



**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 28, 2015**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1283-1287 Howard ST	Case No.: 2015-005151VAR
Cross Street(s): 9th Street	Building Permit: 2015.04.10.3326
Block /Lot No.: 3729/083	Applicant: Mike Larkin
Zoning District(s): WMUG/50-X	Telephone: (415) 621-4204
Area Plan: Western SoMa	E-Mail: mike@larkinarchitecture.com

PROJECT DESCRIPTION

The proposal is to remove the existing three story 18-foot deep stairwell and replace it with a three story 8-foot deep deck on the rear of the structure with the incorporation of a spiral staircase at the northeast corner of the decks:

Planning Code Section 134 OF THE PLANNING CODE requires a rear yard of approximately 21 feet for the subject property. The proposed deck and stairs will be setback 15 feet from the rear property line; therefore, a variance is required.

ADDITIONAL INFORMATION

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/2015-005151VAR.pdf>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
 Planner: **Shaunn Mendrin** Telephone: **(415) 575-9178** E-Mail: shaunn.mendrin@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

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. **On July 28, 2015 the Department issued the required Section 311 notification for this project (expired August 27, 2015).**

APPEAL INFORMATION

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 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.

中文詢問請電: (415) 575-9010

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SAN FRANCISCO PLANNING DEPARTMENT

Date: **October 16, 2015**

The attached notice is provided under the Planning Code. It concerns property located at **1283 Howard Street (2015-005151VAR) ~ SWM**. A hearing may occur, a right to request review may expire or a development approval may become final by **10/28/2015**.

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. Please be advised that the Planning Department will require at least one business day to respond to any call.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
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415.558.6377

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **1283 Howard Street (2015-005151VAR) ~ SWM** 的建築計劃有關。如果在 **10/28/2015** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節, 請電 415-575-9010, 然後, 請按 “8” 及留言。

城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la propiedad en la siguiente dirección: **1283 Howard Street (2015-005151VAR) ~ SWM**.

Es un requisito del Código de Planeamiento (Planning Code) mandarle este aviso. Hay una posibilidad de que ocurra una audiencia para aprobar el proyecto en esta dirección. Usted tiene derecho a revisar el archivo pero debe ser antes del: **10/28/2015**.

Para obtener más información en español, llame al siguiente teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.