



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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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, December 07, 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: 5646-8 Mission Street	Case No.: 2016-000677VAR
Cross Street(s): Whipple Avenue	Building Permit: 2016.0113.7006
Block / Lot No.: 7098/021	Applicant/Agent: Van Ly
Zoning District(s): Excelsior Outer Mission Street NCD/40-X	Telephone: 415-867-7182
Area Plan: Click here to enter text.	E-Mail: van@vantlyarchitect.com

PROJECT DESCRIPTION

The proposal is for a second floor addition on top of a single story portion at the rear of an existing church. The proposal also includes a new rear staircase.

PER SECTION 134 OF THE PLANNING CODE lots within the Excelsior Outer Mission Street NC Zoning District must provide a rear yard equal to 25% of lot depth at the second story and above. The rear yard requirement in this case is approximately 24 feet. The addition would result in a rear yard of approximately 8.5 feet. The staircase would be built completely within that 8.5 feet leaving no required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Erika Jackson** Telephone: **415-558-6363** Mail: erika.jackson@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/2016-000677VAR.pdf>

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.

PROJECT DATA
BLOCK/LOT: 7098/021
ADDRESS: 5640-48 MISSION AVENUE, SAN FRANCISCO, CA 94112
EXISTING USE: TEMPLE, RELIGION INSTITUTION
PROPOSE PROJECT: SECOND FLOOR REAR RIGHT CORNER INFILL ADDITION
 A NEW MULTI-USE ROOM (STORAGE, EVENT VOLUNTEER BED)
SCOPE OF WORK: CONSTRUCTING A SECOND FLOOR NEW ROOM, 540 SF
 RELOCATING REAR STAIR

PLANNING CHECK LIST
ZONING: NCD (EXCELSIOR OUTER MISSION STREET
 NEIGHBORHOOD COMMERCIAL DISTRICT)

LOT SIZE: 5,245 SF ±

BUILDING SIZE:	EXISTING	ADDITION	NEW
FIRST FLOOR	4,524	65	4,589
SECOND FLOOR	1,534	540	2,074
TOTAL	6,058	605	6,663

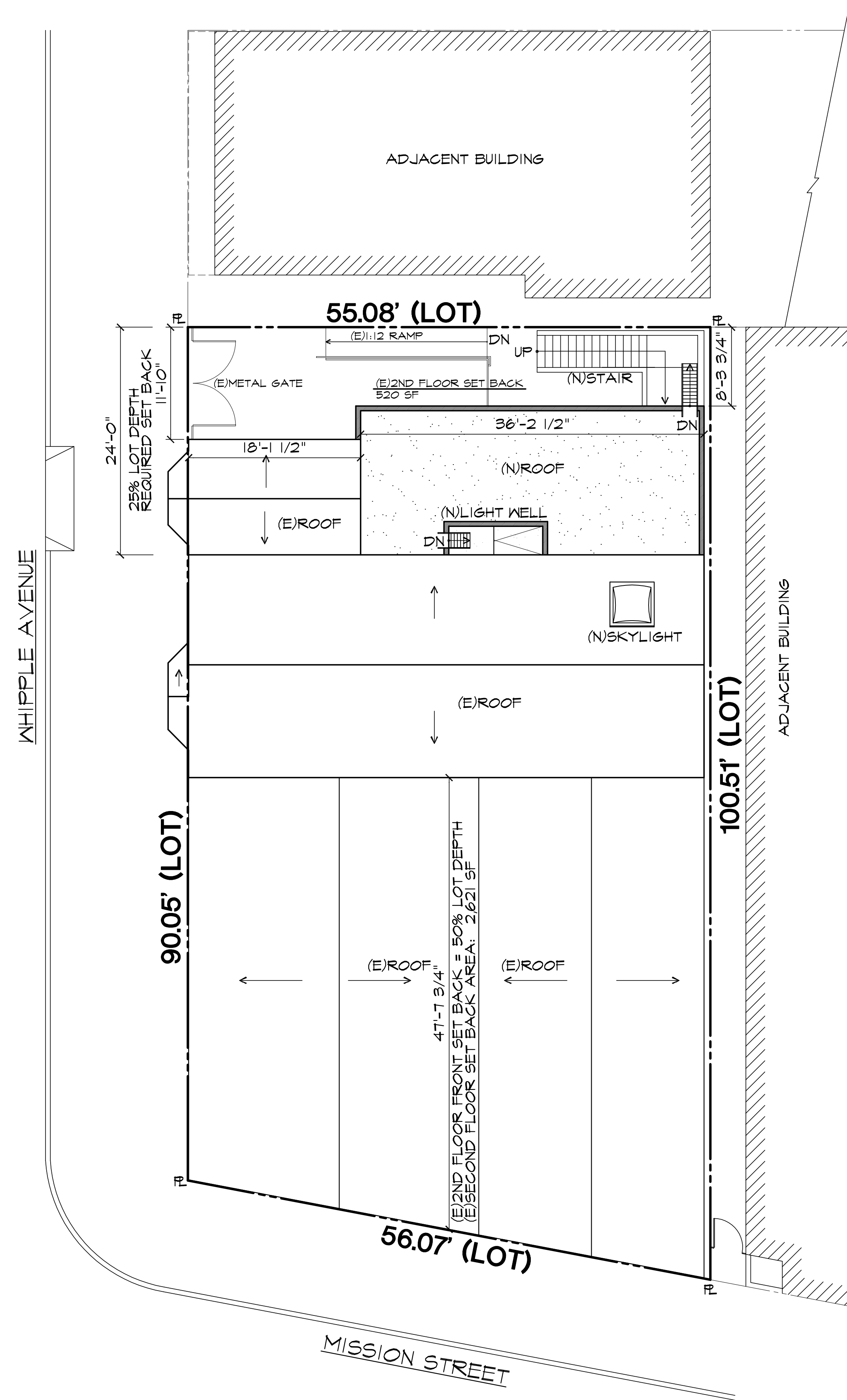
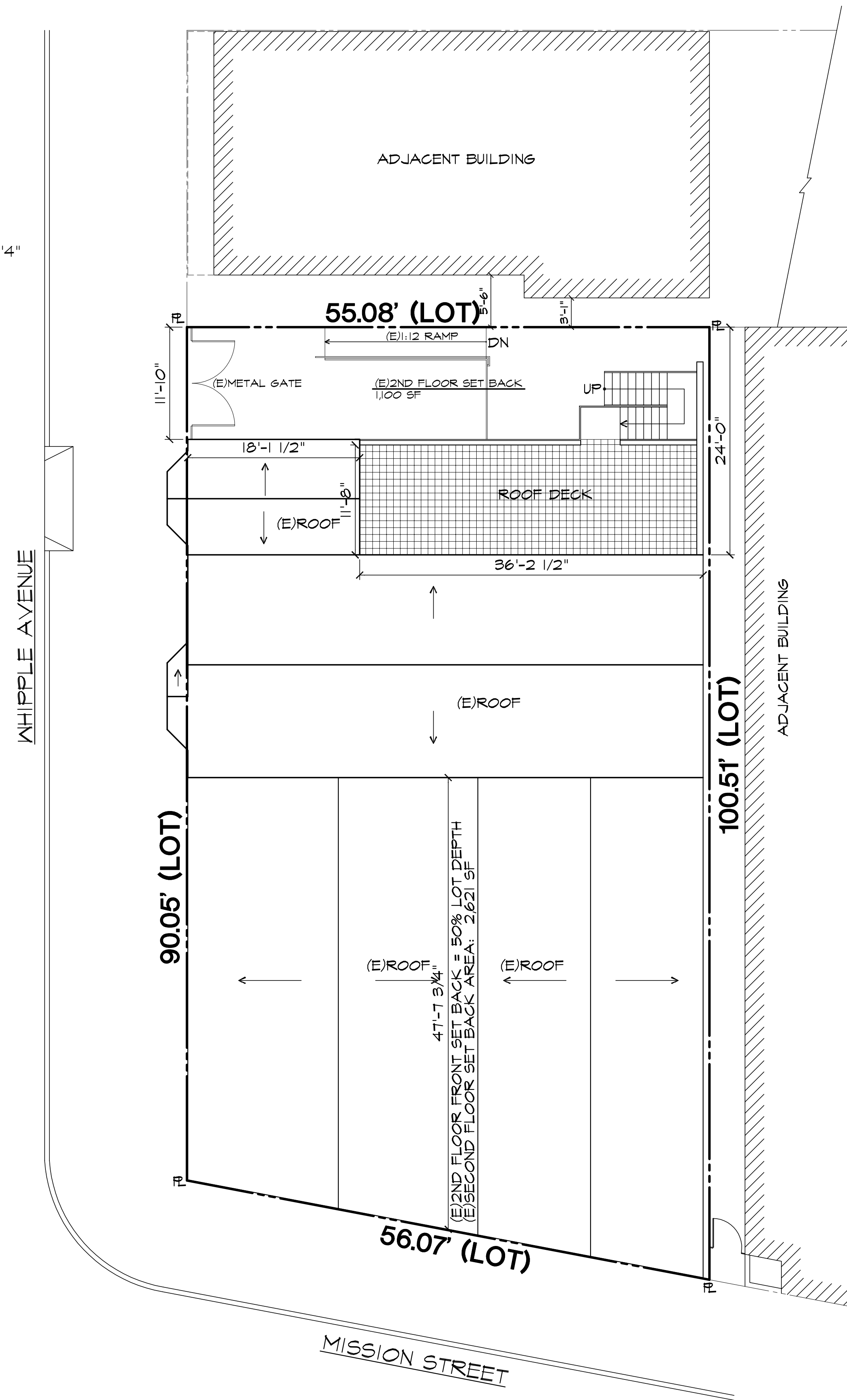
2ND FLOOR REAR SET BACK: 11'-10" AND 24' 11'-10" AND 8'-4"

