



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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**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 25, 2016**

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:	22-55 Waller Street	Case No.:	2015-016087VAR
Cross Street(s):	Octavia	Building Permit:	2016.02.09.9172
Block / Lot No.:	0856/003	Applicant/Agent:	Eric Jacobs
Zoning District(s):	RTO / 85-X, 40-X	Telephone:	(415) 377-0425
Area Plan:	Market and Octavia	E-Mail:	eric@gbasf.com
PROJECT DESCRIPTION			
<p>The project proposes to install two handicap accessible ADA lifts and ramps, to provide an accessible path of travel between the existing parking lot, church, administrative building, and Chinese American school.</p> <p>PURSUANT TO PLANNING CODE SECTION 134, the subject property is required to maintain a rear yard setback of 45% lot depth, or 61'-10.5". The existing buildings on the lot extend into the required rear yard. The addition of enclosed ADA lifts and ramps are located in the required rear yard and are not considered permitted obstructions; therefore a variance is required.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Andrew Perry Telephone: 415-575-9017 Mail: Andrew.Perry@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/2015-016087VAR.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. **On April 19, 2016, the Department issued the required Section 311 notification for this project (expires May 19, 2016).**

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.

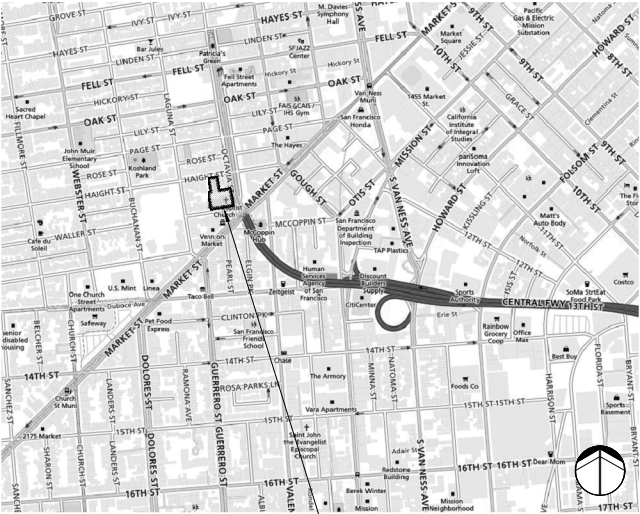
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



VICINITY MAP
NOT TO SCALE



SANBORN MAP
NOT TO SCALE

SHEET INDEX

- PV1 TITLE SHEET
- PV2.1 OVERALL SITE PLAN - EXISTING
- PV2.2 OVERALL SITE PLAN - PROPOSED
- PV3 ENLARGED SITE PLAN - EXISTING & PROPOSED
- PV4.1 EXTERIOR ELEVATIONS - EXISTING
- PV4.2 EXTERIOR ELEVATIONS - PROPOSED
- PV5 DEMOLITION PLAN - FIRST LEVEL
- PV6 FLOOR PLAN - FIRST LEVEL

C0.1 TOPOGRAPHIC SURVEY

SCOPE OF WORK NARRATIVE

THE CHURCH FACILITIES ARE COMPRISED OF FOUR (4) BUILDINGS LOCATED ON ONE PARCEL, BLOCK 0856, LOT 0003:

- WORSHIP BUILDING (22 WALLER ST.)
- MEETING RM / OFFICE BUILDING (22 WALLER ST.)
- PRESCHOOL BUILDING (42 WALLER ST.)
- FIREHOUSE BUILDING (52 WALLER ST.)

OWNER PROPOSES IMPROVEMENTS TO EXISTING PARKING LOTS, INCLUDING INSTALLATION OF TWO NEW ACCESSIBLE PARKING SPACES, AND A PATH OF TRAVEL TO NEW PLATFORM LIFTS AND RAMP, TO PROVIDE UNIVERSAL ACCESS TO EACH BUILDING.

VARIANCE IS SOUGHT FOR THE TWO VERTICAL PLATFORM LIFTS, WHICH CAN ONLY BE BUILT WITHIN THE '45% REAR YARD REQUIREMENT' (SEE OVERALL SITE PLAN ON SHEET PV2). ALL EXISTING STRUCTURES WERE BUILT BEFORE THE 45% REAR YARD REQUIREMENT WAS ESTABLISHED, AND ALL OF THE BUILDINGS ENCROACH UPON THIS REAR YARD REQUIREMENT. LIFTS CANNOT BE BUILT INSIDE THE BUILDINGS AS THE PARKING LOT PAVEMENT GRADE IS AT DIFFERENT ELEVATIONS FROM THE BUILDING FINISH FLOOR ELEVATIONS. CONSTRUCTING LIFTS INSIDE THE BUILDINGS IS TECHNICALLY INFEASIBLE AND COST PROHIBITIVE.



