



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: MAY 16, 2013

Date: May 9, 2013
Case No.: 2005.1155DV
Project Address: 3249 17TH STREET
Permit Application: 2010.0324.8891
Zoning: RTO-M (Residential Transit Oriented Mission Neighborhood)
55-X Height and Bulk District
Block/Lot: 3575/063
Project Sponsor: Alfonso Fillon
401 Terry Francois Blvd, #208
San Francisco, CA 94158
Staff Contact: Diego R Sánchez – (415) 575-9082
Diego.Sanchez@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to add three stories and one dwelling unit to an existing one-story, two-unit building at the southeast corner of 17th and Capp Streets. As part of the alterations to the existing building, the project sponsor is proposing an eight foot horizontal extension to the rear of the building. This proposed rear horizontal extension requires that the Zoning Administrator grant a variance from the rear yard requirement under Planning Code Section 134. A ground floor limited corner commercial use restaurant (d.b.a. Balompié), pursuant to Planning Code Section 231, is also proposed.

SITE DESCRIPTION AND PRESENT USE

The site is located at the southeast corner of 17th Street and Capp Street, within the Mission neighborhood. The lot provides 20 feet of frontage along 17th Street and 100 feet of frontage along Capp Street. The lot is relatively flat, without any major topographical features. A one-story, two-unit building approximately 67 feet in depth currently occupies the site. Entrances to the residential units are located along both frontages.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located within the Mission neighborhood. This portion of the Mission neighborhood is mixed use in nature, with one- and two-story industrial buildings, ground floor retail uses and two-, three- and four-story multifamily buildings surrounding the subject property. Mission Street is one block to the west of the subject property and the Mission Street Neighborhood Commercial Transit District is immediately to the west of the subject property, across Capp Street. Mission Street is a principal neighborhood commercial corridor in San Francisco and is known for its activity and commercial vibrancy. To the south of the subject property along Capp Street are two- and three-story multifamily buildings and one- and two-story light industrial building within the RTO-M (Residential, Transit Oriented, Mission Neighborhood) and UMU (Urban Mixed Use) Zoning Districts. To the east of the

subject property along 17th Street are two-, three- and four-story multi-family buildings, with an automotive use at the corner of 17th Street and South Van Ness Avenue. To the north of the subject property along Capp Street are one-, two-, three- and four-story light industrial and multifamily buildings. Properties in the area are in the Mission Street NCT (Neighborhood Commercial Transit), UMU (Urban Mixed Use), and RTO-M (Residential, Transit Oriented, Mission Neighborhood) zoning districts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Feb 14, 2013 – Mar 16, 2013	Mar 18, 2013	May 16, 2013	60 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	Apr 26, 2013	Apr 26, 2013	20 days
Mailed Notice	10 days	May 6, 2013	Apr 26, 2013	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	2	0	0

Neighborhood groups have provided letters in support of the proposed project, and in particular the limited corner commercial use aspect of the proposed project. The letters state that the proposed restaurant and its owner have been respectful and valuable members of the Mission community and that the restaurant forms an integral part of the Mission culinary scene.

DR REQUESTOR

Jackie Yu, with a listed mailing address of 818 Melville Avenue, Palo Alto, California, filed a request for Discretionary Review on March 18, 2013. Ms. Yu owns the adjacent property to the east of the subject site, 3239 17th Street, which is a three-story, three-unit multifamily building.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 15, 2013.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 2, 2013.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) recommends that the project provide a matching lightwell at least 10 feet long and three feet wide at all floors above the ground floor and that the project provide a three foot side setback at all floors above the ground floor beginning five feet beyond the rear wall at the east. Because the proposed project provides these features, the RDT does not believe that any exceptional or extraordinary circumstances exist.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated May 2, 2013
Letters of Support
Reduced Plans

Parcel Map

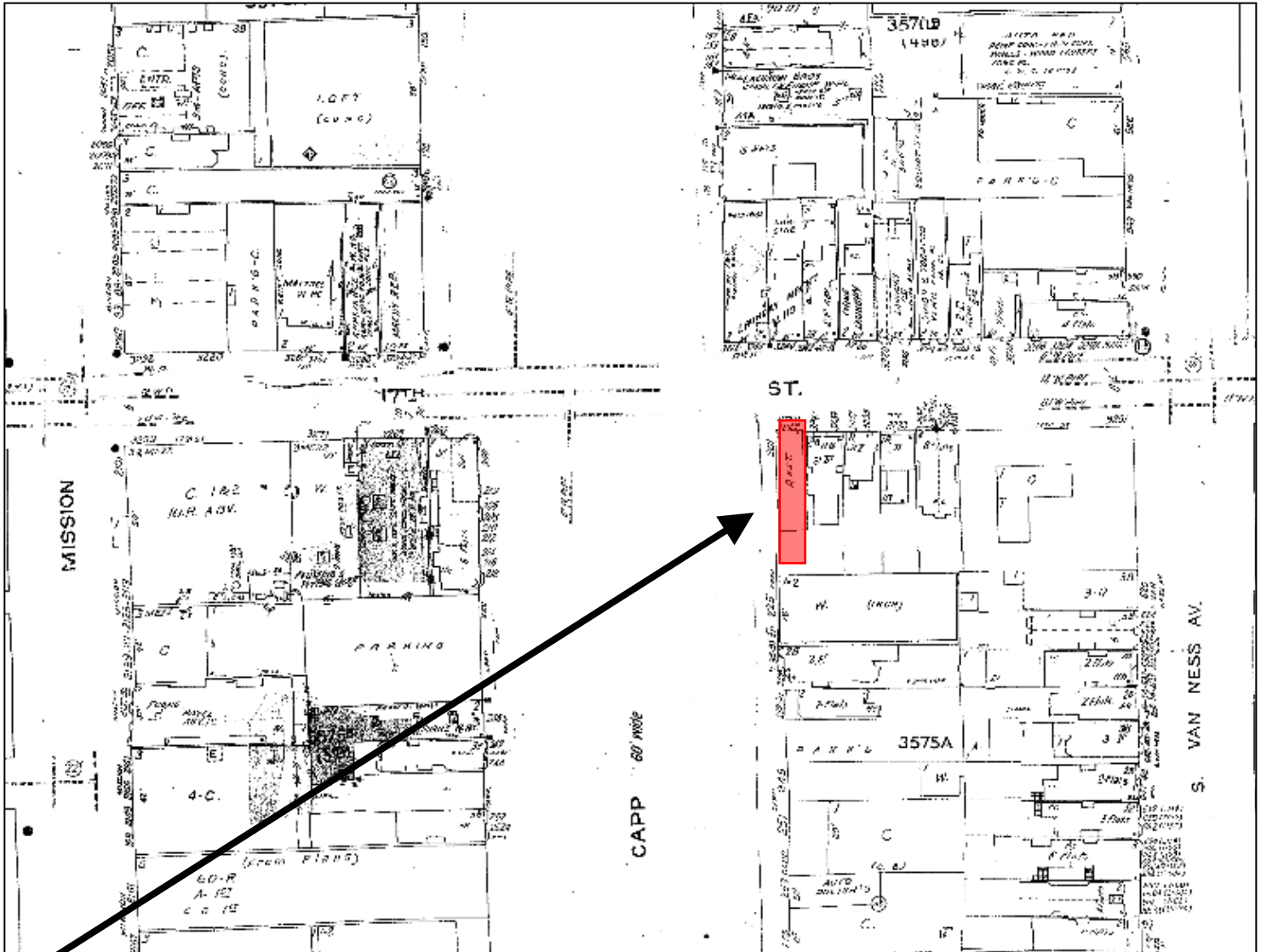


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2005.1155DV
 3249 17TH Street

Sanborn Map*



SUBJECT PROPERTY

**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2005.1155DV
3249 17TH Street

Aerial Photo

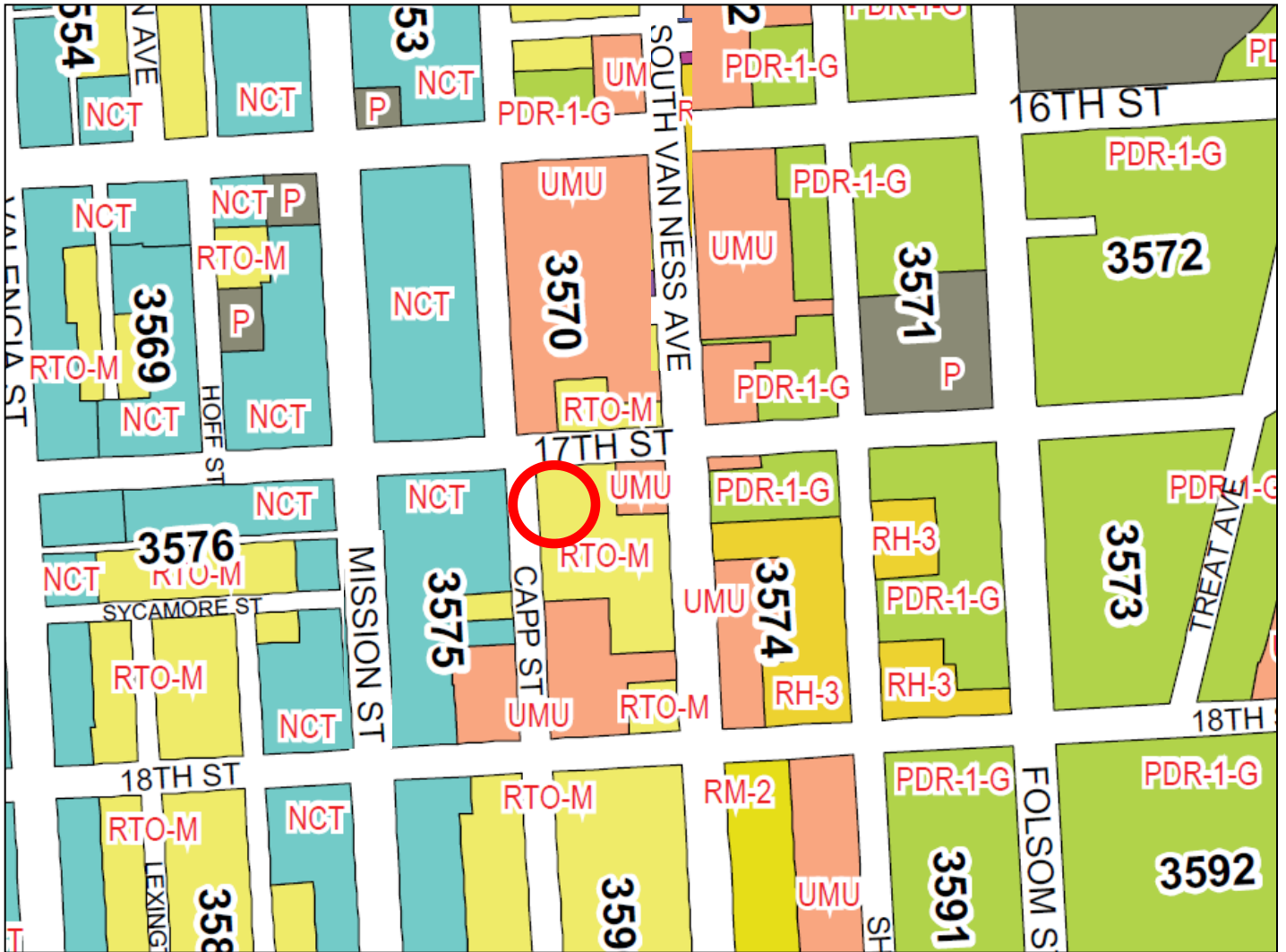


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2005.1155DV
3249 17TH Street

