



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 22, 2018
Continued from the February 8, 2018 Hearing

Date: March 12, 2018
Case No.: 2015-001542DRP
Project Address: 2514 Balboa Street
Permit Application: 2015.01.28.6899
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1596/015
Project Sponsor: Derek Vinh, ICE Design
90 South Spruce Ave, Ste. K
South San Francisco, CA 94080
Staff Contact: Sara Vellve – (415) 588-6263
SaraVellve@sfgov.org
Recommendation: **Do not take DR and approve as revised.**

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San Francisco,
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Information:
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BACKGROUND

On January 1, 2015, Derek Vinh/ICE Design filed a site permit application to add one dwelling unit and construct horizontal and vertical additions to the existing two-story single-family dwelling. within the RH-2 (Residential, House – Two-Family) District and a 40-X Height and Bulk District. The first and second floors would be extended to the rear by approximately 20 feet. The proposed third floor would cover the entire footprint of the expanded first and second floors. The proposed fourth floor would be set back from the front and rear façades by 15 feet, and 5 feet from the east side property line facing the DR requestor's property. A roof deck would be located at the rear of the fourth floor

On March 6, 2017, Jack Wong, the owner of 693 – 26th Avenue - a two-story, one-unit dwelling on a lot that abuts the east side property line of the subject property, submitted a request for Discretionary Review of the project. The DR Requestor's concerns are related to the ground-floor use; loss of views, light and air; creation of mold and disruption of sewage and ventilation of surrounding properties.

On February 8, 2018, the Commission conducted a public hearing at a regularly scheduled meeting on Discretionary Review Application No. 2015-001542DRP. After hearing and closing public comment, the Commission continued the item to March 22, 2018, and directed the Project Sponsor to revise the project such that the two reconfigured dwelling units would be more equal in size and of a typical residential layout, remove the fourth floor and rear fire escape, and incorporate the ground floor habitable space into the unit above.

CURRENT PROPOSAL

Since the February 8, 2018 hearing, the project sponsor has revised the project by eliminating the fourth floor and fire escape , reconfiguring the two units such that each has similar layouts and room uses, and incorporated the ground floor into the unit above.

In order to address the DR Requestor's concerns, the fourth floor has been removed and the ground-floor habitable space has been incorporated into the unit above.

HEARING NOTICE

At the February 8, 2018 hearing, neighbors expressed concern that the wrong hearing notice had been issued and that the hearing poster had not been posted on the subject property. On March 9, 2018, a corrected hearing notice was sent to the DR Requestor and neighbors, and on March 8, 2018 a poster was provided to the project applicant to post at the site.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must not take Discretionary Review, and approve the project as revised.

Attachments:

Revised Plans

Exhibits

ABBREVIATIONS

ABV. ABOVE	PERF. PERFORATED
A.D. AREA DRAIN	P.G. PAINT GRADE
ADJ. ADJUSTABLE	PL. PLATE
A.F.F. ABOVE FINISH FLOOR	PLYWD. PLYWOOD
BD. BOARD	PR. PAIR
BEL. BELOW	PT. POINT
BLK. BLOCK	R. RADIUS
BLKG.BLOCKING	REF. REFRIGERATOR
BM.BEAM	REINF. REINFORCED
B.O. BY OTHERS	R.D. ROOF DRAIN
BOT. BOTTOM	REQ'D. REQUIRED
BSMT. BASEMENT	RESIL RESILIENT
CAB. CABINET	RET. RETAINING
C.B. CATCH BASIN	RM. ROOM
CEM. CEMENT	R.O. ROUGH OPENING
C.I. CAST IRON	S. SINK
CLG. CEILING	SCHED. SCHEDULE
CLO. CLOSET	SHWR. SHOWER
CLR. CLEAR	SHT. SHEET
CONC. CONCRETE	SHTH. SHEATHING
CONT. CONTINUOUS	SIM. SIMILAR
CNTR. COUNTER	S.D. SMOKE DETECTOR
CTR. CENTER	SPEC. SPECIFICATION
D. DRYER	SQ. SQUARE
DBL. DOUBLE	S.L.D SEE LANDSCAPE DRAWINGS
DET. DETAIL	S.S. STAINLESS STEEL
DIA. DIAMETER	S.S.D. SEE STRUCTURAL DRAWINGS
DIM. DIMENSION	STD. STANDARD
DISP. DISPOSAL	STL. STEEL
D.W. DISH WASHER	STOR. STORAGE
DR. DOOR	SYM. SYMMETRICAL
D.S. DOWN SPOUT	T. TREAD
DWG. DRAWING	TBD. TO BE DESIGNED
DRWR. DRAWER	TEL. TELEPHONE
'E' OR (E) EXISTING	T&G TONGUE AND GROOVE
EA. EACH	TYP. TYPICAL
EL. ELEVATION	T.O. TOP OF
ELEC. DLECTRICAL	T.O.S. TOP OF SLAB
EQ. EQUAL	U.O.N. UNLESS OTHERWISE NOTED
EXP. EXPANSION	VERT. VERTICAL
F. FURNACE	VEST. VESTIBULE
F.D. FLOOR DRAIN	V.I.F. VERIFY IN FIELD
FDN. FOUNDATION	W. WASHER
FIN. FINISH	W/ WITH
F.F.E. FINISH FLOOR ELEVATION	W.H. WATER HEATER
F.F.C. FINISH CEILING ELEVATION	W.C. WATER CLOSET
FLR. FLOOR	WD. WOOD
F.O.C. FACE OF CONCRETE	W.I. WROUGHT IRON
FT. FOOT OR FEET	W.I.C. WALK-IN CLOSET
FTG. FOOTING	W/O WITHOUT
FURR. FURRING	W.O. WHERE OCCURS
G.B. GRAB BAR	WP. WATERPROOF
GL. GLASS	WT. WEIGHT
GRND. GROUND	< ANGLE
GRD. GRADE	@ AT
GYP. GYPSUM	Ø DIAMETER
H.B. HOSE BIB	# POUND OF NUMBER
HDWD. HARDWOOD	
HORIZ. HORIZONTAL	
HGT. HEIGHT	
I.D. INSIDE DIAMETER	
INSUL. INSULATION	
INT. INTERIOR	
JT. JOINT	
KIT. KITCHEN	
LAM. LAMINATE	
LAV. LAVATORY	
LT. LIGHT	
MAX. MAXIMUM	
M.C. MEDICINE CABINET	
MECH. MECHANICAL	
MIN. MINIMUM	
MIR. MIRROR	
MISC. MISCELLANEOUS	
MTL. METAL	
MDF MEDIUM DENSITY FIBERBOARD	
'N' OR (N) NEW	
N.I.C. NOT IN CONTRACT	
NO. NUMBER	
N.T.S. NOT TO SCALE	
O.C. ON CENTER	
O.D. OUTSIDE DIAMETER	
O.D. OVERFLOW DRAIN	
OPNG. OPENING	
OPP. OPPOSITE	

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO 2013 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
- CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
- ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.
- COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
- ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
- ALL WOOD, INCLUDING POSTS WITHIN 6" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETED OR MASONRY FOUNDATIONS PER C.B.C. 2306.4
- VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
- MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- PLUMING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
- AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGHED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION , AND INSTALLED R-VALUE.
- THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F. TYPICAL.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.
-



VICINITY
MAP

N.T.S.

PROJECT DATA

OWNER: EAST WEST INVESTMENT INC.
ADDRESS: 2514 BALBOA ST., SAN FRANCISCO, CA 94121

LOT: 015 OF BLOCK: 1569
ZONING DISTRICT: RH-2
OF UNIT: 1(EXISTING), 2(PROPOSED)
OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V NON-RATED
SPRINKLERED: UNDER SEPARATE PERMIT (NFPA 13)
LOT AREA: 2,500 SQ. FT.

SCOPE OF WORK: (1) VERTICAL & HORIZONTAL ADDITION
(2) LEGALIZE AS-BUILD KITCHEN ON 1ST FLOOR AS 2ND UNIT PER PLAN.

FLOOR AREA:	EXISTING	PROPOSED
1ST FLOOR	1,193 S.F. (GARAGE INCLUDED)	1,761 S.F (GARAGE INCLUDED)
2ND FLOOR/COMMON AREA	1,196 S.F.	1,736 S.F.
3RD FLOOR	0 S.F.	1,729 S.F.
TOTALS	2,389 S.F.	5,226 S.F.