REAR YARD AREA: 1,100 SF -580 520 SF

BUILDING CHECK LIST
TYPE OF CONSTRUCTION: 5B
USE OCCUPANCY: A3/R3 (TEMPLE AND SIX STAFF/GUEST BEDROOMS)
NUMBER OF STORY: TWO

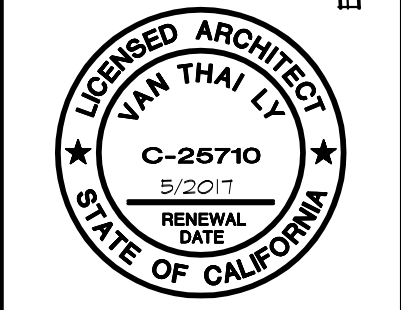
APPLICABLE CODE:
 2013 CALIF. BLDG. CODE & S.F. AMENDMENTS
 2013 CALIF. MECH. CODE & S.F. AMENDMENTS
 2013 CALIF. PLMBG. CODE & S.F. AMENDMENTS
 2013 CALIF. ELECTR. CODE & S.F. AMENDMENTS
 2013 CALIF. ENERGY CODE - TITLE 24
 2013 CALIF. FIRE CODE

DRAWING INDEX:
 A-1: PROJECT DATA, (E)&(N)SITE AND ROOF PLAN
 A-2: (N)FLOOR PLANS
 A-3: (N)EXTERIOR ELEVATIONS
 A-4: SECTION
 A-5: (E)FLOOR & DEMOLITION PLANS
 E-1: (E)FLOOR PLANS
 E-2: (E)EXTERIOR ELEVATIONS



REVISIONS	BY
10/12/2016	

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 8 BRUSSELS STREET
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 EMAIL: van@vantlyarchitect.com

