



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

Fax:
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 27, 2013**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	3249 17Th St	Case No.:	2005.1155V
Cross Street(s):	Capp Street	Building Permit:	201003248891
Block / Lot No.:	3575/063	Applicant/Agent:	Alfonso Fillon
Zoning District(s):	RTO-M / 55-X	Telephone:	415-541-0288
Area Plan:	Eastern Neighborhoods	E-Mail:	afillon@fillonsolis.com
PROJECT DESCRIPTION			
<p>The proposal is to add three stories, a limited corner commercial use (restaurant) and an additional dwelling unit to an existing one-story multifamily building. The project also proposes a rear extension of approximately eight feet, resulting in a rear yard of approximately 25 feet.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 33 feet at grade level and above. The project provides a rear yard of approximately 25 feet and therefore the project requires a variance from the rear yard requirement of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Diego Sanchez Telephone: 415-575-9082 Mail: diego.sanchez@sfgov.org</p>			
<p>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/2005.1155V.pdf</p>			

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. **The mailing of such notification will be performed separately.**

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.

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 199 S.F. 2ND FLOOR: 1,579 S.F. 3RD FLOOR: 1,593 S.F. 4TH FLOOR: 1,444 S.F. TOTAL HABITABLE: 5,621 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

SYMBOL LEGEND

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

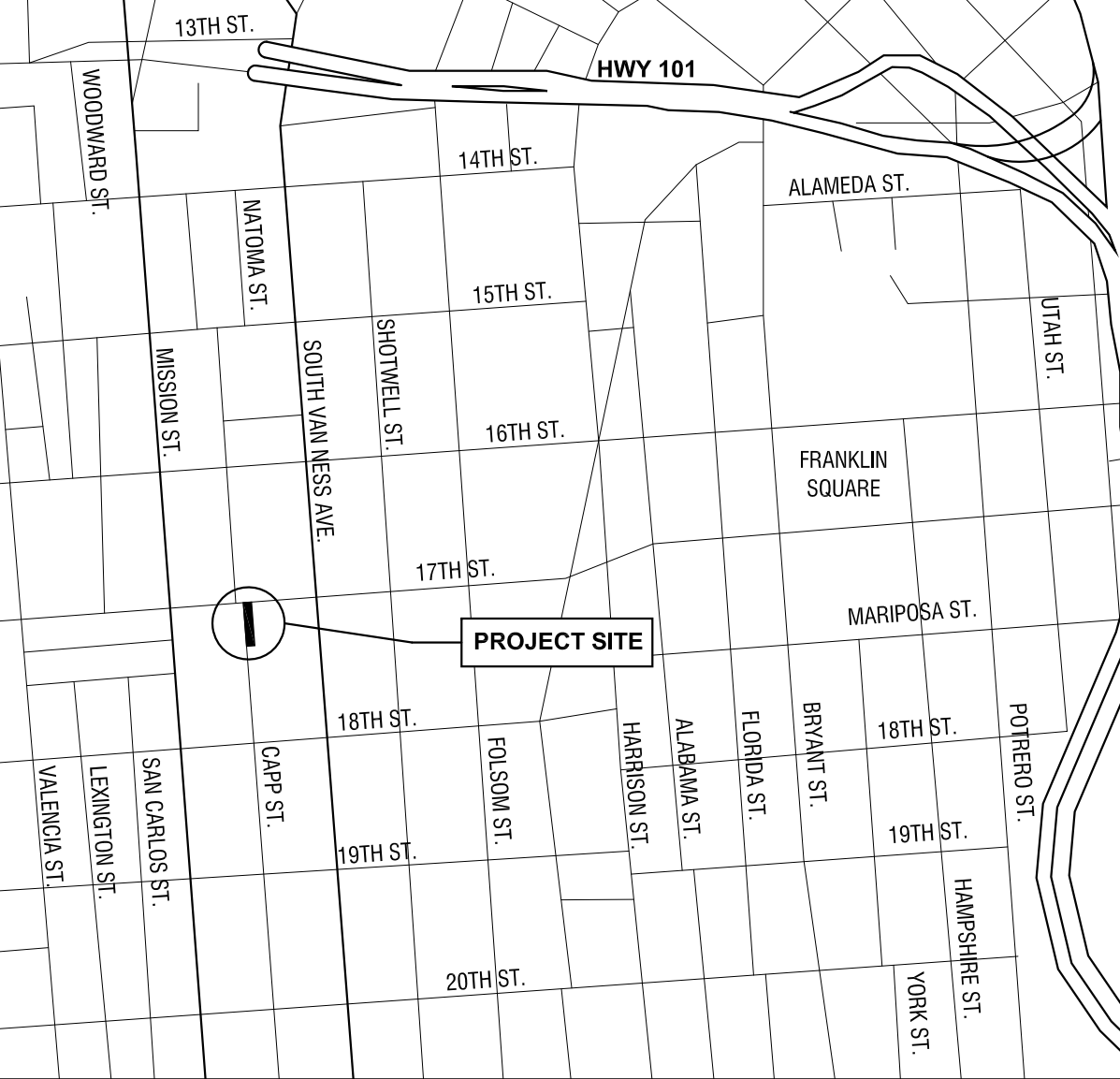
ABBREVIATIONS

L @ CL # d	ANGLE AT CENTER LINE POUND OR NUMBER PENNY	LAM. LT.	LAMINATE LIGHT
ACOUS. ADJ. APPROX. A.F.F. ALT. ALUM. A.B.	ACOUSTIC ADJUSTABLE, ADJACENT APPROXIMATE ABOVE FINISH FLOOR ALTERNATE ALUMINUM ANCHOR BOLT	M.B. MAX. MECH. MEMB. MET./MTL. MFR. MIN. MISC. M.O. MTD. MUL.	MACHINE BOLT MAXIMUM MECHANICAL MEMBRANE METAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED MULLION
BD. BITUM. BLDG. BLK. BLK'G. B.O.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BOTTOM OF	N N.I.C. NO. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOT TO SCALE