Zoning Map



Discretionary Review Hearing
Case Number 2005.1155DV
3249 17TH Street

Site Photo



Discretionary Review Hearing
Case Number 2005.1155DV
3249 17TH Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 24, 2010, the Applicant named below filed Building Permit Application No. 2010.03.24.8891 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Alfonso Fillon	Project Address:	3249 17th Street
Address:	401 Terry Francois Blvd #208	Cross Streets:	SE Corner of Capp Street
City, State:	San Francisco, CA 94158	Assessor's Block /Lot No.:	3575/063
Telephone:	(415) 541-0288	Zoning Districts:	RTO-M /55-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. 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 above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Multifamily Dwelling	Corner Commercial and Multifamily Dwelling
FRONT SETBACK	None	No Change
BUILDING DEPTH	±67 Feet	±75 Feet
REAR YARD	±33 Feet	±25 Feet
HEIGHT OF BUILDING	±15 Feet	±55 Feet
NUMBER OF STORIES	1	4
NUMBER OF DWELLING UNITS	2	3
NUMBER OF OFF-STREET PARKING SPACES	0	No Change

PROJECT DESCRIPTION

The proposal is to add three stories to an existing one-story multifamily dwelling, add one additional dwelling unit to bring the total number of dwelling units to three, add a limited corner commercial ground floor use and expand the existing structure by approximately eight feet at the rear. A related case (Case 2005.1155V) will be heard regarding a rear yard variance request.

PLANNER'S NAME: **Diego R Sánchez**

PHONE NUMBER: **(415) 575-9082**

EMAIL: **diego.sanchez@sfgov.org**

DATE OF THIS NOTICE: **2/14/13**

EXPIRATION DATE: **3/16/13**

RECEIVED

MAR 18 2013

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P/CAPPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Jackie Yu and Chuck Yuan		
DR APPLICANT'S ADDRESS: 3239 17th St, San Francisco	ZIP CODE: 94110	TELEPHONE: (650)8049618
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Amadeo Gonzalez		
ADDRESS: 3249 17th Street, San Francisco, CA	ZIP CODE: 94110	TELEPHONE: (415) 7948555
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Jackie Yu <input checked="" type="checkbox"/>		
ADDRESS: Mailing Address: 818 Melville Ave, Palo Alto, CA	ZIP CODE: 94301	TELEPHONE: (650) 8049618
E-MAIL ADDRESS: jackiejyu@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3249 17th St, San Francisco, CA		ZIP CODE: 94110
CROSS STREETS: SE Corner of Capp st.		
ASSESSORS BLOCK/LOT: 3575 /063	LOT DIMENSIONS: 20' x 100'	LOT AREA (SQ FT): ~2000 sft
ZONING DISTRICT: RTO_M		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard

Residential Duplex

Present or Previous Use:

Proposed Use: A Four Story Building: First floor a restaurant, top three floors residential

Building Permit Application No. 201003248891

Date Filed: 08/06/2012

05.11550

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

We discussed the project with the applicant Amadeo and his architect Alfonso and voiced our concerns. We have also discussed with Community Board & planer. However, no changes were made through the discussion. See attached pages.

Concerned property address: 3249 17th St, San Francisco, CA 94110

3249 17th street

page 2

Did you participate in outside mediation on this case?

We proposed the participation of outside mediation on this case to the project applicant, Mr. Amdeo Gonzalez, and his architect Alfonso Fillion. They did not agree to participate the program.

We approached and talked to Cordel and Mac, in nonprofit organization Community Boards, and expressed our interests in participating mediation as recommended by SF planning guidelines. Mac and Cordel are very supportive and are willing to schedule a meeting for us, but advised us to get project owner's agreement to join the meeting.

The project owner did not agree to participate.

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project. |

We discussed the project with the applicant Amadeo and his architect Alfonso and voiced our concerns:

- (1) The extension of building into rear yard 8 feet, a building code violation.
We are concerned about the blocked light, and the openness of our back yard.
Large trash cans and storage placed in rear yard, will also introduce bad smells.
- (2) Noise from restaurant operation: Our daughter will be living here and we plan to live here in the future too. Our daughter is a 2nd year medical student in UCSF medical school. We are concerned the noise from restaurant operation.
- (3) Lack of parking the area already has parking issue. The new restaurant will exacerbate the issue.
- (4) The proposed building will block the entire west side of our building with 6 windows.
We expressed to the project owner about our request in increase the number of lightwells to two and increase the lightwell's size from 1 feet to the similar size as the light wells in our side, which is more than 3 feet in depth.

We have discussed all above concerns with the project owner. The architect, who designed the project explained to us that it is not possible to change the plan since the plan is well defined and in the late stage of planning, while we were never consulted in the early stage of project planning.

In summary: No changes made as a result to our discussion with project owner, and owner did not agree to participate mediation.

Owner Jackie Yu will act as her own agent. No other agents will be appointed.

 3/15/2013

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Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

(1) The extension of building into rear yard 8 feet, a building code violation.

We are concerned about the blocked light, and the openness of our back yard. Large trash cans and storage placed in rear yard, will also introduce bad smells.

(2) The proposed building will block the entire west side of our building with 6 windows. We expressed to the Owner about our request in increase the number of lightwells to two and increase the sizes. See other concerns.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

(1) The extension of building into rear yard 8 feet, a building code variance requested by project owner.

We are concerned about the blocked light, and the openness of our back yard. Large trash cans and storage placed in rear yard, will also introduce bad smells.

(2) The proposed building will block the entire west side of our building with 6 windows.

(3) Noise and parking issue from restaurant operation

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

(1) Avoid building code variance and avoid blocking our back yard.

(2) Install two light wells, and make each light-well similar sized as our size.

(3) Address parking and noise issues.

3249 17th street. CA 94117

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05.1155D

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:



Date:

3/15/2013

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

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3249 17th St, San Francisco, CA 94116

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION	
Application, with all blanks completed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>	
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>	
Check payable to Planning Dept.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>	

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

3249 17th street, San Francisco, CA

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For Department Use Only
Application received by Planning Department:

By:  Date: 3/18/13



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2010.03.24.8891

Building Permit No.: 2010003248891

Address: 3249 17th Street
San Francisco, CA 94110

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Amadeo Gonzalez c/o Victor M. Marquez

Telephone No.: 415-314-7831 (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

SEE Attachment

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

SEE Attachment

- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

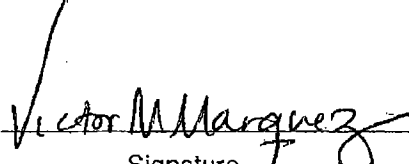
SEE Attachment

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>2</u>	<u>3</u>
Occupied stories (all levels with habitable rooms) ...	<u>1 story</u>	<u>4 stories</u>
Basement levels (may include garage or windowless storage rooms)	<u>NONE</u>	<u>NONE</u>
Parking spaces (Off-Street)	<u>0</u>	<u>0</u>
Bedrooms	<u>4</u>	<u>6</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1,343.3 sq. ft.</u>	<u>5,805</u>
Height	<u>14 feet, 9 inches</u>	<u>45 feet</u>
Building Depth	<u>67 feet, 2 inches</u>	<u>75 feet</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>DO NOT KNOW</u>	<u>UNKNOWN</u>
Projected value (sale price) after completion of project (if known)	<u>UNKNOWN</u>	<u>UNKNOWN</u>

I attest that the above information is true to the best of my knowledge.


5/2/13
Victor M. Marquez
 Signature Date Name (please print)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issue of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

The project sponsor Amadeo Gonzalez dba Balompie is a family run restaurant business that has been in the Mission District on for over 20 years, at a location that is only one block away from the proposed project site. He has been an anchor tenant in the neighborhood during a period where the area was suffering from crime, blithe and illicit illegal activities. He took a risk with a compassionate and passionate approach with the goal to help clean up the Capp Street corridor and did so with great peril financially and to his safety and that of his family, friends and employees. The business enjoys the unconditional and unequivocal support of just about the entire community. Mr. Gonzalez has been highly responsible as a business person for the renaissance of the Mission District and the Capp Street corridor.

Mr. Gonzalez further invested himself in the local community by buying the project site years ago and now wishes to further invest not only his valuable , limited financial resources, but also his human resources. In sum, he is truly invested in his community. The project proposes to alter the site's existing substandard, single story structure to provide a four-story structure containing a ground floor commercial space and three family-size dwelling units above. The ground floor would become the new home of Café Balompie, now located one block away on 18th Street. The proposed project would keep at least 20 jobs in the neighborhood and allow the neighborhood-serving and community-oriented business to continue to flourish. In addition the project would create three family-sized units above the restaurant, representing a net gain of one residential unit. On the other hand, the D.R. Applicant is new to the neighborhood just having bought the adjacent property from the previous owner who ran into difficult financial times and had to sell the property on a fire sale basis. The previous owner fully supported the proposed project. The D.R. Applicant is wrongfully and disingenuously making representations about how her family is living in the unit and that a daughter needs the "quiet" time and space to study. The fact of the matter is that the D.R. applicant is renting the building to multiple tenants who appear to be renting rooms. Moreover, the noise levels in the building are higher than any noise from the existing project sponsor business just a block away.

The reality is that in the 20 plus years that the project sponsor has owned and operated Ballompie, the area has benefitted from its presence. The area is cleaner, safer, and more pleasant and there is no noise or bad odors coming from the site. It is a healthy environment

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

Pursuant to findings from the Planning Department's residential design team and in response to requests made by the neighbor, the Owner has agreed to provide a matching lightwell at least 10 feet long by 3 feet wide at all floors above the ground floor and provide a 3 foot wide side setback at all floors above the ground floor beginning 5 feet beyond the rear wall within the adjacent side setback to the east.

3. If you are willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The project sponsor has in fact agreed to make changes to the original proposed project and has worked with planning staff to do so in response to the DR applicant.

Specifically, Pursuant to findings from the Planning Department's residential design team and in response to requests made by the neighbor, the Owner has agreed to provide a matching lightwell at least 10 feet long by 3 feet wide at all floors above the ground floor and provide a 3 foot wide side setback at all floors above the ground floor beginning 5 feet beyond the rear wall within the adjacent side setback to the east.

If you have additional information that is not covered by this application, please feel free to attach additional sheets to this form.



