



# 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,  
CA 94103-2479

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**415.558.6378**

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Planning  
Information:  
**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, July 28, 2010**  
 Time: **Beginning at 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: <b>25 Balboa Street</b>	Case No.: <b>2008.1273V</b>
Cross Street(s): <b>2<sup>nd</sup> Ave/Arguello Blvd.</b>	Building Permit: <b>2008.06.12.4264</b>
Block /Lot No.: <b>1643/051</b>	Applicant/Agent: <b>Gus Fallay</b>
Zoning District(s): <b>RM-2 / 40-X</b>	Telephone: <b>(510) 469-5202</b>
Area Plan: <b>n/a</b>	E-Mail: <b>n/a</b>

## PROJECT DESCRIPTION

The proposal is to construct an approximately 14.5' deep rear 4-story addition and an additional 10' deep rear 3-story addition; a 1-story vertical addition; alter the roof line at the rear of the building; and increase the dwelling unit count from one to two at the existing two-story-over-garage, single-family house.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 38'. The proposed rear addition encroaches approximately 12' into the rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code. The proposed addition will be within 25' of the rear property line.

## ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Aaron Starr** Telephone: **(415) 558-6362** E-Mail: [aaron.starr@sfgov.org](mailto:aaron.starr@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/2008.1273V.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.

## 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 DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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.

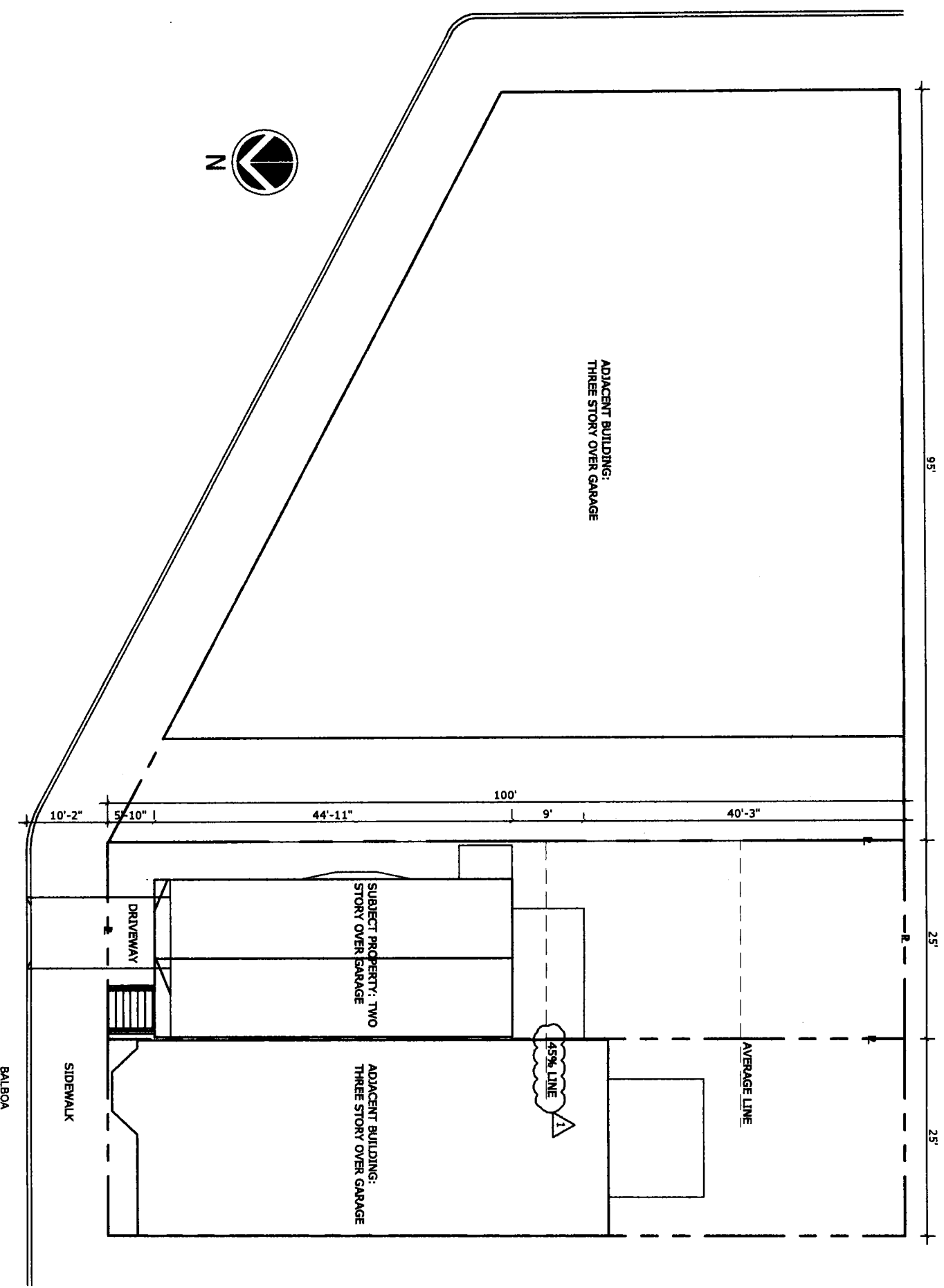
REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING REVIEW	4/24/08
2	PLANNING REVIEW	4/29/08
3	PLANNING REVIEW	4/29/08

