



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, August 24, 2011**

Time: **Beginning at 9:30 AM**

Location: **Planning Department
1650 Mission Street, Room #431**

Case Type: **Variance (Rear Yard, Open Space, Exposure,
Noncomplying Structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 327 Balboa Street Cross Street(s): 4th and 5th Avenues Block /Lot No.: 1640/051 Zoning District(s): NC-2 / 40-X Area Plan: n/a	Case No.: 2011.0209V Building Permit: 2011.01.28.9269 Applicant/Agent: David Silverman Telephone: (415) 567-9000 E-Mail: dsilverman@rubenlaw.com

PROJECT DESCRIPTION

The proposal is to convert the existing two-story building at the rear of the lot from a restaurant to four new residential units; and to expand the rear building by widening it by approximately 7' so that the building extends to the west side property line.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 25 feet. The proposed rear addition would be located entirely within the required rear yard setback.

PER SECTION 135 OF THE PLANNING CODE the subject property is required to provide 100 sq. ft. of private open space per unit. The proposed new residential units will not have any open space.

PER SECTION 140 OF THE PLANNING CODE each unit on the subject property is required to have exposure onto a street or Code-complying rear yard. The proposed new units at the rear of the lot will not have exposure onto a Code-complying rear yard.

PER SECTION 188 OF THE PLANNING CODE noncomplying structures are not permitted to be expanded. The existing building is considered a legal noncomplying structure because portions of the building already encroach into the required rear yard. Therefore, the proposed expansion would be contrary to Section 188 of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Starr** Telephone: **(415) 558-6362** E-Mail: aaron.starr@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/2011.0209V.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 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. **On 4/26/11, the Department issued the required Section 312 notification for this project (expired 5/25/2011) .**

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.

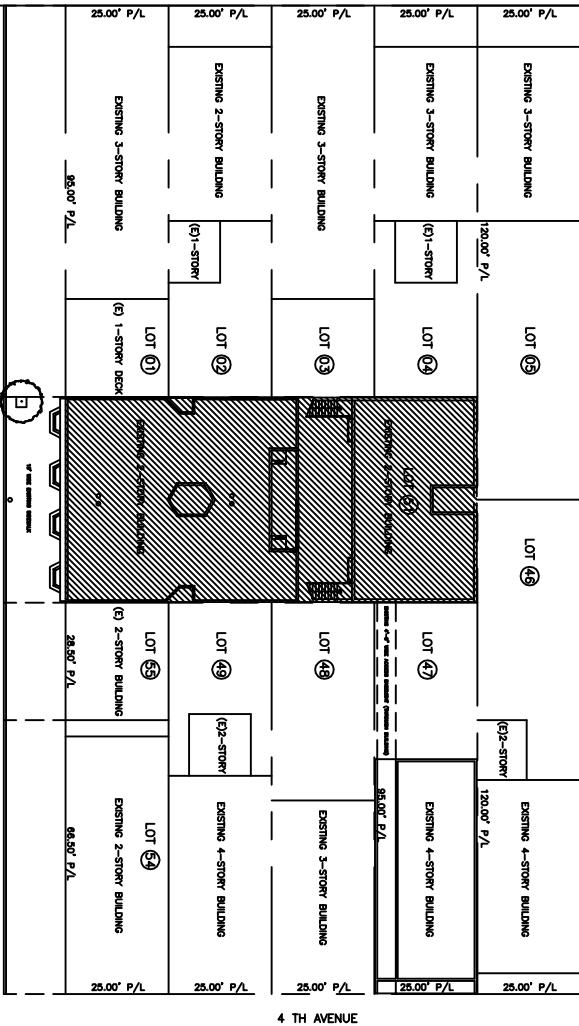
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



ABBREVIATIONS

[illegible]

PROJECT DIRECTORY

BUILDING DESIGN:
ZONE DESIGN DEVELOPMENT
DRAKE GARDNER
394 BEL MARIN KEYS BLVD SU.1
NOVATO, CA. 94949
415.884.2489

CONSULTING ENG.:
SANTOS&URRUTIA
STRUCTURAL ENGINEERS
2451 HARRISON STREET
S.F., CA. 94110
415.642.7722

TITLE 24 ENG.:
ENERGYSOFT
MARTIN DODD
1025-5TH STREET
NOVATO, CA. 94945.2413
415.897.6400

CONSULTING ENG.:

TITLE 24 ENG.:

327 BALBOA

SAN FRANCISCO, CA
94123

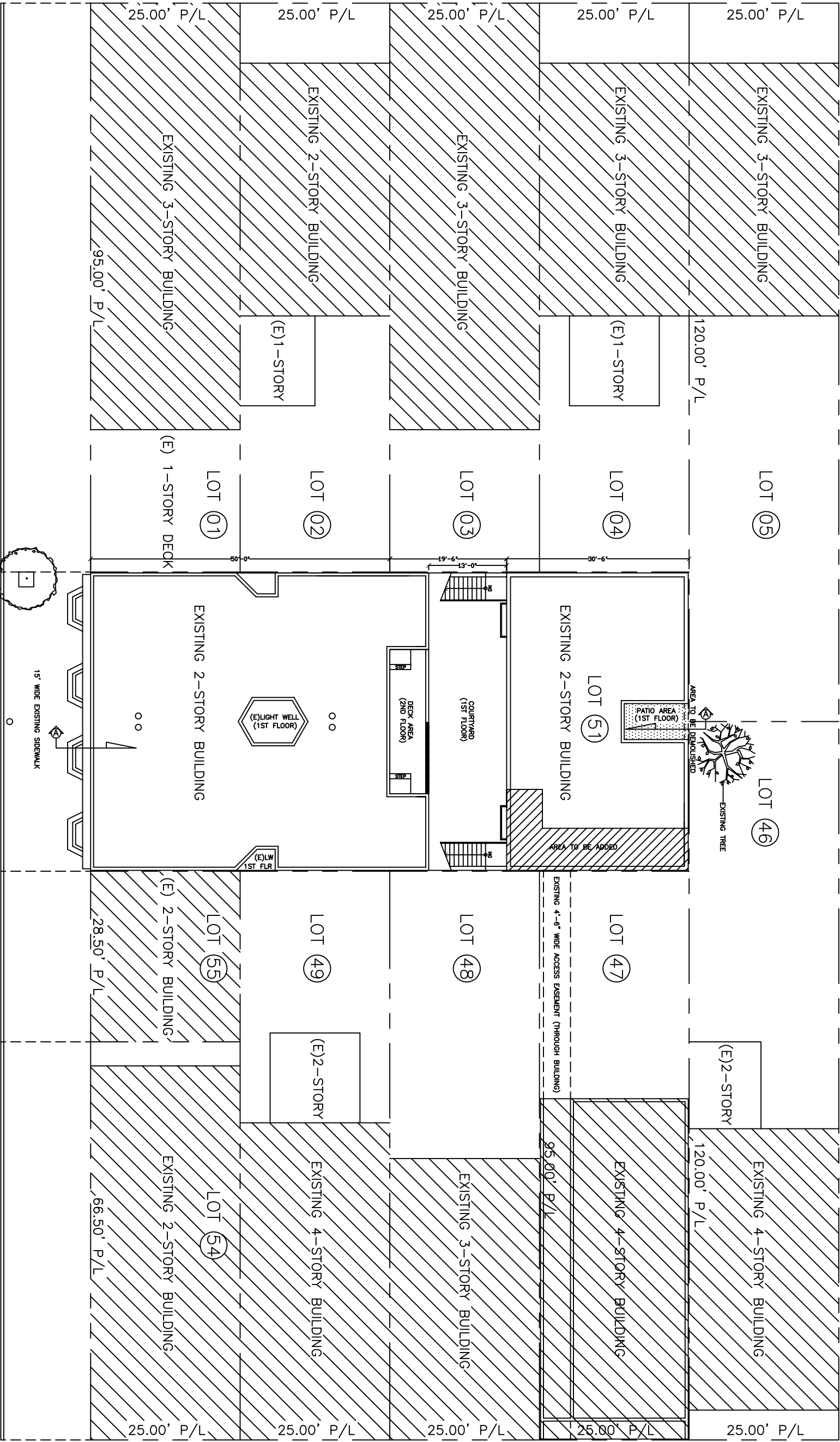
SPECIFICATIONS

- NOTES:
- (1) CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.
- (2) SHORING, UNDERPINNING, SPRINKLER, AND FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.
- (3) STATE INDUSTRIAL SAFETY PERMIT IS REQUIRED.
- (4) PUBLIC STAIRWAY VENTILATION PER SEC. 1203.4 SFGC.
- (5) 2HR. STAIRWAY ENCLOSURE FOR 4 STORY BUILDING WITH 11/2 HR. DOORS W/CLOSERS.
- (6) PROVIDE SMOKE DETECTORS PER SEC. 907.2.10.1.2 SFGC '2007
- (7) PROVIDE MINIMUM 1 HR. CORRIDOR TYPICAL.
- (8) PROVIDE METAL STRAPS TO WALLS FOR WATER HEATER ON 18 IN. HT. PLATFORM.
- (9) PROVIDE VENTILATION PER SEC. 312.5/CBC 1202.2.7 FOR GARAGE.
- (10) PROVIDE ONE HOUR CONSTRUCTION WITH SOUND INSULATION BETWEEN UNITS AND PUBLIC AREA.
- (1) PROVIDE FLUORESCENT LIGHTING AT BATHROOMS AND KITCHENS.
- (2) PROVIDE TEMPERED GLASS 18" AND ABOVE FLOOR PER SEC. 2406.4.
- (3) ROOF DRAIN AND OVERFLOW DRAIN AT ROOF AND DECK CONNECT TO CITY SEWER. ROOFING MATERIALS SHALL BE CLASS A OR B WITH 1/4IN. TO 1FT. SLOPE TYPICAL.
- (4) EXIST WALL PROTECTION PER SEC. 704.5 SFGC '2010
- (5) EXIT PATH SHALL COMPLY WITH ADMINISTRATION BULLETIN AB-20.
- (6) STAIRS (EXTERIOR/INTERIOR) SHALL COMPLY WITH CHAPTER 10 CBC.
- (7) PROVIDE SEPARATION JOINT BETWEEN BUILDING AND PROPERTY LINE PER CHAPTER 16.
- (8) COMPLY TO SECURITY REQUIREMENTS PER SEC. 1005A S.F. BUILDING CODE.
- (9) SITE PERMIT APPROVED FOR THIS PROJECT.
- (10) TRASHROOM TO COMPLY WITH SEC. 707.13.3 SFGC '2007
- (11) PROVIDE EMERGENCY LIGHTING PER CODE.
- (12) PROVIDE STAIR I.D. WITH SIGN PER SEC. 1003.3.13
- (13) PER SEC. 3/4HR. FIX. WIND. W/SPRINKLER AT PROP. LINE PER SEC. 503.5 S.F.B.C.