South of Market Employment Center

A project of Mission Hiring Hall
288 7th St.
San Francisco, CA 94103
Tel. No. (415) 865-2105 Fax No. (415) 865-2102
www.missionhiringhall.org

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

April 11, 2013

Honorable Commissioners:

I am writing this letter of support on behalf of Mr. Amadeo Gonzalez, owner of BALOMPIÉ CAFÉ, who is applying for a new location at; 3249 17th. St. San Francisco, CA.

Balompié is a family oriented restaurant that serves the Mission district residents, as well as the rest of the San Francisco, and its tourist.

Our non-profit Organization, had an office close to this establishment, for 10 years, and we are about to reopen, another office on 16th St.

Balompié has always been a grate supporter of our programs, when they need workers they always ask us for workers.

If Balompié is granted the permission to open a new, family restaurant in the new location, it will not only bring more revenue to San Francisco, but also it will provide 15 new positions of employment in the Mission district, which are in badly need, for our community.

If you need any further information, please feel free to contact me at my information bellow.

Thank you,

A handwritten signature in black ink, appearing to read "Emilio E. Aparicio".

Emilio E. Aparicio

Program Coordinator

Mission Hiring Hall/

South of Market Employment Center

288- 7th. St.

San Francisco, CA 94103

(415) 865-2105 X 112

eaparcio@missionhiringhall.org



Mission Neighborhood Centers, Inc.

Administrative Offices

362 Capp Street, San Francisco, California 94110

Phone (415) 206-7747 Fax (415) 647-6911

March 27, 2013

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Honorable Commissioners:

This letter of support is extended on behalf of Mr. Amadeo Gonzalez, owner, Balompié Café, currently operating from 3349 18th. Street. On behalf of our organization, Mission Neighborhood Centers, Inc., I extend full endorsement of Mr. Gonzalez' application to the San Francisco Planning Department to relocate his business 3349 18th Street to 3249 17th. Street.

Balompié is known by all who frequent this establishment as a friendly family environment offering food and delicacies indigenous to El Salvador, Central America. The San Francisco Bay Area print media has voted Balompié as one of the 100 Best Bargain Bites (SF Chronicle) and as offering Best Pupusas (SF Weekly and 7x7 Magazine). Truly, Balompié is a significant contributor to San Francisco's Mission district international reputation for hosting quality multi-ethnic cuisine.

This well established family owned eatery, like most small businesses in our Mission community, has fallen victims to the gentrification we have been experiencing and, as a result, Balompié recently faced a 50% increase in their lease. This is one of the main reasons why Mr. Gonzalez, as he well projected this situation five years ago, has sought to relocate his business to 3049 17th Street.

Our nonprofit agency operates one of our eleven branches one half block from Balompie Café and has never experienced any public disturbances, unruly or unlawful behavior in the immediate area surrounding Balompié Café. On the contrary, many of our staff, and myself included, frequently patronize this establishment and can consistently attest to the friendly, warm and jovial environment that has welcomed all of us during our visits.

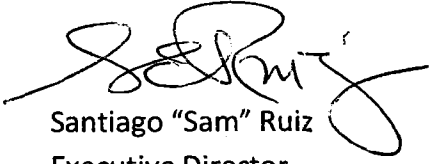
It is my understanding that throughout the five year process Mr. Gonzalez has endured, as he pursued relocating his business, he has fully complied will all requests made by the zoning

"Mission Neighborhood Centers, Inc. strives to improve the quality of life in the greater Mission Community of San Francisco by providing culturally sensitive human services that both support and empower individuals and families."

administrator. I also understand that that the SF Planning Commission has scheduled a final hearing on this matter and it is for this reason that I, on behalf of our organization, Mission Neighborhood Centers, Inc., strongly encourage your commission to extend approval for Balompié to relocate from 3349 18th Street to 3249 17th Street.

Should you have any questions on any of the content in this correspondence please feel free to contact me by phone, at: (415) 948-3260, or via email, at: santiago.ruiz@mncsf.org.

Sincerely,



Santiago "Sam" Ruiz
Executive Director

Sanchez, Diego

From: Scott Ellsworth <uptownbarsf@gmail.com>
Sent: Wednesday, May 08, 2013 3:57 PM
To: Sanchez, Diego
Subject: 3249 17th St.

Mr. Sanchez,

My name is Scott Ellsworth and I own the bar across from 3249 17th St. I'm writing to express my support for the proposed project. The owner of this site has been a good neighbor for a number of years, his restaurant draws plenty of people to the street and the more 'eyes on the street' make this a safer neighborhood. Capp St. has long been known for drugs and prostitution so the addition of a legitimate business can only be a positive development.

I hope you take my comments under consideration.

Thanks,

Scott Ellsworth

Owner

Uptown

415 401 6839

3249 17th St Discretionary Review

Jackie Yu
3239 17th Street
Adjacent Property

Major Concerns

- Eight feet encroachment into the required rear yard set back
 - Blocking major portion of our deck;
 - Bad smells from the placement of restaurant garbage bins
- Noise and potential fire hazard from restaurant operation
- Exacerbate already very tight street parking situation
- Inadequate light well design

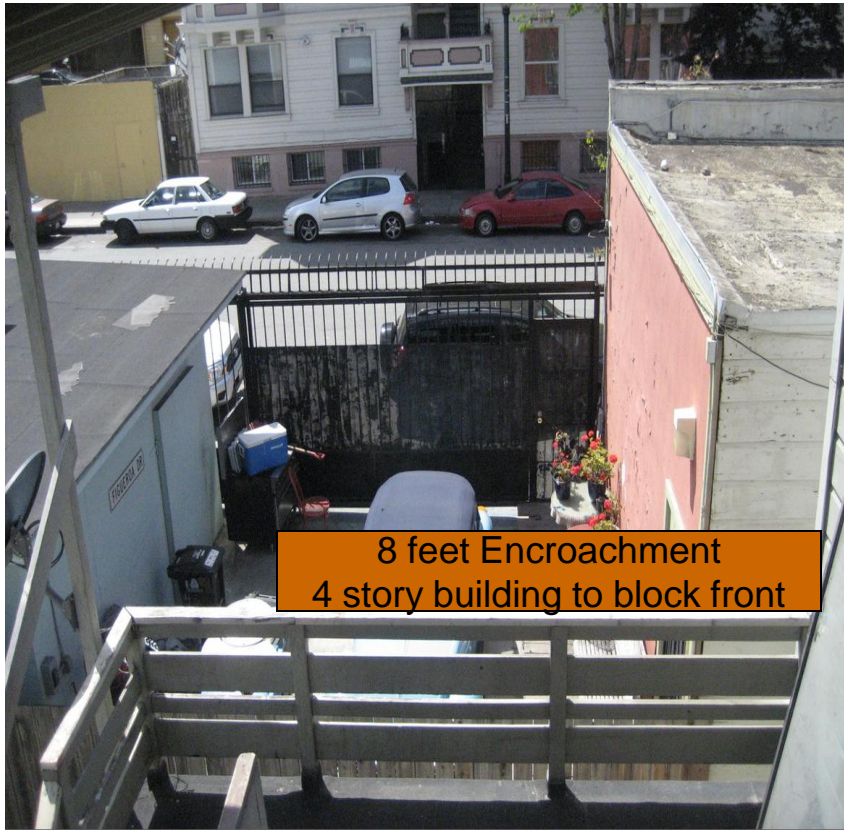
Efforts made prior to D.R.

- Discussed with project owner and his architect
- Discussed with mediation service city recommended and offered project owner to participate mediation
 - Project owner did not agree to participate the mediation

Project Property and Our Property



Rear 8 Feet Encroachment Block Major Portion of Our Deck



Restaurant large waste bin will be placed in rear yard which will bring bad smells

Already Crowded Parking will be Exacerbated

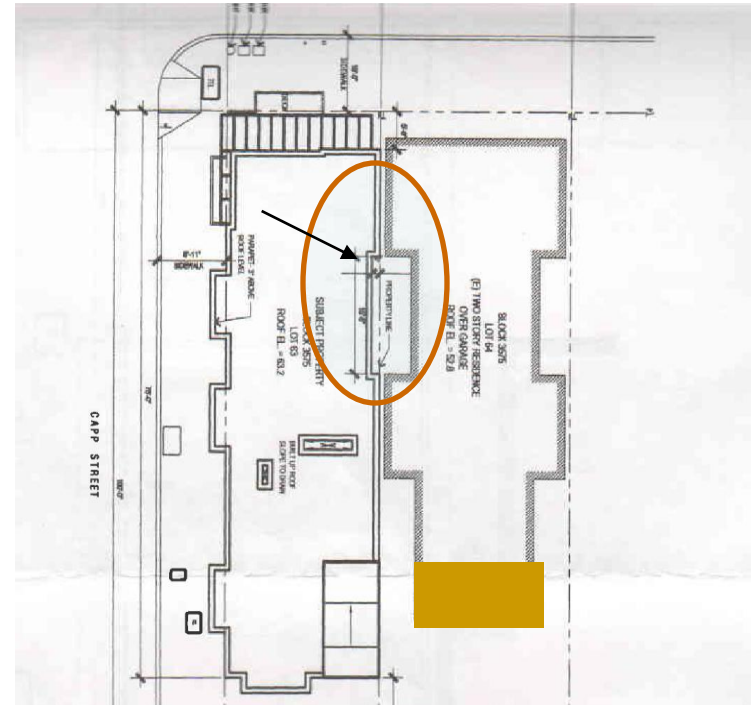
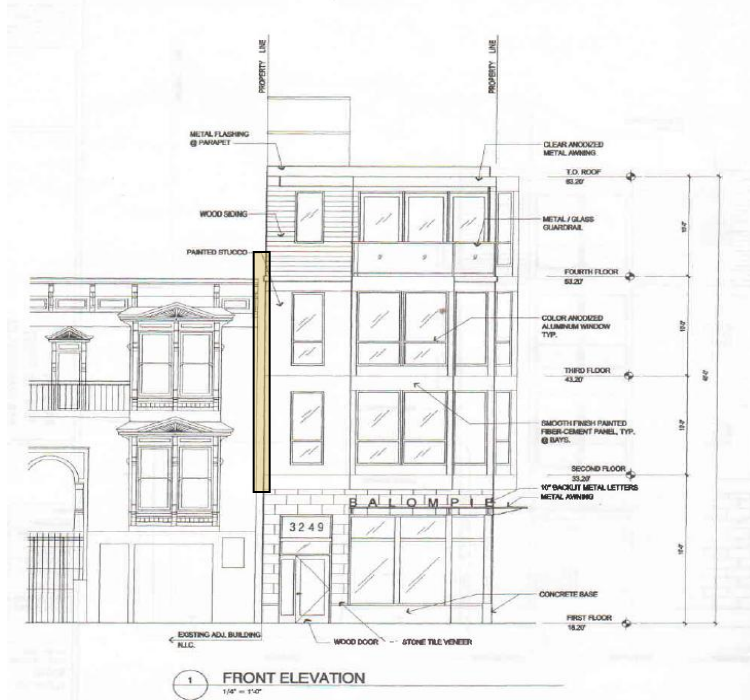


Restaurant noise another concern

All Side Windows will be Blocked



Inadequate Light Well Design



- All side windows blocked
- Shallow 1 feet light well design, Light well from our building are 3 feet

Summary

- Rear encroachment 8 feet, code violation
- Parking and noise concerns
- Inadequate light well design

Design modification needed to address the above concerns.