PROJECT TITLE	
HORIZONTAL AND VERTICAL ADDITION	
SHEET TITLE	
EXISTING PLOT PLAN	

LOCATION	25 Balboa Street San Francisco, CA
BLOCK	1643 LOT: 051
ZONING	RM-2
OWNER	Yun Ling Lee



DRAWN	R. YU
CHECKED	T. LEE
SCALE	AS NOTED
DATE	MAY, 2008
PROJECT NO.	



**1** EXISTING PLOT PLAN  
1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	PLANNING REVIEW	4/24/08
2	PLANNING REVIEW	4/29/08
3	PLANNING REVIEW	12/18/08

REVISIONS

PROJECT TITLE  
HORIZONTAL AND  
VERTICAL ADDITION

SHEET TITLE  
PROPOSED PLOT PLAN

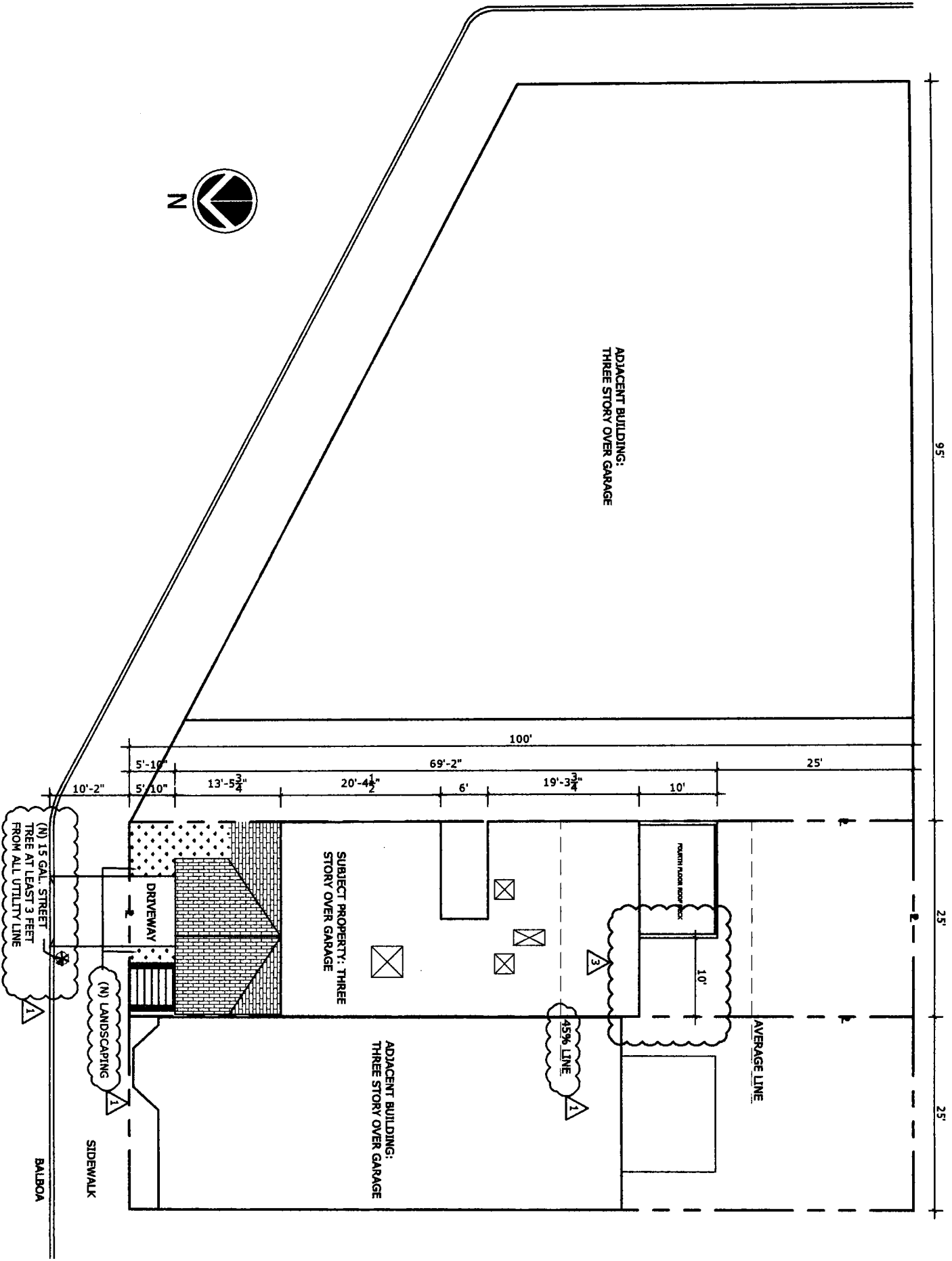
LOCATION  
25 Balboa Street  
San Francisco, CA  
BLOCK 1643 LOT 051  
ZONING RM-2  
OWNER Yun Ling Lee



