



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, February 23, 2011**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard, Curb Cut, Parking)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1255-1275 Columbus Ave	Case No.: 2008.0723V
Cross Street(s): North Point, Leavenworth	Building Permit: N/A
Block /Lot No.: 0028/014	Applicant/Agent: Bruce Baumann
Zoning District(s): C-2/40-X/Waterfront SUD	Telephone: (415) 551-7884
Area Plan: Northeastern Waterfront	E-Mail: bruce@baumannassociates.com

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story office building and construct a new four-story building containing approximately 20 dwelling units, 6,200 square feet of ground-floor retail uses, and 20 off-street residential parking spaces.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard equal to 25% of the depth of the lot. Due to the irregular shape and multiple frontages of the lot, the precise depth of this required rear yard would vary at different portions of the lot. The project proposes a series of courtyards situated along the rear property line. These courtyards do not strictly meet the requirements of strict for a continuous rear yard, therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to provide one off-street parking space for each 500 square feet of retail use, where the floor area of the retail use exceeds 5,000 square feet. The project would therefore need to provide 12 parking spaces for the retail use. No spaces are provided for the retail use, therefore, the project requires a variance from the off-street parking requirement (Section 151) of the Planning Code.

PER SECTION 155(r) OF THE PLANNING CODE no vehicular access to off-street parking may be created on the portion of Columbus Avenue fronting the subject property. The project proposes to create a new 10-foot curb cut to access the proposed off-street parking, therefore, the project requires a variance from the specified prohibition for vehicular access from Columbus Avenue (Section 155(r)) in the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kevin Guy** Telephone: **(415) 558-6163** E-Mail: kevin.guy@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/2008.0723V.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.

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.

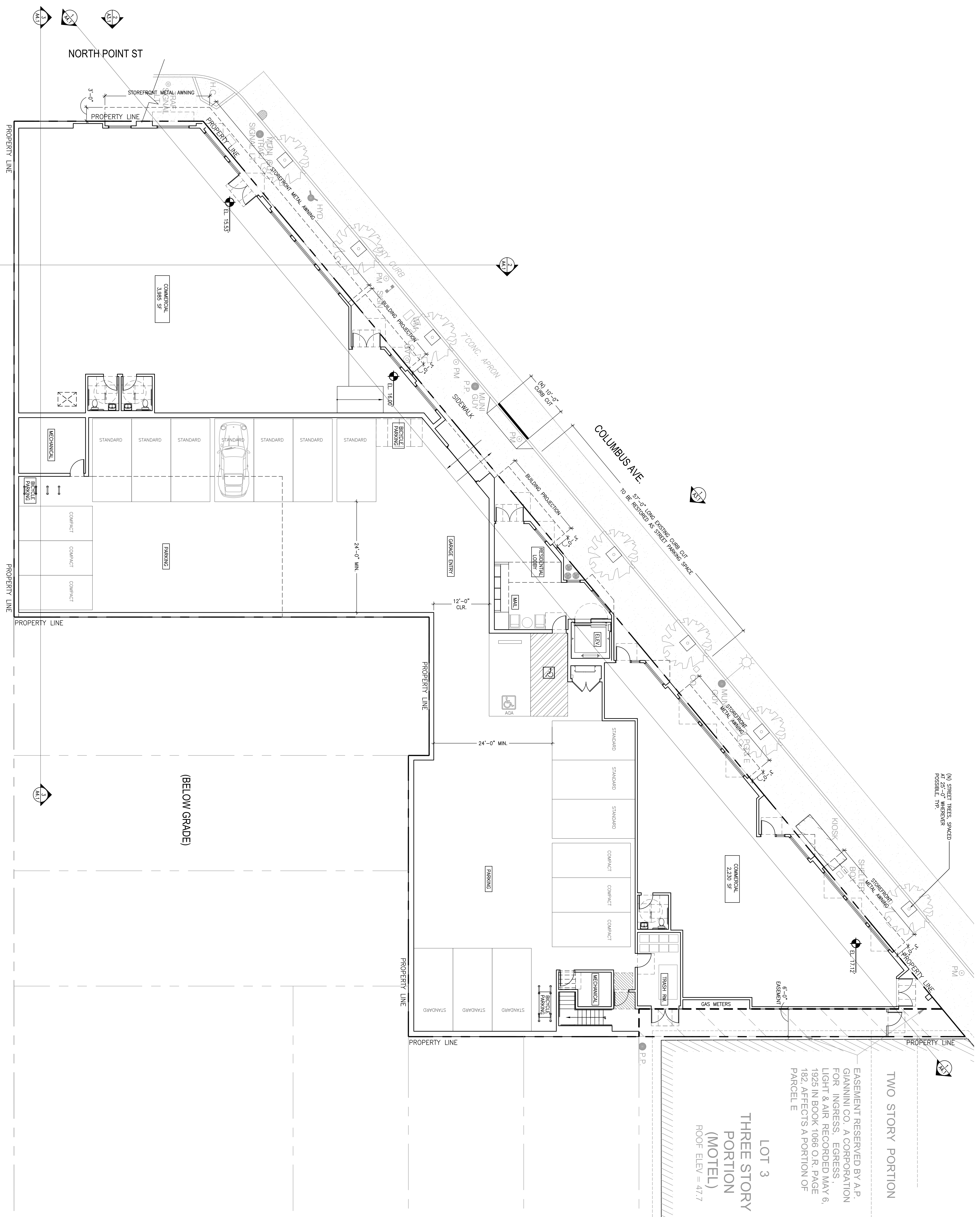
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