Thank you!

PHOTOGRAPHS



3249 17th Street - View of rear yard from Capp Street.



PHOTOGRAPHS



3249 17th Street - View of Site from Capp and 17th.





3249 17th Street - View of Site from the 17th and South Van Ness.



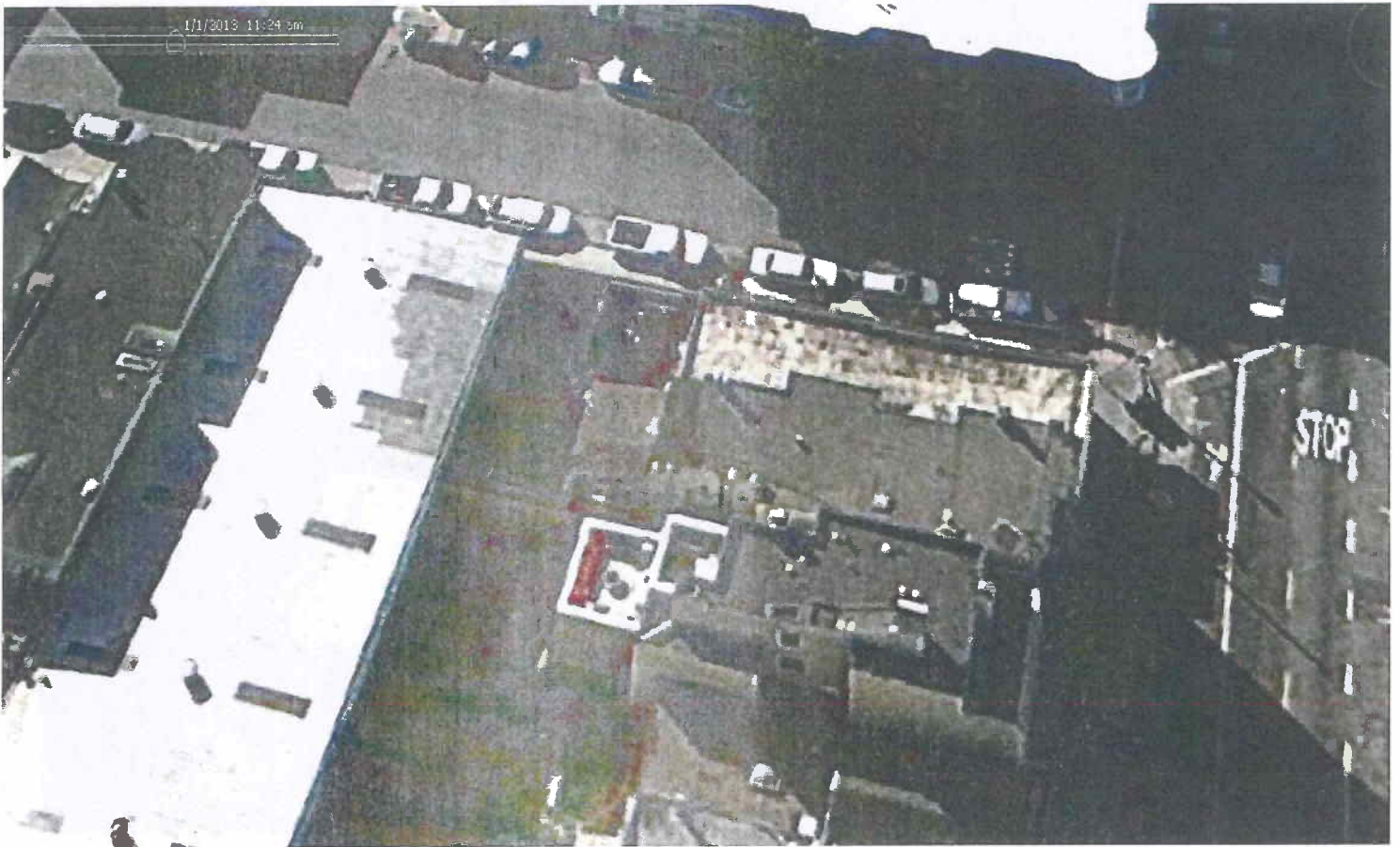
PHOTOGRAPHS



3249 17th Street - View of Site from the 17th and South Van Ness.

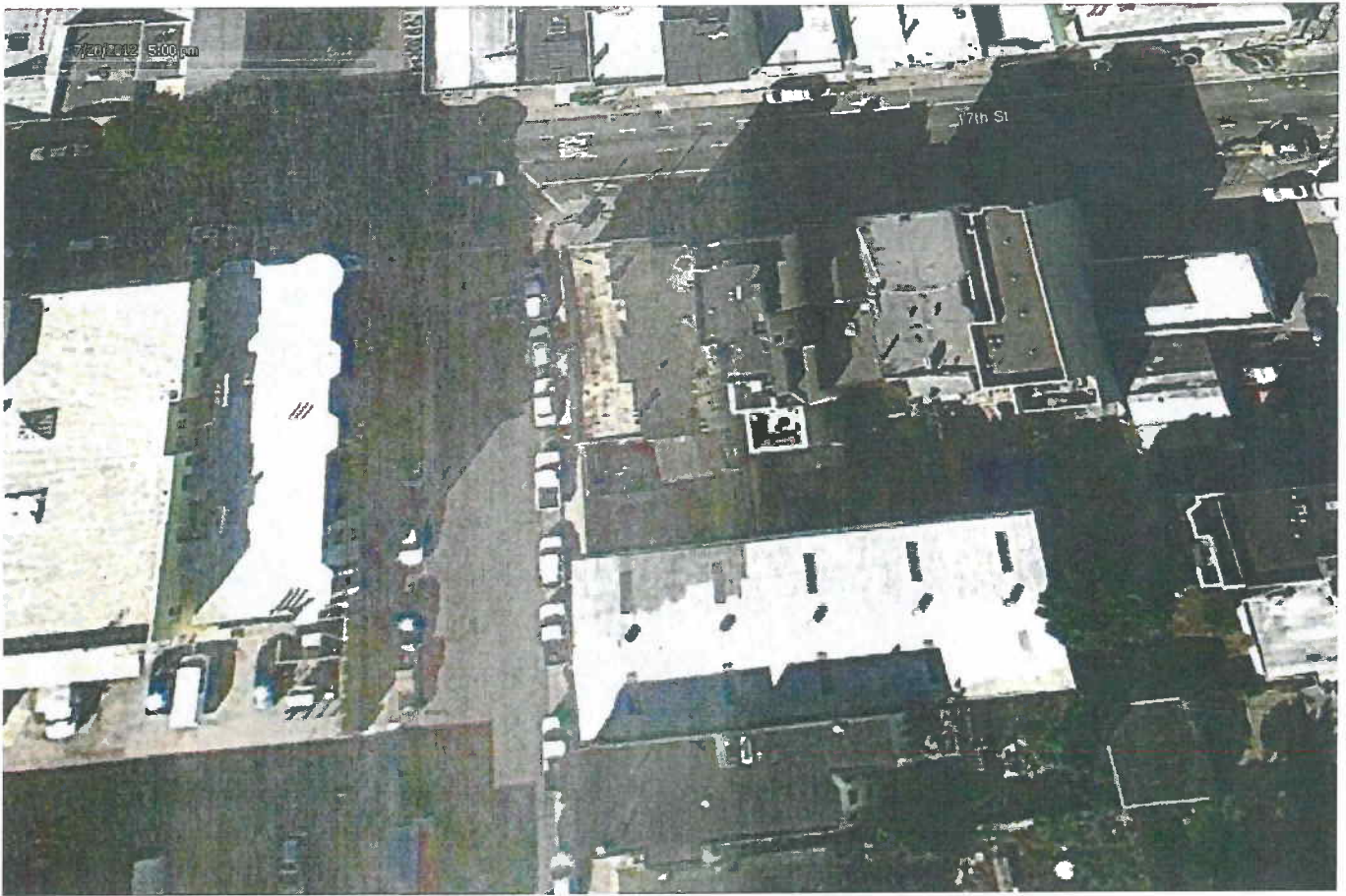


PHOTOGRAPHS



3249 17th Street - Aerial View of Site from the East.





3249 17Th Street - Aerial View of Site from the South West.





BALOMPIE

PROPOSED REMODEL OF EXISTING SINGLE STORY STRUCTURE
TO PROVIDE NEW RESTAURANT AND 3-UNIT RESIDENCE

3249 17TH STREET
SAN FRANCISCO, CA

PROJECT DESCRIPTION

DESCRIPTION OF WORK: REMODEL OF (E) ONE STORY STRUCTURE. ALTERED BUILDING WILL CONTAIN FOUR STORIES WITH THREE RESIDENTIAL UNITS ABOVE A GROUND LEVEL RESTAURANT.

PROJECT ADDRESS: 3249 17TH STREET, SAN FRANCISCO, CA

BLOCK #: 3575

LOT #: 063

SITE AREA: 2000 SQUARE FEET

ZONING DISTRICT: RTO - MISSION

HEIGHT AND BULK DISTRICT: 55 - X

CONSTRUCTION TYPE: EXISTING - TYPE VB
PROPOSED - TYPE VA

OCCUPANCY: EXISTING - R-2
PROPOSED - ONE LEVEL OF A-2 WITH THREE LEVELS OF R-2 ABOVE.

PARKING: NO EXISTING OR PROPOSED PARKING SPACES.

HABITABLE BUILDING AREA:

1ST FLOOR:	846 S.F.
-RESTAURANT	189 S.F.
-RESIDENCE	1,544 S.F.
2ND FLOOR:	1,544 S.F.
3RD FLOOR:	1,506 S.F.
4TH FLOOR:	1,409 S.F.
TOTAL HABITABLE:	5,516 S.F.

OUTDOOR OPEN SPACE:

1ST FLOOR:	500 S.F. (SHARED)
4TH FLOOR:	111 S.F. (BALCONY UNIT 3)
TOTAL OUTDOOR OPEN SPACE:	611 SQ.FT.

PROJECT DIRECTORY

OWNER:
Amadeo Figueroa Gonzales
3249 17th Street
San Francisco, CA 94110
415.794.8555 tel.

