SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

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Information:
415.558.6377

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.

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 7, 2016**
Time: **Not before 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**250 Beach Street**	Case No.:	**2016-008740VAR**
Cross Street(s):	**Between Mason and Powell**	Building Permit:	**TBD**
Block /Lot No.:	**3503/001**	Applicant:	**Larry Badiner**
Zoning District(s):	**RH-3 / 85-X**	Telephone:	**(415) 865-9985**
Area Plan:	**Fisherman's Wharf/ Northeast Waterfront**	E-Mail:	**larry@badinerurbanplanning.com**

PROJECT DESCRIPTION

The proposal is to update the façade along Powell Street with a thin decorative skin over the existing concrete bays and to remove the existing metal canopy system along Jefferson Street replace it with decorative metal planters that will partially screen the existing parking structure.

PER SECTION 136 OF THE PLANNING CODE, architectural features must have a minimum ground clearance of 7' 6". Several of the ground-level bays on Powell Street would encroach by 4" at the ground level. As such, the project requires a Variance.

PER SECTION 136(c)(2) OF THE PLANNING CODE, bay windows are permitted to project over streets for a maximum length of 15 feet at the front lot line, and a maximum of 9 feet along a line parallel to and at a distance of three feet from the front lot line. The allowed minimum horizontal separation between bay windows is 2 feet at the front lot line and 8 feet along a line parallel to and at a distance of three feet from the front lot line. With the addition of the proposed metal Planter system, several of the bay obstructions over Jefferson Street would encroach by 1'4" to a maximum of 2' 10" and have a separation of 1' 7". Therefore, the project requires a Variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://notice.sfplanning.org/2016-008740VAR.pdf

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Claudine Asbagh** Telephone: **(415) 575-9165** E-Mail: **claudine.asbaghe@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

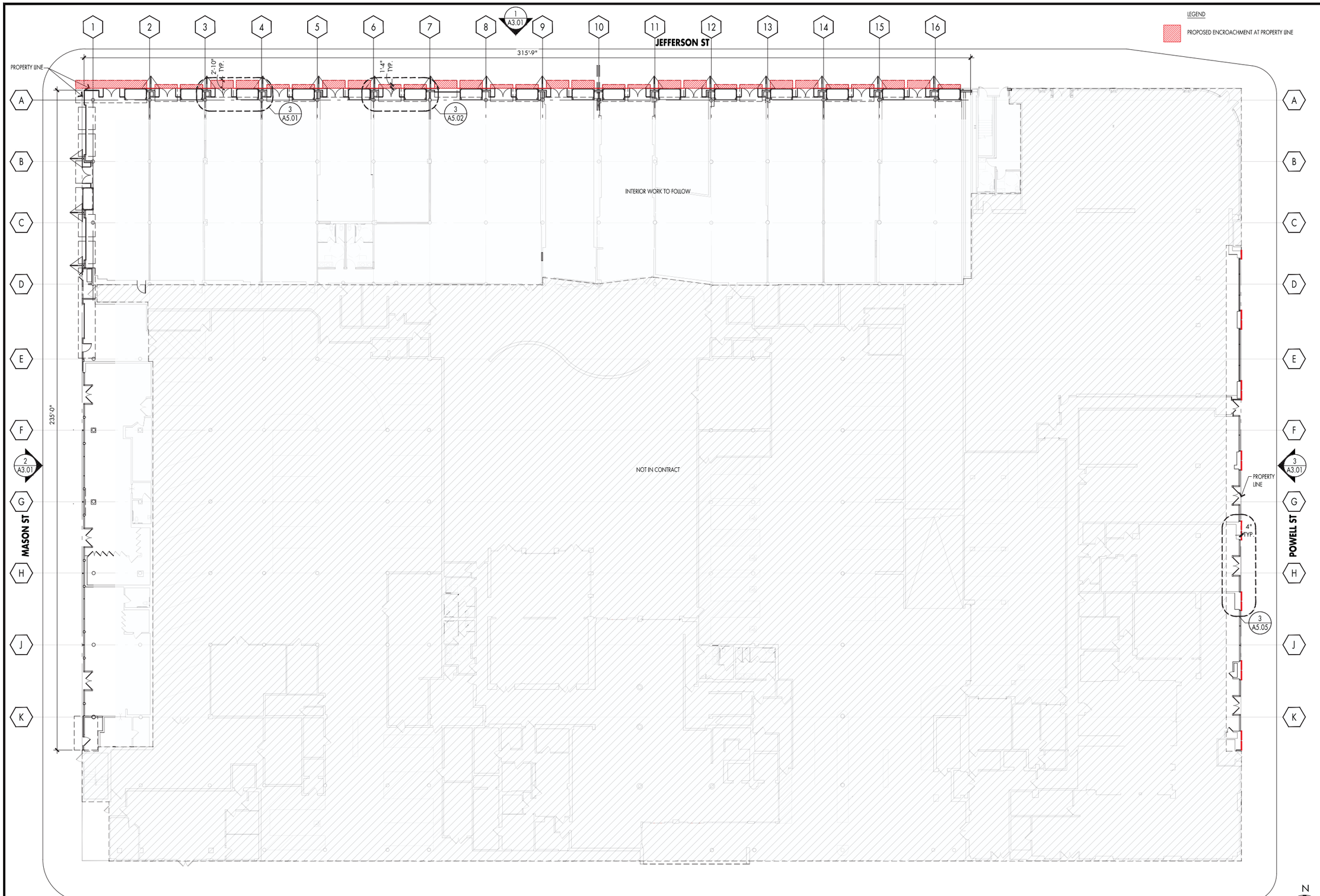
Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property.

APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.