GENERAL

1255 COLUMBUS AVENUE IS A PROPOSED FOUR STORY BUILDING TO INCLUDE (20) NEW RESIDENTIAL UNITS OVER GROUND LEVEL. PARKING AND COMMERCIAL AT THE GROUND LEVEL.

GROUND LEVEL COMMERCIAL:
COMMERCIAL SPACE 1 = 3,985 SF
COMMERCIAL SPACE 2 = 2,230 SF
TOTAL COMMERCIAL = 6,215 SF

UNIT COUNT:

PROPOSED (20) RESIDENTIAL UNITS :	TYPE	COUNT
2 BEDROOM + 2 BATH	(1)	(1)
2 BEDROOM + 2 BATH + DEN	(2)	(2)
3 BEDROOM + 2 BATH + DEN	(6)	(6)
3 BEDROOM + 3 BATH + DEN	(3)	(3)
4 BEDROOM + 3 BATH	(3)	(3)
2 STORY UNITS		
3 BEDROOM + 3 BATH	(3)	(3)
2 BEDROOM + 3 BATH + DEN	(1)	(1)
3 STORY UNIT		
3 BEDROOM + 4 1/2 BATH + DEN	(1)	(1)

PARKING COUNT:

20 PARKING SPACES FOR 1:1 PARKING
4 STANDARD PARKING SPACES (INCLUDES 1 ADA SPACE)
4 SHARED PARKING SPACES
4 SHARED PARKING SPACES
12 BICYCLE SPACES PROVIDED

TWO STORY PORTION
EASEMENT RESERVED BY A.P. GIANNINI CO. A CORPORATION FOR INGRESS, EGRESS, LIGHT & AIR. RECORDED MAY 6, 1925 IN BOOK 1066 O.R. PAGE 182. AFFECTS A PORTION OF PARCELS E

