



# 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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Suite 400  
San Francisco,  
CA 94103-2479

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Information:  
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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, August 27, 2014**  
Time: **9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance (Front Yard, Rear Yard)**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>3332 Folsom St</b>	Case No.:	<b>2013.0772V</b>
Cross Street(s):	<b>Stoneman St.</b>	Building Permit:	<b>2013.11.01.0935</b>
Block / Lot No.:	<b>5544/007</b>	Applicant/Agent:	<b>Joram Altman</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>415-282-2626</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>joram@jsaarchiect.com</b>

### PROJECT DESCRIPTION

The proposed project is a rear addition, a side infill at the front, and a vertical addition which includes raising the existing building 42 inches to accommodate a new garage. A new entry stair is also proposed to accommodate the change in height.

**PER SECTION 132 OF THE PLANNING CODE** the subject project is required to provide a front setback of approximately 5 feet 10 inches. The existing front setback is 4 feet 4 inches. The project raises the existing non-complying building; therefore, the project requires a variance.

**PER SECTION 242 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 36 feet. The proposed ground floor addition would encroach approximately 10 feet 2 inches into the required rear yard and result in a rear setback of approximately 27 feet and 5 inches; therefore, the project requires a variance.

### ADDITIONAL INFORMATION

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

Planner: **Jeffrey Speirs** Telephone: **415-575-9106** E-Mail: [Jeffrey.speirs@sfgov.org](mailto:Jeffrey.speirs@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/2013.0772V.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. **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.

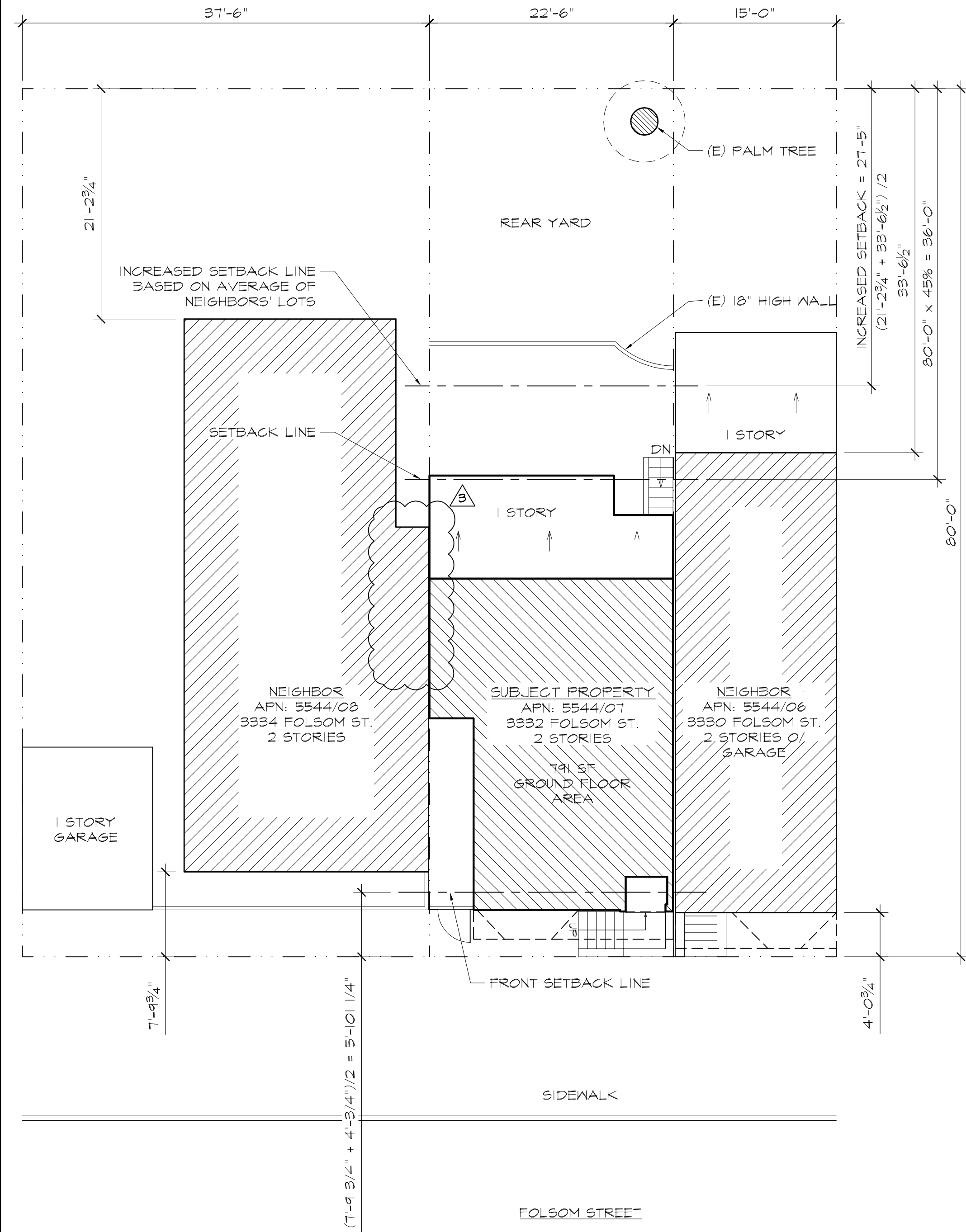
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

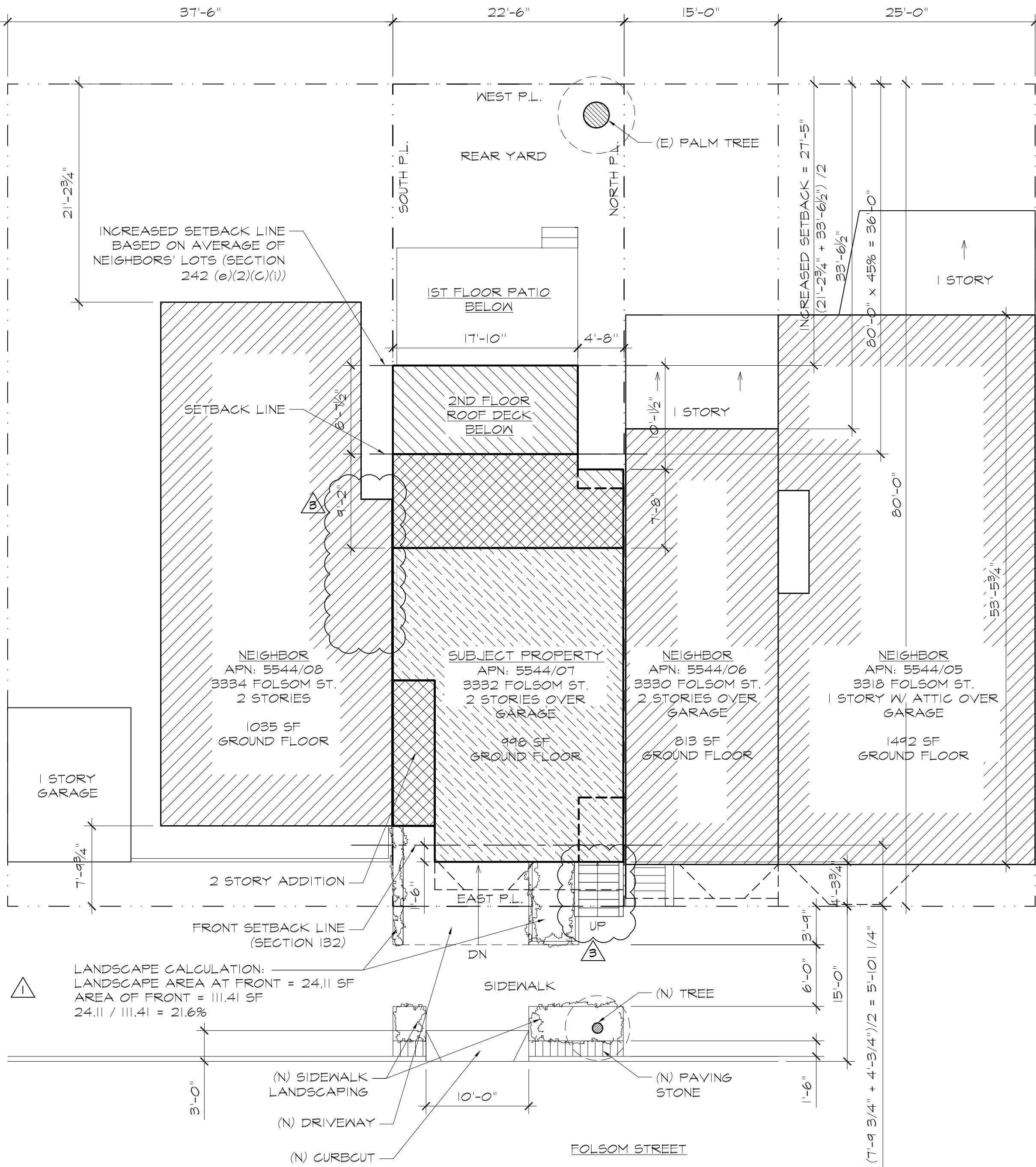
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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.





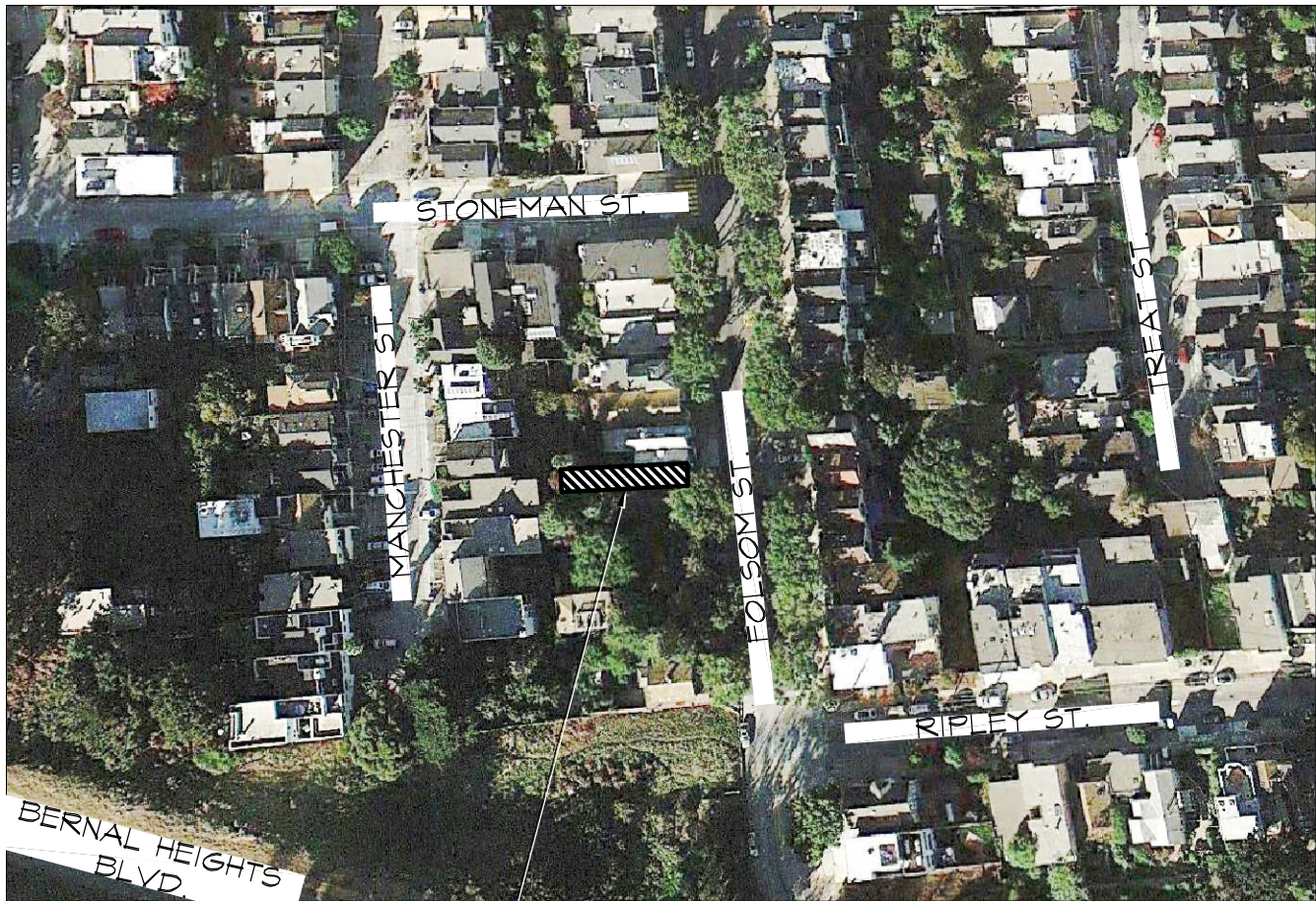
EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



