



# 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.

2015-003919VAR - 240 Chenery Street

Variance Hearing date: 09/08/16

Note: the front structure was revised to reduce the overall massing to resolve the concerns posed by the Discretionary Review (DR) filers. Therefore, the proposal has since been revised since neighborhood notification in March/April 2016. The plans included in this document reflect these facade changes and are the most accurate plans to date.

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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: **Thursday, September 8, 2016**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Discretionary Review Withdrawn)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>240 Chenery Street</b> Cross Street(s): <b>Whitney and Fairmount St</b> Block /Lot No.: <b>6685/006A</b> Zoning District(s): <b>RH-2 / 40-X</b> Area Plan: <b>N/A</b>	Case No.: <b>2015-003919DRPVAR</b> Building Permit: <b>2015.04.15.3735 and 2015.04.15.3735</b> Applicant: <b>Michael Kao</b> Telephone: <b>(415) 861-5646</b> E-Mail: <b><a href="mailto:michael@makstudio.net">michael@makstudio.net</a></b>

### PROJECT DESCRIPTION

The proposal includes new construction of a four-story single-family residence in the front portion of the lot. Additionally, the proposal includes the repair and horizontal addition to an existing non-complying three-story single-family residence at the rear of the lot within the required rear yard. The scope of work for the existing non-complying structure requires a **Rear Yard Variance**. The Request for a Discretionary Review of the associated Building Permit Applications has been withdrawn; thus the Planning Commission hearing for Discretionary Review has been cancelled but the Variance will still be heard by the Zoning Administrator at this hearing.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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: **Veronica Flores** Telephone: **(415) 575-9173** E-Mail: [veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

# 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 or 312, 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 03/28/16, the Department issued the required Section 311 notification for this project (expired 04/27/16).**

## 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.

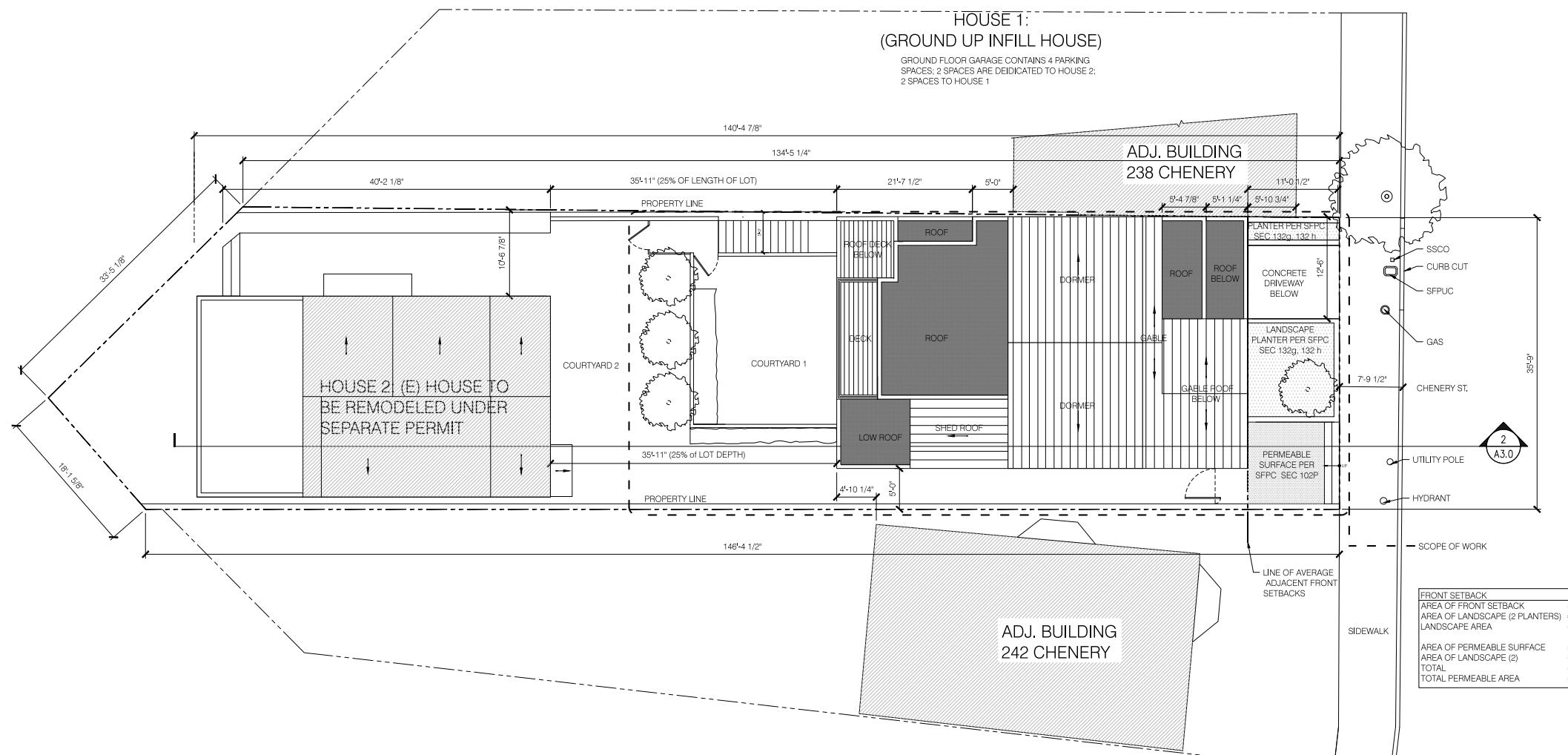
Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision to **exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

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SAN FRANCISCO, CA 94131

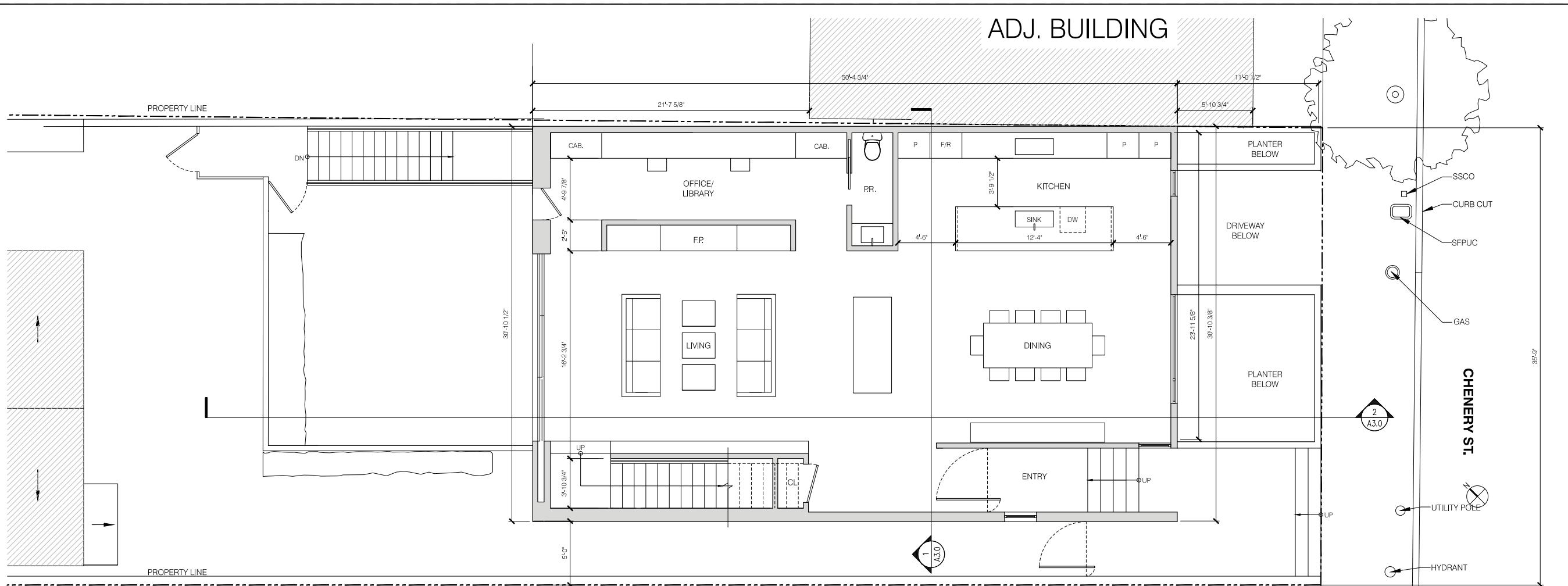
REVISIONS	DATE
△ NODPR (9.28.15)	12.23.15
△ RDT (CORNICE, WINDOWS)	02.10.16
△ RDT (EAVE, REVERT CORNICE)	02.26.16
△ NEIGHBOR REQUESTED	04.27.16
△ DR REVISION	07.14.16

Proposed Site Plan

SCALE  
DRAWN BY: P.D.