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Interior Alterations &
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94102

TITLE SHEET

11.03.15 PLANNING

PUBLISH HISTORY:
DATE REVISION

WMB PROJECT:
15-002

PV1

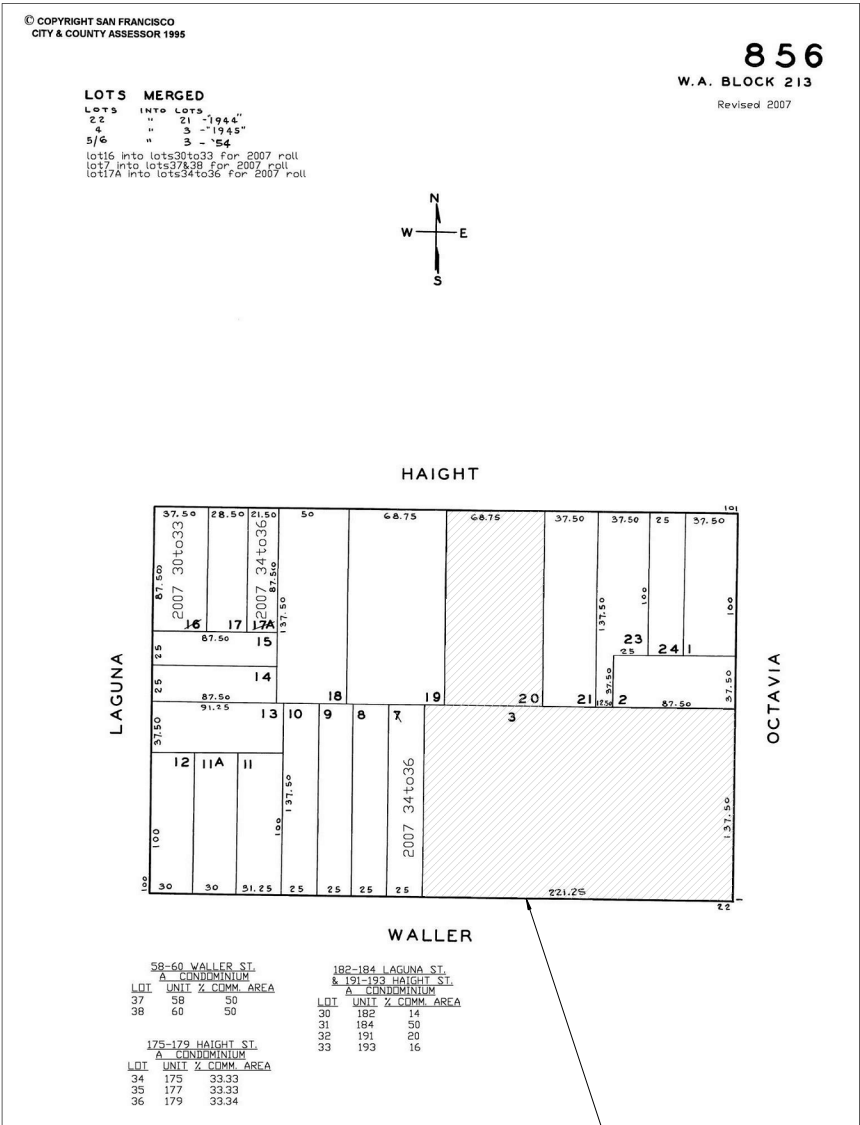
LOCATION OF VERTICAL PLATFORM LIFTS (PARTIALLY HIDDEN FROM VIEW)



