



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
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 25, 2013**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard & Exposure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1535 Oak St	Case No.: 2013.0773V
Cross Street(s): Masonic & Central Avenue	Building Permit: 2013.08.08.3897
Block / Lot No.: 1222/044	Applicant/Agent: Joel Newman
Zoning District(s): RM-2 / 40-X	Telephone: 415-827-5002
Area Plan: n/a	E-Mail: joel@turnkeyhd.com

PROJECT DESCRIPTION

The subject property contains two structures, one structure at the front of the property containing four dwelling units and one structure at the rear of the property. The proposed project is to legalize a dwelling unit established in the rear structure without permit. The project includes a roof hatch leading to a new deck (approximately 11 feet deep by 27 feet wide) on the roof of the rear structure. No further expansion to the structure is proposed.

PER SECTION 134 OF THE PLANNING CODE the subject property with a lot depth of 137.5 feet requires a rear yard depth of approximately 62 feet. The noncomplying structure is located entirely within the required rear yard. The proposed roof deck on the rear structure will include a 42" tall solid railing.

PER SECTION 140 OF THE PLANNING CODE all dwelling units must face directly onto a public street, public alley, side yard at least 25 feet in width, or Code compliant rear yard. The dwelling unit proposed to be legalized is located in a structure in the rear yard and it faces a non-compliant rear yard measuring approximately 20 feet in depth located between the two structures on the lot.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: christine.lamorena@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/2013.0773V.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.

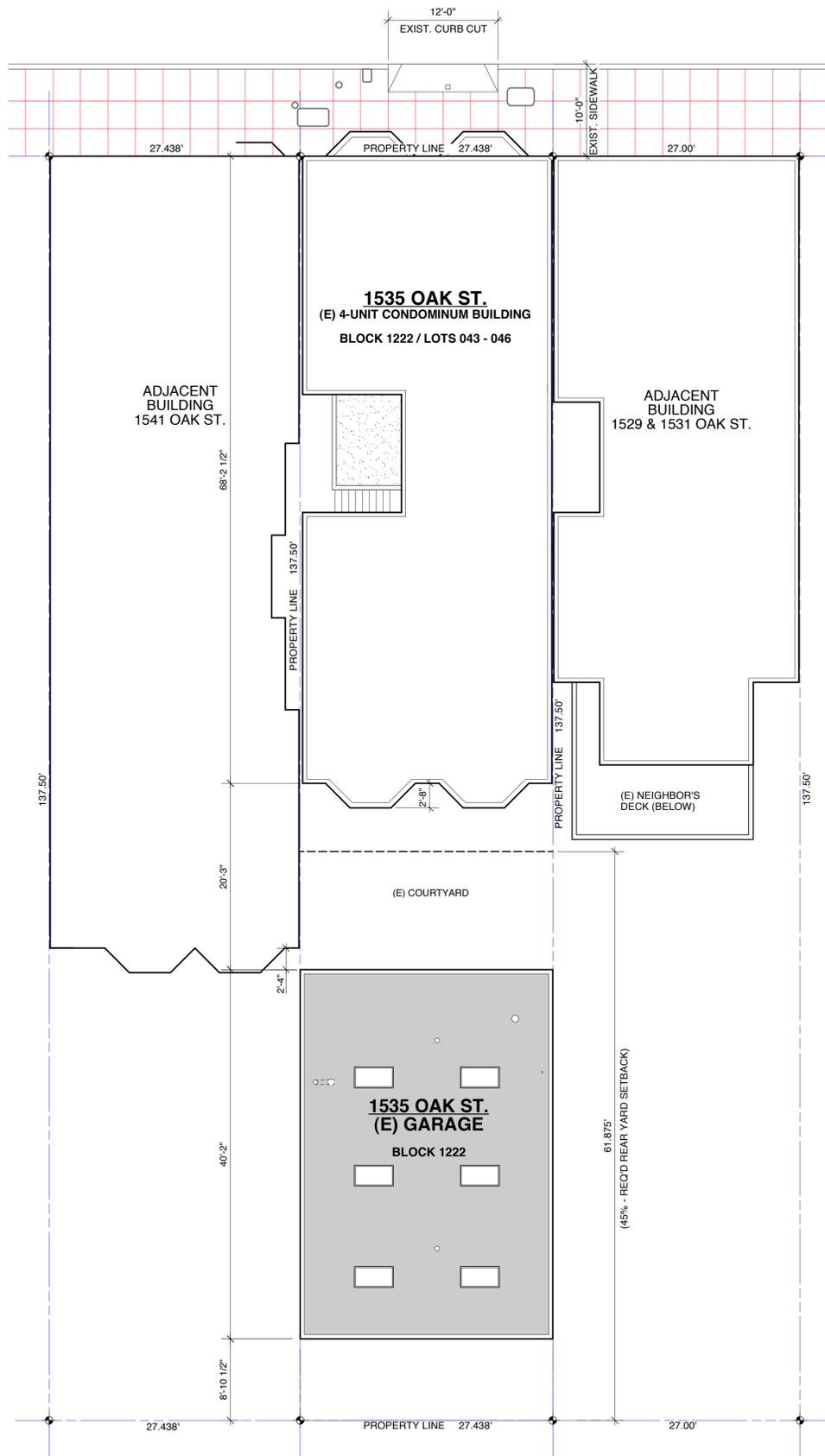
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