NEW SITE PLAN  
SCALE: 1/8" = 1'-0"

LEGEND

- LEVEL 1 ONE STORY ADDITION  
LEVEL 2 SECOND STORY ADDITION  
(E) ROOF RAISED 3'-0"



LOCATION MAP

SHEET INDEX

- ARCHITECTURAL:  
A0.1 SITE PLAN & PROJECT DATA  
A1.1 EXISTING / DEMO PLANS  
A1.2 EXISTING / DEMO ROOF PLAN & SECTIONS  
A1.3 DEMOLITION CALCULATION  
A2.1 REMODELED PLANS  
A2.2 REMODELED PLANS  
A3.1 EXISTING ELEVATIONS  
A3.2 EXISTING ELEVATIONS  
A3.3 REMODELED ELEVATIONS  
A3.4 REMODELED ELEVATIONS  
A4.1 REMODELED SECTIONS  
A4.2 REMODELED SECTIONS

PROJECT SCOPE OF WORK

The rear bedroom and kitchen expanded into the rear yard. New roof deck over the expanded kitchen. The building raised 42" to accommodate new required parking. Existing side yard in-filled at the front of the building. Entry stair replaced. New master suite, bath and laundry room.

PROJECT INFORMATION

APPLICABLE CODES: 2010 CALIFORNIA CBC W/SAN FRANCISCO AMENDMENTS, CFC, CMC, CEC AND SFBC

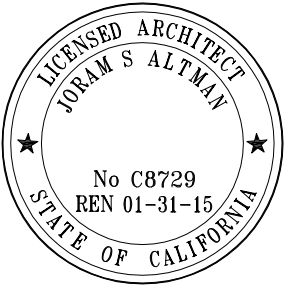
OCCUPANCY GROUP: R-3 & U

CONSTRUCTION TYPE: V-B

STORIES: (N) BASEMENT/(E) 2 STORIES

SF AREA TABLE					
	EXISTING	NEW		TOTAL	
		USABLE	GARAGE	USABLE	GARAGE
BASEMENT	0	205	778	205	778
FIRST FLOOR	791.5	204.3		995.8	
SECOND FLOOR	656.8	262.4		919.2	
TOTAL	1448.3	671.7	778	2120	778
TOTAL GROSS SF = 2908					

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KENNEDY REMODEL  
3332 Folsom Street, San Francisco, CA 94110  
APN: 5544/007

ISSUED FOR:
9/27/12 As-built progress print
3/8/13 Client Mtg.
4/9/13 Historical Review/Client Issue
6/17/13 Pre-Application Mtg.
10/9/13 Issue for Site Permit
12/05/13 Rev. Site Permit/Variance
02/25/14 Rev. Site Permit/Variance
03/06/14 Rev. Site Permit/Variance
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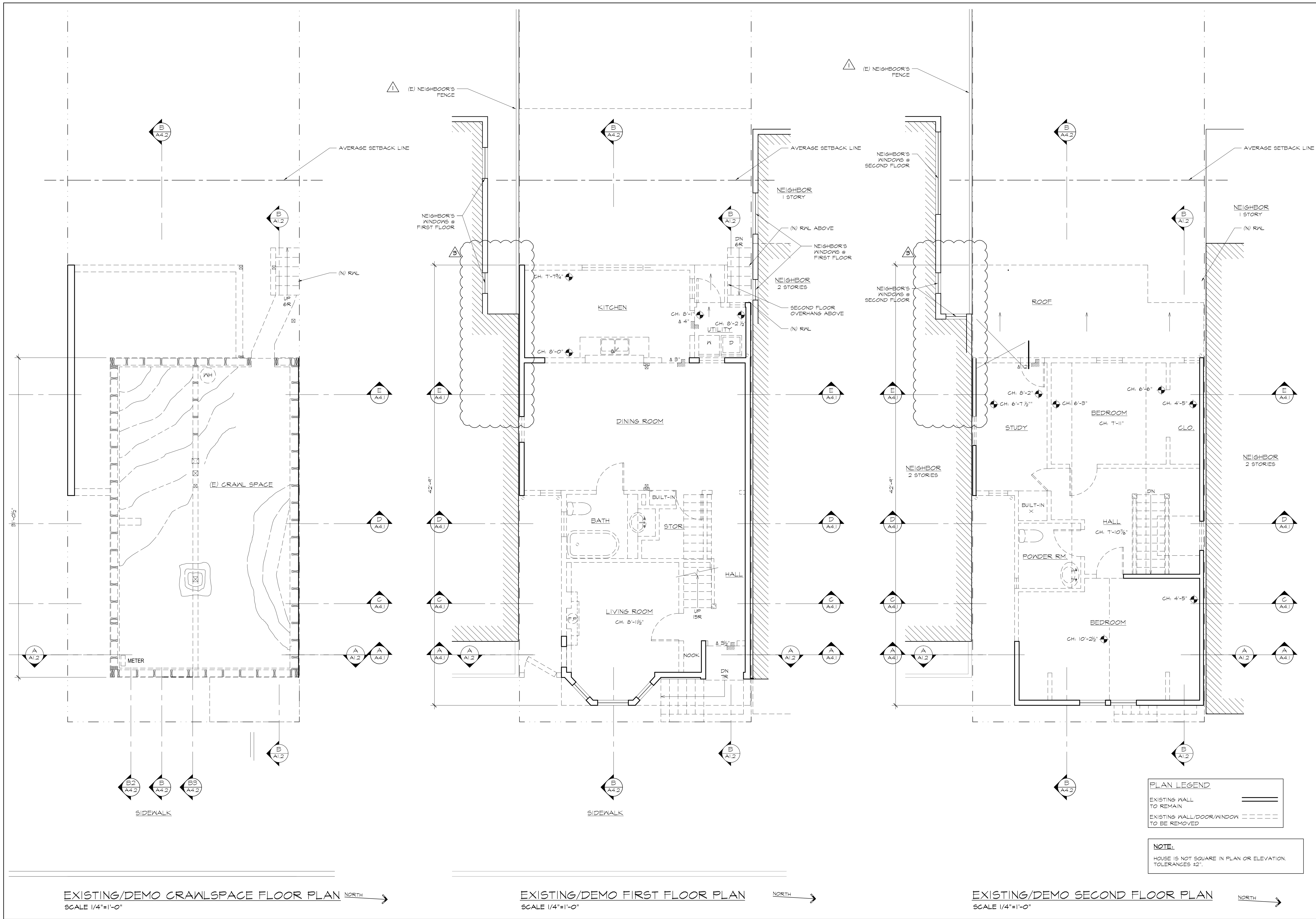
SHEET TITLE

Site Plan & Project Details

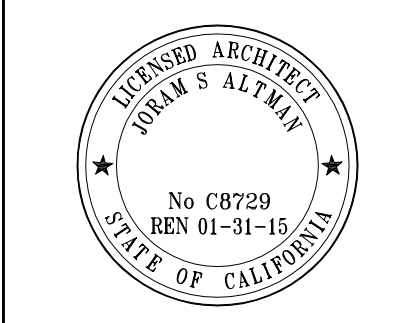
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DRAWN BY: GS, KC  
SCALE: AS NOTED

A0.1





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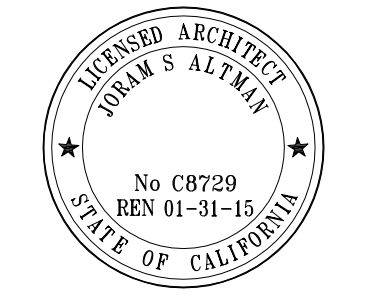
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SHEET TITLE

Existing/Demo Plans

JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

**A1.1**



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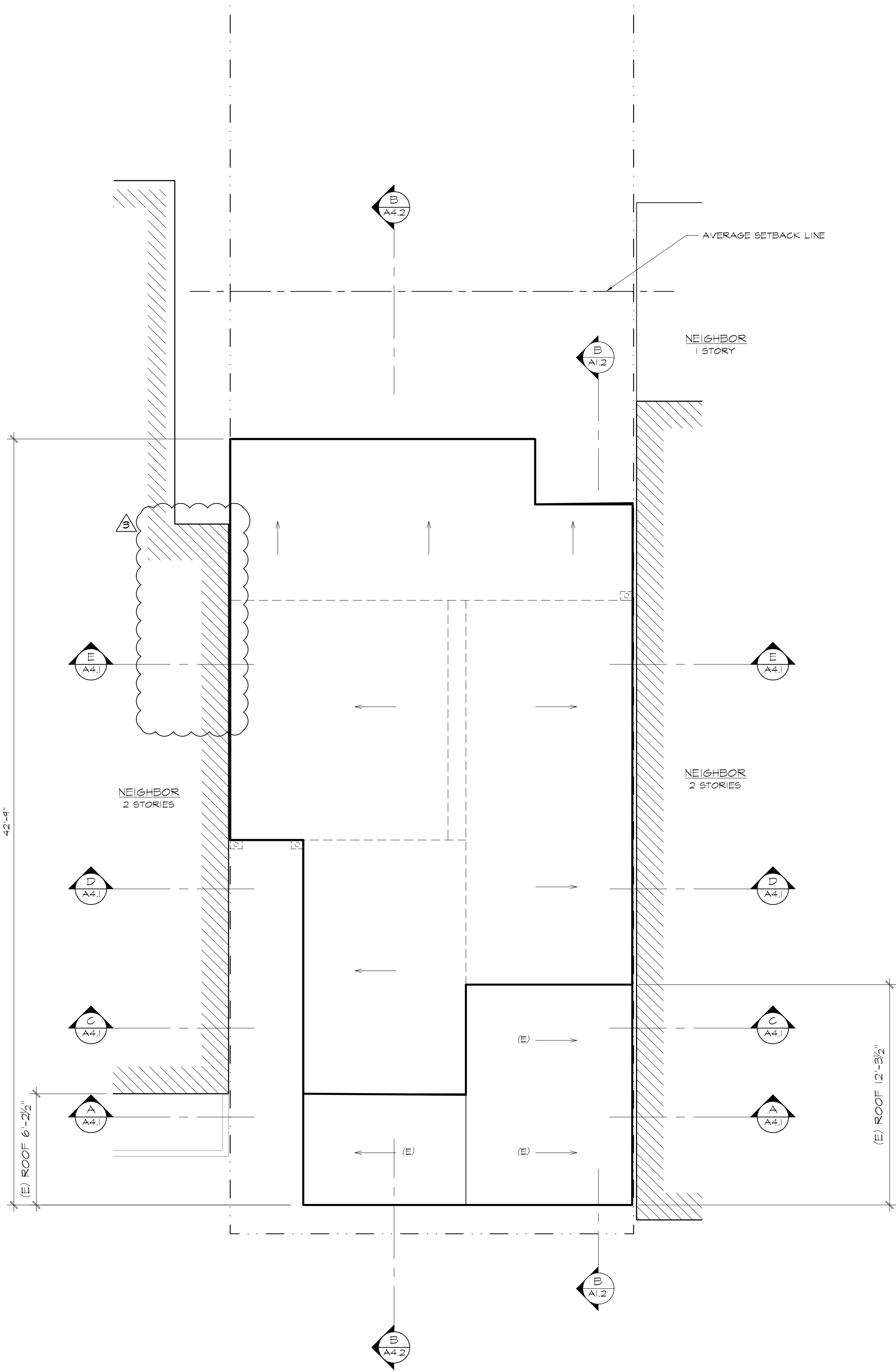
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03/06/14	Rev. Site Permit/Variance
06/05/14	Rev. Site Permit/Variance