A0.2

# ADJ. BUILDING



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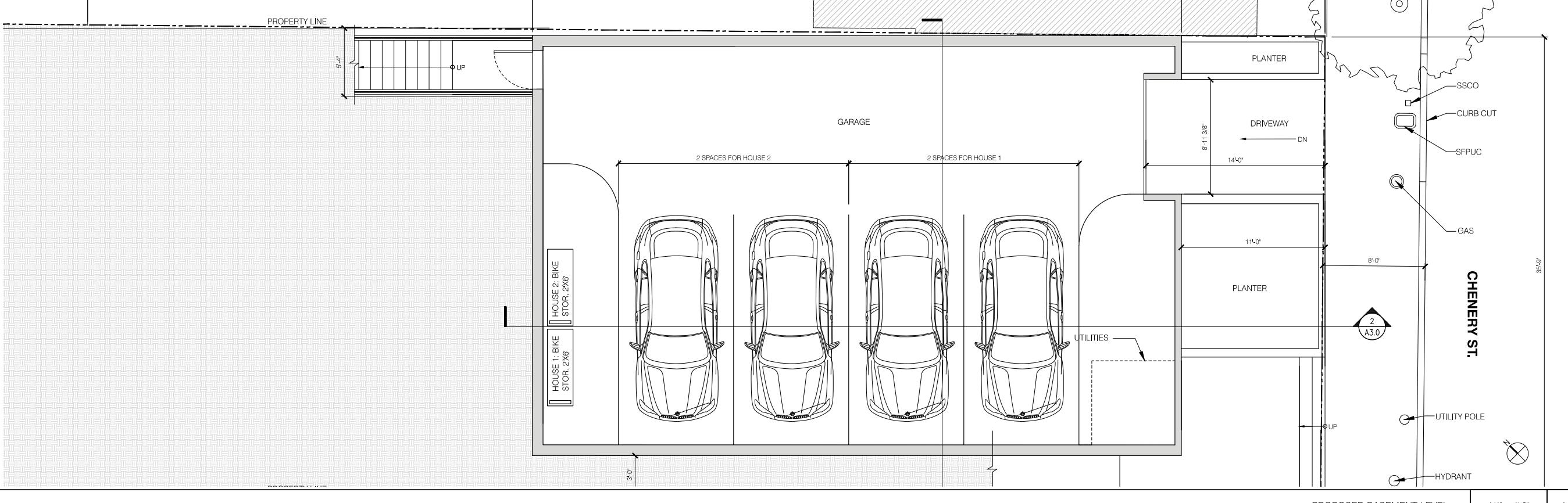
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240 CHERNEY  
ST.

240 CHERNEY ST.  
SAN FRANCISCO, CA 94131

PROPOSED FIRST FLOOR 1/4" = 1'-0" 2



REVISIONS	DATE
△ NOPDR (9.28.15)	12.23.15
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△ RDT (EAVE, REVERT CORNICE)	02.26.16
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△ DR REVISION	07.14.16

House1:  
Proposed Garage and  
Ground Floor Plans

SCALE  
DRAWN BY: P.D.

A2.0

SHEET NUMBER

7/25/2016 11:46 AM

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## 240 CHENERY

240 CHENERY ST.  
SAN FRANCISCO, CA 94131

PROPOSED 3RD FLOOR PLAN

1/4" = 1'-0"

2

STAMP

REVISIONS	DATE
△ NOPDR (9.28.15)	12.23.15
△ RDT (CORNICE, WINDOWS)	02.10.16
△ RDT (EAVE, REVERT CORNICE)	02.26.16
△ NEIGHBOR REQUESTED	04.27.16
△ DR REVISION	07.14.16

House 1:  
2nd and 3rd Floor Plans

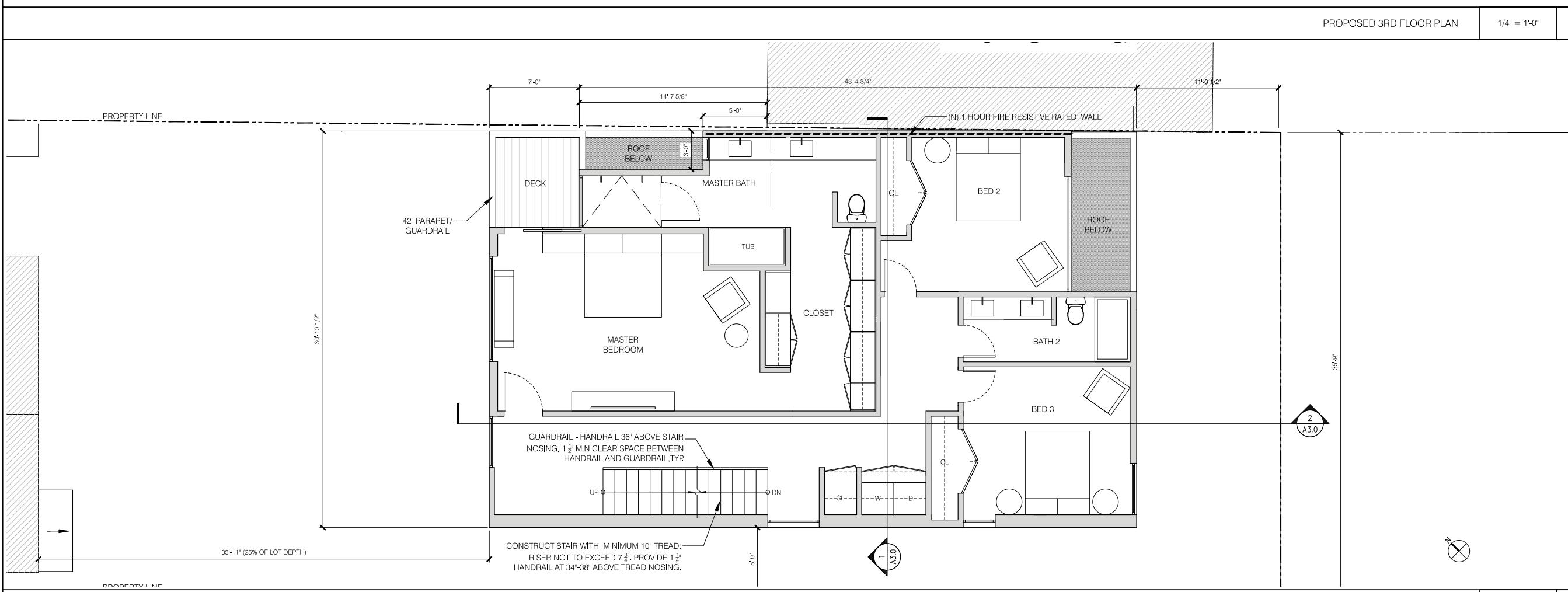
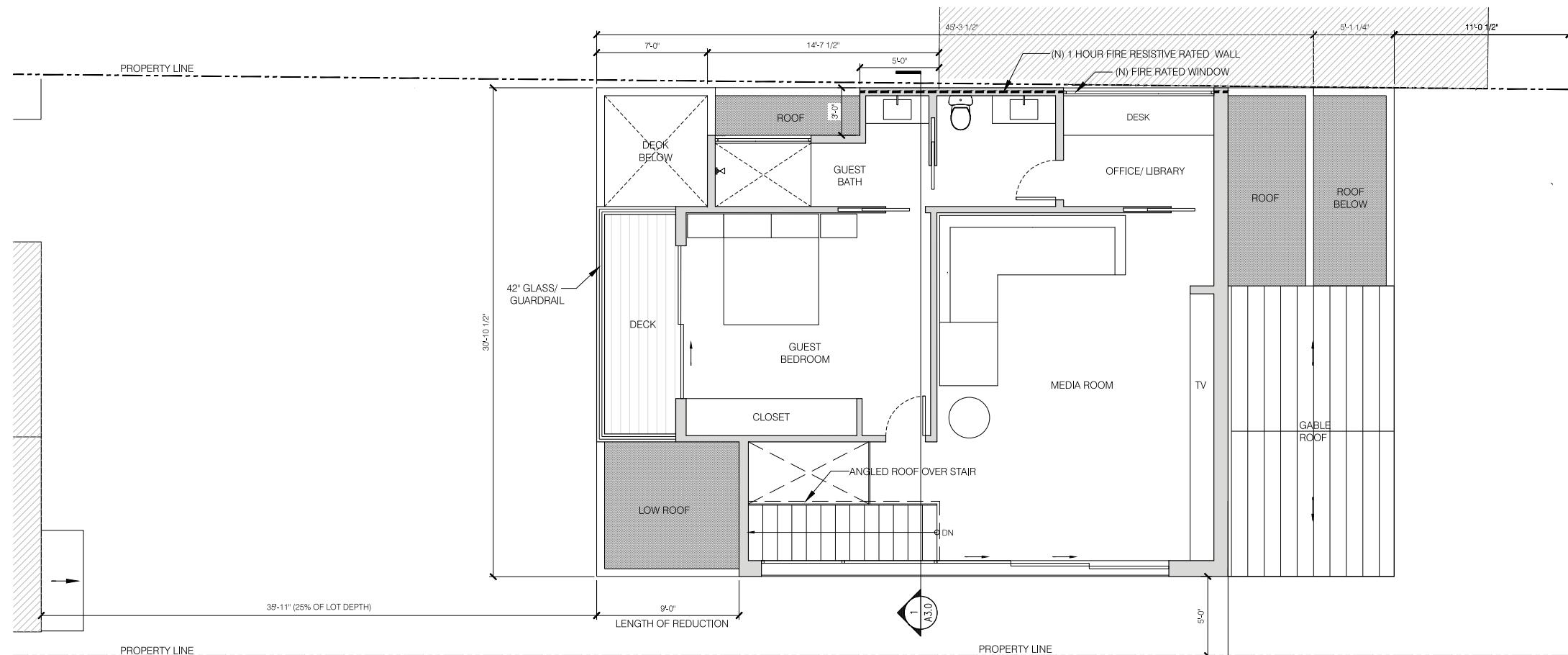
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8/1/2016 3:22 PM



