



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.
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San Francisco,
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, January 25, 2017**
 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: 4801 3rd Street	Case No.: 2016-010142VAR
Cross Street(s): Oakdale Avenue	Building Permit: 2016.1004.9455
Block /Lot No.: 5322/001	Applicant: Irving Gonzales
Zoning District(s): NC-3 / 40-X	Telephone: (415) 776-8065
Area Plan: Bayview Hunters Point	E-Mail: irvinfg@g7arch.com

PROJECT DESCRIPTION

The proposed project is to construct a single-story commercial building for a restaurant.

PER SECTION 145.1 OF THE PLANNING CODE the subject property is required to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level. The subject property has street frontages on three sides; the restaurant frontages on Mendell and Third Streets are more than 40 percent non-transparent wall, thereby requiring 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/2016-010142VAR.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: **Ella Samonsky** Telephone: **(415) 575-9112** E-Mail: ella.samonsky@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

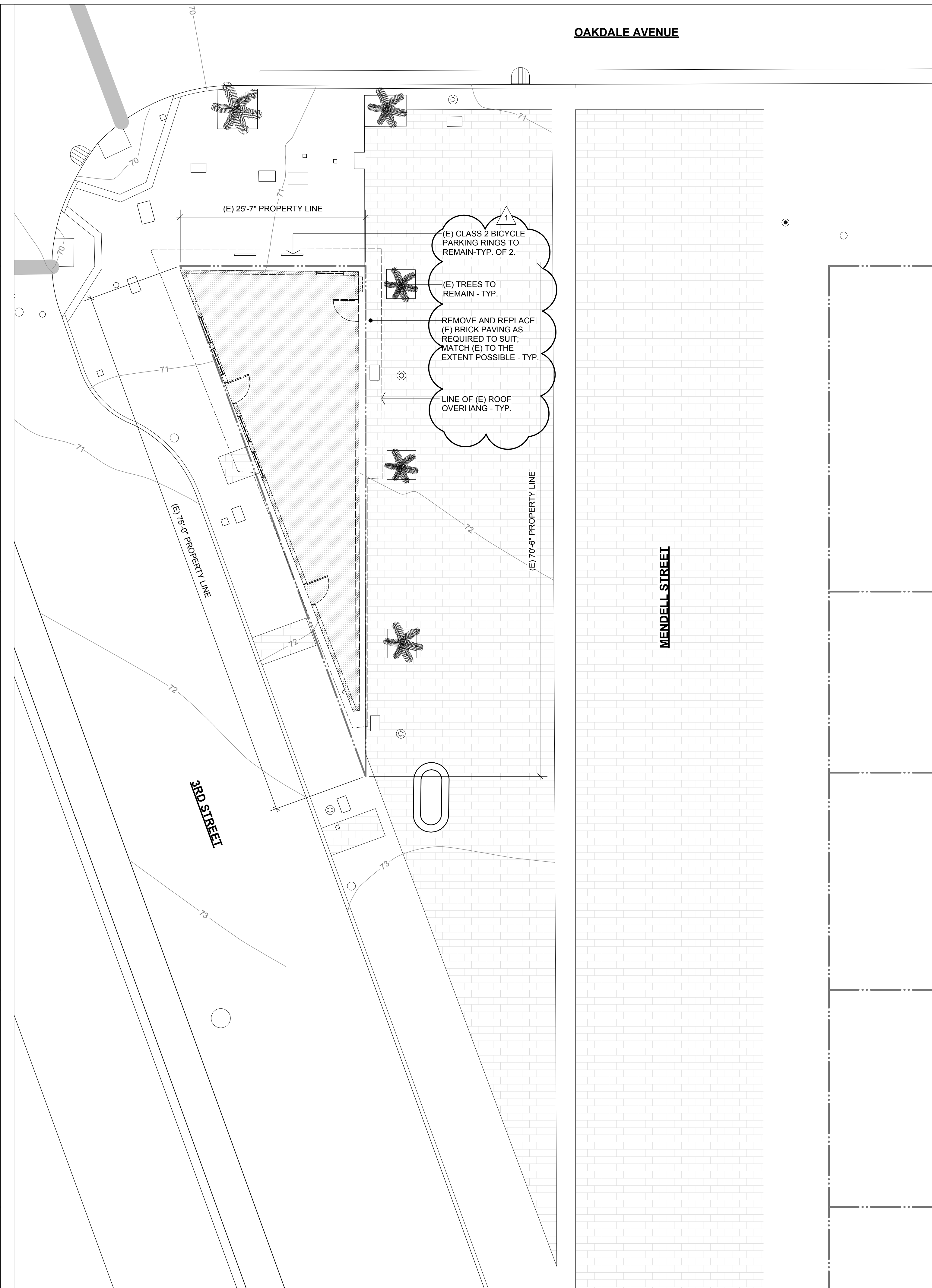
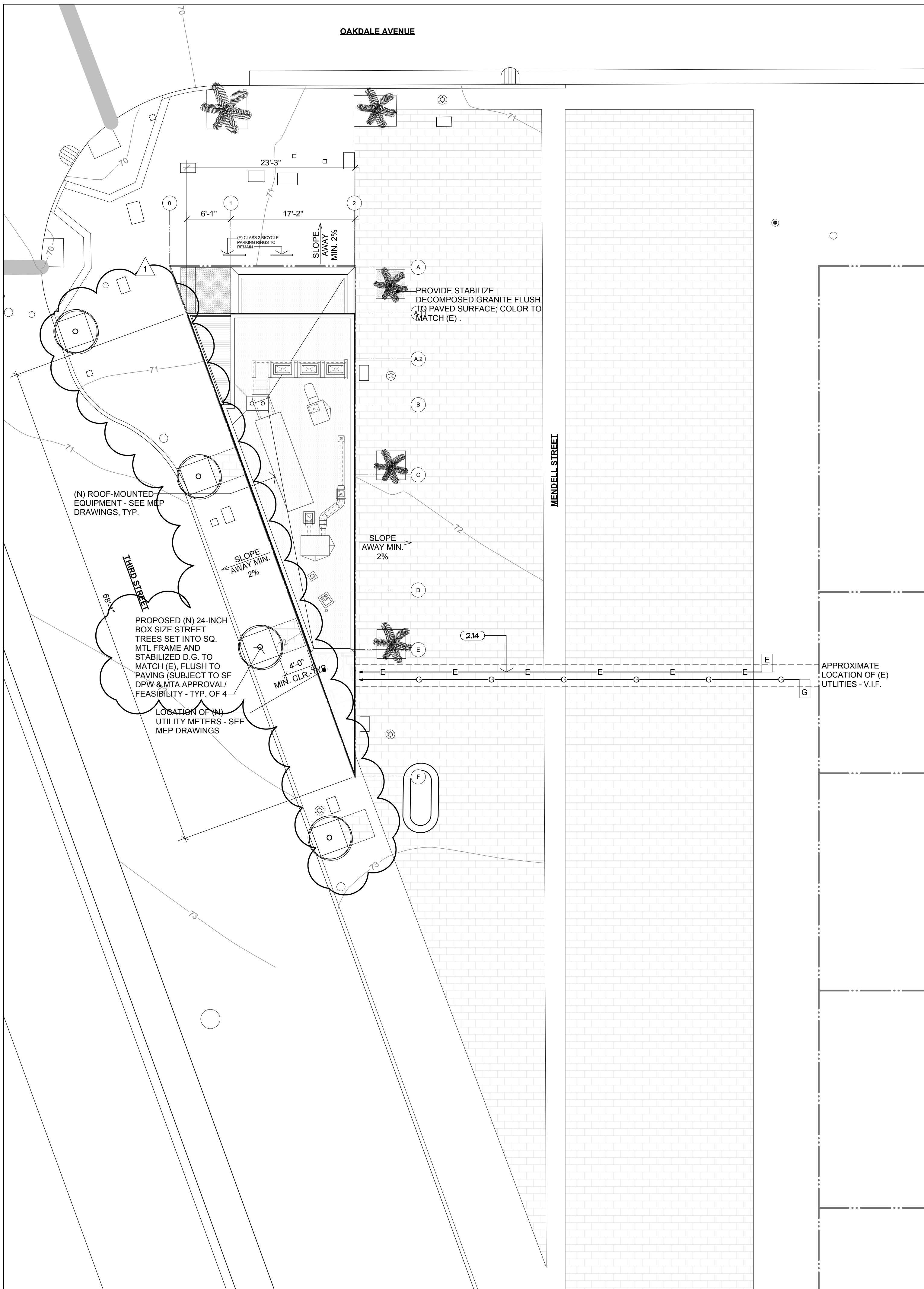
Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