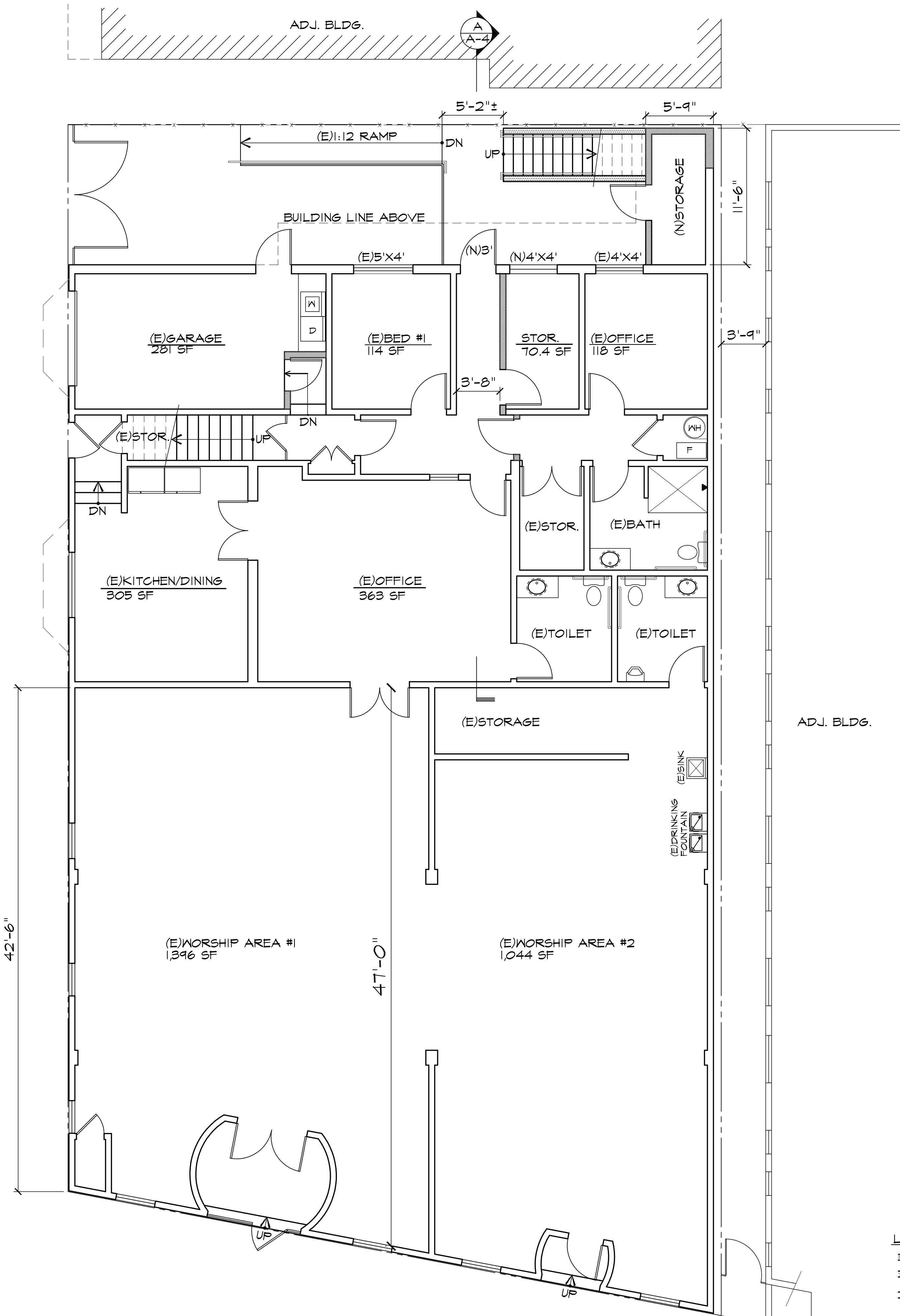


SHUEN YEUNG TEMPLE
 NEW REAR ROOM ON 2ND FLOOR
5640-48 MISSION STREET
SAN FRANCISCO, CA 94112

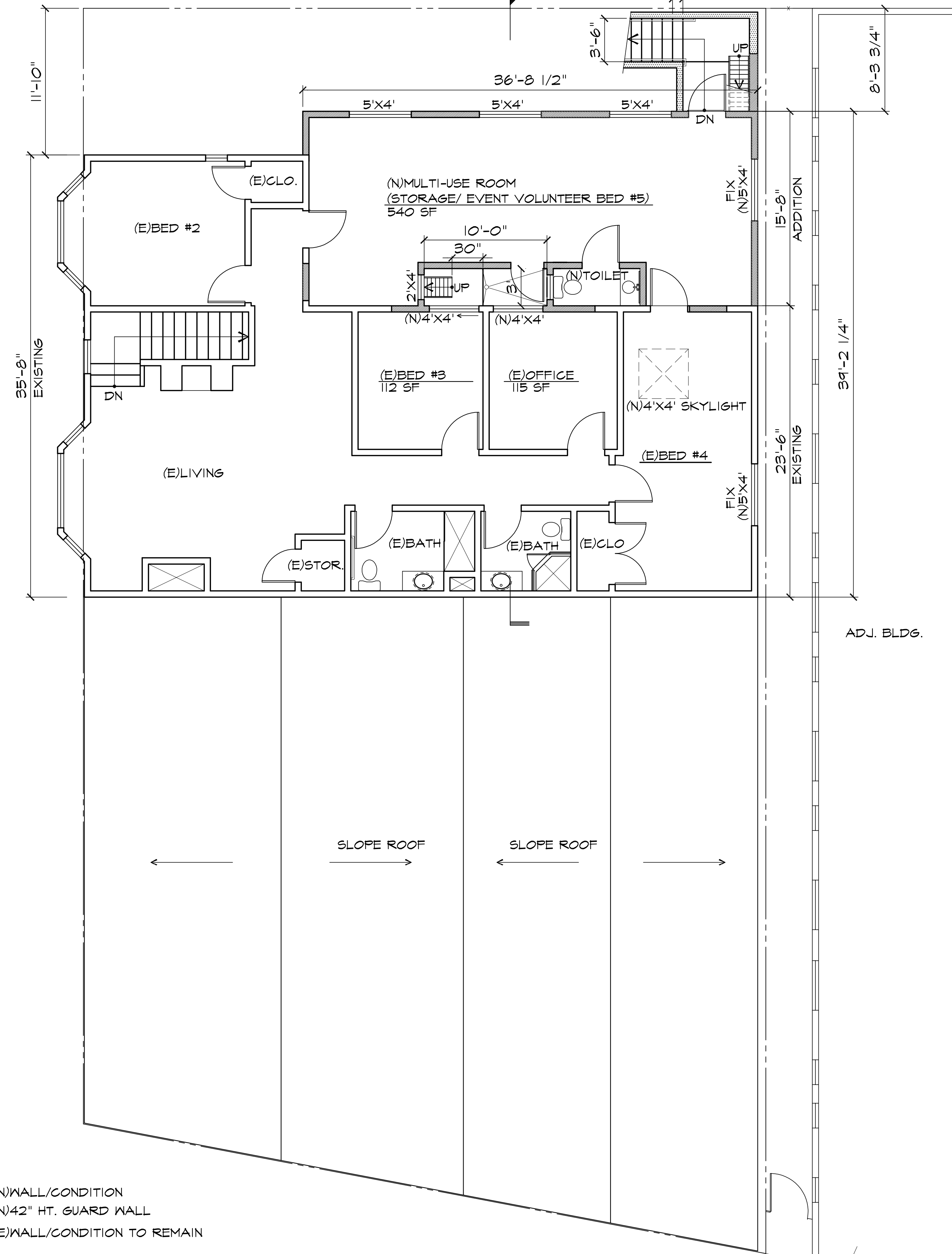
PROJECT DATA
(E)&(N)SITE & ROOF PLAN
 2016-011 -

DRWN	RH
CHECKED	VTL
DATE	JAN. 7, 2016
SCALE	AS NOTED
JOB NO.	
SHEET	

A-1
 OF 7 SHEETS



(N)FIRST FLOOR PLAN
SCALE: 3/16"=1'-0" 4,589 SF



(N)SECOND FLOOR PLAN
SCALE: 3/16"=1'-0" 2,074 SF

LEGEND
 (N)WALL/CONDITION
 (N)42" HT. GUARD WALL
 (E)WALL/CONDITION TO REMAIN

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LIBERSED ARCHITECT
 VAN THAI LY
 C-25710
 5/2011
 RENEWAL DATE
 STATE OF CALIFORNIA

