



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, April 27, 2016**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Front Setback)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2525 Folsom Street	Case No.: 2015-013746VAR
Cross Street(s): 21st and 22nd Streets	Building Permit: 2016-02-17-9850
Block / Lot No.: 3613 / 027	Applicant/Agent: Nicholas Irias
Zoning District(s): RH-3 / 40-X	Telephone: 415-640-0854
Area Plan: Mission	E-Mail: nirias999@gmail.com

PROJECT DESCRIPTION

The proposal includes construction of a new driveway gate within the front setback, 9'-11" high, to match existing fencing on the property.

PER SECTION 132 OF THE PLANNING CODE, only those obstructions specified in Section 136 of the Planning Code shall be permitted in a required front setback area, and no other obstruction shall be constructed, placed or maintained within any such area.

Section 136 permits decorative railings and decorative grille work, other than wire mesh, at least 75 percent open to perpendicular view and no more than 6 feet in height above grade. The proposed new driveway gate would be 3'-11" taller than is permitted by Section 136. Therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Ming Yeung** Telephone: **415-575-9183** Mail: Ming.Yeung@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/2015-013746VAR.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 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.

2525 FOLSOM STREET SAN FRANCISCO CA 94110

VARIANCE TO ALLOW GATE AT DRIVEWAY

O C C I D E N T A L
E X P R E S S
GENERAL CONTRACTOR

CONSULTING • DESIGN • CONSTRUCTION • MANAGEMENT

1019 HOWARD STREET
SAN FRANCISCO
CALIFORNIA 94103-2806
415-621-7533
415-621-7583 FAX

CSL #319153

LOCATION N.T.S

DRAWING INDEX

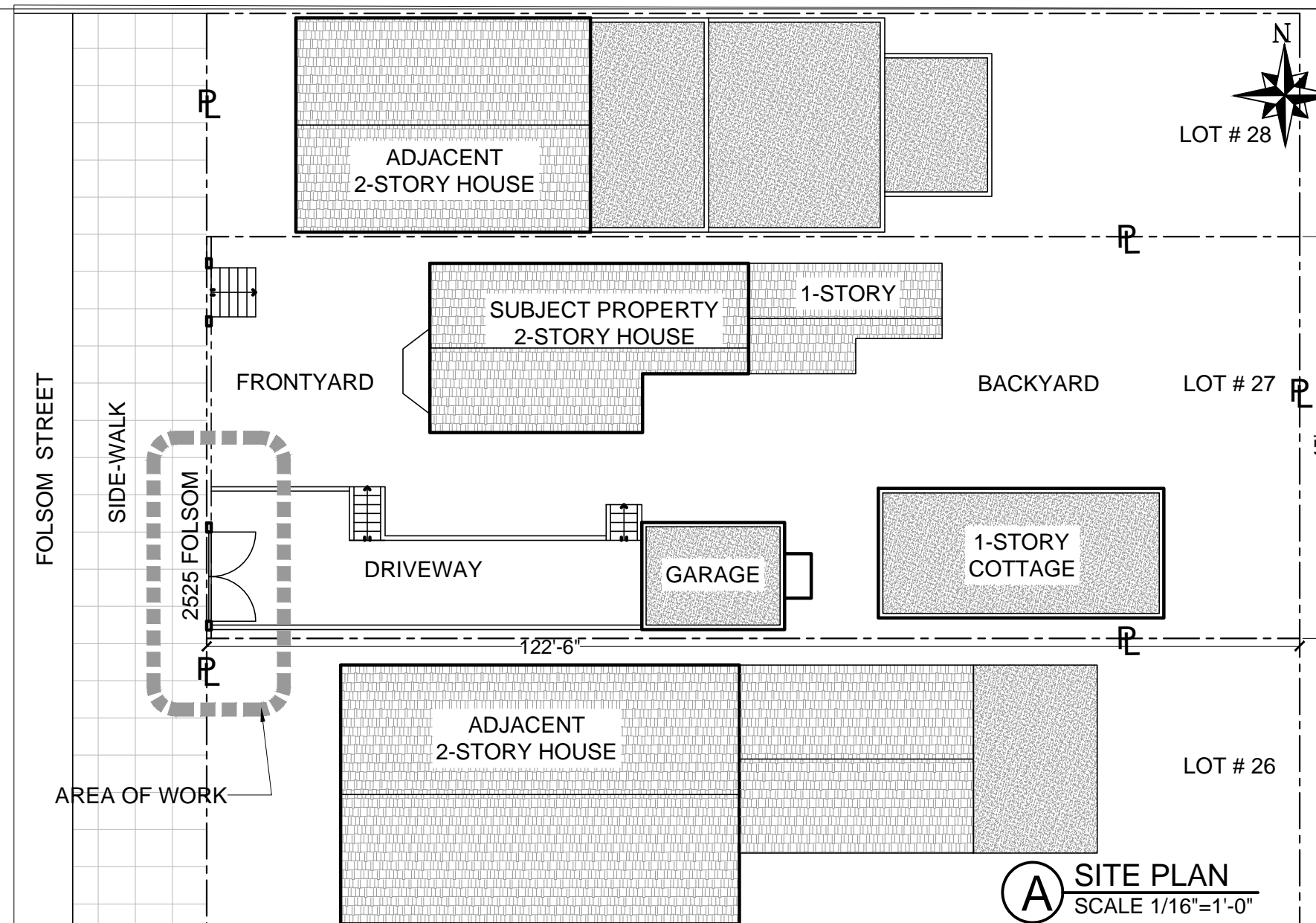


- A-0 NOTES , LOCATION & SITE PLAN
- A-1 EXISTING GATE PLAN
- A-2 PROPOSED GATE PLAN
- A-3 EXISTING & PROPOSED GATE ELEVATION
- A-4 GATE DETAILS

SCOPE OF WORK

SITE PLAN

VARIANCE TO ALLOW GATE AT DRIVE WAY
TO BE RE-CONSTRUCTED TO THE
ORIGINAL STYLE AND HEIGHT



PROJECT DATA

PROJECT ADDRESS : 2525 FOLSOM ST.
SF CA 94110

PARCEL NO. 3613

LOT : 027

LOT AREA : 5512.5 SQ FT.

BUILDING AREA : 1645 SQ FT.

ZONING : RH-3

HEIGHT LIMIT: 40 X

NO. OF STORIES 2 STORIES

NO. OF UNITS 1 (NO CHANGE)

YEAR BUILT: 1900

JOB DESCRIPTION

2525 FOLSOM STREET
SAN FRANCISCO CA 94110

SHEET NAME

NOTES, LOCATION
& SITE PLAN

REVISIONS

NO.	DESCRIPTION

SCALE

AS SHOWN

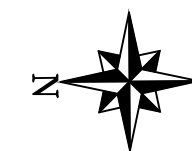
DATE

03-14-2016

SHEET NO.