1 A2.01 OVERALL FIRST FLOOR PLAN VARIANCE DIAGRAM

1/16"=1'-0"

BCV

HOTEL zephyr FISHERMAN'S WHARF SAN FRANCISCO

DRAWING TRANSFER PACKAGE
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ARCHITECT OF RECORD TO PREPARE CONSTRUCTION DOCUMENTS

ZEPHYR RETAIL
FACADE RENOVATION

SAN FRANCISCO, CALIFORNIA

DATE	
2016-07-06	VARIANCE SUBMITTAL
2016-08-29	VARIANCE SUBMITTAL REV1

OVERALL 1ST FLOOR PLAN

SCALE
1/16" = 1'-0"

PROJECT
15076 - ZEPHYR RETAIL

A2.01E

BALDAUF CATTON VON ECKARTSBERG

* FILE NAME: P:\15076_Zephyr\4 DESIGN\4.2 BIM or CADD\Redacted Variance Submittal Set 16-12077 Hearing\A1 VARIANCE DIAGRAM.dwg * Plotted on: Monday, 07 November 2016 at 4:45pm by: WILKINSON *

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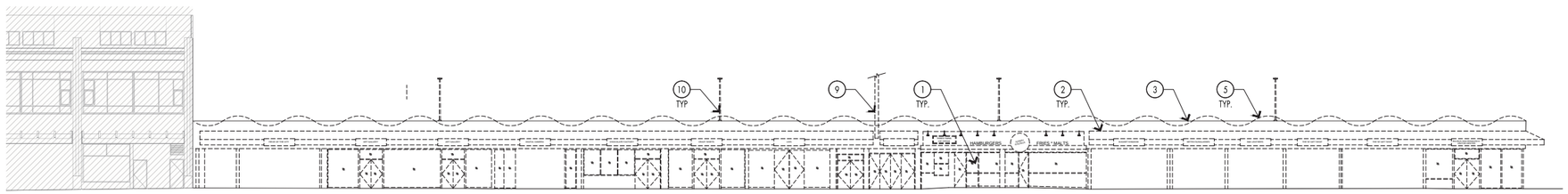
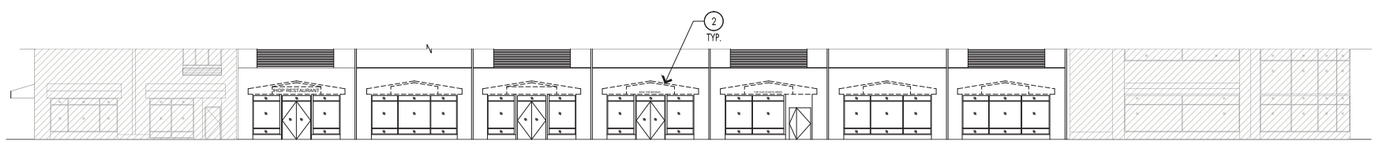
DEMOLITION KEY NOTES

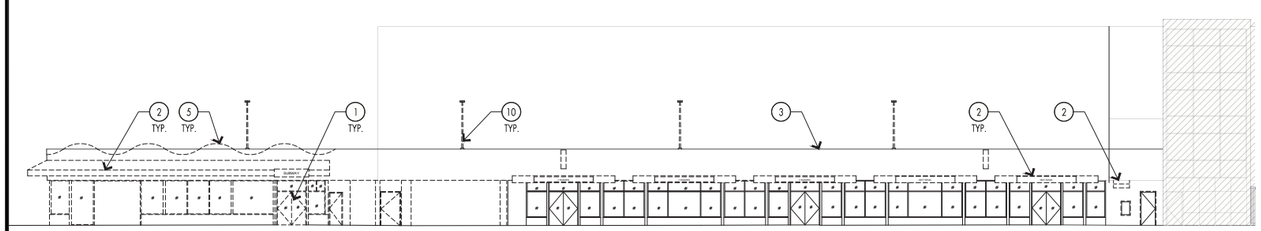
1. REMOVE EXISTING WALL & STOREFRONT
2. REMOVE EXISTING CANOPY
3. EXIST PARAPET TO REMAIN
4. REMOVE EXISTING PARKING STRIPING
5. REMOVE EXISTING DECORATIVE METAL
6. REMOVE EXISTING AC UNIT
7. RELOCATE EXISTING FIRE STAND PIPE
8. REMOVE EXISTING WHEEL STOP
9. RELOCATE EXISTING "ZEPHYR" SIGN & SUPPORT
10. REMOVE EXISTING PARKING LOT LIGHT POLE



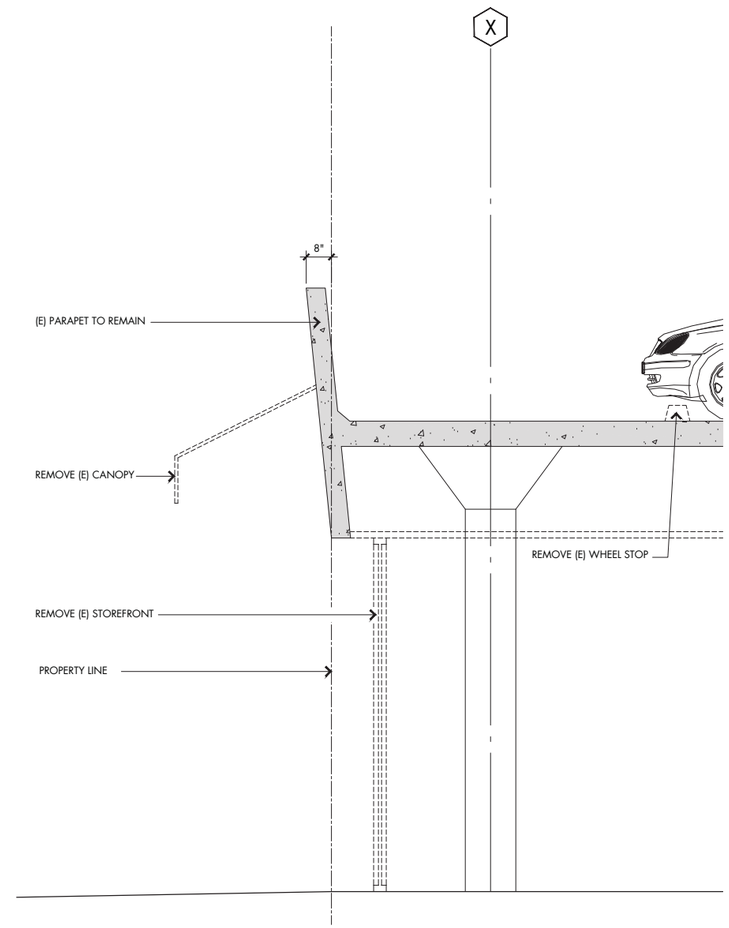
4 / A1.11 NORTH ELEVATION DEMOLITION (JEFFERSON ST)
1/16"=1'-0"