SHEET TITLE

Existing/Demo  
Roof Plan &  
Existing Sections

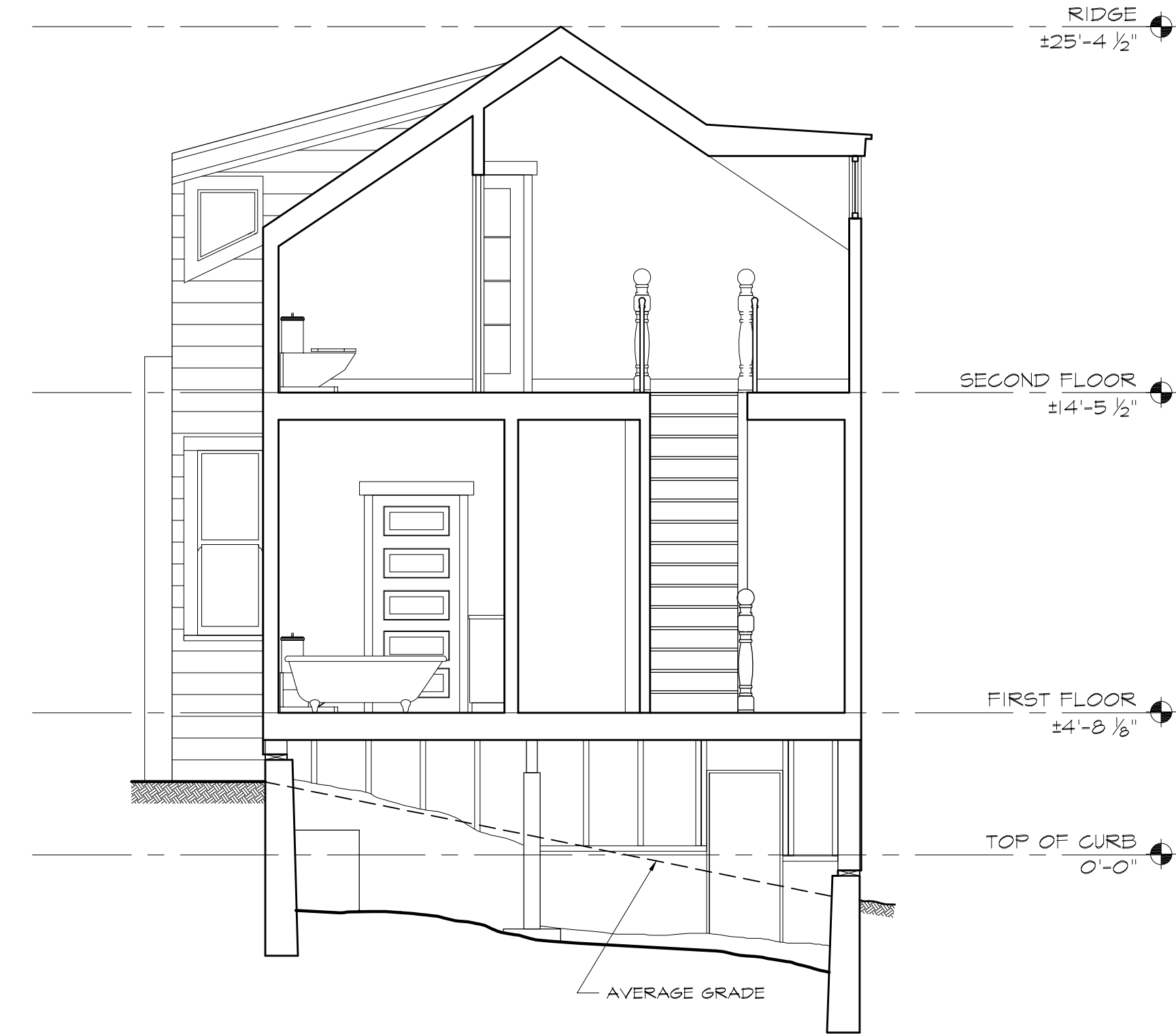
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DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

A1.2



PLAN LEGEND	
EXISTING WALL TO REMAIN	=====
EXISTING WALL/DOOR/WINDOW TO BE REMOVED	-----

EXISTING/DEMO ROOF PLAN  
SCALE 1/4"=1'-0"

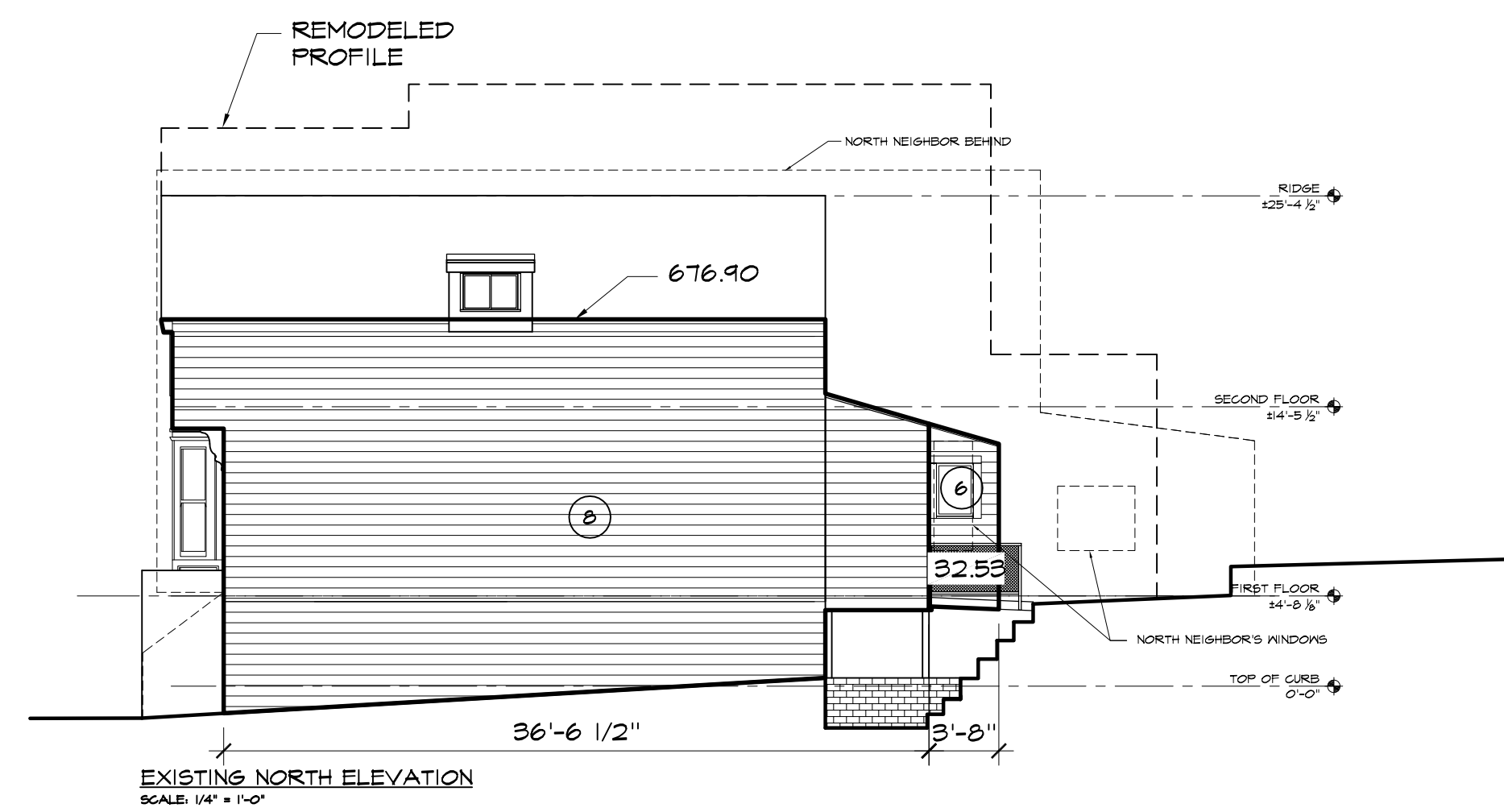


EXISTING SECTION A-A  
SCALE: 1/4" = 1'-0"



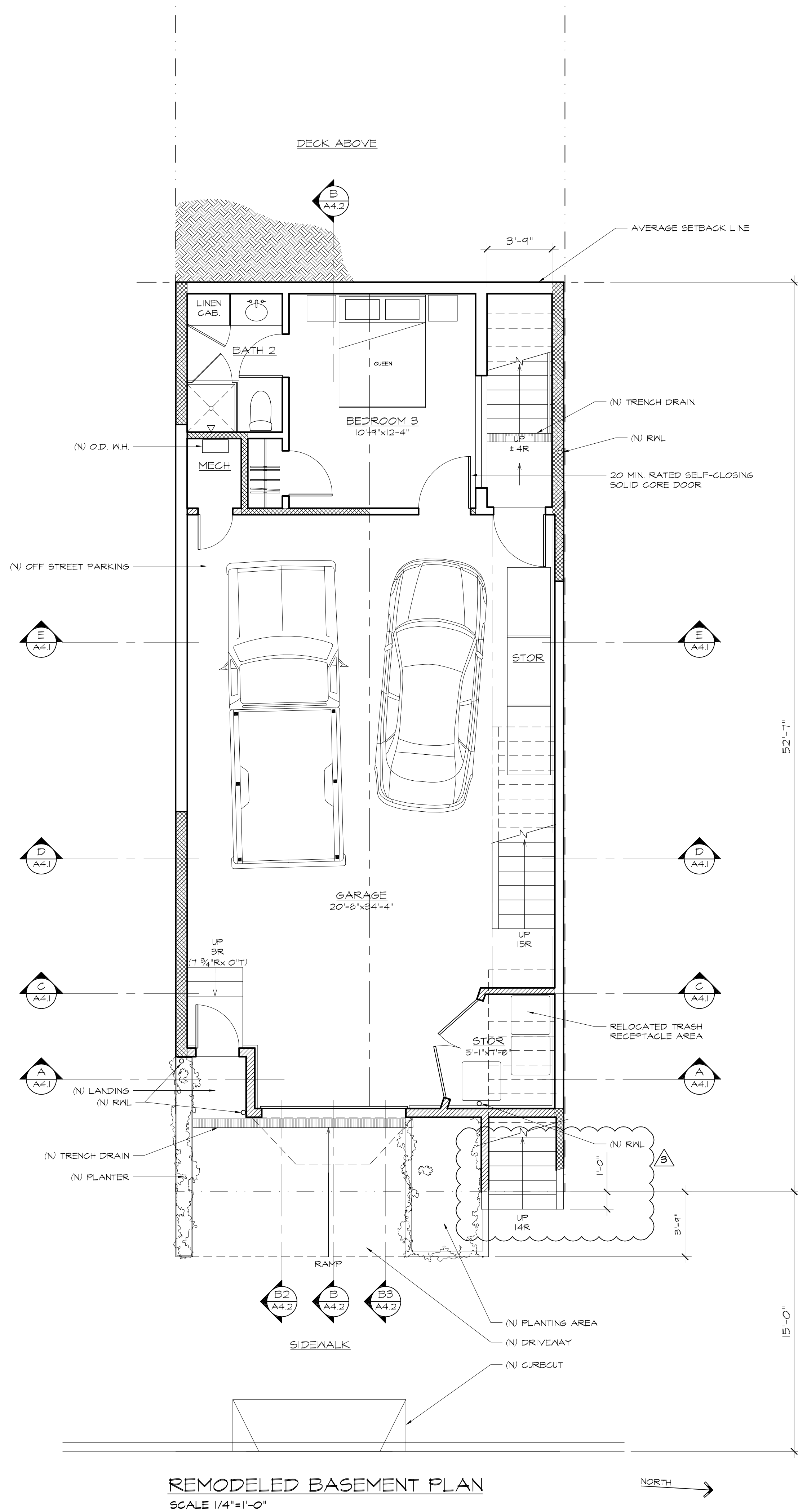
EXISTING SECTION B-B  
SCALE: 1/4" = 1'-0"