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.



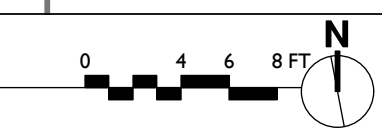
21 PROPOSED SITE PLAN
VAR-2 Scale: 1/8" = 1'-0"

GENERAL NOTES: 2.01, 2.11, 2.12



9 EXISTING SITE PLAN
VAR-2 Scale: 1/8" = 1'-0"

GENERAL NOTES: 2.01, 2.02



Glazing Variance for
New Building

Bishop's Burgers

For Desmond Bishop
4801 3rd Street
San Francisco, CA 94124
Block 5322 Lot 001



NOTICE

These drawings and specifications are the property and copyright of G7A|Gonzales Architects and shall not be used on any other work except by written agreement with G7A|Gonzales Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of G7A|Gonzales Architects prior to the commencement of any work.

The drawings show only representative and typical details to assist the Contractor. They do not illustrate every condition. Similar details shall apply to similar conditions. All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

The intent of these drawings is to include all labor, materials and services necessary for the completion of all work shown, described or reasonably implied, and is not limited to that explicitly indicated in the Contract Documents. The Contractor is responsible for dimensions, quantities and coordination of the work of all trades.

REVISIONS

Permit Set	08.01.16
Waterproofing Details	08.25.16
Variance for Windows	08.26.16
Bid Set Issued	11.28.16
NOFDR Responses	12.28.16