CLG. C.T. CLK'G. CLR. CONC. CONN. CONSTR. CONT. CTSK. CMU	CEILING CERAMIC TILE CAULKING CLEAR CONCRETE CONNECTION CONSTRUCTION CONTINUOUS COUNTERSUNK CONCRETE MASONRY UNIT	O.C. O.F.C.I.	ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED
D DBL. DET./DTL. D.F. DIA. DIM. DN. DWG.	DEPTH DOUBLE DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DRAWING	P. LAM. PLYWD. P. TRTD. PTD. PTN. Q.T.	PLASTIC LAMINATE PLYWOOD PRESSURE-TREATED PAINTED PARTITION QUARRY TILE
EA. ELEC. ELEV. E.P. EQ. (E) EXT.	EACH ELECTRICAL ELEVATION ELECTRICAL PANEL EQUAL EXISTING EXTERIOR	R. RAD. REF. REIN. REQ. RESIL. RM. R.O. RWD. RWL.	RISER RADIUS REFRIGERATOR REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAINWATER LEADER
F.B.O. F.F. F.F.E. FIN. FL. F.O.F. F.O.S. FT. FTG. FURR. F.O.M. F.D.	FURNISHED BY OWNER FINISH FLOOR FINISH FLOOR ELEVATION FINISH FLOOR FACE OF FINISH FACE OF STUD FOOT FOOTING FURRING FACE OF MASONRY FLOOR DRAIN	SQ. FT. SQ. IN. SHT. SIM. S.E.D. S.F.A.D. S.L.D. S.M.D. S.O.G. SPEC. SQ. S.S. STD. STL. STOR. S.S.D.	SQUARE FEET SQUARE INCH SHEET SIMILAR SEE ELECTRICAL DRAWING SEE FIRE ALARM DRAWING SEE LANDSCAPE DRAWING SEE MECHANICAL DRAWING SLAB ON GRADE SPECIFICATIONS SQUARE STAINLESS STEEL STANDARD STEEL STORAGE TO BE DETERMINED TELEPHONE TONGUE AND GROOVE TREAD THICK TYPICAL TOP OF TOP OF CONCRETE TOP OF SLAB
GA. G.C. GL. GSM. GYP. BD./GWB.	GAUGE GENERAL CONTRACTOR GLASS GALVANIZED SHEET METAL GYPSUM WALL BOARD	T.B.D. TEL. T&G. T. THK. TYP. T.O. T.O.C. T.O.S.	TO BE DETERMINED TELEPHONE TONGUE AND GROOVE TREAD THICK TYPICAL TOP OF TOP OF CONCRETE TOP OF SLAB
H H.B. H.C. HDWD. HDWR. HORIZ. HR.	HEIGHT HOSE BIB HOLLOW CORE HARDWOOD HARDWARE HORIZONTAL HOUR	U.O.N. VERT. V.I.F. V.G.	UNLESS OTHERWISE NOTED VERTICAL VERIFY IN FIELD VERTICAL GRAIN
I.B.C. IN. INTM. INSUL. INT.	INSTALLED BY CONTRACTOR INCH INTERMEDIATE INSULATION INTERIOR	W WI. WD. W/O WP	WIDTH WITH WOOD WITHOUT 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						
A1.01 PLOT PLAN		x	x	x	x	
A1.1 SITE / ROOF PLAN		x	x	x	x	
A2.0 DEMOLITION PLAN		x	x	x	x	
A2.1 FIRST / SECOND FLOOR PLAN		x	x	x	x	
A2.2 THIRD / FOURTH FLOOR PLAN		x	x	x	x	
A3.0 AS-BUILT ELEVATIONS		x	x	x	x	
A3.1 FRONT / REAR ELEVATION		x	x	x	x	
A3.2 SOUTH ELEVATION		x	x	x	x	
A3.3 NORTH ELEVATION		x	x	x	x	

FILLON
SOLIS

ARCHITECTS
INC

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

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	
PLAN REVISION	08.20.12
PLAN REVISION	10.08.12