VIEW FROM OCTAVIA ST. - LOOKING SOUTHWEST



VIEW FROM PARKING LOT AT REAR OF BUILDING - LOOKING SOUTHEAST



ASSESSOR'S BLOCK MAP
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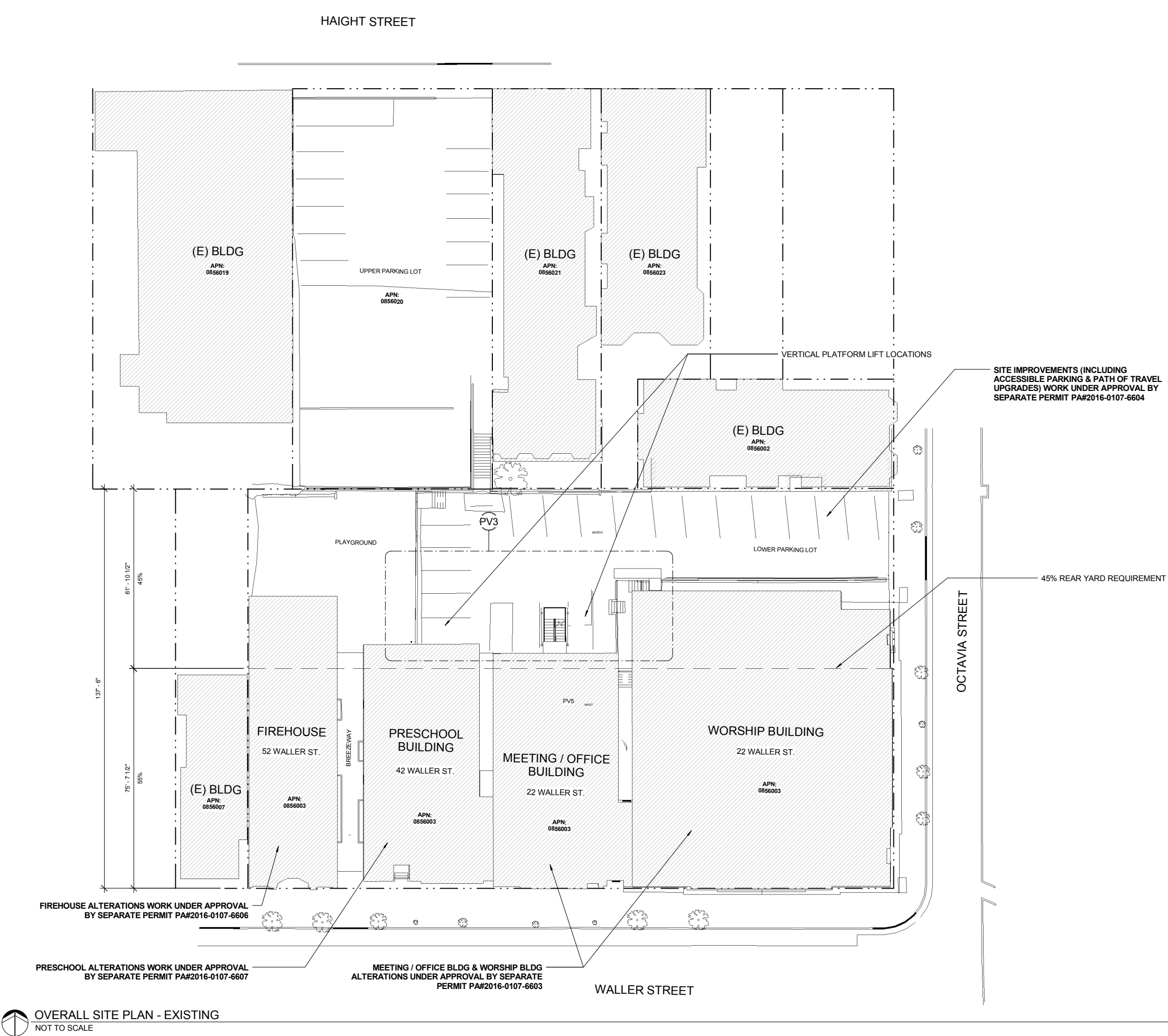
OVERALL SITE PLAN -
EXISTING