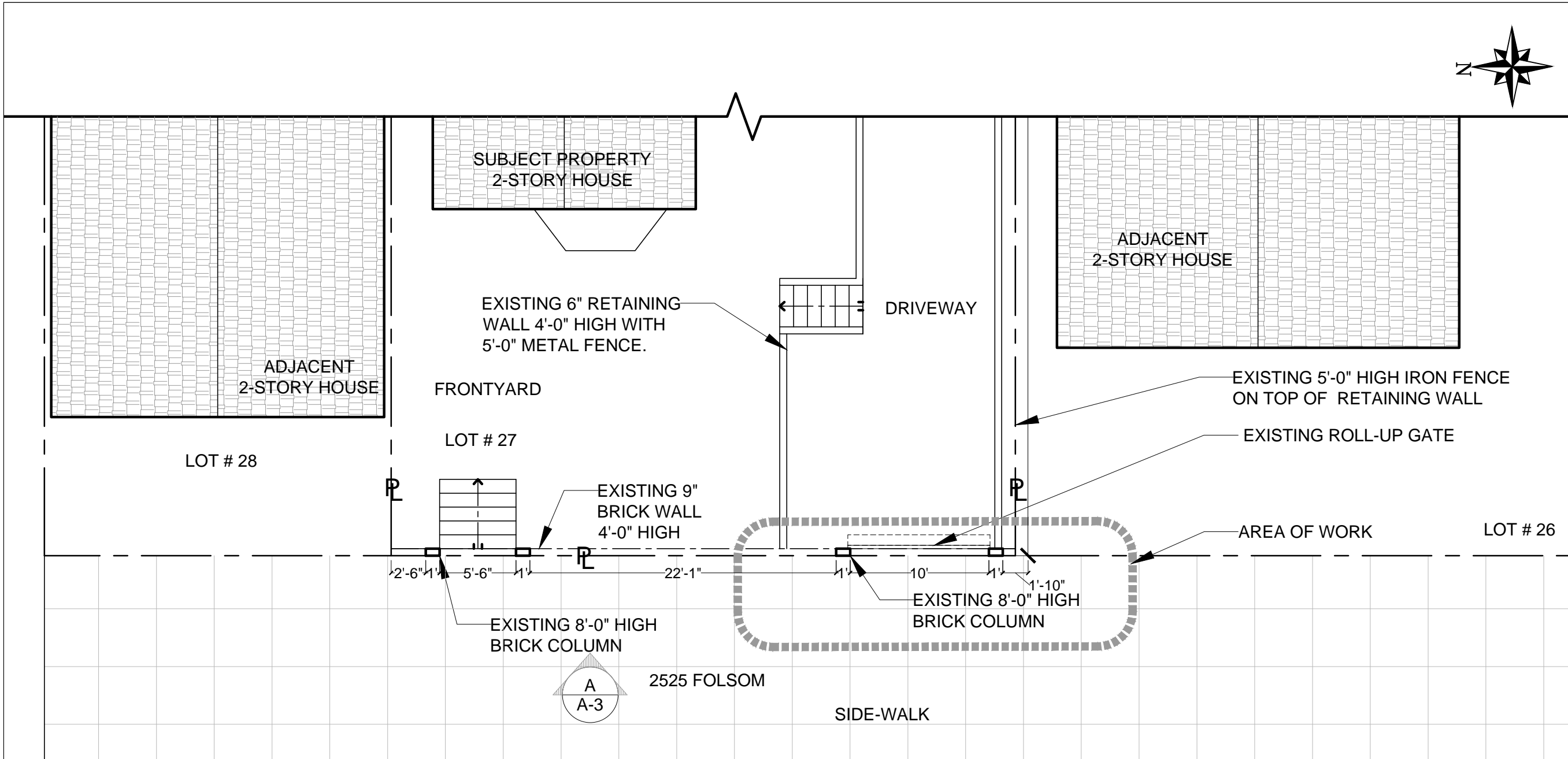
A-0

A SITE PLAN
SCALE 1/16"=1'-0"



