



# 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.  
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San Francisco,  
CA 94103-2479

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**415.558.6378**

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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, October 26, 2016**

Time: **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>778 Kansas Street</b>	Case No.:	<b>2015-000058VAR</b>
Cross Street(s):	<b>20th Street</b>	Building Permit:	<b>201512145104</b>
Block / Lot No.:	<b>4074/013</b>	Applicant/Agent:	<b>Ines Lejarraga</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>510 325 0213</b>
Area Plan:	<b>Showplace Square/Potrero Hill (EN)</b>	E-Mail:	<b>design@lejastudio.com</b>
PROJECT DESCRIPTION			
<p>The proposed project is a vertical addition at the rear, which includes a roof deck with a shade structure and windscreen. The proposal also includes the addition of canopies at the front and rear. The lot is 25 feet wide and 52 feet deep. The proposed addition is approximately 15 feet wide and 15 feet deep, with a height of 40 feet.</p> <p><b>PER SECTION 134 OF THE PLANNING CODE</b> the subject project is required to provide a rear yard of 15 feet, and the rear most 10 feet of permitted depth when using averaging may not be greater than 30 feet in height. The existing building is noncomplying. The project raises the existing non-complying building to a height of 40 feet and adds a canopy at the rear within the required rear yard; therefore, the project requires a variance.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>Jeffrey Speirs</b> Telephone: <b>415-575-9106</b> Mail: <a href="mailto:Jeffrey.Speirs@sfgov.org">Jeffrey.Speirs@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2015-000058VAR.pdf">http://sf-planning.org/ftp/files/notice/2015-000058VAR.pdf</a></p>			

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.

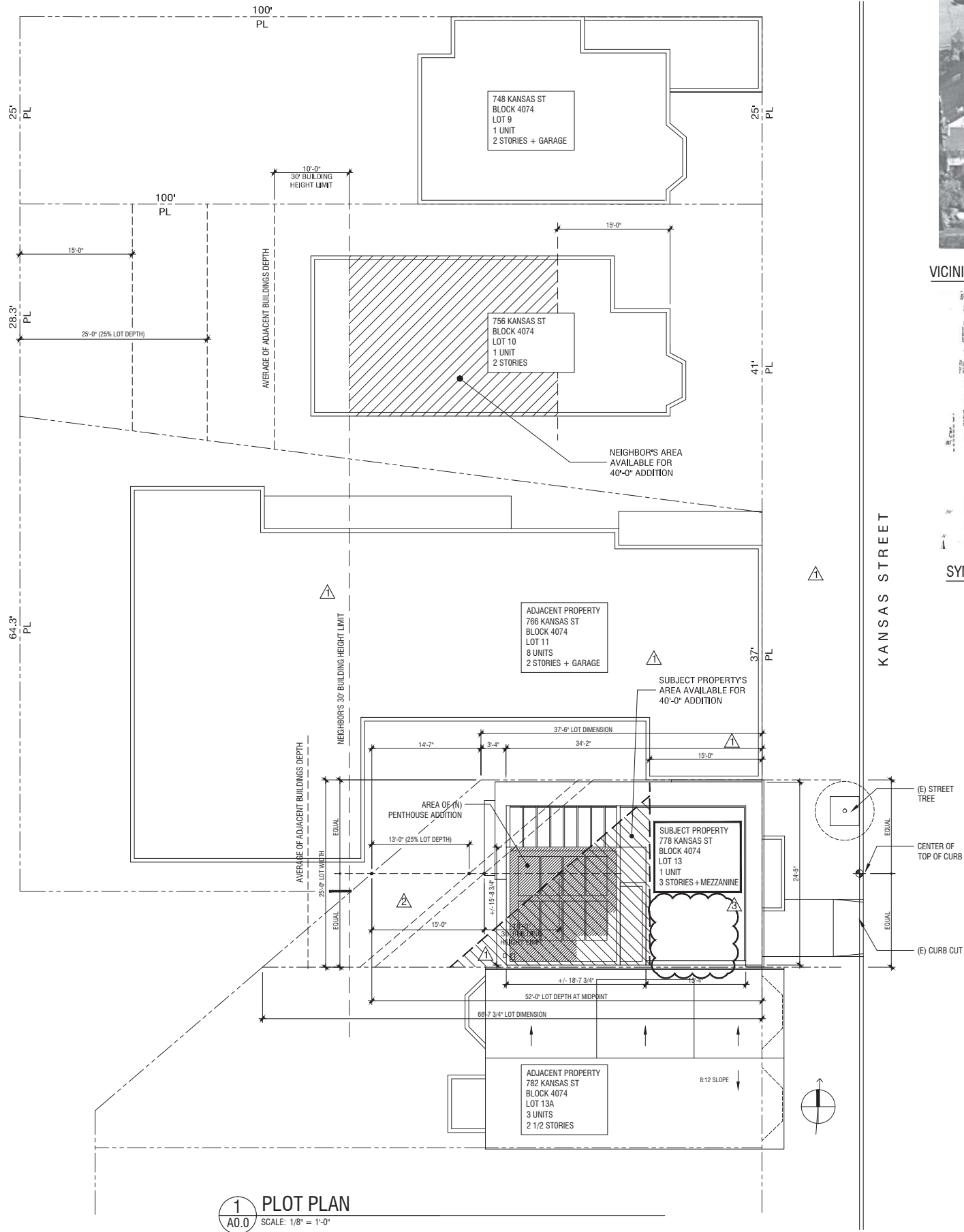
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## 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.