Date: 08.01.2016
Scale: AS NOTED
Drawn By: JRW
Checked By: IAG
Job No: 2015.0023

Existing and Proposed
Site Plan

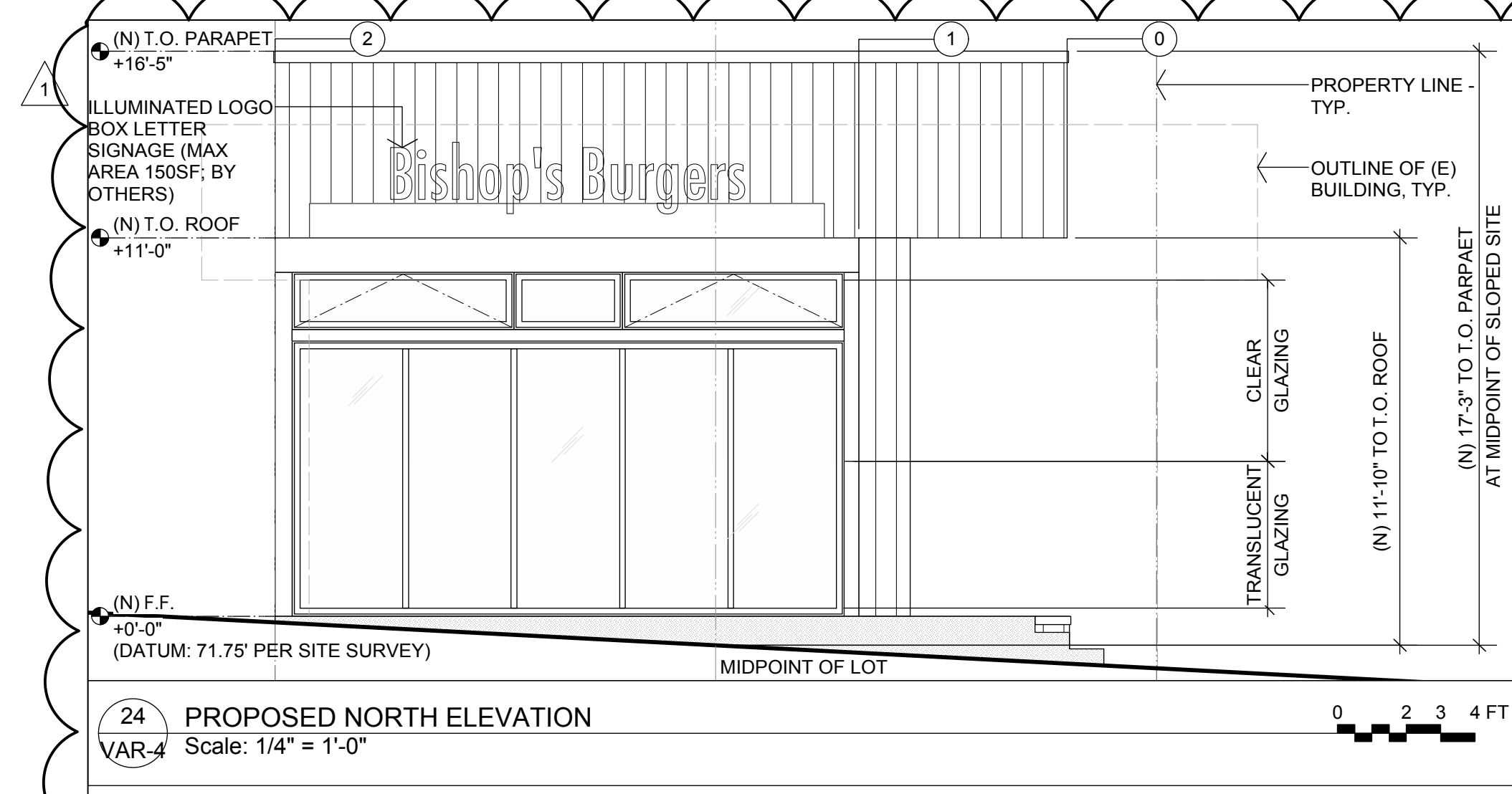