DRAWN R. YU  
CHECKED T. LEE

SCALE AS NOTED  
DATE MAY, 2008  
PROJECT NO.

SHEET  
**A2**



**1** PROPOSED PLOT PLAN  
1/8" = 1'-0"

259 BROAD STREET  
SAN FRANCISCO CALIFORNIA

REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING REVISION	4/24/08
2	PLANNING REVISION	6/26/08
3	PLANNING REVISION	12/18/08

PROJECT TITLE

HORIZONTAL AND  
VERTICAL ADDITION

SHEET TITLE

EXISTING AND  
PROPOSED REAR  
ELEVATION VIEW

LOCATION

25 Balboa Street  
San Francisco, CA  
BLOCK 1643 LOT: 051  
ZONING RM-2  
OWNER Yun Ling Lee



DRAWN R. YU

CHECKED T. LEE

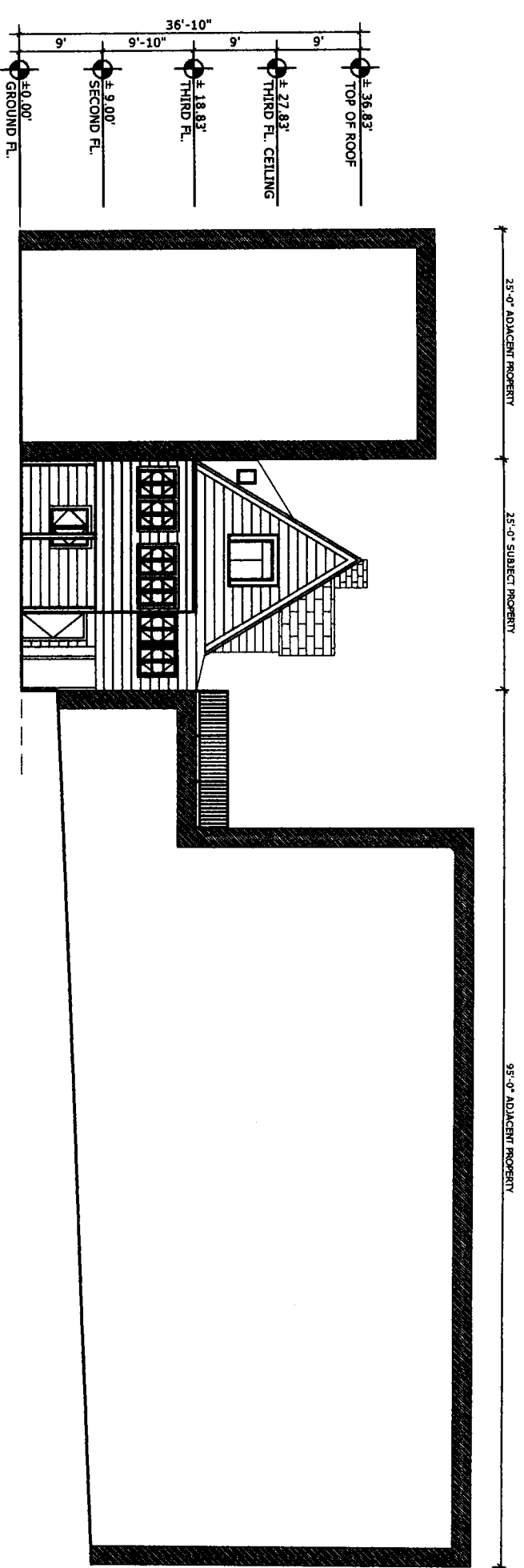
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DATE MAY, 2008

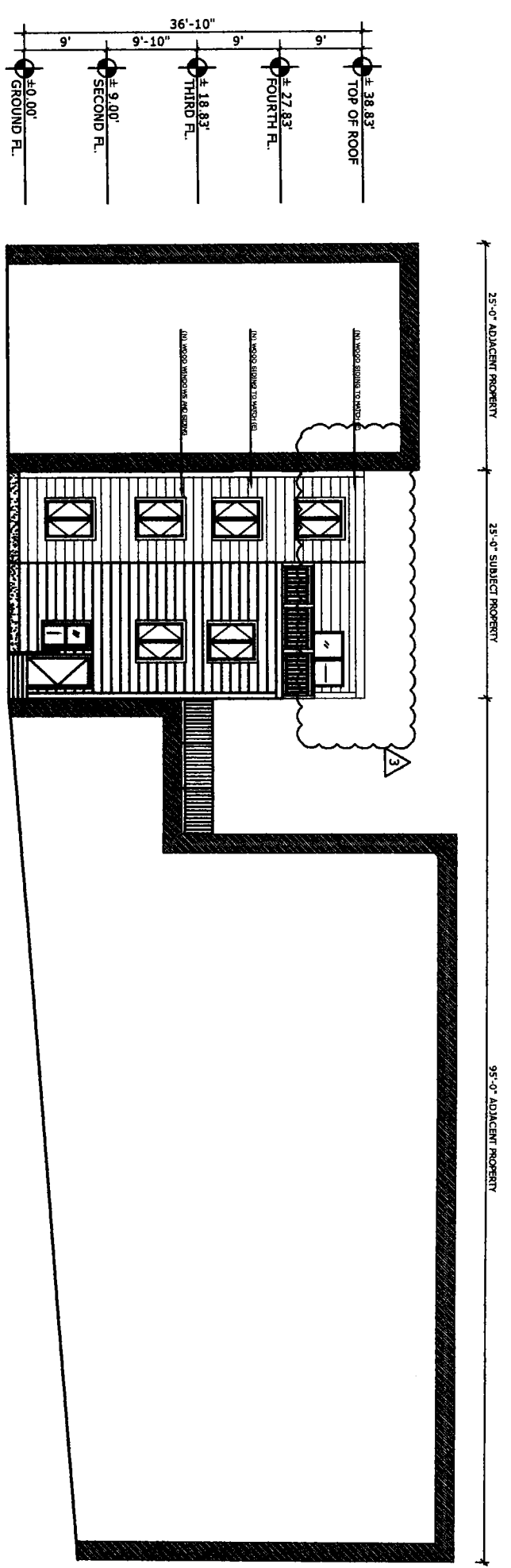
PROJECT NO.