2

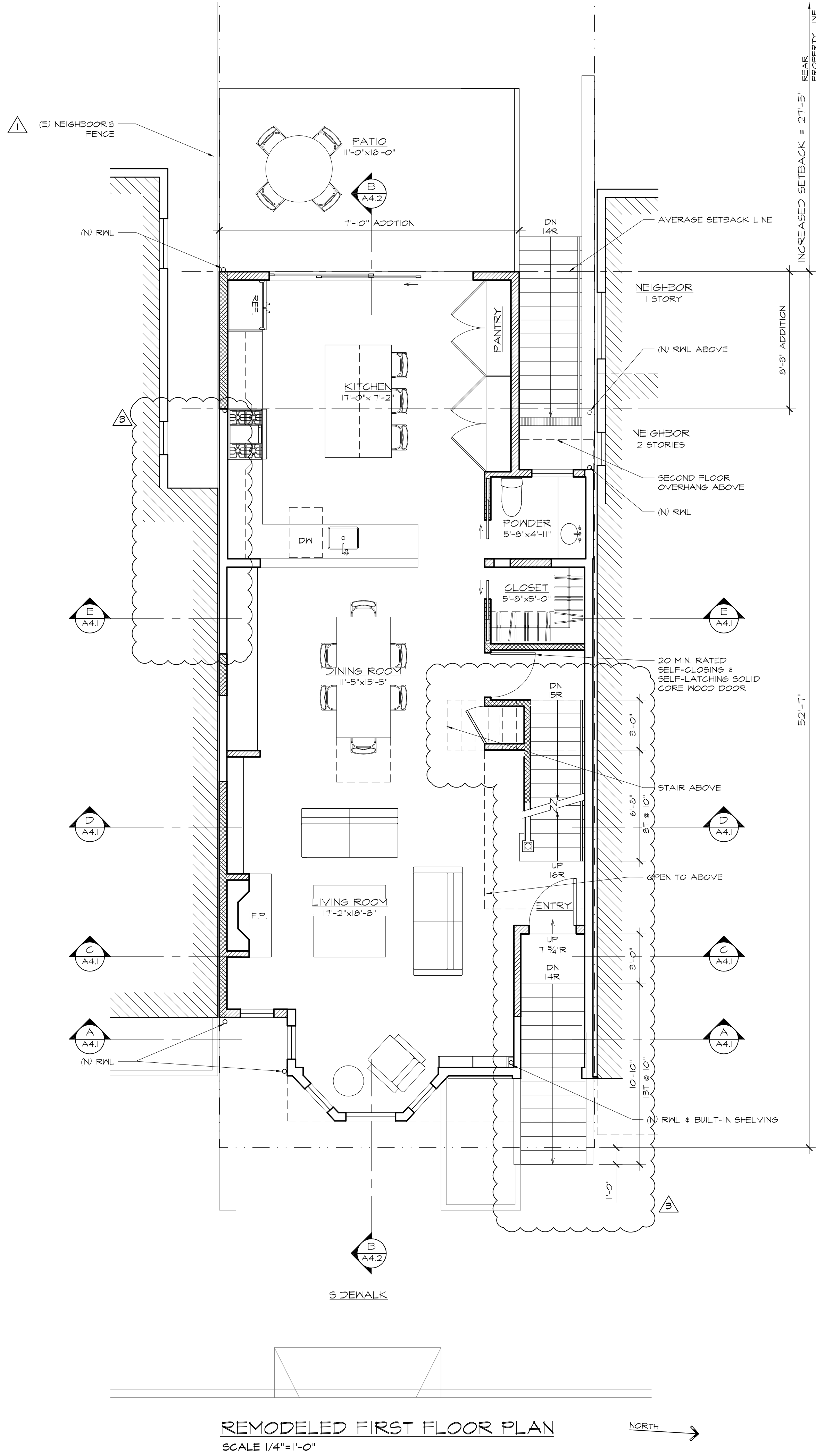


## DEMOLITION CALCULATION NOTES

- 1 (E)  $3'-8\frac{1}{2}" \times 2 + 4'-3\frac{1}{2}" + 8'-9" = 20'-5\frac{1}{2}"$   
REMOVED:  $3'-8\frac{1}{2}" \times 2 + 4'-3\frac{1}{2}" = 11'-8\frac{1}{2}"$
- 2 (E)  $17'-0" + 3'-8" + 5'-5" = 26'-11"$   
REMOVED: 26'-11"
- 3 (E)  $4'-0" + 13'-8" + 4'-0" + 22'-4\frac{1}{2}" = 44'-0\frac{1}{2}"$   
22'-REMOVED:  $4'-0" + 13'-8" = 17'-8"$
- 4 (E)  $36'-6\frac{1}{2}"$   
REMOVED: 0
- 5 (E) 410.77 SF  
REMOVED: 40.97 + 9.9 + 39 = 90 SF
- 6 (E)  $344.15 + 32.53 = 426.68$  SF  
REMOVED: 426.68 SF
- 7 (E)  $631.77 + 91.28 = 723.05$  SF  
REMOVED:  $91.28 + 219.23 = 310.51$  SF
- 8 (E) 676.90 SF  
REMOVED: 0
- 9 10 11 THE REMODELED FLOOR PLATES  
ARE TO BE RAISED BY 3'-6"  
THEREFORE CONSTITUTES REMOVAL



REMODELED BASEMENT PLAN  
SCALE 1/4"=1'-0"



REMODELED FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"

**PLAN LEGEND**

EXISTING WALL/DOOR/WINDOW TO BE REMOVED: - - - - -

EXISTING WALL TO REMAIN: =====

(N) ONE HOUR RATED WALL: 2x4 @ 16" O.C. (U.O.N) WALL W/ 5/8" FIRE RATED GYP. EACH SIDE: [Hatched Pattern]

(N) 2x4 @ 16" O.C. (U.O.N) WALL W/ 1/2" GYP. EACH SIDE: [Hatched Pattern]

**NOTE:**  
HOUSE IS NOT SQUARE IN PLAN OR ELEVATION. TOLERANCES ±2".

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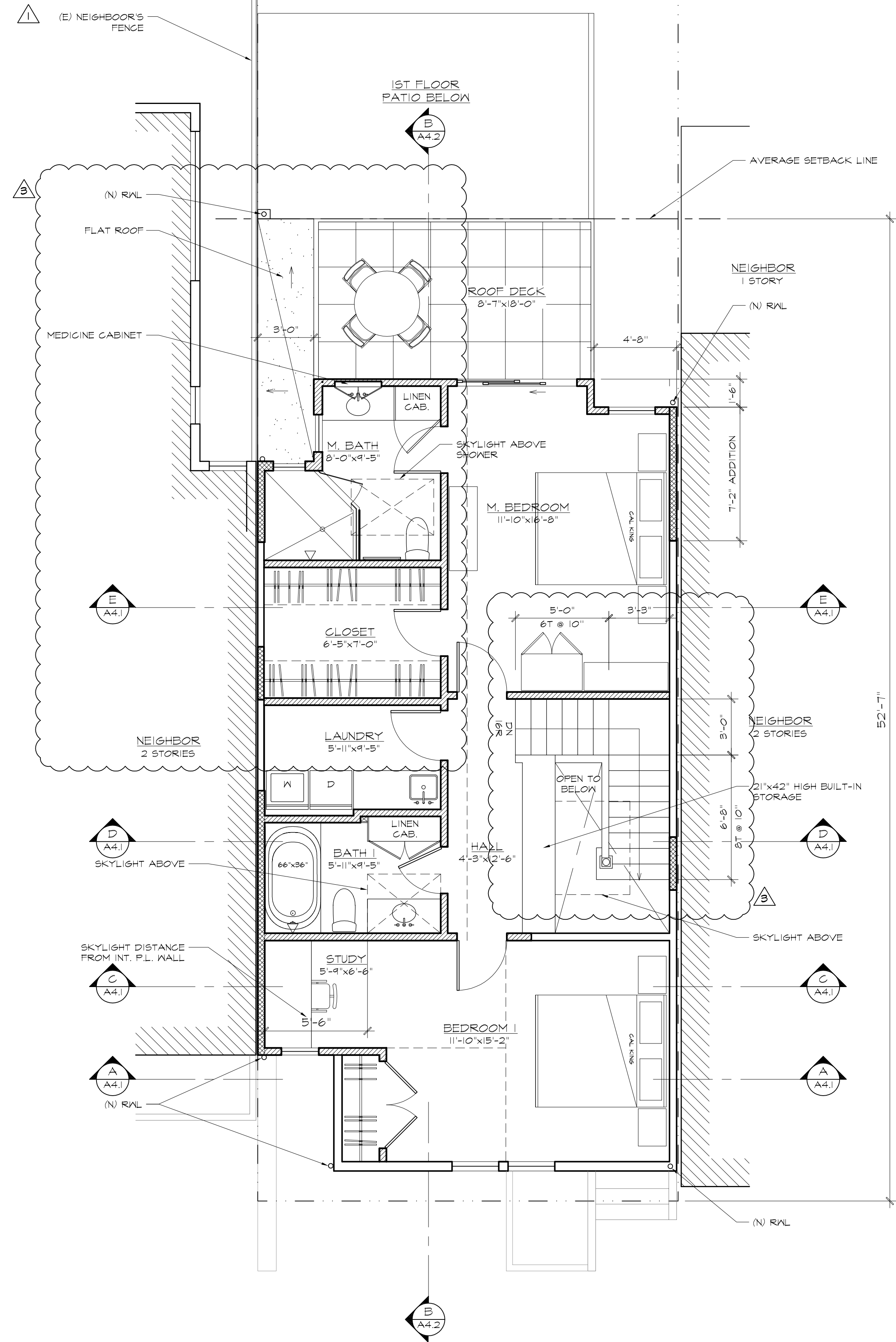
SHEET TITLE

Remodeled Plans

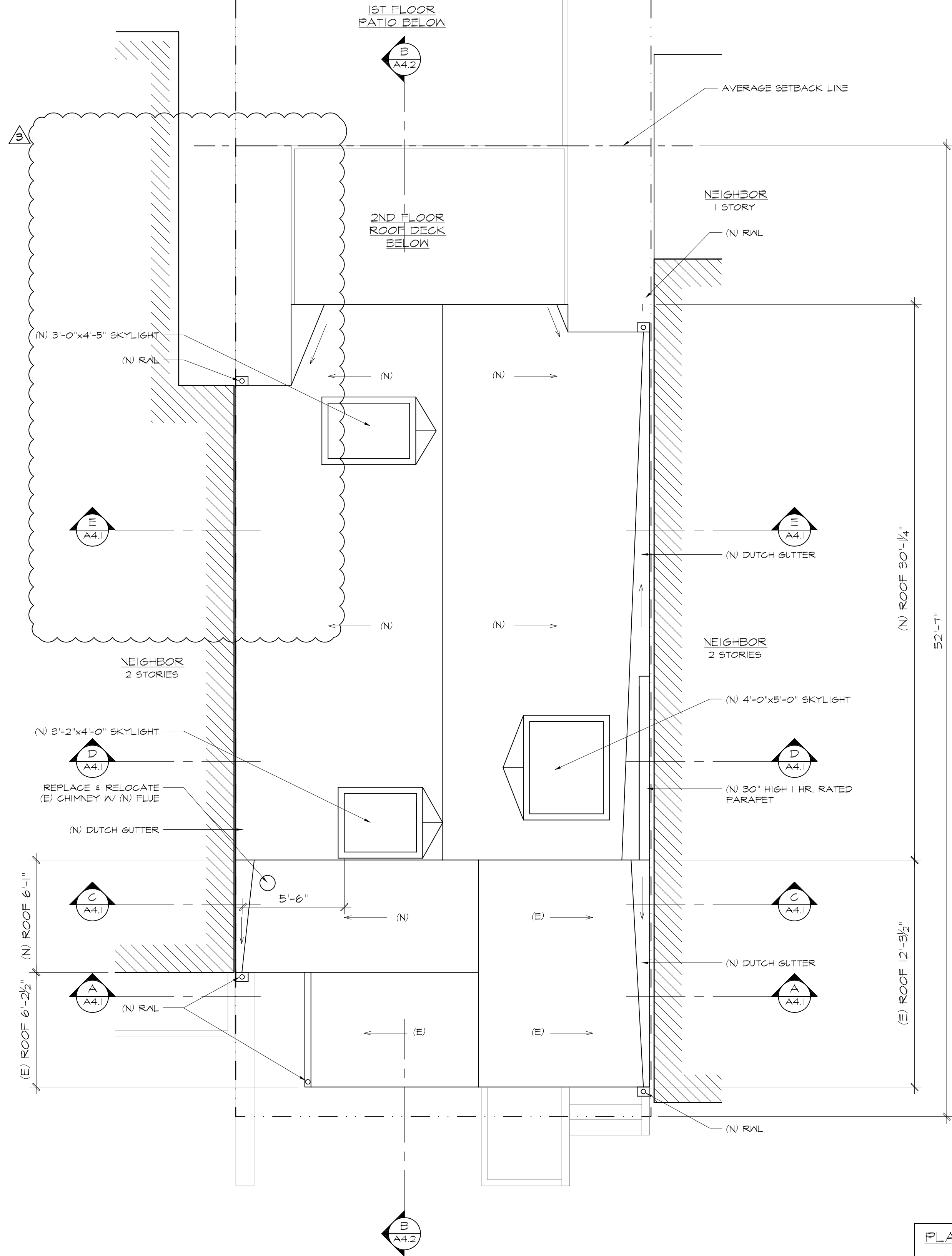
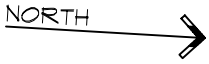
JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