LOT 3
THREE STORY PORTION (MOTEL)
ROOF ELEV = 47.7

1255 - 1275 COLUMBUS AVENUE

SAN FRANCISCO, CA



1255 Columbus Ave.
BLOCK/PARCEL/LOT:
#0028014
SAN FRANCISCO, CA
PROJECT NO. 08-09

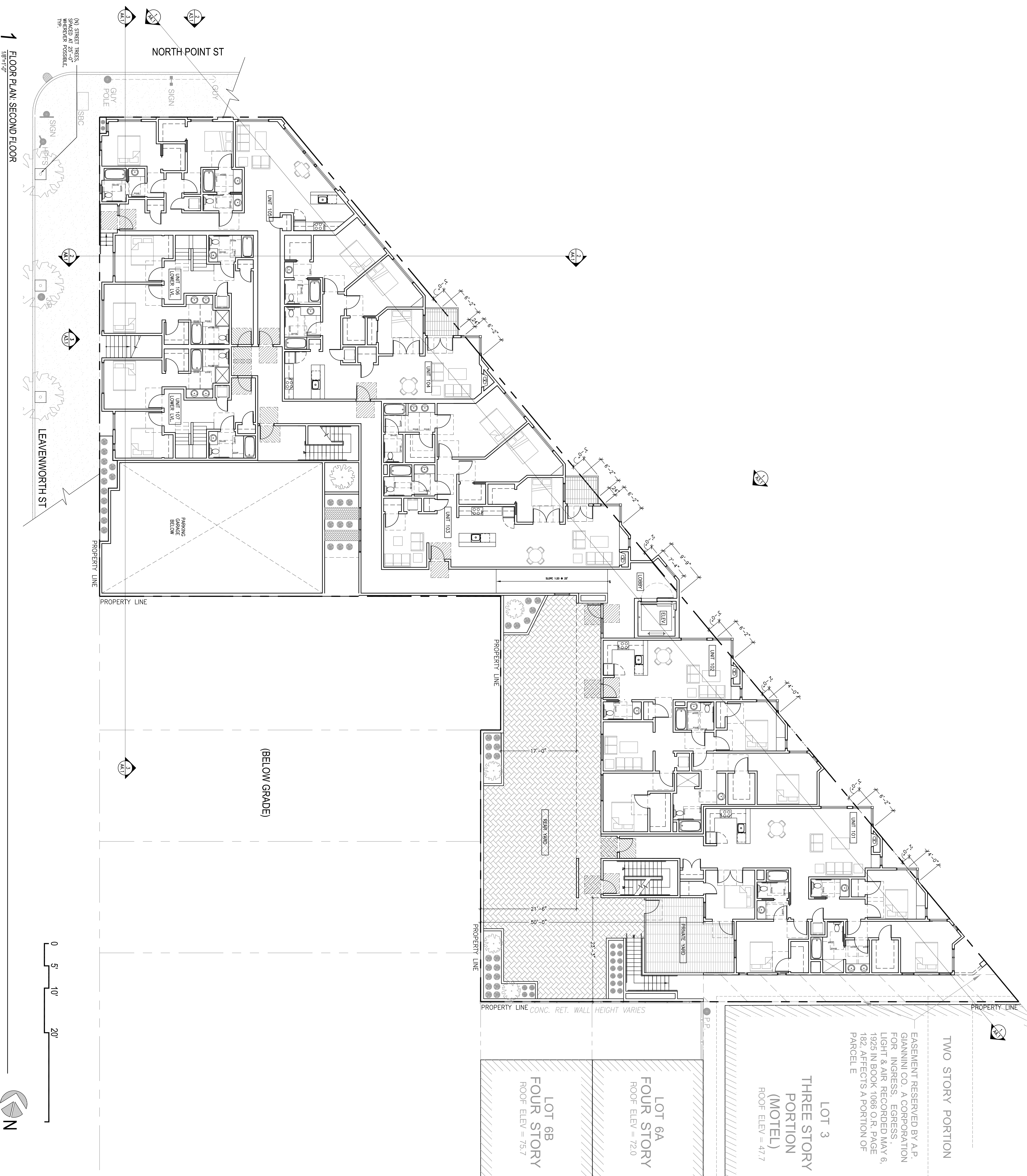
DATE SET/ISSUE
07-14-2010 PLANNING SUBMITTAL
02-11-2010 PLANNING RESUBMITTAL

CONTACT:
TOBY LEVY
(415) 777-6591 P
(415) 777-5117 F

SCALE: 1/8" = 1'-0"

FLOOR PLANS
RETAIL /
PARKING LEVEL

A2.1



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1255 COLUMBUS AVENUE IS A PROPOSED FOUR STORY BUILDING TO INCLUDE (20) NEW RESIDENTIAL UNITS OVER GROUND LEVEL. PARKING AND COMMERCIAL AT THE GROUND LEVEL.

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TYPE	COUNT
2 BEDROOM + 2 BATH	(1)
2 BEDROOM + 2 BATH + DEN	(2)
3 BEDROOM + 2 BATH + DEN	(6)
3 BEDROOM + 3 BATH + DEN	(3)
4 BEDROOM + 3 BATH	(3)
2 STORY UNITS	
3 BEDROOM + 3 BATH	(3)
2 BEDROOM + 3 BATH + DEN	(1)
3 STORY UNIT	
3 BEDROOM + 4 1/2 BATH + DEN	(1)

PARKING COUNT:

20 PARKING SPACES FOR 1:1 PARKING
 4 COMMERCIAL PARKING SPACES (INCLUDES 1 ADA SPACE)
 8 STAIRWELL PARKING SPACES
 12 BICYCLE SPACES PROVIDED