JOB NO.: 0512
SCALE: AS NOTED

GENERAL
INFORMATION

A0.0



BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA

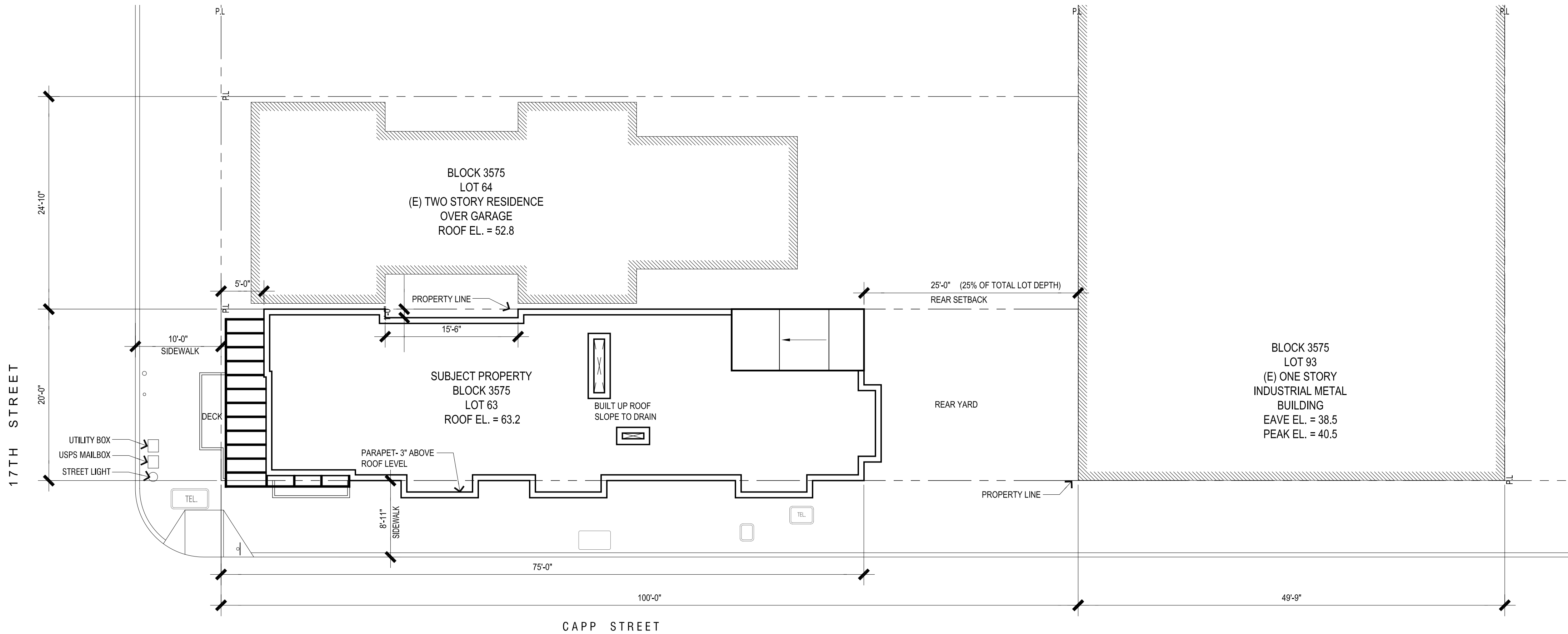
ISSUE	DATE
PLAN REVISION 2	10.08.12
FOR PERMIT	08.06.12
SITE PERMIT	05.08.09

REVISIONS	
△ PLAN REVISION	10.08.12

JOB NO.: 0512
SCALE: AS NOTED

PLOT PLAN

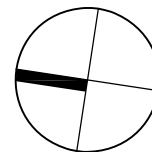
A1.01



1

PLOT PLAN

1/8" = 1'-0"





BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA

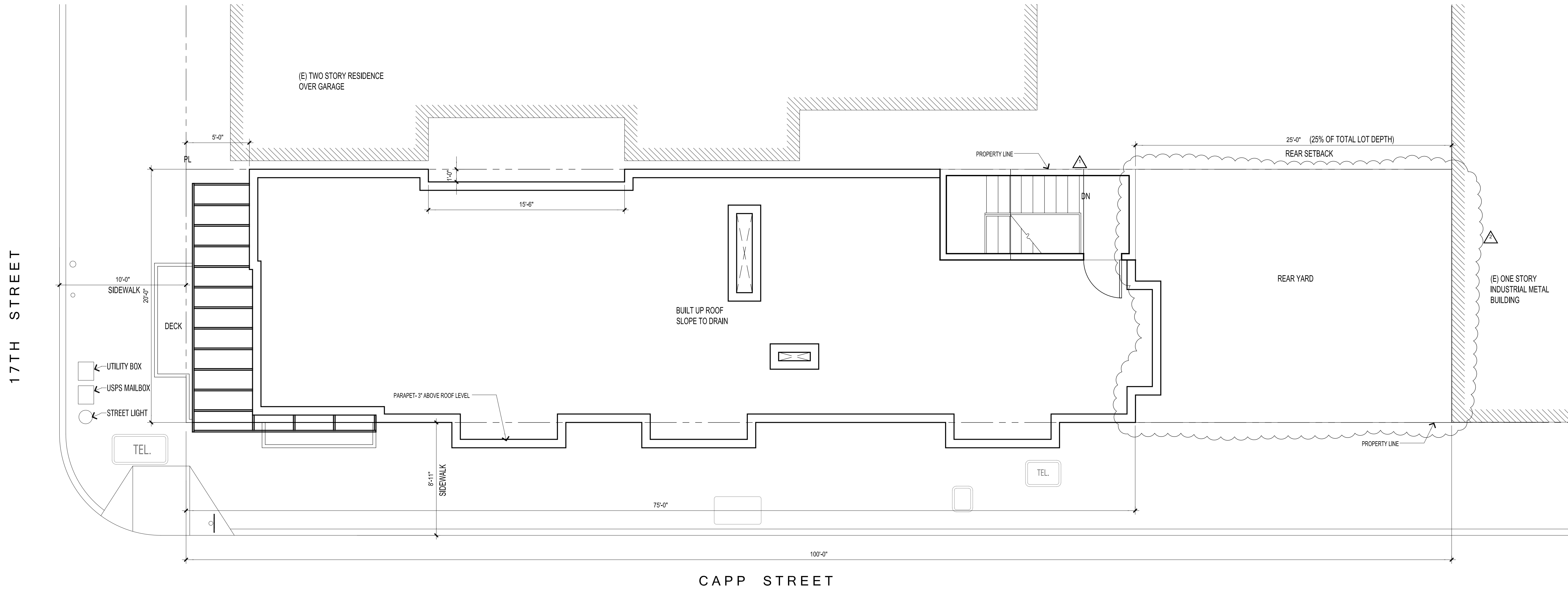
ISSUE	DATE
ENVIRO. REV. APP.	12.12.05
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12