A2.1





REMODELED SECOND FLOOR PLAN  
SCALE 1/4"=1'-0"



REMODELED ROOF PLAN  
SCALE 1/4"=1'-0"



PLAN LEGEND

EXISTING WALL/DOOR/WINDOW TO BE REMOVED

EXISTING WALL TO REMAIN

(N) ONE HOUR RATED WALL: 2X4 @ 16"O.C. (U.O.N) WALL W/ 5/8" FIRE RATED GYP. EACH SIDE

(N) 2X4 @ 16"O.C. (U.O.N) WALL W/ 1/2" GYP. EACH SIDE

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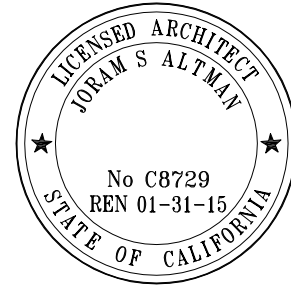
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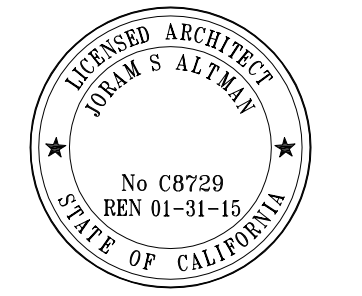
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SHEET TITLE

Remodeled Plans

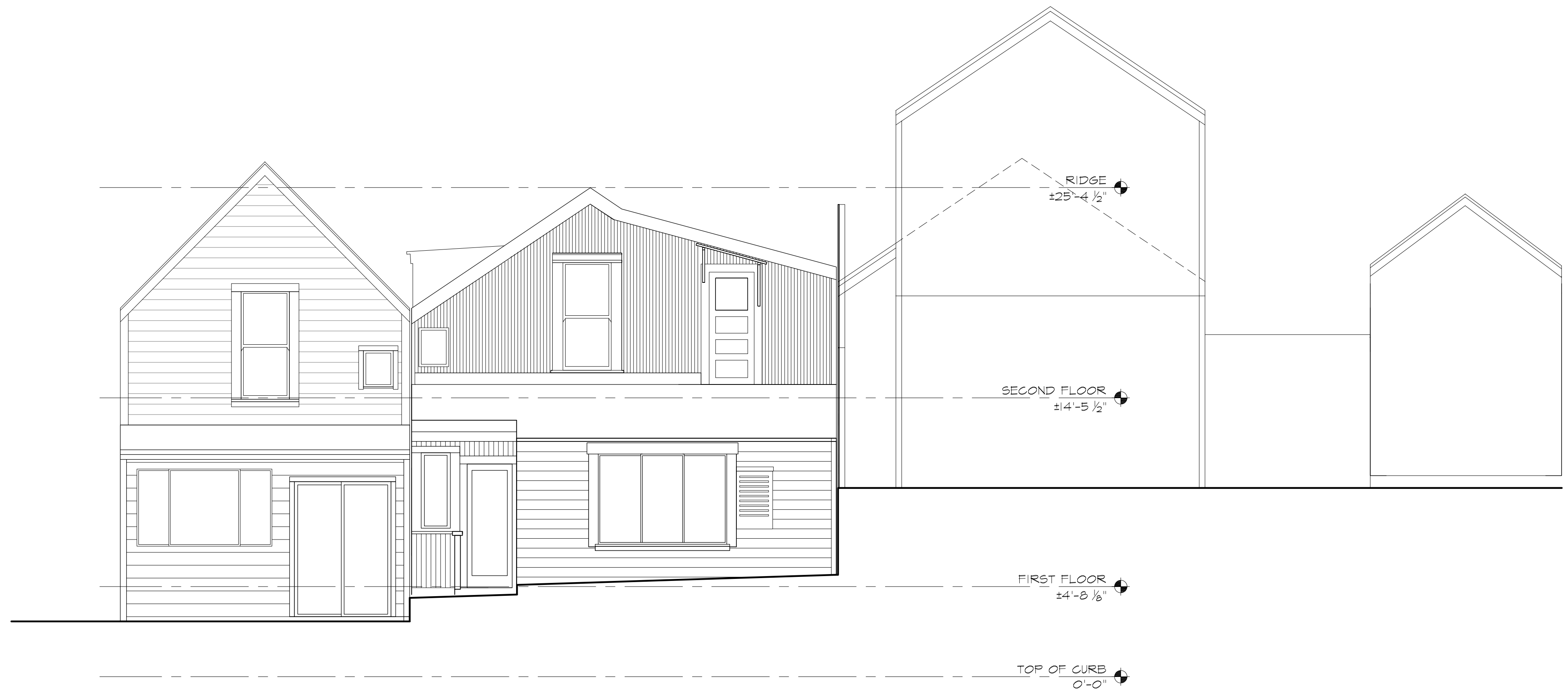
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DRAWN BY: GS, KC  
SCALE: AS NOTED



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EXISTING EAST (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



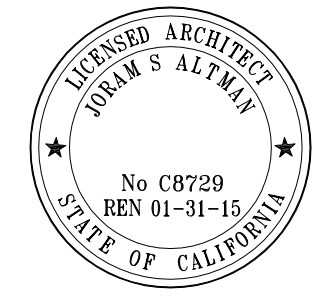
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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SHEET TITLE

Existing Elevations

JOB #:	21212
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DRAWN BY:	GS, KC
SCALE:	AS NOTED



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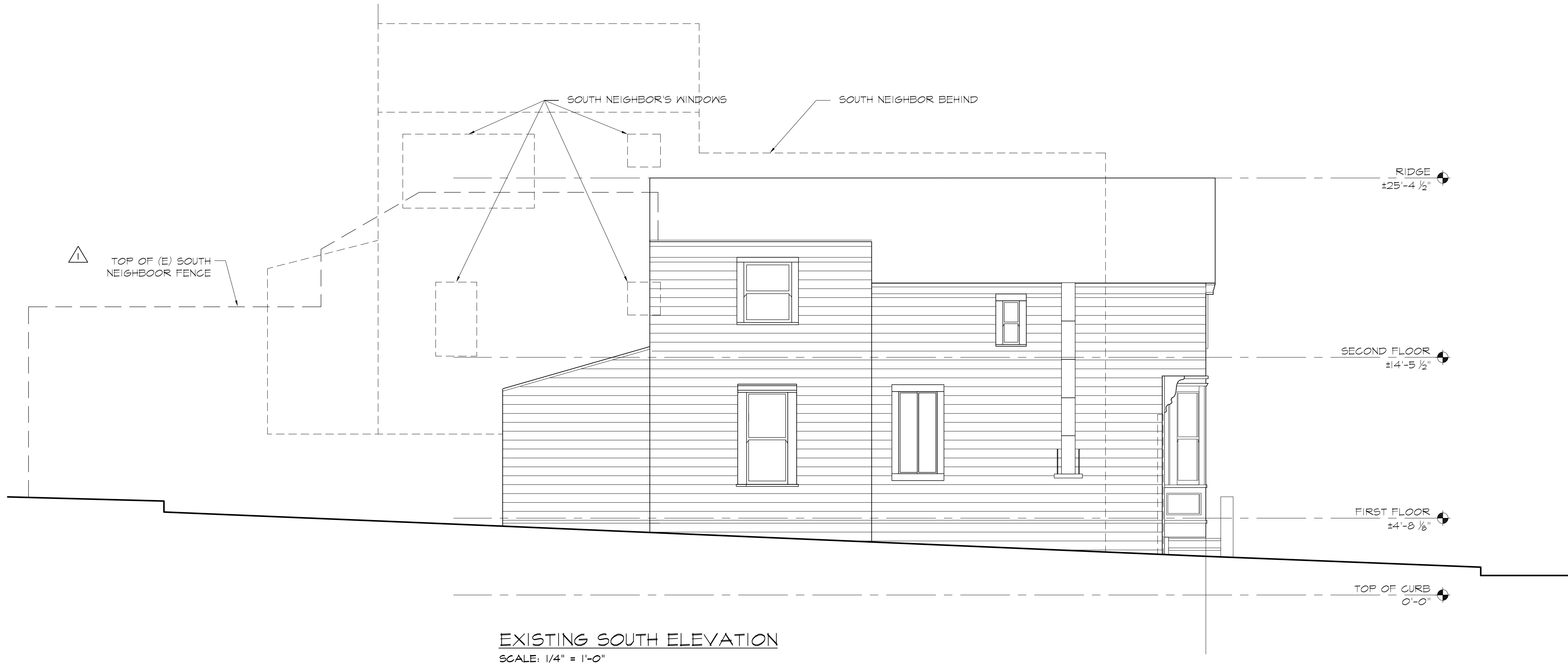
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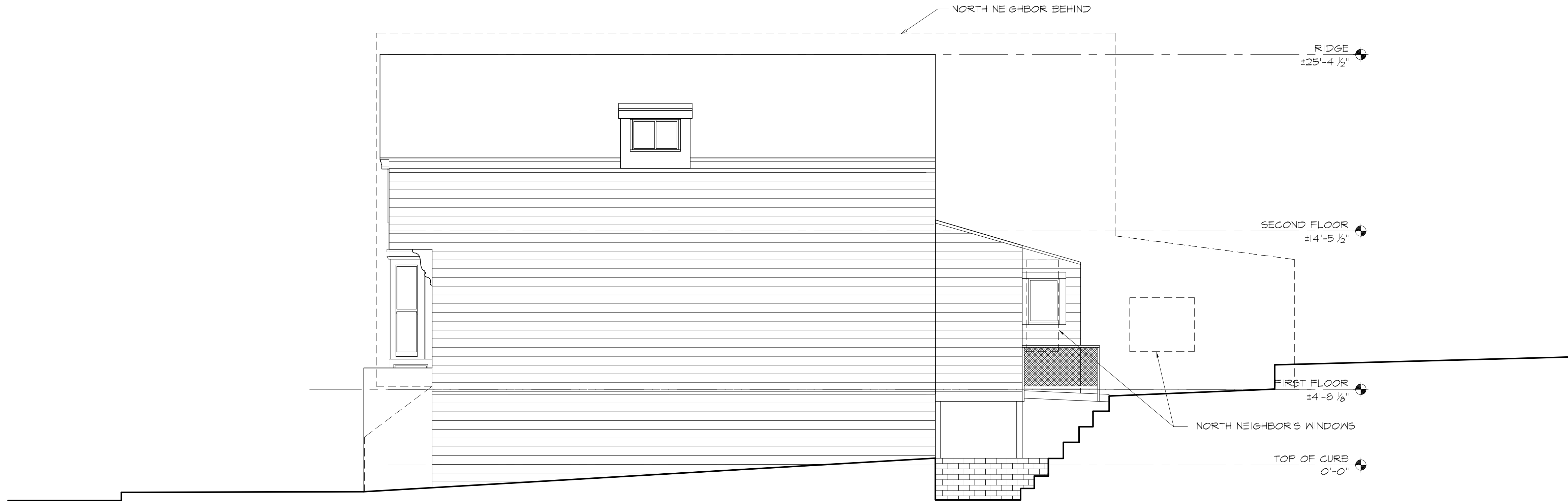
Existing Elevations