3 / A1.11 EAST ELEVATION DEMOLITION (POWELL ST)
1/16"=1'-0"



2 / A1.11 WEST ELEVATION DEMOLITION (MASON ST)
1/16"=1'-0"



1 / A1.11 TYP. SECTION DEMOLITION FOR NORTH & WEST ELEVATIONS
1/2"=1'-0"

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ZEPHYR RETAIL
FACADE RENOVATION
SAN FRANCISCO, CALIFORNIA

DATE	
2016-07-06	VARIANCE SUBMITTAL
2016-08-29	VARIANCE SUBMITTAL REV1

DEMOLITION
ELEVS. & SECTION

SCALE
1/16" = 1'-0" & 1/2"=1'-0"

PROJECT
15076 - ZEPHYR RETAIL

A1.11

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* FILE NAME: P:\15076_Zephyr\4_DESIGN\4.2 BIM or CADD\Variance Submittal Set\Plot Files\A1.11 DEMOLITION ELEVS. & SECTION.dwg * Plotted on: Wednesday, 09 November 2016 at 4:01pm by: WILKINSON *

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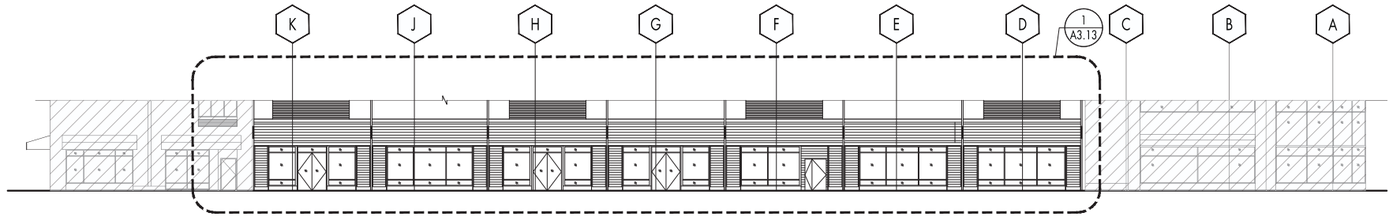
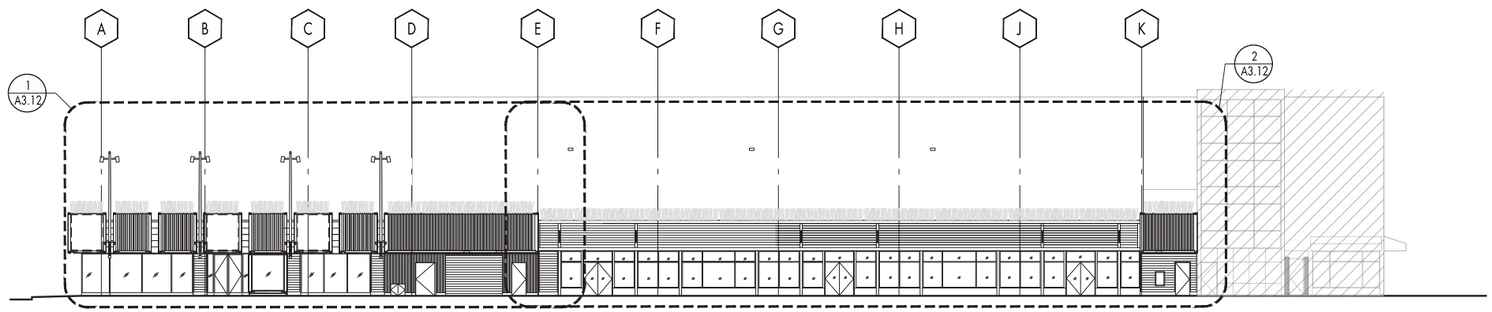
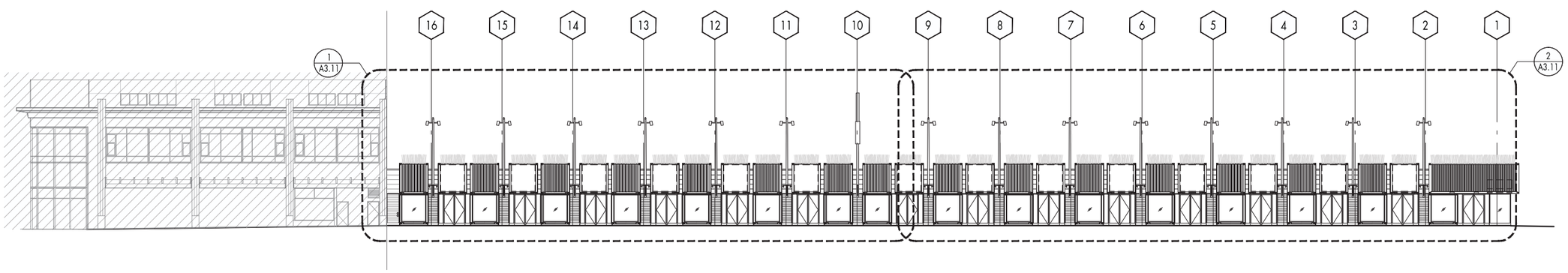


3 A3.01 OVERALL EAST ELEVATION (POWELL ST)
1/16" = 1'-0"



2 A3.01 OVERALL WEST ELEVATION (MASON ST)
1/16" = 1'-0"



1 A3.01 OVERALL NORTH ELEVATION (JEFFERSON ST)
1/16" = 1'-0"

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ZEPHYR RETAIL
FACADE RENOVATION
SAN FRANCISCO, CALIFORNIA

DATE	
2016-07-06	VARIANCE SUBMITTAL
2016-08-29	VARIANCE SUBMITTAL REV1

OVERALL ELEVATIONS

SCALE
1/16" = 1'-0"

PROJECT
15076 - ZEPHYR RETAIL

A3.01

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* FILE NAME: P:\15076_zephyr\4. design\4.2 bim or cad\variance submittal set\Plot Files\A3.01 OVERALL ELEVATIONS.dwg * Plotted on: Monday, 29 August 2016 at 12:05pm by: ASSEAN *