11.03.15 PLANNING

PUBLISH HISTORY:
DATE REVISION

WMB PROJECT:
15-002

PV2.1





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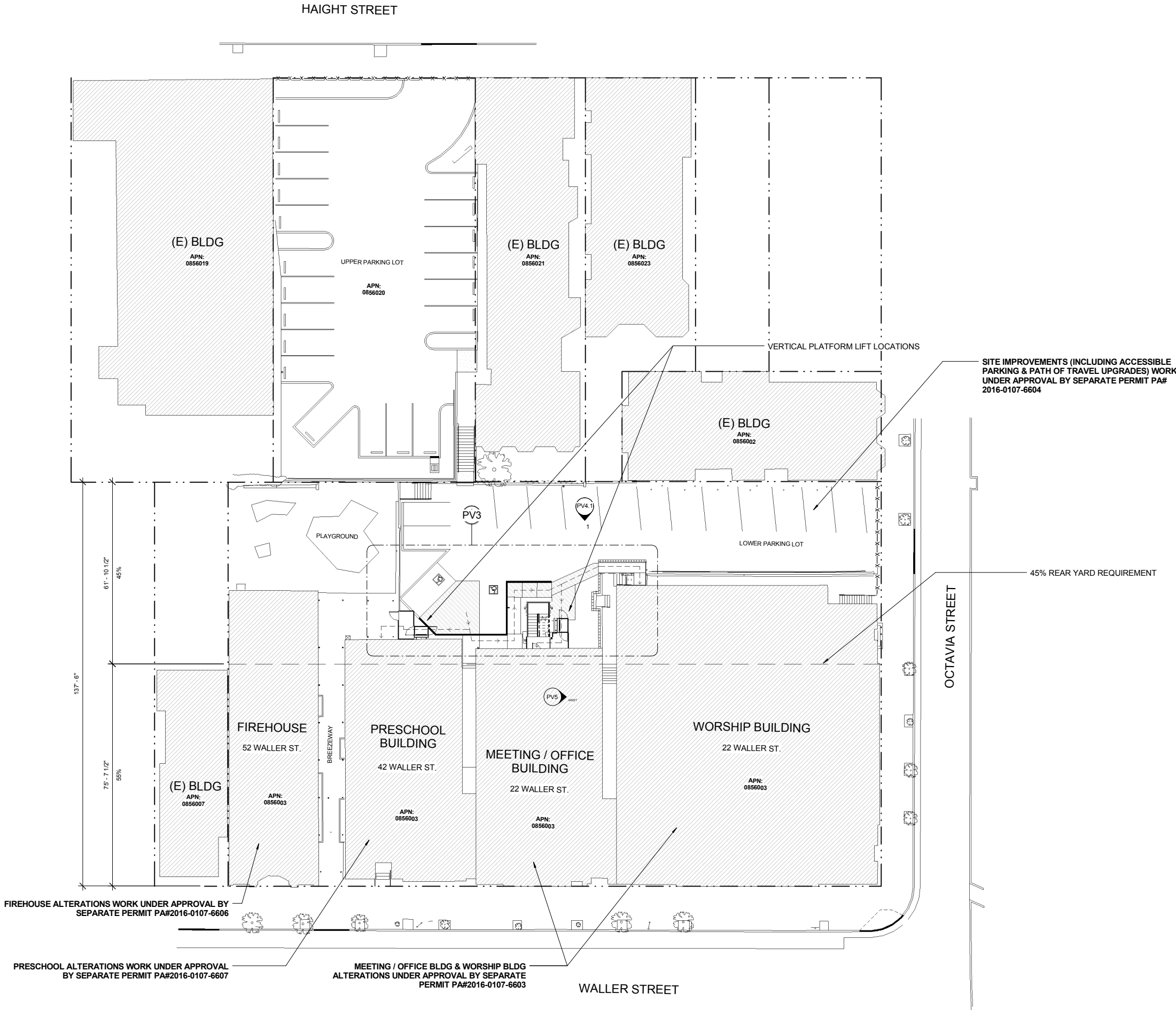
OVERALL SITE PLAN -
PROPOSED