SHUEN YEUNG TEMPLE
 NEW REAR ROOM ON 2ND FLOOR
5640-48 MISSION STREET
SAN FRANCISCO, CA 94112

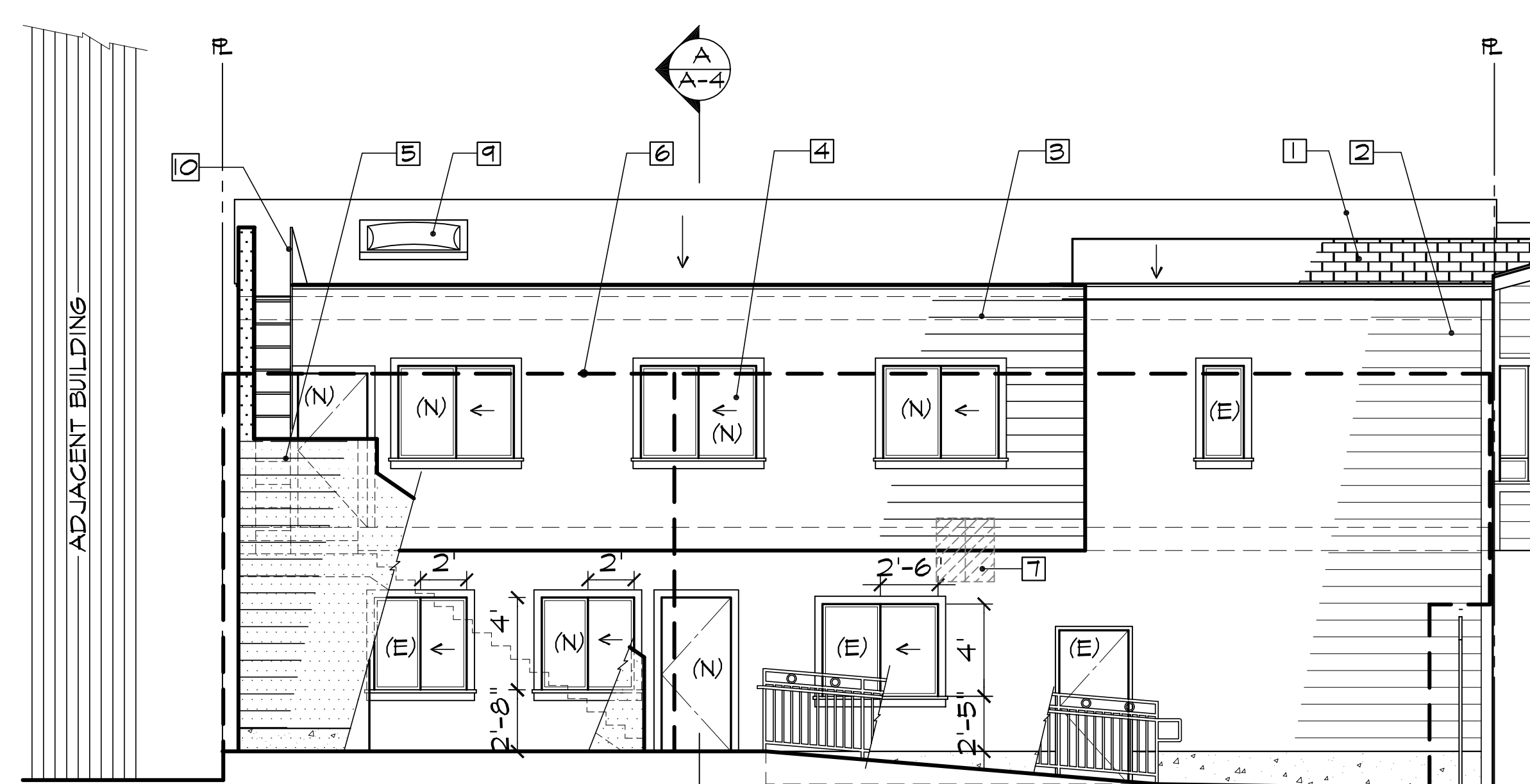
(N)FLOOR PLANS

DRAWN	RH
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DATE	JAN. 7, 2016
SCALE	AS NOTED
JOB NO.	
SHEET	

A-2



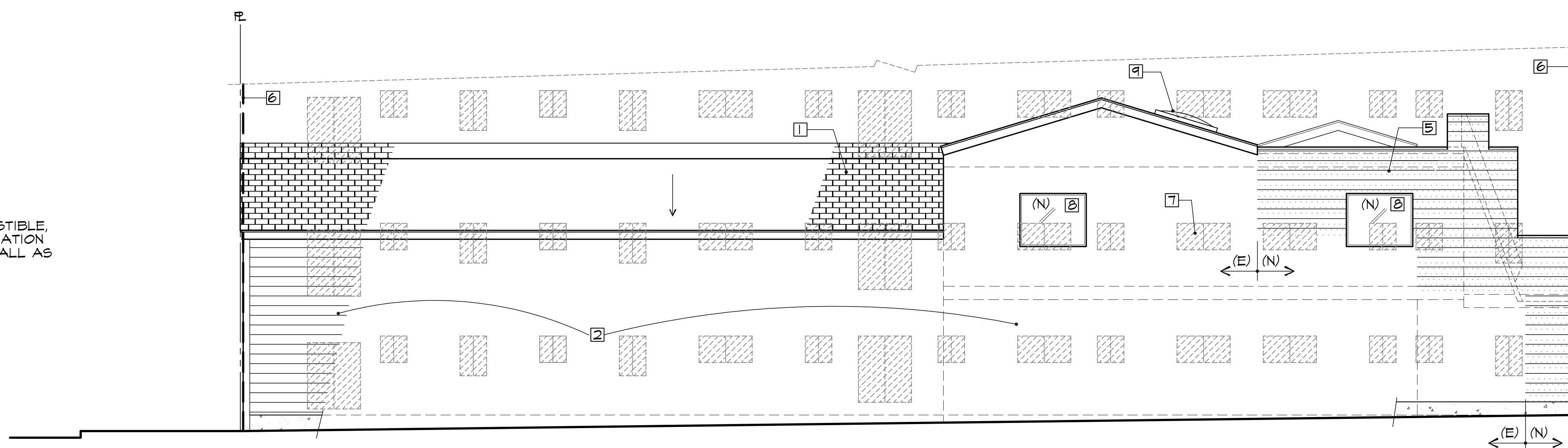
(E)FRONT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0" NO WORK



(N)REAR ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



(N)LEFT SIDE ELEVATION (WEST, WHIPPLE AVENUE)
SCALE: 3/16"=1'-0"



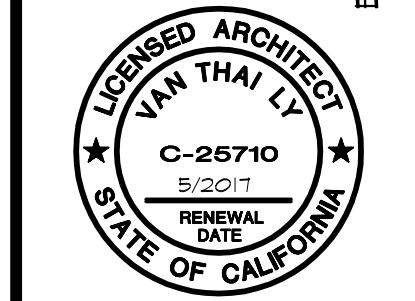
(N)RIGHT SIDE ELEVATION (EAST)
SCALE: 3/16"=1'-0"

EXTERIOR FINISH

- 1 EXISTING ASPHALT SHINGLE FINISH(TYP.)
- 2 EXISTING SIDING FINISH(TYP.)
- 3 (N)EXTERIOR SIDING FINISH TO MATCH EXISTING(TYP.)
- 4 METAL FRAME DOUBLE GLAZED WINDOW UNIT WITH 1X4 WINDOW AND DOOR WOOD TRIM TO MATCH EXISTING(TYP.)
- 5 1-HR RATED PROPERTY LINE WALL. JAMES HARDIE HARDIPLANK LAP SIDING : NON-COMBUSTIBLE, NON-ASBESTOS FIBER-CEMENT SIDING. NATIONAL EVALUATION REPORT #NER405, ICBO, CALIFORNIA DSA P5-019, INSTALL AS PER MANUFACTURER'S SPECIFICATION.
- 6 ADJACENT BUILDING LINE
- 7 ADJACENT BUILDING WINDOW(TYP.)
- 8 (N)CLEAR 3/4-HR MIN. RATED FIXED GLASS AND FRAME ASSEMBLY
- 9 (N)SKYLIGHT
- 10 (N)METAL LADDER TO ROOF