OCCIDENTAL
EXPRESS
 GENERAL CONTRACTOR
 CONSULTING • DESIGN • CONSTRUCTION • MANAGEMENT

1019 HOWARD STREET
 SAN FRANCISCO
 CALIFORNIA 94103-2806
 415-621-7533
 415-621-7583 FAX
 CSL #319153



JOB DESCRIPTION
 2525 FOLSOM STREET
 SAN FRANCISCO CA 94110

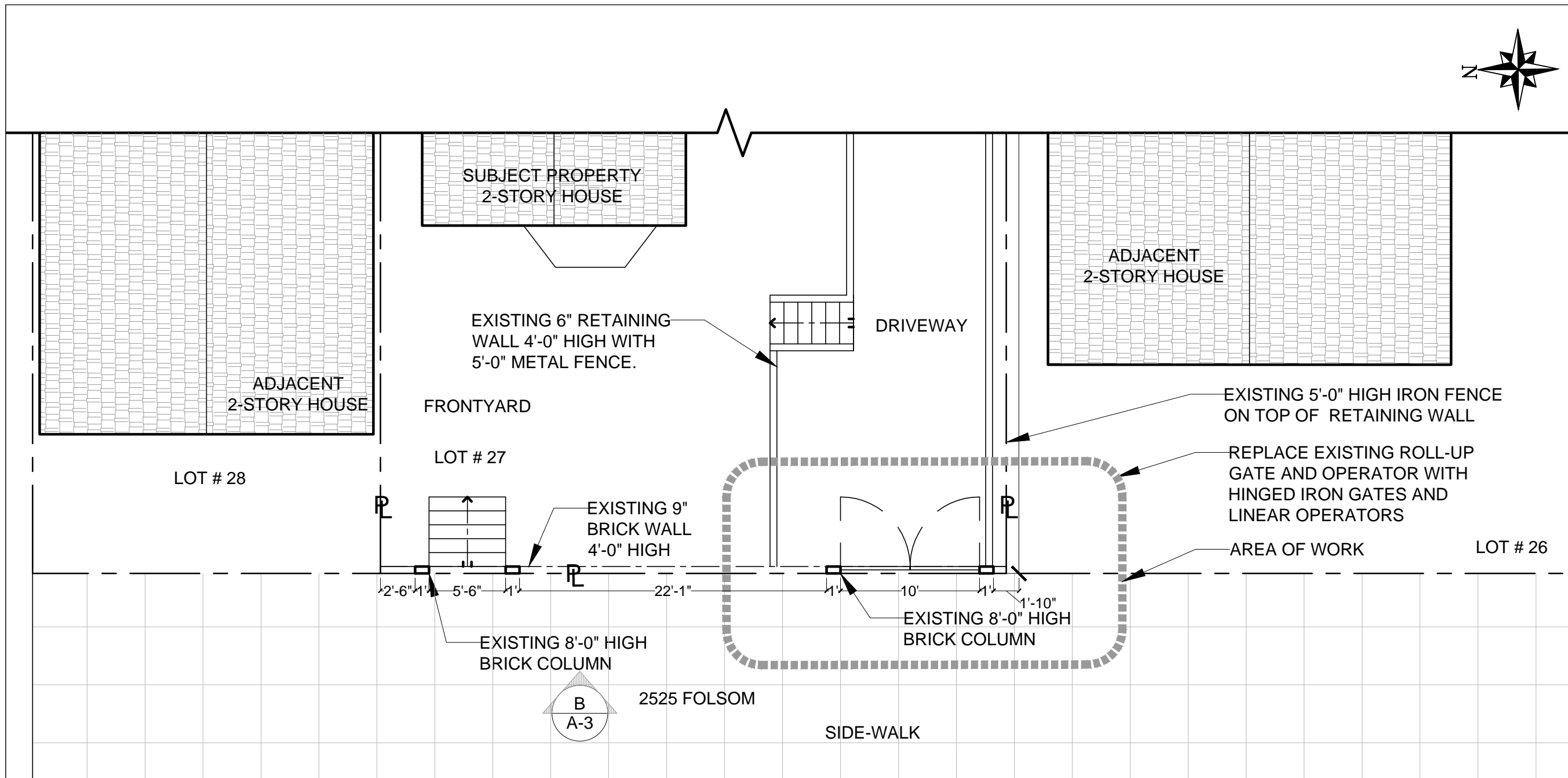
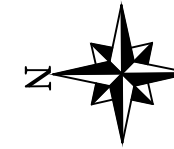
SHEET NAME
 EXISTING GATE
 PLAN