REVISIONS	
△ PLAN REVISION	08.20.12
△ PLAN REVISION	10.08.12

JOB NO.: 0512
SCALE: AS NOTED

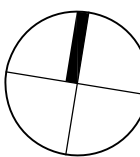
SITE PLAN /
ROOF PLAN

A1.1

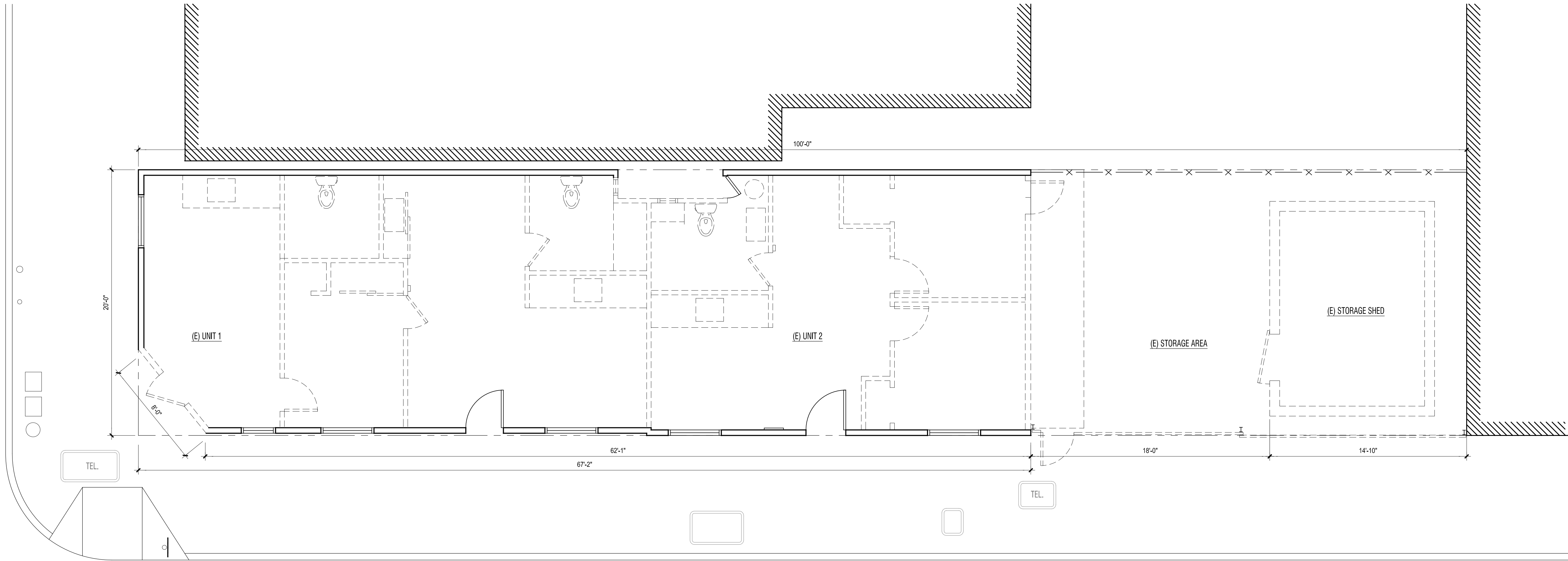


1

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



17TH STREET



CAPP STREET

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

1

DEMO PLAN

1/4" = 1'-0"

