



# 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.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

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, March 26, 2014**  
Time: **Not before 9:30 AM**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
Case Type: **Variance**  
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>51 Oakwood Street (rear)</b> Cross Street(s): <b>Between 18<sup>th</sup> &amp; 19<sup>th</sup> St.</b> Block /Lot No.: <b>3587/097</b> Zoning District(s): <b>RH-2 / 40-X</b> Area Plan: <b>n/a</b>	Case No.: <b>2013.1670V</b> Building Permit: <b>2013.10.29.0542</b> Applicant: <b>Joram Altman, architect</b> Telephone: <b>(415) 282-2626</b> E-Mail: <a href="mailto:joram@jsaarchitect.com">joram@jsaarchitect.com</a>

### PROJECT DESCRIPTION

The proposal is for work to the rear building on the lot, which is an existing non-complying building located within the rear yard setback. An existing front staircase and deck with dry rot are proposed to be rebuilt to match with an upgraded, 12 foot 8-1/4 inch high firewall abutting the north property line to meet code requirements.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 42 feet. The proposed staircase and deck reconstruction would encroach into the required rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

### ADDITIONAL INFORMATION

**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/2013.1670V.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

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

Planner: **Eiliesh Tuffy** Telephone: **(415) 575-9191** E-Mail: [eiliesh.tuffy@sfgov.org](mailto:eiliesh.tuffy@sfgov.org)

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On December 12, 2013, the Department issued the required Section 311/312 notification for this project (expired 1/11/14).**

## APPEAL INFORMATION

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 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

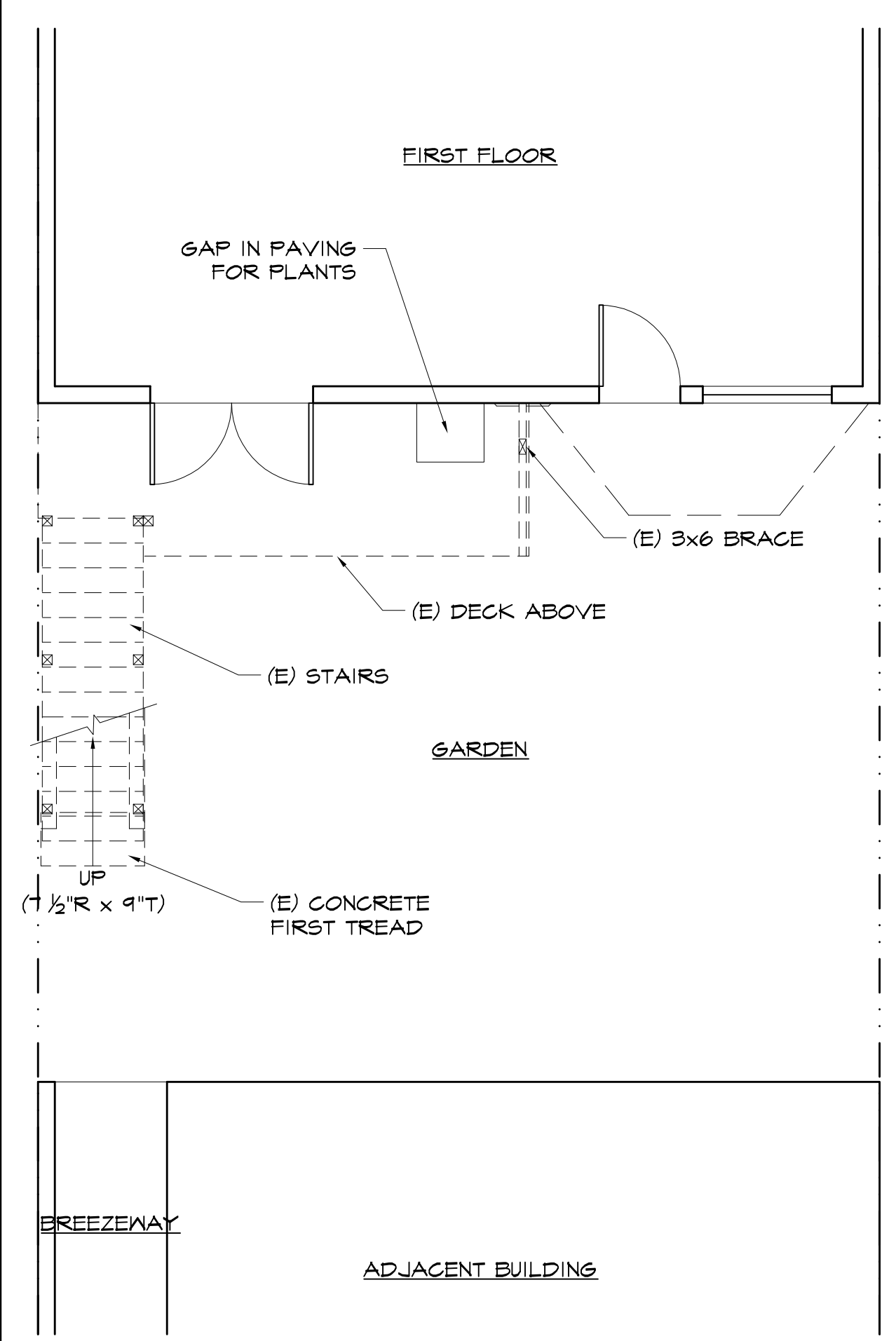
An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

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.