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

1

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8/1/2016 3:22 PM

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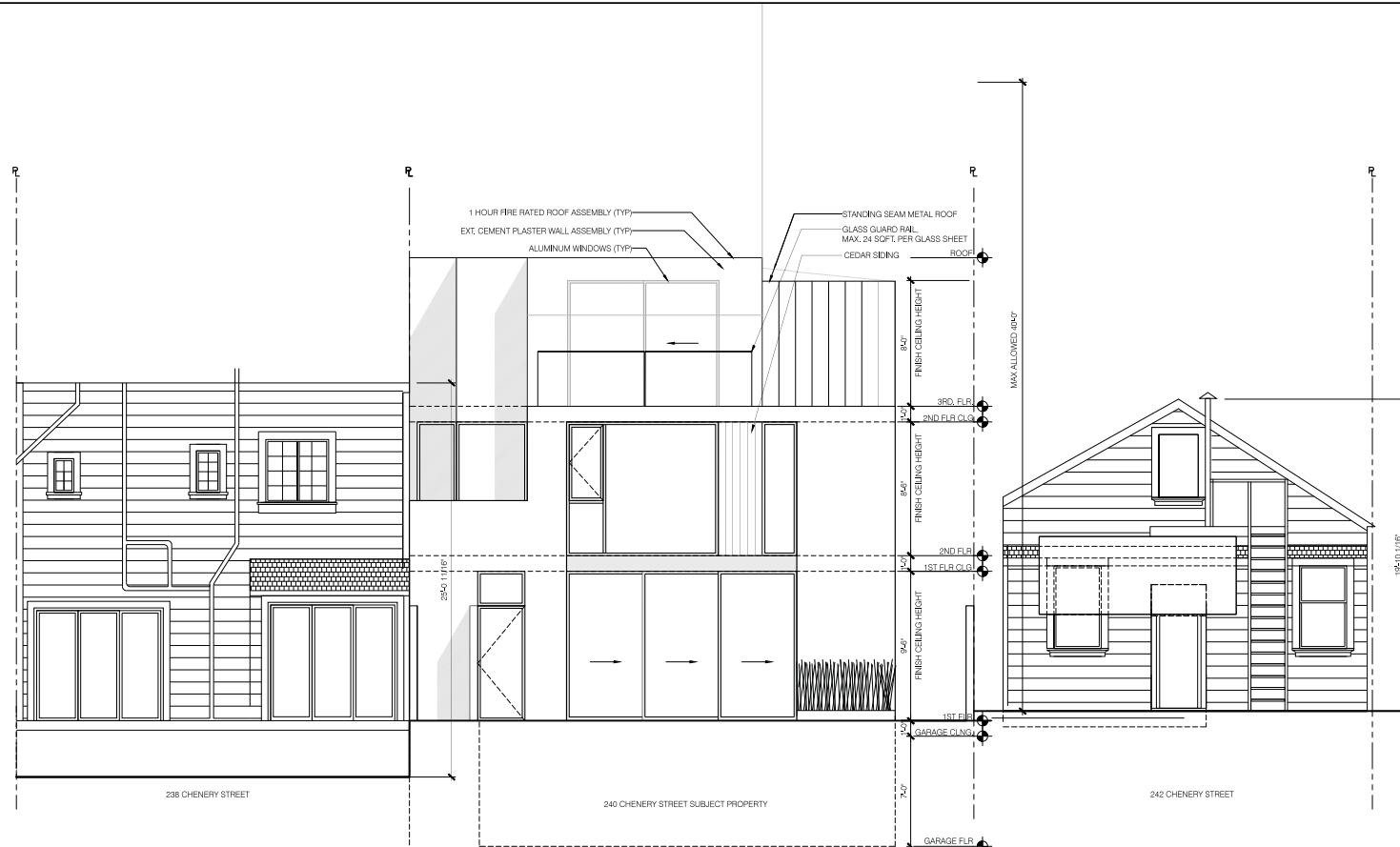
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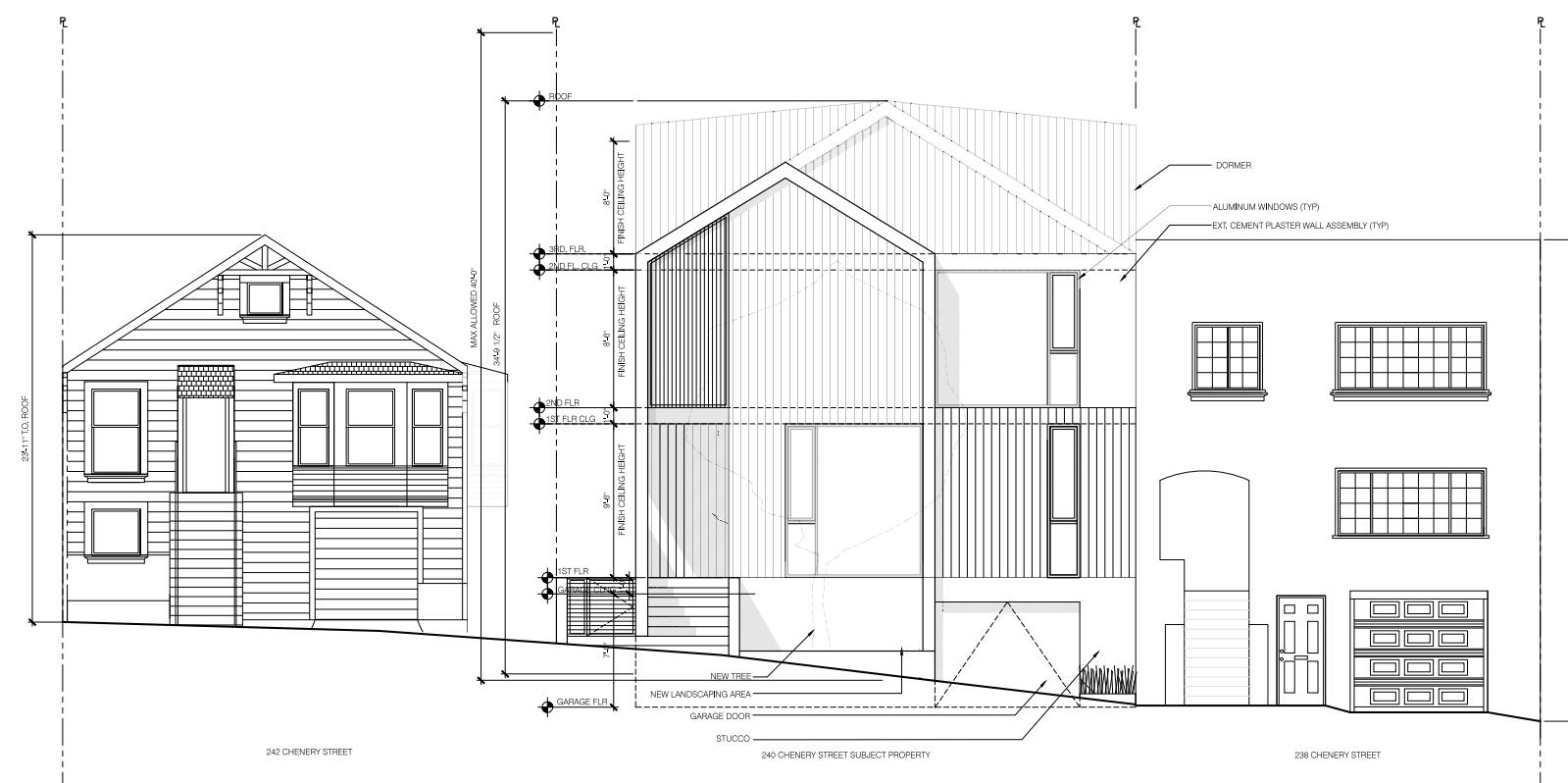
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PROPOSED WEST ELEVATION