- (14) PROVIDE 1HR CONSTRUCTION W/ SOUND INSUL. BETWEEN UNITS AND PUBLIC AREA.
- (15) PROVIDE FLOOR DRAINS PER SEC. 406.1.3 SFGC '2007
- (16) TYPE1 CONSTRUCTION TO BE OF NON-COMBUSTIBLE MATERIALS ALL FIREPLACES TO BE "UL" LISTED.
- (17) PROVIDE 3/4HR RATED PROTECTION FOR OPENINGS (DOORS/EXITWAYS) WITHIN 10FT. OF STAIR OPENINGS.
- (18) PROVIDE EXIT SIGNS PER SEC. 101.3.
- (19) AUTO. OPENERS TO BE PROVIDED AT H.C ACCESSIBLE ENTRY
- (20) LOCKS AND LATCHES AT COMMERCIAL SPACE MAN EXIT TO COMPLY WITH SEC. 1008.18.3 SFGC '2010
- (21) TABLE 508.3.3 STATES THAT A 1-HR SEPARATION IS REQUIRED FOR A2 AND R3 OCC.
- (22) 1-HR MIN. SEPARATION W/1-HR SUPPORT AND NFPA 13 SPRINK PER SEC. 9033.1.1 SFGC '2010

SHEET INDEX

A0 VACUITY MAP AND PROJECT DATA
A1 SITE PLAN AND ROOF PLAN
A2 EXISTING AND NEW FIRST FLOOR PLANS
A3 EXISTING AND NEW SECOND FLOOR PLANS
A4 NORTH ELEVATION AND SECTION A-A
A5 SOUTH, EAST, AND WEST ELEVATIONS
D11 DESIGN DETAILS
T24 TITLE-24 STUDY

SHEET NO.: CHANG	JOB NO.: D.G.	DESIGNER: D.G.	SCALE: 1/8"=1'-0"	DATE: 01.25.11	PROJECT: <u>VERT. ADDITION W/4 UNITS ADDED</u> 327 BALBOA STREET SAN FRANCISCO, CA. 94118 BLOCK: 1640 LOT: 051 HARBIN MANCHURIAN CUISINE, INC. (415)-731-1278	DESIGN BY: <u>ZONE</u> DEVELOPEMENT	DRAKE GARDNER 415.408.3403 (O) 10 CARLILE DR. 415.408.3429 (F) NOVATO, CA. 94945 415.377.6694 (C)	07.12.11 REVISIONS DATE
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SITE PLAN



BALBOA STREET

4 TH AVENUE

4 TH AVENUE

PROJECT: VERT. ADDITION W/4 UNITS ADDED
327 BALBOA STREET
SAN FRANCISCO, CA. 94118
BLOCK: 1640 LOT: 051
HARBIN MANCHURIAN CUISINE, INC. (415)-731-1278

DESIGN BY: ZONE DEVELOPEMENT
DRAKE GARDNER 415.408.3403 (O)
10 CARLILE DR. 415.408.3429 (F)
NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS

DATE

07.12.11

DATE: 01.25.11

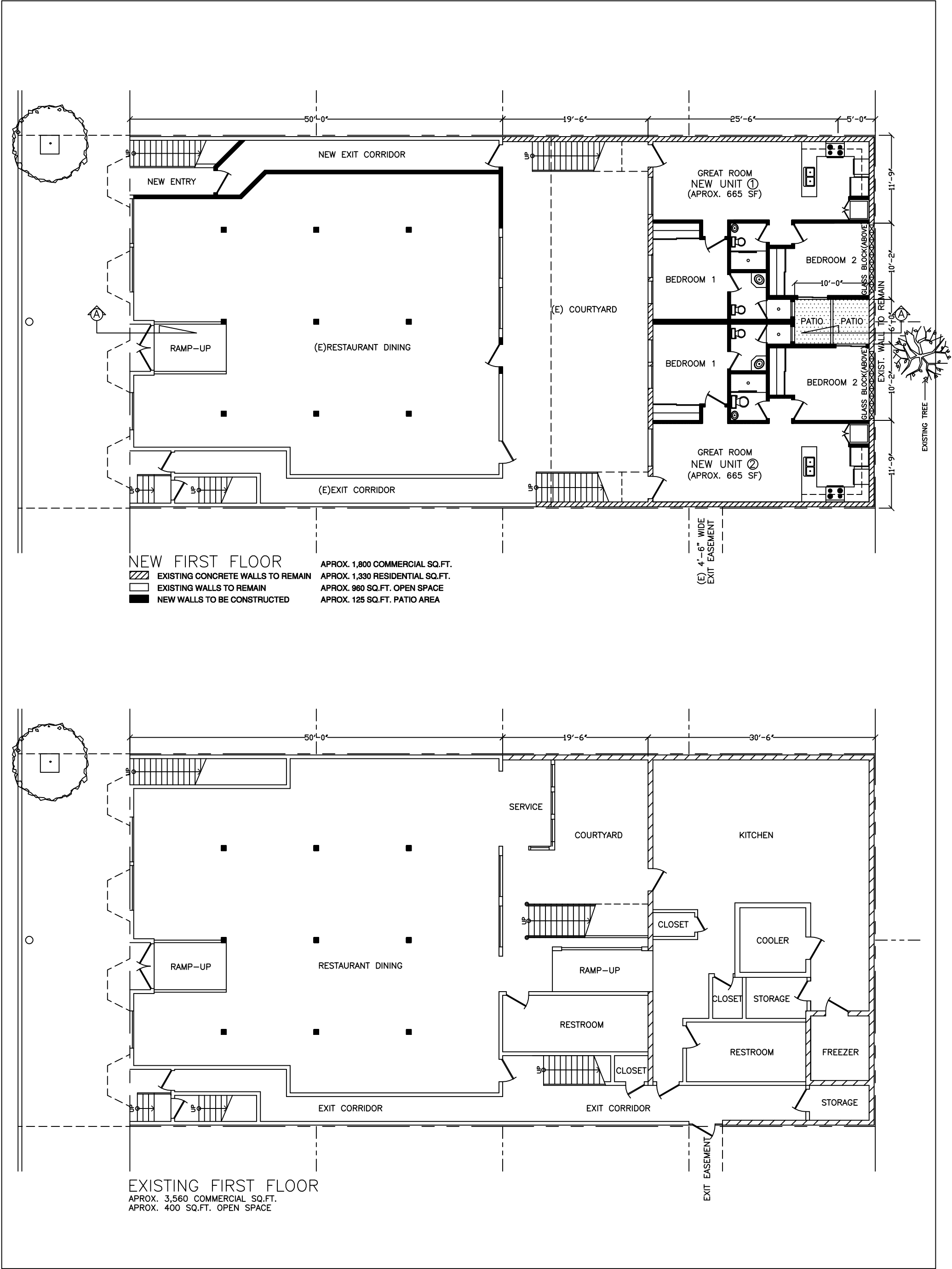
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DESIGNER: D.G.