SHEET

**A7**



**1** EXISTING REAR ELEVATION VIEW  
1/8" = 1'-0"



**2** PROPOSED REAR ELEVATION VIEW  
1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING REVIEW	4/24/08
2	PLANNING REVIEW	4/29/08
3	PLANNING REVIEW	12/14/08

PROJECT TITLE

HORIZONTAL AND VERTICAL ADDITION

SHEET TITLE

EXISTING AND PROPOSED SIDE VIEWS AND SECTION

LOCATION

25 Balboa Street  
San Francisco, CA  
BLOCK 1643 LOT 051  
ZONING RM-2

OWNER Yun Ling Lee



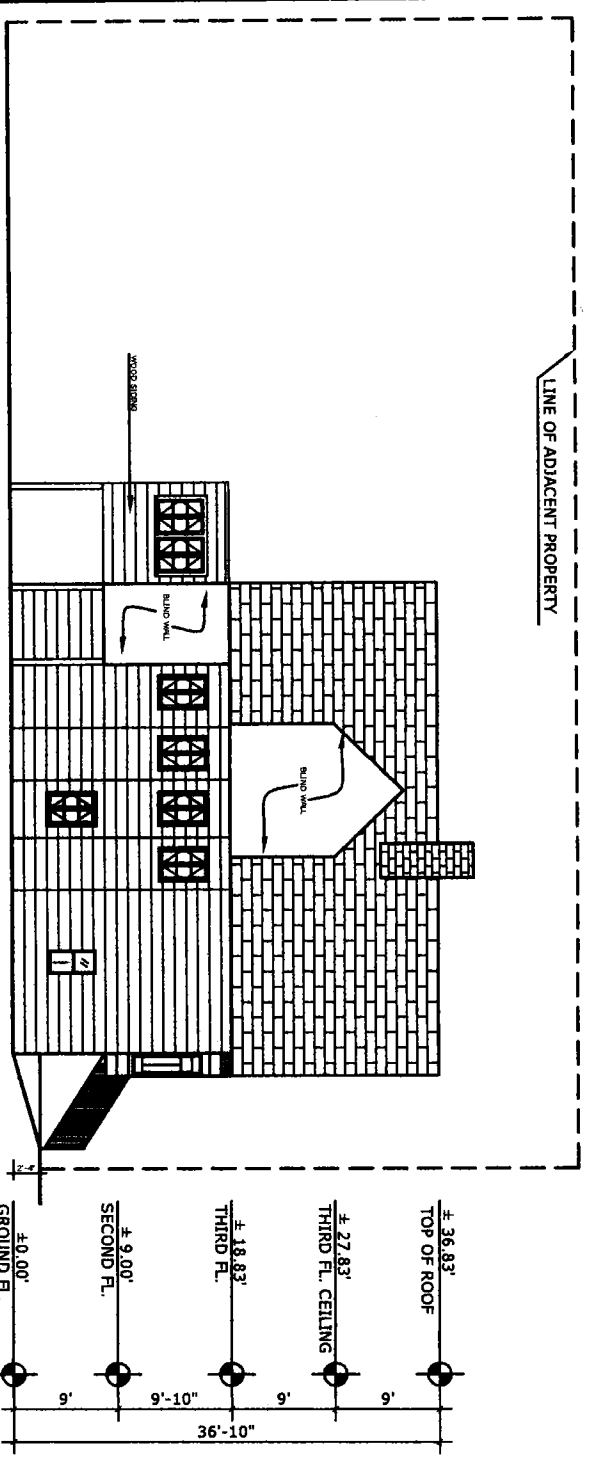
DRAWN R. YU  
CHECKED T. LEE

SCALE AS NOTED  
DATE MAY, 2008

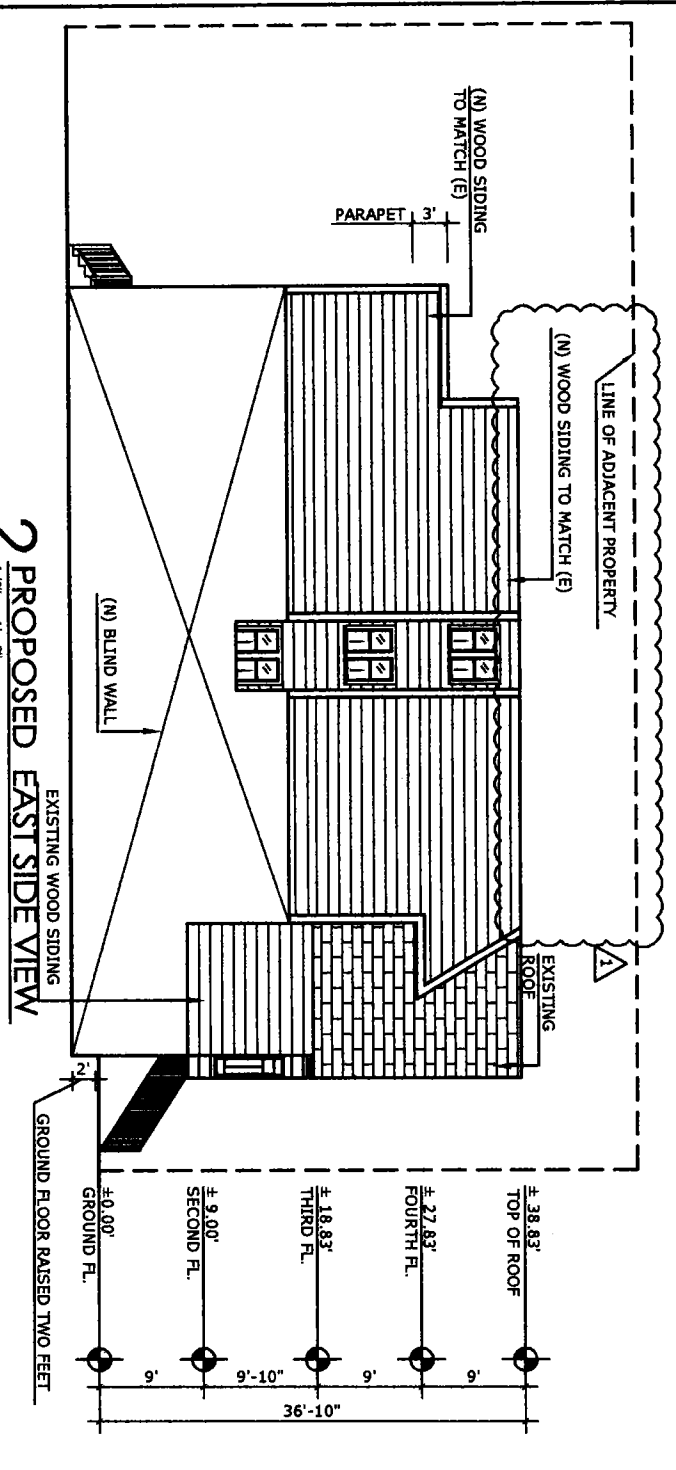
PROJECT NO.