3/16" = 1'-0"

2



PROPOSED EAST ELEVATION

3/16" = 1'-0"

1

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**240 CHENERY**  
240 CHENERY ST.  
SAN FRANCISCO, CA 94131

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REVISIONS	DATE
△ NOPDR (9.28.15)	12.23.15
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△ RDT (EAVE, REVERT CORNICE)	02.26.16
△ NEIGHBOR REQUESTED	04.27.16
△ DR REVISION	07.14.16

## ELEVATIONS

SCALE

DRAWN BY: P.D.

**A 2.2**

## CONSULTANTS

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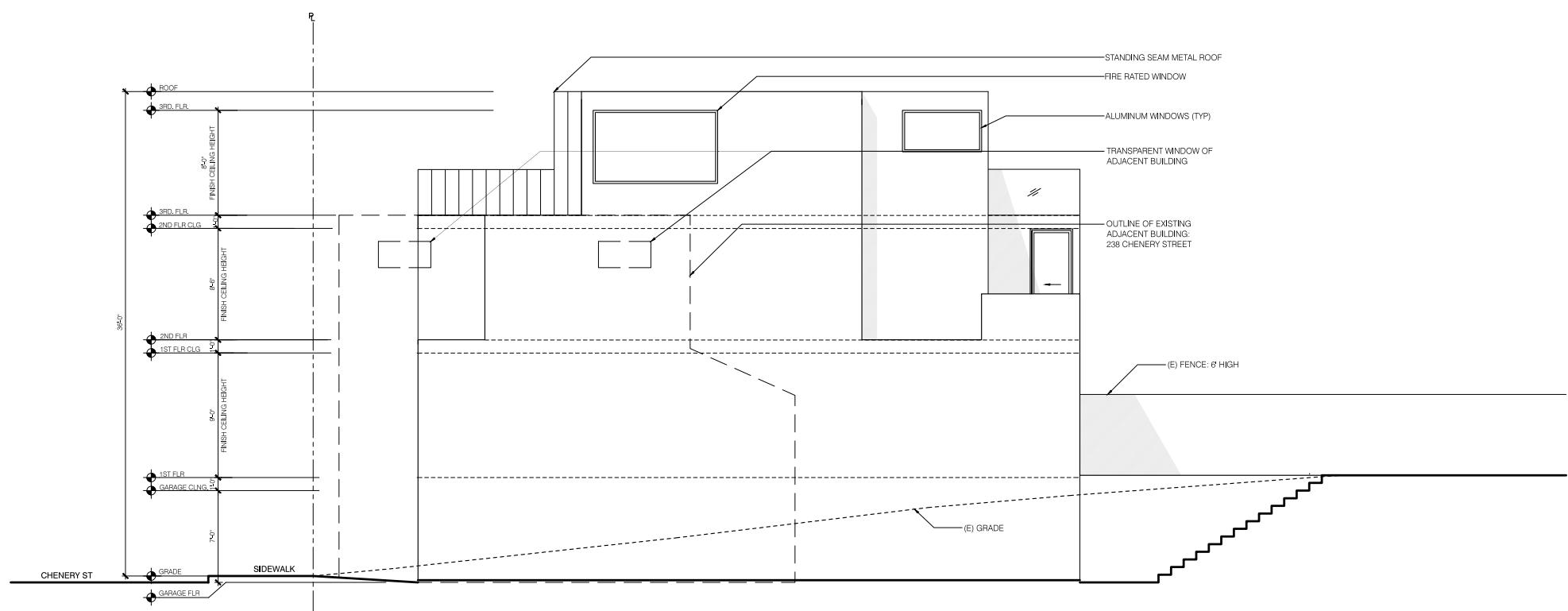
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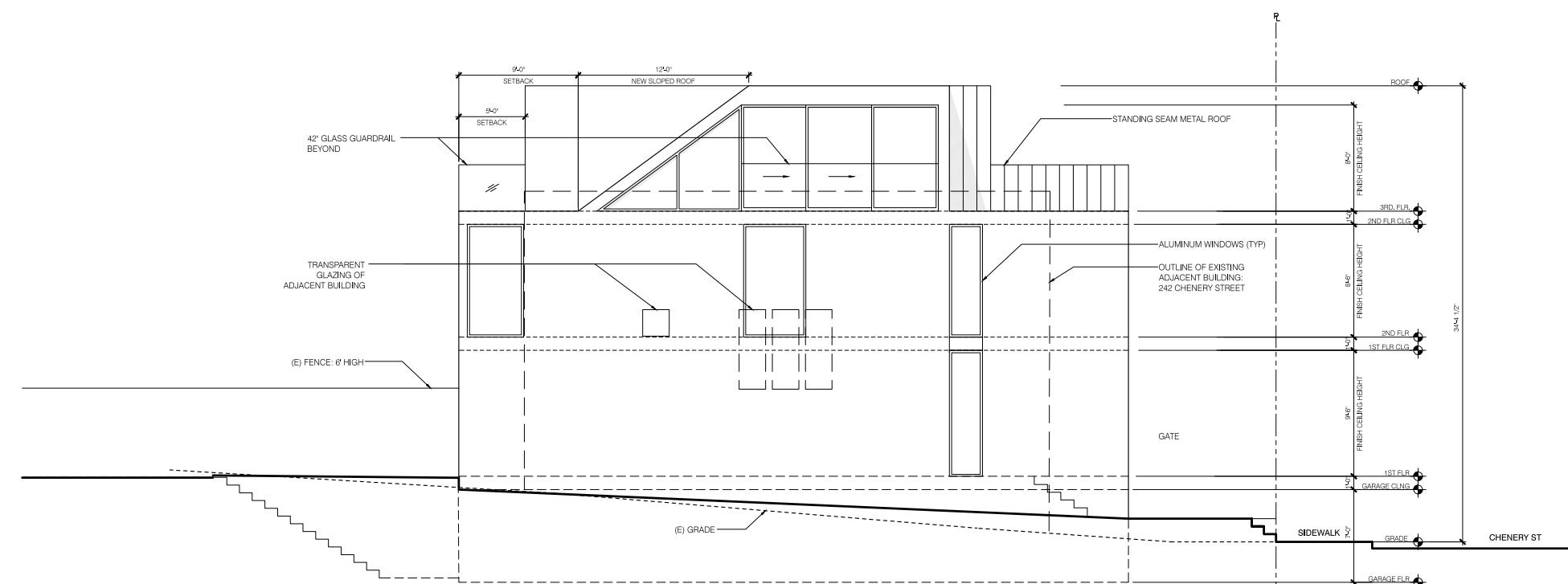
PROPOSED NORTH ELEVATION