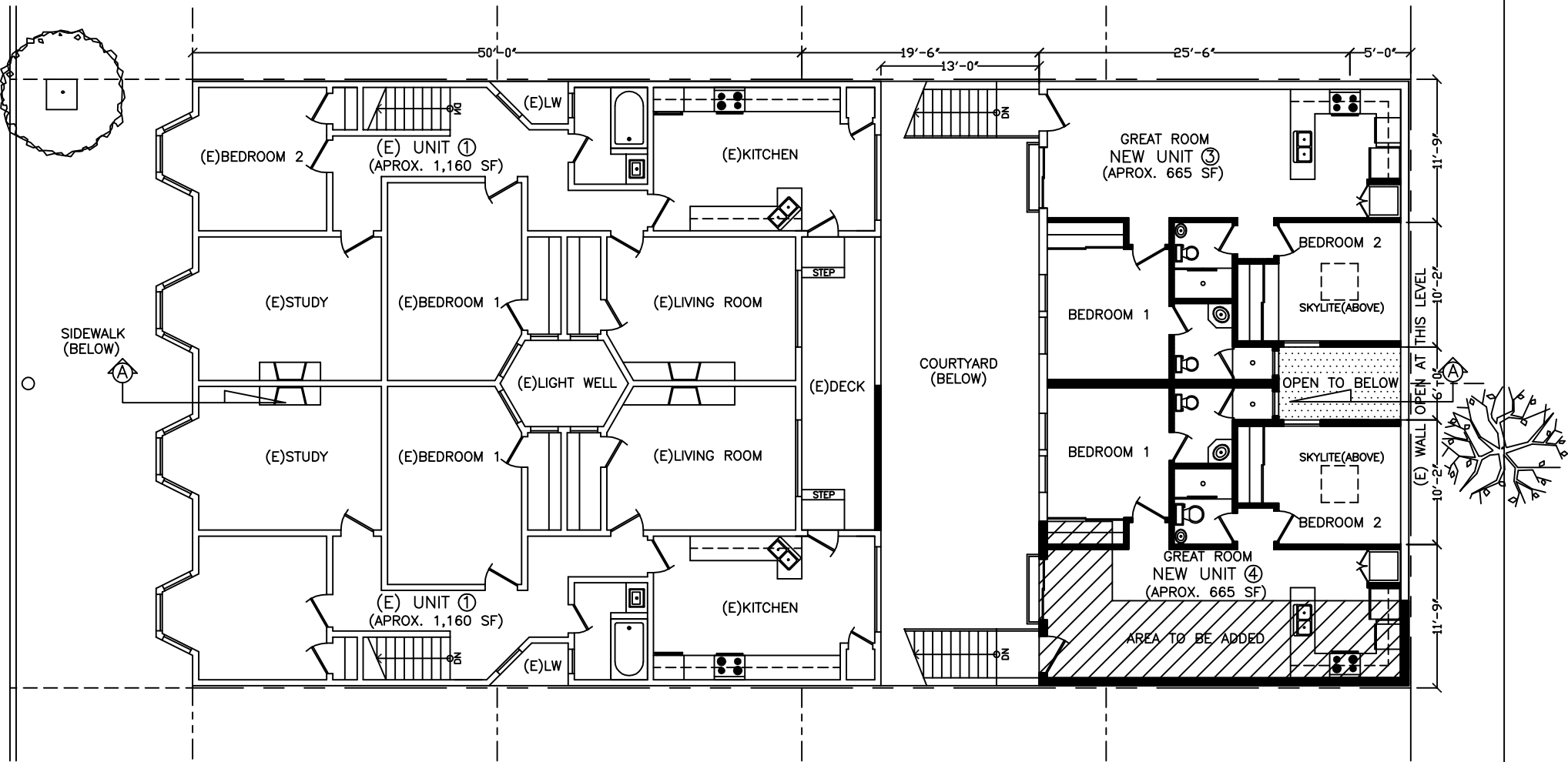
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A1