JOB #:	21212
DATE:	9/27/12
DRAWN BY:	GS, KC
SCALE:	AS NOTED

A3.2

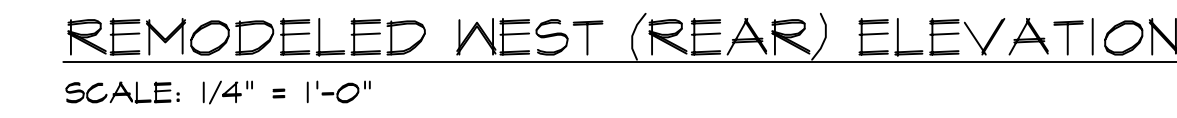
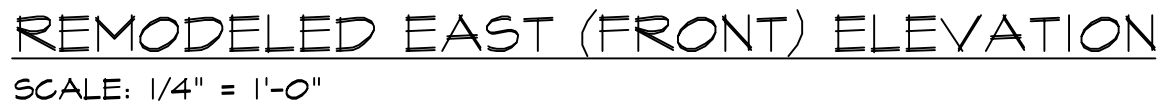


EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

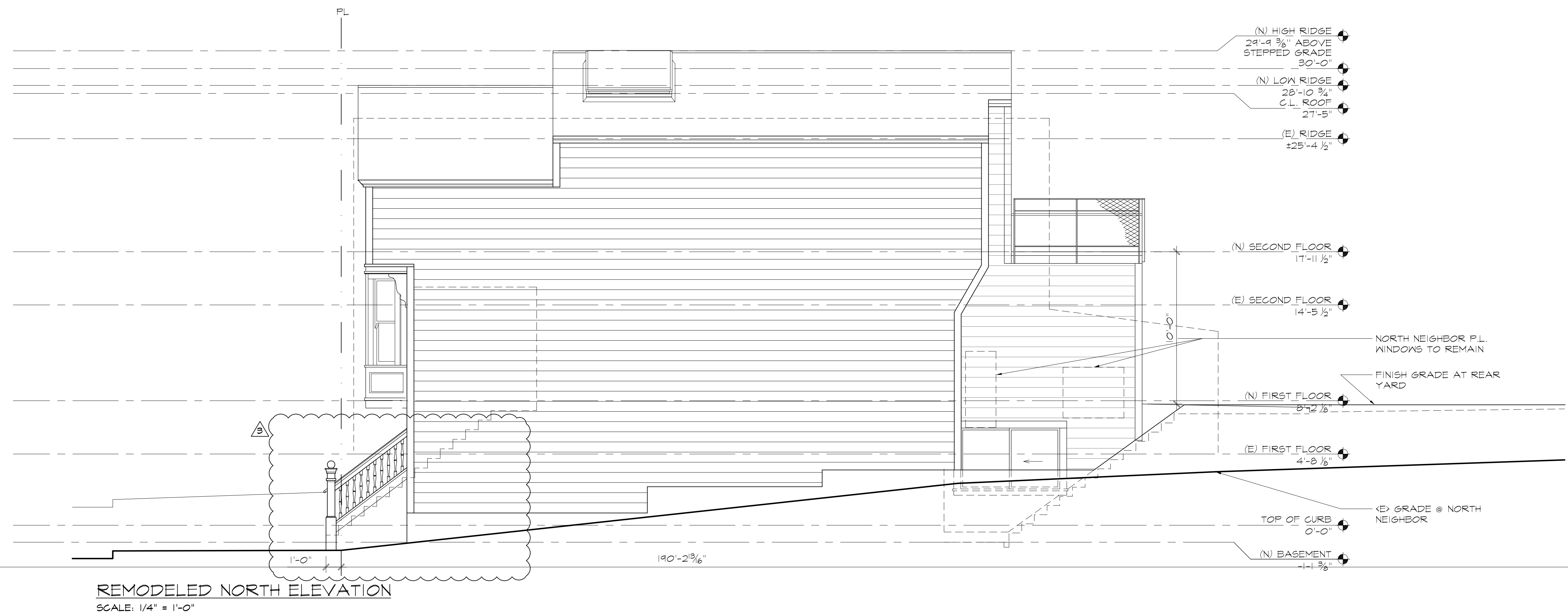
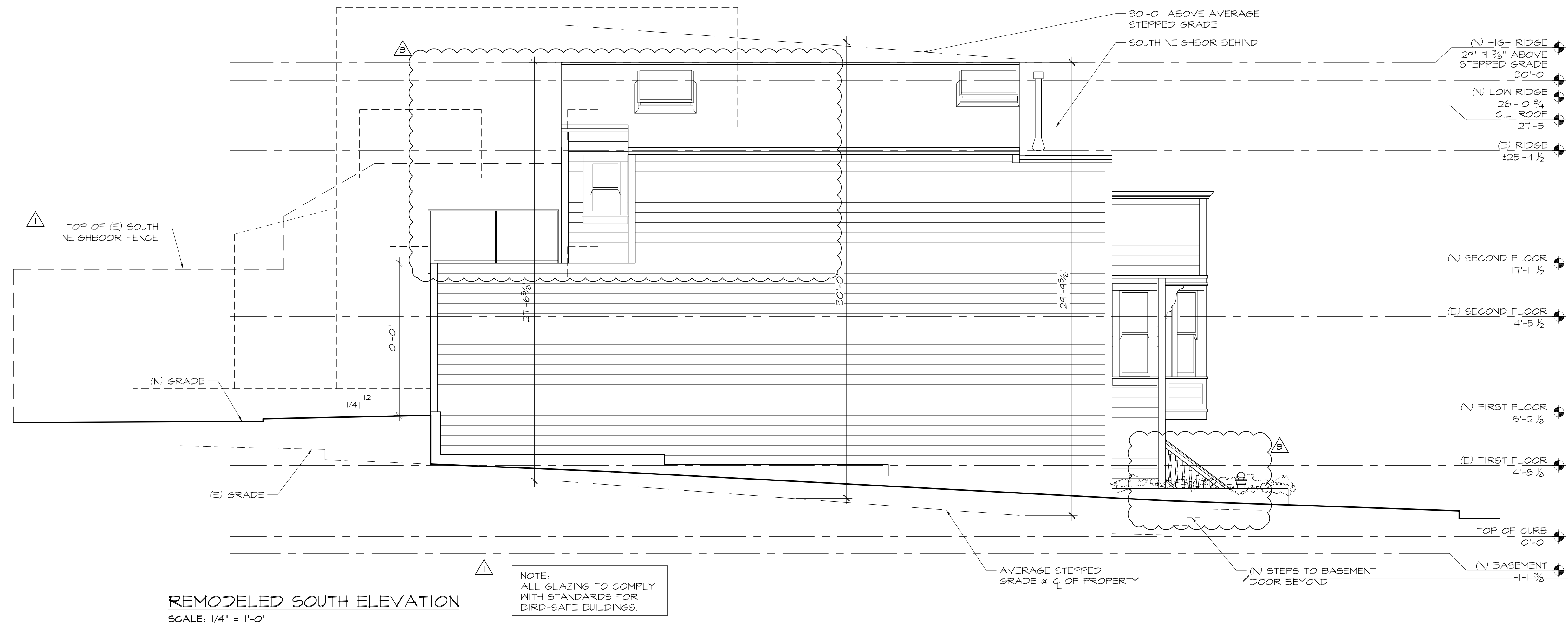


EXISTING NORTH ELEVATION  
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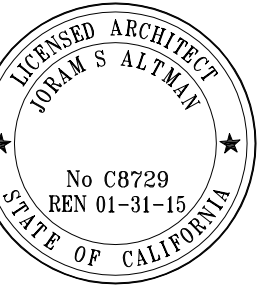




NOTE:  
ALL GLAZING TO COMPLY  
WITH STANDARDS FOR  
BIRD-SAFE BUILDINGS.