11.03.15 PLANNING

PUBLISH HISTORY:
DATE REVISION

WMB PROJECT:
15-002

PV2.2





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ENLARGED SITE PLAN

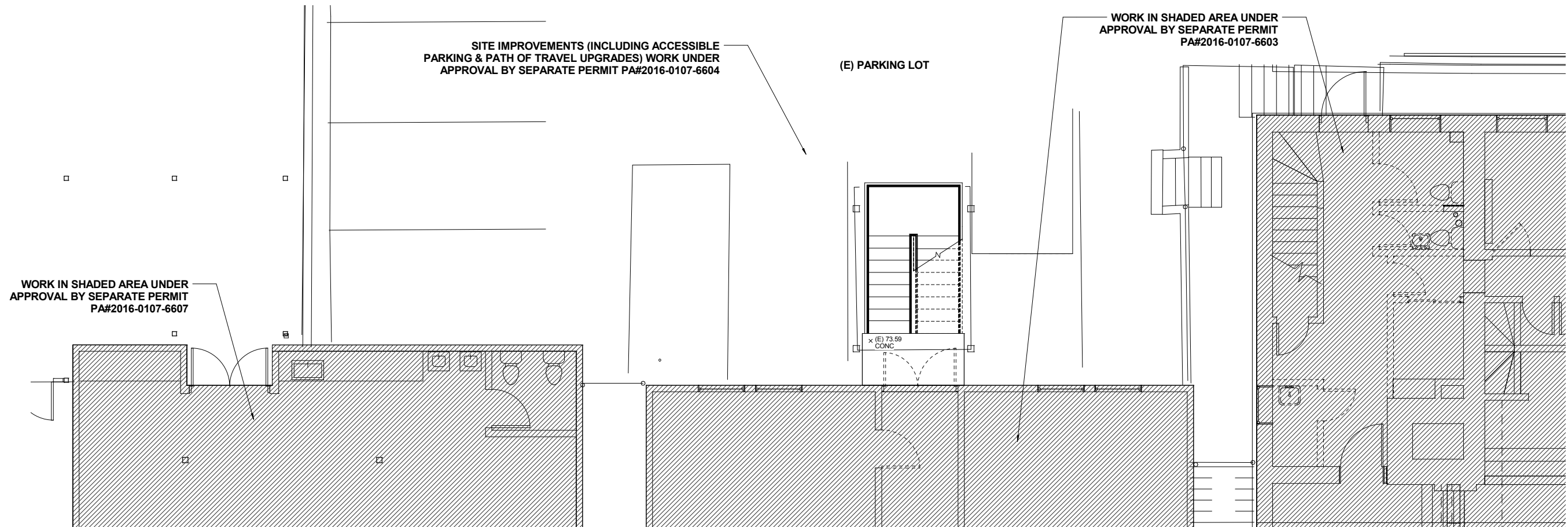
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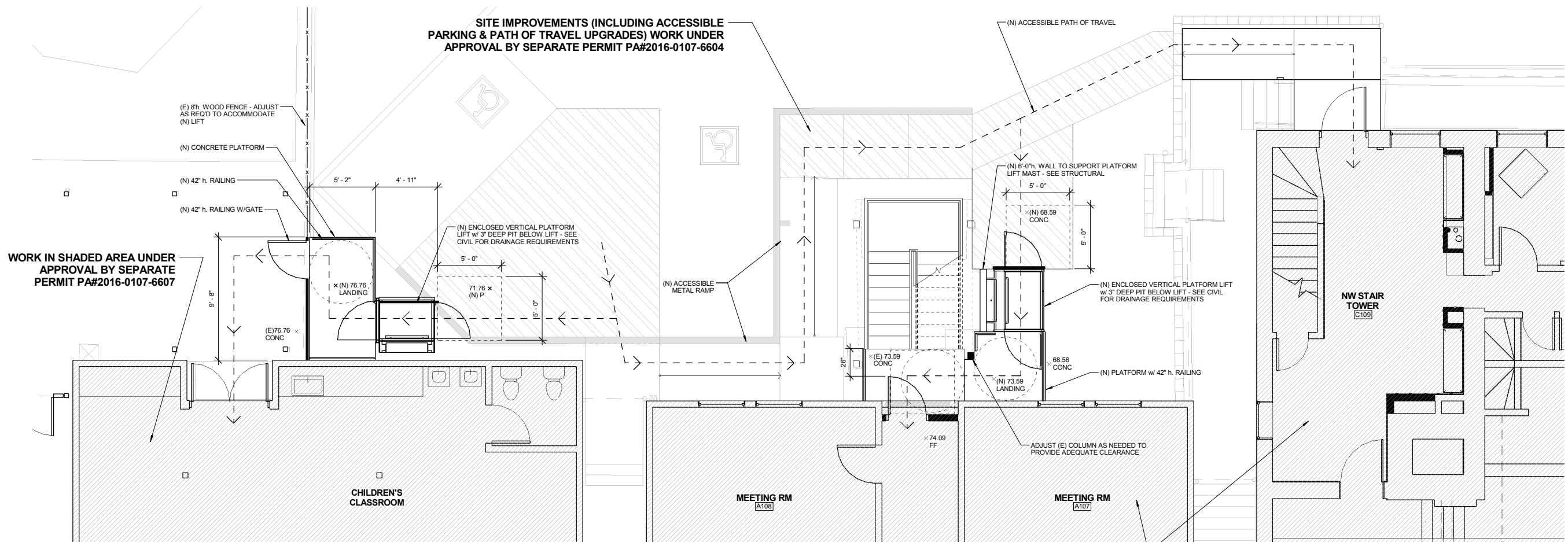
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15-002