TWO STORY PORTION

EASEMENT RESERVED BY A.P. GIANNINI CO. A CORPORATION FOR INGRESS, EGRESS, LIGHT & AIR, RECORDED MAY 6, 1925 IN BOOK 1066 O.R. PAGE 182, AFFECTS A PORTION OF PARCELS

LOT 3

THREE STORY PORTION (MOTEL)
 ROOF ELEV = 47.7

LOT 6A
 FOUR STORY
 ROOF ELEV = 72.0

LOT 6B
 FOUR STORY
 ROOF ELEV = 75.7



1255 - 1275 COLUMBUS AVENUE

SAN FRANCISCO, CA

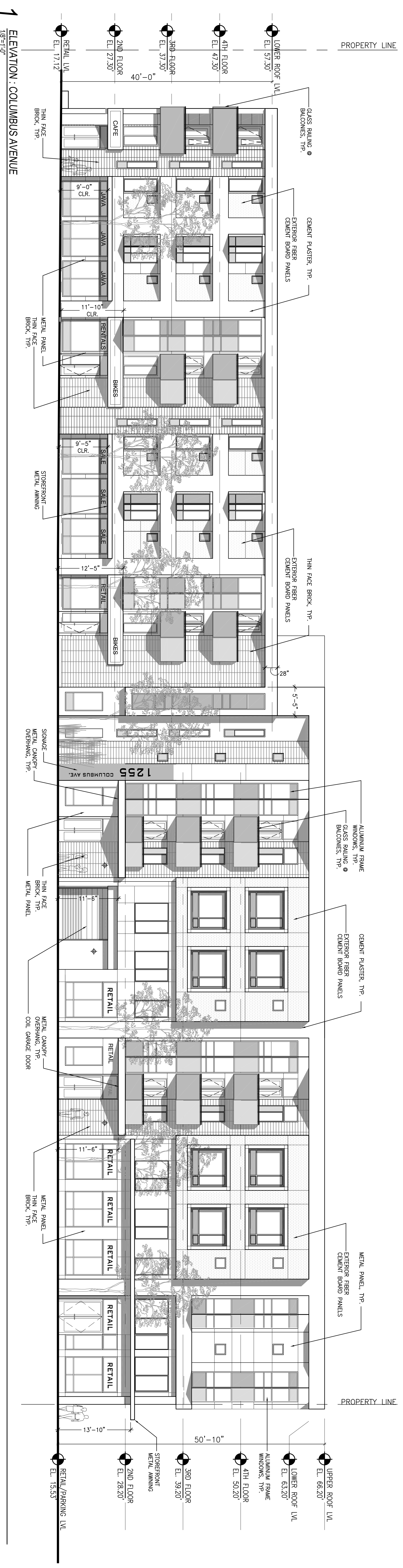
1255 Columbus Ave.
 BLOCK/PARCEL/LOT:
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 SAN FRANCISCO, CA
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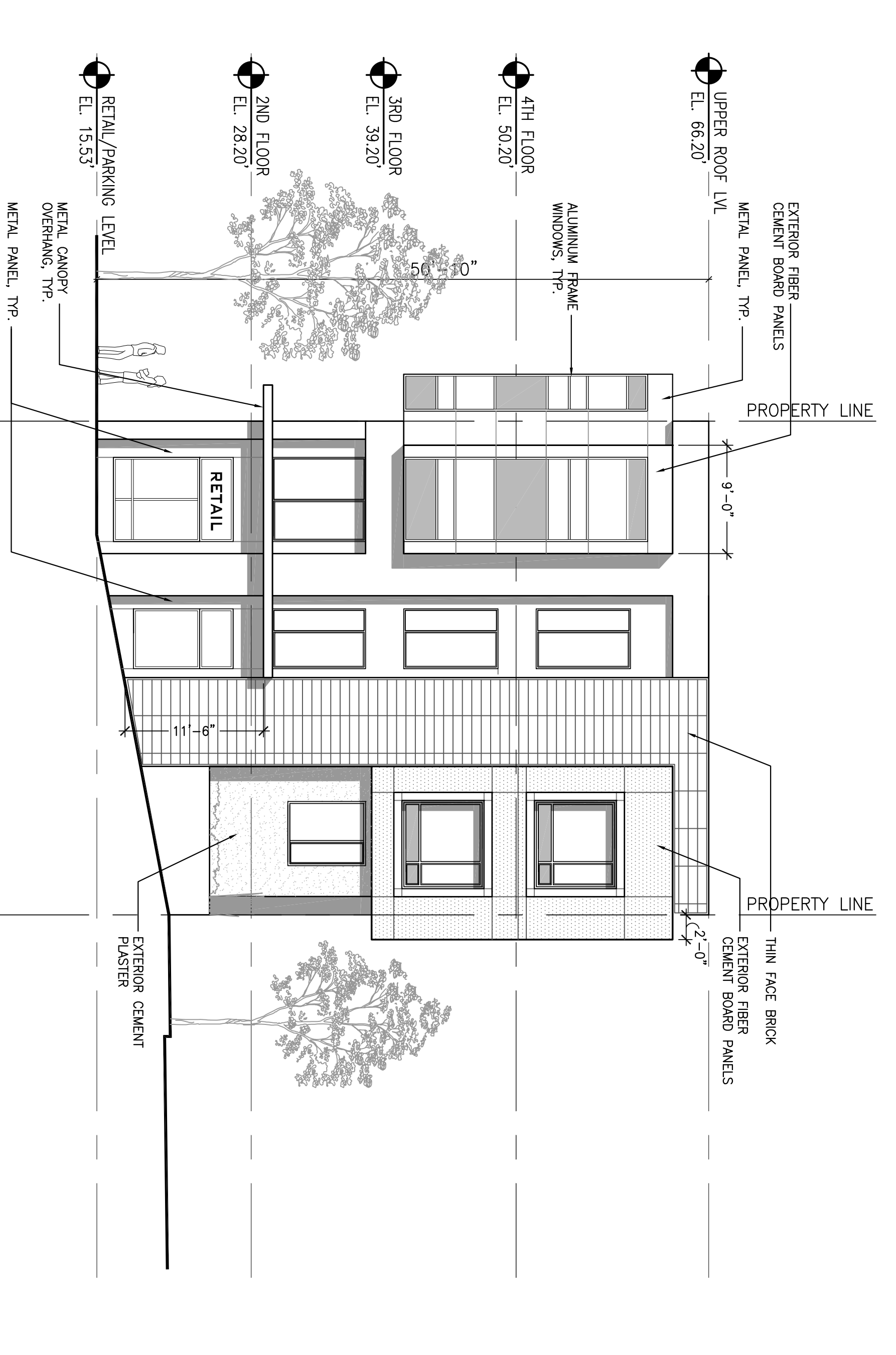
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FLOOR PLANS
 SECOND FLOOR