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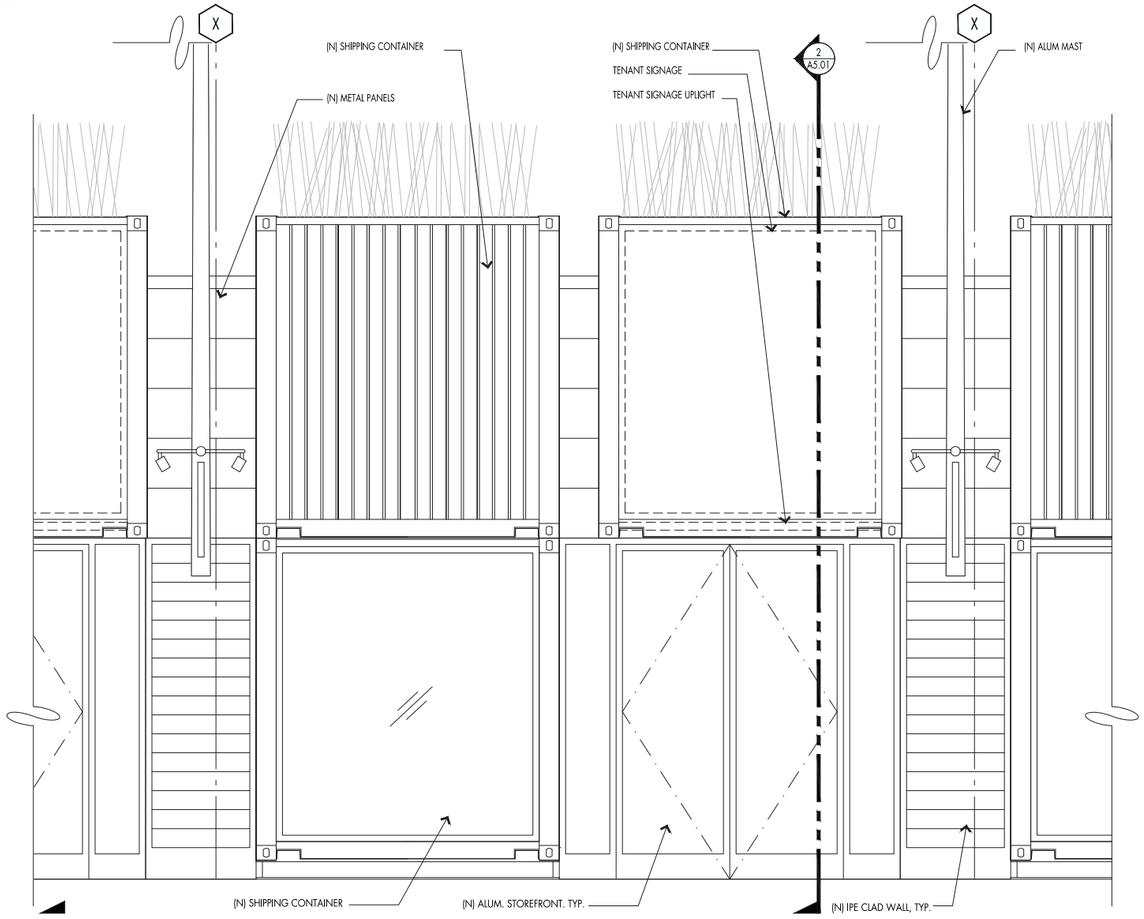
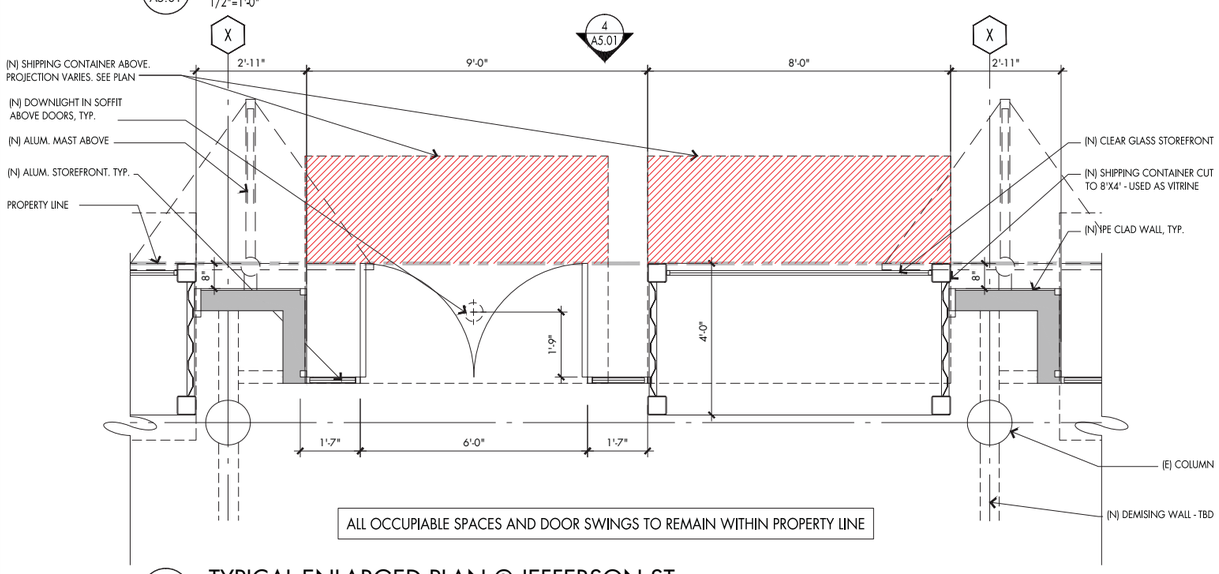


4 A5.01 TYPICAL ENLARGED ELEV @ JEFFERSON ST

1/2"=1'-0"