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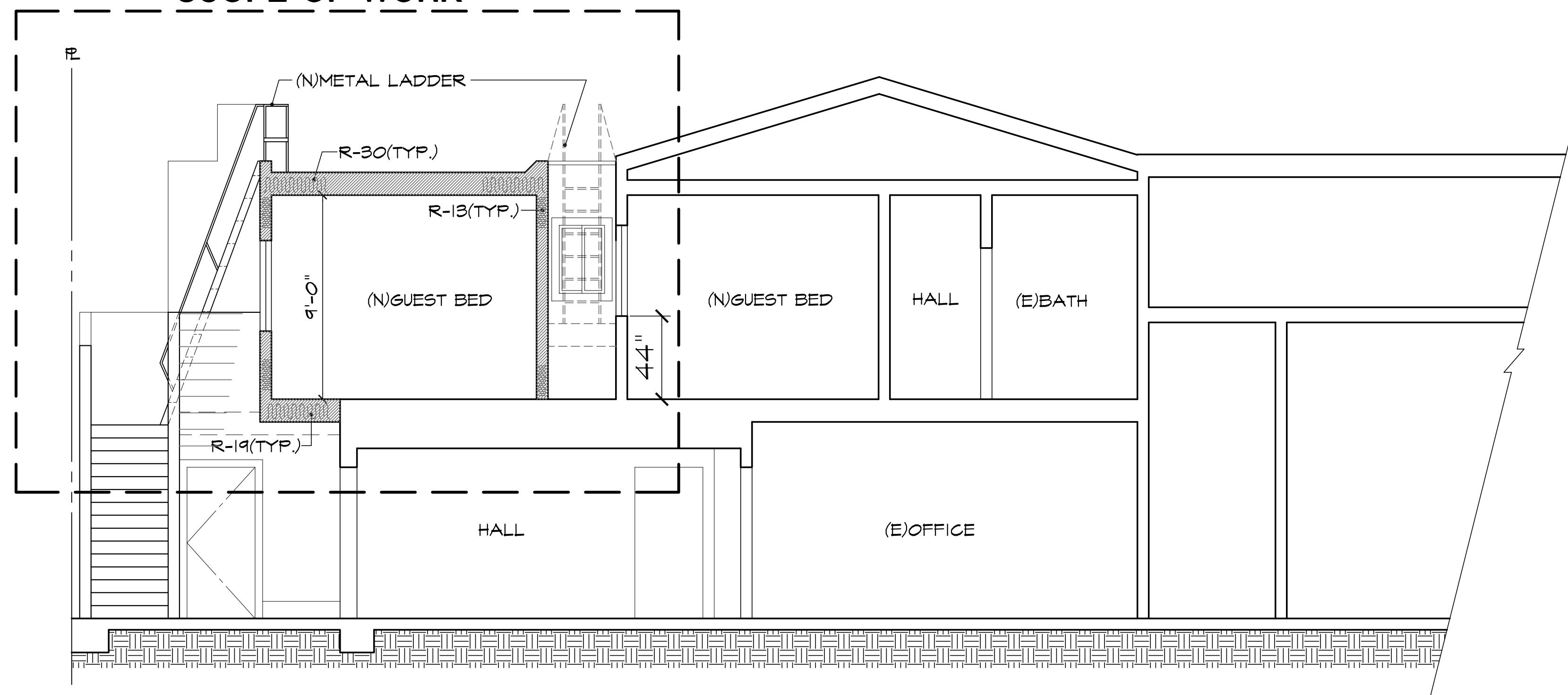
SHUEN YEUNG TEMPLE
NEW REAR ROOM ON 2ND FLOOR
5640-48 MISSION STREET
SAN FRANCISCO, CA 94112

(N)EXTERIOR ELEVATIONS

DRAWN	RH
CHECKED	VTL
DATE	JAN. 7, 2016
SCALE	AS NOTED
JOB NO.	
SHEET	

A-3
OF 7 SHEETS

SCOPE OF WORK

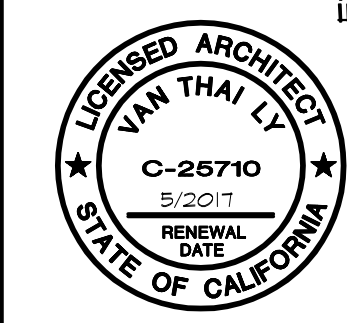


LEGEND
 [Hatched Line] (N)CONDITION
 [Solid Line] (E)CONDITION TO REMAIN

A SECTION
 SCALE: 1/4"=1'-0"

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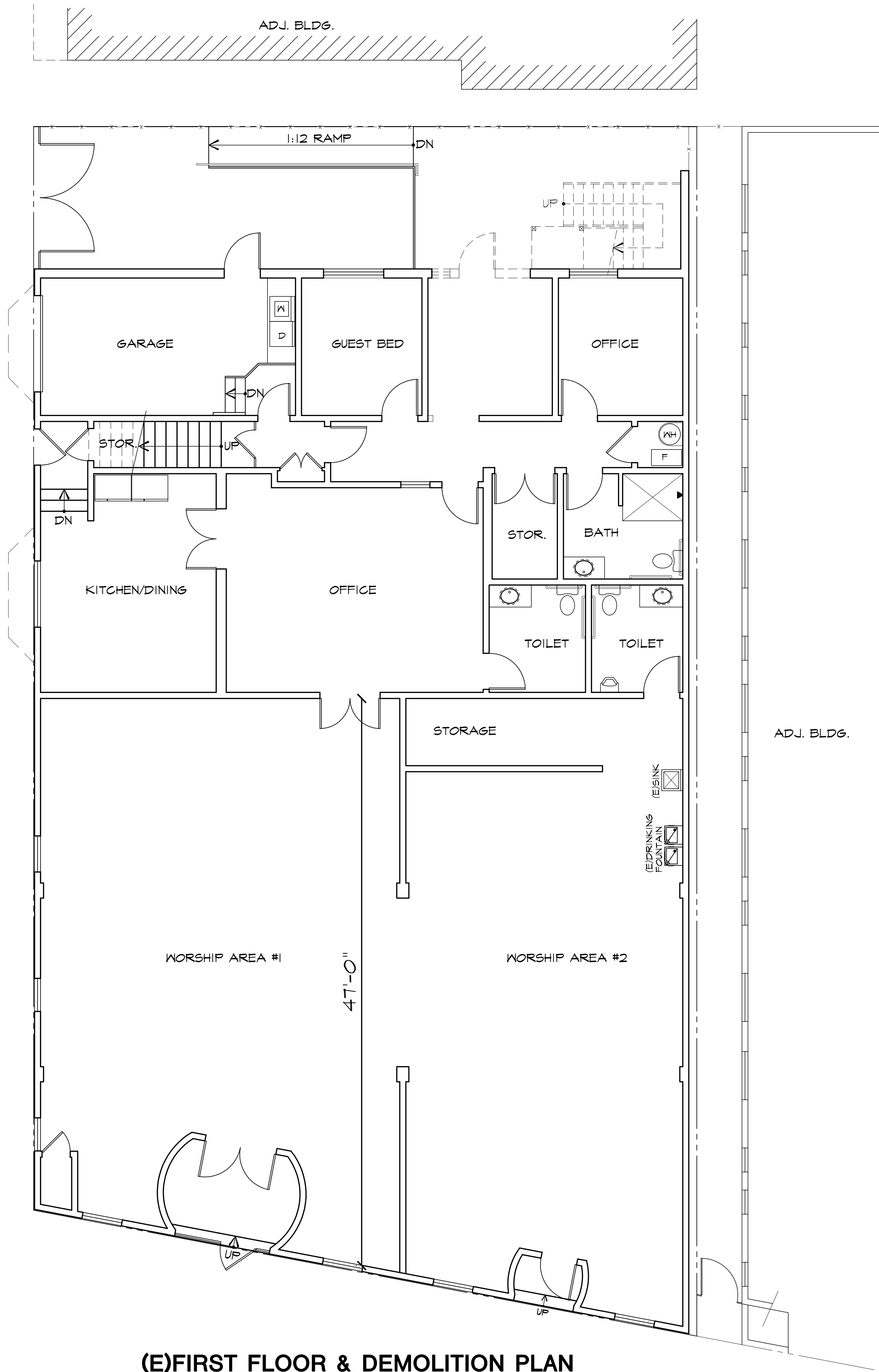
SHUEN YEUNG TEMPLE
 NEW REAR ROOM ON 2ND FLOOR
5640-48 MISSION STREET
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SECTION