3/16" = 1'-0"

2

**240 CHENERY**  
240 CHENERY ST.  
SAN FRANCISCO, CA 94131

STAMP



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## ELEVATIONS

## SCALE

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A 2.3

PROPOSED SOUTH ELEVATION

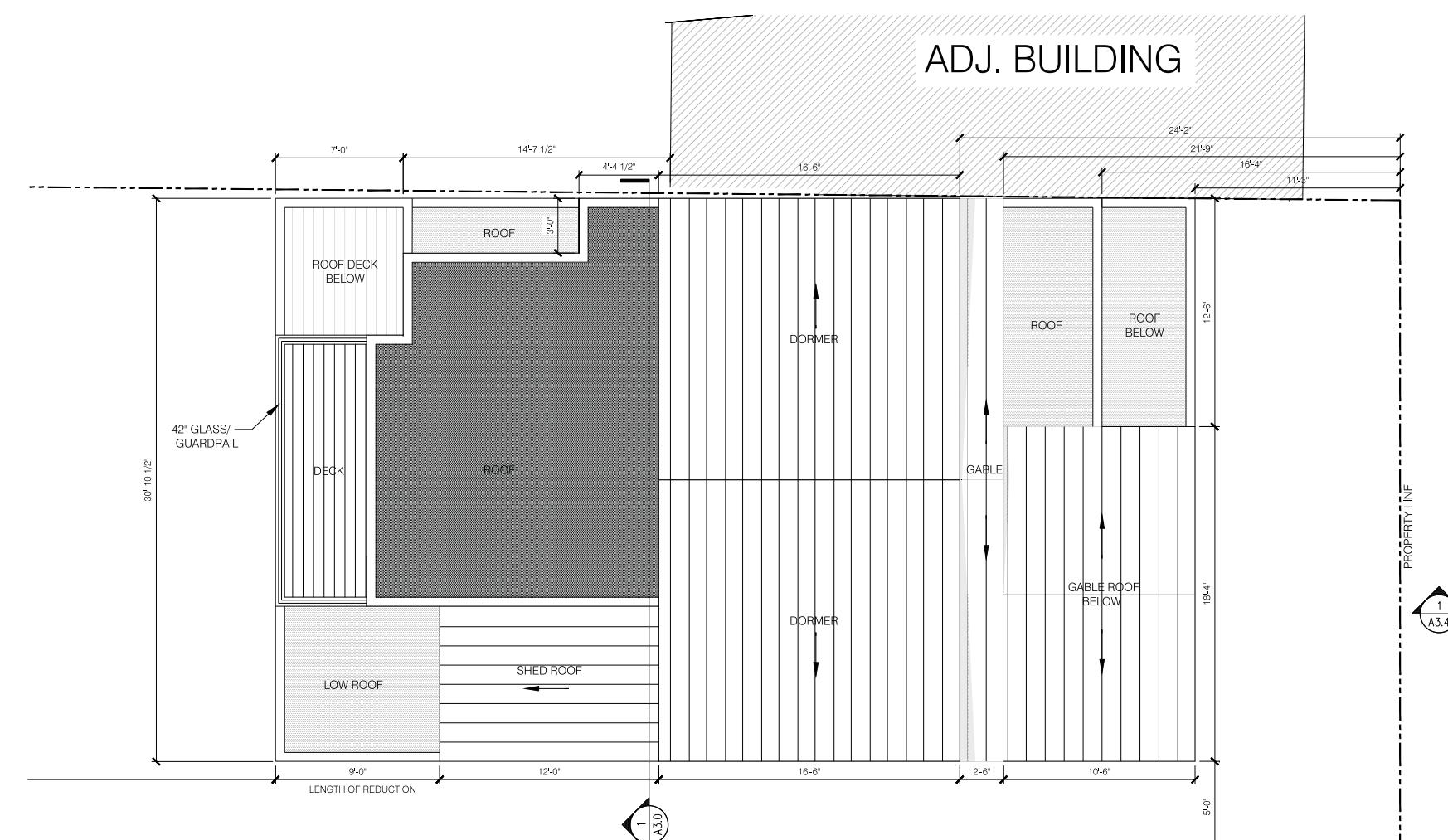
3/16" = 1'-0"

1

SHEET NUMBER

7/25/2016 11:46 AM

## CONSULTANTS

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PROPOSED ROOF PLAN 1/4" = 1'-0" 1