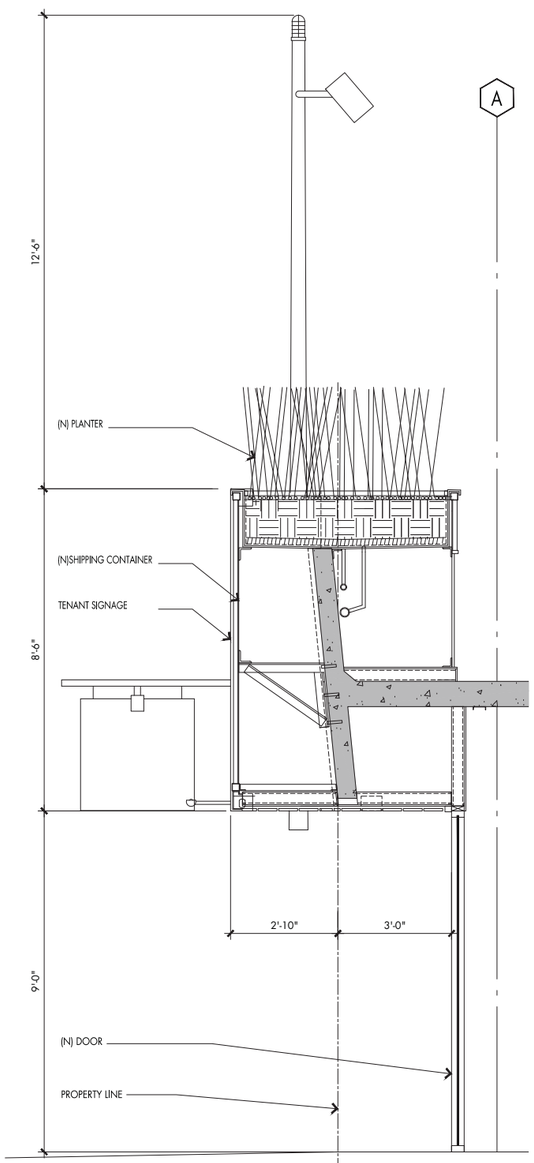


3 A5.01 TYPICAL ENLARGED PLAN @ JEFFERSON ST

1/2"=1'-0"

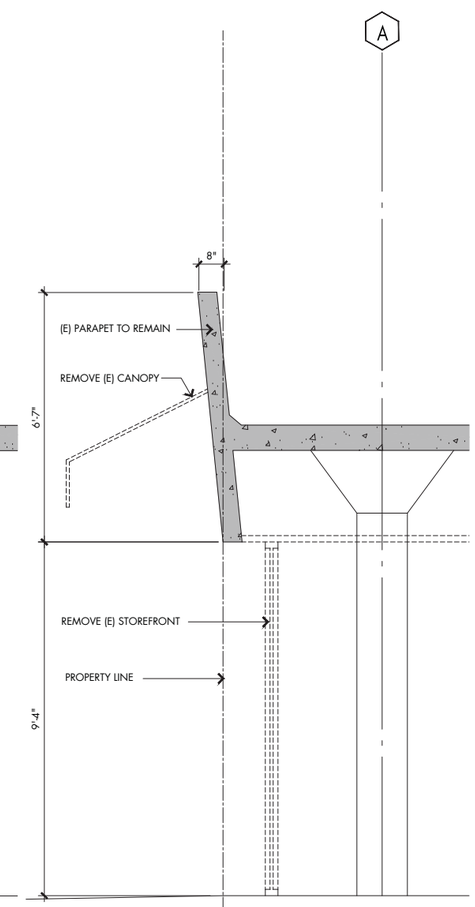
LEGEND

PROPOSED ENCROACHMENT AT PROPERTY LINE



2 A5.01 NEW WALL SECTION @ MAX PROJECTION

1/2"=1'-0"



1 A5.01 DEMO WALL SECTION

1/2"=1'-0"

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ZEPHYR RETAIL
FACADE RENOVATION
SAN FRANCISCO, CALIFORNIA

DATE	
2016-07-06	VARIANCE SUBMITTAL
2016-08-29	VARIANCE SUBMITTAL REV1

ENLARGED PLAN, ELEV & SECTIONS

SCALE
AS NOTED

PROJECT
15076 - ZEPHYR RETAIL

A5.01

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* FILE NAME: P:\15076_Zephyr\4. DESIGN\4.2 BIM or CADD\Medical Variance Submittal Set 16-1207 Hearing\A5.01 ENLARGED FLOOR PLANS.dwg * Plotted on: Wednesday, 09 November 2016 at 4:52pm by: WILKINSON *