GOVERNING CODES

CALIFORNIA BUILDING CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA BUILDING CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA MECHANICAL CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA PLUMBING CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA ELECTRICAL CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA FIRE CODE-2013 EDITION (W/SAN FRANCISCO AMENDMENT)

SHEET INDEX

T1.0 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

A1.0 SITE PLAN & PHOTOGRAPHS
A1.1 SITE PLAN

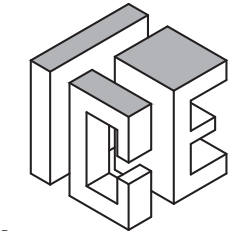
A2.0 FLOOR PLANS
A2.1 FLOOR PLANS & ROOF PLAN

A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A3.3 ELEVATIONS

A4.0 SECTIONS
A5.0 SCHEDULE

DRAWING LEGEND:	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH R13 INSULATION
	KEY NOTES

SYMBOLS	
	SECTION NO.
	SHEET NO.
	DETAIL
	SHEET NO.
	KEY NOTES NO.



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APPLICANT:
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2514 BALBOA STREET
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SHEET TITLE:

COVER SHEET

PROJECT ADDRESS:

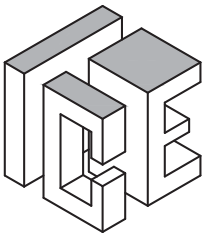
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015



NOTES	BY
	T.C.
	T.C./T.Y.
	T.Y.
	COMMISSION COMMENTS 180213
	T.C./T.Y.

DATE	06/12/2014
SCALE	AS NOTED
DRAWN	J.C.
JOB	141206
SHEET	

T1.0
OF SHEETS



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SITE PLAN AND PHOTOGRAPHS

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180119	T.Y.
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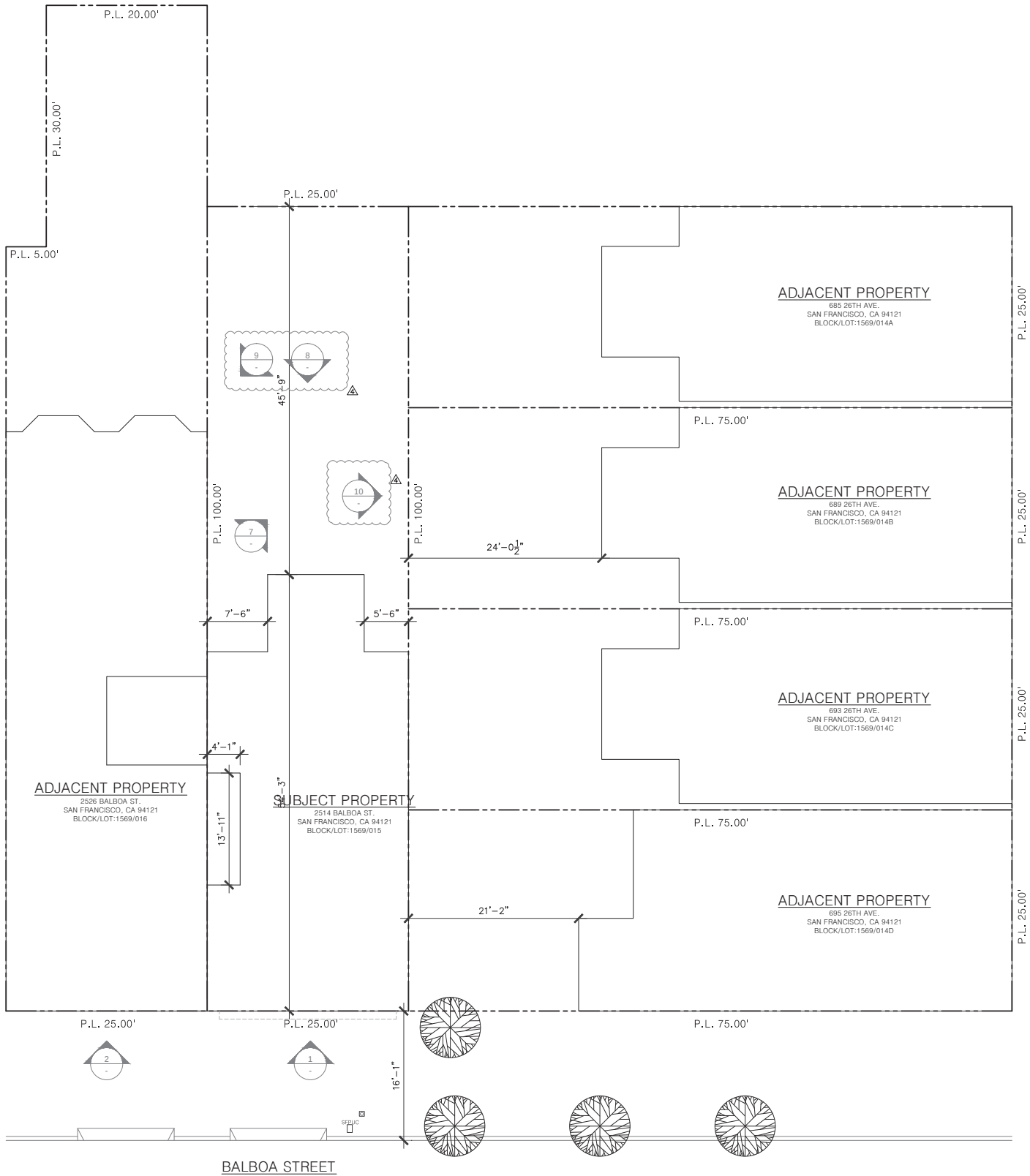


