



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, April 23, 2014**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(Minimum Lot Area and Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2150 Bush St / 51 Wilmot St	Case No.: 2013.0554V
Cross Street(s): Franklin/Webster	Building Permit: 2013.10.28.0335/0336
Block / Lot No.: 0660/012	Applicant/Agent: Brett Moyer
Zoning District(s): RH-2 / 40-X	Telephone: 415-252-1441
Area Plan: n/a	E-Mail: bmoyer@feldmanarch.com

PROJECT DESCRIPTION

The project proposes a lot subdivision and alterations to both existing buildings on the subject through lot. A three-story side horizontal addition is proposed to the three-story, single-family house fronting Bush Street. A one-story vertical addition and three-story horizontal addition is proposed to the two-story, single-family house fronting Wilmot Street. The lot subdivision would result in two lots, one fronting Bush Street and one fronting Wilmot Street, with one building on each lot.

Planning Code Section 121 requires a minimum lot size of **2,500** square feet. The proposed area for the lot fronting Wilmot Street is approximately 1,150 square feet (25' wide x 46' deep). The proposed area for the lot fronting Bush Street is approximately 2,050 square feet (25' wide x 82 feet deep).

Planning Code Section 134 requires each lot to have a rear yard depth equal to 45 percent of the lot depth. Both existing buildings are legal noncomplying structures with 3 feet of separation between their main rear walls. As the proposed alterations are within the required rear yards of each proposed new lot, rear yard variances are sought.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabrerros** Telephone: **415-558-6169** Mail: glenn.cabreros@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/2013.0554V.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.

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.



PROJECT NAME
TYNDALL - TAKAHASHI

JOB NO. 12.012
PROJECT ADDRESS
2150 Bush St. San Francisco, CA 94115

CLIENT NAME
TYNDALL - TAKAHASHI

CURRENT RELEASE DATE:
08.06.13

CURRENT RELEASE SET:
HISTORIC RESPONSE

PREVIOUS RELEASE
ENVIRONMENTAL REVIEW 06.11.13
(HISTORIC)