ARCHITECT:
Fillon Solis Architects Inc.
401 Terry A. Francois Blvd., Suite 208
San Francisco, CA 94158
415.541.0288 tel.
415.541.0188 fax

FILLON SOLIS

ARCHITECTS INC

401 TERRY A. FRANCOIS
BLVD. #208
SAN FRANCISCO,
CA 94158
T 415 541 0288
F 415 541 0188

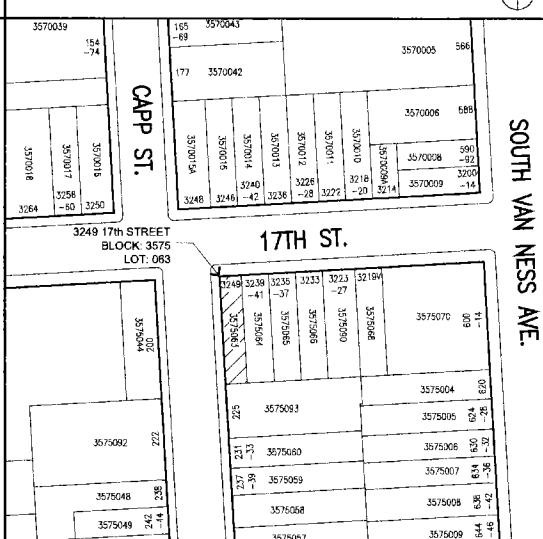
SYMBOL LEGEND

- | | | | |
|--|-------------------------------|--|--------------------|
| | ALIGN FINISH FACES | | ELEVATION/SECTION |
| | ELEVATION/CONTROL POINT | | REVISION NUMBER |
| | REVISION | | INTERIOR ELEVATION |
| | DOOR
SEE DOOR SCHEDULE | | REFERENCE GRID |
| | WINDOW
SEE WINDOW SCHEDULE | | |
| | WALL CONSTRUCTION TYPE | | |

ABBREVIATIONS

L	ANGLE	LAM	LAMINATE
@	AT	LT.	LIGHT
CL	CENTER LINE	M.B.	MACHINE BOLT
#	POUND OR NUMBER	MAX.	MAXIMUM
d	PENNY	MECH.	MECHANICAL
ACOUS.	ACOUSTIC	MEMB.	MEMBRANE
ADJ.	ADJUSTABLE, ADJACENT	MET./MTL.	METAL
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	MIN.	MINIMUM
ALT.	ALTERNATE	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	M.O.	MASONRY OPENING
A.B.	ANCHOR BOLT	MTD.	MOUNTED
		MUL.	MULLION
BD.	BOARD	N	NORTH
BITUM.	BITUMINOUS	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLK.	BLOCK	N.T.S.	NOT TO SCALE
BLK'G.	BLOCKING		
B.O.	BOTTOM OF	O.C.	ON CENTER
		O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CL.G.	CEILING		
C.T.	CERAMIC TILE		
CL'G.	CAULKING		
CLR.	CLEAR	P. LAM.	PLASTIC LAMINATE
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONN.	CONNECTION	P. TRTD.	PRESSURE-TREATED
CONSTR.	CONSTRUCTION	PTD.	PAINTED
CONT.	CONTINUOUS	PTN.	PARTITION
CTS.K.	COUNTERSUNK		
CMU	CONCRETE MASONRY UNIT	Q.T.	QUARRY TILE
D	DEPTH	R	RISER
DBL	DOUBLE	RAD.	RADIUS
DET./DTL.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REINF.	REINFORCED
D.I.A.	DIAMETER	REQ.	REQUIRED
DIM.	DIMENSION	RESIL.	RESILIENT
DN	DOWN	RM	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
		RWD.	REDWOOD
		RWL.	RAINWATER LEADER
EA.	EACH	SQ. FT.	SQUARE FEET
ELEC.	ELECTRICAL	SQ. IN.	SQUARE INCH
ELEV.	ELEVATION	SHT.	SHEET
E.P.	ELECTRICAL PANEL	SIM.	SIMILAR
EQ.	EQUAL	S.E.D.	SEE ELECTRICAL DRAWING
(E)	EXISTING	S.F.A.D.	SEE FIRE ALARM DRAWING
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
F.B.O.	FURNISHED BY OWNER	S.M.D.	SEE MECHANICAL DRAWING
F.F.	FINISH FLOOR	S.O.G.	SLAB ON GRADE
F.F.E.	FINISH FLOOR ELEVATION	SPEC.	SPECIFICATIONS
FIN.	FLOOR	SQ.	SQUARE
FL.	FLOOR	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.S.	FACE OF STUD	STL	STEEL
FT	FOOT	STOR.	STORAGE
FTG.	FOOTING	S.S.D.	SEE STRUCTURAL DRAWING
FURR.	FURRING		
F.O.M.	FACE OF MASONRY	T.B.D.	TO BE DETERMINED
F.D.	FLOOR DRAIN	TEL	TELEPHONE
		T&G	TONGUE AND GROOVE
GA.	GAUGE	T.	TREAD
G.C.	GENERAL CONTRACTOR	THK.	THICK
GL.	GLASS	TYP.	TYPICAL
GSM.	GALVANIZED SHEET METAL	T.O.	TOP OF
GYP. BD./GWB.	GYPSUM WALL BOARD	T.O.C.	TOP OF CONCRETE
		T.O.S.	TOP OF SLAB
H	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIB		
H.C.	HOLLOW CORE		
HDWD.	HARDWOOD	VERT.	VERTICAL
HDWR.	HARDWARE	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL	V.G.	VERTICAL GRAIN
HR.	HOUR		
I.B.C.	INSTALLED BY CONTRACTOR	W	WIDTH
IN.	INCH	W/	WITH
INTM.	INTERMEDIATE	WD	WOOD
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	WP	WATERPROOF

LOT MAP



VICINITY MAP



DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE				
	DPH AIR QUALITY ASSESSMENT 03.12.10	VARIANCE APPLICATION 10.28.10	PERMIT SUBMITTAL 08.06.2012	PLAN REVISION 1 - 08.20.2012	PLAN REVISION 2 - 10.08.2012
COVER					
A0.0 GENERAL INFORMATION	X	X	X	X	X
S1 SURVEY	X	X			
ARCHITECTURAL					
A1.1 PLAN PLAN	X	X	X	X	X
A1.01 SITE/ROOF PLAN	X	X	X	X	X
A2.0 DEMOLITION PLAN	X	X	X	X	X
A2.1 FIRST / SECOND FLOOR PLAN	X	X	X	X	X
A2.2 THIRD / FOURTH FLOOR PLAN	X	X	X	X	X
A3.0 AS-BUILT ELEVATIONS	X	X	X	X	X
A3.1 FRONT / REAR ELEVATION	X	X	X	X	X
A3.2 SOUTH ELEVATION	X	X	X	X	X
A3.3 NORTH ELEVATION	X	X	X	X	X

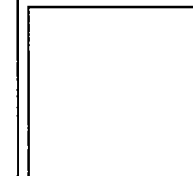
BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA

ISSUE	DATE
FOR PERMIT	08.06.12
DPH AQ ASMT.	03.12.10
VARIANCE	10.28.10
PLAN REVISION	08.20.12
PLAN REVISION	10.08.12

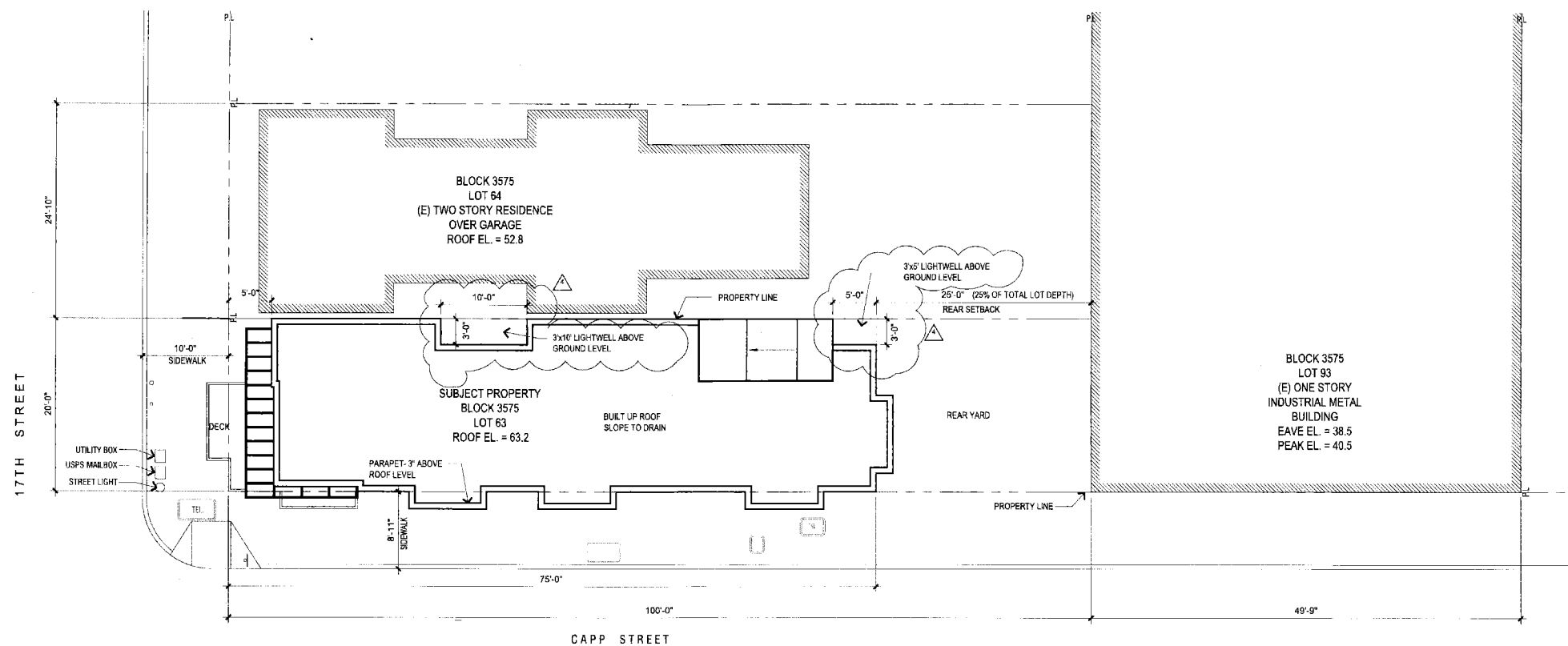
REVISIONS	DATE
PLAN REVISION	08.20.12
REVISION 2	10.08.12
REVISION 3	10.08.12
REVISION 4	05.06.13

JOB NO.: 0512
SCALE: AS NOTED
GENERAL INFORMATION

A0.0



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3249 17th STREET
SAN FRANCISCO, CA



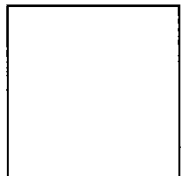
1 SITE / ROOF PLAN
1/8" = 1'-0"

ISSUE	DATE
PLAN REVISION 2	10.08.12
FOR PERMIT	08.06.12
SITE PERMIT	05.08.09

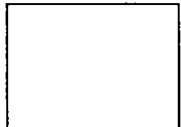
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△ REVISION 2	10.08.12
△ REVISION 4	05.06.13

JOB NO.: 0512
SCALE: AS NOTED
SITE/ROOF PLAN

A1.01



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3249 17th STREET
SAN FRANCISCO, CA