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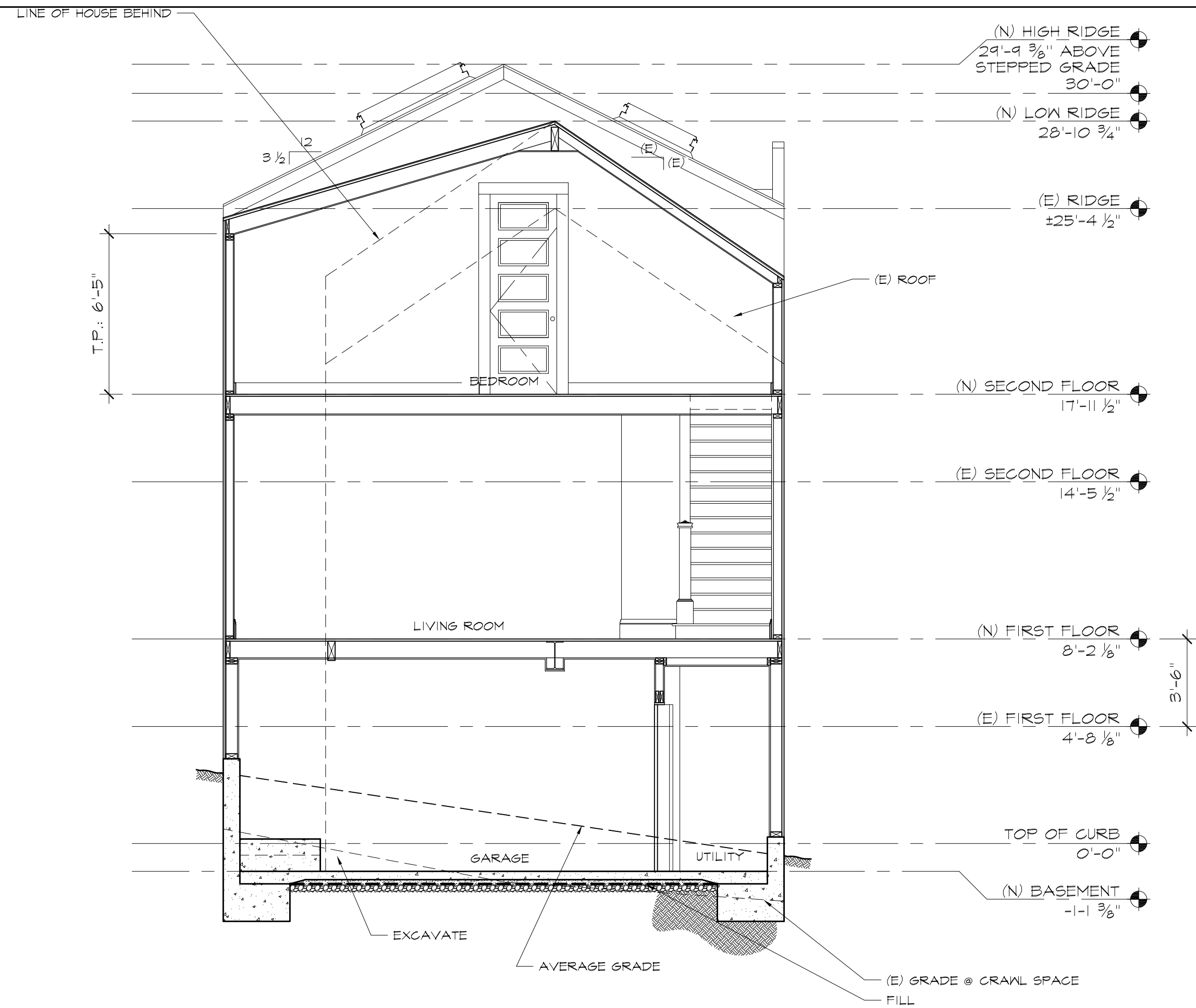
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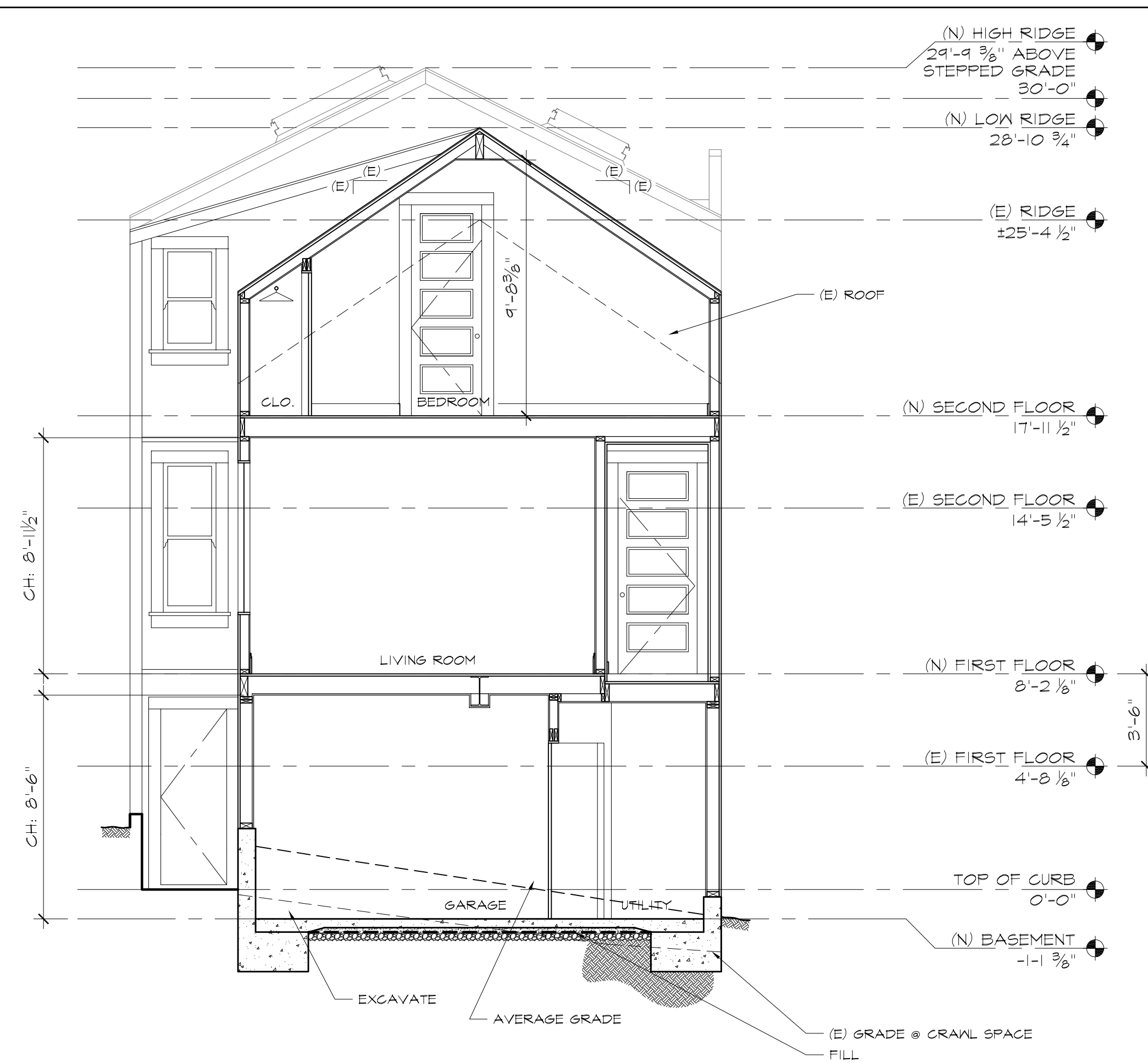
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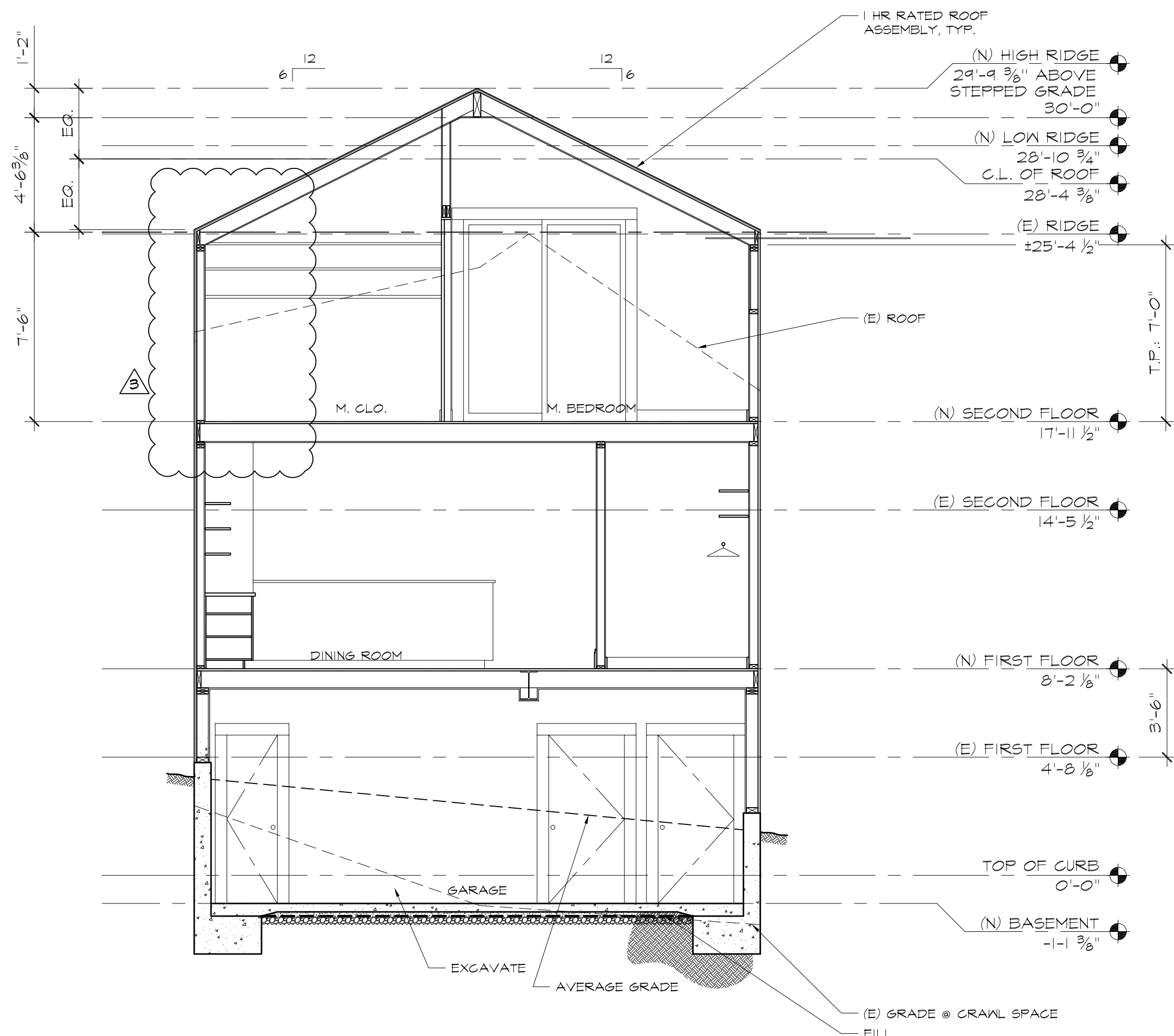
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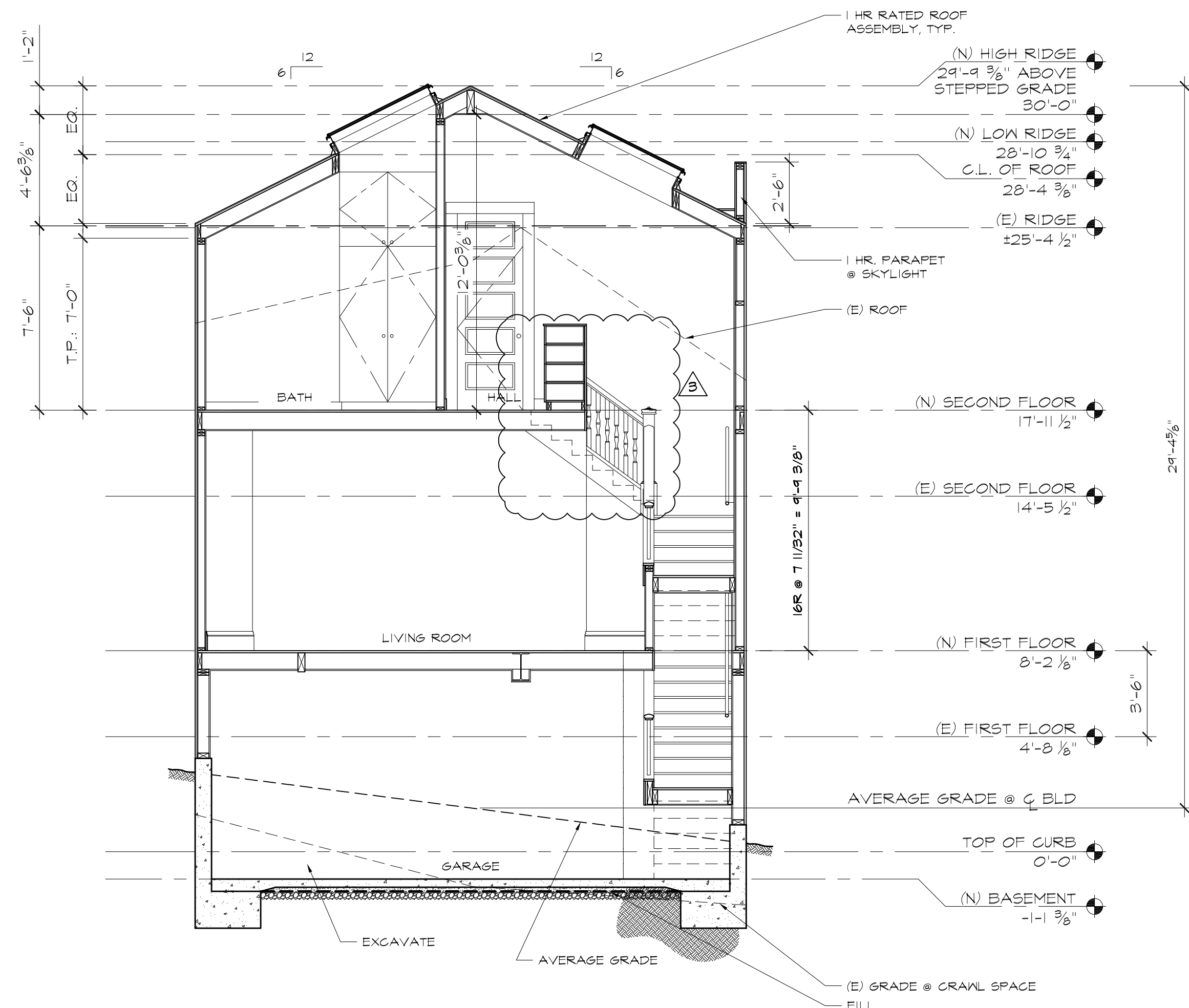
REMODELED SECTION C-C  
SCALE: 1/4" = 1'-0"



REMODELED SECTION A-A  
SCALE: 1/4" = 1'-0"

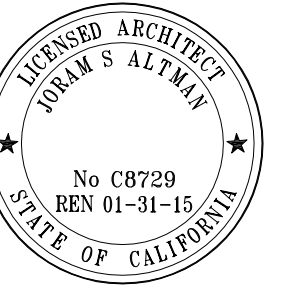


REMODELED SECTION E-E  
SCALE: 1/4" = 1'-0"



REMODELED SECTION D-D  
SCALE: 1/4" = 1'-0"

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10/9/13	Issue for Site Permit
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02/25/14	Rev. Site Permit/Variance
03/06/14	Rev. Site Permit/Variance
06/05/14	Rev. Site Permit/Variance