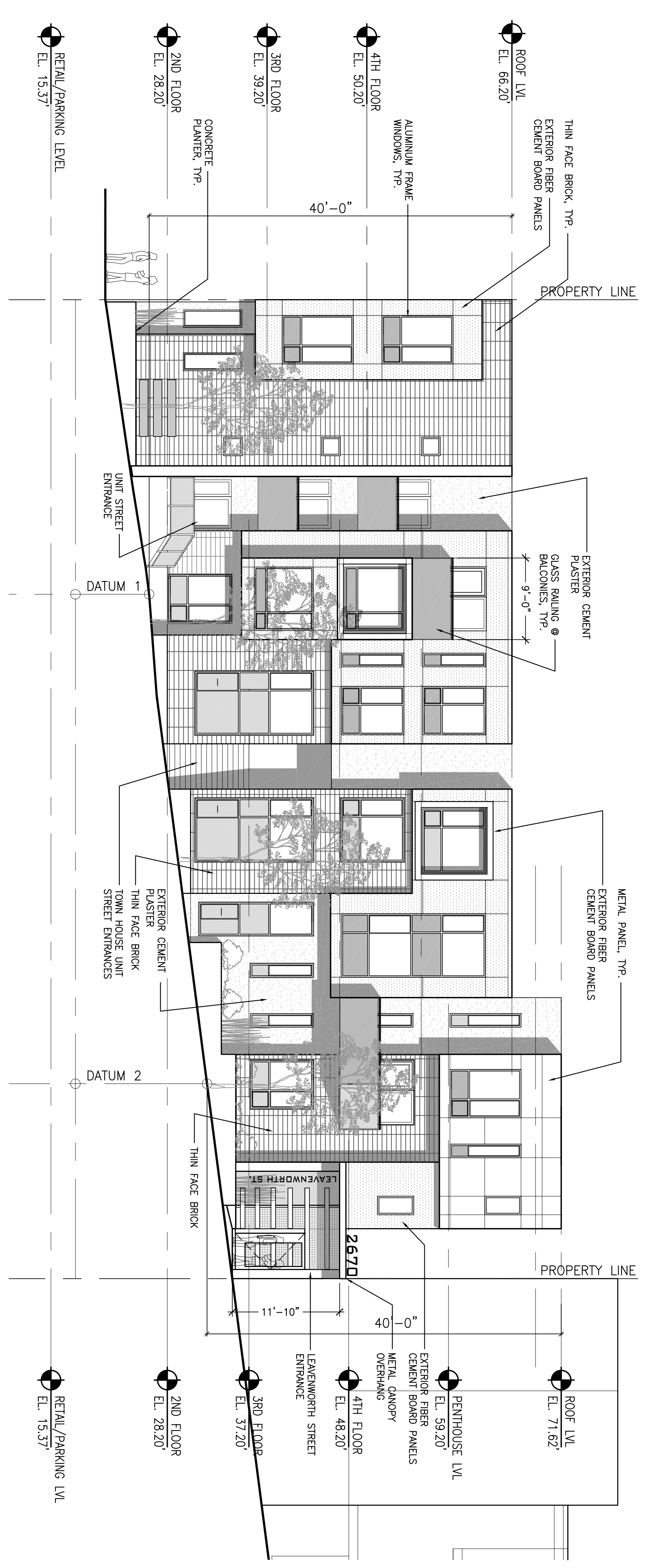
A2.2



1 ELEVATION : COLUMBUS AVENUE
1/8"=1'-0"



2 ELEVATION : NORTH POINT STREET
1/8"=1'-0"



3 ELEVATION : LEAVENWORTH STREET
1/8"=1'-0"

1255 - 1275 COLUMBUS AVENUE SAN FRANCISCO, CA



1255 Columbus Ave.
BLOCK/PARCEL/LOT:
#0028014
SAN FRANCISCO, CA