FILLON
SOLIS

ARCHITECTS
INC

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

BALOMPIE
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

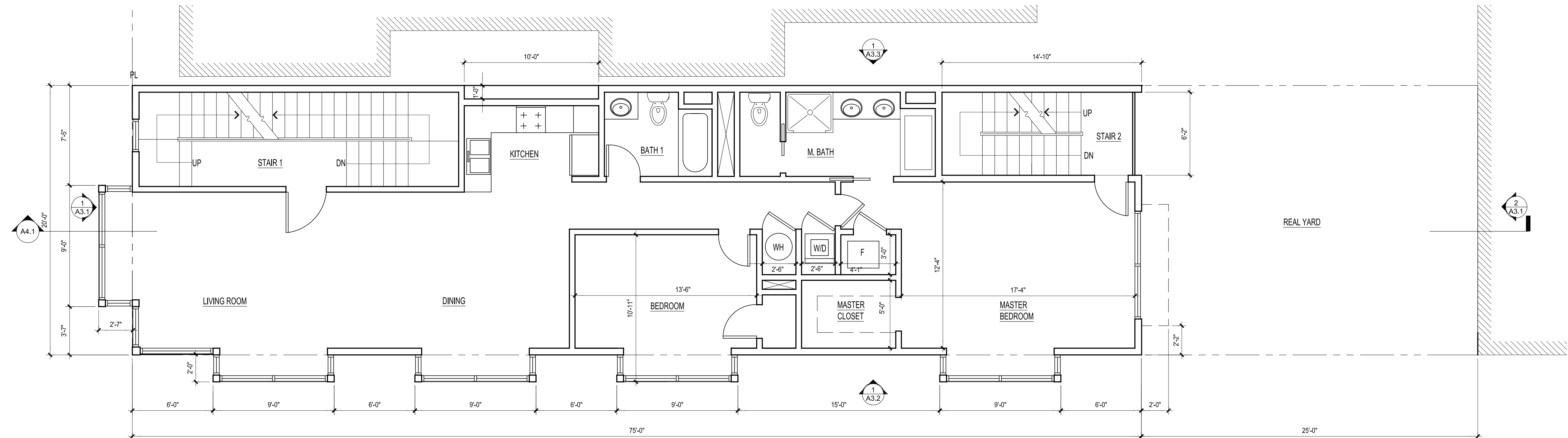
A2.0

ISSUE	DATE
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

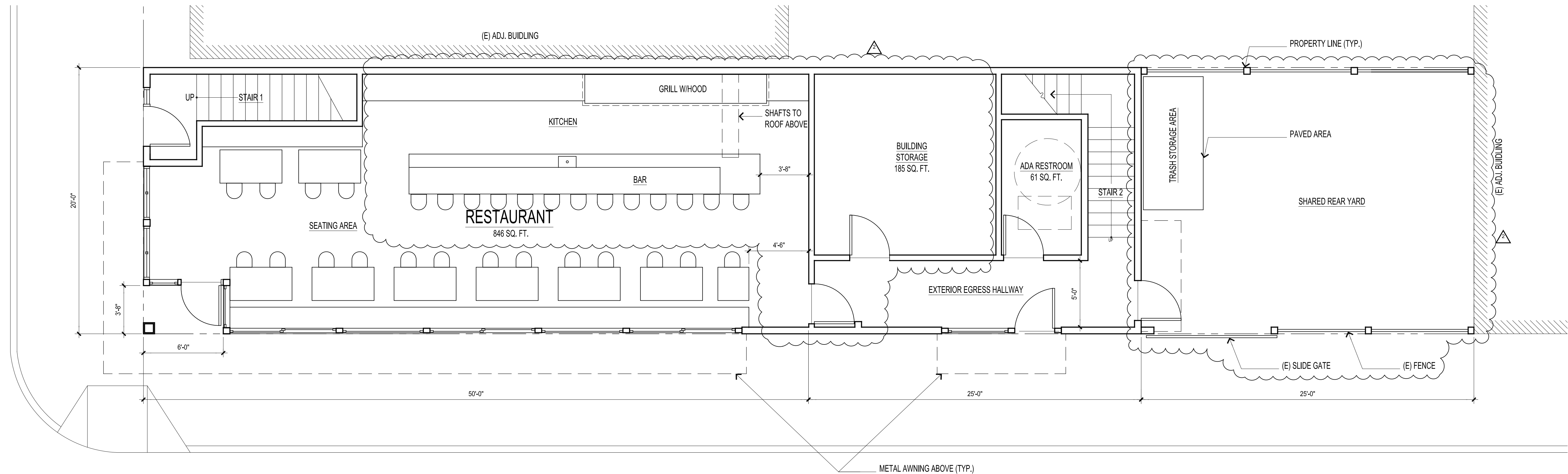
REVISIONS		
1	PLAN REVISION	08.20.12
2	PLAN REVISION	10.08.12