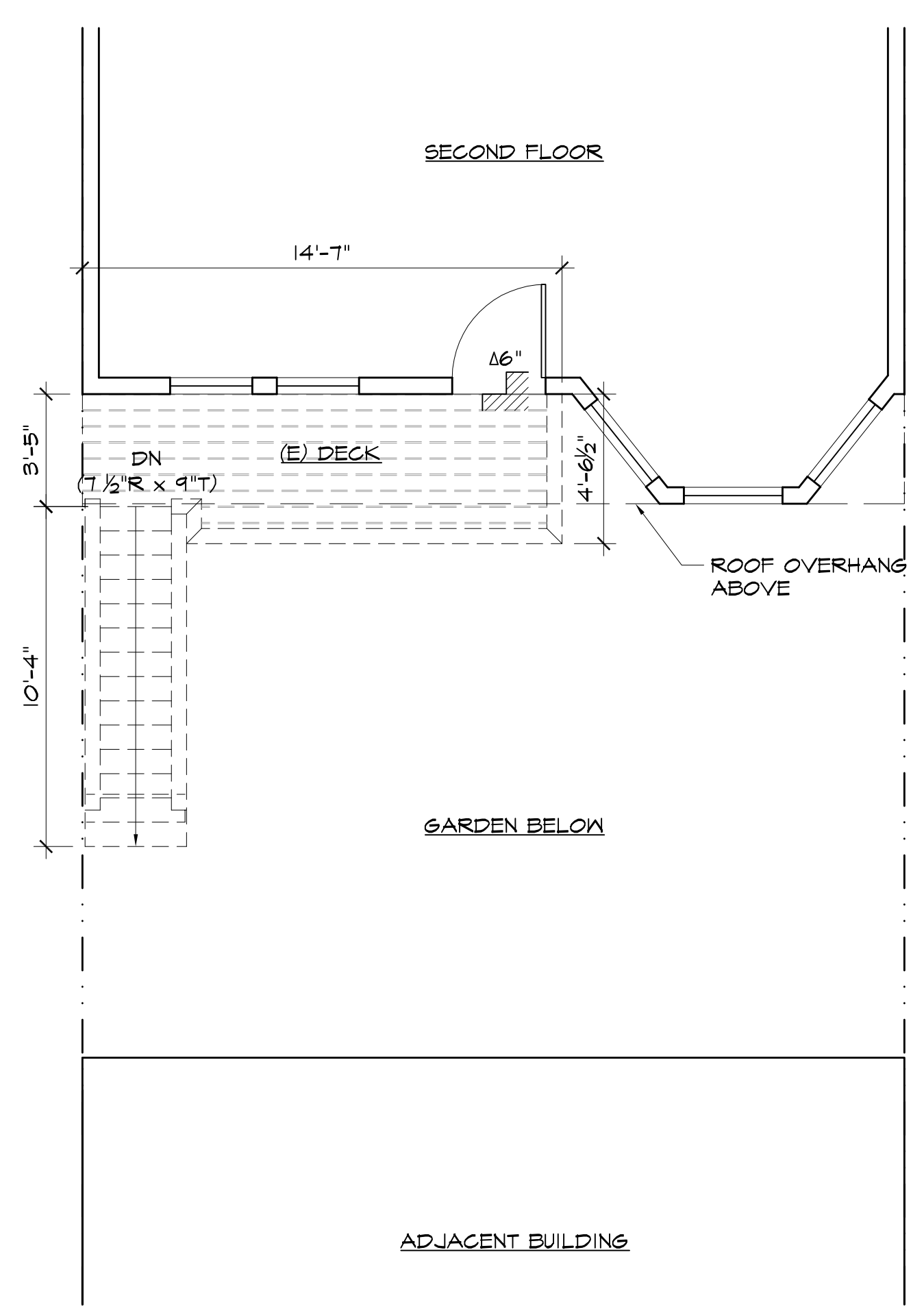
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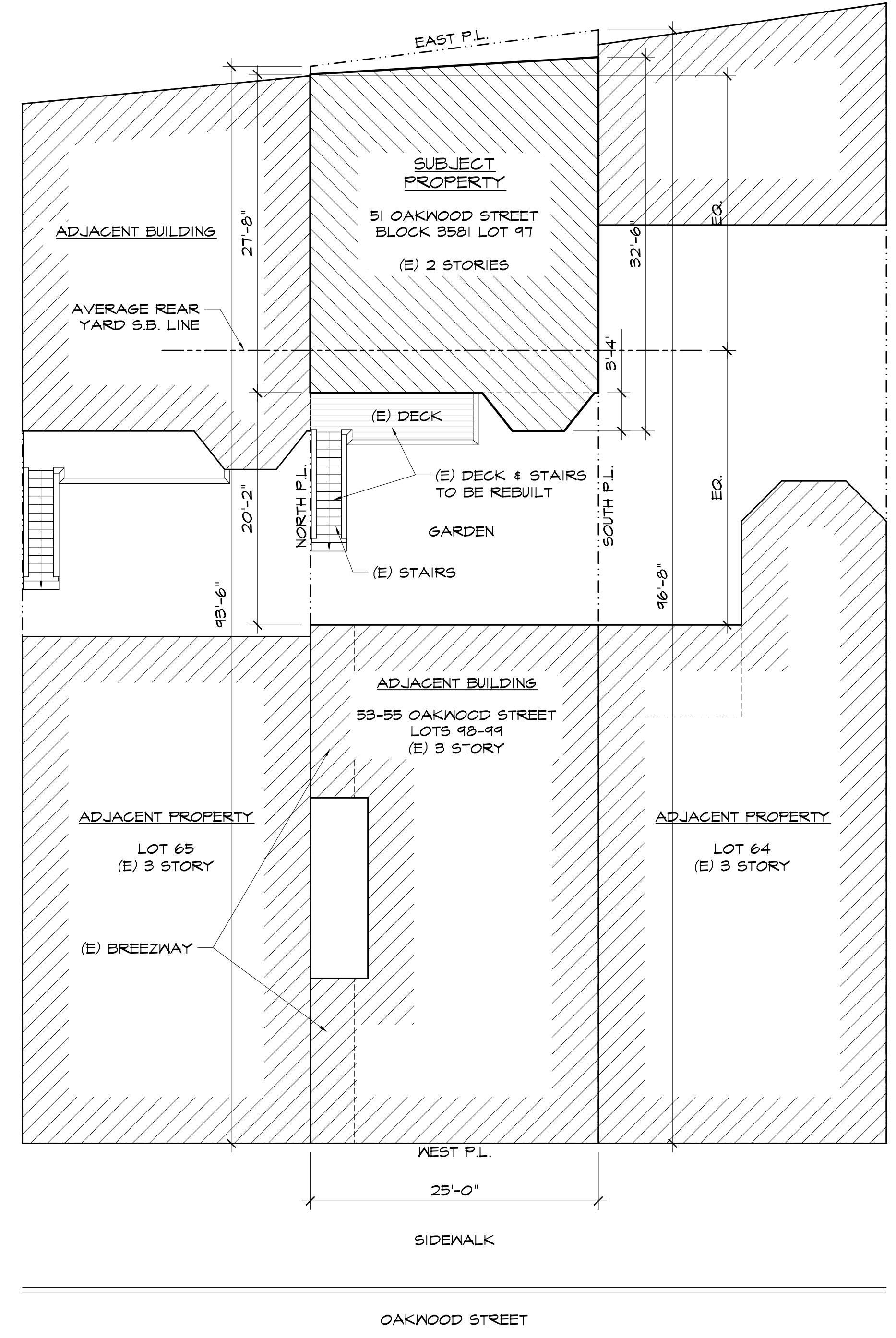




EXISTING/DEMO FIRST FLOOR PLAN ← NORTH  
SCALE: 1/4" = 1'-0"



EXISTING/DEMO SECOND FLOOR PLAN ← NORTH  
SCALE: 1/4" = 1'-0"



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



EXISTING WEST ELEVATION  
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	=====



LOCATION MAP

SHEET INDEX
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ARCHITECTURAL:	
AO.1	SITE PLAN, DEMO PLANS, EXISTING ELEVATION, & PROJECT DATA
AI.1	REMODELED PLANS, SECTIONS & ELEVATIONS
AI.2	FOUNDATION & FRAMING PLANS, DETAILS

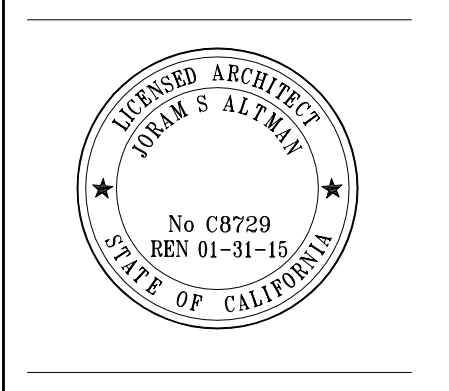
### PROJECT SCOPE OF WORK

REPLACE (E) DRY ROTTED STAIRS AND DECK WITH (N) STAIR AND DECK, SAME DIMENSION, EXCEPT CODE UPGRADED WITH (N) FIREWALL.

### PROJECT INFORMATION

APPLICABLE CODES: 2010 CALIFORNIA CBC W/SAN FRANCISCO AMENDMENTS, CFC, CMC, CEC AND SFBC  
OCCUPANCY GROUP: R-3  
CONSTRUCTION TYPE: V-B  
STORIES: (E) 2 STORY

JORAM S. ALTMAN  
ARCHITECT  
819 Alvarado Street  
San Francisco CA 94114  
415.282.2626 tel  
joram@jsaarchitect.com



## DECK AND STAIR RENOVATION

51 Oakwood Street  
APN: 3587-97

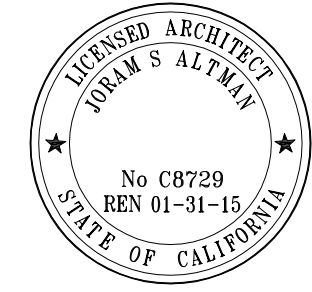
ISSUED FOR:	
3/9/11	Schematic Design
4/13/11	Pre-App. Meeting
4/19/11	Permit / Pricing
4/26/11	Engineering
5/5/11	Brace Added/Permit/Pricing
10/28/13	Permit
11/15/13	Variance