PHOTO #1

PHOTO #2

PHOTO #3



PHOTO #4

PHOTO #5

PHOTO #6



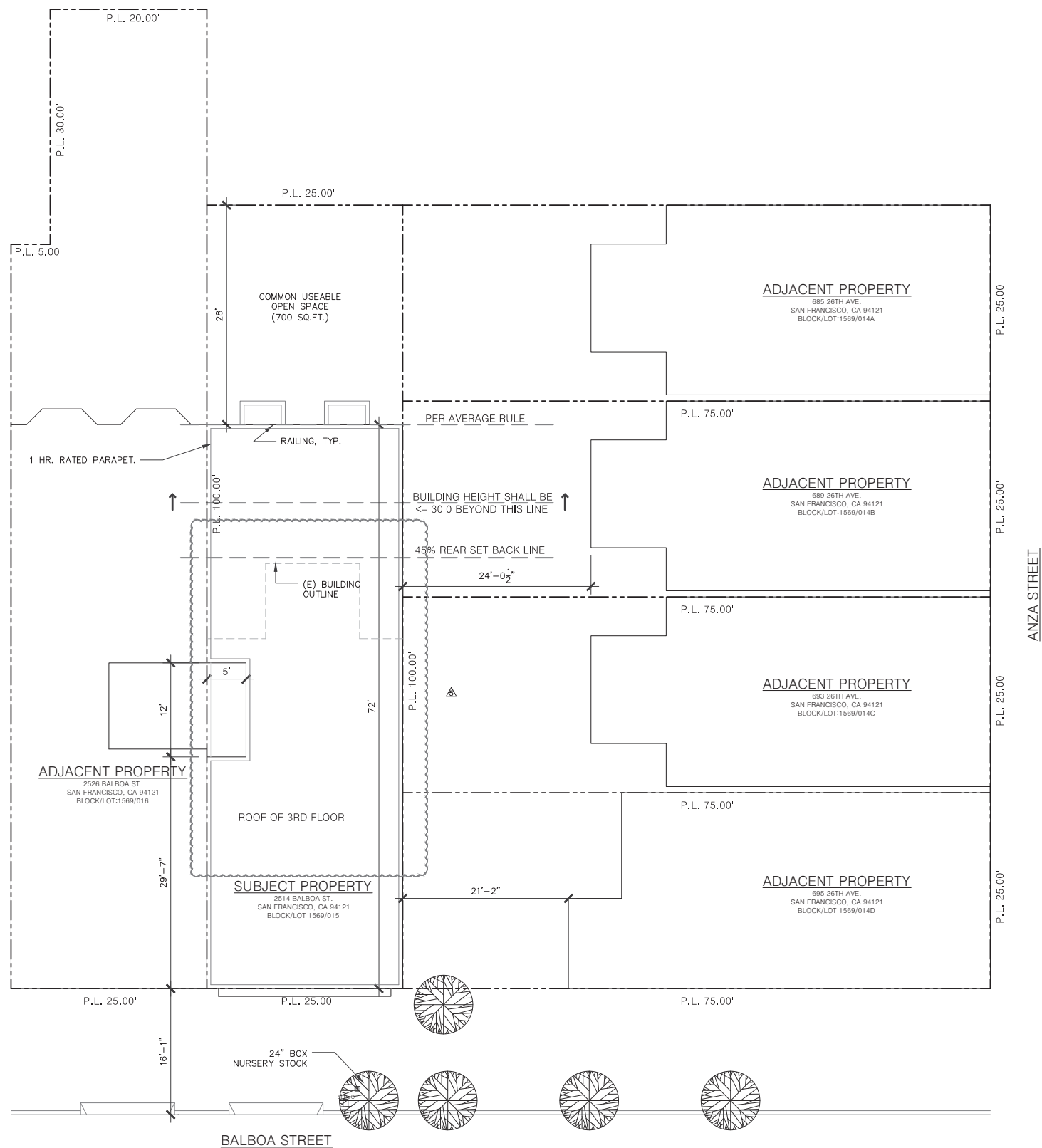
PHOTO #7

PHOTO #8

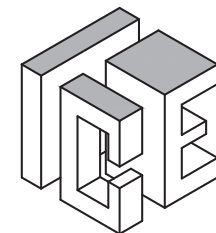


PHOTO #9

PHOTO #10



(N) SITE PLAN
1/8" = 1'-0"



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SITE PLAN

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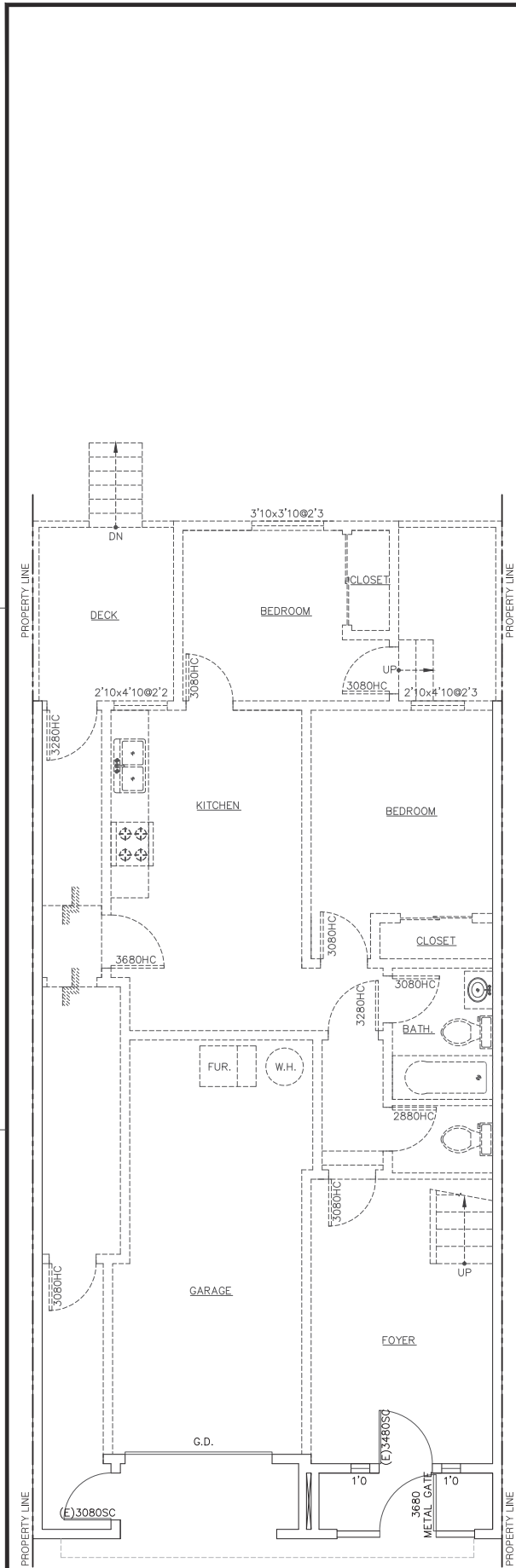