REVISIONS

SCALE AS SHOWN DATE 03-14-2016

SHEET NO. A-1

A EXISTING GATE PLAN
 SCALE 1/8"=1'-0"



JOB DESCRIPTION

2525 FOLSOM STREET
 SAN FRANCISCO CA 94110

SHEET NAME

PROPOSED GATE
 PLAN

REVISIONS

SCALE

AS SHOWN

DATE

03-14-2016

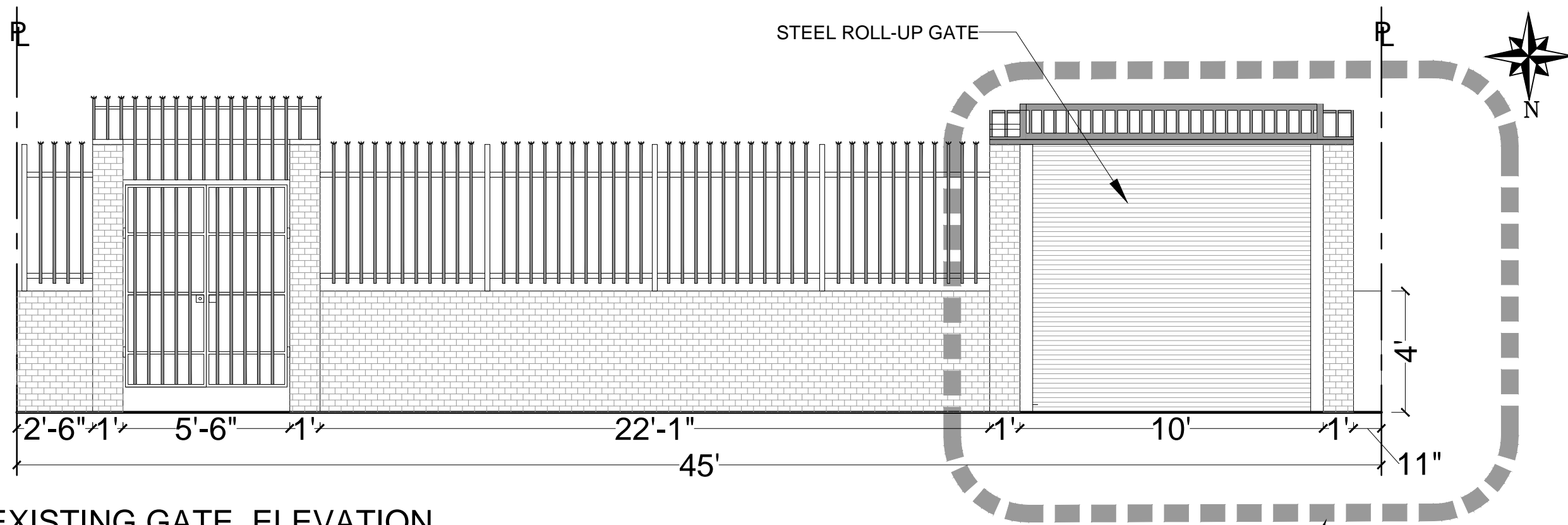
SHEET NO.

A-2

NOTE:
 GATE OPERATORS FAAC 400 OR EQUIVALENT,
 WITH PHOTOELECTRIC SAFETY DEVICES
 INSTALLED AT OPENING , ALONG SOUTH
 RETAINING WALL, AND ACROSS EASTERLY
 EXTENT OF GATE MOVEMENT.

NOTE:
 ELECTRICAL WORK INCLUDES REROUTING
 CONDUIT FROM EXISTING GATE OPERATOR
 AND CONNECTING POWER TO NEW OPERATOR .
 RELOCATE EXISTING SHUTOFF SWITCH AND
 GFCI POWER OUTLET AS NEEDED.