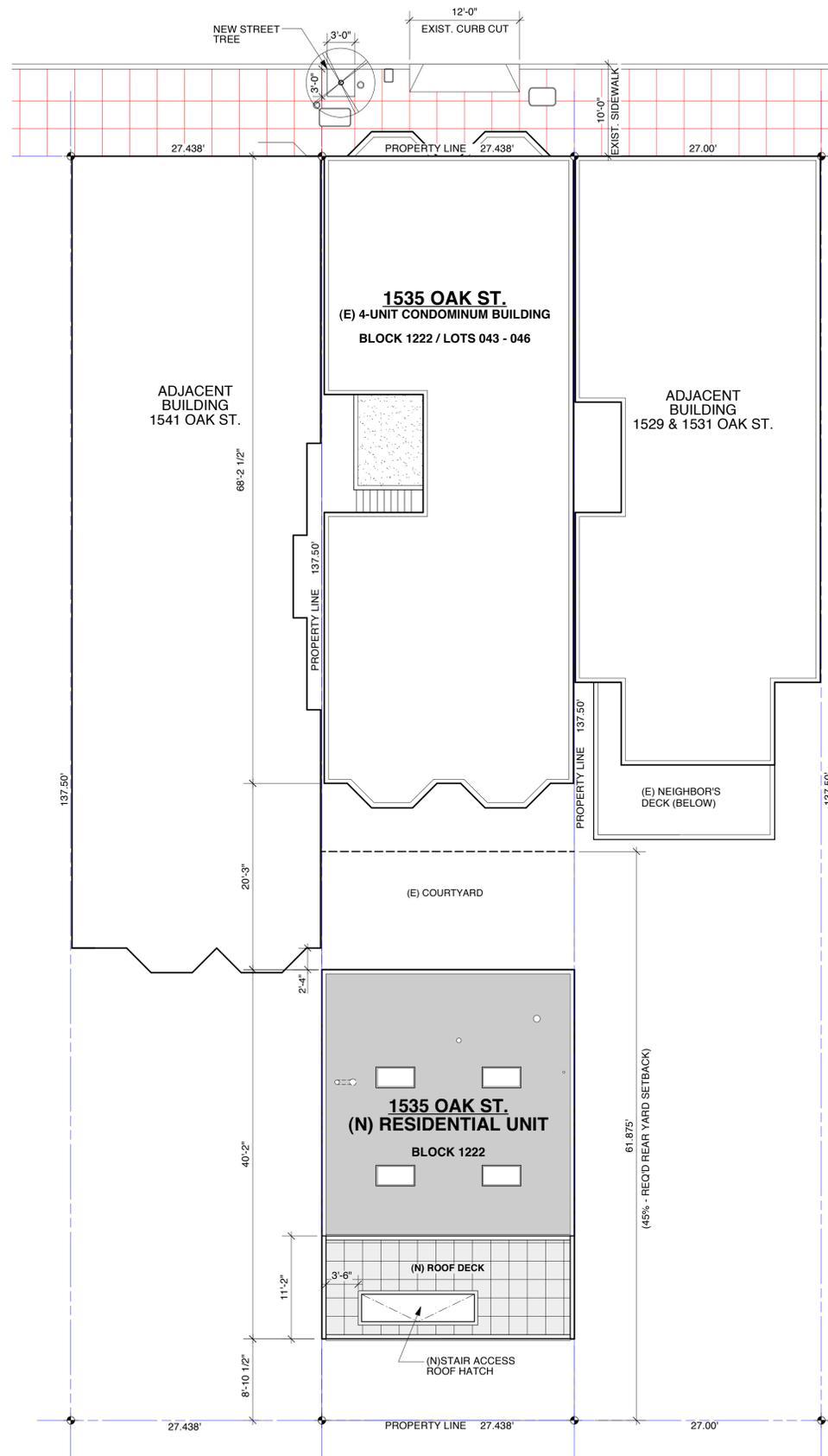
OAK STREET



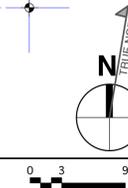
EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



OAK STREET



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



EXISTING GARAGE - TO - RESIDENTIAL UNIT

1535 OAK STREET
SAN FRANCISCO, CA 94117
BLOCK # 1222

MERKER ARCHITECTS
MERKER ARCHITECTURAL GROUP, INC.
143 SECOND STREET, SUITE 300
SAN FRANCISCO, CALIFORNIA 94105
T 415.536.3200 F 415.284.1111

NO.	DATE	DESCRIPTION
8/7/2013	PERMIT SET	
9/3/2013	PERMIT SET REVISIONS	

EXISTING SITE PLAN
PROPOSED SITE PLAN

PROJECT NO. PROJECT NAME
SCALE
AS NOTED
NORTH SHEET NO.