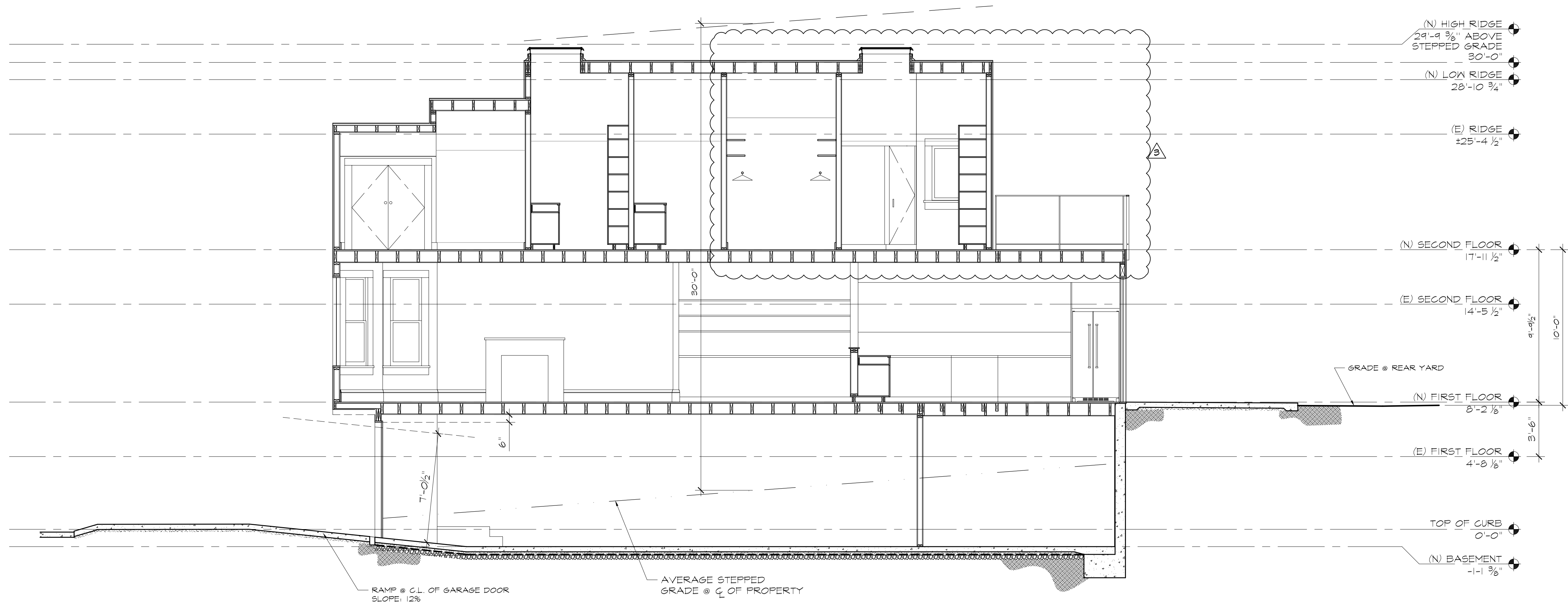
SHEET TITLE

Remodeled Sections

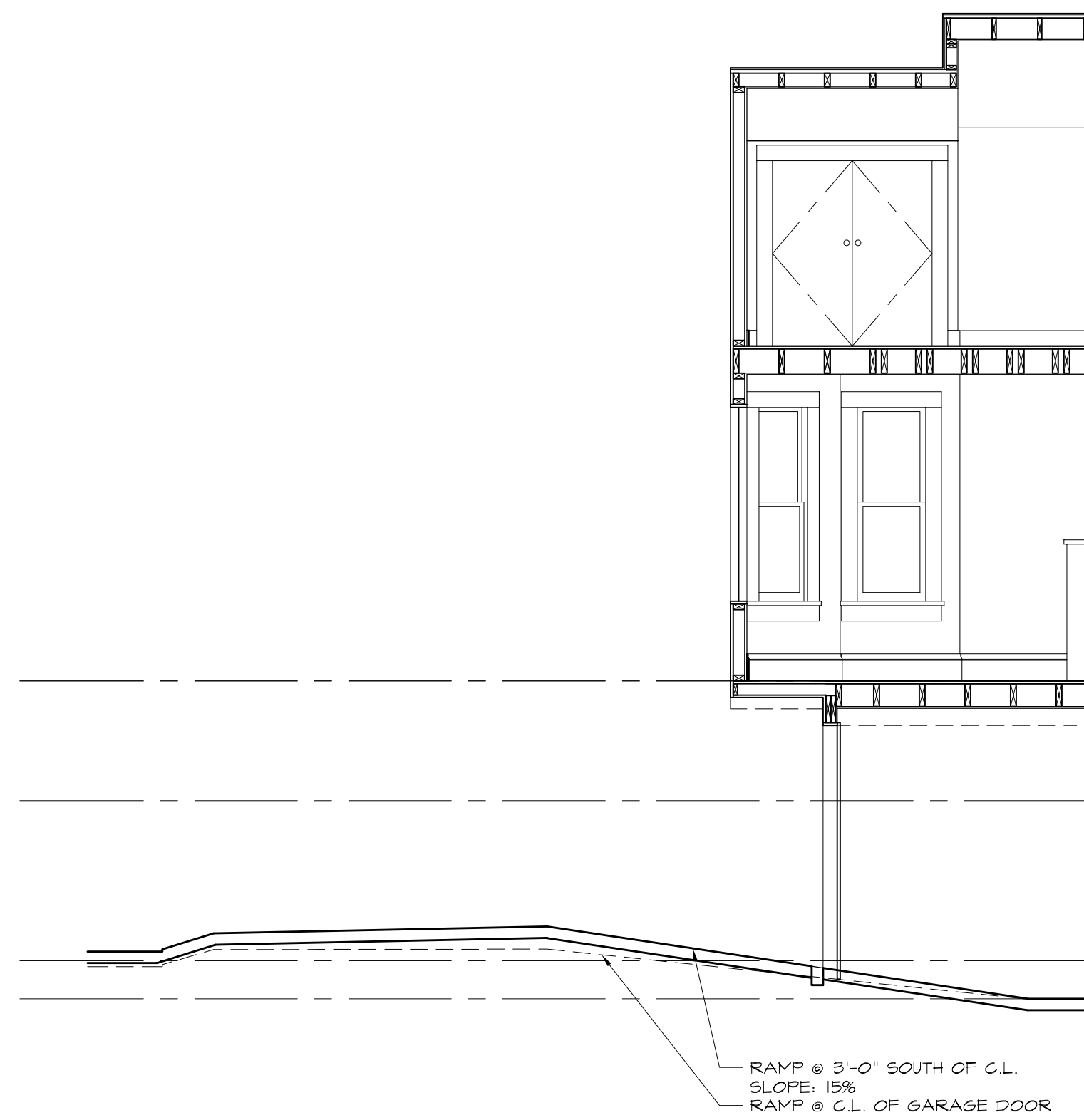
JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

A4.1

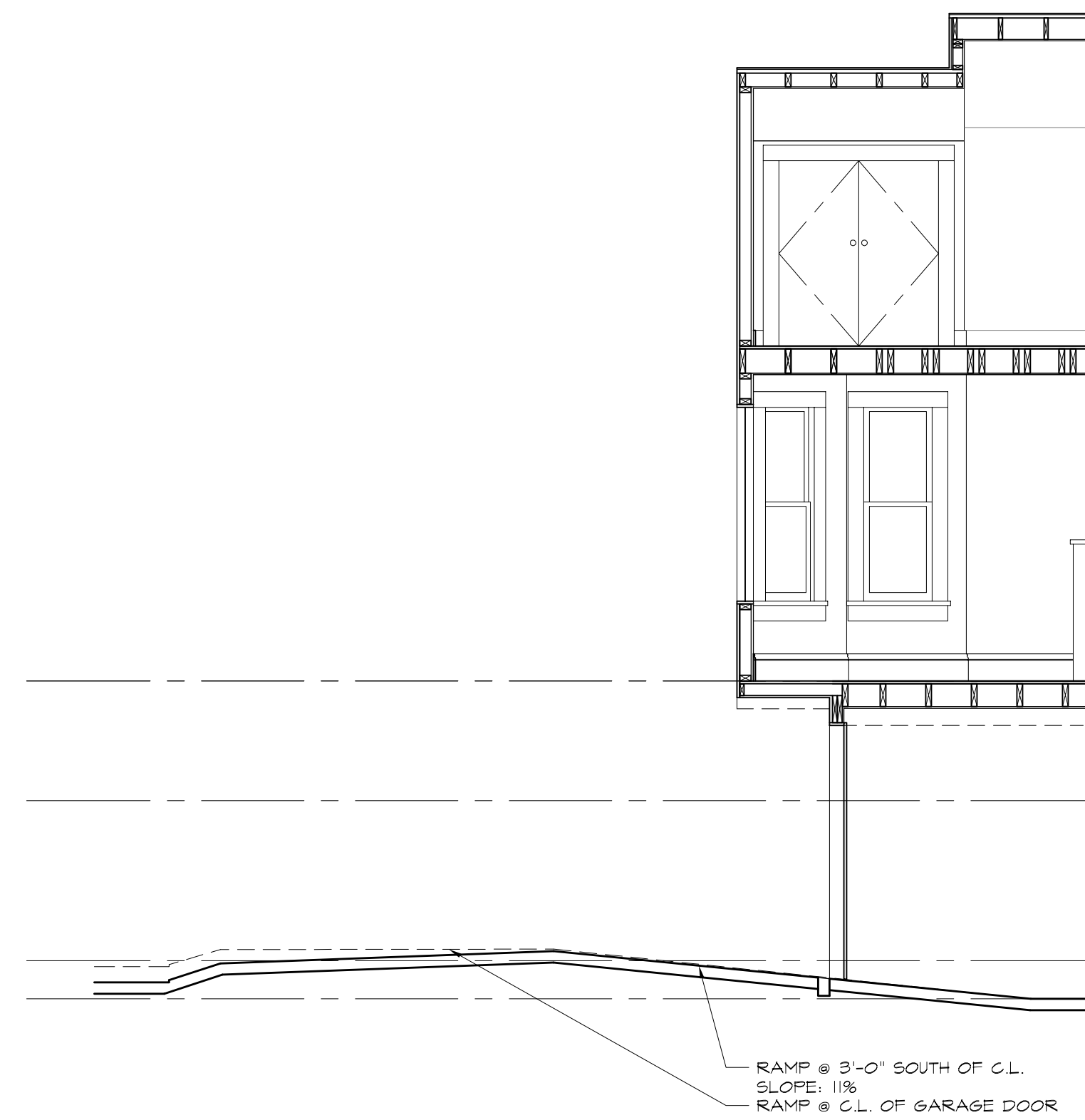




REMODELED SECTION B-B  
SCALE: 1/4" = 1'-0"

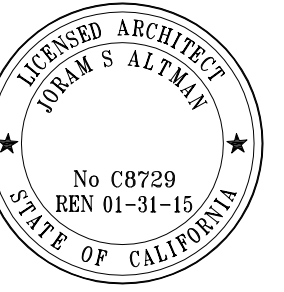


SECTION B2-B2, CUT 3'-0" TO SOUTH  
OF C.L. OF GARAGE DOOR  
SCALE: 1/4" = 1'-0"



SECTION B3-B3, CUT 3'-0" TO NORTH  
OF C.L. OF GARAGE DOOR  
SCALE: 1/4" = 1'-0"

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KENNEDY REMODEL  
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APN: 5544/007

ISSUED FOR:	
9/27/12	As-built progress print
3/8/13	Client Mtg.
4/9/13	Historical Review/Client Issue
6/17/13	Pre-Application Mtg.
10/9/13	Issue for Site Permit
12/05/13	Rev. Site Permit/Variance
02/25/14	Rev. Site Permit/Variance
03/06/14	Rev. Site Permit/Variance
06/05/14	Rev. Site Permit/Variance

SHEET TITLE

Remodeled Sections

JOB #: 21212  
DATE: 9/27/12  
DRAWN BY: GS, KC  
SCALE: AS NOTED

A4.2