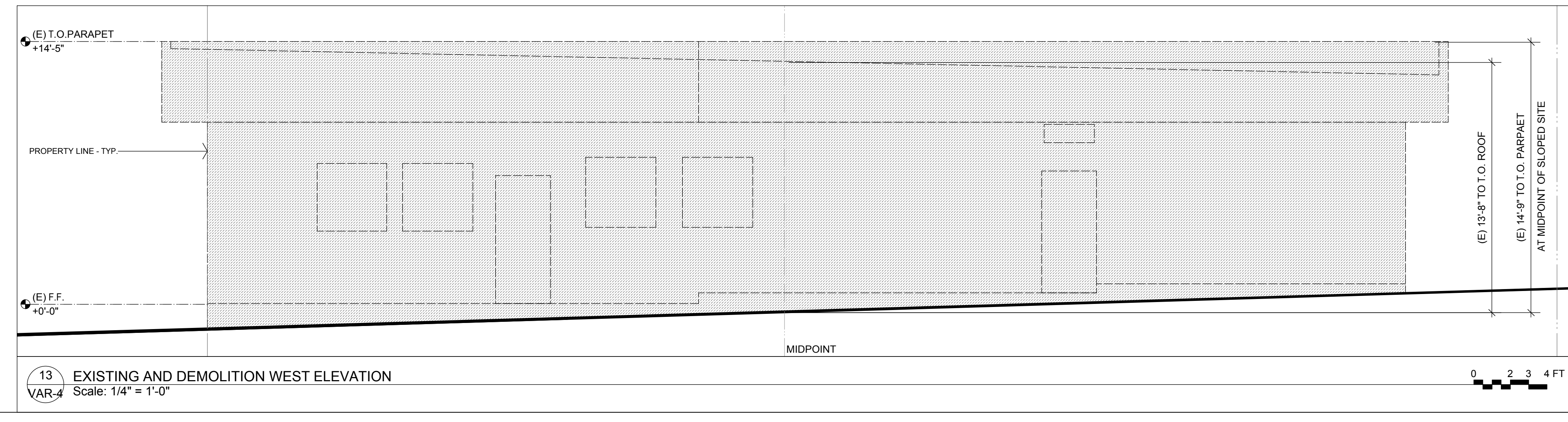
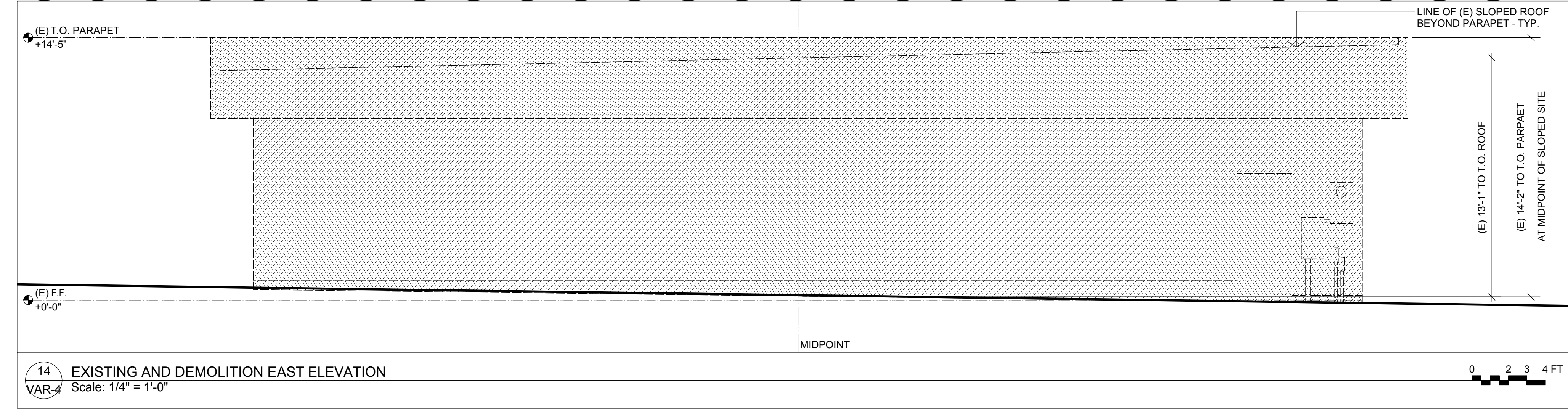
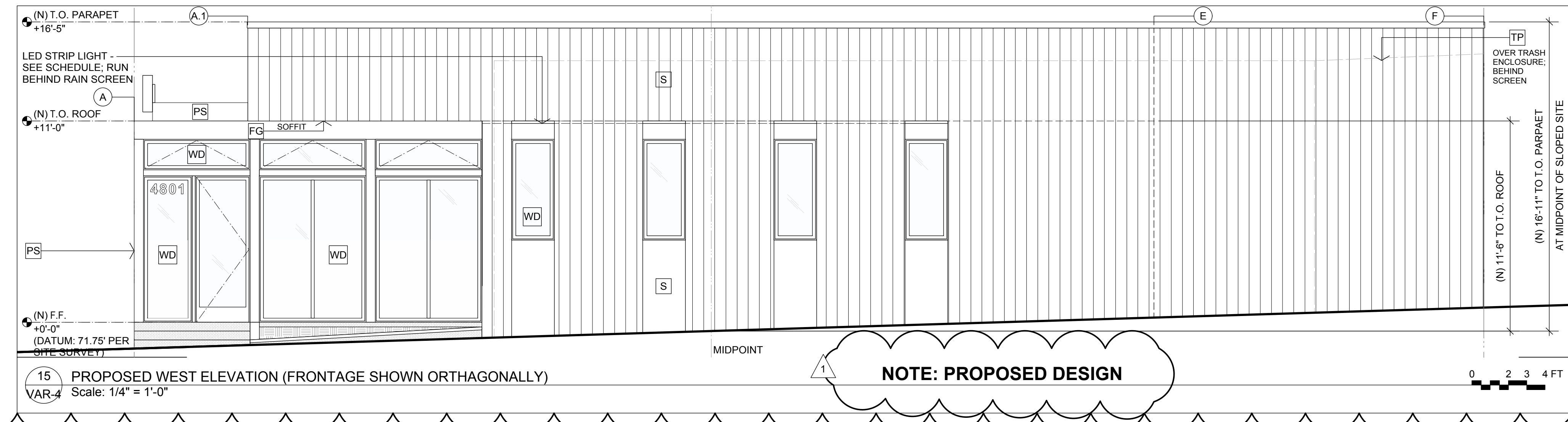
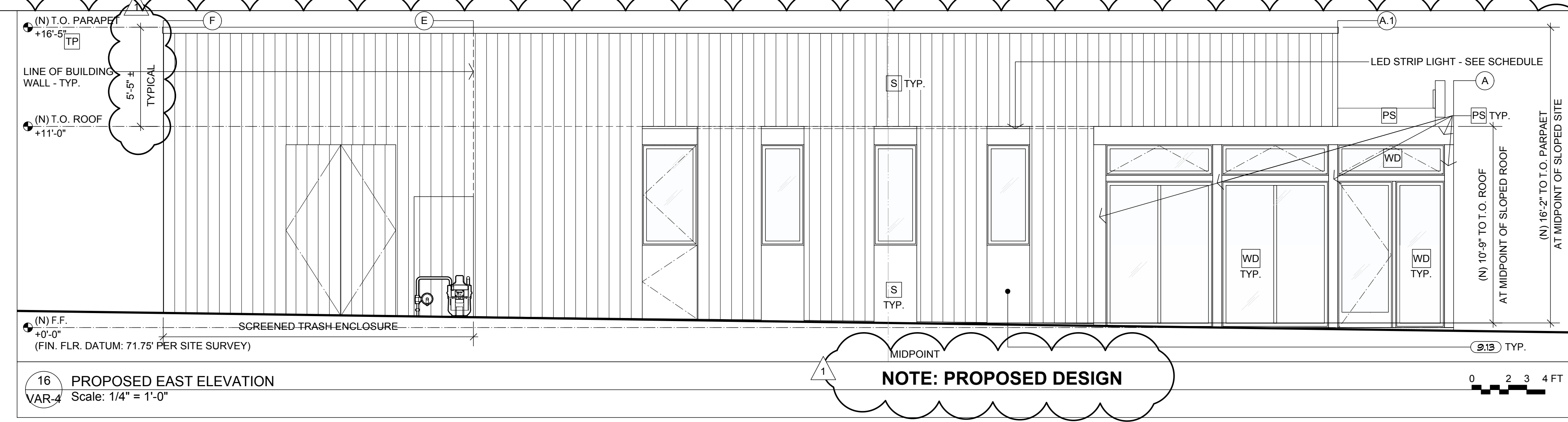
VAR-2