A1.2



VIEW FROM OAK STREET



REAR OF MAIN BUILDING

EXISTING SITE PHOTOS



REAR OF MAIN BUILDING



REAR OF MAIN BUILDING



REAR OF MAIN BUILDING

EXISTING SITE PHOTOS



VIEW OF EXIST. CARRIAGE HOUSE FRONT



COURTYARD BETWEEN EXIST. CARRIAGE HOUSE & MAIN BUILDING

EXISTING SITE PHOTOS

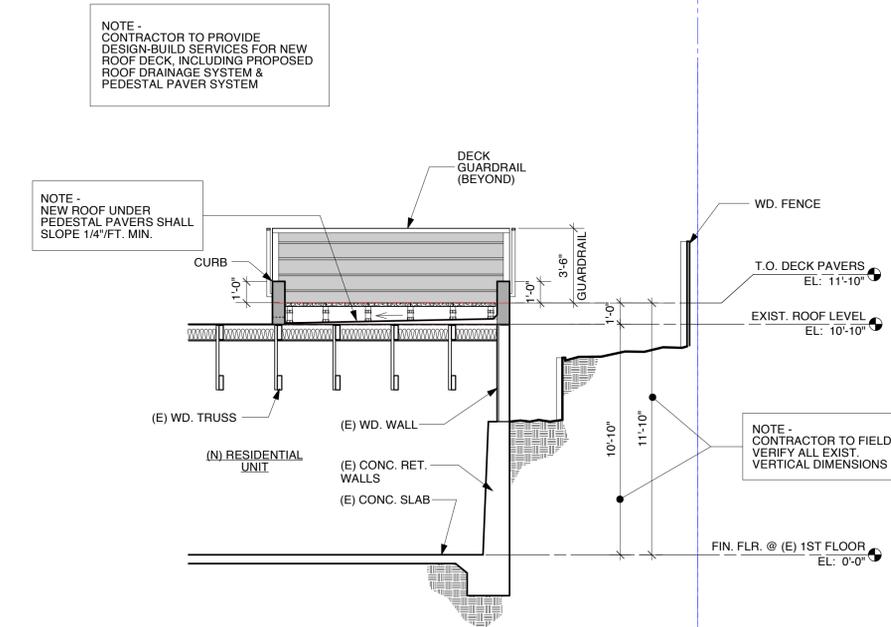


VIEW OF EXIST. CARRIAGE HOUSE FRONT



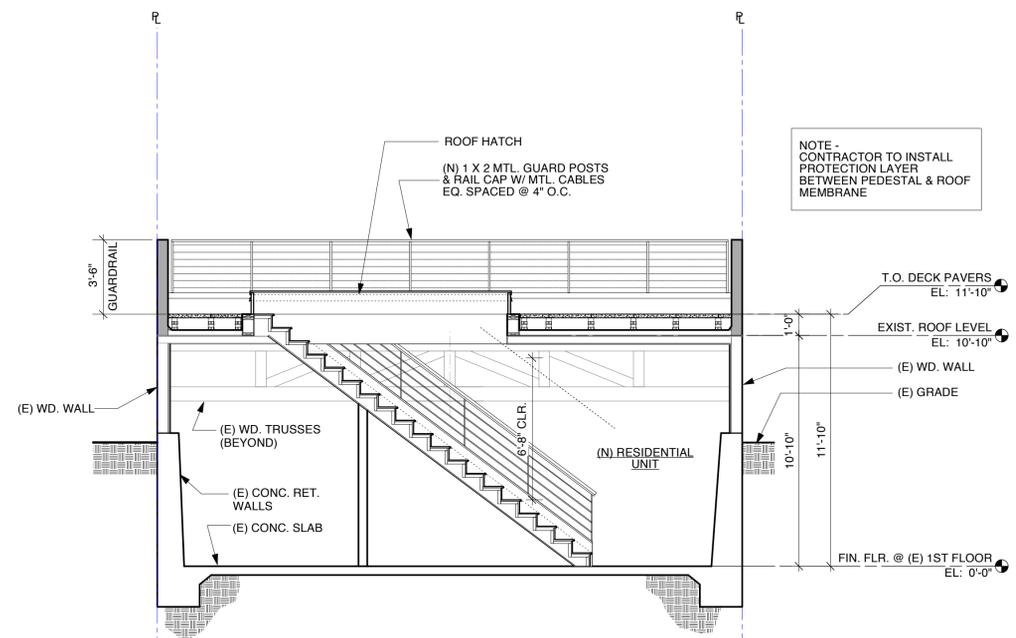
COURTYARD BETWEEN EXIST. CARRIAGE HOUSE & MAIN BUILDING

EXISTING SITE PHOTOS



2 BUILDING SECTION

Scale: 1/4" = 1'-0"