SHEET TITLE  
Existing Site Plan,  
Demo Floor Plans &  
Elevation

JOB #:	21105
DATE:	3/9/11
DRAWN BY:	GS
SCALE:	AS NOTED

A0.1





DECK AND STAIR RENOVATION  
51 Oakwood Street  
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ISSUED FOR:
3/9/11 Schematic Design
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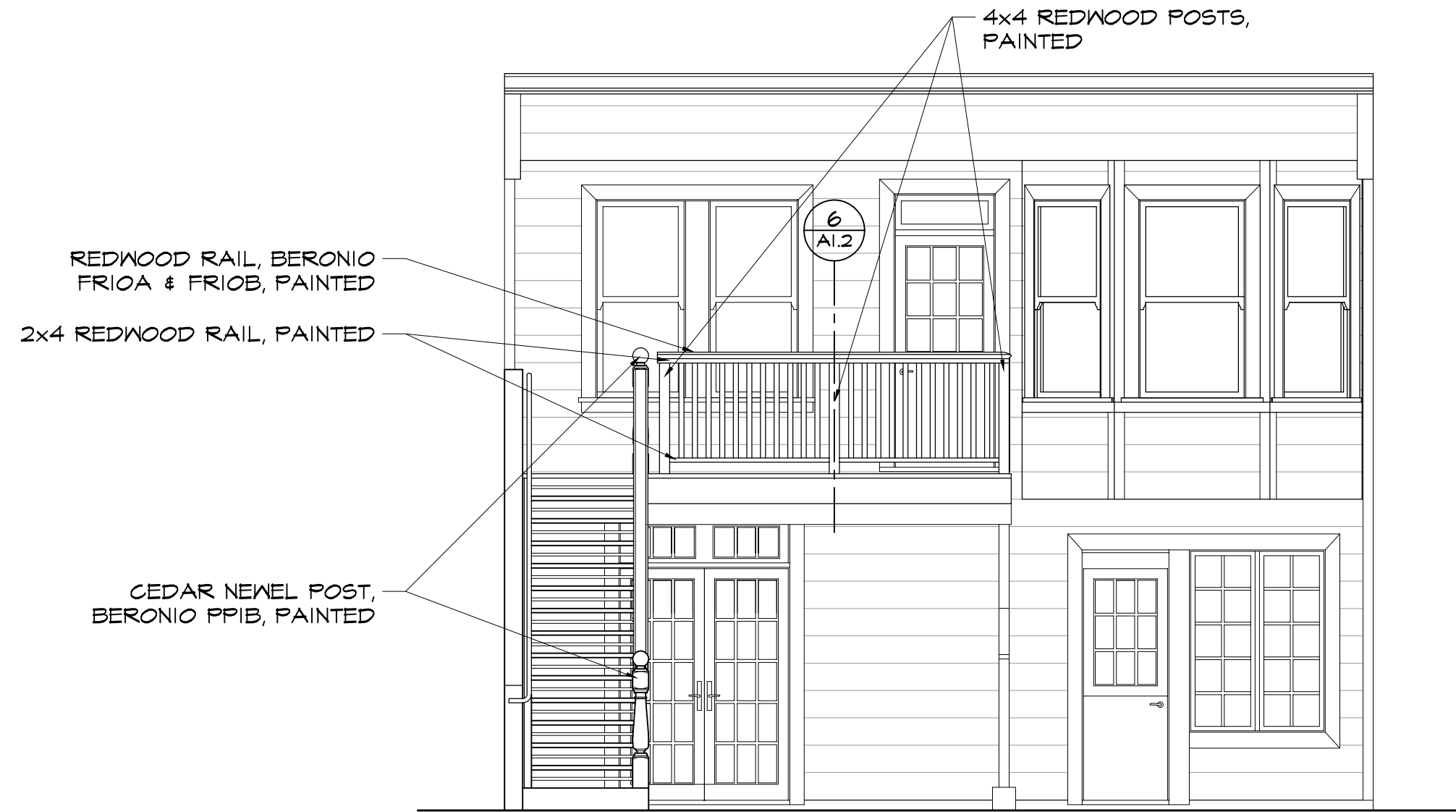
SHEET TITLE

Existing Floor Plans

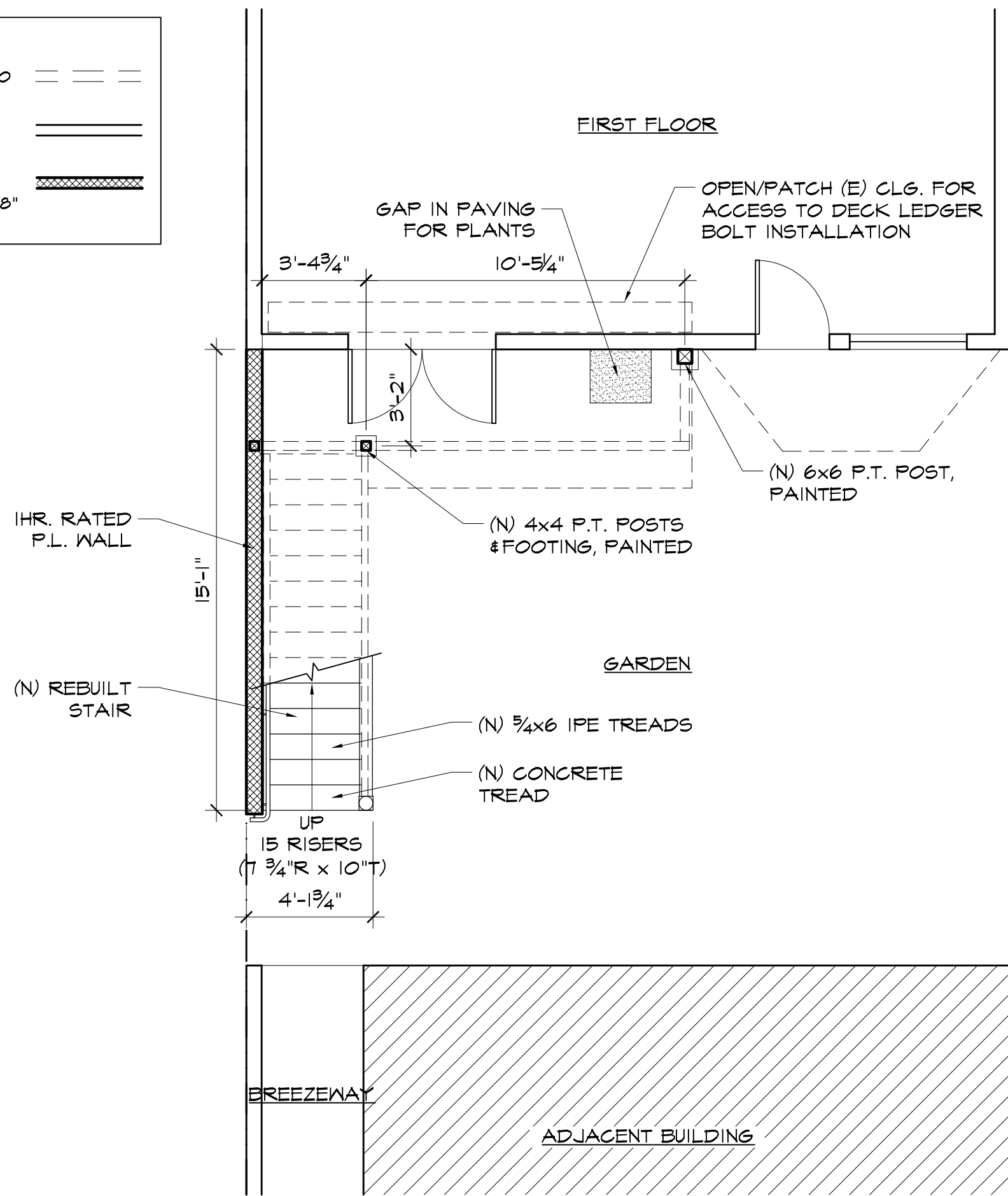
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DATE:	3/9/11
DRAWN BY:	GS
SCALE:	AS NOTED