REVISIONS	
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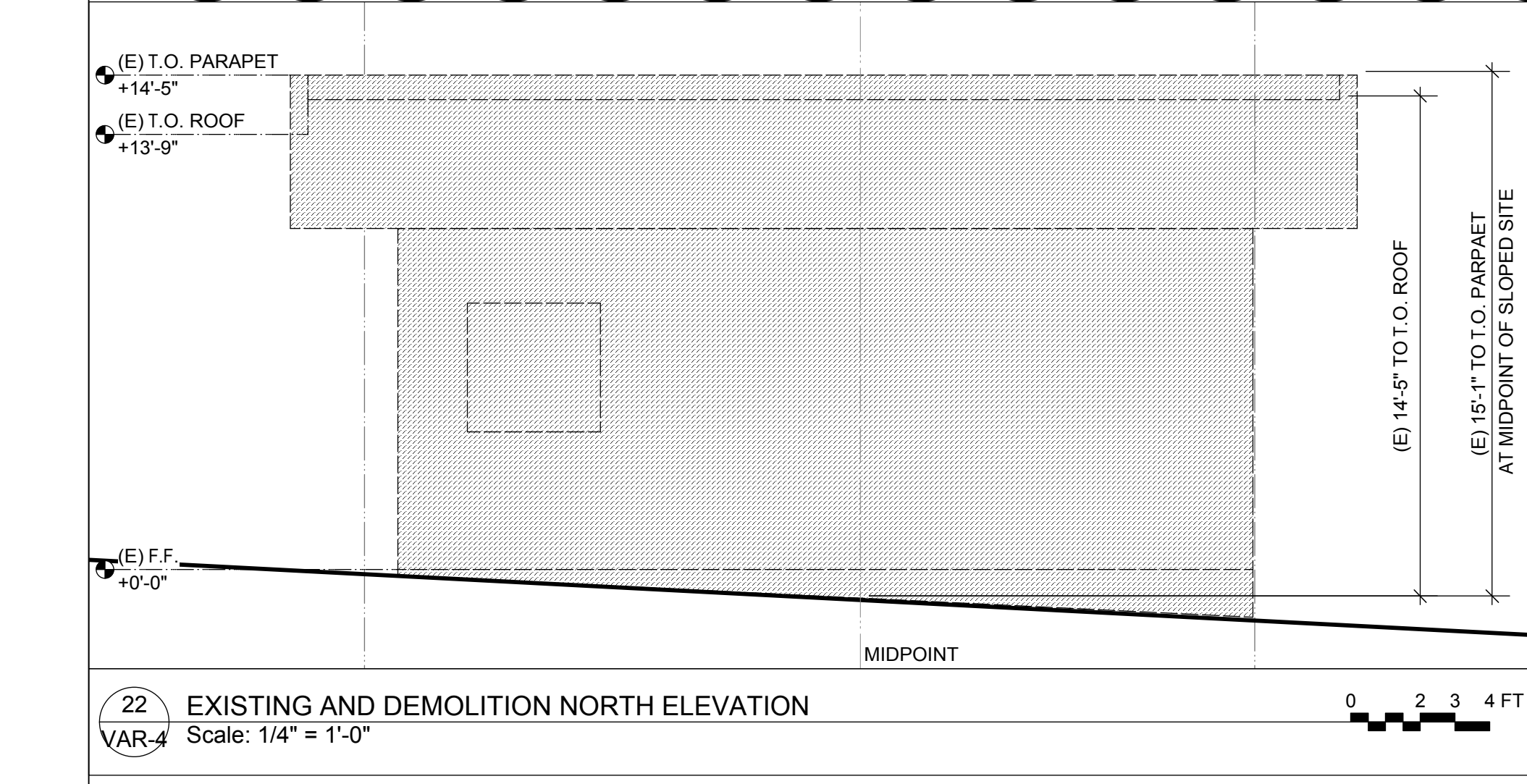
**Proposed Alternate
 Building Elevations**

VAR-4



23 PROPOSED EXTERIOR FINISH SCHEDULE
 Scale: 1/4" = 1'-0"

KEY	FINISH	TYPE	MANUFACTURER	STYLE # / COLOR	COMMENTS
S	BOARDS AND PANELS	RAIN SCREEN	TRESPA PURA (NFC)	PU22 / SLATE EBONY	PROVIDE ALL REQUIRED MANUFACTURER'S FLUSH SIDING CORNER AND FINISH PROFILES, UNIVERSAL CLIPS AND FASTENERS.
WD	WINDOW AND DOOR FRAMES	GLAZED OPENINGS	KAWNEER US ALUMINUM, VISTA WALL OR EQUAL	STOREFRONT / BLACK ANODIZED ALUMINUM	
PS	PAINTED STEEL	EXPOSED STRUCTL. FRAME OR GALV. SHT. MTL.	BENJAMIN MOORE, OR EQUAL	MPI #115 WATER BASED EPOXY COATING-GLOSS BLACK	SHOP PRIME AND FINISH. PRIMER SHALL BE BENJAMIN MOORE ACRYLIC METAL PRIMER M04
FG	EXTERIOR FIBERGLASS GRATING	EXTERIOR CEILING, FIELD	MCNICHOLS, OR EQUAL	F24111W4L / DARK GRAY	LAY IN PANEL FOR ROOF ACCESS
TP	EXTERIOR TRANSLUCENT COVER	EXTERIOR CEILING, FIELD	MACROLUX TWINWALL	3/8" THICKNESS / OPAL (MILKY WHITE)	PROVIDE WITH U-CLIPS FOR EDGING. CUT TO SHAPE FROM SINGLE 6'-0" WIDE SHEET.