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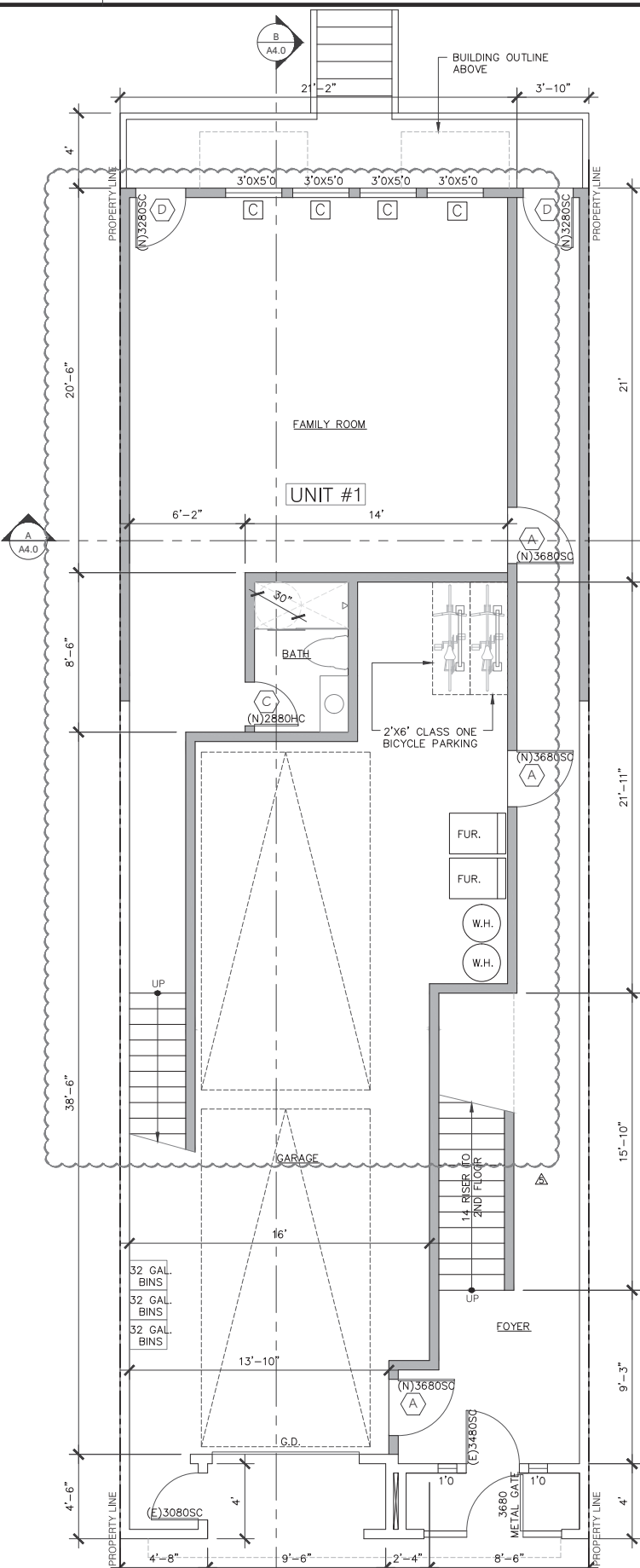
NOTES	BY
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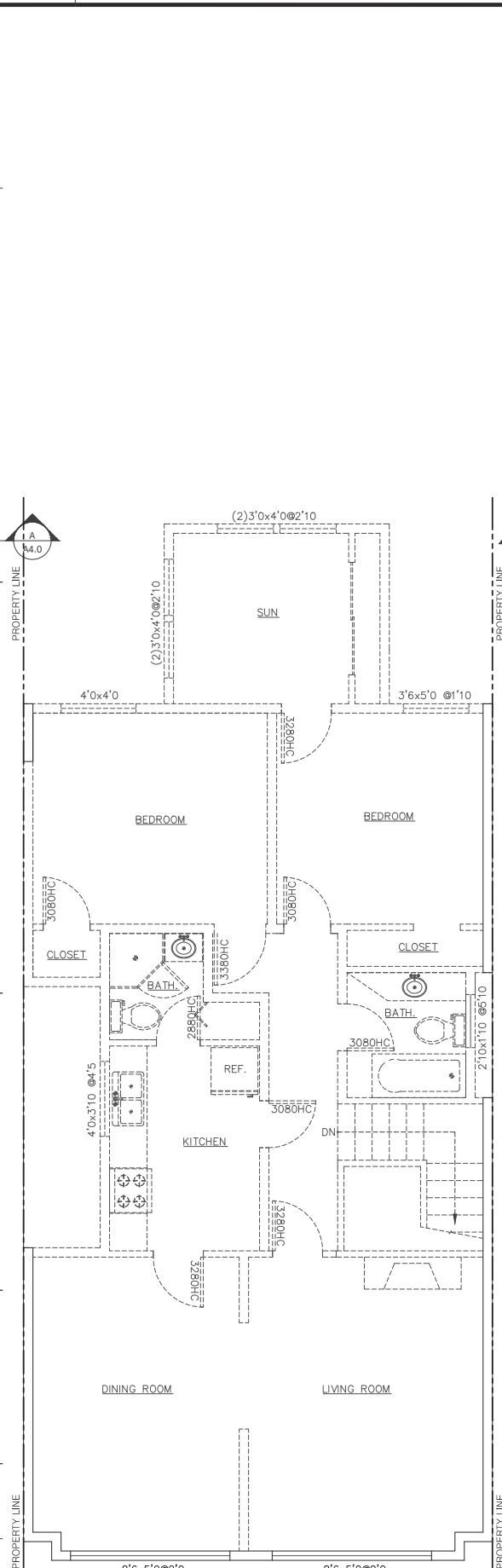
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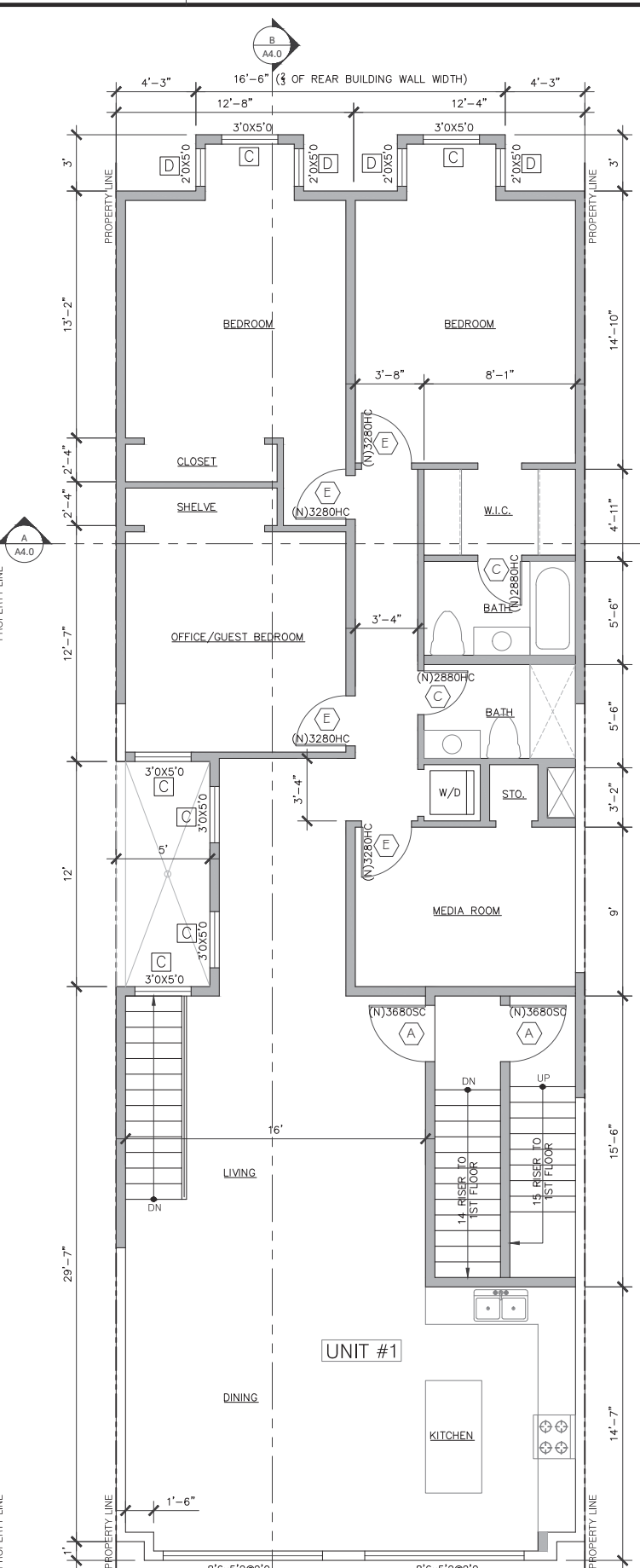
EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"
2514 BALBOA ST.