1 BUILDING SECTION

Scale: 1/4" = 1'-0"

EXISTING GARAGE - TO - RESIDENTIAL UNIT

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ISSUES/REVISIONS		
NO.	DATE	DESCRIPTION
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SHEET TITLE

**BUILDING SECTION,
SITE PHOTOS,
DOOR & WINDOW SCHEDULES**

PROJECT NO. PROJECT NAME

SCALE

AS NOTED

NORTH SHEET NO.

A3.0

**EXISTING
GARAGE - TO -
RESIDENTIAL
UNIT**

1535 OAK STREET
SAN FRANCISCO, CA 94117

BLOCK # 1222

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EXISTING EXTERIOR
ELEVATIONS
SITE PHOTOS

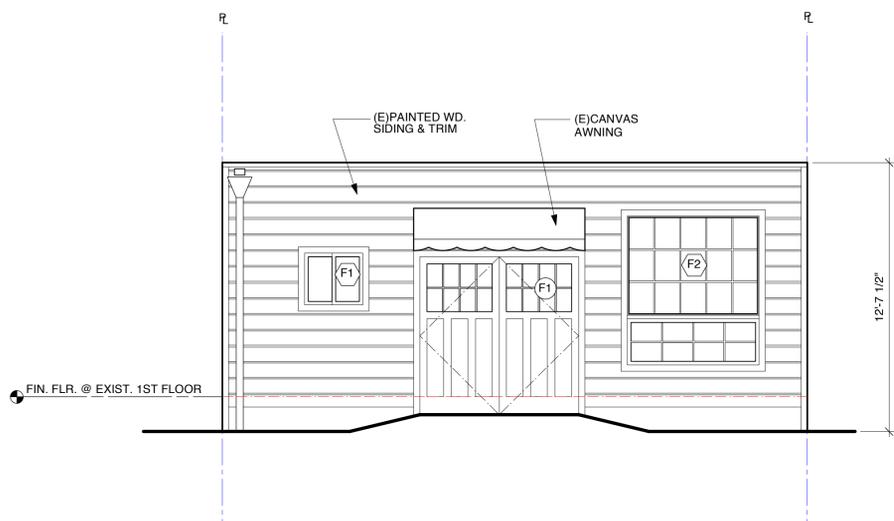
PROJECT NO. PROJECT NAME

SCALE

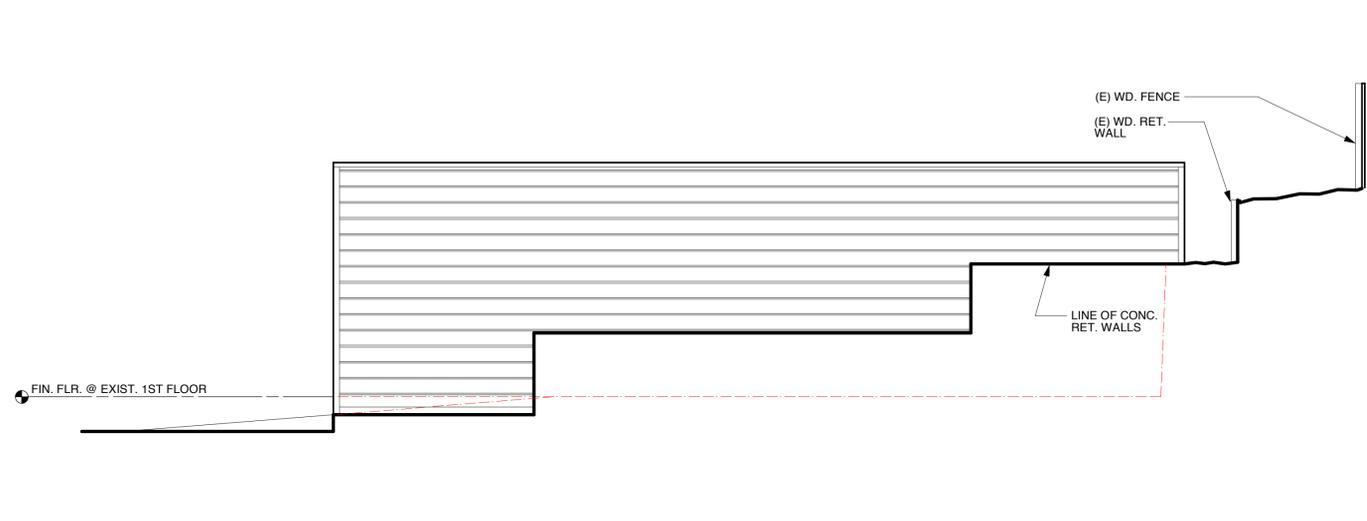
AS NOTED

NORTH SHEET NO.