NOTE: PROPOSED ELEVATIONS SHOWN ARE A DELETE ALTERNATE SCOPE



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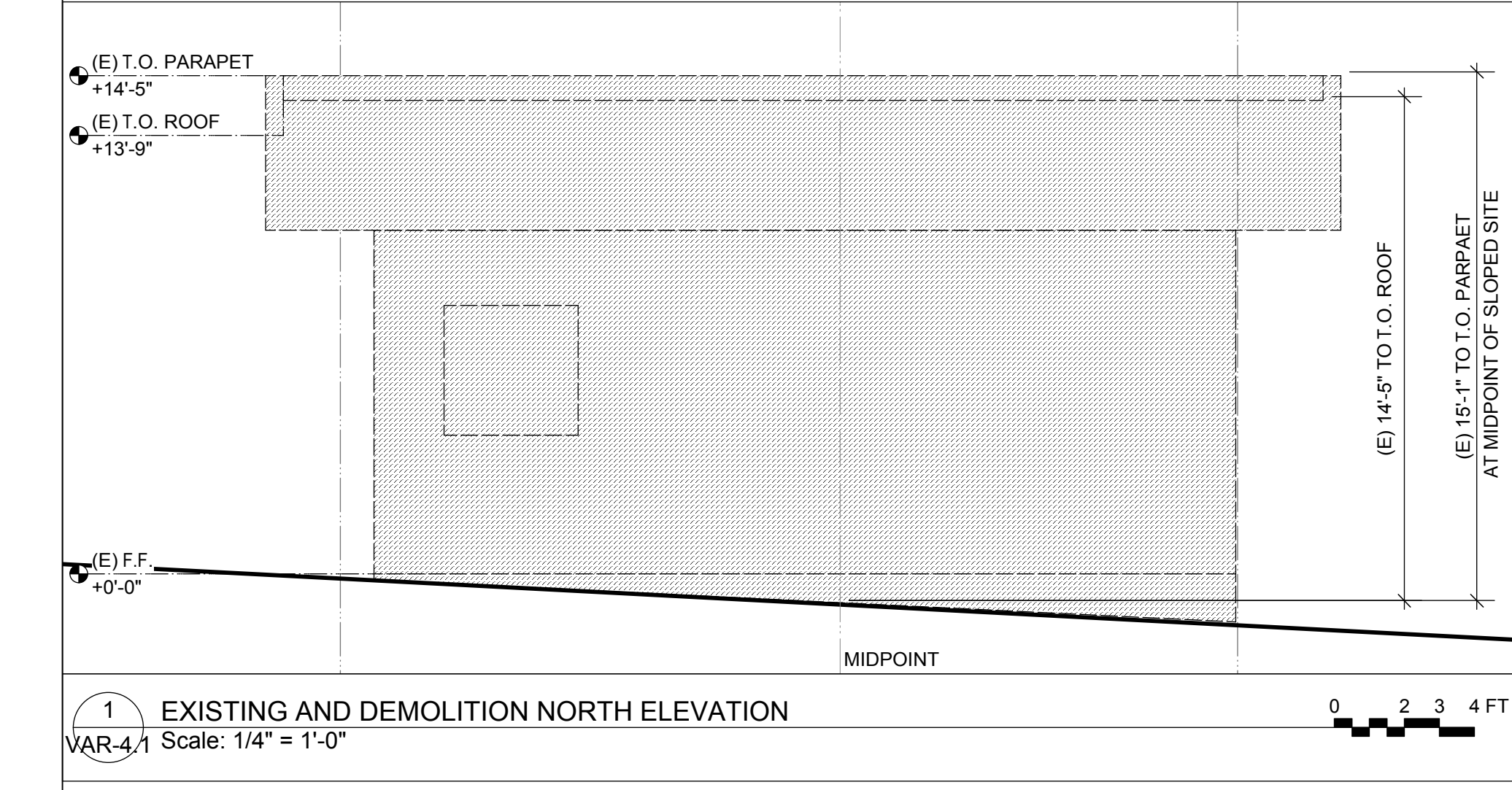
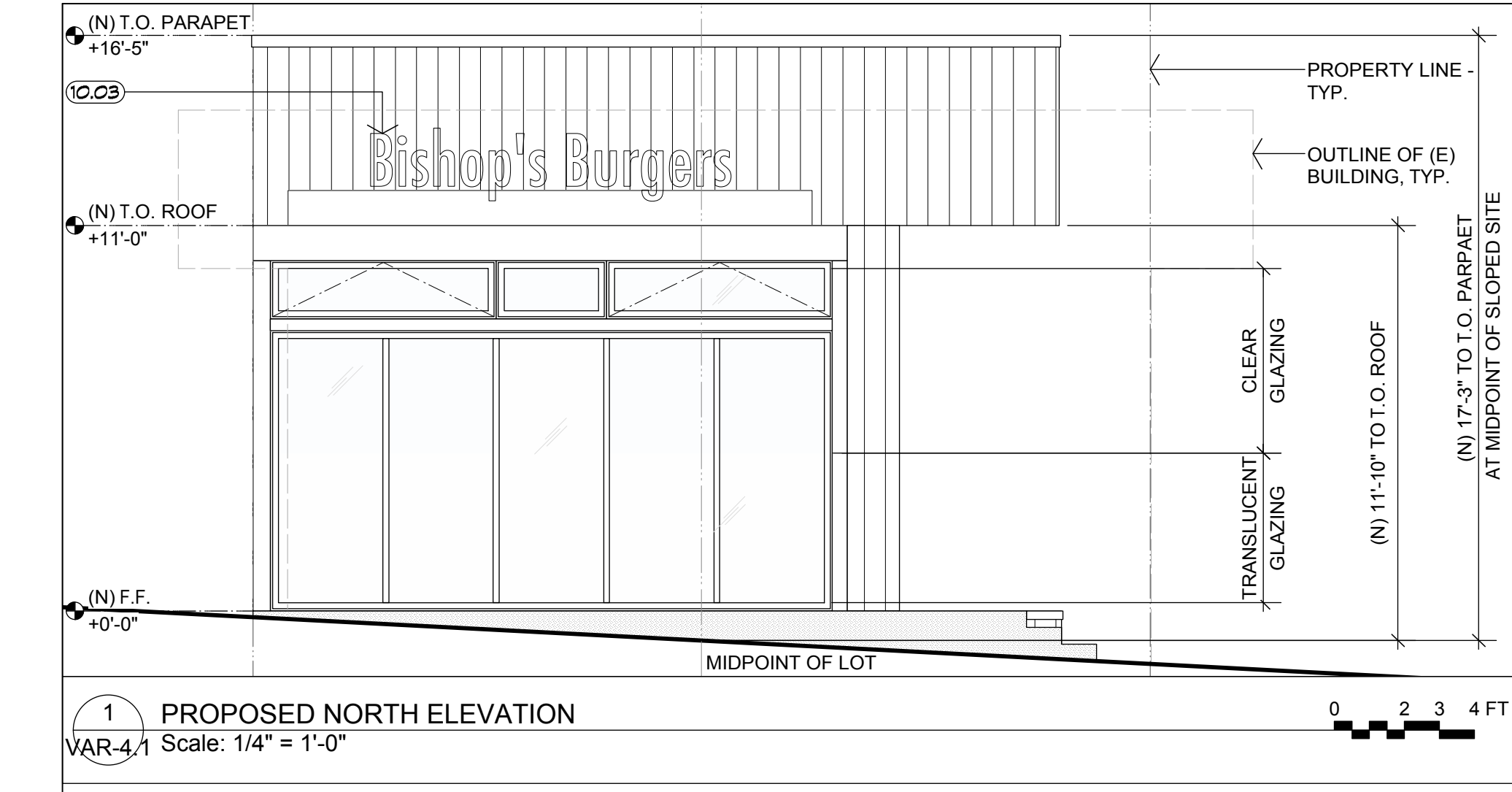
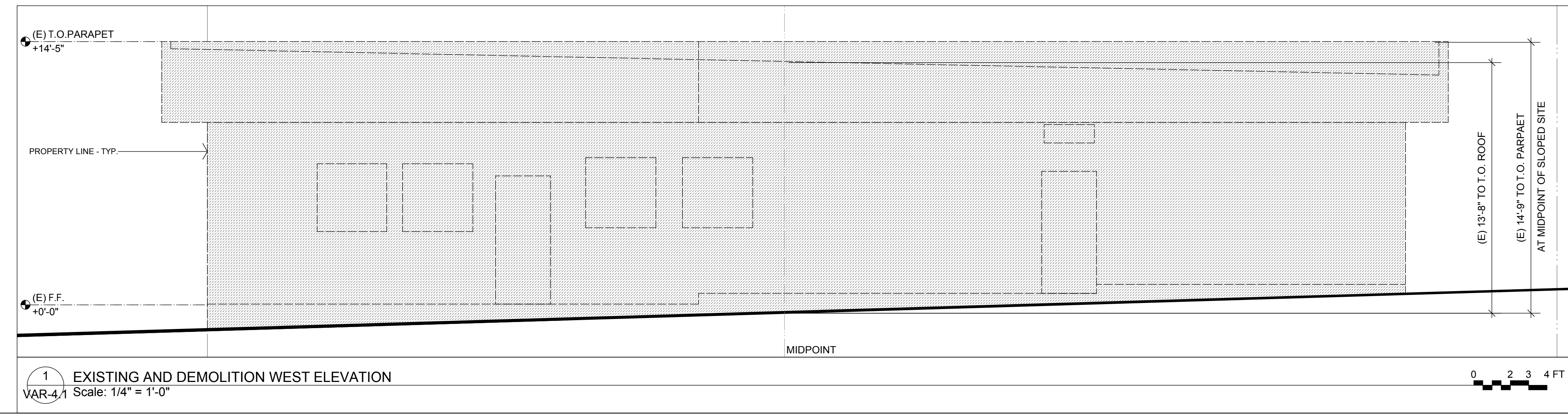
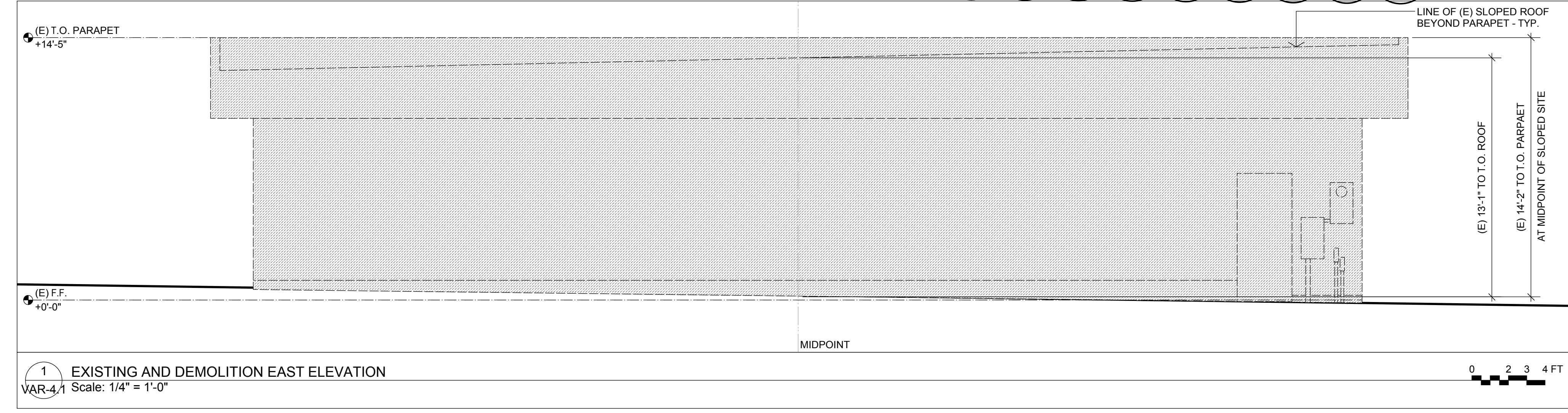
