO, CA

CONTEXT ELEVATIONS

Date	1-9-2020
Scale	1/4" = 1'-0"
Checked by:	JG
Drawn by	GDG
Job	1503

A2.3

1/9/2020 2:01:00 PM



① EXTERIOR NORTH ELEVATION CONTEXT
1/4" = 1'-0"

612 NATOMA STREET
SAN FRANCISCO, CA

CONTEXT
ELEVATIONS