PV3

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SITE ACCESSIBILITY - ENLARGED PLAN - EXISTING
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SITE ACCESSIBILITY - ENLARGED PLAN - PROPOSED
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WORK IN SHADED AREA UNDER APPROVAL BY
SEPARATE PERMIT PA#2016-0107-6603



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EXISTING ELEVATIONS

11.03.15 PLANNING

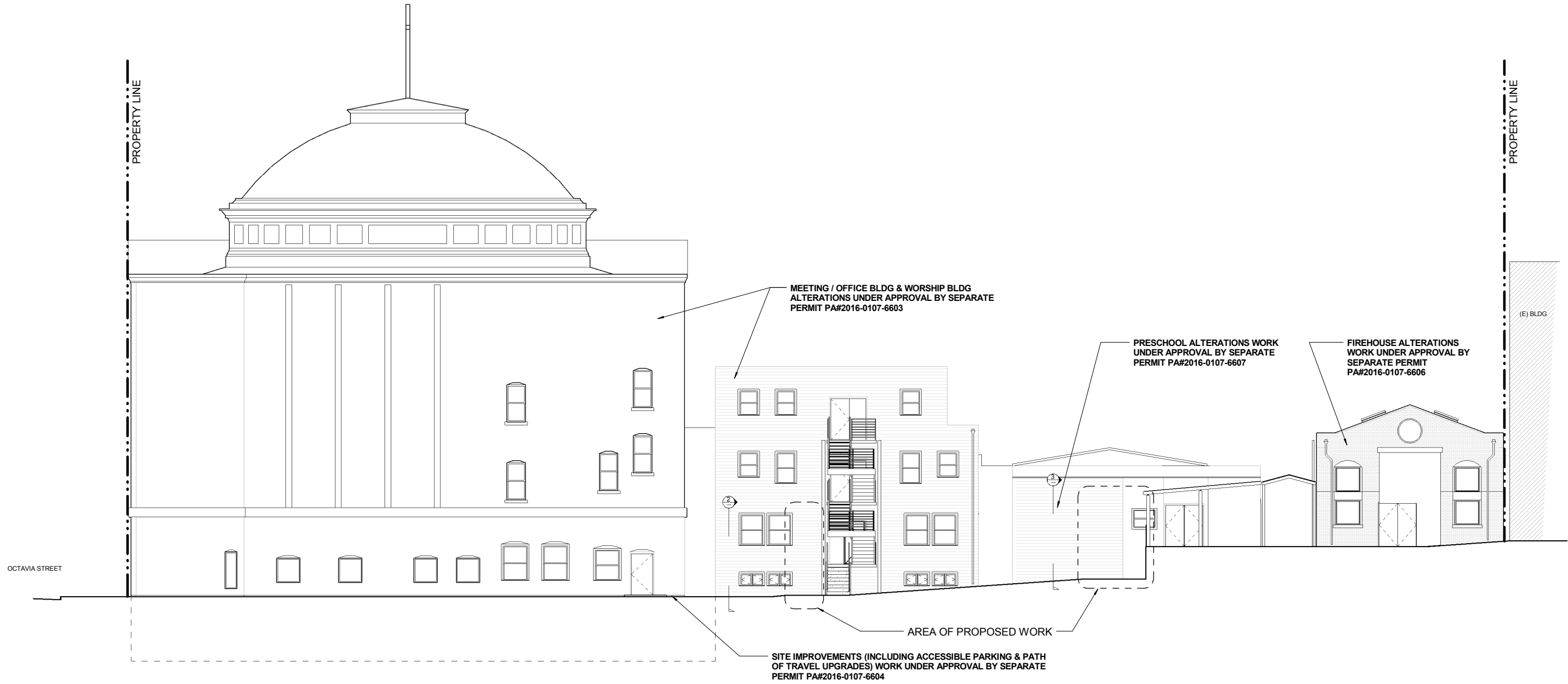
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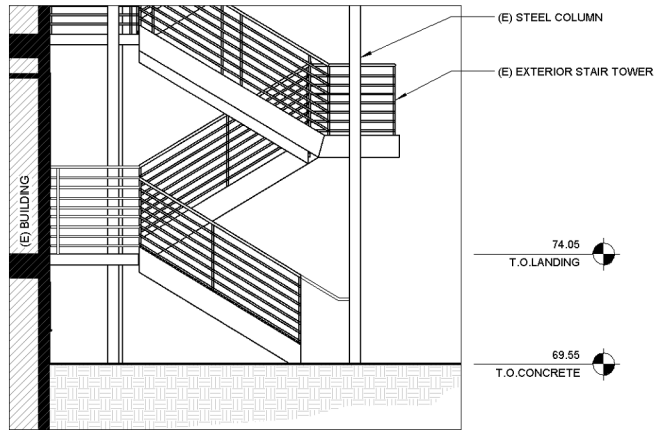
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PV4.1