ELEVATIONS

SCALE \_\_\_\_\_  
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A 2.4

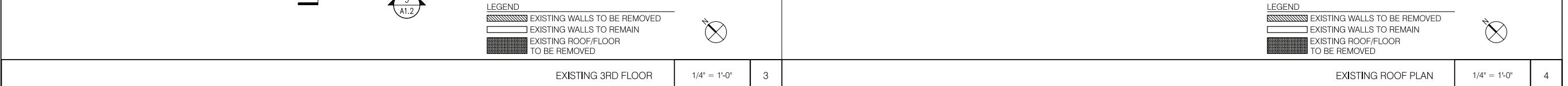
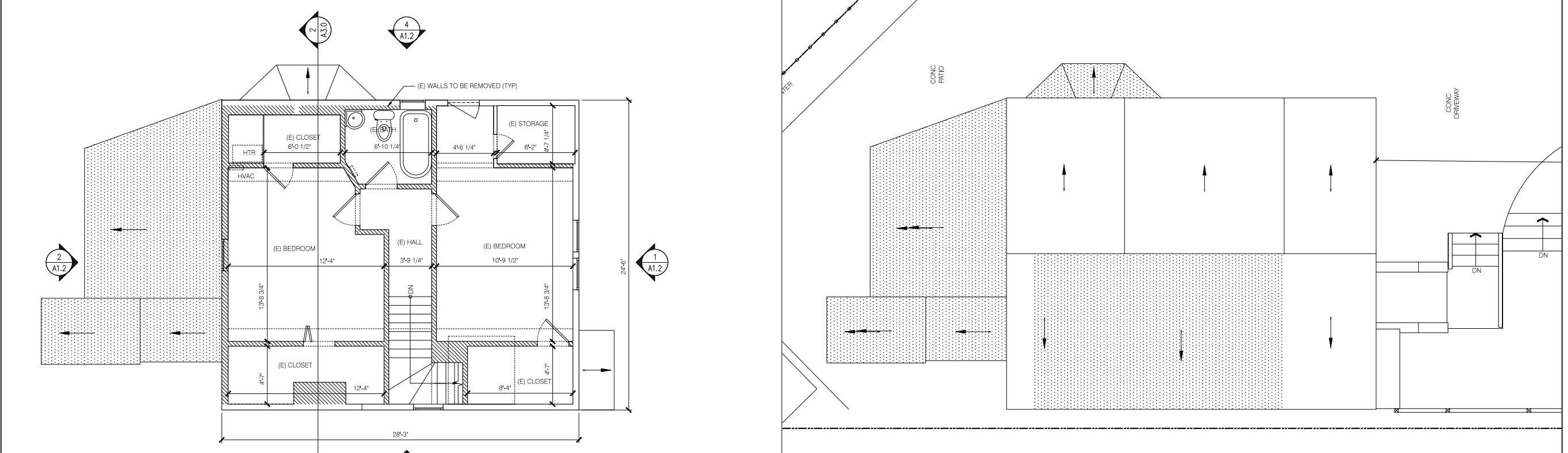
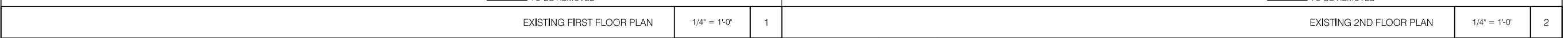
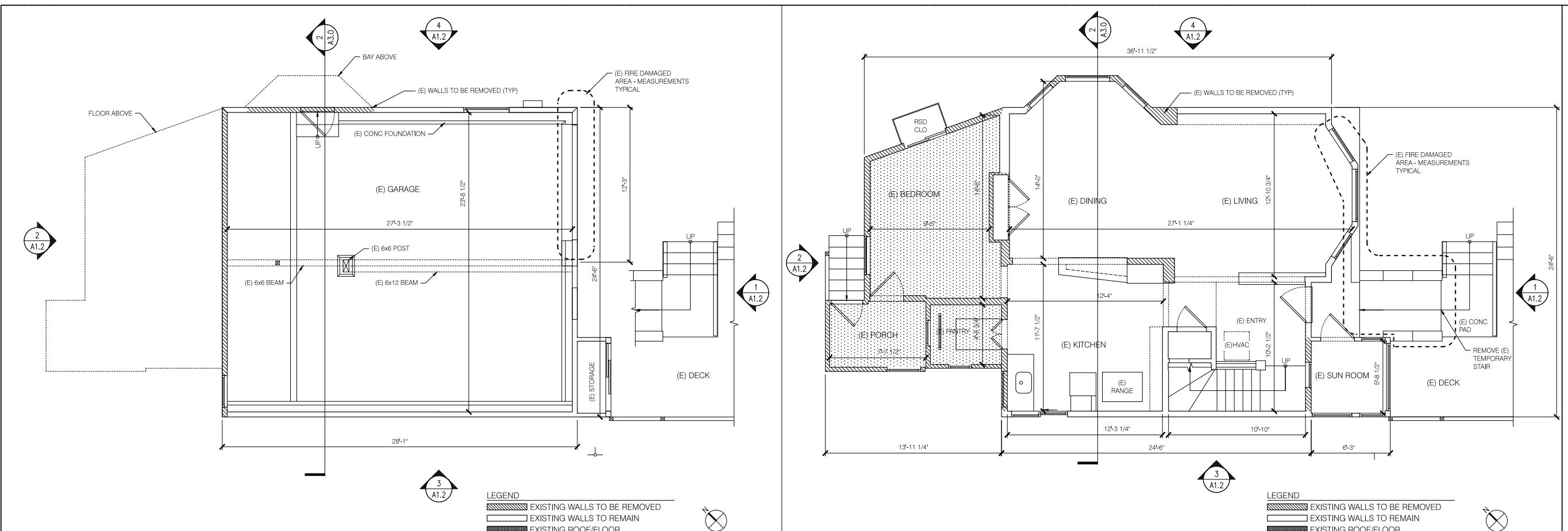
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## 240 CHENERY

240 CHENERY ST.  
SAN FRANCISCO, CA 94131House 2:  
Existing Plans

## SCALE

DRAWN BY: P.D.

**A1.0**

SHEET NUMBER

3/16/2016 9:28 AM

# MAK STUDIO

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# 240 CHENERY

240 CHENERY ST.  
SAN FRANCISCO, CA 94131

STAMP

PRINTING  
311 NOTIFICATION DATE  
3/6/16

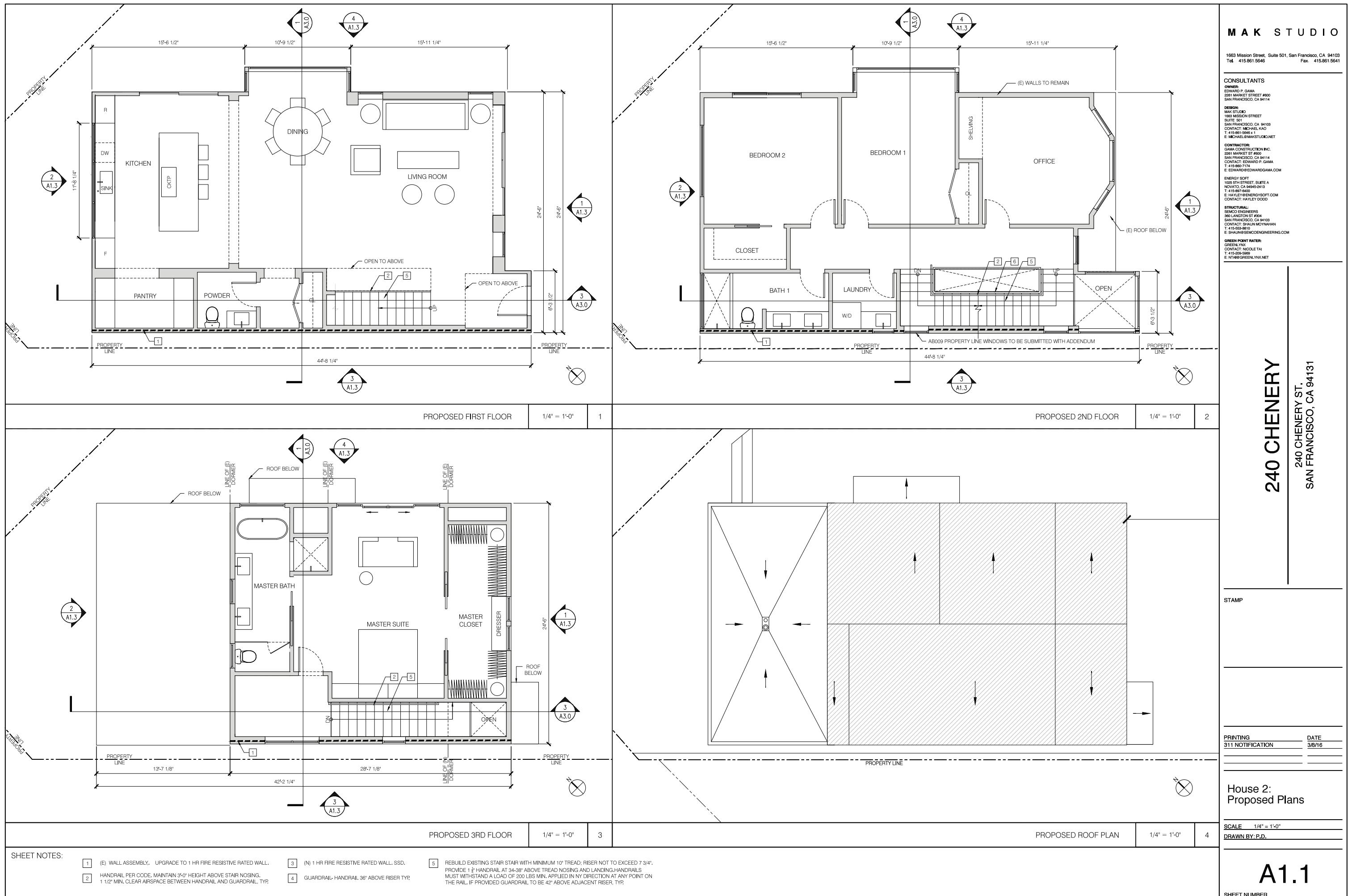
House 2:  
Proposed Plans

SCALE 1/4" = 1'-0"  
DRAWN BY: P.D.

A1.1

SHEET NUMBER

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SAN FRANCISCO, CA 94114DESIGN:  
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1663 MISSION STREET  
SUITE 501  
SAN FRANCISCO, CA 94103  
CONTACT: MICHAEL KAO  
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E: MKAO@MAKSTUDIO.NETCONTRACTOR:  
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## 240 CHENERY

240 CHENERY ST.  
SAN FRANCISCO, CA 94131

STAMP

PRINTING  
311 NOTIFICATIONDATE  
3/8/16House 2:  
Existing ElevationsSCALE  
DRAWN BY: P.D.