SHEET

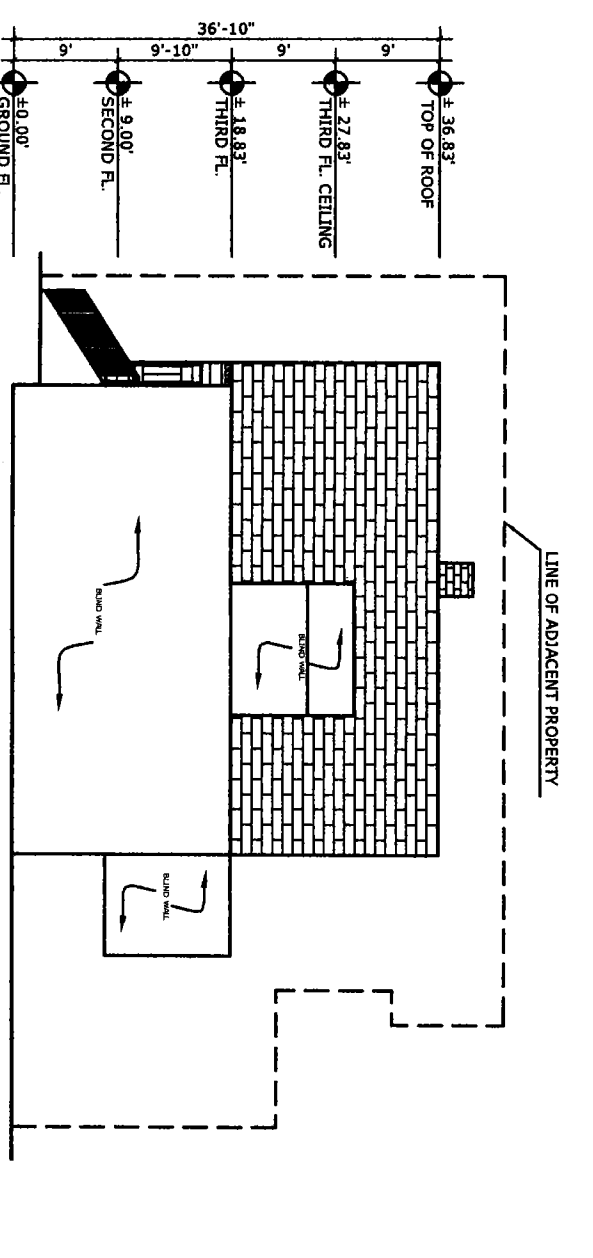
**A8**



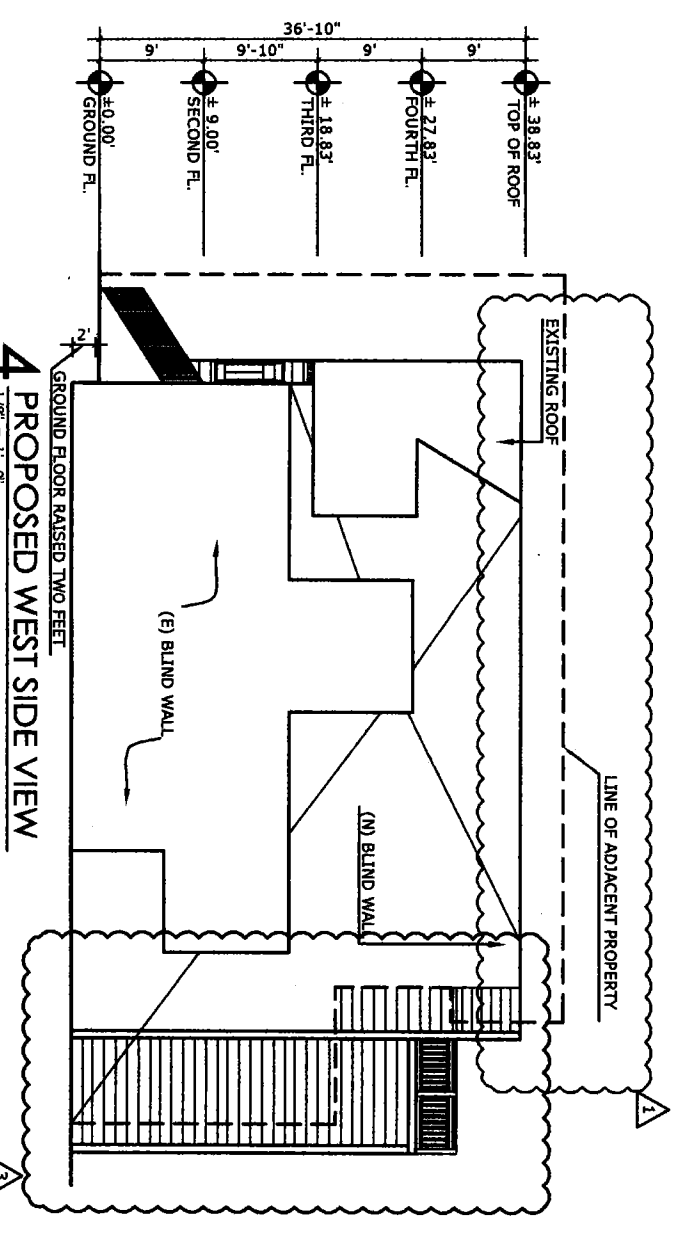
**1 EXISTING EAST SIDE VIEW**  
1/8" = 1'-0"