A1.1

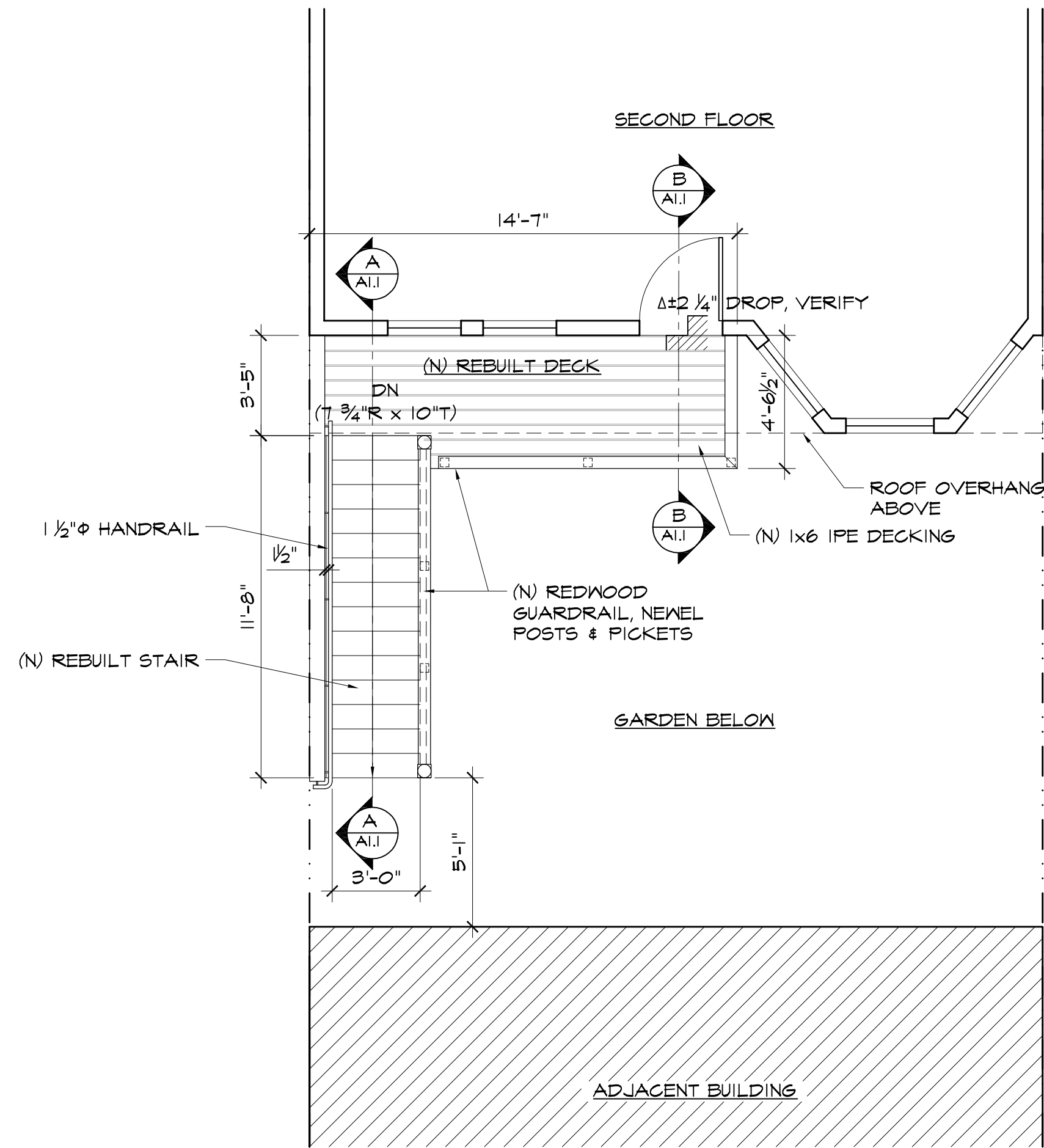
PLAN LEGEND	
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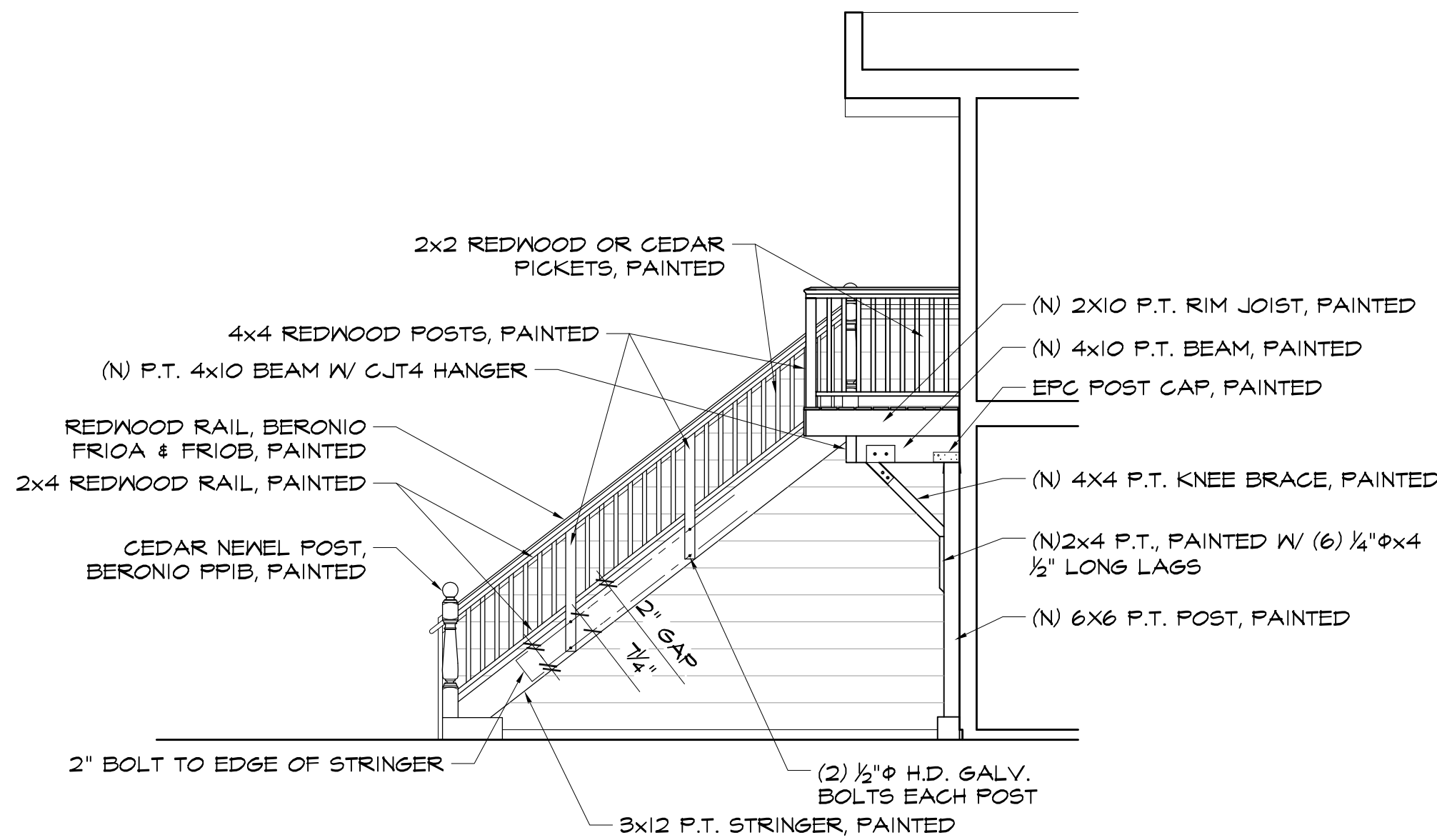
REMODELED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