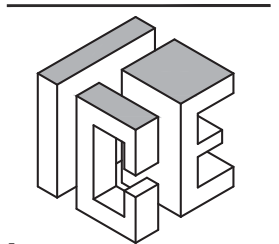
PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"
2514 BALBOA ST.



EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"
2514 BALBOA ST.



PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"
2514 BALBOA ST.



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FLOOR PLANS

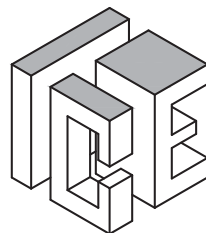
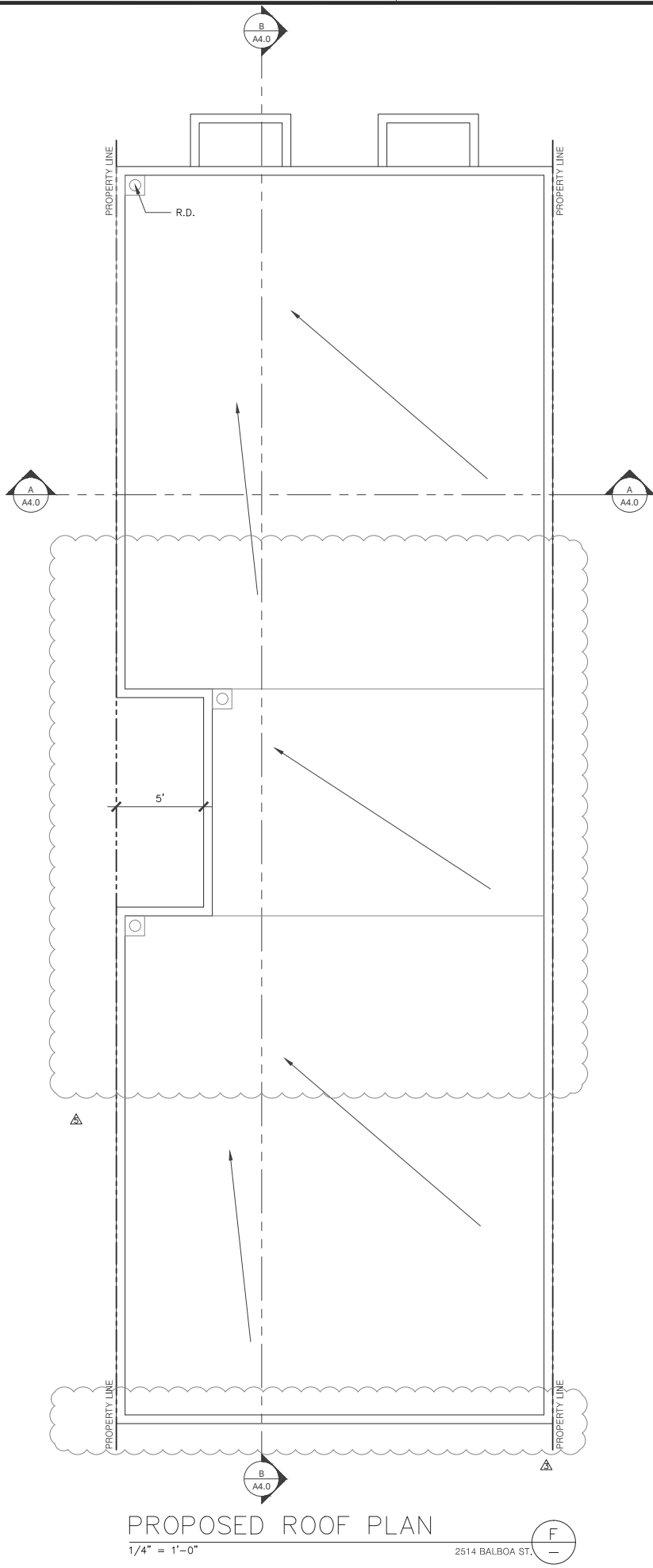
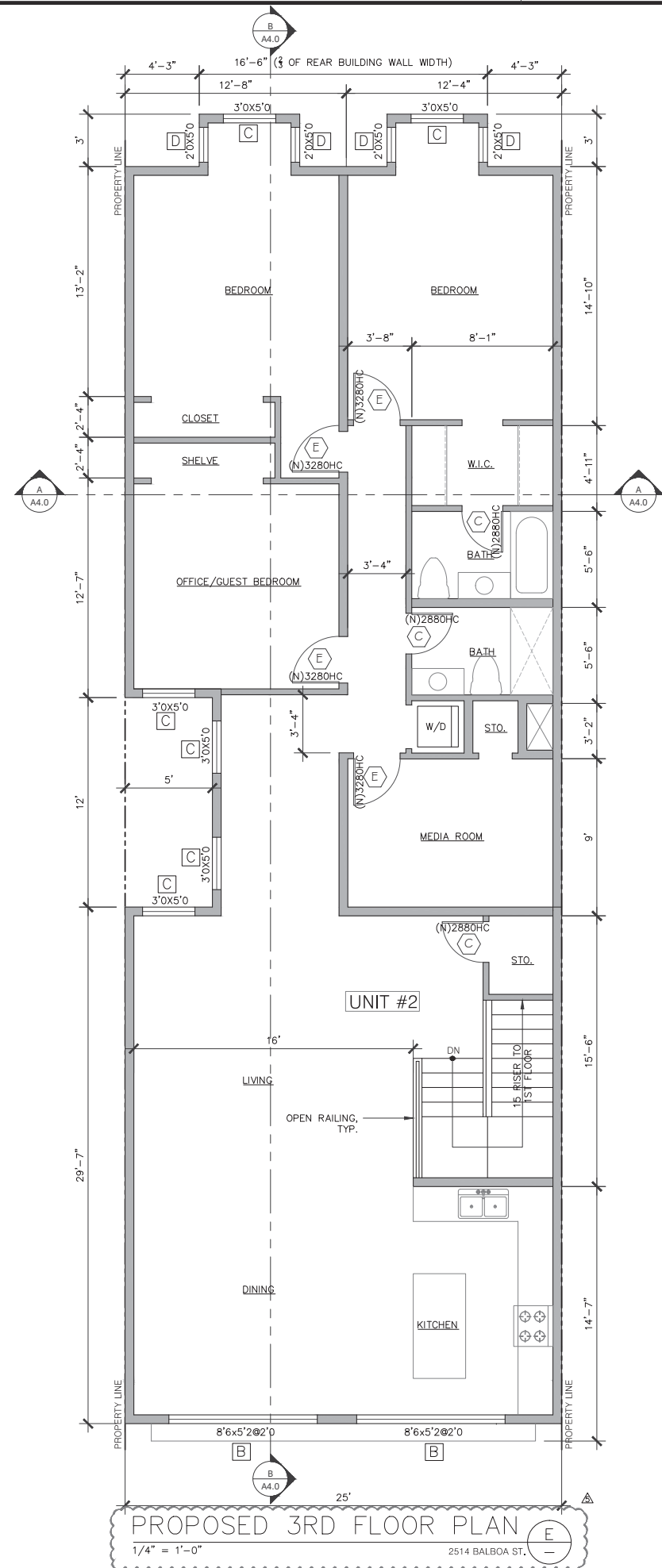
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SHEET TITLE:

FLOOR PLANS &
ROOF PLAN

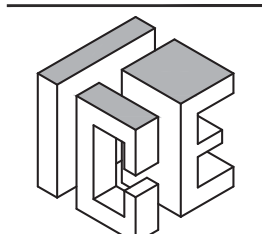
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ELEVATIONS