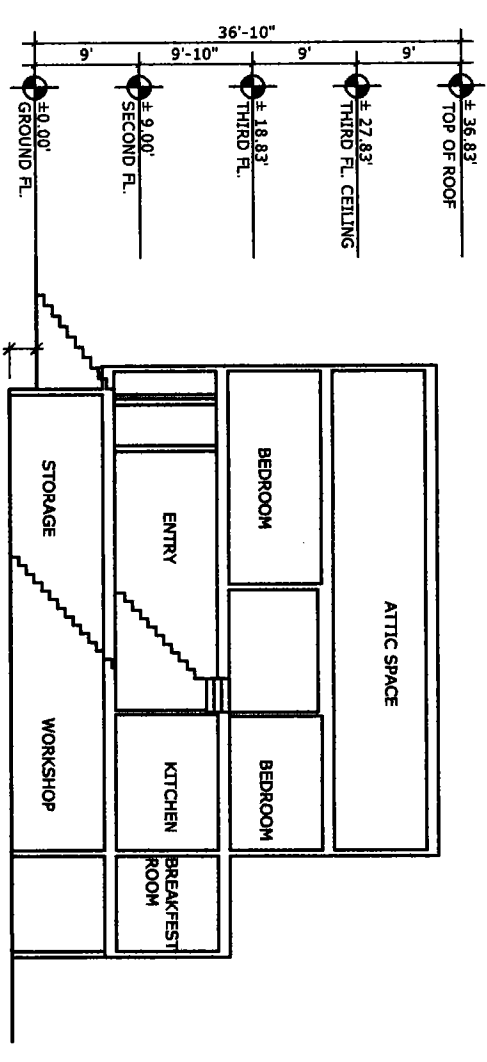
**2 PROPOSED EAST SIDE VIEW**  
1/8" = 1'-0"



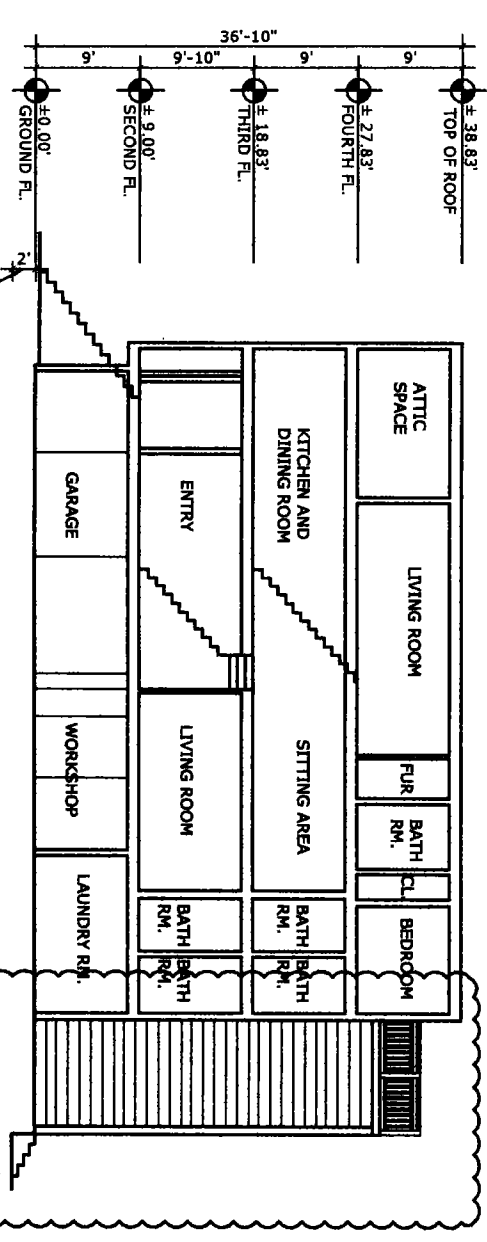
**3 EXISTING WEST SIDE VIEW**  
1/8" = 1'-0"



**4 PROPOSED WEST SIDE VIEW**  
1/8" = 1'-0"



**5 EXISTING SECTION**  
1/8" = 1'-0"



**6 PROPOSED SECTION**  
1/8" = 1'-0"