JOB NO.: 0512
SCALE: AS NOTED

FIRST FLOOR,
SECOND FLOOR-
PLAN



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



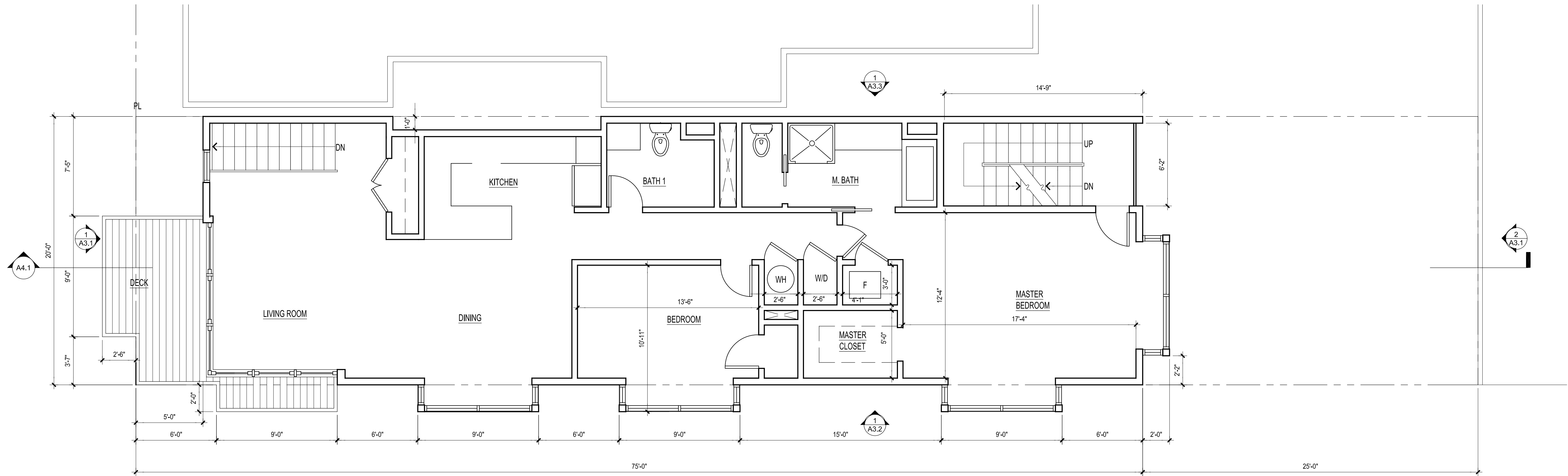
1 FIRST FLOOR PLAN
1/4" = 1'-0"