A PROPOSED GATE PLAN
 SCALE 1/8"=1'-0"



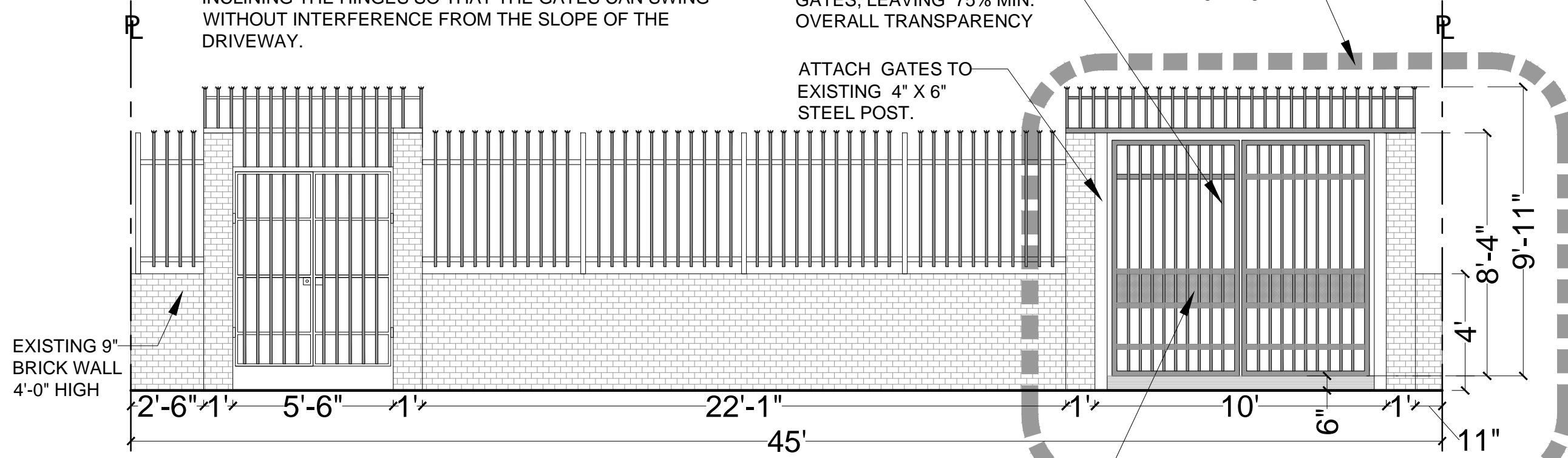
A **EXISTING GATE ELEVATION**
 SCALE 1/4"=1'-0"

NOTE:
 INCLINING THE HINGES SO THAT THE GATES CAN SWING
 WITHOUT INTERFERENCE FROM THE SLOPE OF THE
 DRIVEWAY.

INSTALL HINGED IRON
 GATES, LEAVING 75% MIN.
 OVERALL TRANSPARENCY

ATTACH GATES TO
 EXISTING 4" X 6"
 STEEL POST.

AREA OF WORK



EXISTING 9"
 BRICK WALL
 4'-0" HIGH

NOTE:
 GATES TO BE MADE OF WELDED STEEL SQUARE TUBING,
 HOT DIP GALVANIZED PD .
 GATES FRAMES TO BE 1 1/2" PS PS PS TUBING AND
 VERTICAL INTERIOR BARS TO BE 5/8" OR SMALLER TUBING .

GATES OPERATORS CONCEALED
 BEHIND PERFORATED STEEL
 MESH(75% TRANSPARENT)

NOTE:
 MATERIAL, DIMENSIONS, BAR SPACING AND FINISH TO
 MATCH STYLE OF THE EXISTING STAIRCASE GATE

B **PROPOSED GATE ELEVATION**
 SCALE 1/4"=1'-0"

JOB DESCRIPTION

2525 FOLSOM STREET
 SAN FRANCISCO CA 94110

SHEET NAME

EXISTING & PROPOSED
 GATE ELEVATIONS

REVISIONS

SCALE

AS SHOWN

DATE

03-14-2016

SHEET NO.

A-3