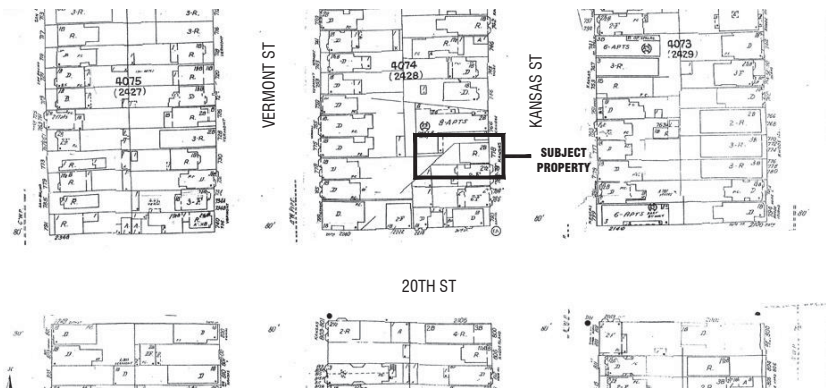
PLOT PLAN



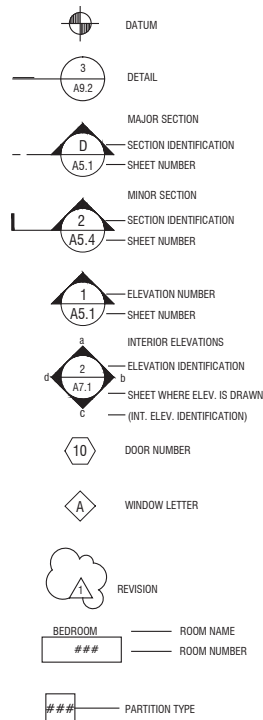
AERIAL PHOTO OF REAR OF SUBJECT AND ADJACENT PROPERTIES



VICINITY MAP



SYMBOLS



GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS WORK.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFIRM HOMEOWNER'S RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

SEE CONDITIONS OF APPROVAL SHEET A0.2

LOCATION



SITE PHOTO



SCOPE OF WORK

EXTERIOR: MODIFICATION OF (E) PARAPET; SUNSHADES  
2ND FLOOR: MINOR INTERIOR ALTERATIONS  
ROOF LEVEL: EXPANSION OF EXISTING STAIR PENTHOUSE TO A 247 SF MEZZANINE; SHADE PERGOLA; ENLARGEMENT OF (E) ROOF DECK; WINDSCREEN

APPLICABLE CODES

CBC 2013  
SAN FRANCISCO PLANNING CODE  
SAN FRANCISCO BUILDING CODE  
SAN FRANCISCO FIRE CODE

PROJECT DATA

USE DISTRICT: RM-1 RESIDENTIAL - MIXED LOW DENSITY  
HEIGHT AND BULK DISTRICT: 40-X  
PARCEL: BLOCK 4074 / LOT 13  
PARCEL AREA: 1298 SF  
OCCUPANCY: R-3  
CONSTRUCTED: 1906  
CONSTRUCTION TYPE: VB  
FIRE PROTECTION: (E) GROUND FLOOR SPRINKLERED