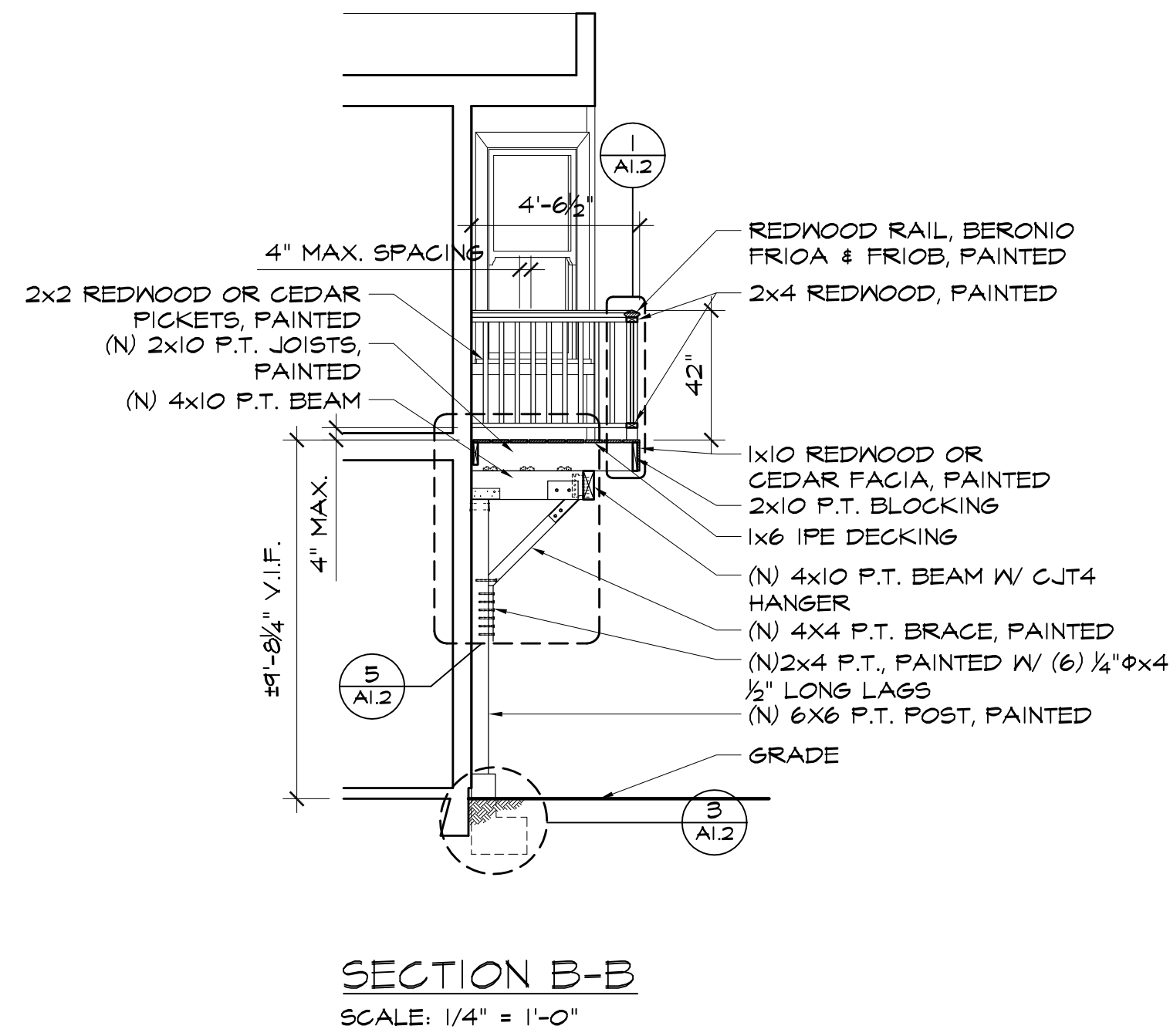
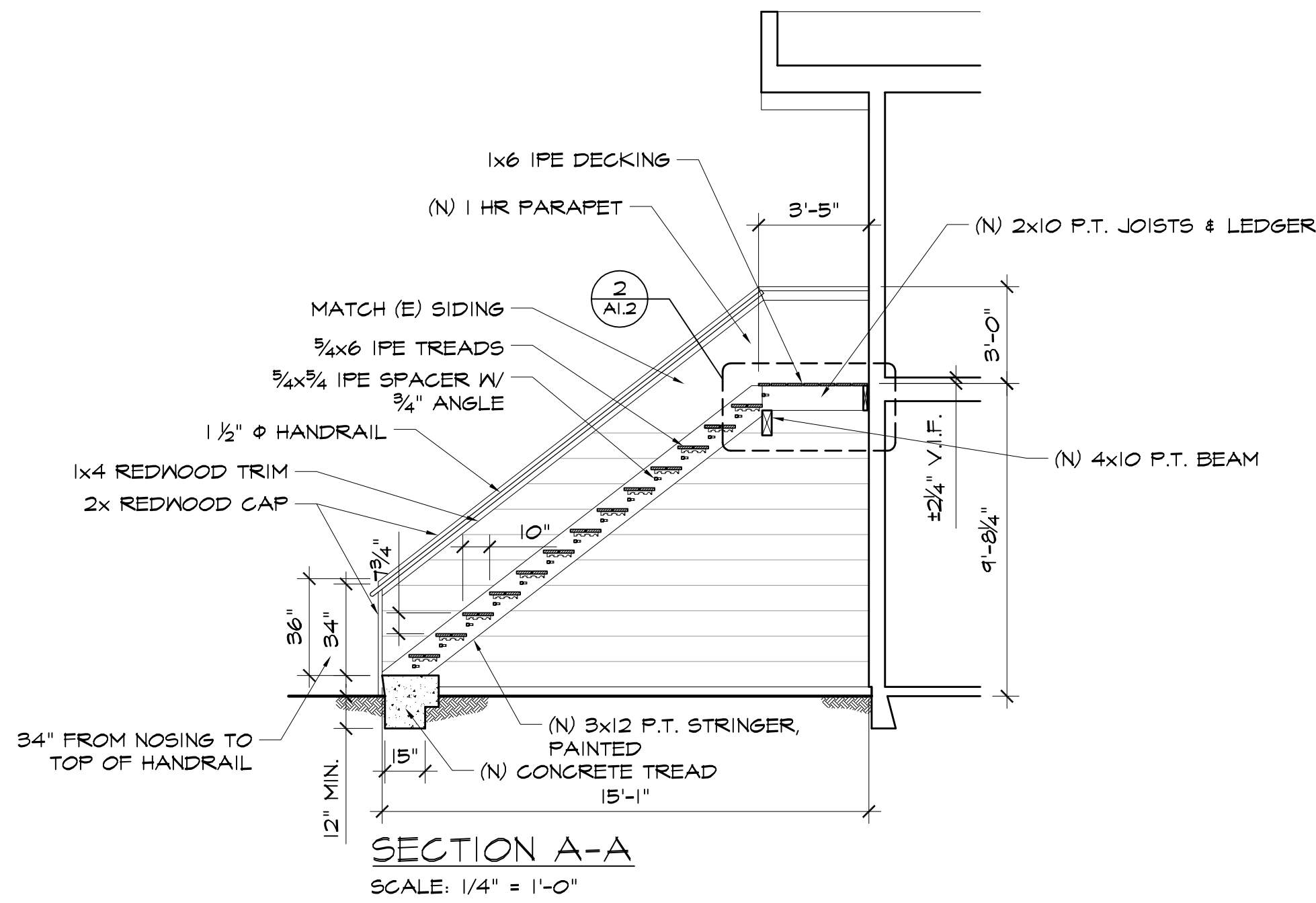
REMODELED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