SHEET TITLE
EXISTING AND PROPOSED SITE PLANS



A1.00

LEGEND

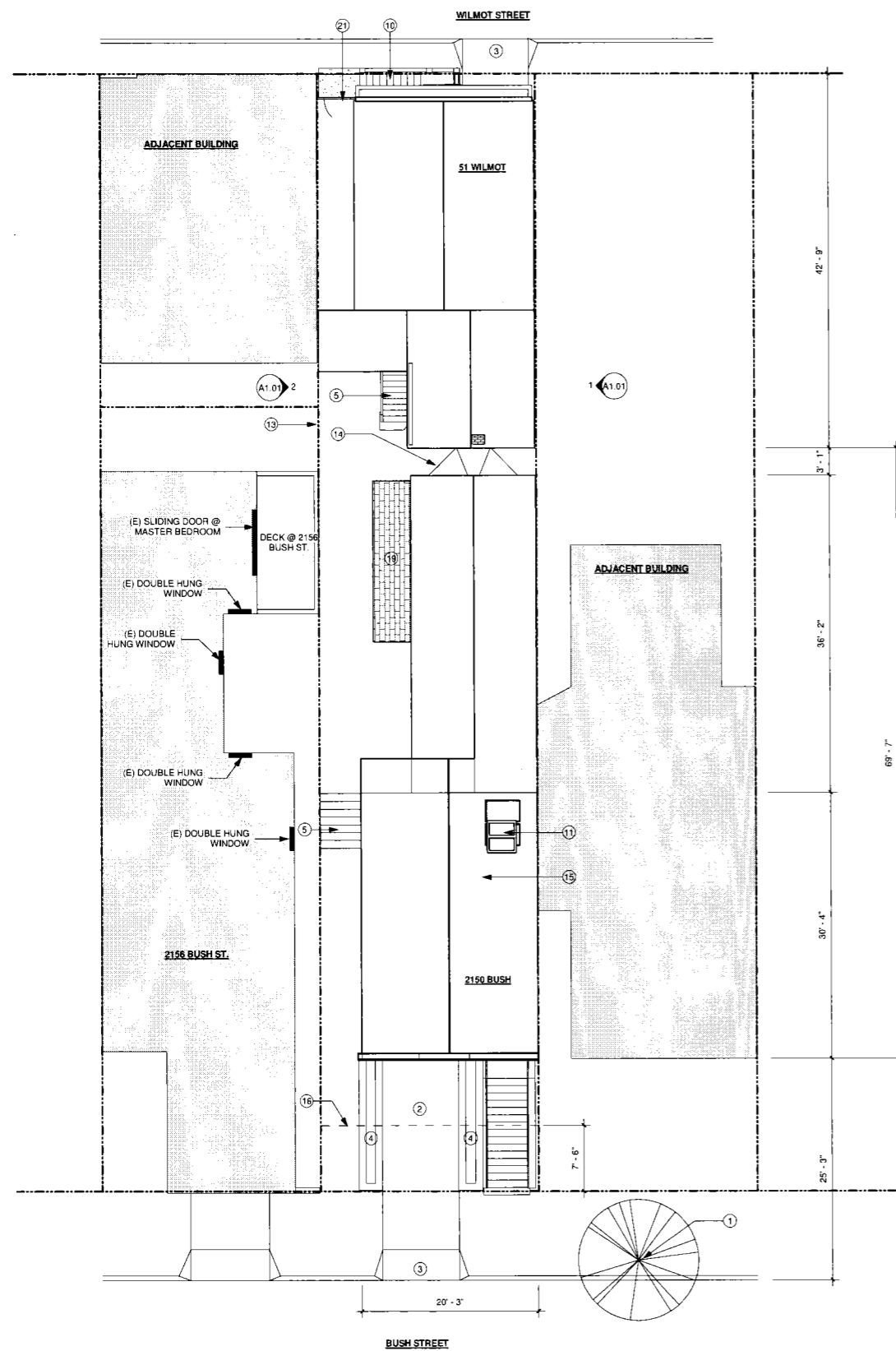
- AREA OF ADDITION
- (P) OPEN SPACE
- PROPERTY LINE
- SETBACK LINE
- FENCE

SHEET NOTES

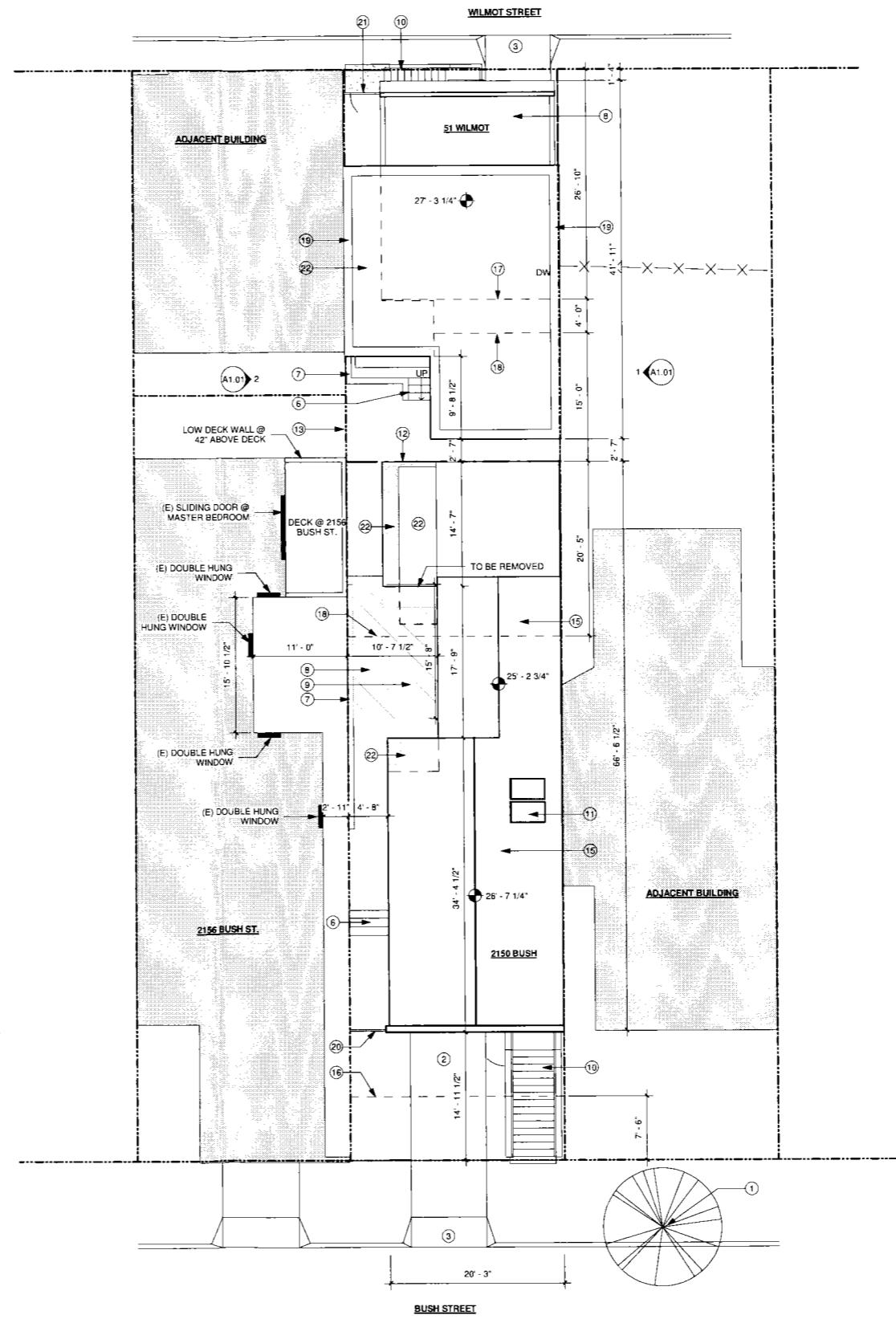
1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VEIRFY ALL DIMENSIONS, TYP.

KEYED NOTES

- 1 (E) TREE TO REMAIN
- 2 (R) DRIVEWAY
- 3 (E) CURB CUT TO REMAIN
- 4 (E) PLANTERS TO BE REMOVED
- 5 (E) STAIRS TO BE REMOVED
- 6 (N) STAIRS
- 7 (N) RETAINING WALL
- 8 (N) DECK
- 9 (N) AWNING
- 10 (R) ENTRY STAIR
- 11 (E) SKYLIGHT TO BE REPLACED
- 12 (P) PROPERTY LINE
- 13 (E) PROPERTY LINE
- 14 (E) BAY TO BE REMOVED
- 15 (E) ROOF TO REMAIN
- 16 (E) FRONT SETBACK
- 17 (P) CODE REQUIRED FRONT YARD SETBACK
- 18 (P) CODE REQUIRED REAR YARD SETBACK
- 19 (E) SUN ROOM
- 20 (N) FENCE AND GATE
- 21 (R) FENCE AND GATE
- 22 AREA OF ADDITION



2 (E) SITE PLAN
1/8" = 1'-0"



1 (P) SITE PLAN
1/8" = 1'-0"