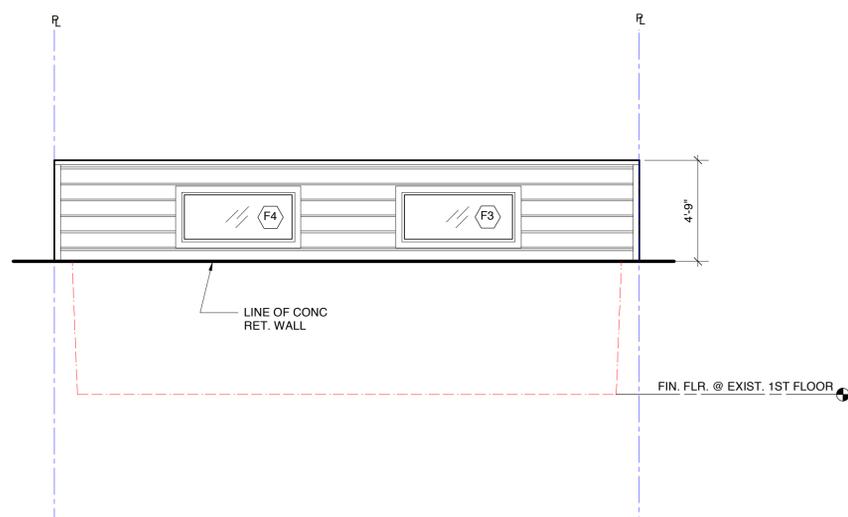
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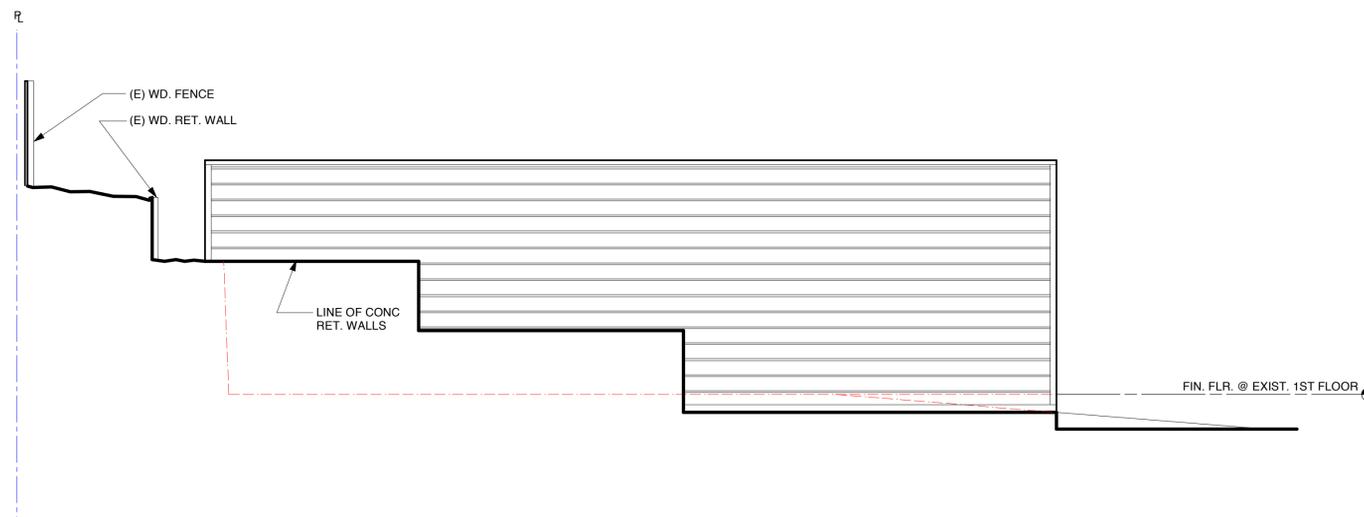
1 EXISTING NORTH ELEVATION - GARAGE
Scale: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION - GARAGE
Scale: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION - GARAGE
Scale: 1/4" = 1'-0"