PROJECT NO. 08-09

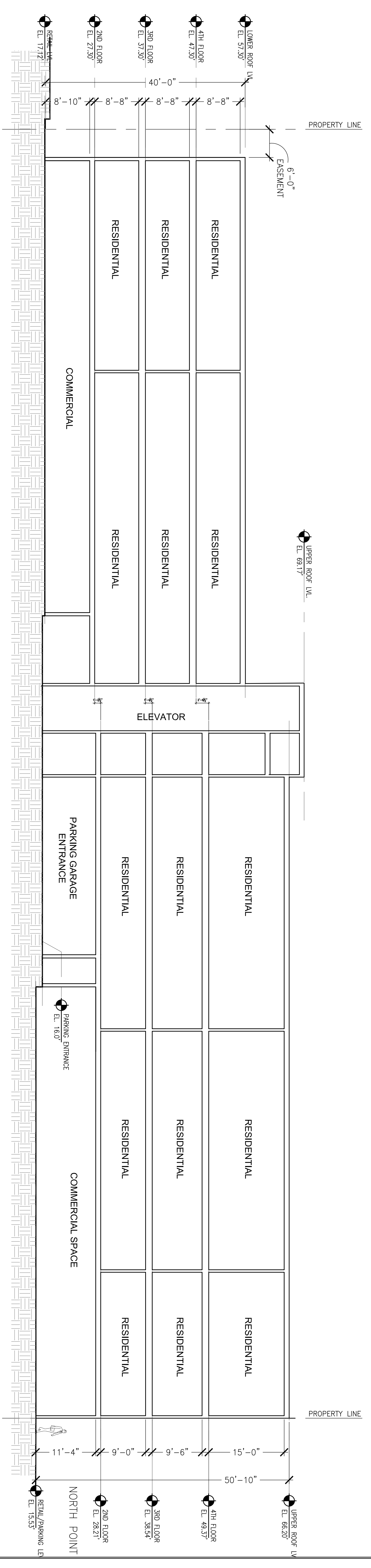
DATE SET/ISSUE
07-14-2009 PLANNING SUBMITTAL
02-11-2010 PLANNING RESUBMITTAL

CONTRACT:
TOBY LEVY
(415) 777-6551 P
(415) 777-5117 F

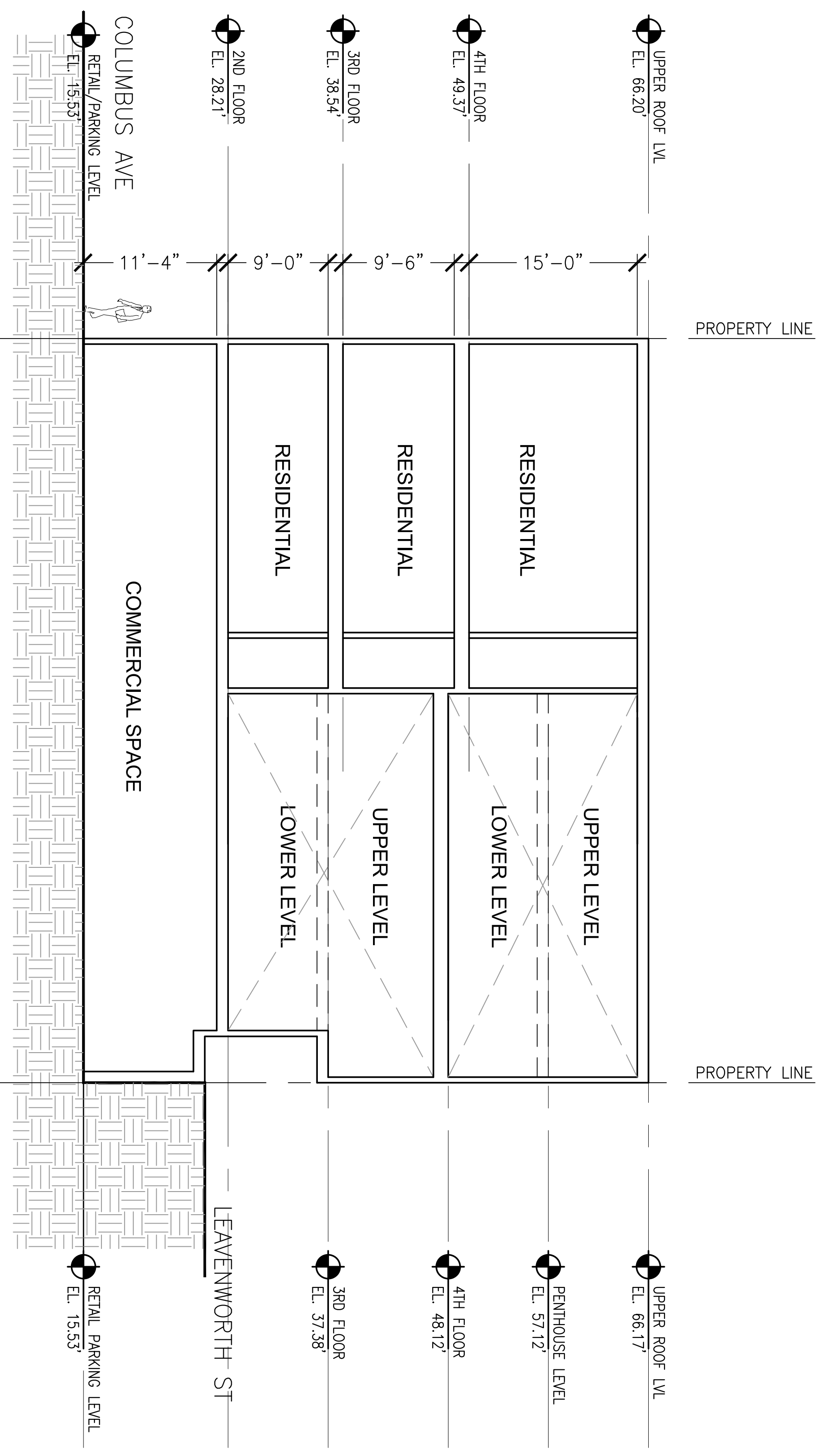
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