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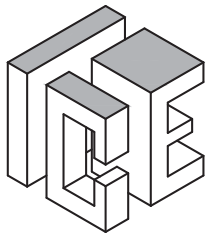
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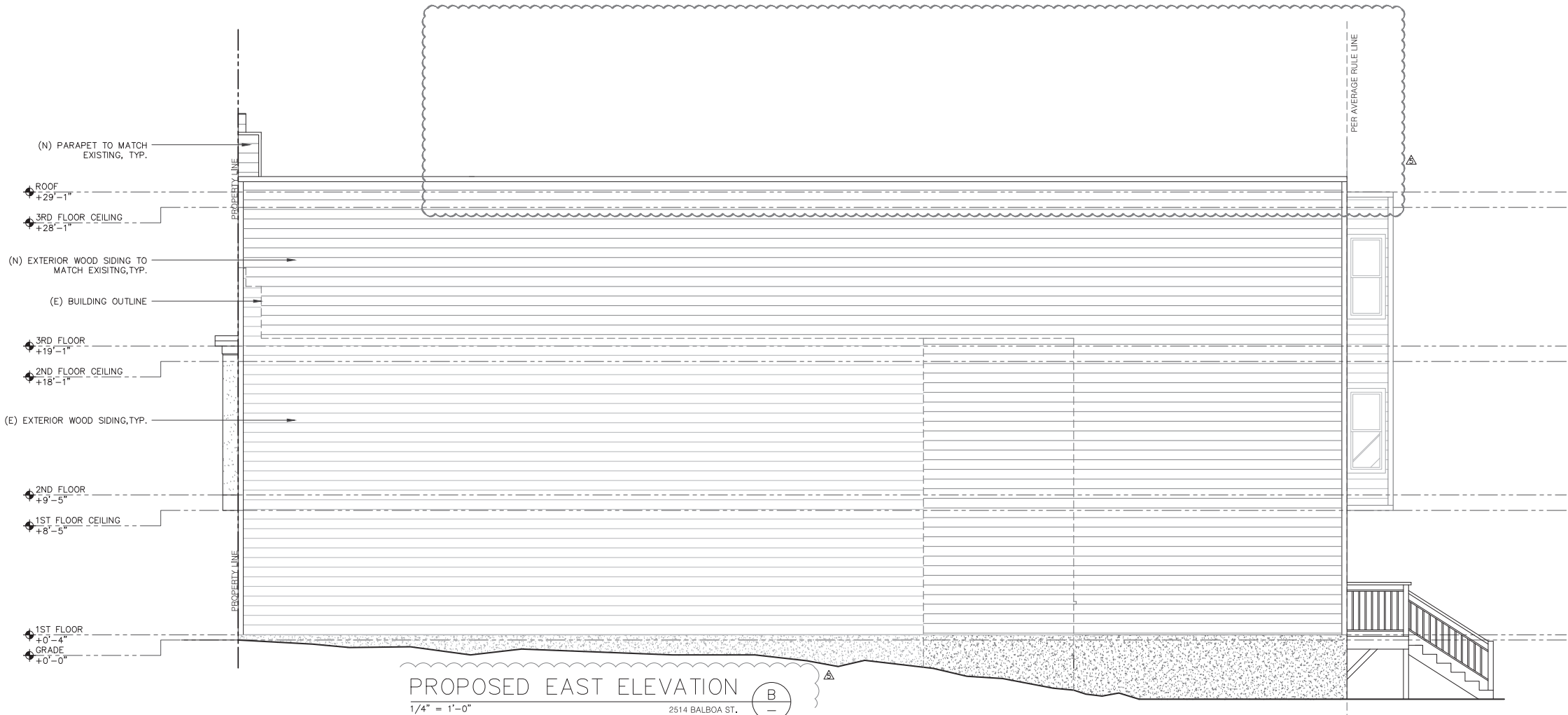
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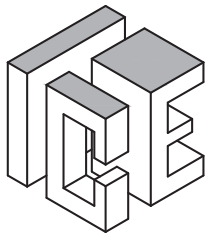
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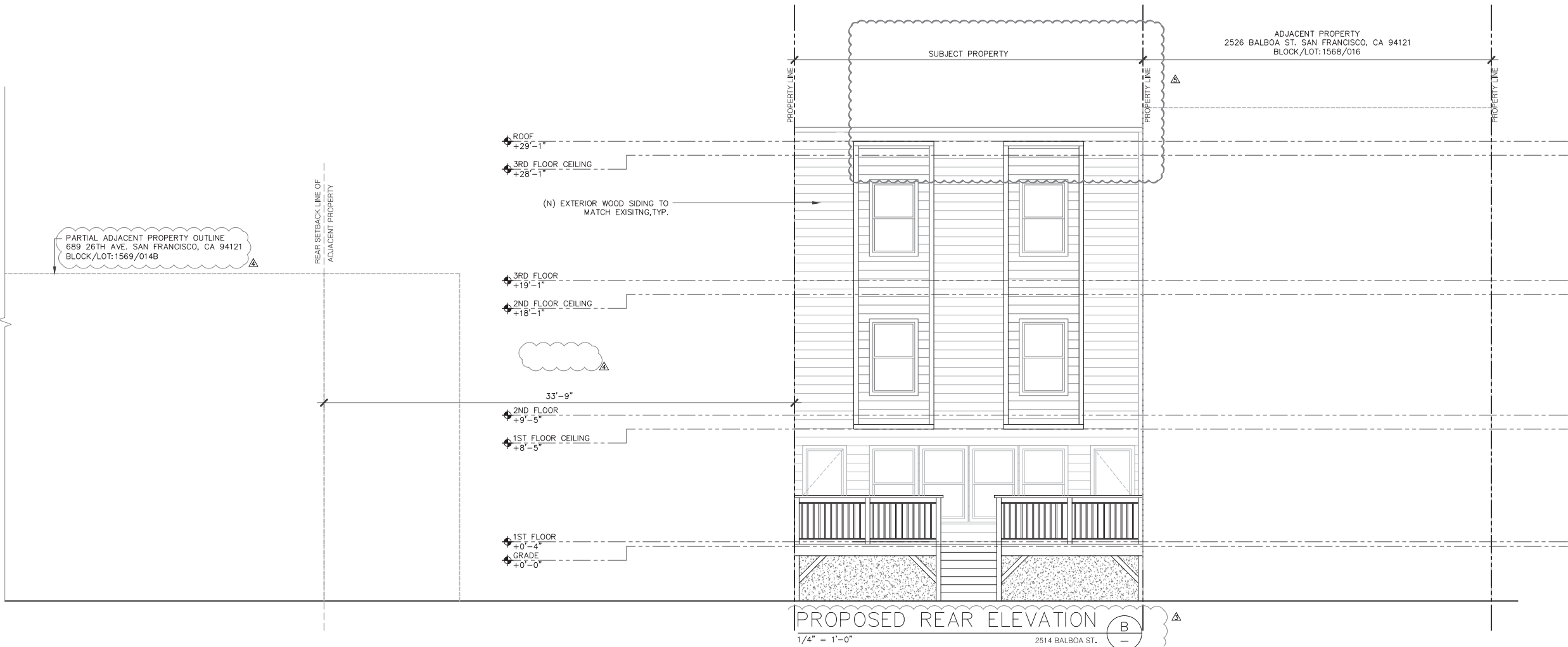
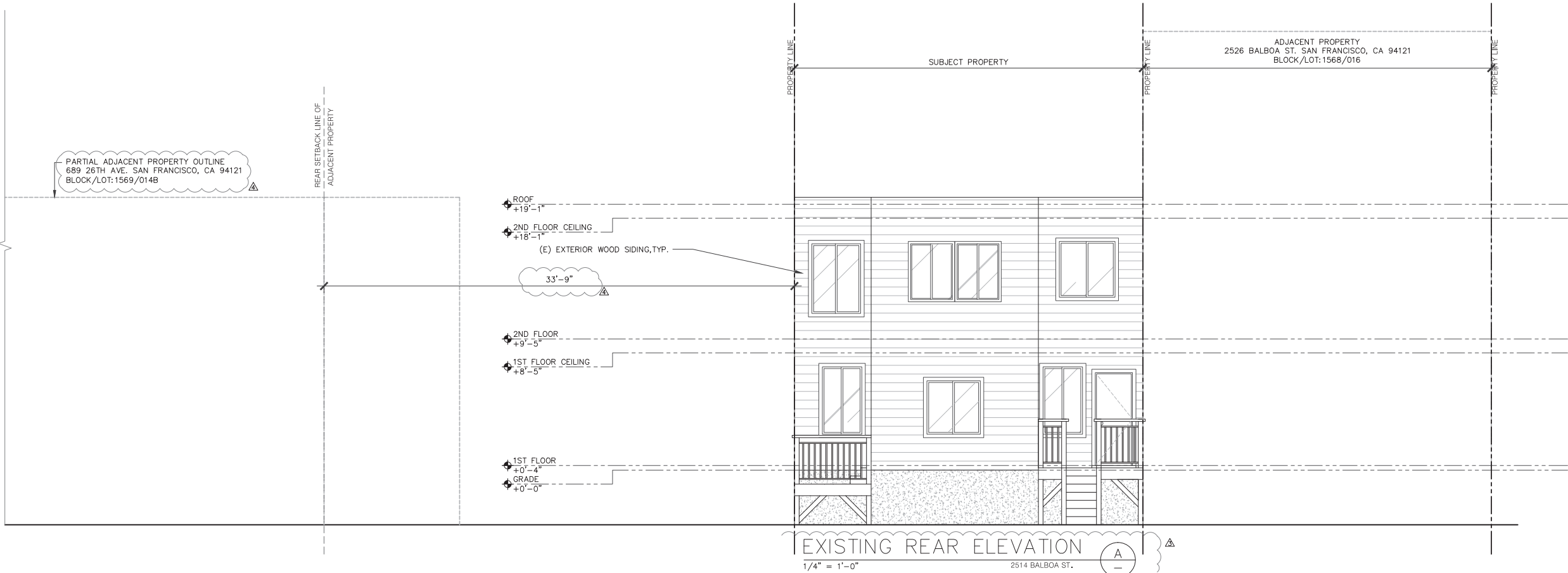
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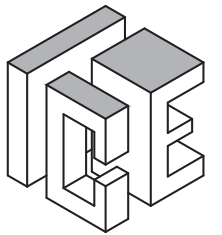


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A3.2
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SHEET TITLE:

ELEVATIONS

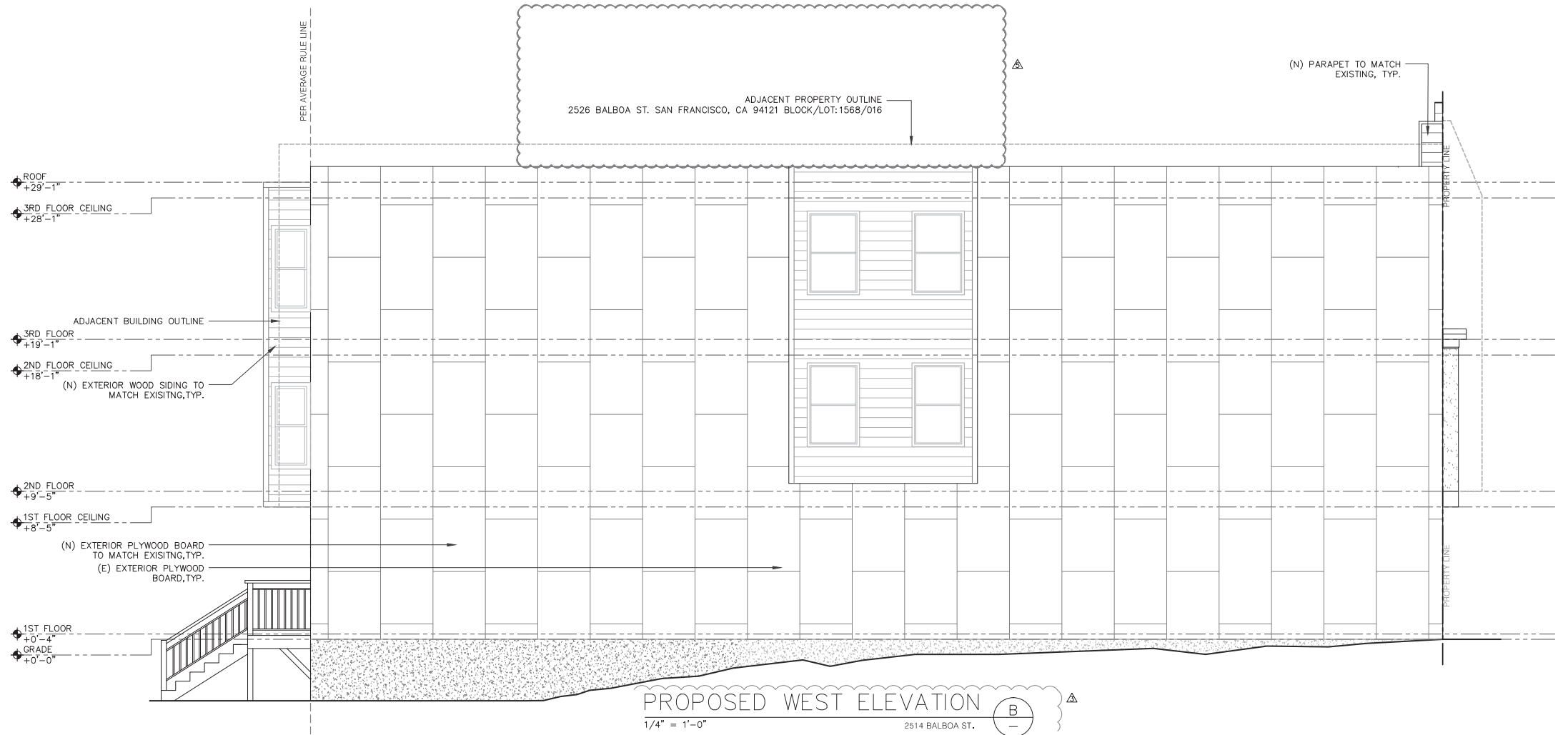
PROJECT ADDRESS:
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015