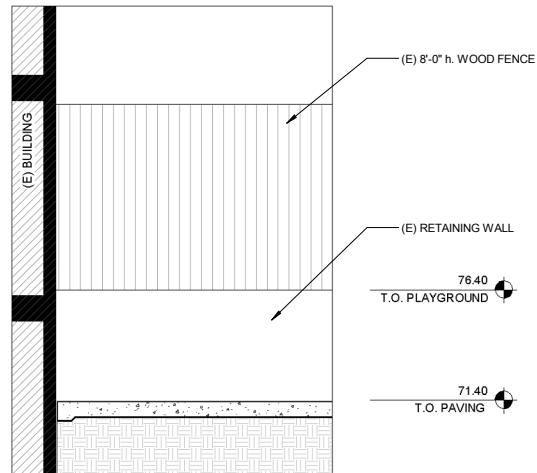
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1 NORTH EXTERIOR ELEVATIONS - EXISTING
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2 EXISTING ELEVATION @ MEETING RM / OFFICE BLDG REAR ENTRANCE
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3 EXISTING ELEVATION @ PRESCHOOL REAR ENTRANCE
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EXTERIOR ELEVATIONS

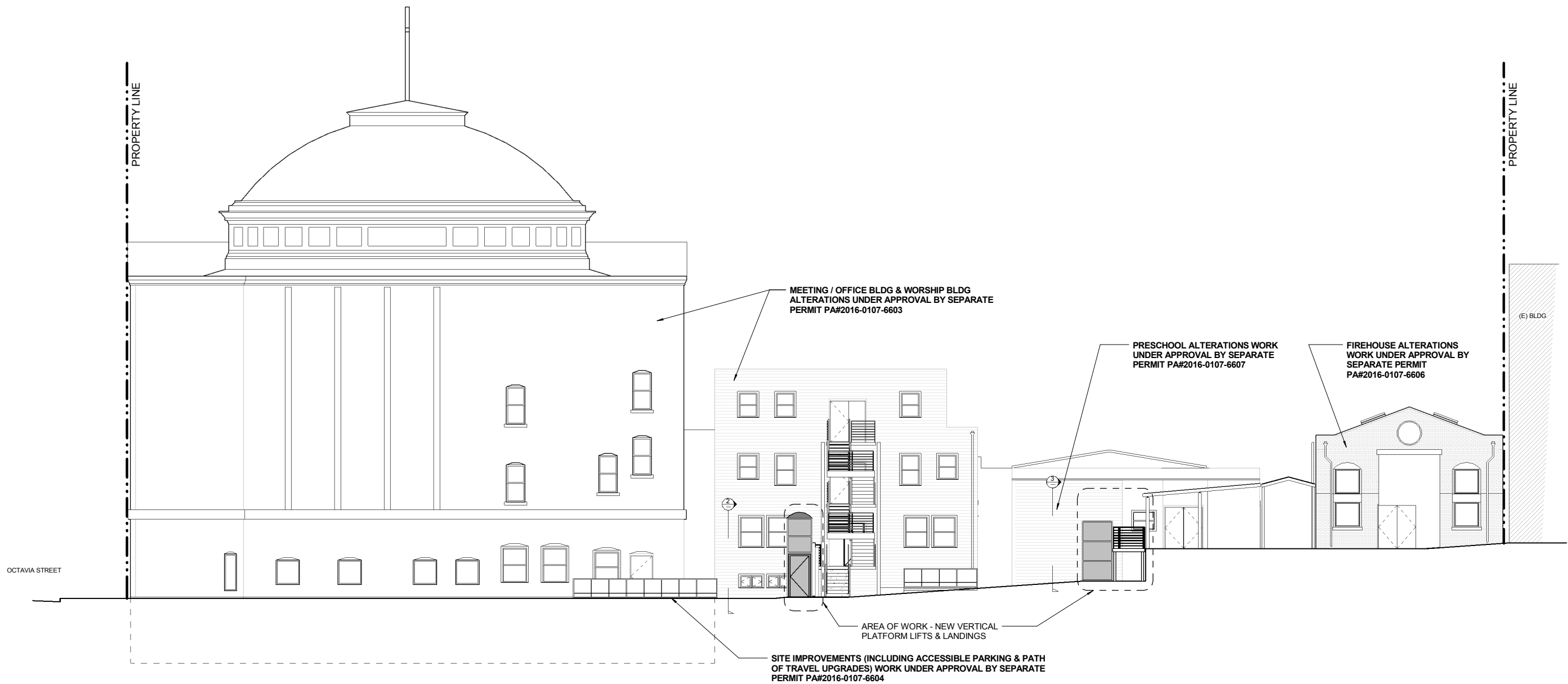