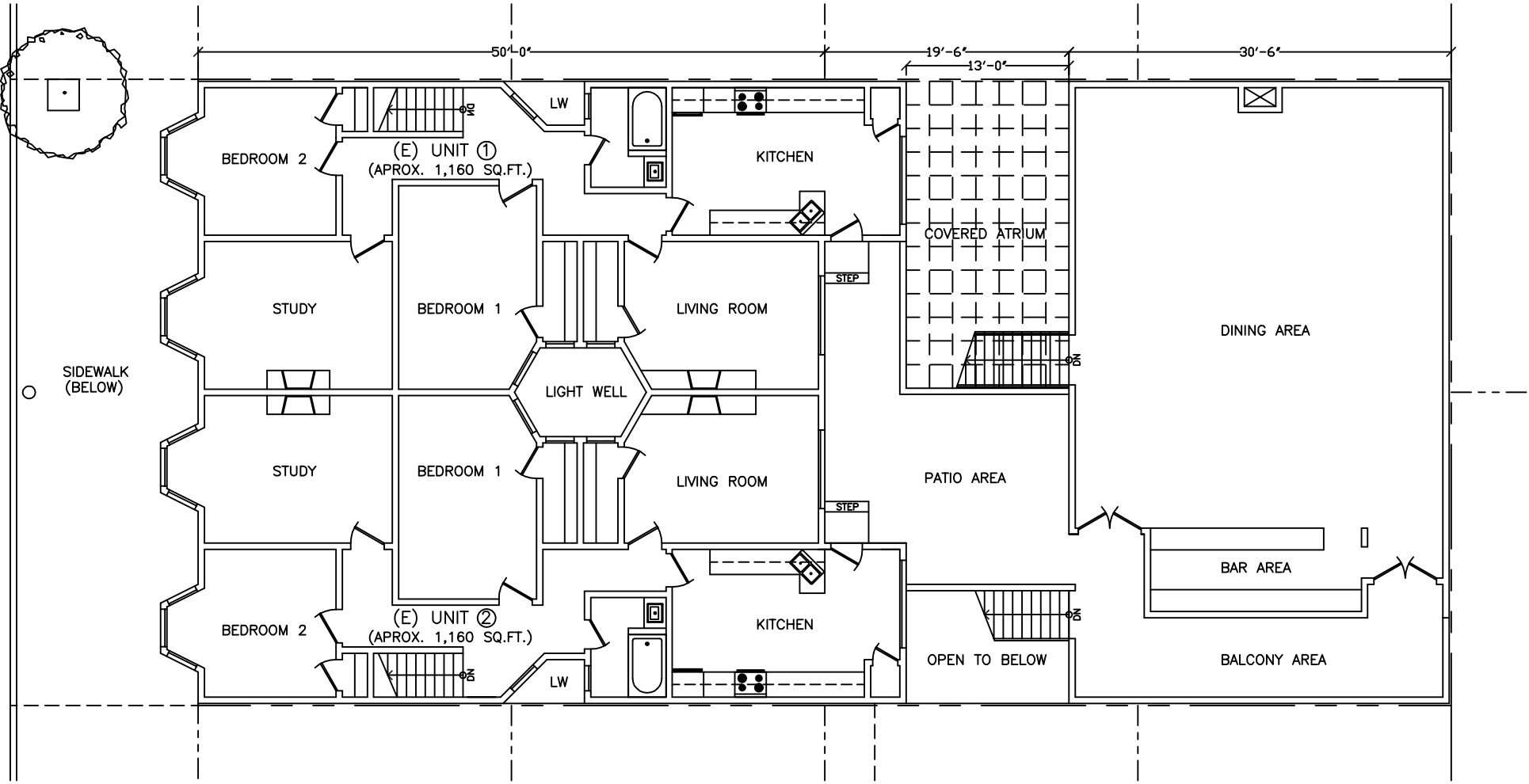


A2	SHEET NO.	JOB NO. CHANG	DESIGNER D.G.	DATE 01.25.11	PROJECT: VERT. ADDITION W/4 UNITS ADDED 327 BALBOA STREET SAN FRANCISCO, CA. 94118 BLOCK: 1640 LOT: 051 HARBIN MANCHURIAN CUISINE, INC. (415)-731-1278	DESIGN BY: ZONE		DEVELOPEMENT	<div></div>						07/12/11	REVISIONS
		DRAKE GARDNER 415.408.3403 (O)		10 CARLILE DR. 415.408.3429 (F)		NOVATO, CA. 94945 415.377.6694 (C)										



NEW SECOND FLOOR

APPROX. 2,320 SQ.FT. (E) SQ.FT.
APPROX. 1,330 NEW SQ.FT.
APPROX. 770 SQ.FT. OPEN SPACE



EXISTING SECOND FLOOR

APPROX. 1,135 COMMERCIAL SQ.FT.
APPROX. 2,320 RESIDENTIAL SQ.FT.
APPROX. 350 SQ.FT. OPEN SPACE
APPROX. 560 SQ.FT. DECK AREA