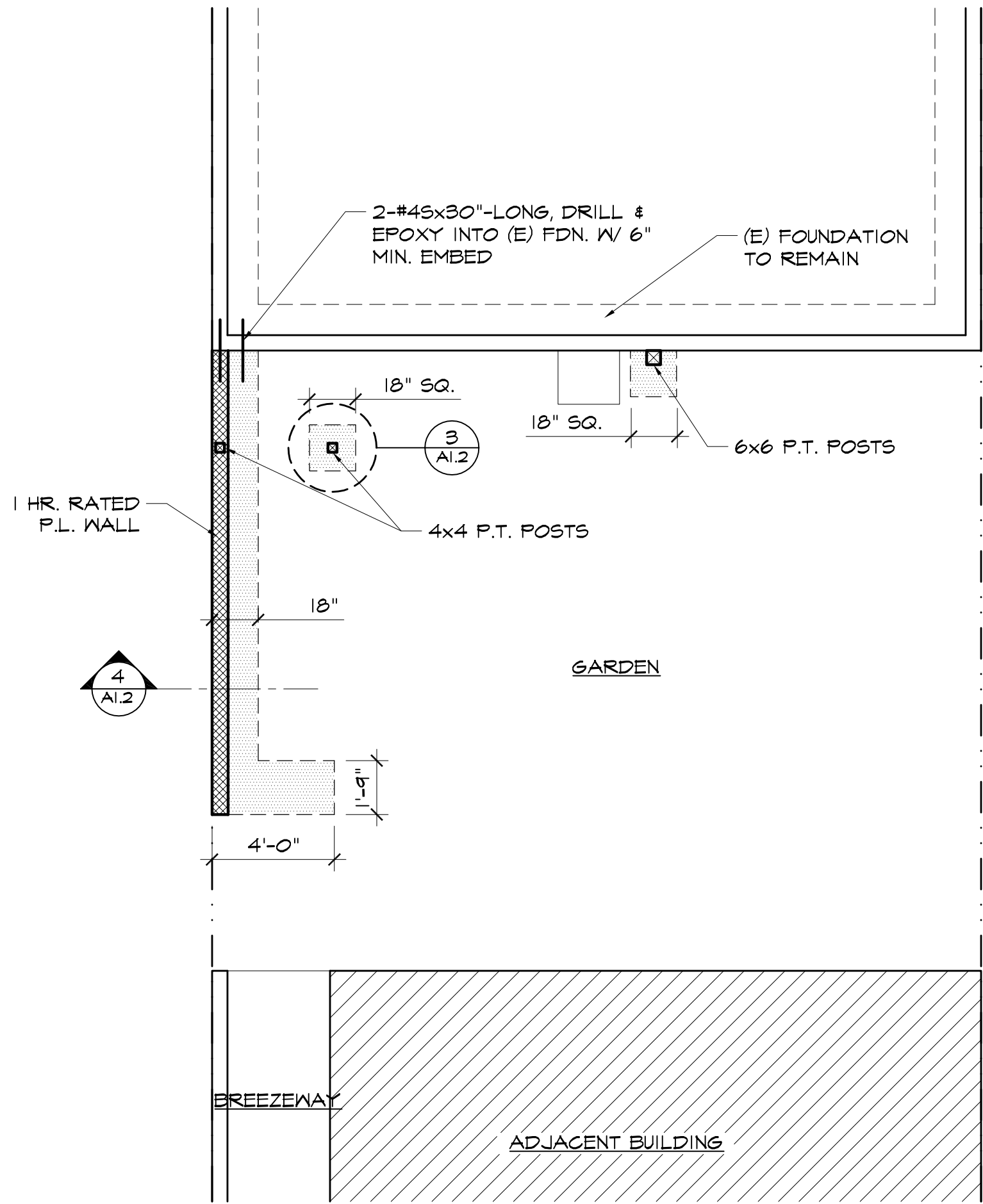


REMODELED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

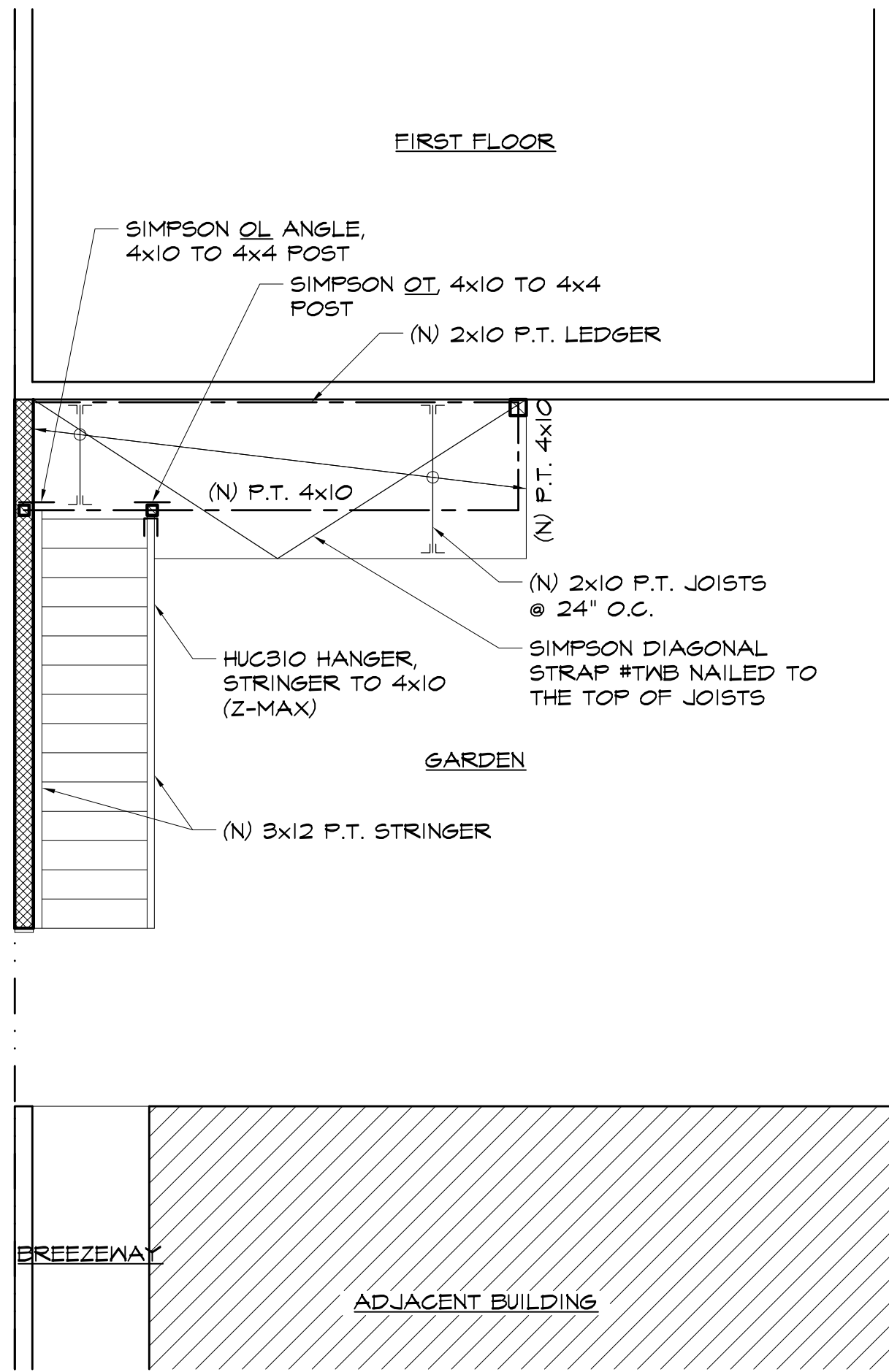


REMODELED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

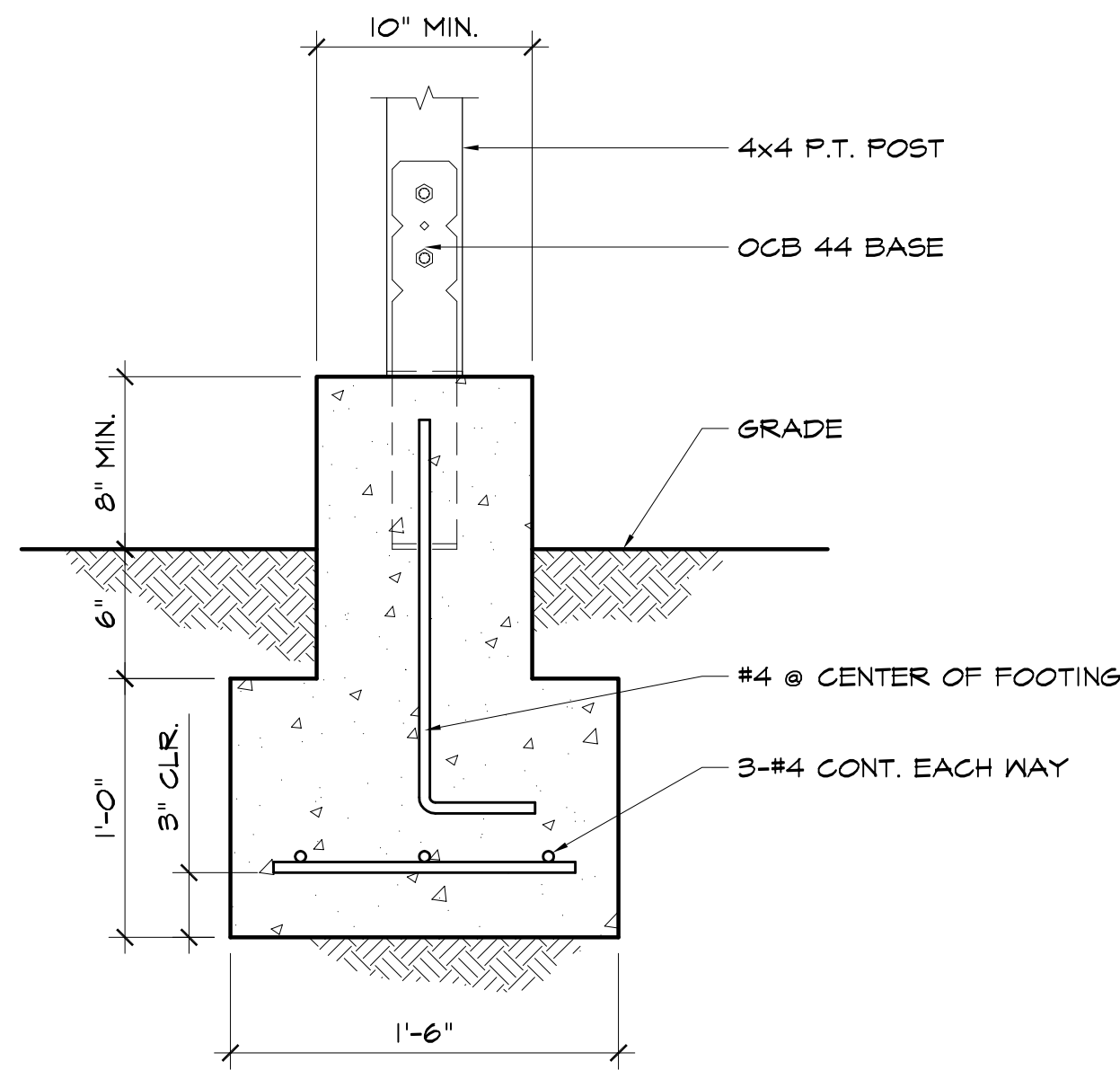




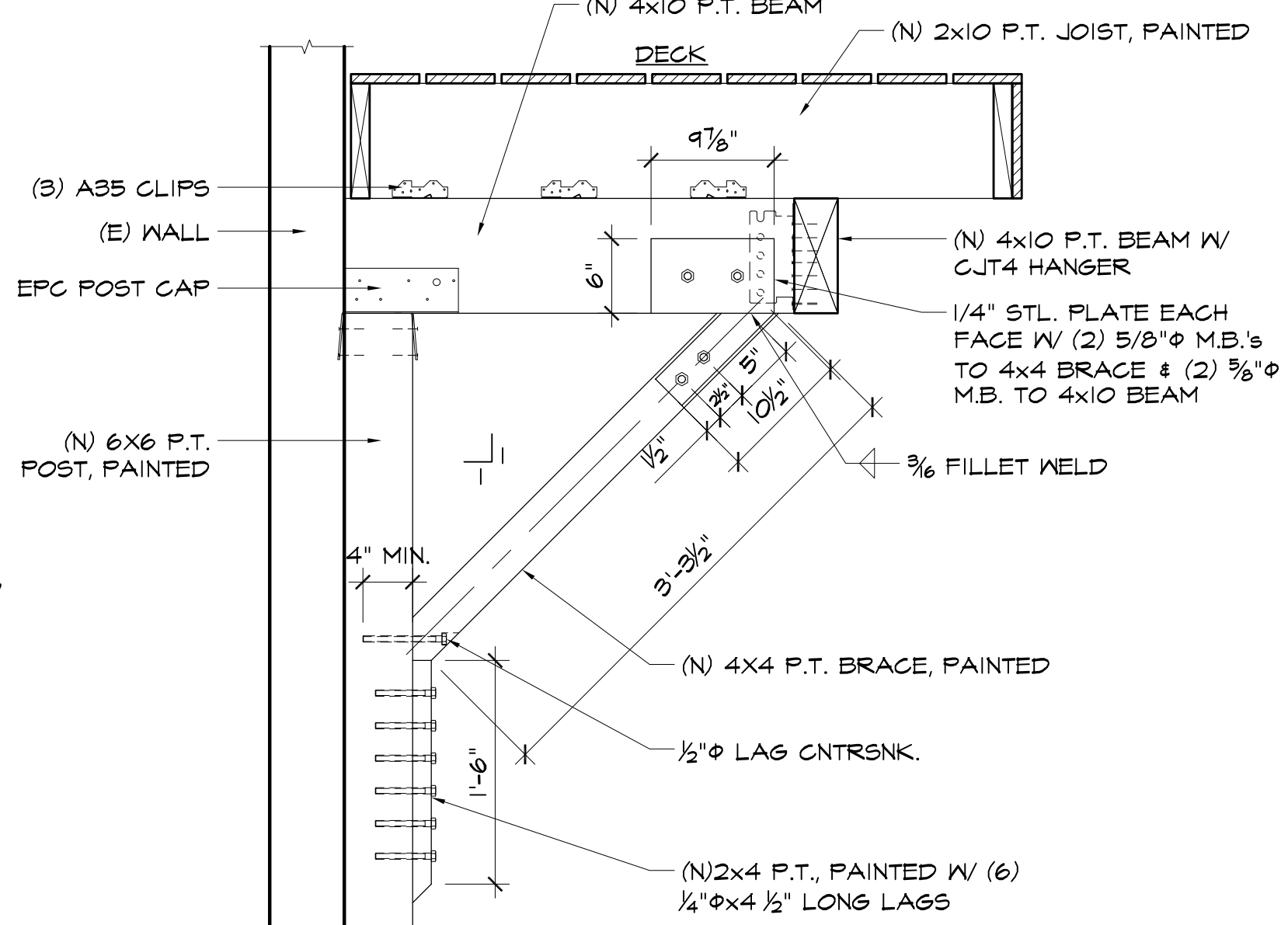