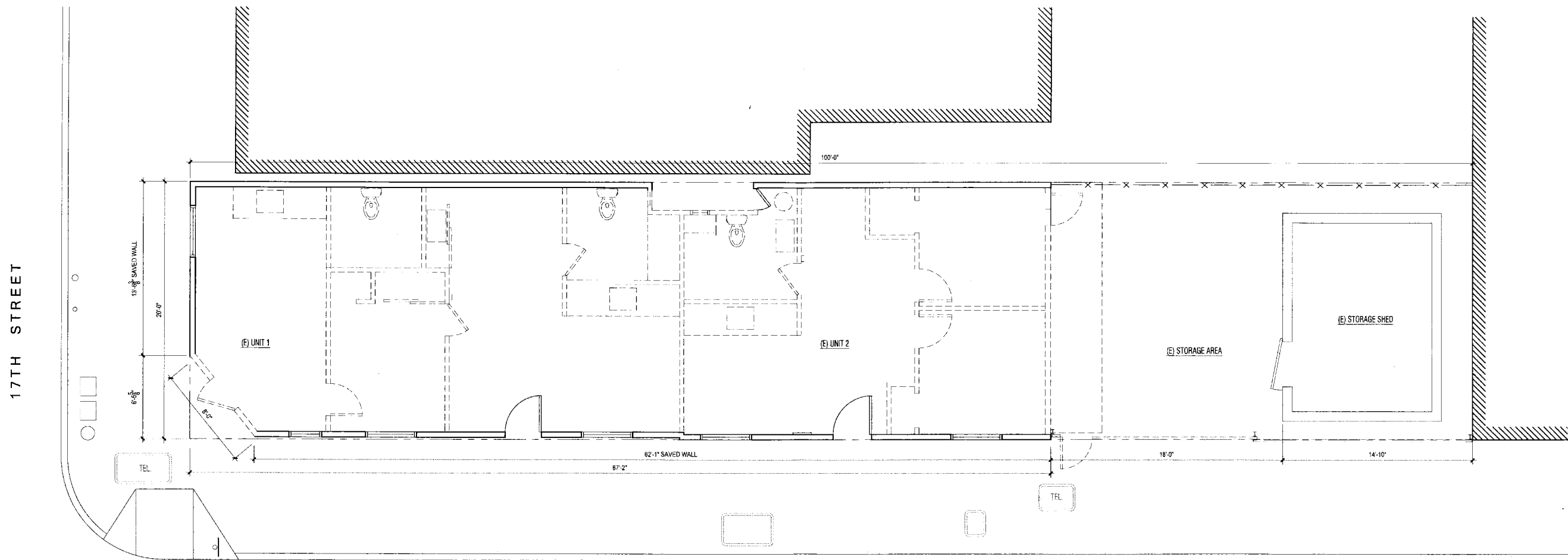


ISSUE	DATE
FOR PERMIT	08.06.12
SITE PERMIT	05.08.09
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12

REVISIONS	

JOB NO.: 0512
SCALE: AS NOTED
DEMO PLAN

A2.0



DEMOLITION OF RESIDENTIAL BUILDING PER SEC. 317

REQ. 2A
THE DEPARTMENT OF BUILDING INSPECTION HAS NOT DETERMINED THAT AN APPLICATION FOR DEMOLITION IS REQ.

REQ. 2B FRONT & REAR
FRONT DISTANCE TOTAL: 20'-0" + 67'-2" = 87'-2"
FRONT DISTANCE KEPT: 13'-6 3/8" + 62'-1" = 75'-1 3/8"
FRONT DISTANCE DEMO: 6'-5 5/8" + 5'-1" = 11'-6 5/8"
REAR DISTANCE TOTAL: 20'-0"
REAR DISTANCE KEPT: 0'-8"
REAR DISTANCE DEMO: 19'-2"
TOTAL EXISTING: 20'-0" + 87'-2" = 107'-2"
TOTAL KEPT: 75'-1 3/8" + 0'-8" = 75'-9 3/8"
% KEPT = 75'-9 3/8" / 107'-2" = .71 = 71% > 50% REQ.
MEETS REQUIREMENT

CAPP STREET
REQ. 2B SUM OF EXTERIOR WALLS
WEST DISTANCE TOTAL: 67'-2" NORTH DISTANCE TOTAL: 20'-0"
WEST DISTANCE KEPT: 62'-1" NORTH DISTANCE KEPT: 13'-6 3/8"
WEST DISTANCE DEMO: 5'-1" NORTH DISTANCE DEMO: 6'-5 5/8"
EAST DISTANCE TOTAL: 67'-2" SOUTH DISTANCE TOTAL: 20'-0"
EAST DISTANCE KEPT: 59'-3" SOUTH DISTANCE KEPT: 0'-8"
EAST DISTANCE DEMO: 7'-11" SOUTH DISTANCE DEMO: 19'-2"
TOTAL EXISTING: 20'-0" + 20'-0" + 62'-7" + 62'-7" = 165'-2"
TOTAL KEPT: 13'-6 3/8" + 0'-8" + 62'-1" + 59'-3" = 135'-6 3/8"
% KEPT = 135'-6 3/8" / 165'-2" = .82 = 82% > 65% REQ.
MEETS REQUIREMENTS

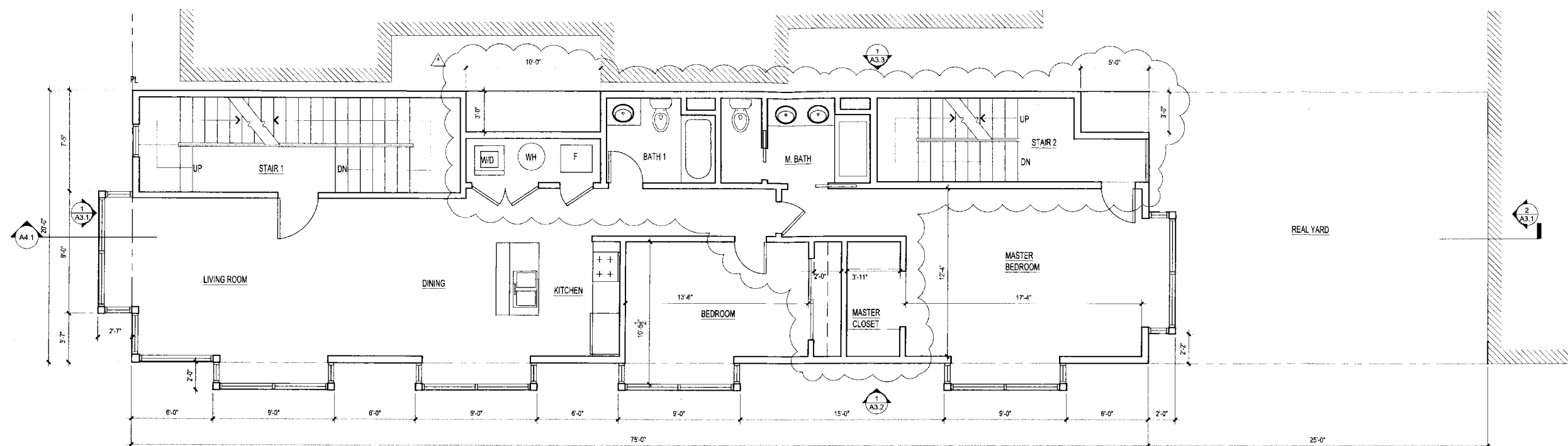
REQ. C
VERT. EXISTING AREA VERT. REMAINING AREA
NORTH 226.06 NORTH 130.23
WEST 938.73 WEST 487.13
SOUTH 295.00 SOUTH 000.00
EAST 991.63 EAST 874.86
TOTAL 2451.42 TOTAL 1492.22

PART C 50% OF VERTICAL AND HORIZONTAL SQUARE FT. ENVELOPE ELEMENTS NEED TO REMAIN
1492.22 / 2451.42 = .61 = 61% > 50%
NO HORIZONTAL ELEMENTS MEASURED
REQUIREMENTS MET