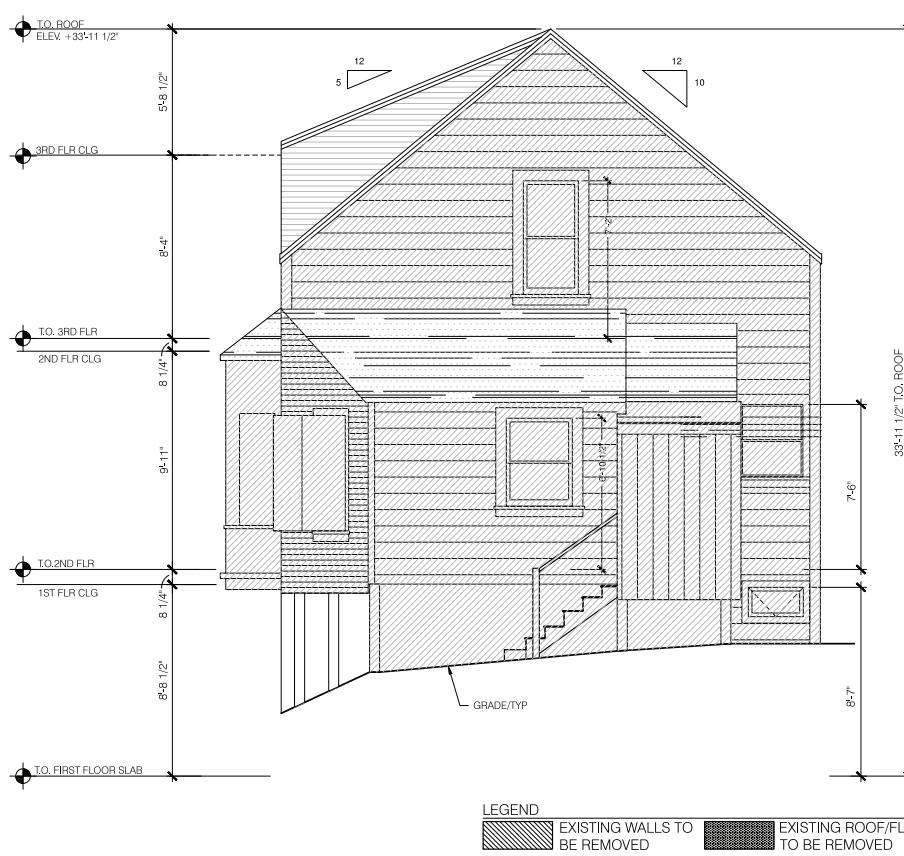
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SHEET NUMBER  
3/16/2016 9:28 AM

NORTH ELEVATION

1/4" = 1'-0"

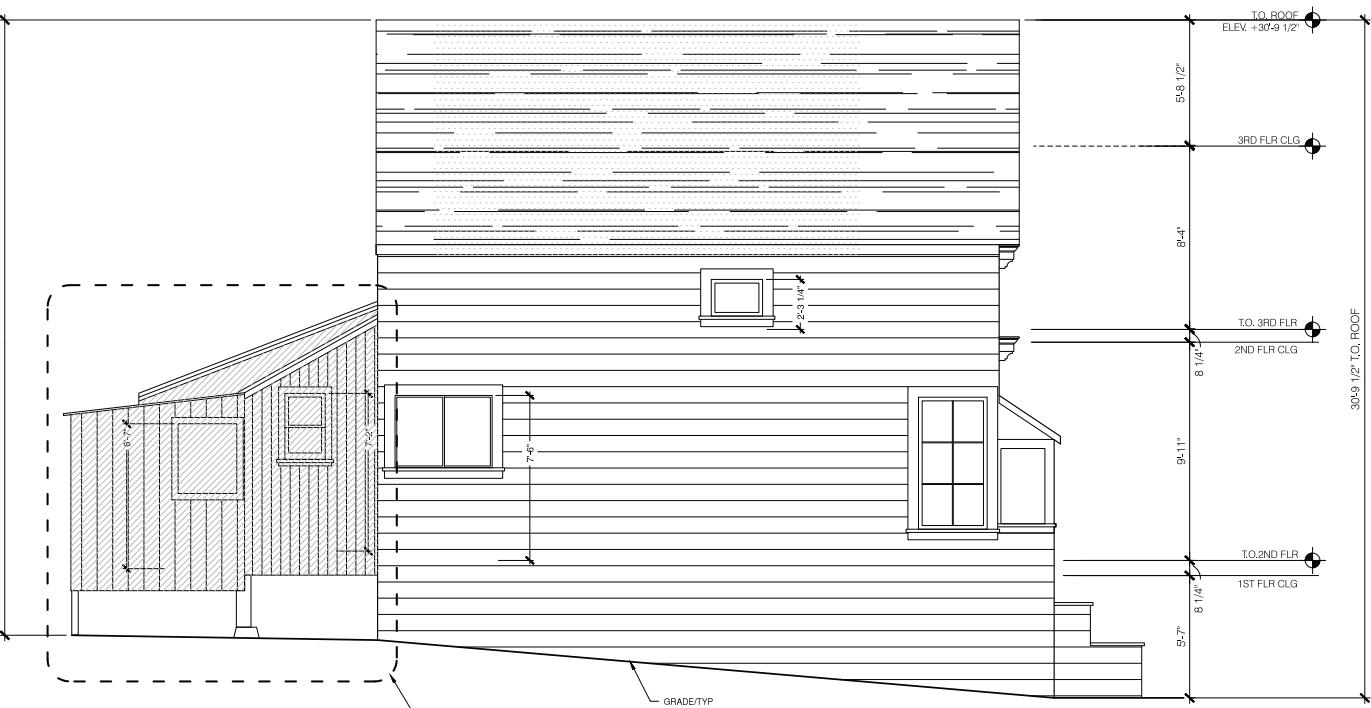
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WEST ELEVATION

1/4" = 1'-0"

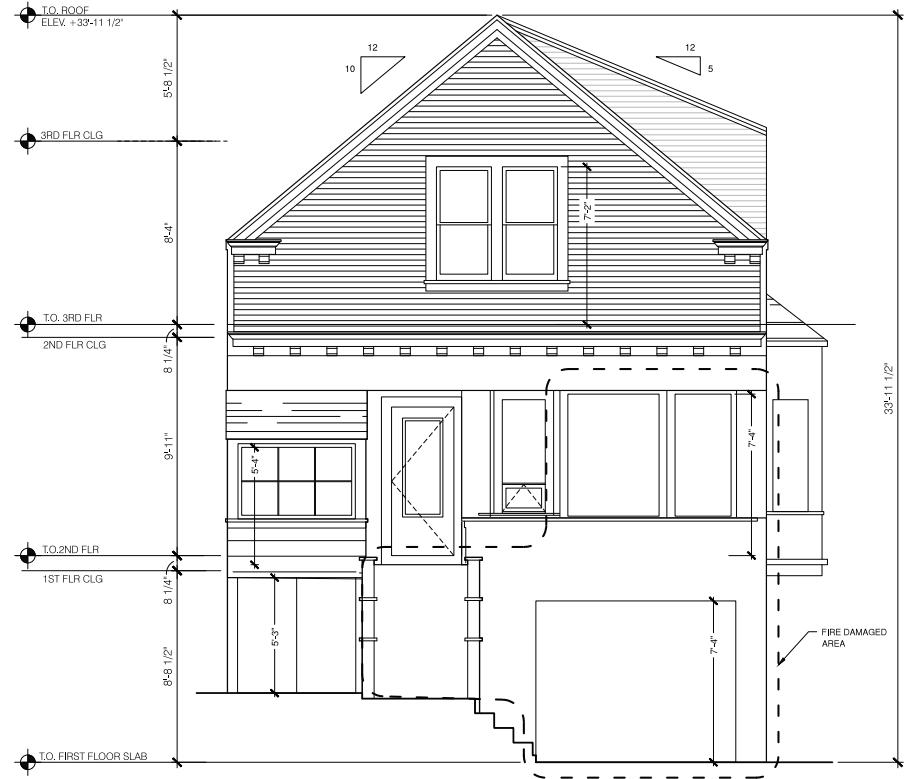
2



SOUTH ELEVATION

1/4" = 1'-0"