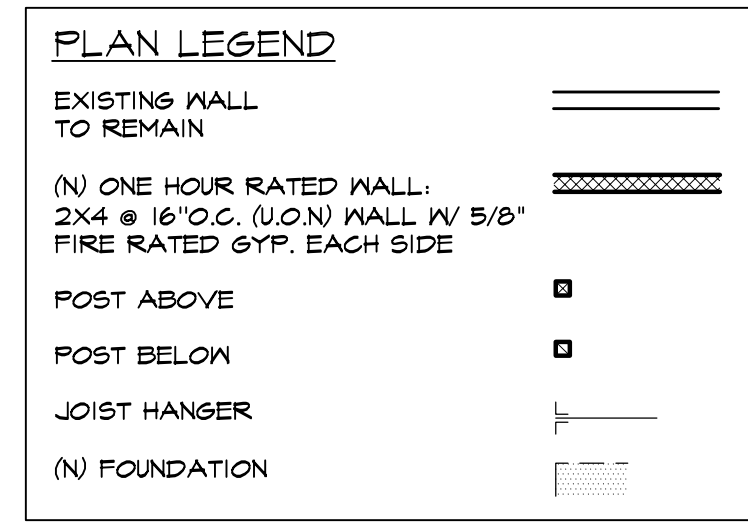
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



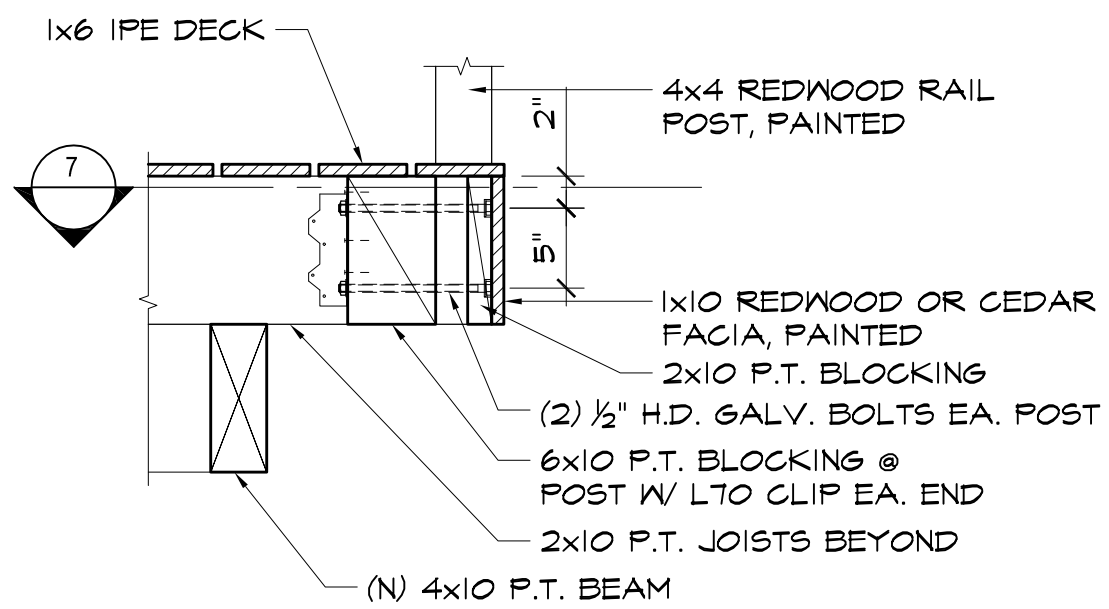
**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



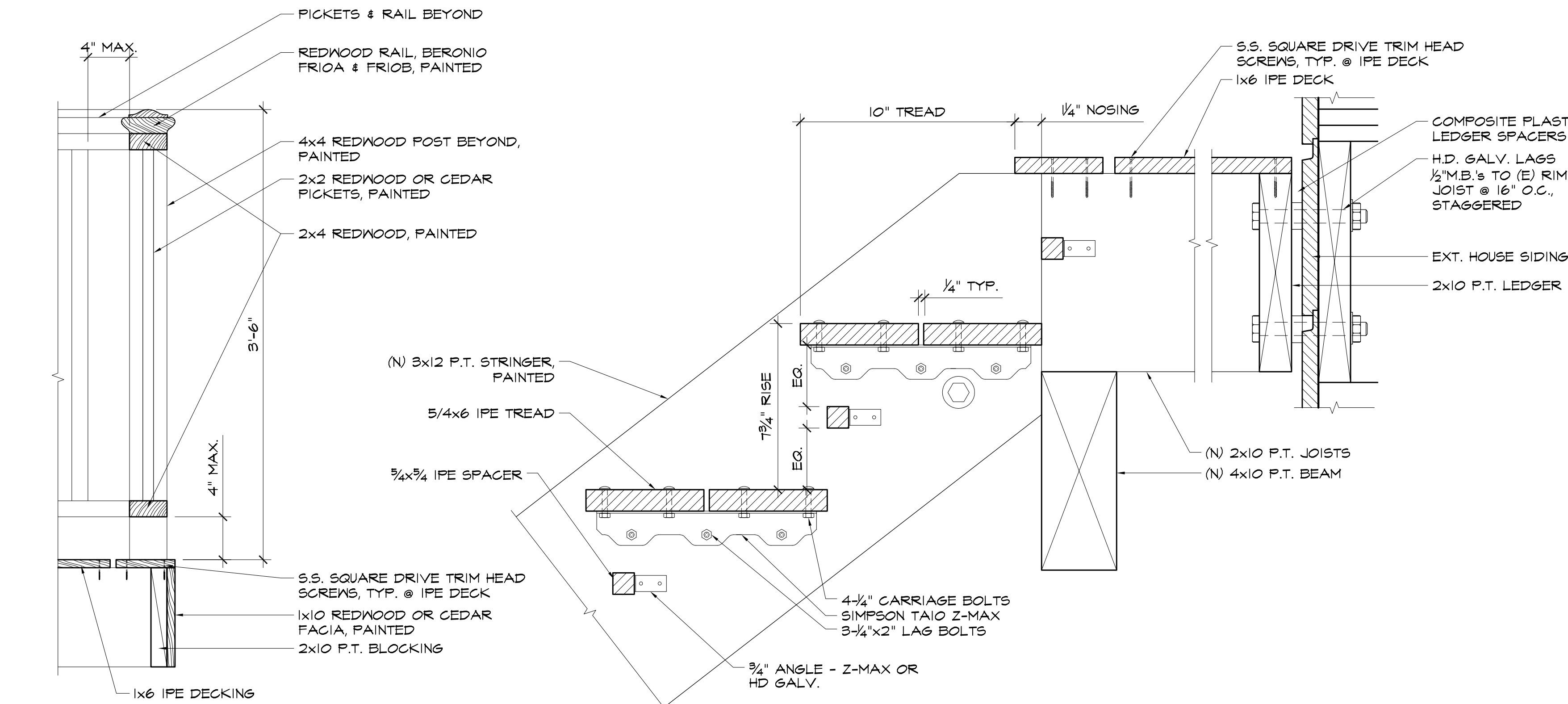
**3 DETAIL OF FOOTING**  
SCALE: 1 1/2" = 1'-0"