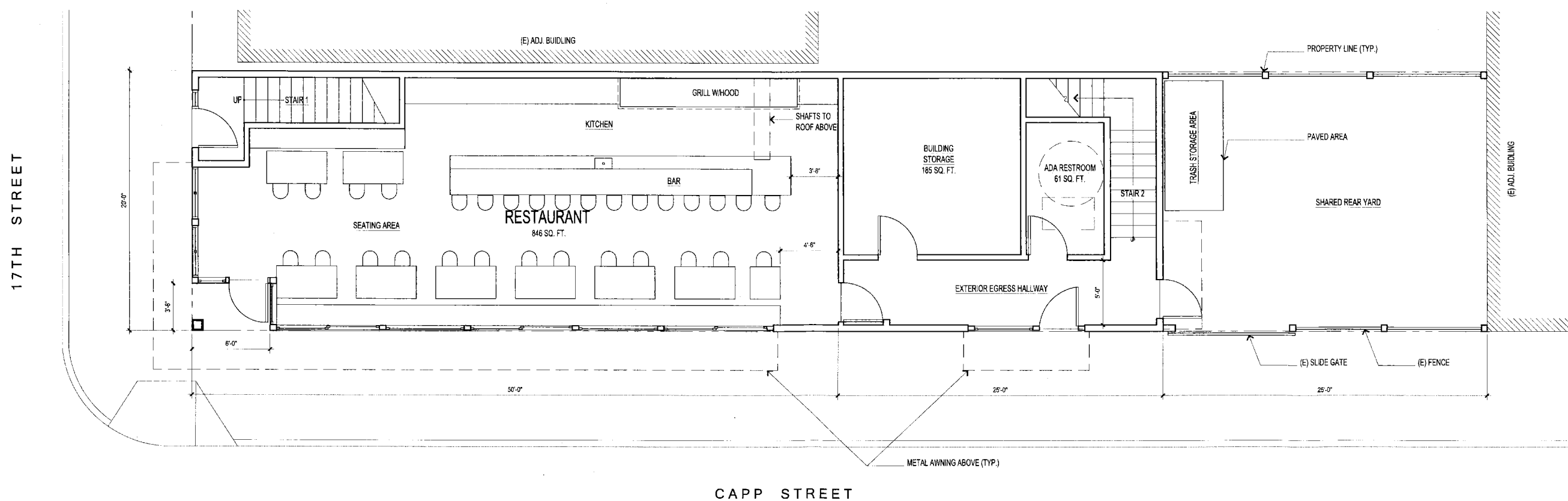
LEGEND
(E) WALLS TO BE DEMOLISHED
(E) WALLS TO REMAIN

1 DEMO PLAN
1/4" = 1'-0"





2 SECOND FLOOR PLAN
1/4" = 1'-0"



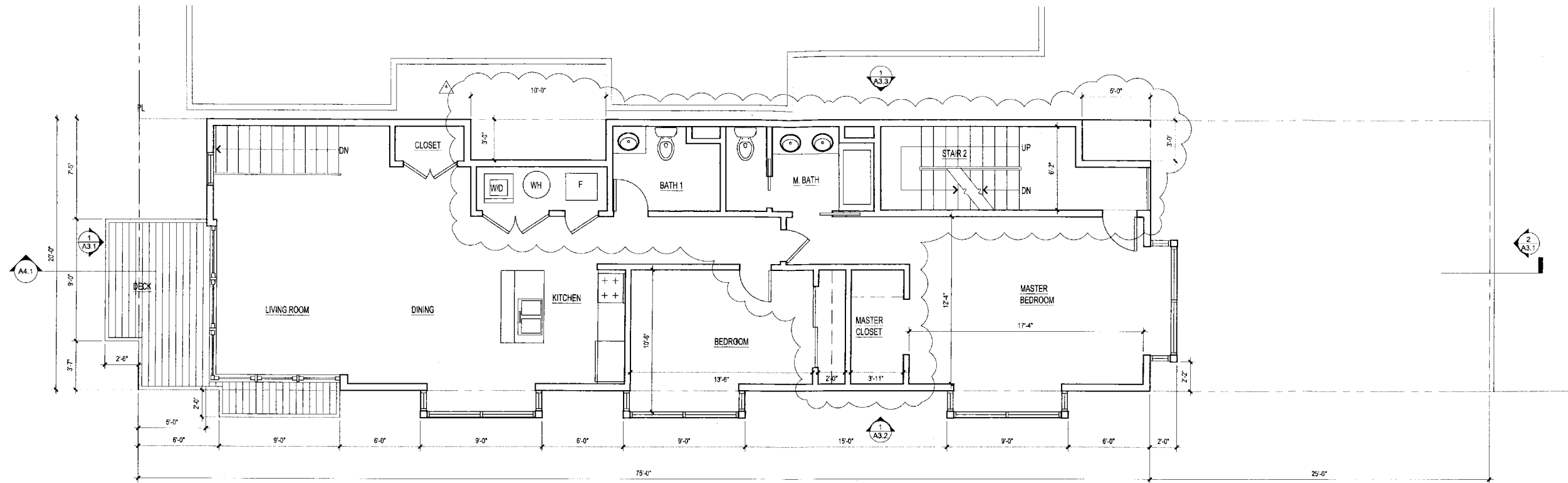
1 FIRST FLOOR PLAN
1/4" = 1'-0"

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3249 17th STREET
SAN FRANCISCO, CA

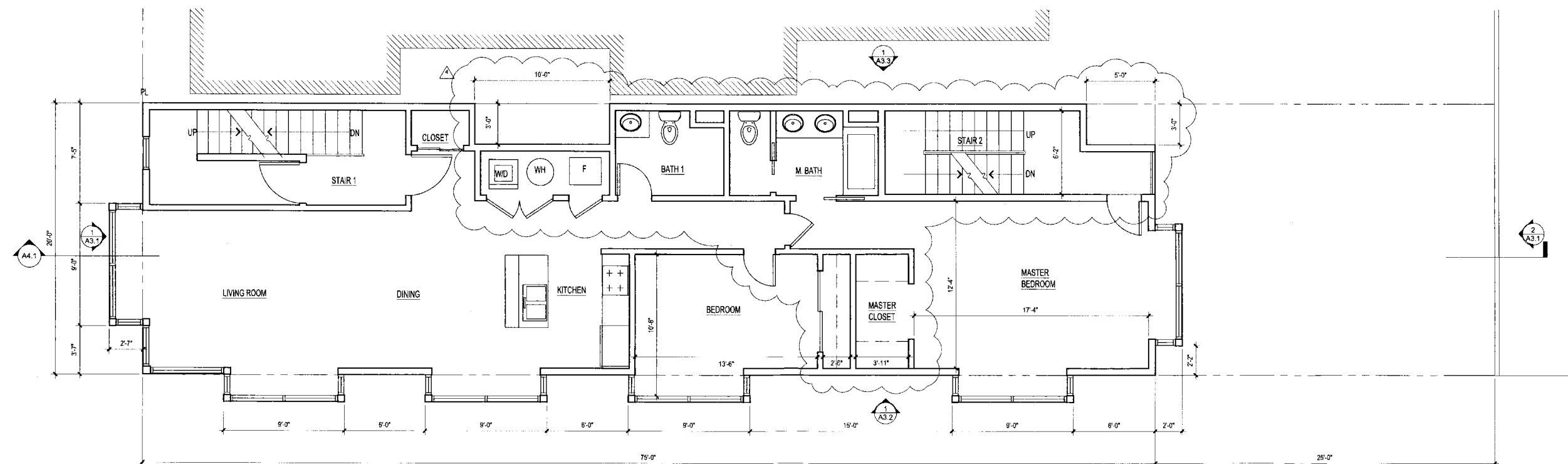
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FOR PERMIT	08.06.12
ENVIRO. REV. APP.	12.12.05
PROP. K. APP.	12.12.05
SITE PERMIT	05.08.09
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12

REVISIONS	
△ PLAN REVISION	08.20.12
△ PLAN REVISION	10.08.12
△ REVISION 4	05.06.13

JOB NO.: 0512
SCALE: AS NOTED
FIRST FLOOR,
SECOND FLOOR-
PLAN

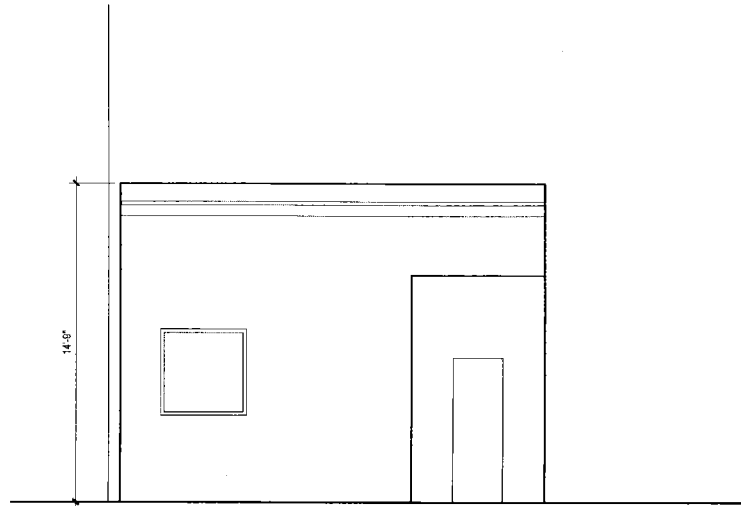


2 FOURTH FLOOR PLAN
1/4" = 1'-0"

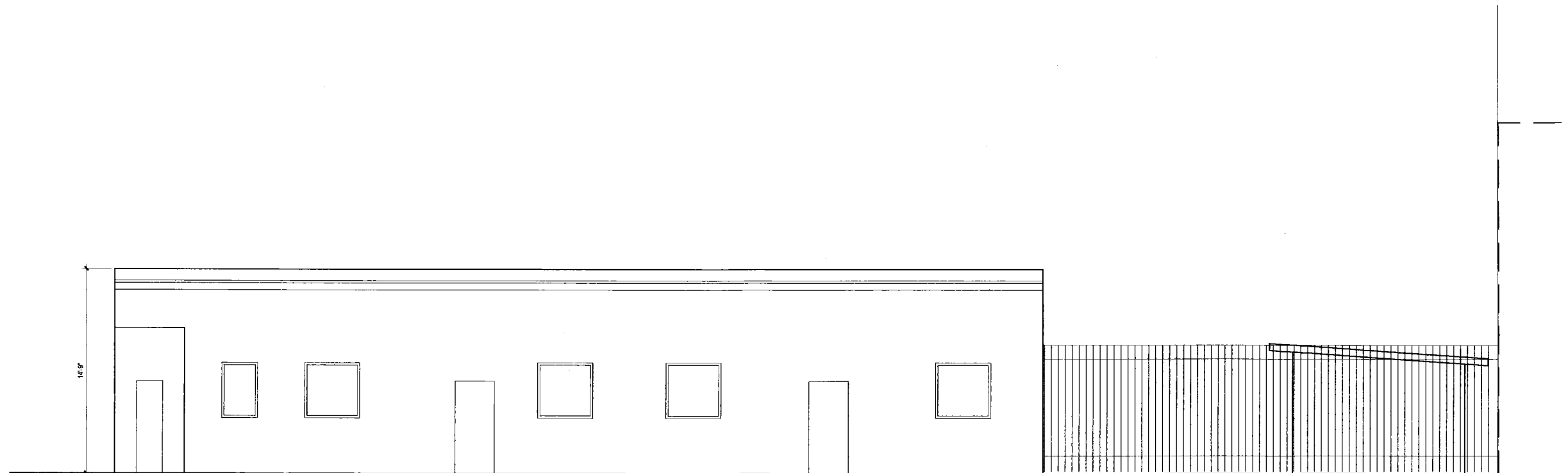


1 THIRD FLOOR PLAN
1/4" = 1'-0"

ISSUE	DATE
ENVIRO. REV. APP.	12.12.05
PROP. K. APP.	12.12.05
SITE PERMIT	05.08.09
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12
REVISIONS	
REVISION 4	05.06.13
JOB NO.: 0512	SCALE: AS NOTED
THIRD FLOOR, FOURTH FLOOR- PLAN	



1 (E) 17TH STREET ELEVATION
1/4" = 1'-0"



1 (E) CAPP ST ELEVATION
1/4" = 1'-0"

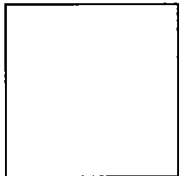
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3249 17th STREET
SAN FRANCISCO, CA

ISSUE	DATE
FOR PERMIT	08.06.12
ENVIRO. REV. APP.	12.12.05
VARIANCE	10.28.10
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REVISIONS	

JOB NO.: 0512
SCALE: AS NOTED

(E) CONDITIONS
SITE & 1ST. FLR.
PLAN



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PLAN REVISION 2	10.08.12
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△ REVISION 2	10.08.12
△ REVISION 3	3.15.13
△ REVISION 4	5.06.13