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

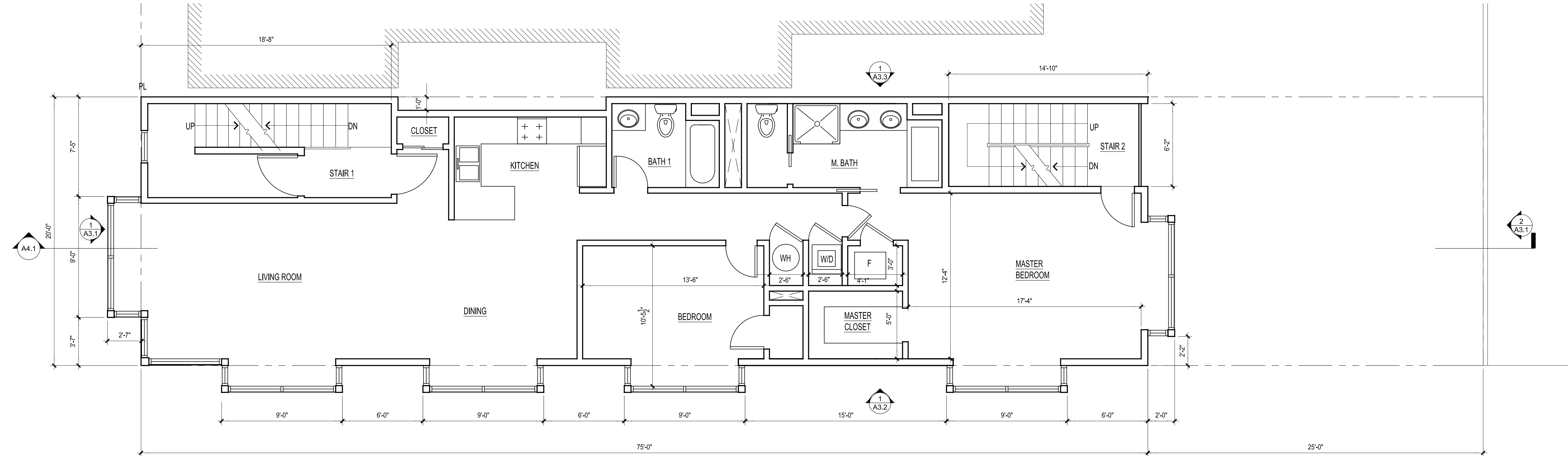
REVISIONS		

JOB NO.: 0512
SCALE: AS NOTED

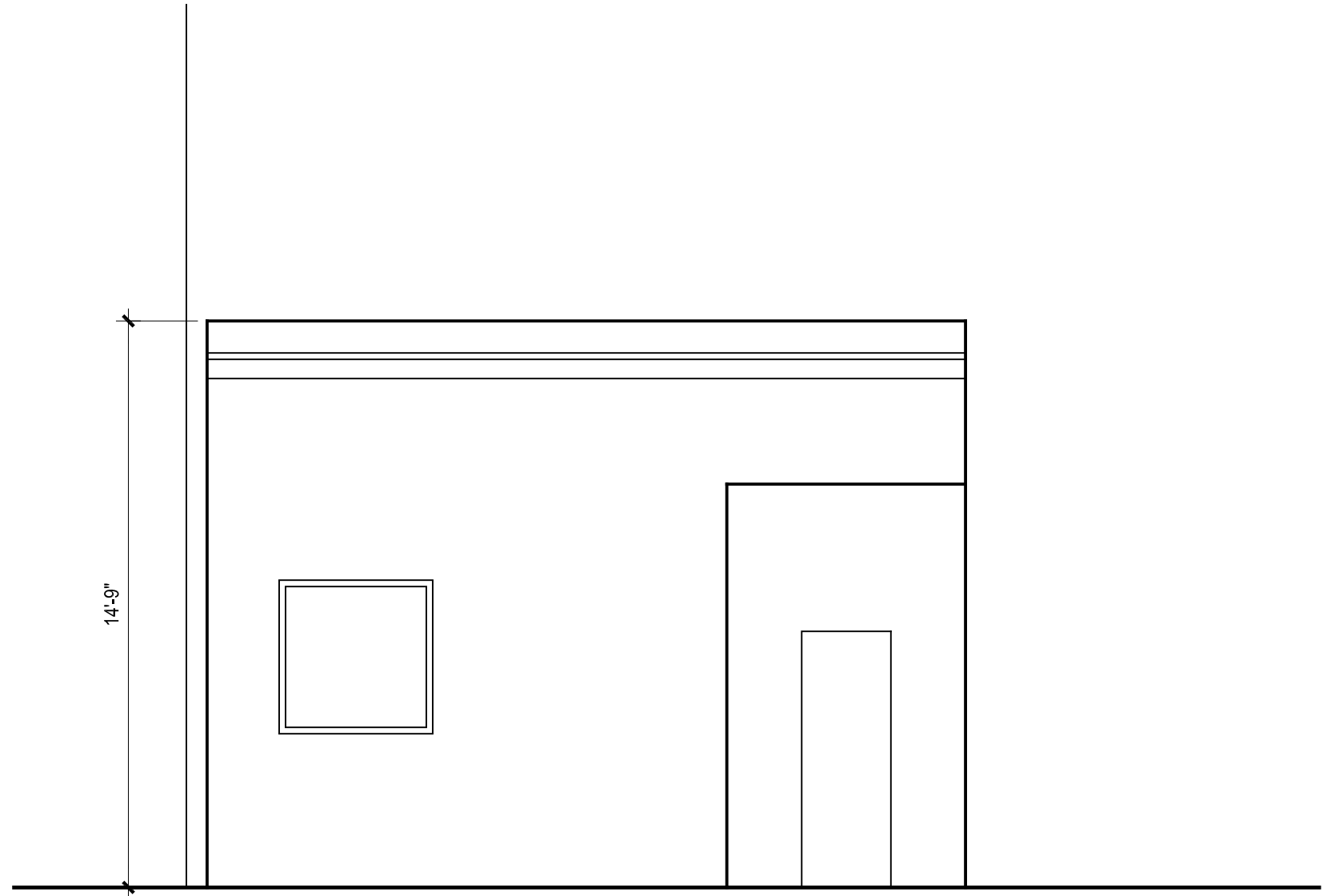
THIRD FLOOR,
FOURTH FLOOR-
PLAN



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



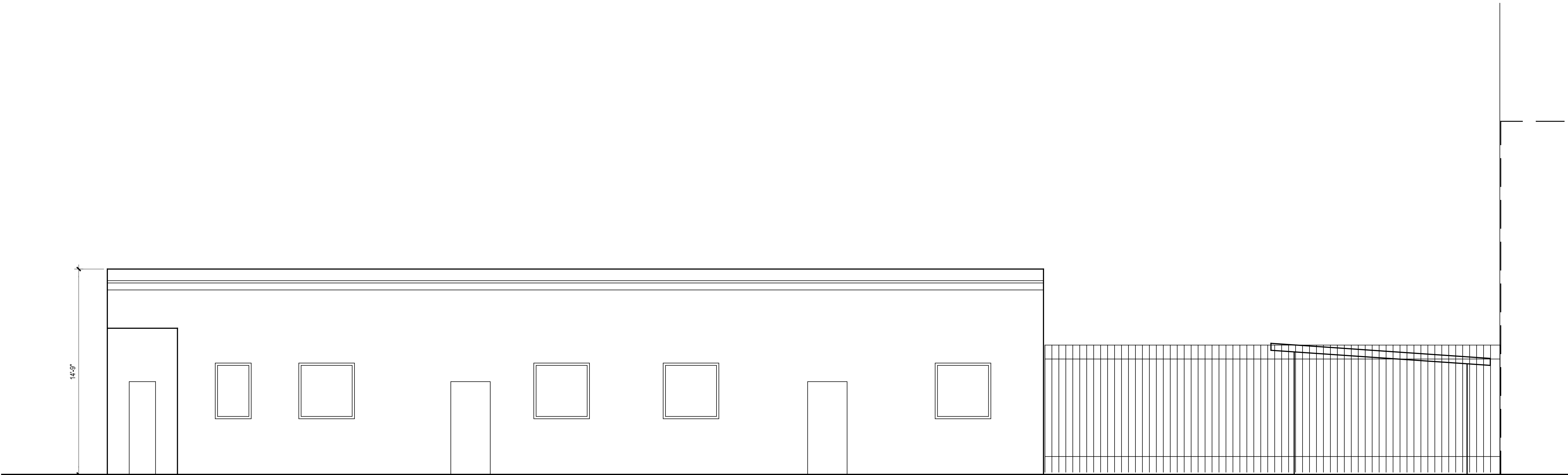
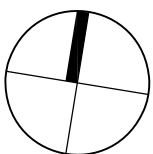
1 THIRD FLOOR PLAN
1/4" = 1'-0"



1

(E) 17TH STREET ELEVATION

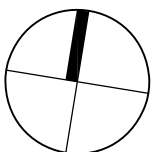
1/4" = 1'-0"