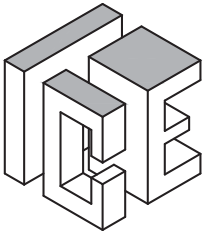


NOTES	BY
△	
△ 160502	T.C.
△ 170622	T.C./T.Y.
△ 180119	T.Y.
△ COMMISSION COMMENTS 180213	T.C./T.Y.
△	

DATE 06/12/2014
SCALE AS NOTED
DRAWN J.C.
JOB 141206
SHEET

A3.3
OF SHEETS





INNOVATIVE
CONSULTING
ENGINEER

90 South Spruce Ave # K
S. San Francisco, CA 94080
(650) 741-6968
(650) 741-6968
info@innovativeinc.com

APPLICANT:
EAST WEST INVESTMENT INC.
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
415-680-5543

SHEET TITLE:

SECTIONS

PROJECT ADDRESS:
2514 BALBOA STREET
SAN FRANCISCO, CA 94121
BLOCK/LOT: 1569/015



LATITUDINAL SECTION
1/4" = 1'-0"
2514 BALBOA ST.



LONGITUDINAL SECTION
1/4" = 1'-0"
2514 BALBOA ST.

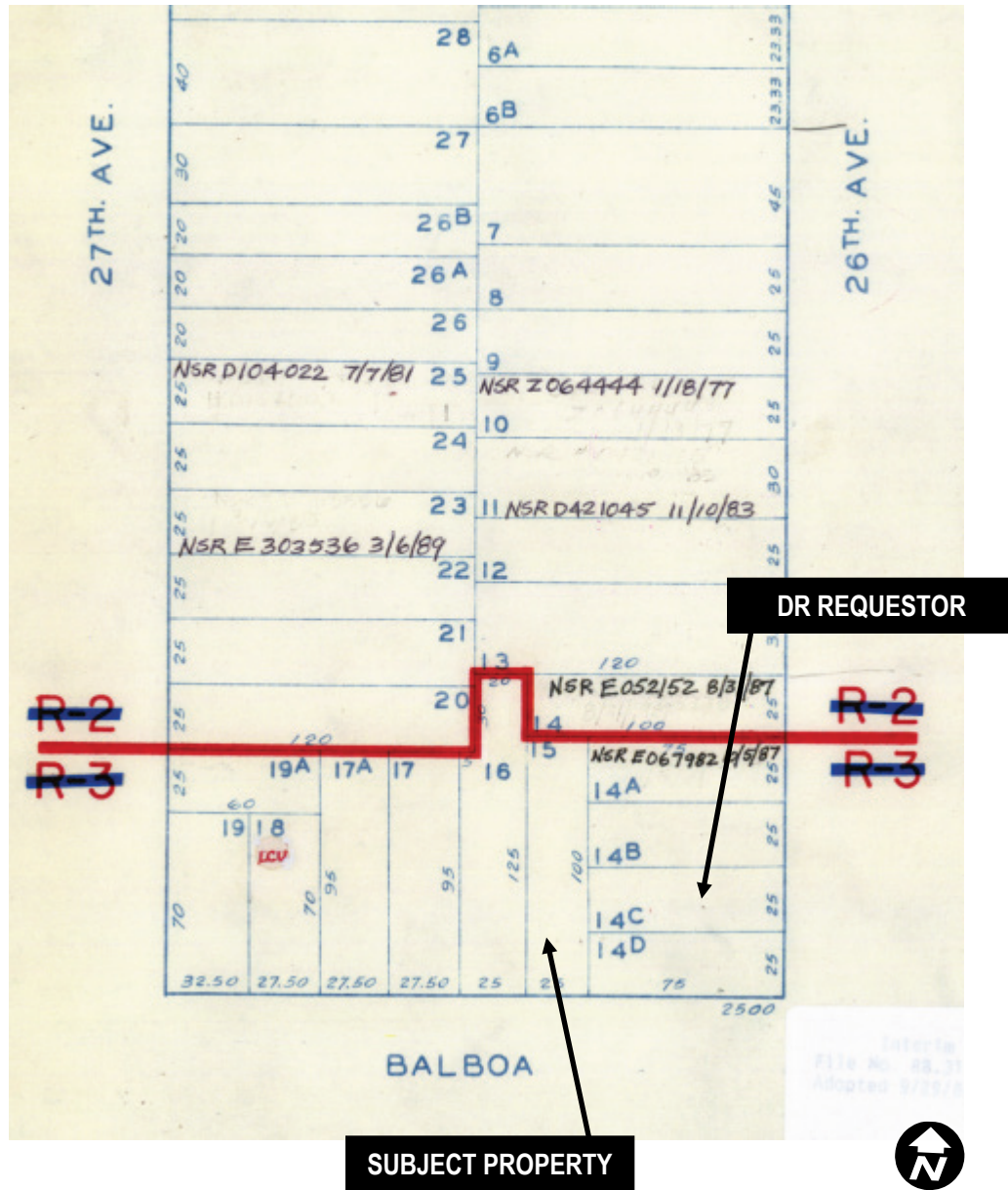


NOTES	BY
△	
△ 160502	T.C.
△ 170622	T.C./T.Y.
△ 180119	T.Y.
△ COMMISSION COMMENTS 180213	T.C./T.Y.
△	

DATE 06/12/2014