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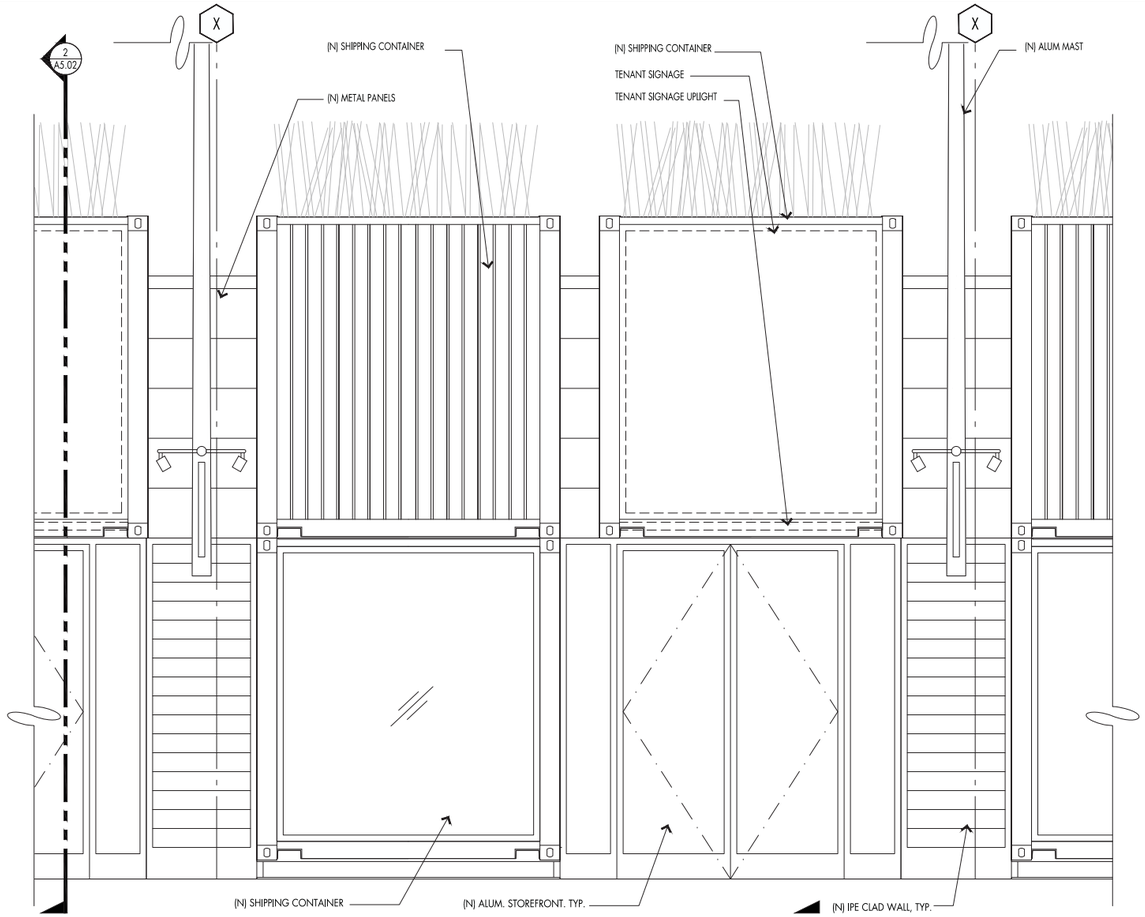
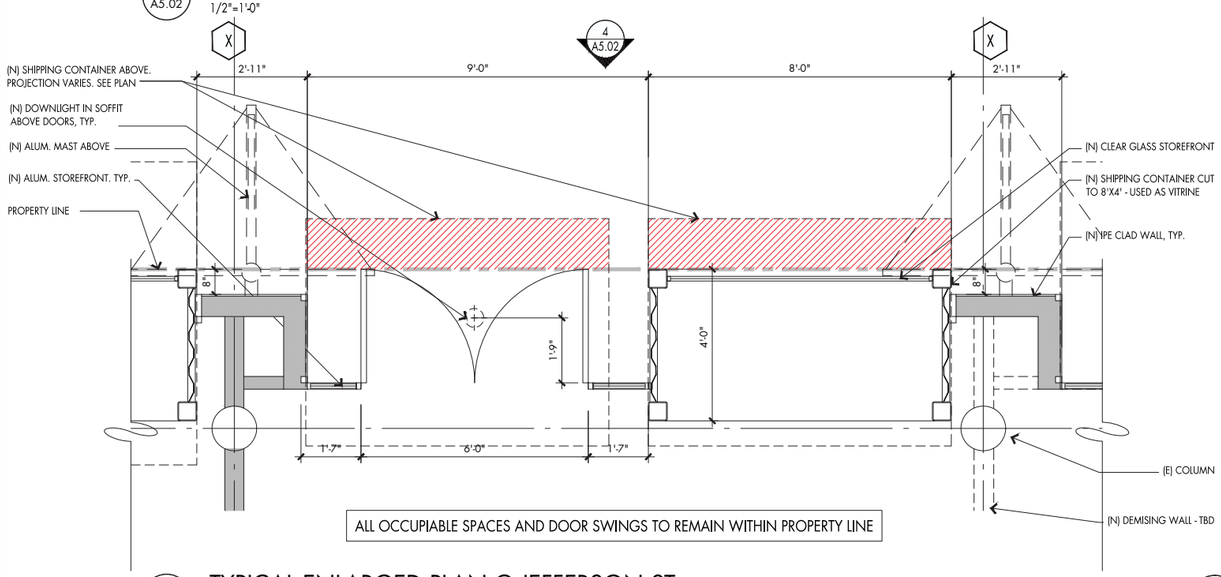


4 A5.02 TYPICAL ENLARGED ELEV @ JEFFERSON ST

1/2"=1'-0"



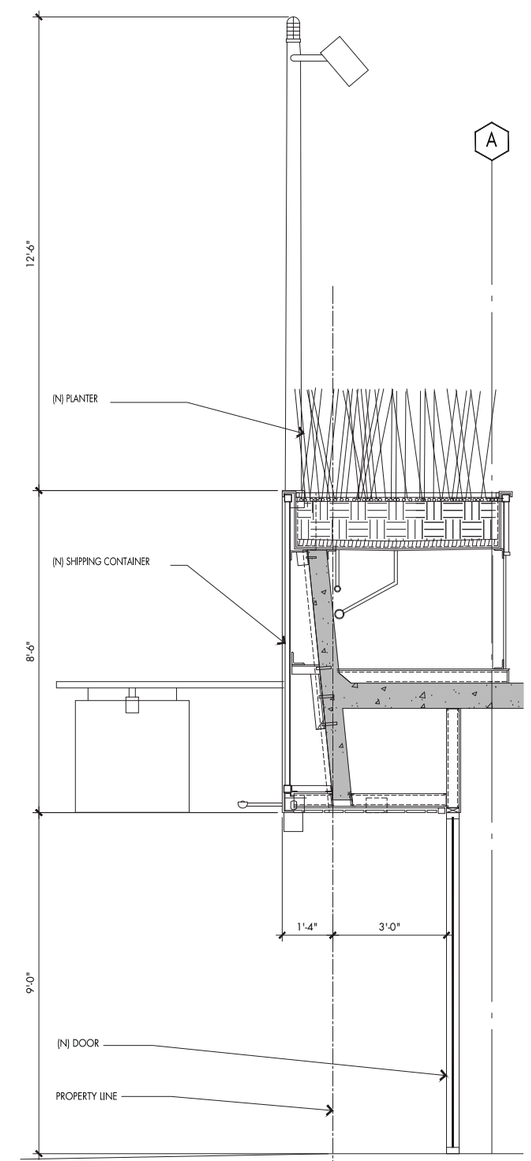
ALL OCCUPIABLE SPACES AND DOOR SWINGS TO REMAIN WITHIN PROPERTY LINE

3 A5.02 TYPICAL ENLARGED PLAN @ JEFFERSON ST

1/2"=1'-0"