A3

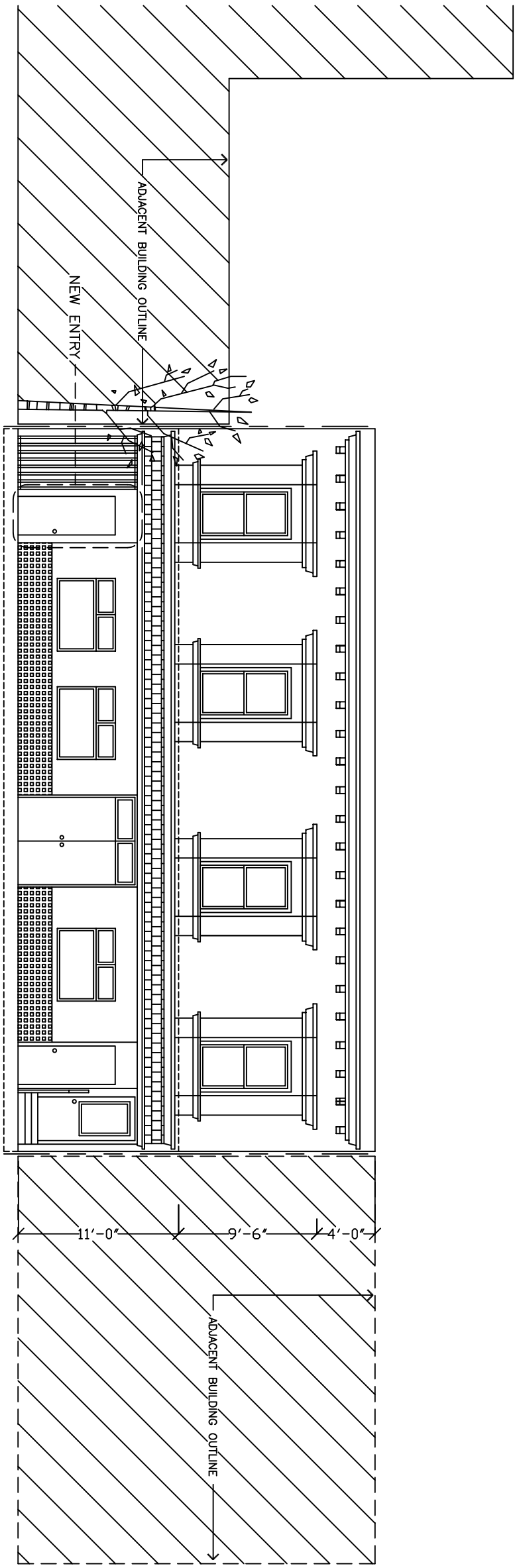
PROJECT: VERT. ADDITION W/4 UNITS ADDED

327 BALBOA STREET
SAN FRANCISCO, CA. 94118
BLOCK: 1640 LOT: 051
HARBIN MANCHURIAN CUISINE, INC. (415)-731-1278

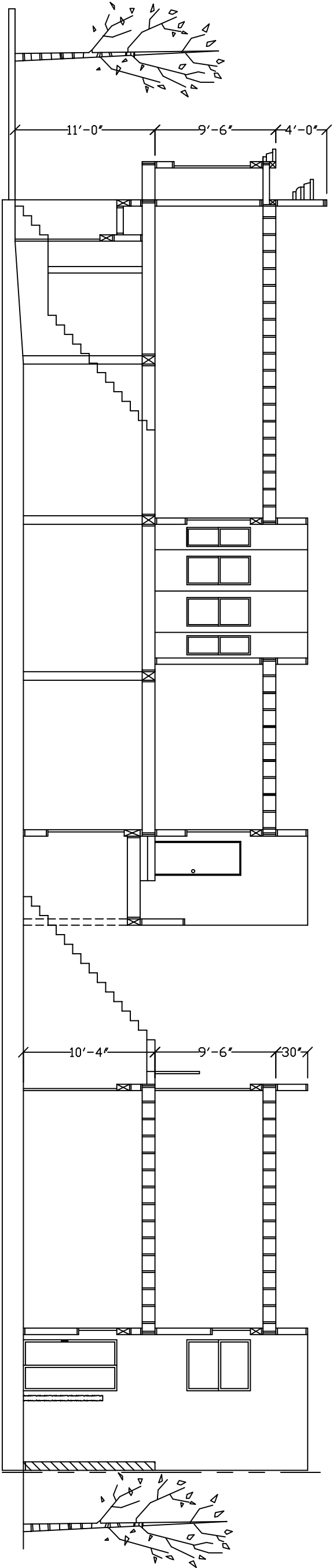
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NOVATO, CA. 94945 415.377.6694 (C)