CONDITIONED SPACE BY LEVEL

	EXISTING	PROPOSED
TOTAL	2369	2552
GROUND FLOOR	581 (237)	581 (237) (UNCONDITIONED IN BRACKETS)
SECOND FLOOR	862	862
THIRD FLOOR	862	862
MEZZANINE	64	247

DIRECTORY

OWNER	ARCHITECT
WU ALTSCHULER 778 KANSAS ST SAN FRANCISCO, CA 972-795-0846	INES LEJARRAGA 5429 TELEGRAPH AVE. OAKLAND, CA 94609 510.325.0213

SHEET INDEX

A0.0	COVER SHEET / SITE PLAN / INDEX / ABBREVIATIONS / SYMBOLS
A0.2	CONDITIONS OF APPROVAL - FIRE / SITE PHOTOS
A2.1	FLOOR PLANS - LEVELS 1 AND 2
A2.2	FLOOR PLANS - LEVELS 3, MEZZ AND ROOF
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A3.4	ELEVATIONS
A3.5	ELEVATIONS
A3.6	ELEVATIONS
A4.1	BUILDING SECTIONS

WU - ALTSCHULER  
REMODEL +  
ADDITION

778 Kansas Street  
San Francisco, CA  
94107

Block 4074 / Lot 13

Owners:  
Steve Altschuler and Lani Wu

Architect:  
Ines Lejarraga

lejarraga  
STUDIO

5429 Telegraph Ave.  
Oakland, CA 94609  
510.325.0213  
design@lejastudio.com



REVISION	DATES
SITE PERMIT	12/15/15
VARIANCE	3/31/16
VARIANCE	6/9/16
VARIANCE	10/3/16

ISSUE FOR VARIANCE  
June 9, 2016

PROJECT DATA

A0.1



PHOTOS - SAME SIDE OF THE STREET



PHOTOS - OPPOSITE SIDE OF THE STREET



DIAGRAMS PRESENTED AT PRE-AP MTG WITH FIRE DEPARTMENT



PHOTO-MONTAGE OF PROPOSED PROJECT



PRE-AP MTG WITH FIRE DEPARTMENT

lejarraga  
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Ines Lejarraga  
5429 Telegraph  
Oakland, CA 94609  
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778 Kansas St.

design@lejastudio.com

Mezzanine Addition  
Building Pre-Application  
October 14, 2015

Preapplication Meeting Agreement

Occupancy: R3  
Block: 4074 Lot: 13  
Construction Type: VB

I have received a preliminary verbal interpretation from a fire engineer on the 5th floor verifying that questions 1-3 are correct with regards to this project. However, I would like to have written confirmation before proceeding further with the design of this project. Acceptable meeting times are:

-any time after 11am on Oct. 28  
-any time after 11am on Oct. 30  
-9am Nov. 2

1. Would the horizontal addition proposed on the roof deck level constitute a mezzanine per section 505.2 and will be considered a portion of the story below?  
Position: Yes

a. 505.2.1 The area of the mezzanine is one third of the room below.  
i. The area of the floor below is 742 sf.  
ii. The area of the mezzanine is 247 sf.

b. 505.2.3.1 Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the occupant load of the aggregate area of the enclosed space is not greater than 10.  
i. The aggregate enclosed area is 944 sf. The occupant load is 200 gsf/person. The occupant load is 5. 5<10.

2. Will additional sprinklers beyond the existing first floor sprinklers be required?  
Position: No.

a. These were approved in 2001. See attached pre-application letter from that time.  
b. Also, the load of the building will not change since the existing building already has an existing roof terrace. The (E) building has 3 stories plus a habitable roof terrace. The (E) first floor is sprinklered. There are 2 exits, comprised of one fire escape and one exit stair. As the (N) mezzanine is considered part of the story below, the (N) building will also have 3 stories plus a habitable roof terrace.

3. Will the existing fire escape be given local equivalency as a required means of egress per AS-0197?  
Position: Yes

a. The building does not exceed 4 stories in height.  
b. The building has one street frontage which is under 37 1/2'.  
c. The total gross square feet will be 2740 sf. The new occupant load will be 14.  
d. The first floor is sprinklered.