4 EXISTING EAST ELEVATION - GARAGE
Scale: 1/4" = 1'-0"



INTERIOR VIEW OF EXIST. CARRIAGE HOUSE



INTERIOR VIEW OF EXIST. CARRIAGE HOUSE



INTERIOR VIEW OF EXIST. CARRIAGE HOUSE



INTERIOR VIEW OF EXIST. CARRIAGE HOUSE

EXISTING SITE PHOTOS

**EXISTING
GARAGE - TO -
RESIDENTIAL
UNIT**

1535 OAK STREET
SAN FRANCISCO, CA 94117
BLOCK # 1222

MERKER ARCHITECTS
MERKER ARCHITECTURAL GROUP, INC.
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NO.	DATE	DESCRIPTION
	8/7/2013	PERMIT SET
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PROP. EXTERIOR ELEVATIONS
DOOR SCHEDULE
WINDOW SCHEDULE

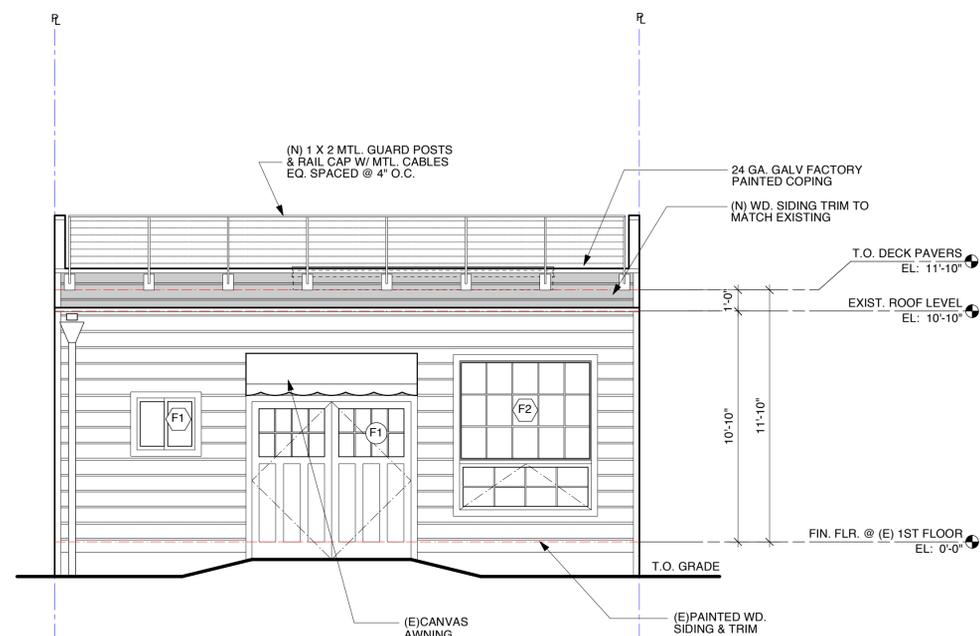
PROJECT NO. PROJECT NAME

SCALE

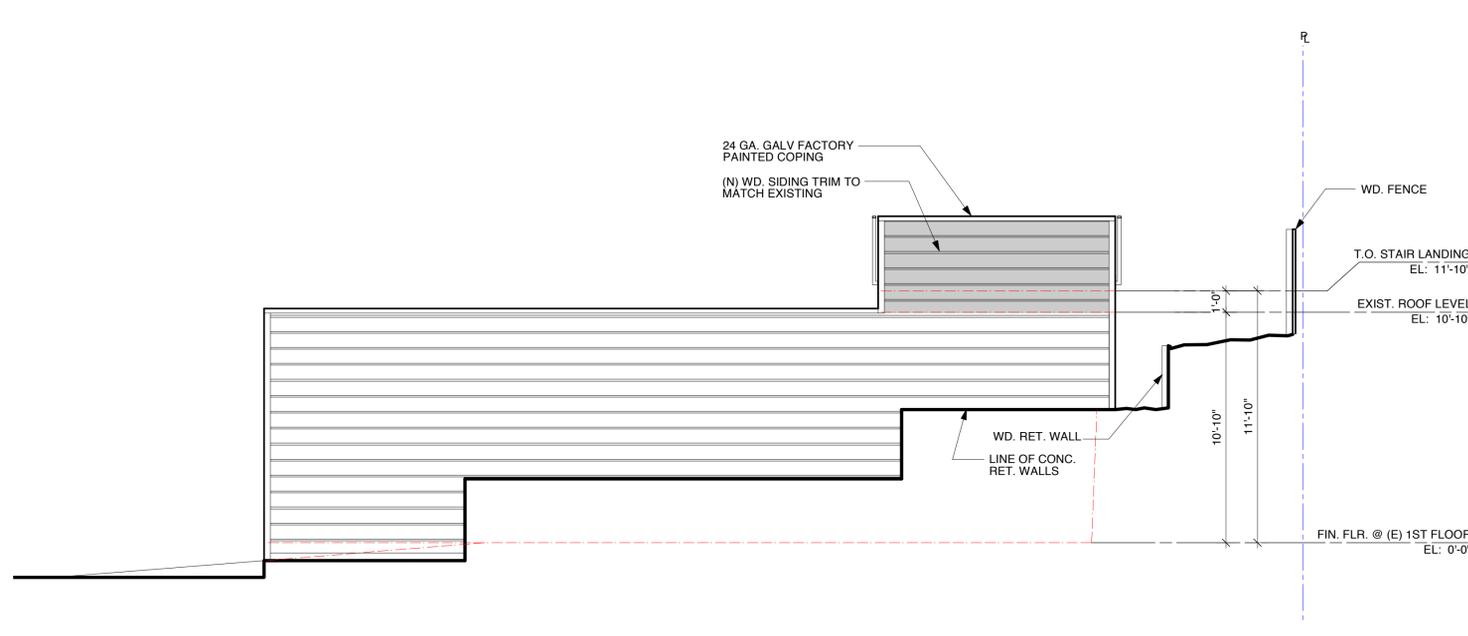
AS NOTED

NORTH SHEET NO.

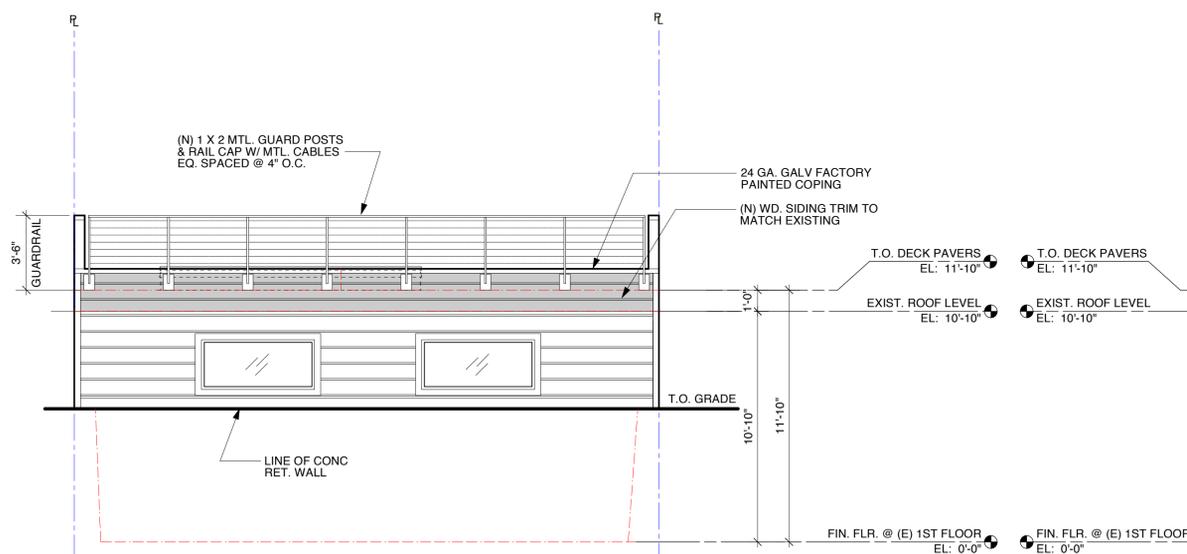
A4.1



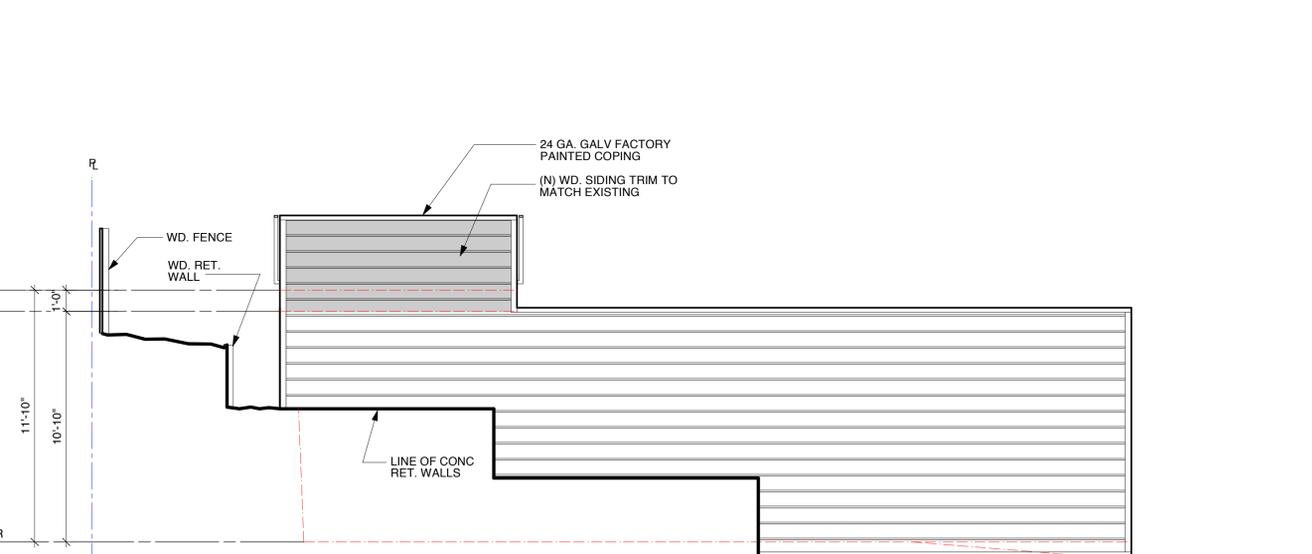
1 PROPOSED NORTH ELEVATION - NEW RESIDENTIAL UNIT
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION - NEW RESIDENTIAL UNIT
Scale: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION - NEW RESIDENTIAL UNIT
Scale: 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION - NEW RESIDENTIAL UNIT
Scale: 1/4" = 1'-0"