REVISIONS	DATE	DESCRIPTION
07.12.11		



NORTH ELEVATION



SECTION AA

REVISIONS

DATE

07.12.11

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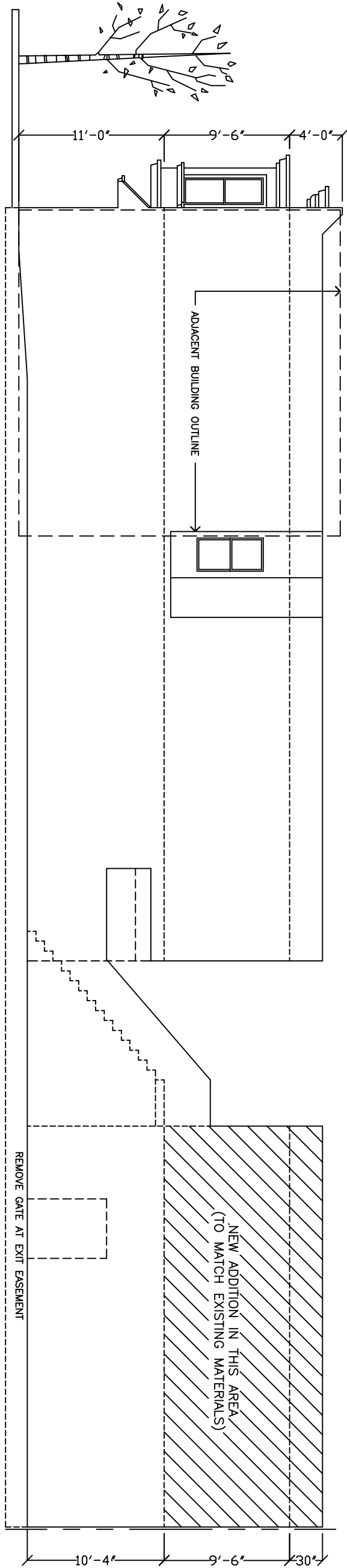
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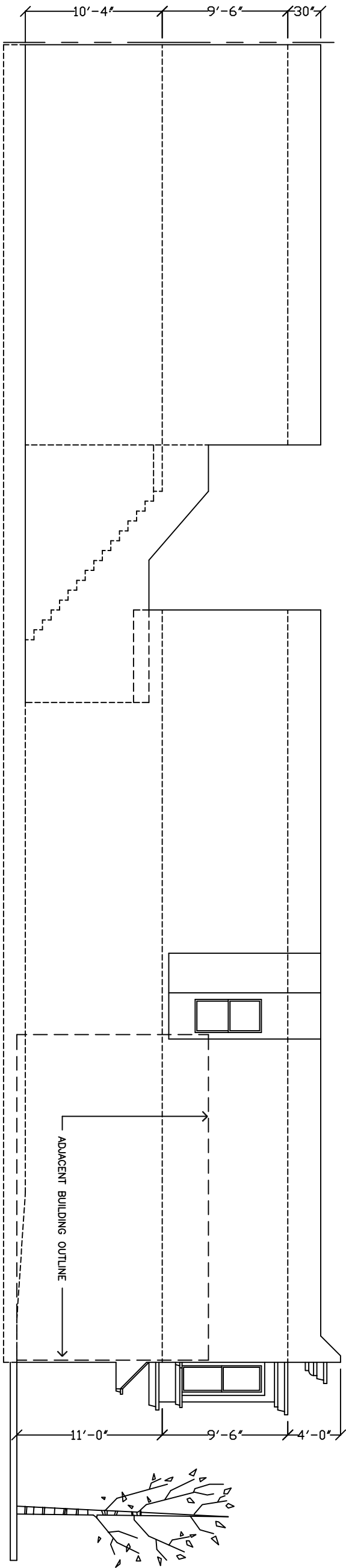
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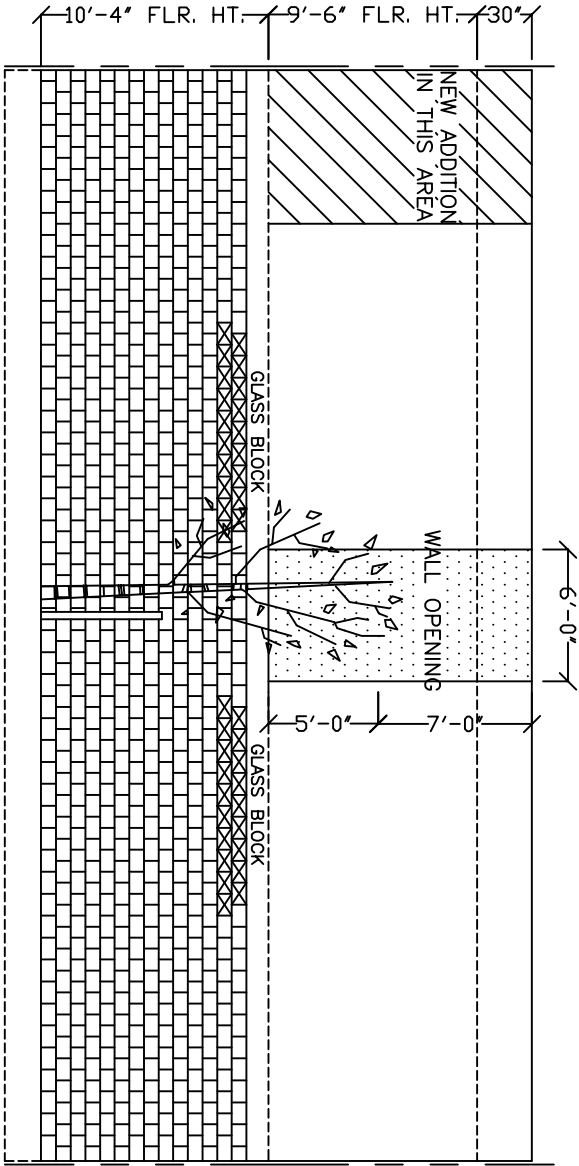
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WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

REVISIONS

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A5