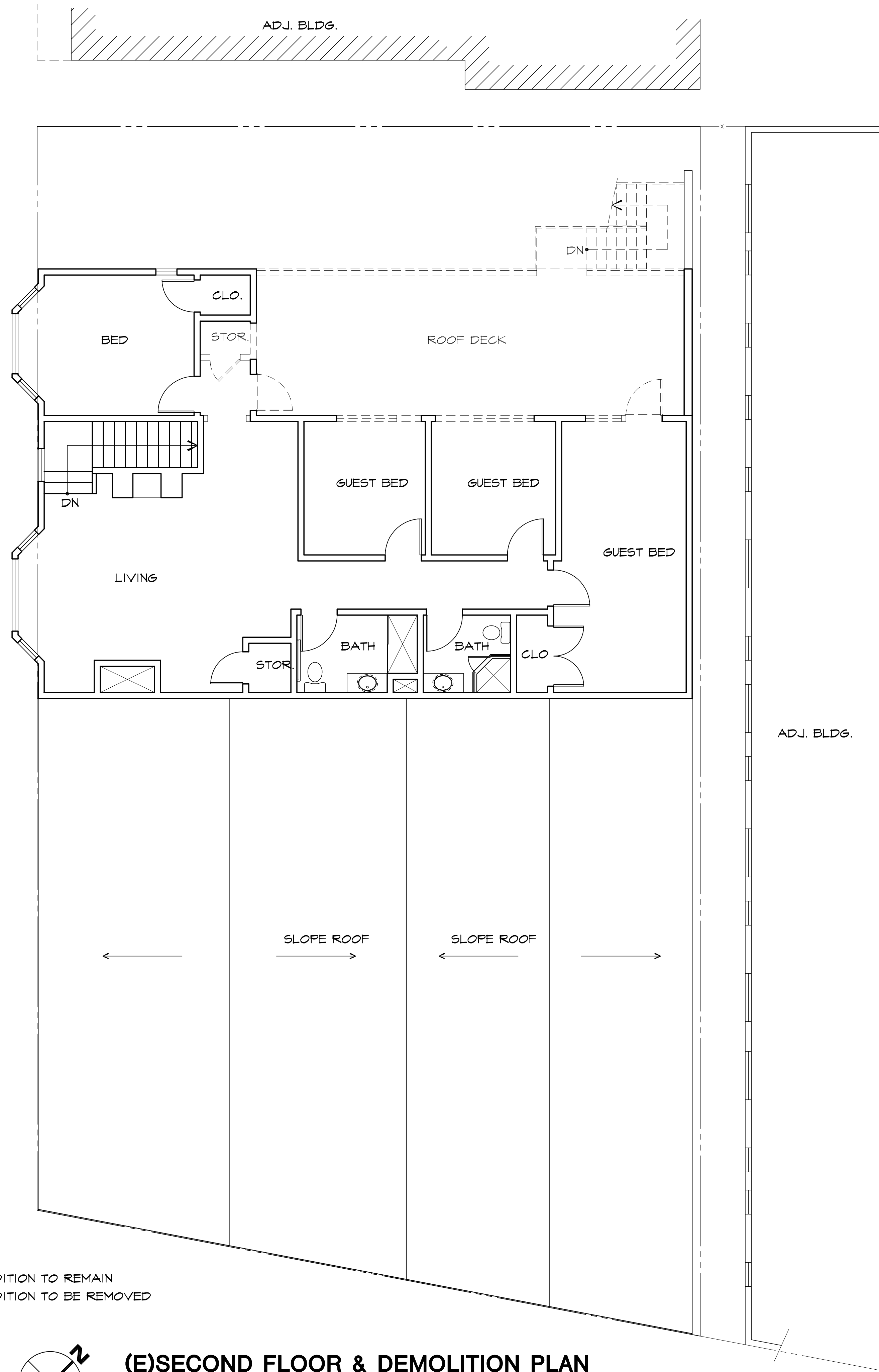
DRAWN
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 CHECKED
 VTL
 DATE
 JAN. 7, 2016
 SCALE
 AS NOTED
 JOB NO.

SHEET
A-4
 OF 7 SHEETS

REVISIONS	BY
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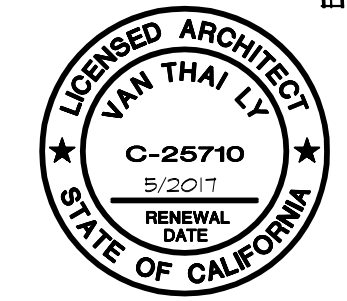
(E)FIRST FLOOR & DEMOLITION PLAN
SCALE: 3/16"=1'-0"



(E)SECOND FLOOR & DEMOLITION PLAN
SCALE: 3/16"=1'-0"