\* see below

4. Is wood which conforms to the requirements listed in information sheet No. FS-01, February 20, 2015, acceptable to use within the first 5'-0" of the property line?  
Position: Yes, comply with SFBC Information Sheet No. FS-01.

a. Table 602, Fire-resistance rating requirements for exterior walls based on fire separation distance, refers to "exterior walls" and not roofs.

\* Additional discussion:  
One exit may be required if common path of travel from furthest point of the roof deck is less than 75 feet.  
Reviewed and agreed by  
Jeffrey Ma 10/23/15  
Jeffrey Ma SFDBI

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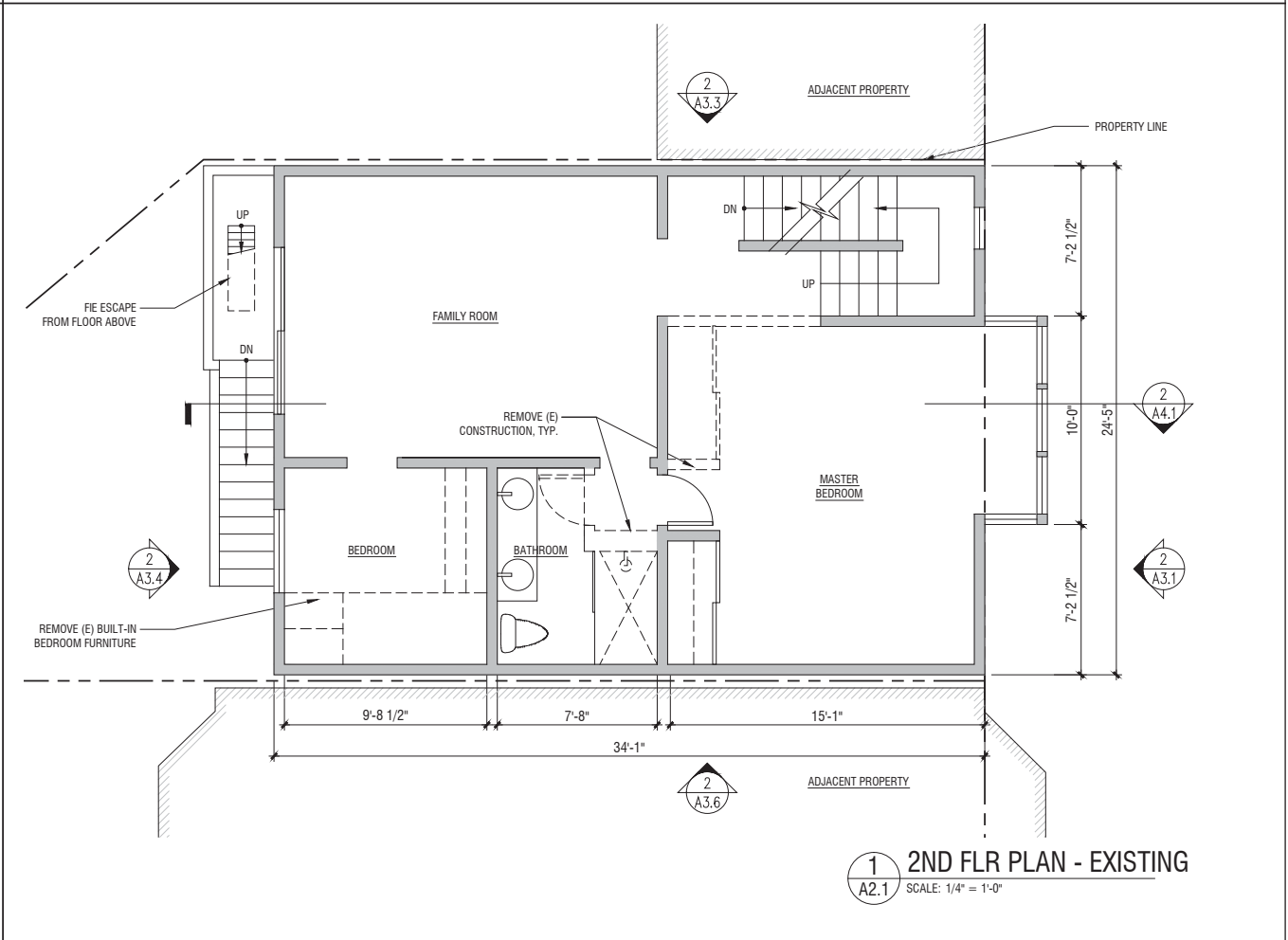