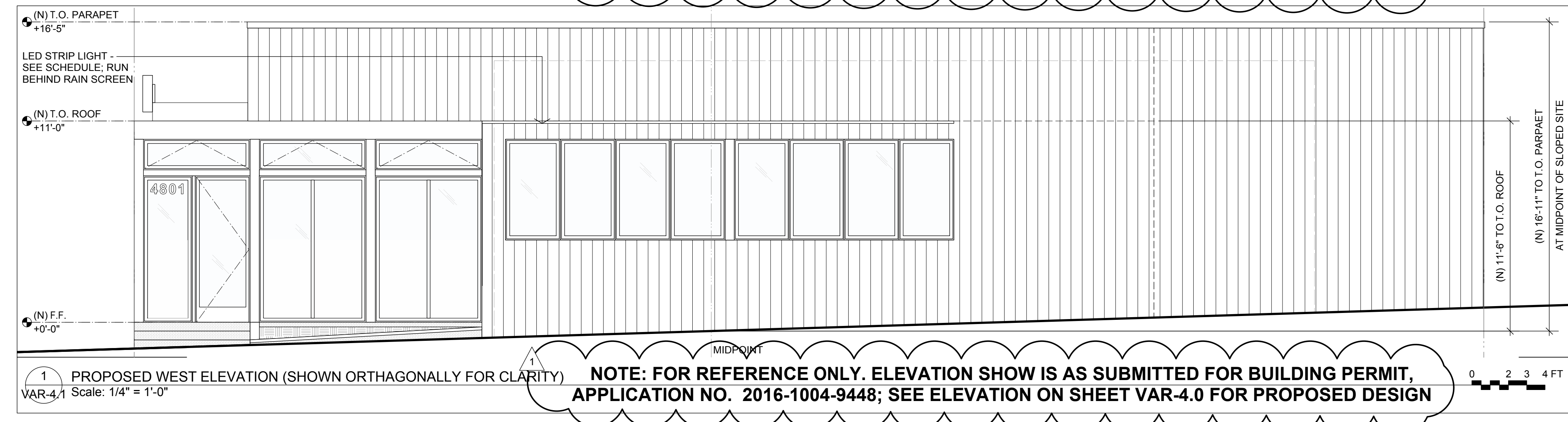
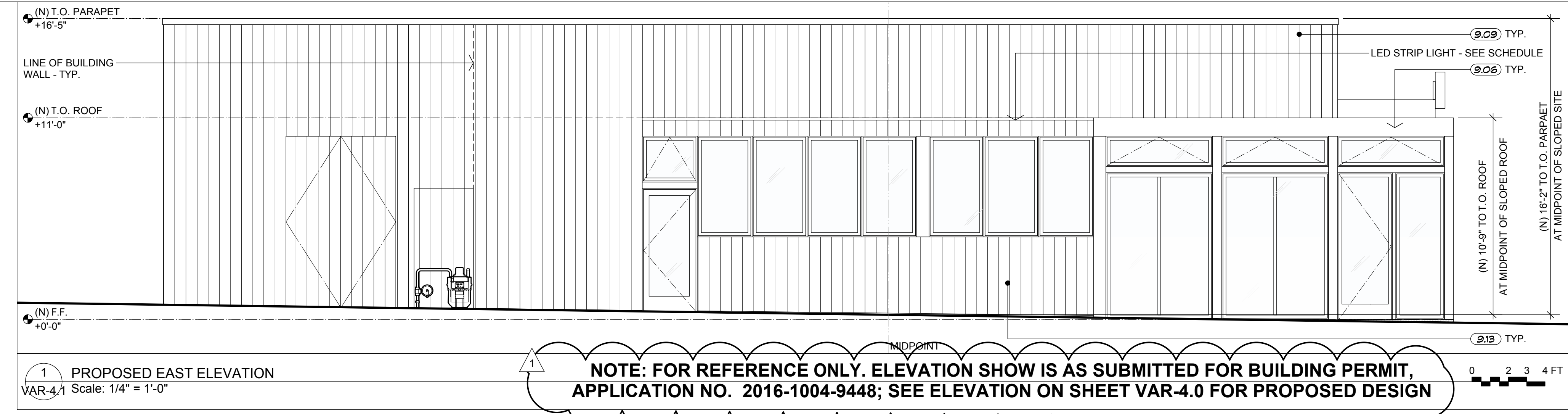
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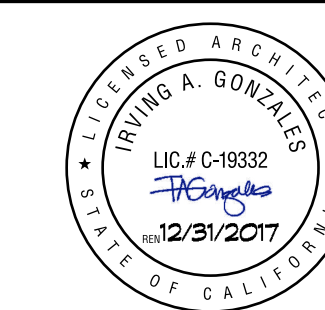
Date: 08.01.2016
 Scale: AS NOTED
 Drawn By: JRW
 Checked By: IAG
 Job No: 2015.0023