LEGEND
 ——— (E)WALL/CONDITION TO REMAIN
 - - - - (E)WALL/CONDITION TO BE REMOVED

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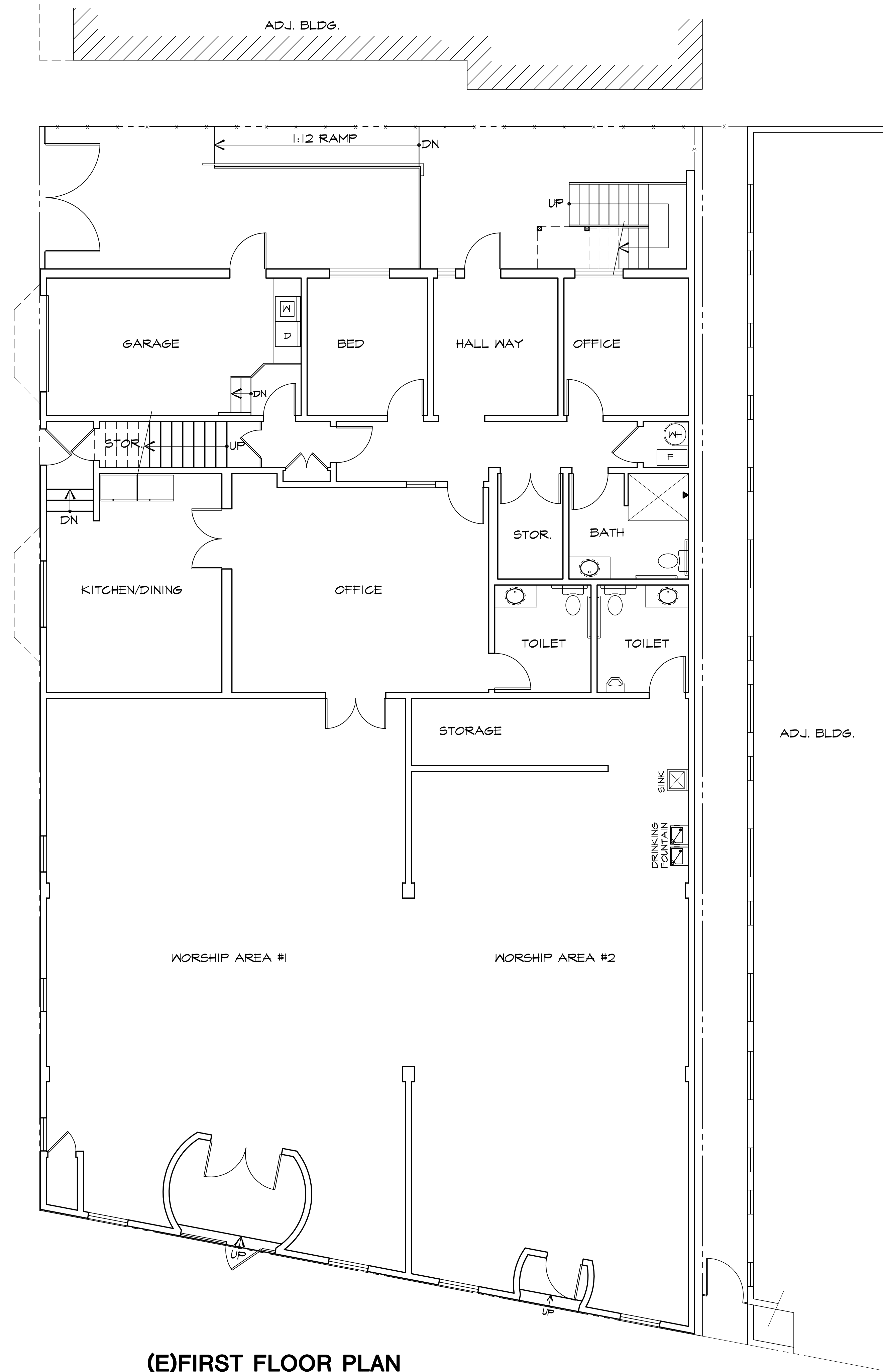


SHUEN YEUNG TEMPLE
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5640-48 MISSION STREET
SAN FRANCISCO, CA 94112

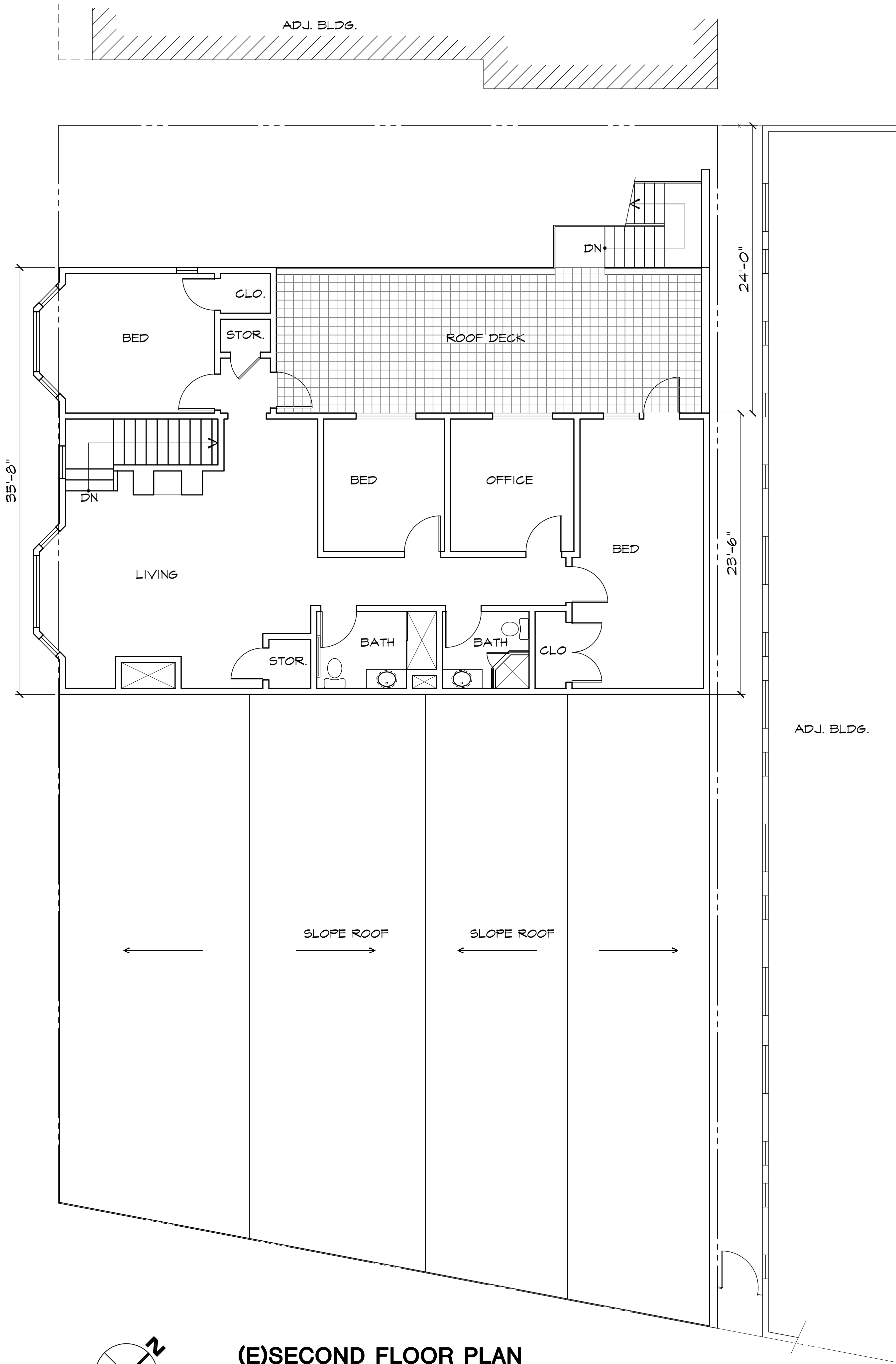
(E)FLOOR & DEMOLITION PLANS

DRAWN
 RLH
 CHECKED
 VTL
 DATE
 JAN. 7, 2016
 SCALE
 AS NOTED
 JOB NO.