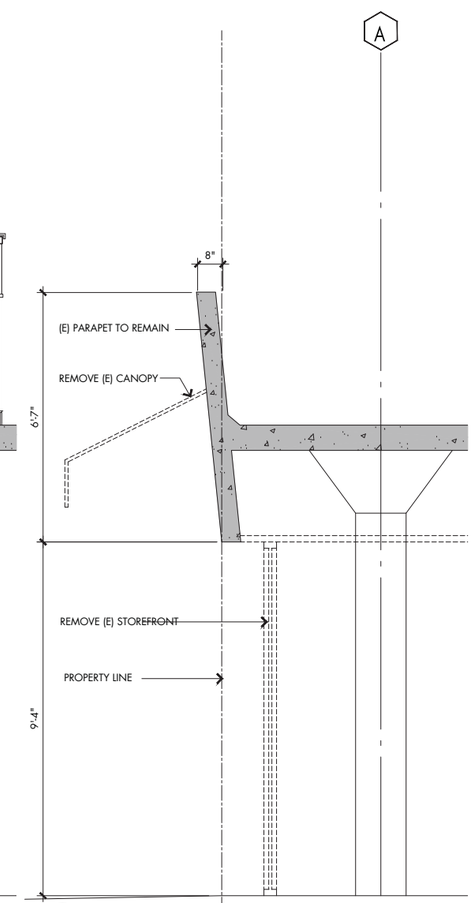
LEGEND

PROPOSED ENCROACHMENT AT PROPERTY LINE



2 A5.02 NEW WALL SECTION @ MIN PROJECTION

1/2"=1'-0"



1 A5.02 DEMO WALL SECTION

1/2"=1'-0"

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ZEPHYR RETAIL
FACADE RENOVATION
SAN FRANCISCO, CALIFORNIA

DATE	
2016-07-06	VARIANCE SUBMITTAL
2016-08-29	VARIANCE SUBMITTAL REV1

ENLARGED PLAN, ELEV & SECTION

SCALE
AS NOTED

PROJECT
15076 - ZEPHYR RETAIL

A5.02

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* FILE NAME: P:\15076_Zephyr\4. DESIGN\4.2 BIM or CADD\Reduced Variance Submittal Set 16-12-07 Hearing\A5.02 ENLARGED PLAN, ELEV & SECTION.dwg * Plotted on: Wednesday, 09 November 2016 at 4:52pm by: WILKINSON *

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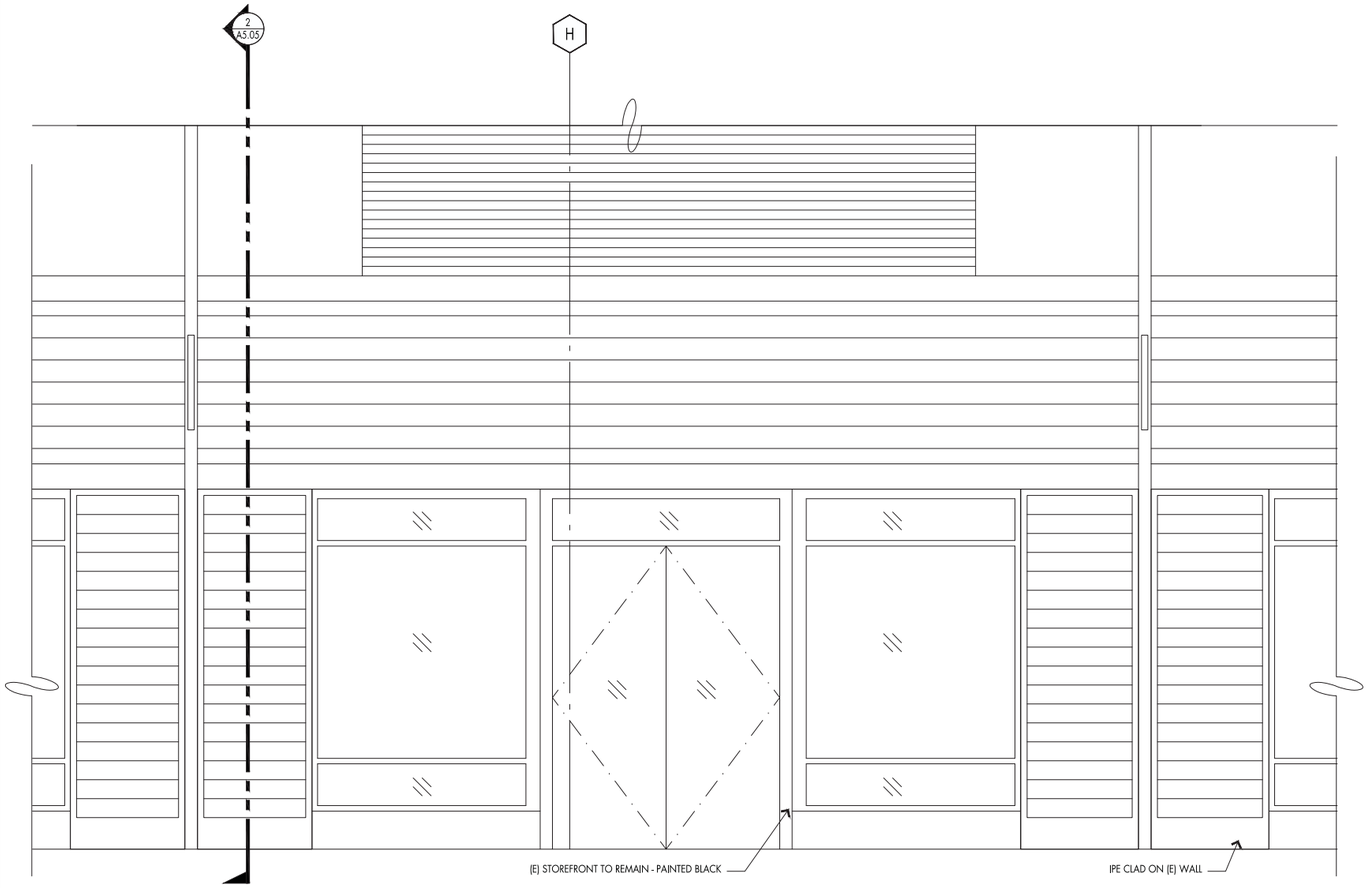
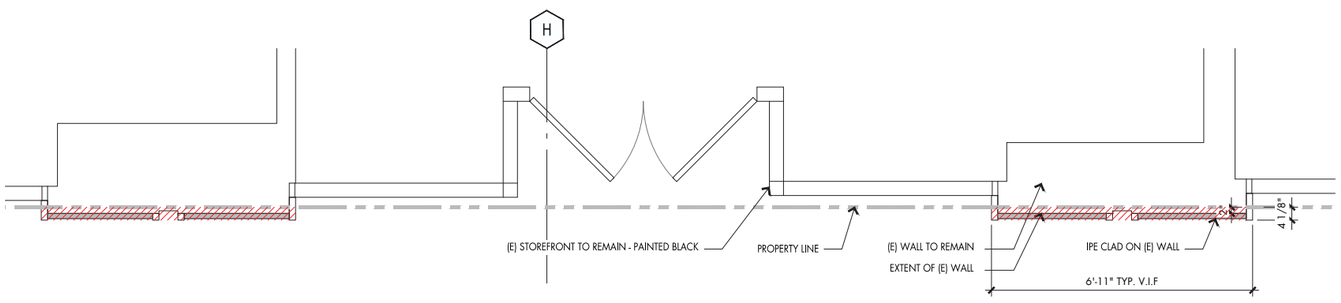