SCALE AS NOTED
DRAWN J.C.
JOB 141206
SHEET

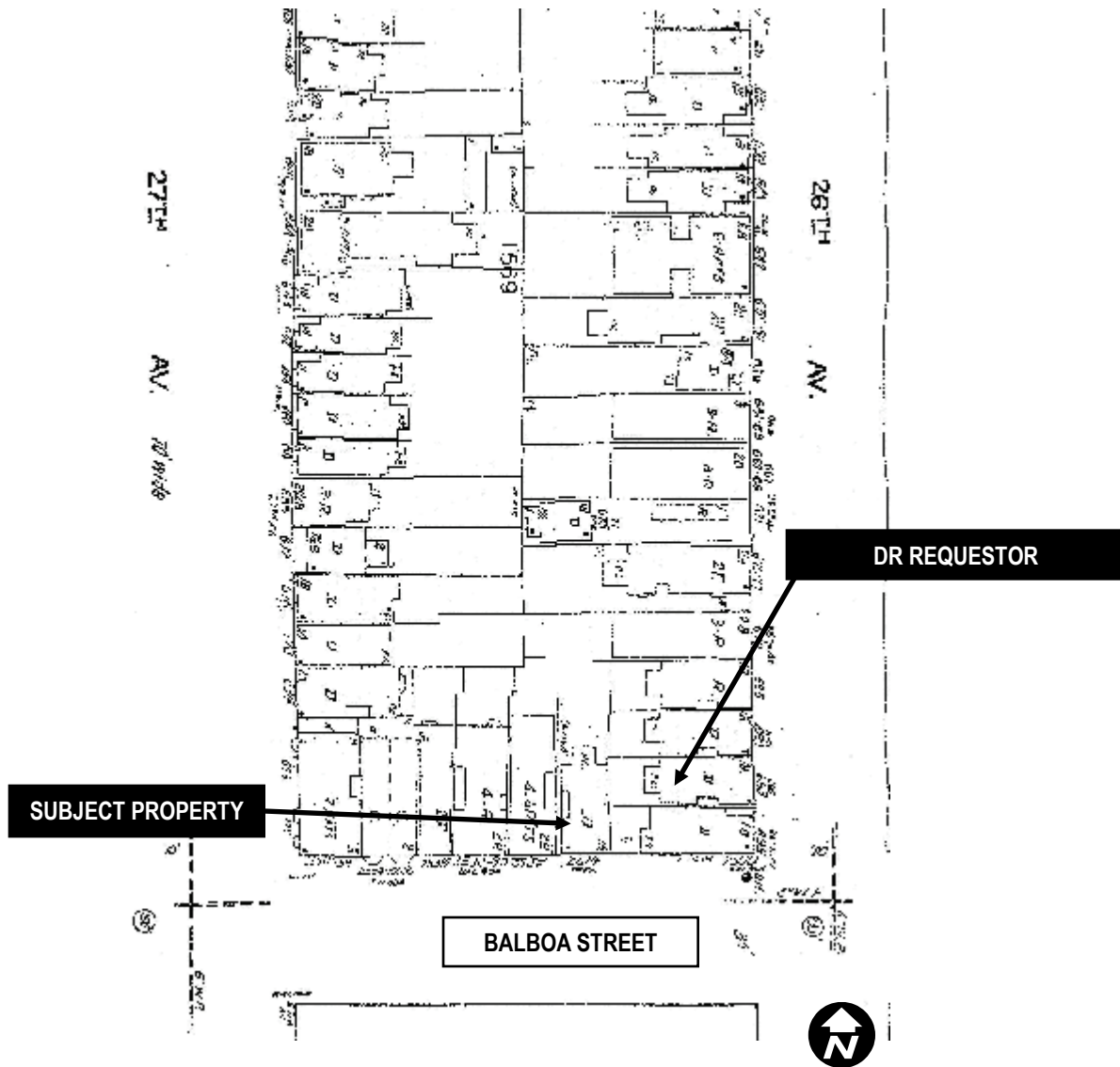
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OF SHEETS

Parcel Map



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

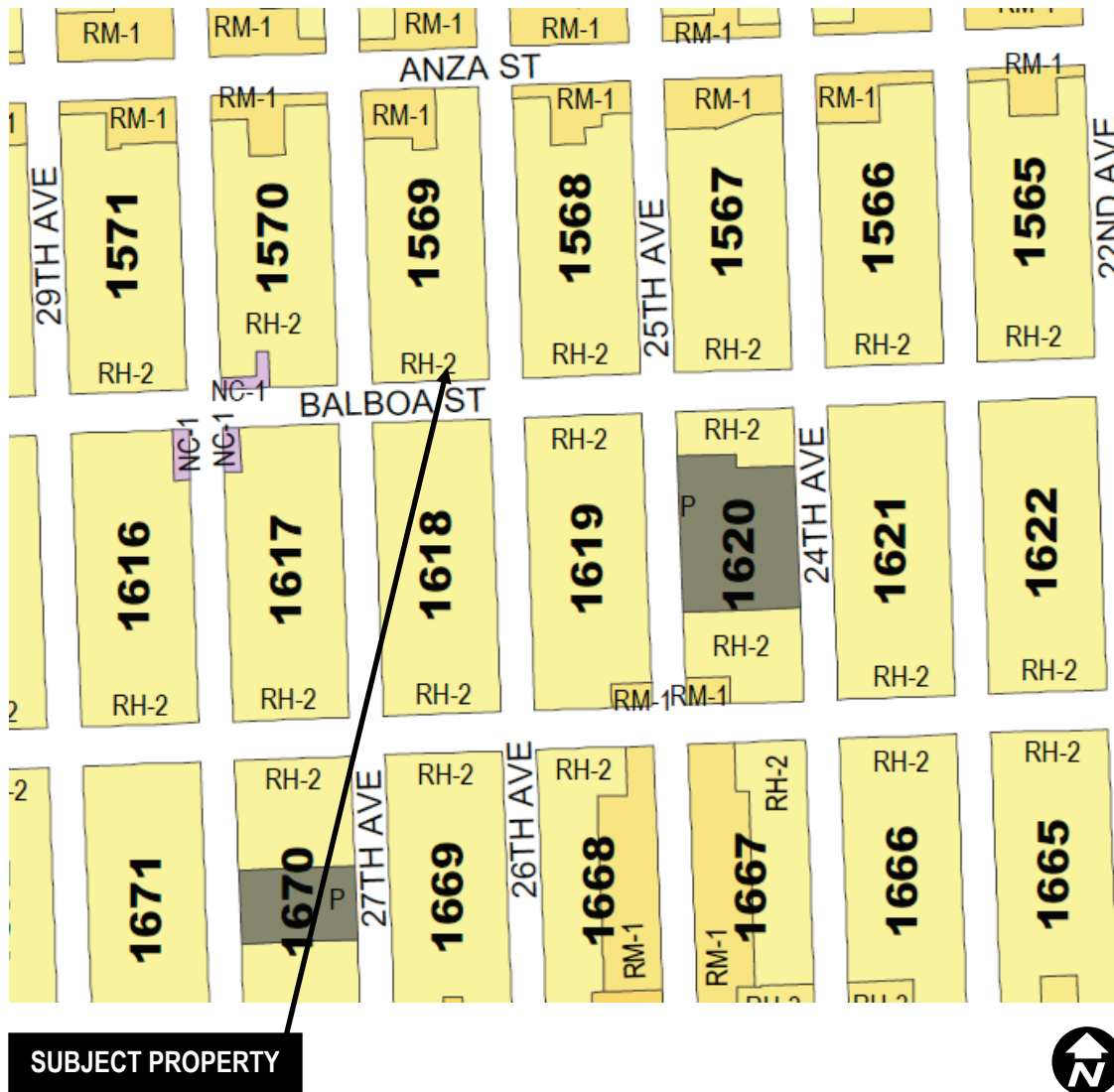
Sanborn Map*



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

Zoning Map



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

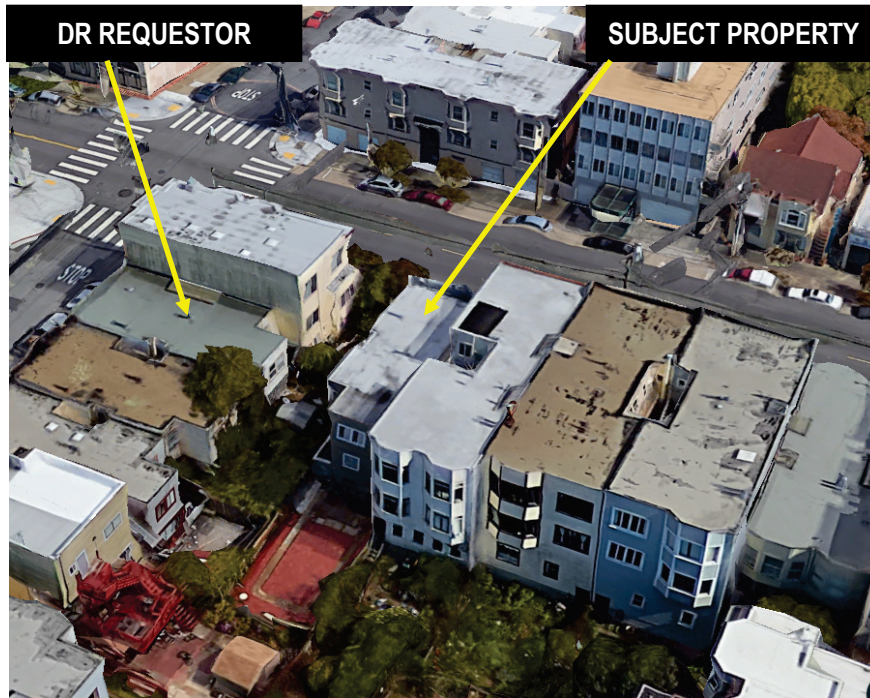
Aerial Photo



#	Number of opposition letters.
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Aerial Photos



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

Site & Context Photos



SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street

Site Photos

Street Facade



DR REQUESTOR

SUBJECT PROPERTY



Rear Facade

Discretionary Review Hearing
Case Number 2015-001542DRP
2514 Balboa Street