**5 DETAIL OF BRACE**  
SCALE: 1" = 1'-0"

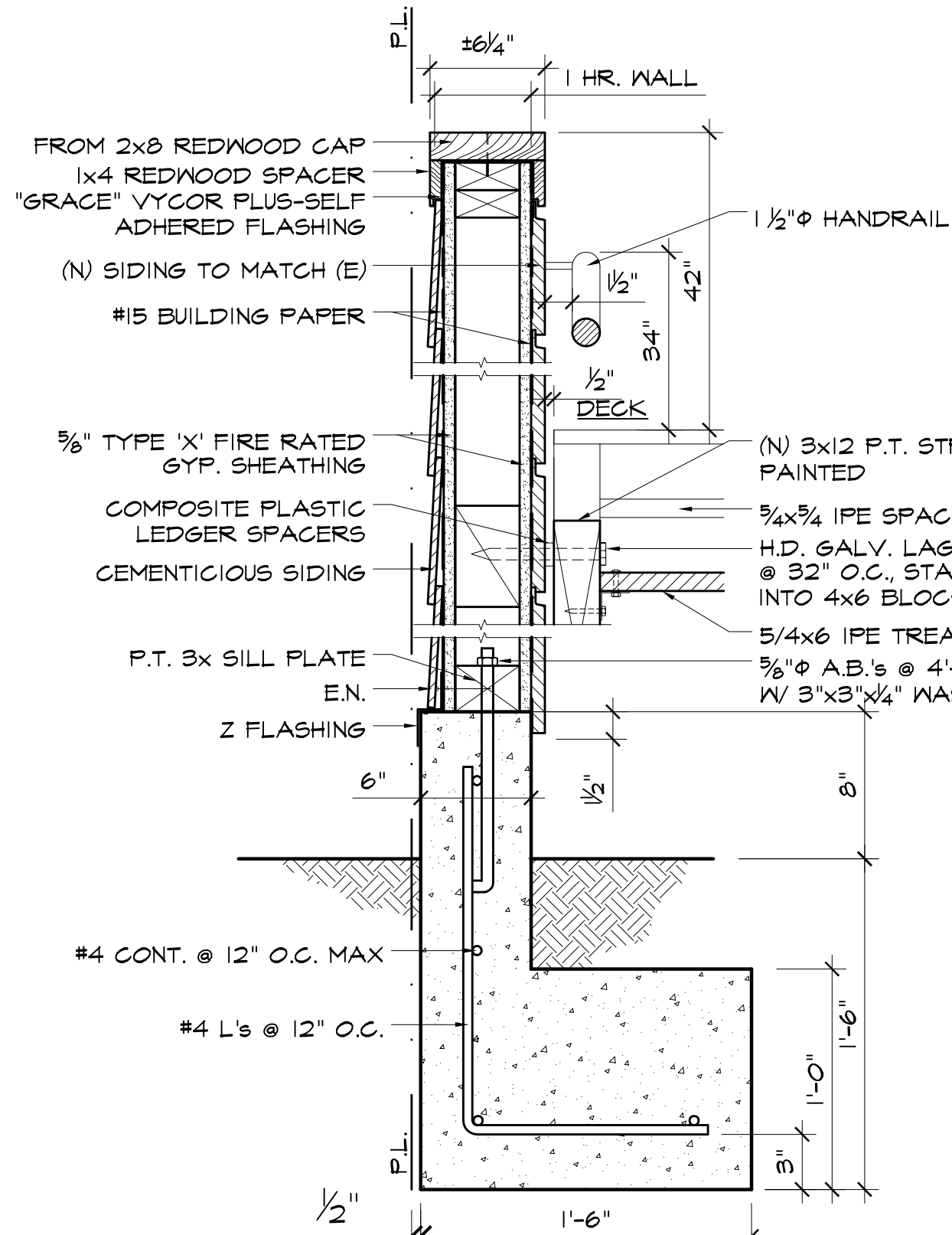


**6 POST MOUNTING**  
SCALE: 1" = 1'-0"

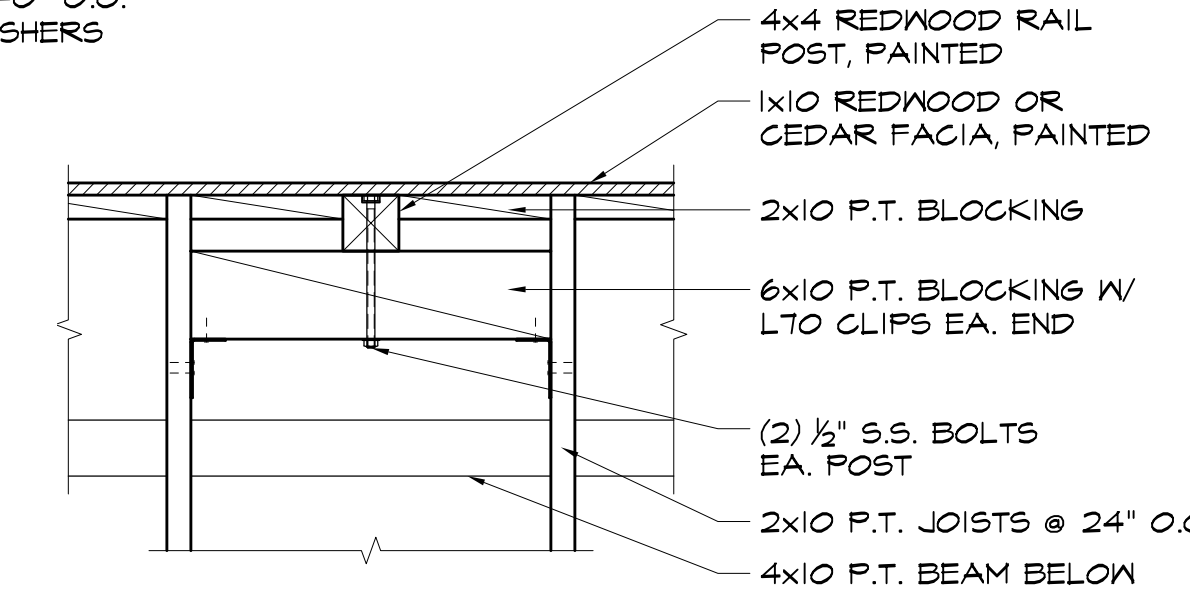


**1 DETAIL OF GUARDRAIL**  
SCALE: 1 1/2" = 1'-0"

**2 STAIR DETAIL**  
SCALE: 3" = 1'-0"



**4 DETAIL OF 1 HR. WALL**  
SCALE: 1 1/2" = 1'-0"



**7 SECTION THRU RAIL POST**  
SCALE: 1" = 1'-0"

JORAM S. ALTMAN  
ARCHITECT  
819 Alvarado Street  
San Francisco CA 94114  
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51 Oakwood Street  
APN: 3587-97

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SHEET TITLE

Foundation & Framing Plans, Details

JOB #: 21105  
DATE: 3/9/11  
DRAWN BY: GS  
SCALE: AS NOTED

**A1.2**