4 A5.05 TYPICAL ENLARGED ELEV @ POWELL ST

1/2"=1'-0"



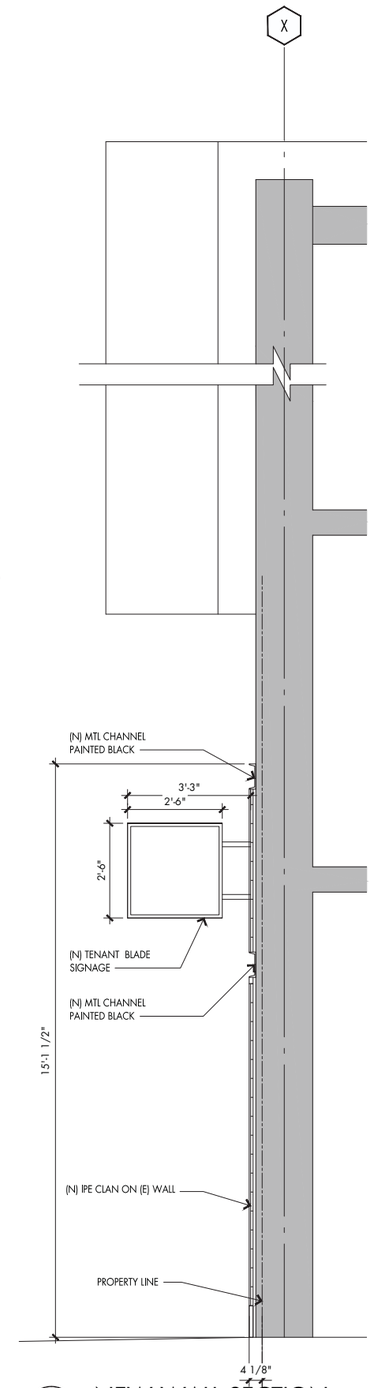
ALL OCCUPIABLE SPACES AND DOOR SWINGS TO REMAIN WITHIN PROPERTY LINE

3 A5.05 TYPICAL ENLARGED PLAN @ POWELL ST

1/2"=1'-0"

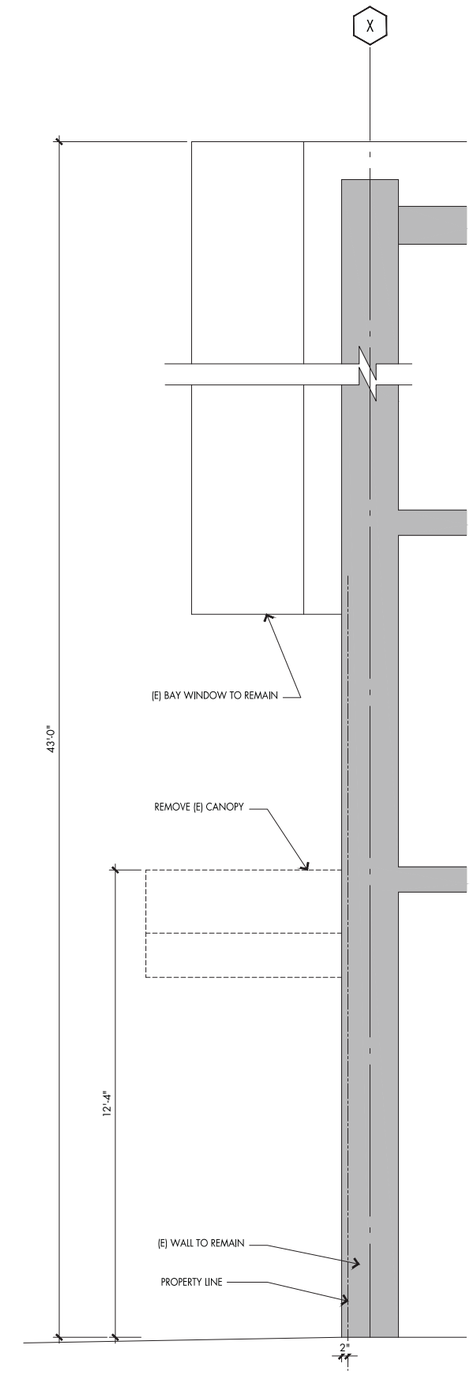
LEGEND

PROPOSED ENCROACHMENT AT PROPERTY LINE



2 A5.05 NEW WALL SECTION

1/2"=1'-0"



1 A5.05 DEMO WALL SECTION

1/2"=1'-0"

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ZEPHYR RETAIL
FACADE RENOVATION
SAN FRANCISCO, CALIFORNIA

DATE	
2016-07-06	VARIANCE SUBMITTAL
2016-08-29	VARIANCE SUBMITTAL REV1

ENLARGED PLAN, ELEV & SECTION

SCALE
AS NOTED

PROJECT
15076 - ZEPHYR RETAIL

A5.05

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* FILE NAME: P:\15076_Zephyr\4 DESIGN\4.2 BIM or CAD\0 Reduced Variance Submittal Set 16-12\07 Hearing\A5.05 ENLARGED FLOOR PLANS.dwg * Plotted on: Wednesday, 09 November 2016 at 4:50pm by: WILKINSON *

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