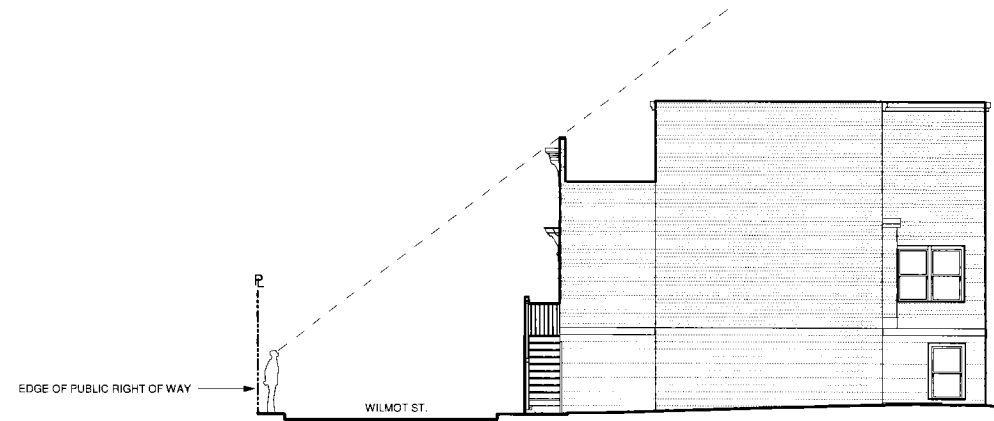


LEGEND

- AREA OF ADDITION
- EXISTING GRADE

KEYED NOTES

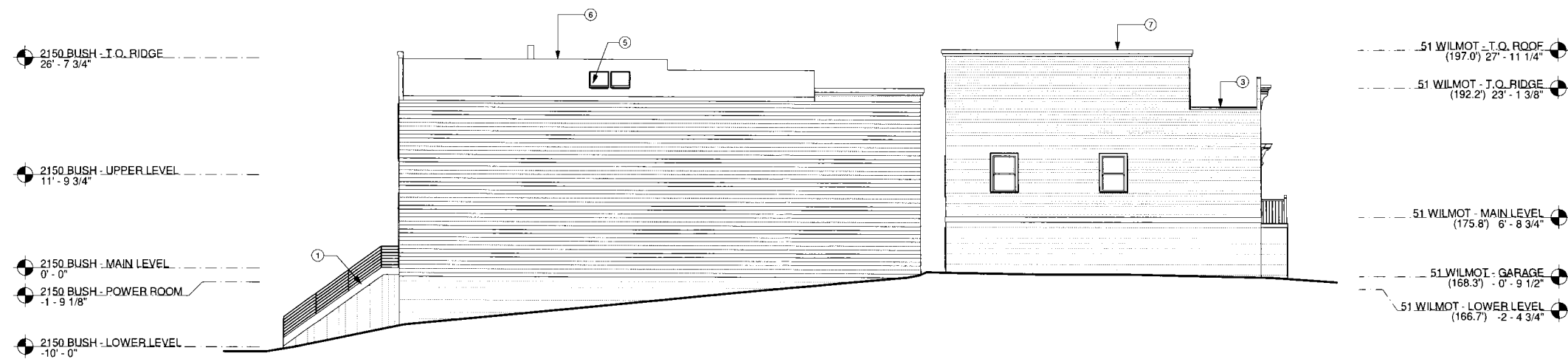
- ① (R) ENTRY STAIR
- ② (E) TREE TO REMAIN
- ③ (N) DECK
- ④ (N) RETAINING WALL
- ⑤ (R) SKYLIGHT
- ⑥ 2150 BUSH
- ⑦ 51 WILMOT



③ 51 WILMOT ST. SIGHTLINE
1/8" = 1'-0"



② (P) SITE ELEVATION - WEST
1/8" = 1'-0"



① (P) SITE ELEVATION - EAST
1/8" = 1'-0"

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TYNDALL - TAKAHASHI

JOB NO. 12.012
PROJECT ADDRESS
2150 Bush St. San Francisco, CA 94115

CLIENT NAME
TYNDALL - TAKAHASHI

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08.06.13

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HISTORIC RESPONSE

PREVIOUS RELEASE
ENVIRONMENTAL REVIEW (HISTORIC) 06.11.13

SHEET TITLE
(P) SITE ELEVATIONS

A1.01