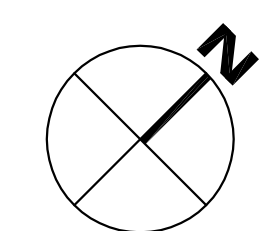
SHEET
A-5
 OF 7 SHEETS



(E)FIRST FLOOR PLAN
SCALE: 3/16"=1'-0" 4,524 SF



(E)SECOND FLOOR PLAN
SCALE: 3/16"=1'-0" 1,534 SF



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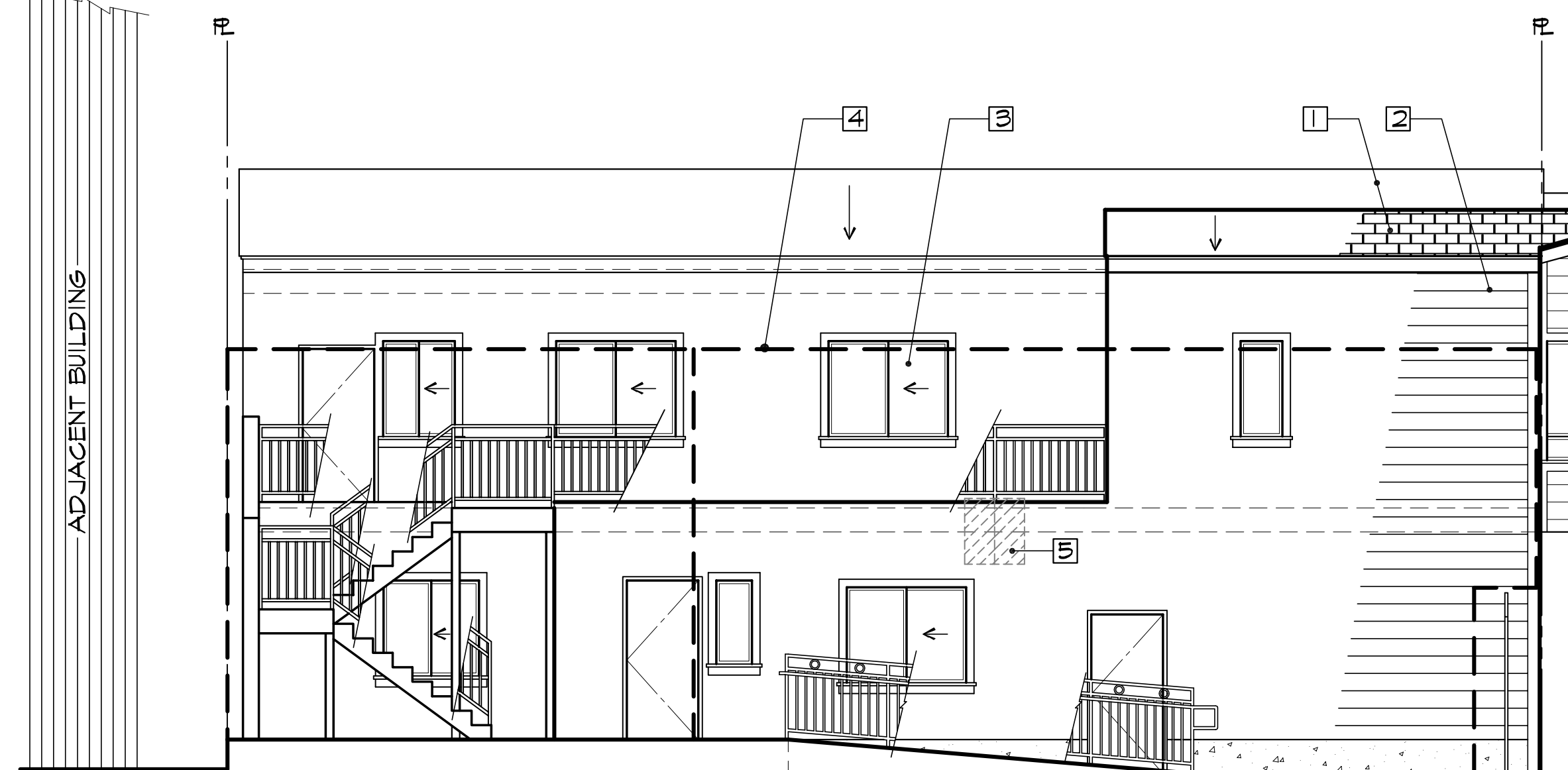
SHUEN YEUNG TEMPLE
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SAN FRANCISCO, CA 94112

(E)FLOOR PLANS

DRAWN	RH
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DATE	JAN. 7, 2016
SCALE	AS NOTED
JOB NO.	
SHEET	E-1
OF 7 SHEETS	



(E)FRONT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



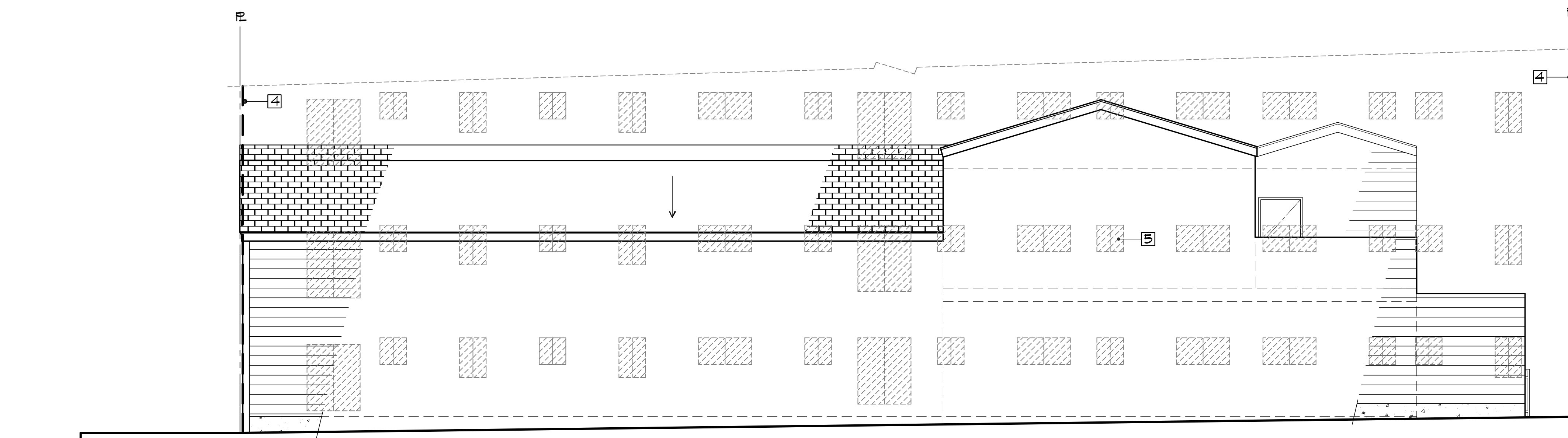
(E)REAR ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



(E)LEFT SIDE ELEVATION (WEST)
SCALE: 3/16"=1'-0"

EXTERIOR FINISH

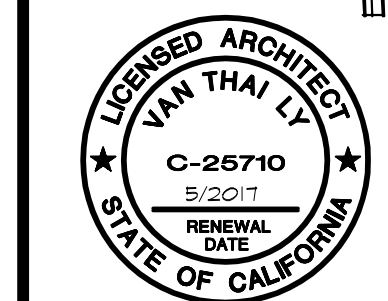
- 1 ASPHALT SHINGLE FINISH(TYP.)
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- 4 ADJACENT BUILDING LINE(TYP.)
- 5 ADJACENT BUILDING WINDOW(TYP.)



(E)RIGHT SIDE ELEVATION (EAST)
SCALE: 3/16"=1'-0"

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10/12/2016	

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SHUEN YEUNG TEMPLE
NEW REAR ROOM ON 2ND FLOOR
5640-48 MISSION STREET
SAN FRANCISCO, CA 94112

(E)EXTERIOR ELEVATIONS

DRAWN
R.H.
CHECKED
V.T.L.
DATE
JAN. 7, 2016
SCALE
AS NOTED
JOB NO.

SHEET
E-2
OF 7 SHEETS