Existing and Proposed
 Building Elevations

VAR-4.1



NOTE: PROPOSED ELEVATIONS SHOWN ARE BASE SCOPE



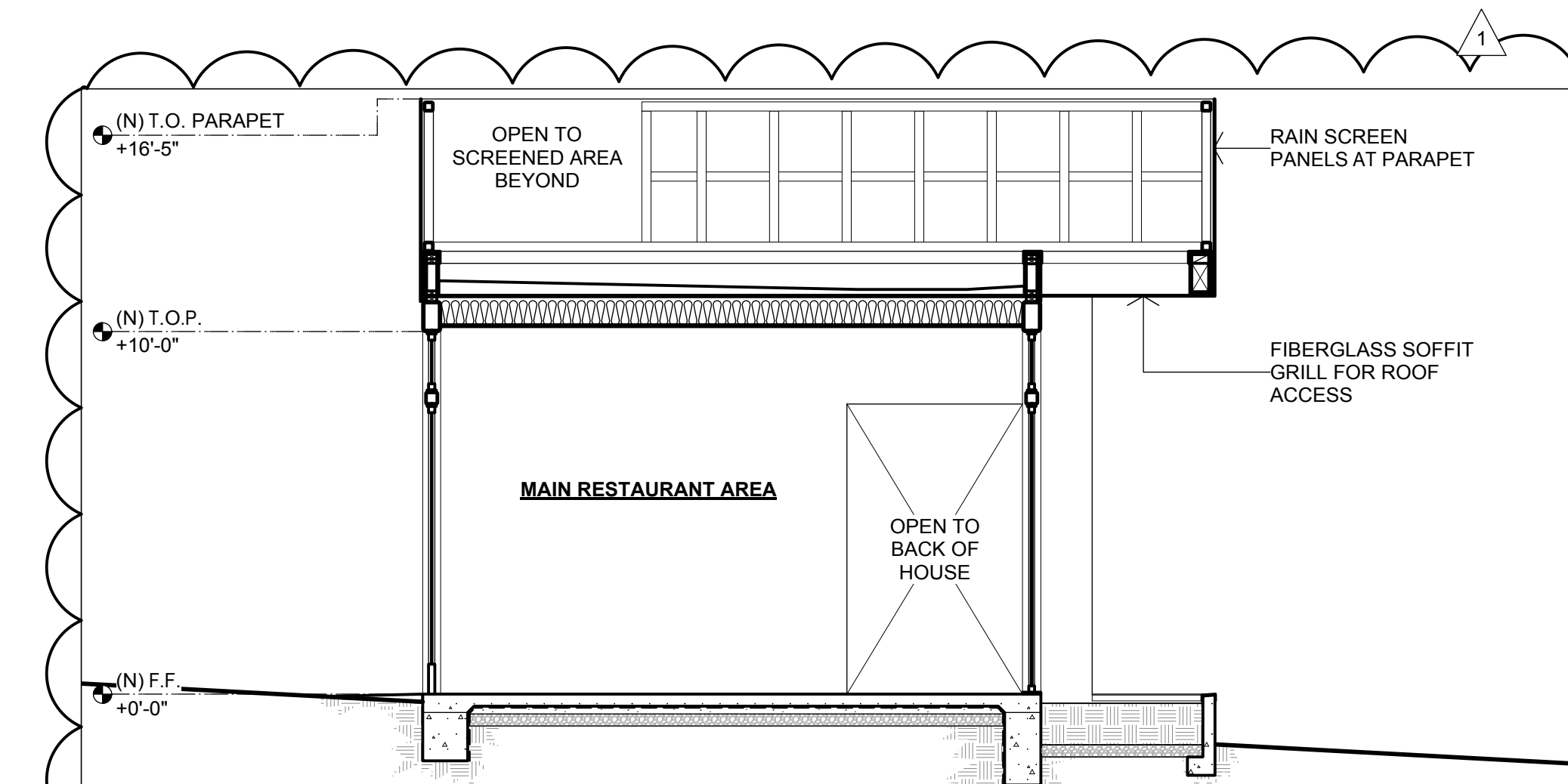
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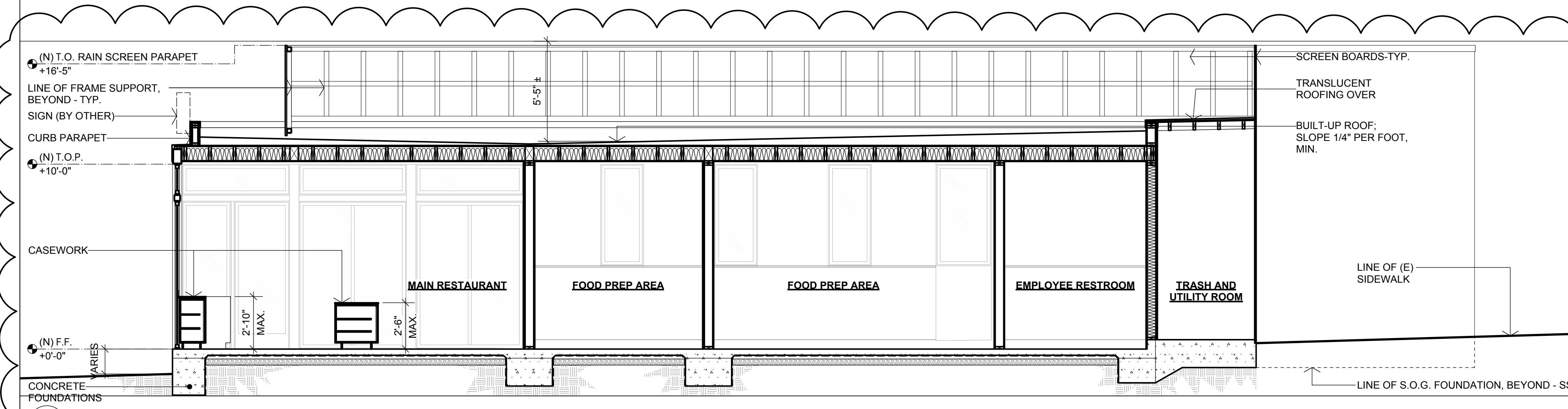
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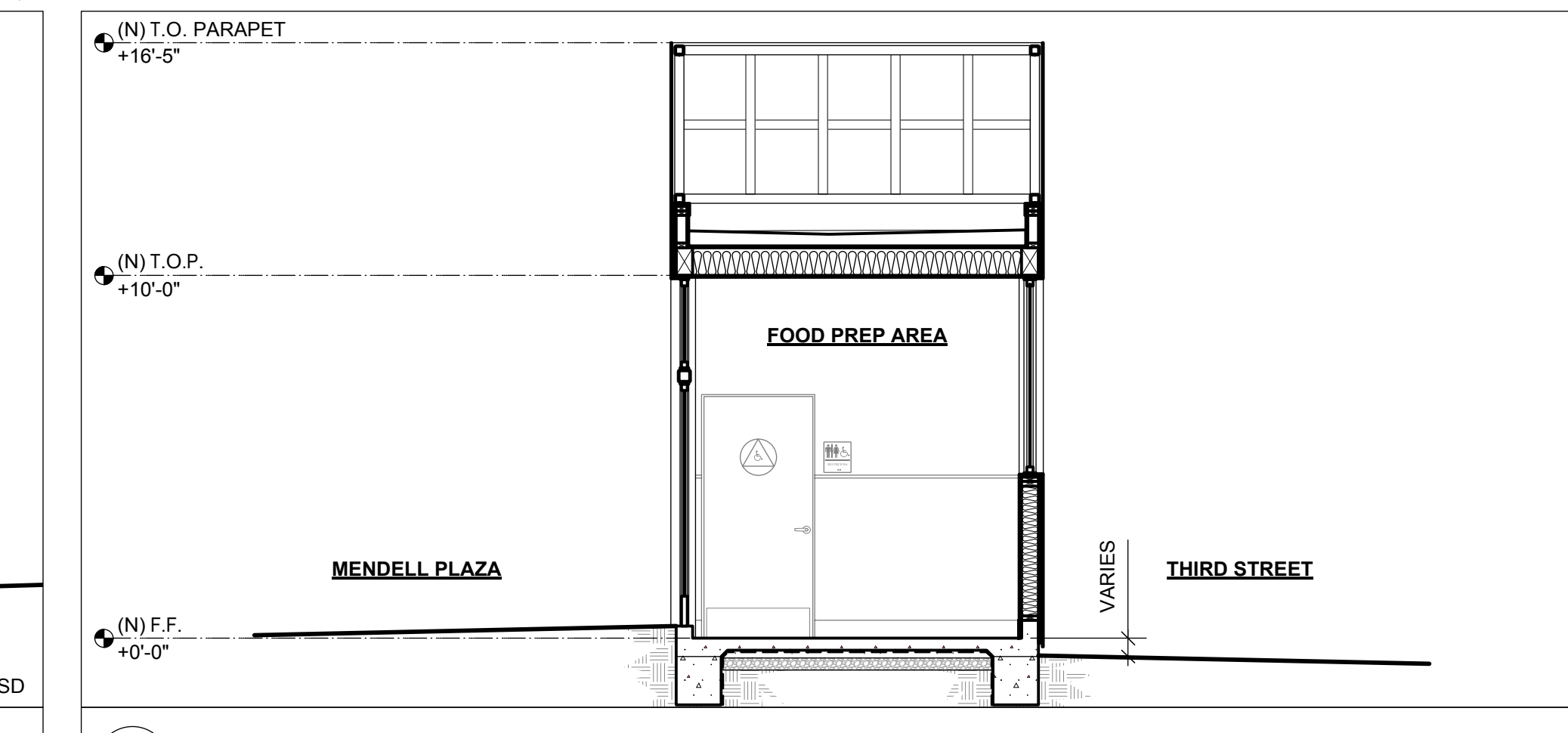
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1 PROPOSED CROSS SECTION
VAR-5 Scale: 1/4" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION
VAR-5 Scale: 1/4" = 1'-0"



1 PROPOSED CROSS SECTION
VAR-5 Scale: 1/4" = 1'-0"



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