DOOR SCHEDULE

NOTE: VERIFY R.O. FOR DOOR & FRAME, BASED ON LEAF SIZE (TYP.)

NO.	LOCATION	DOOR [LEAF] SIZE	TYPE	GLAZING	HARDWARE	COMMENTS
F1	(E) FRONT DOOR	3'-9" X 7'-5" (PAIR)	EXISTING FRENCH DOORS	SEE ELEVATION	N/A	
F2	(E) BATHROOM	2'-6" X 6'-8"	EXISTING DOOR	N/A	N/A	
F3	(N) CLOSET	8'-0" X 6'-8"	SLIDER	N/A	N/A	
M1	(E) CORRIDOR/EXIT PASSAGEWAY	3'-0" X 6'-8"	MATCH (E) DOOR PANEL PATTERN, SELF CLOSURE	SEE ELEVATION	PASSAGE, KEYED PRIVACY	
M2	(E) STORAGE ROOM	2'-10" X 6'-8"	20 MIN. RATED W/SELF CLOSURE	N/A	PASSAGE, KEYED PRIVACY	
M3	(E) STORAGE ROOM	2'-10" X 6'-8"	20 MIN. RATED W/SELF CLOSURE	N/A	PASSAGE, KEYED PRIVACY	
M4	(E) STORAGE ROOM	2'-10" X 6'-8"	20 MIN. RATED W/SELF CLOSURE	N/A	PASSAGE, KEYED PRIVACY	
M5	(E) STORAGE ROOM	2'-10" X 6'-8"	20 MIN. RATED W/SELF CLOSURE	N/A	PASSAGE, KEYED PRIVACY	

ABBREVIATIONS:
K.P. KEYED PRIVACY
TEMP. TEMPERED GLASS
WD. WOOD

WINDOW SCHEDULE

MARK	LOCATION	R.O. SIZE (W X H)	TYPE	FRAME	GLAZING	NOTES
F1 (E)	(E) BATHROOM - RESIDENTIAL UNIT	2'-9" X 2'-5"	SLIDER	VINYL	SINGLE PANE	
F2 (E)	(E) LIVING AREA - RESIDENTIAL UNIT	6'-3" X 7'-0"	FIXED/AWNING	WD	SINGLE PANE	SEE ELEVATION
F3 (E)	(E) LIVING AREA - RESIDENTIAL UNIT	5'-4" X 2'-4"	FIXED	METAL	SINGLE PANE	
F4 (E)	(E) LIVING AREA - RESIDENTIAL UNIT	5'-4" X 2'-4"	FIXED	METAL	SINGLE PANE	
SK1 (E)	(E) SKYLIGHT - RESIDENTIAL UNIT	4'-3" X 2'-3"	FIXED	METAL	SINGLE PANE/TEMP.	SEE ROOF PLAN
SK2 (E)	(E) SKYLIGHT - RESIDENTIAL UNIT	4'-3" X 2'-3"	FIXED	METAL	SINGLE PANE/TEMP.	SEE ROOF PLAN
SK3 (E)	(E) SKYLIGHT - RESIDENTIAL UNIT	4'-3" X 2'-3"	FIXED	METAL	SINGLE PANE/TEMP.	SEE ROOF PLAN
SK4 (E)	(E) SKYLIGHT - RESIDENTIAL UNIT	4'-3" X 2'-3"	FIXED	METAL	SINGLE PANE/TEMP.	SEE ROOF PLAN

ABBREVIATIONS:
WD WOOD
TEMP. TEMPERED GLASS