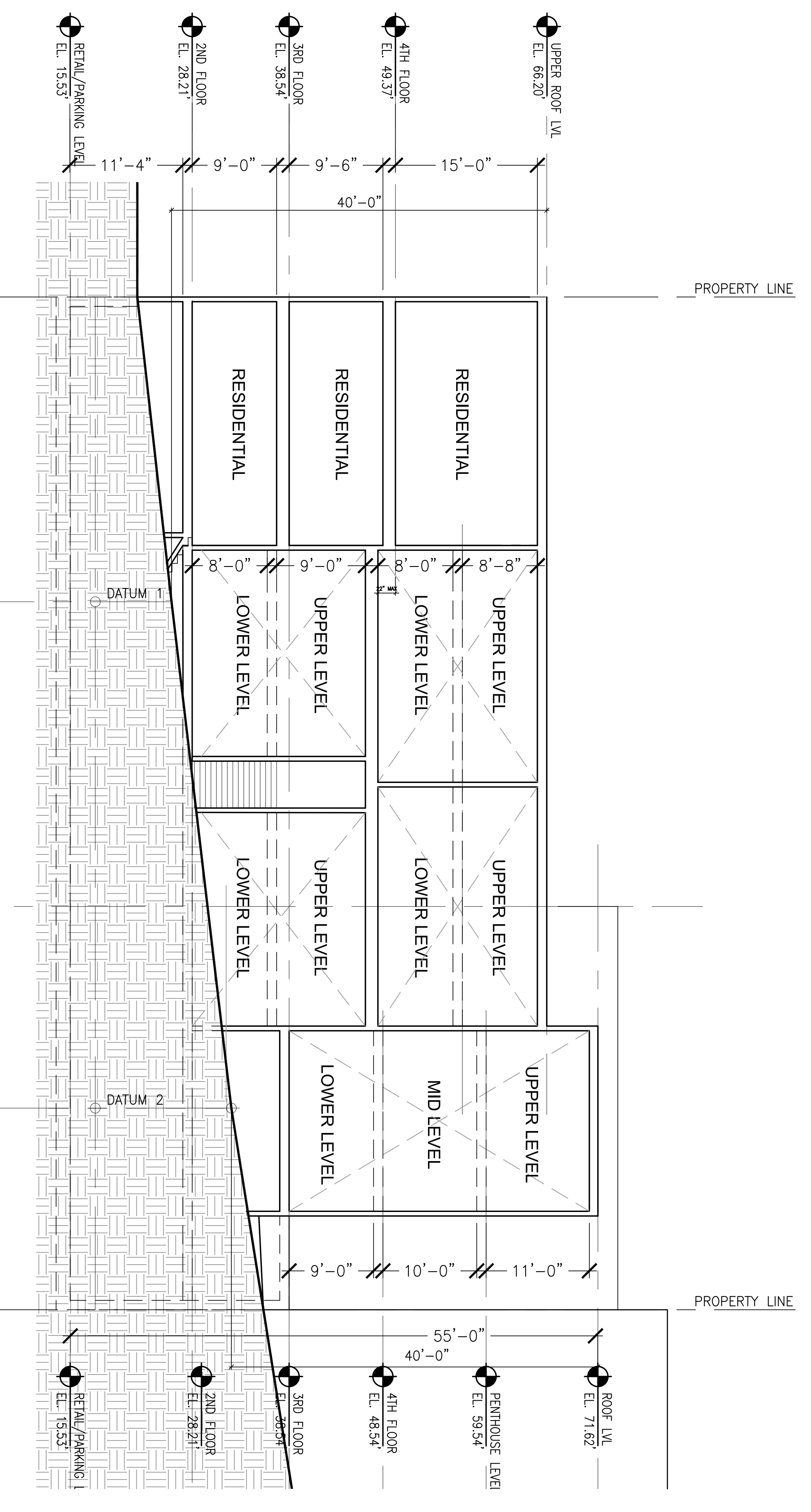
A3.1



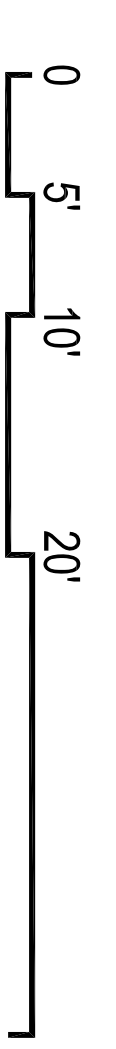
1 SECTION: COLUMBUS AVENUE
1/8"=1'-0"



2 SECTION: EAST / WEST
1/8"=1'-0"



3 SECTION: LEAVENWORTH STREET
1/8"=1'-0"



1255 - 1275 COLUMBUS AVENUE SAN FRANCISCO, CA