1

(E) CAPP ST ELEVATION

1/4" = 1'-0"



FILLON
SOLIS

ARCHITECTS
INC

401 TERRY A. FRANCOIS
BLVD. #208
SAN FRANCISCO,
CA 94158
T 415.541.0288
F 415.541.0188



BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA

ISSUE	DATE
FOR PERMIT	08.06.12
ENVIRO. REV. APP.	12.12.05
VARIANCE	10.28.10
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12

REVISIONS		

JOB NO.: 0512
SCALE: AS NOTED

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

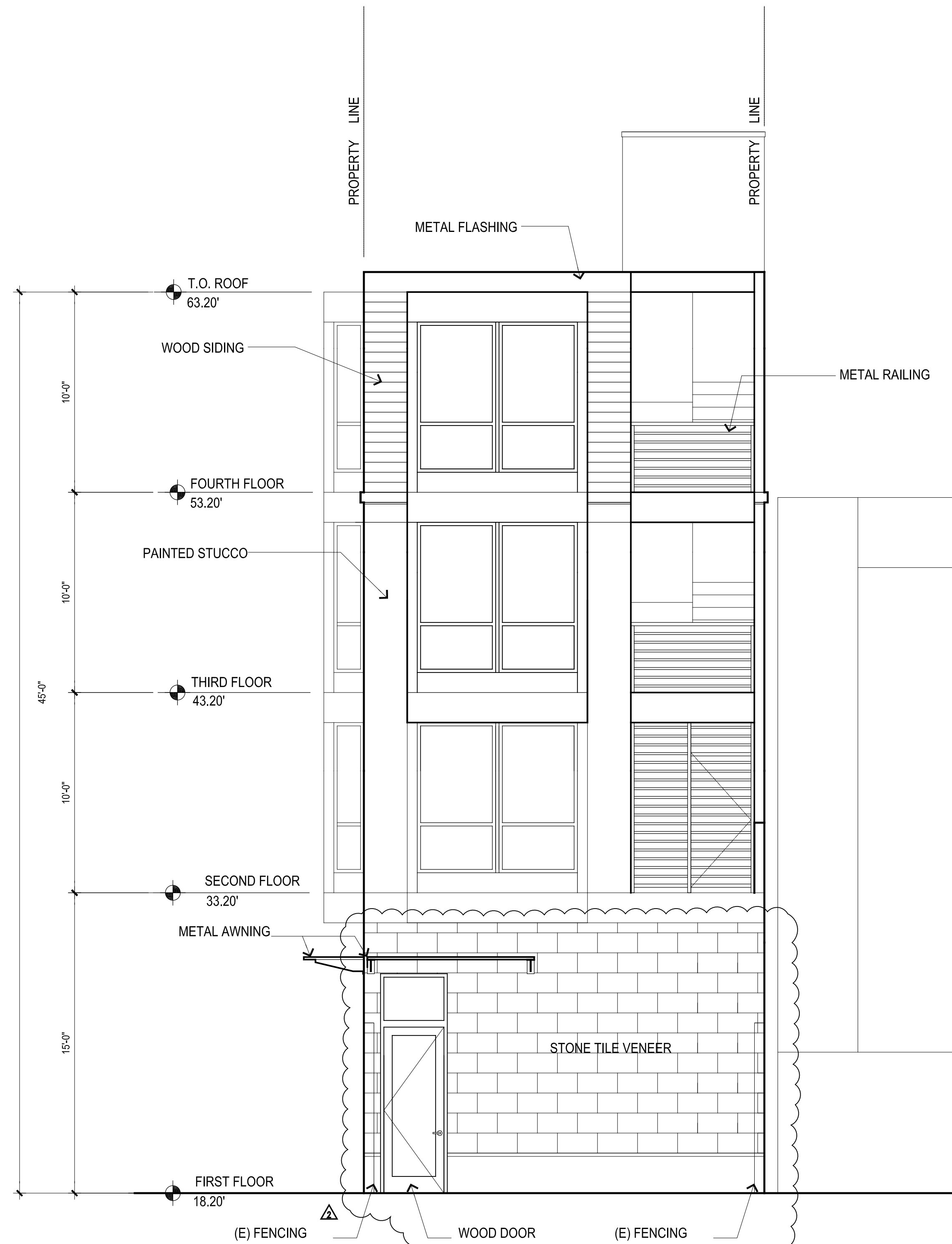
A3.0

ISSUE	DATE
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
△ REVISION 2	10.08.12

JOB NO.: 0512
SCALE: AS NOTED
FRONT & REAR
ELEVATIONS



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



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

ISSUE	DATE
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

JOB NO.: 0512
SCALE: AS NOTED

SOUTH
ELEVATION





BALOMPIE
3249 17th STREET
SAN FRANCISCO, CA



ISSUE	DATE
FOR PERMIT	08.06.12
ENVIRO. REV. APP.	12.12.05
PROP. K. APP.	12.12.05
VARIANCE	10.28.10
PLAN REVISION 1	08.20.12
PLAN REVISION 2	10.08.12

REVISIONS	
▲ PLAN REVISION	08.20.12
▲ PLAN REVISION	10.08.12

JOB NO.: 0512
SCALE: AS NOTED

NORTH
ELEVATION

A 3.3