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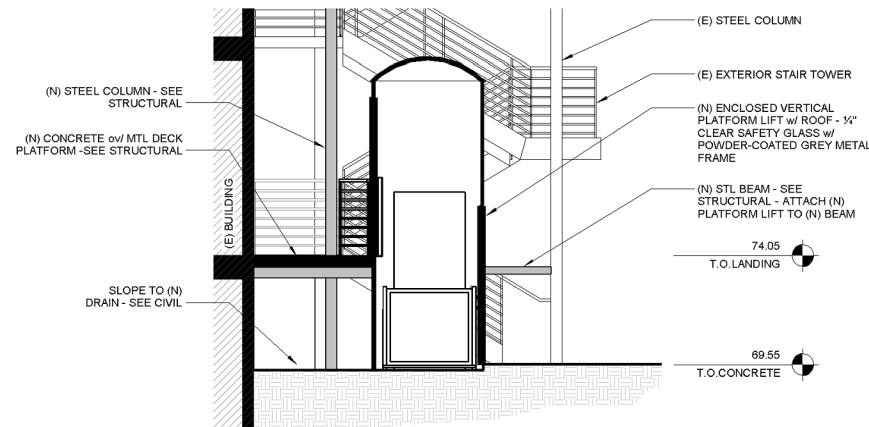
WMB PROJECT:
15-002

PV4.2

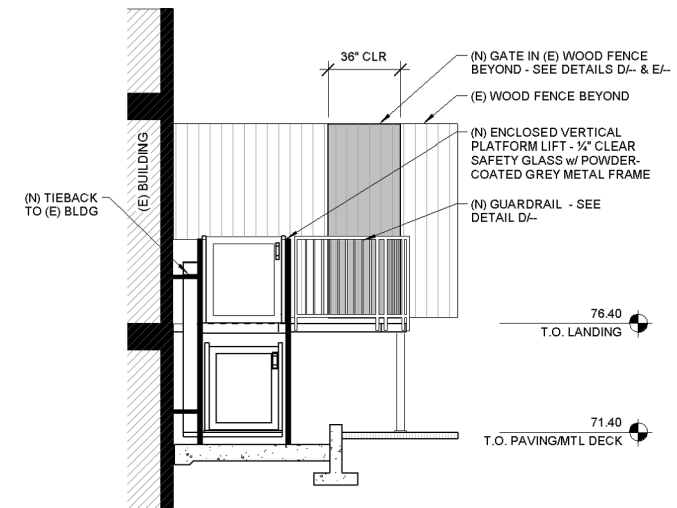
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1 NORTH EXTERIOR ELEVATIONS
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2 PROPOSED ELEVATION @ MEETING RM / OFFICE BLDG REAR ENTRANCE
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3 PROPOSED ELEVATION @ PRESCHOOL REAR ENTRANCE
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