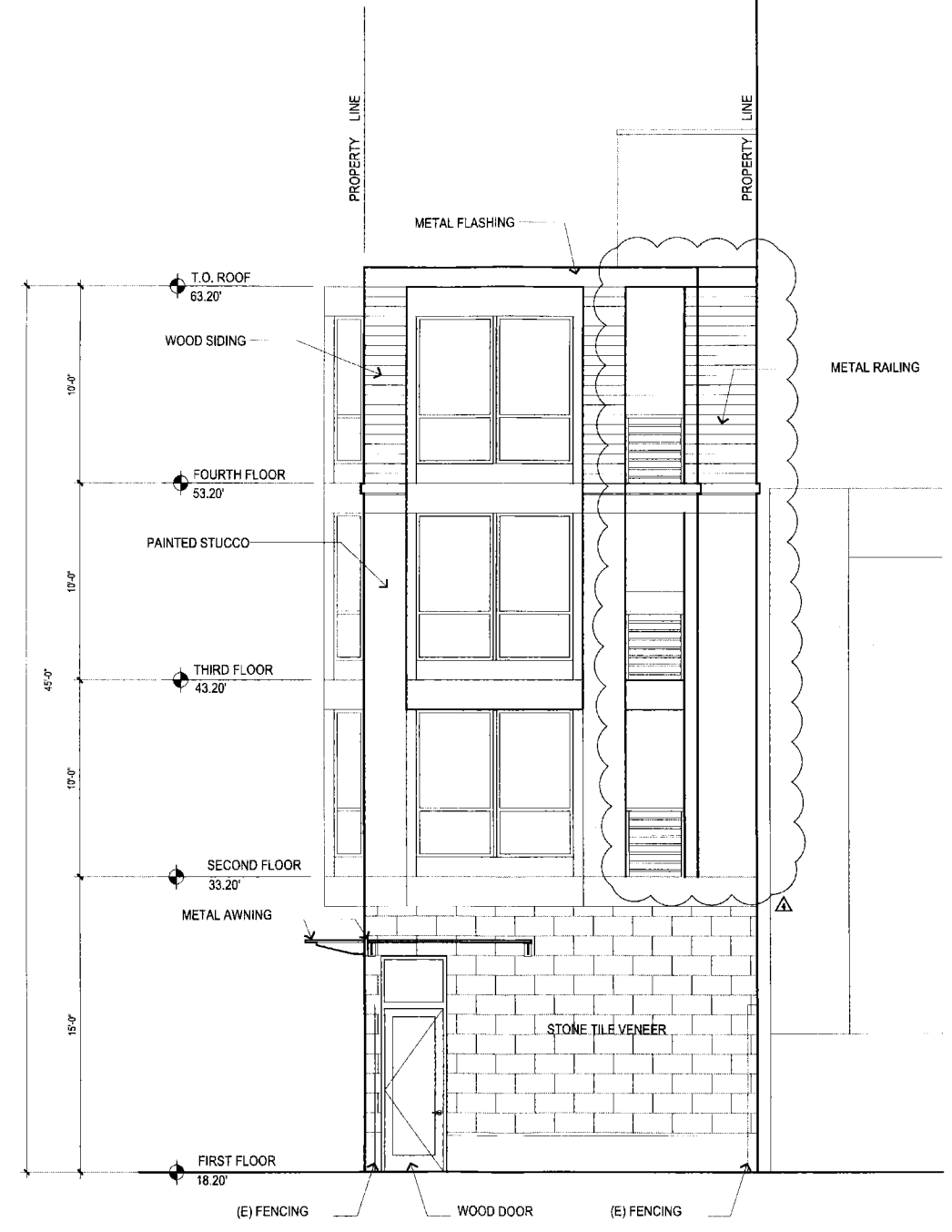
JOB NO.: 0512
SCALE: AS NOTED

FRONT & REAR
ELEVATIONS

A 3.1



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

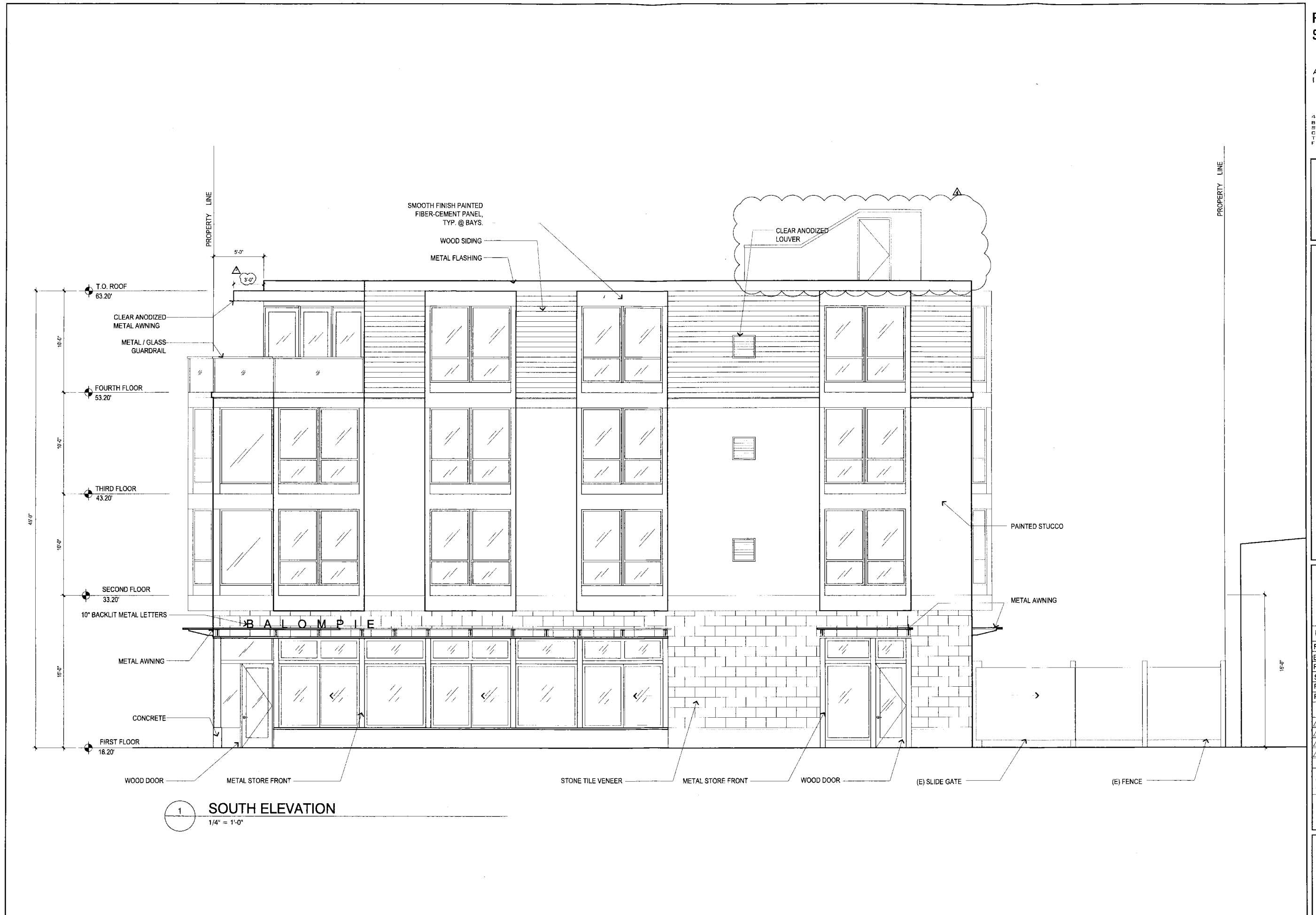
BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA

ISSUE	DATE
FOR PERMIT	08.06.12
ENVIRO. REV. APP.	12.12.05
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PLAN REVISION 2	10.08.12
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REVISION 2	10.08.12
REVISION 3	03.15.13
REVISION 4	05.06.13

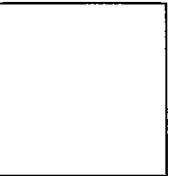
JOB NO.: 0512
SCALE: AS NOTED

SOUTH
ELEVATION

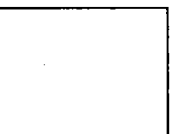
A 3.2



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



BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA

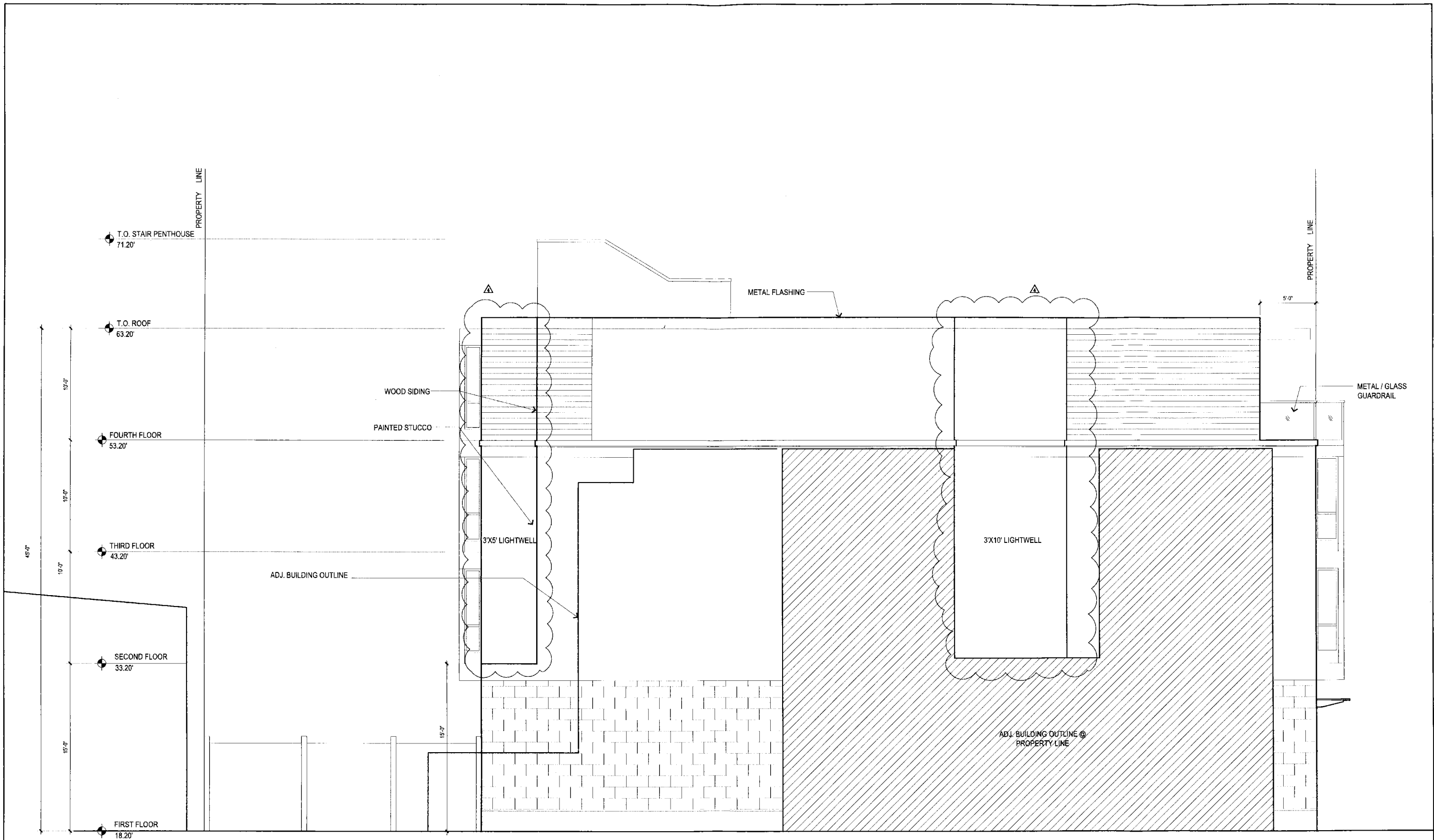


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PROP. K APP.	12.12.09
VARIANCE	10.28.10
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12
REVISIONS	
REVISION 1	08.20.12
REVISION 2	10.08.12
REVISION 3	3.15.13
REVISION 4	5.06.13

JOB NO.: 0512
SCALE: AS NOTED

NORTH
ELEVATION

A 3.3



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