3



EAST ELEVATION

1/4" = 1'-0"

1

# MAK STUDIO

1663 Mission Street, Suite 501, San Francisco, CA 94103  
Tel. 415.861.5646 Fax. 415.861.5641

## CONSULTANTS

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SAN FRANCISCO, CA 94114

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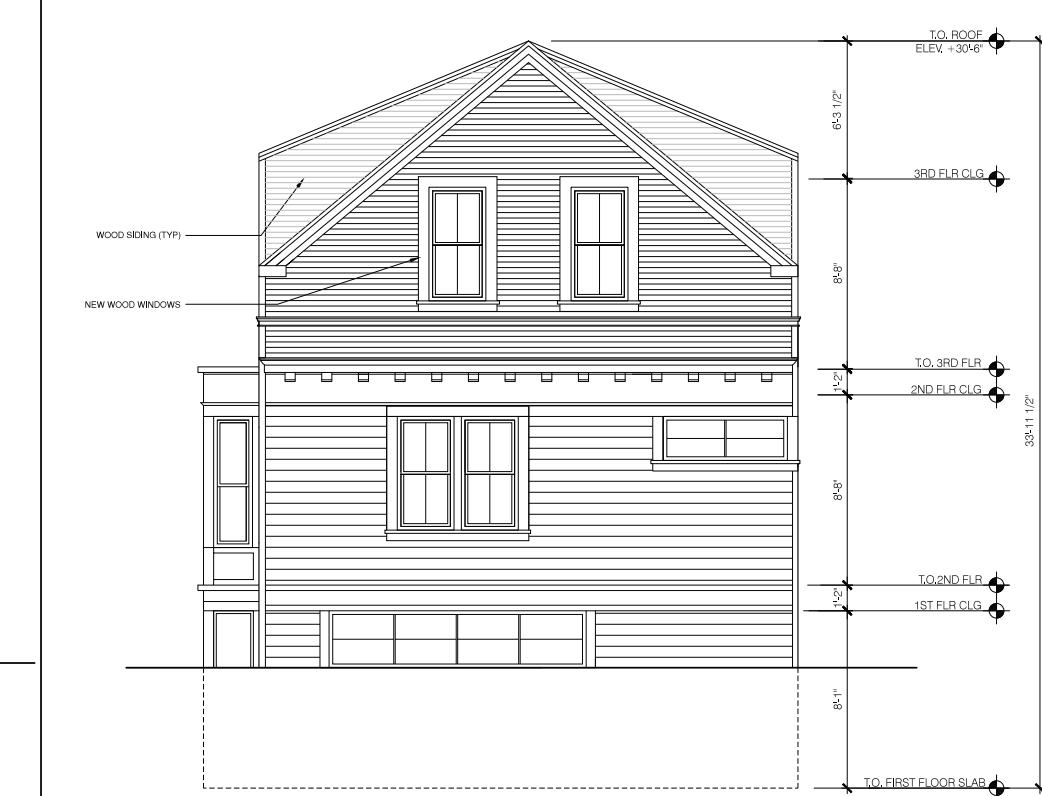
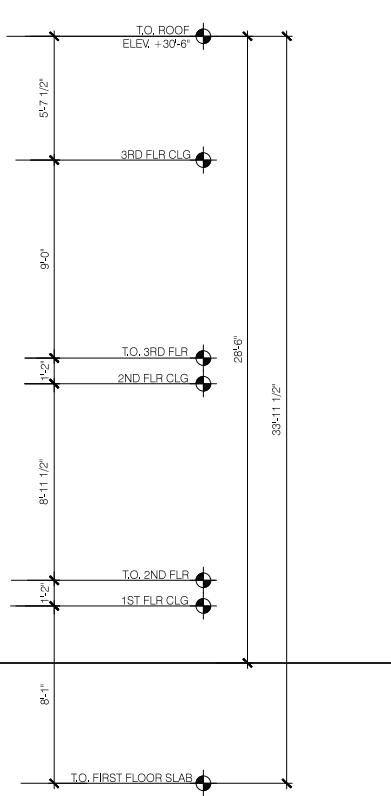
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# 240 CHENERY

240 CHENERY ST.  
SAN FRANCISCO, CA 94131



NORTH ELEVATION

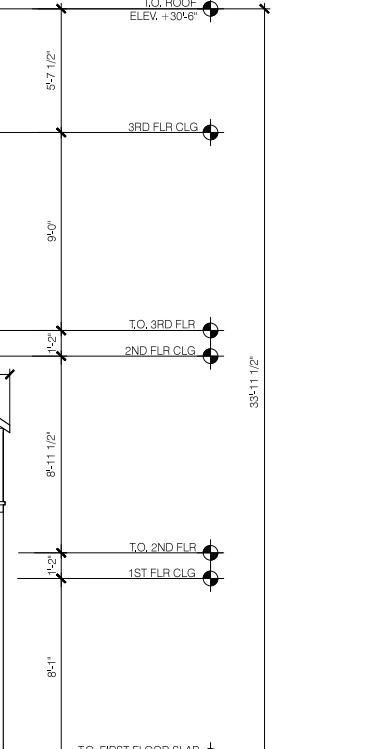
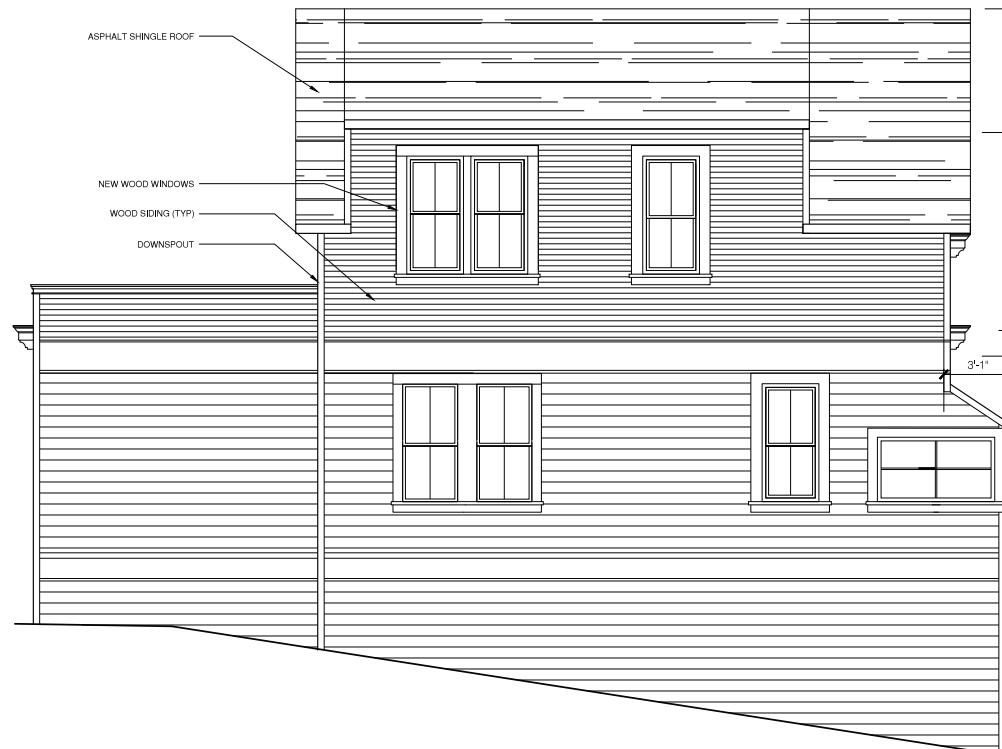
1/4" = 1'-0"

4

WEST ELEVATION

1/4" = 1'-0"

2



SOUTH ELEVATION

1/4" = 1'-0"

3

EAST ELEVATION

1/4" = 1'-0"

1

House 2:  
Proposed Elevations

SCALE  
DRAWN BY: P.D.

PRINTING  
311 NOTIFICATION DATE  
3/8/16

A1.3

SHEET NUMBER

3/16/2016 9:28 AM