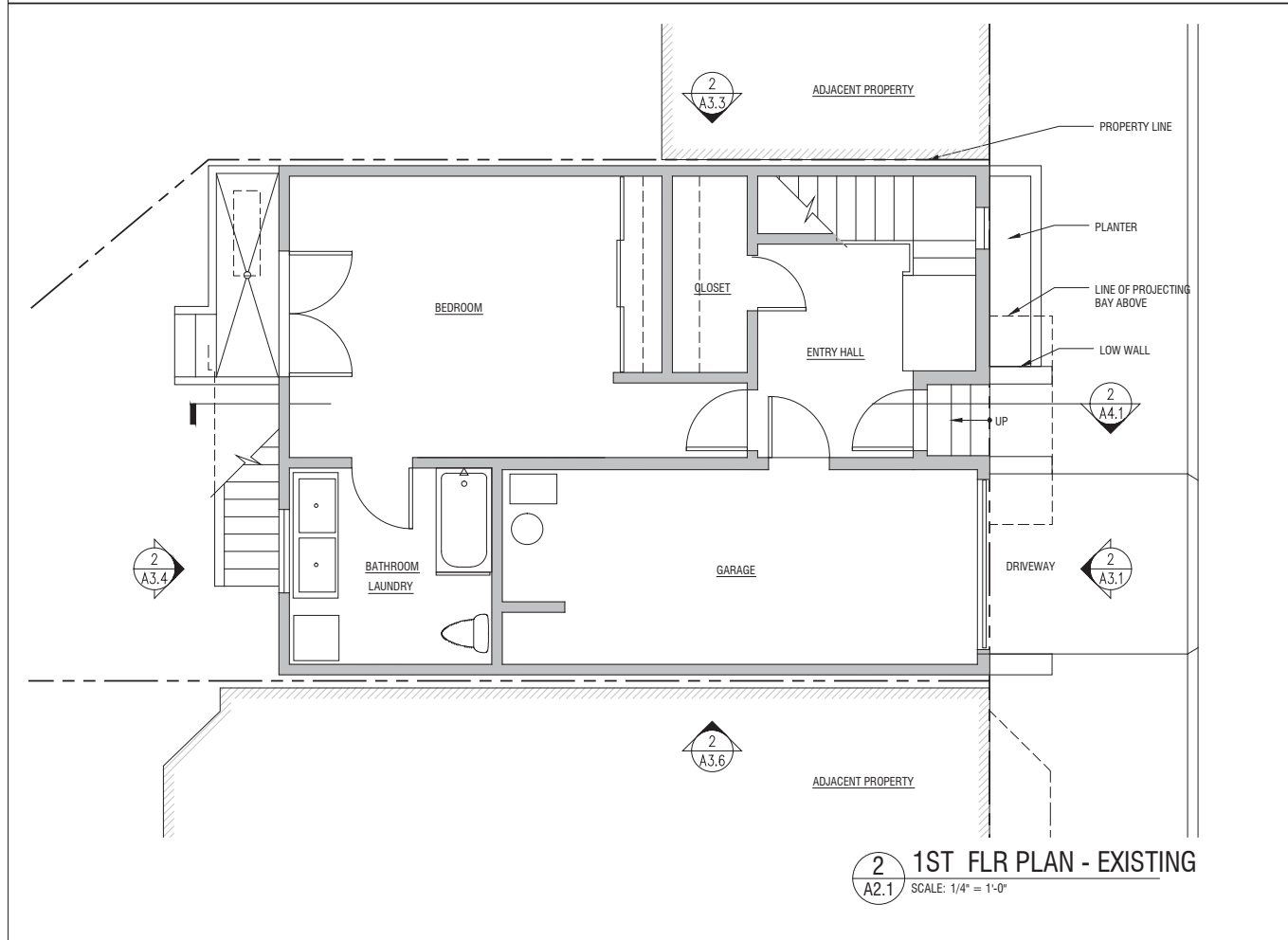
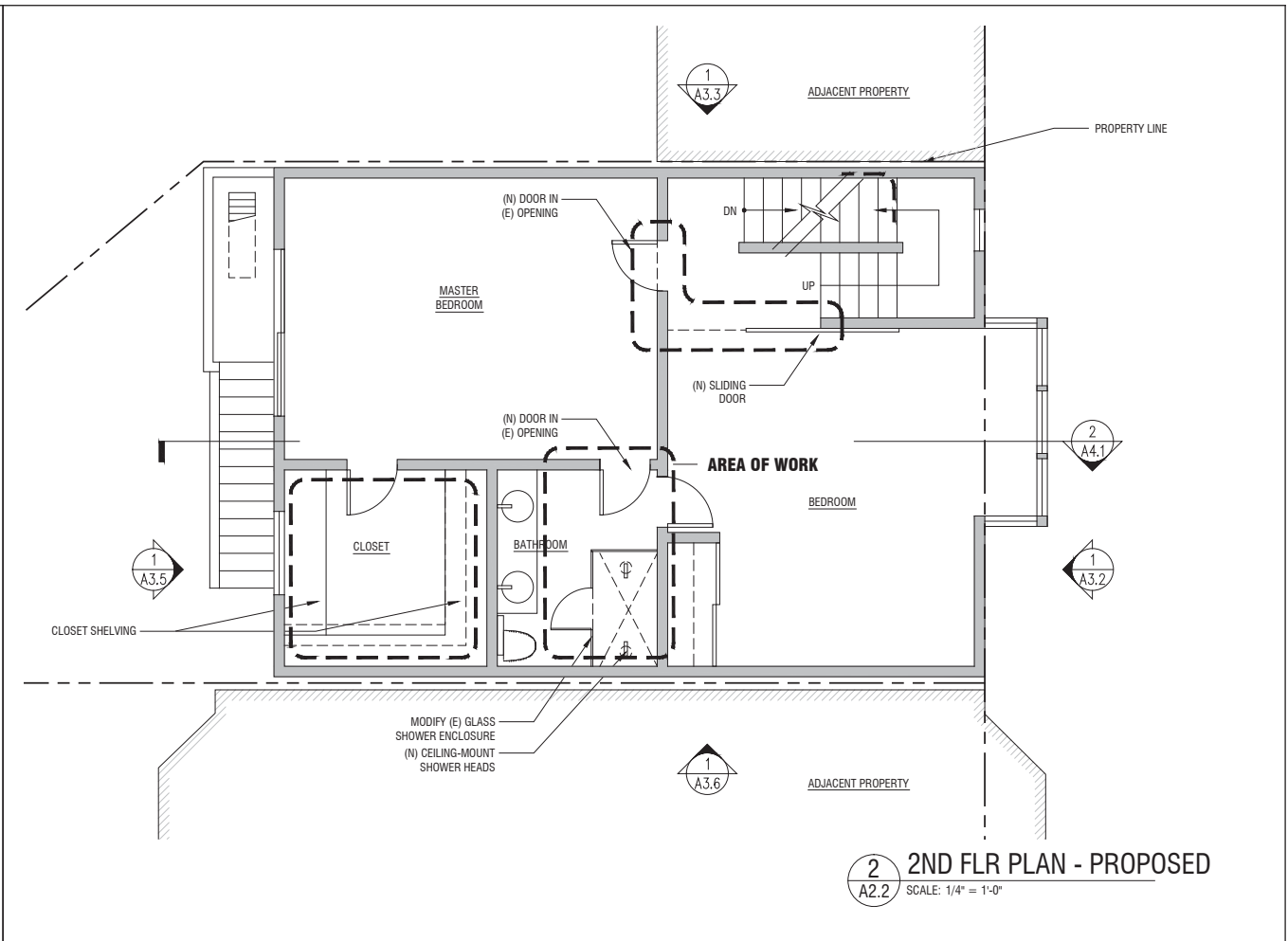
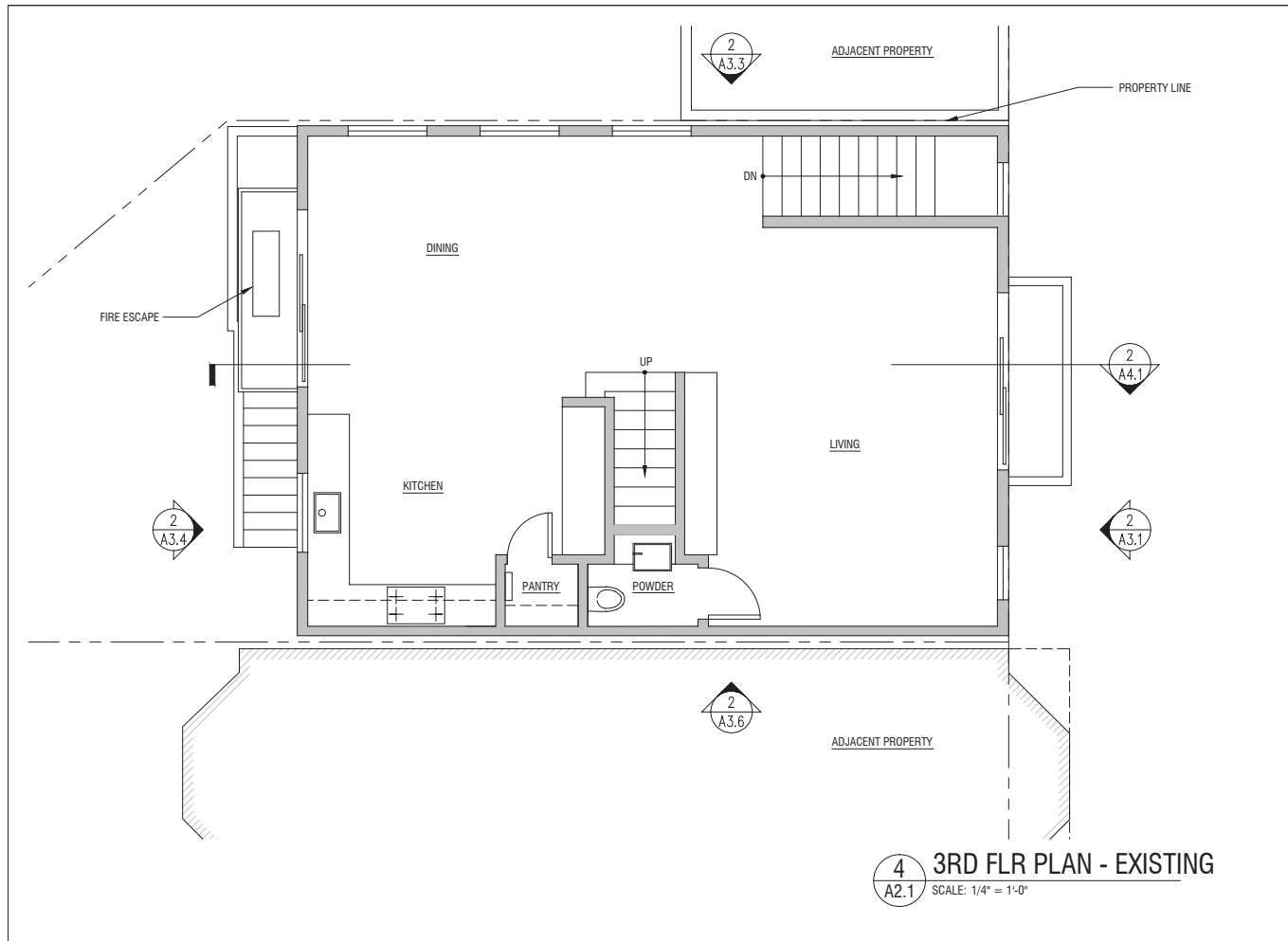


REVISION	DATES
SITE PERMIT	12/15/15
VARIANCE	3/31/16

ISSUE FOR VARIANCE  
June 9, 2016

CONDITIONS OF APPROVAL  
SITE PHOTOS

A0.2



# WU - ALTSCHULER REMODEL + ADDITION

778 Kansas Street  
San Francisco, CA  
94107

Block 4074 / Lot 13

Owners:  
Steve Altschuler and Lani Wu

Architect:  
Ines Lejarraga

**lejarraga**  
STUDIO

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Oakland, CA 94609  
510.325.0213  
design@lejastudio.com



REVISION	DATES
SITE PERMIT	12/15/15
VARIANCE	3/31/16

LEGEND

EXISTING

ABOVE

PROPOSED

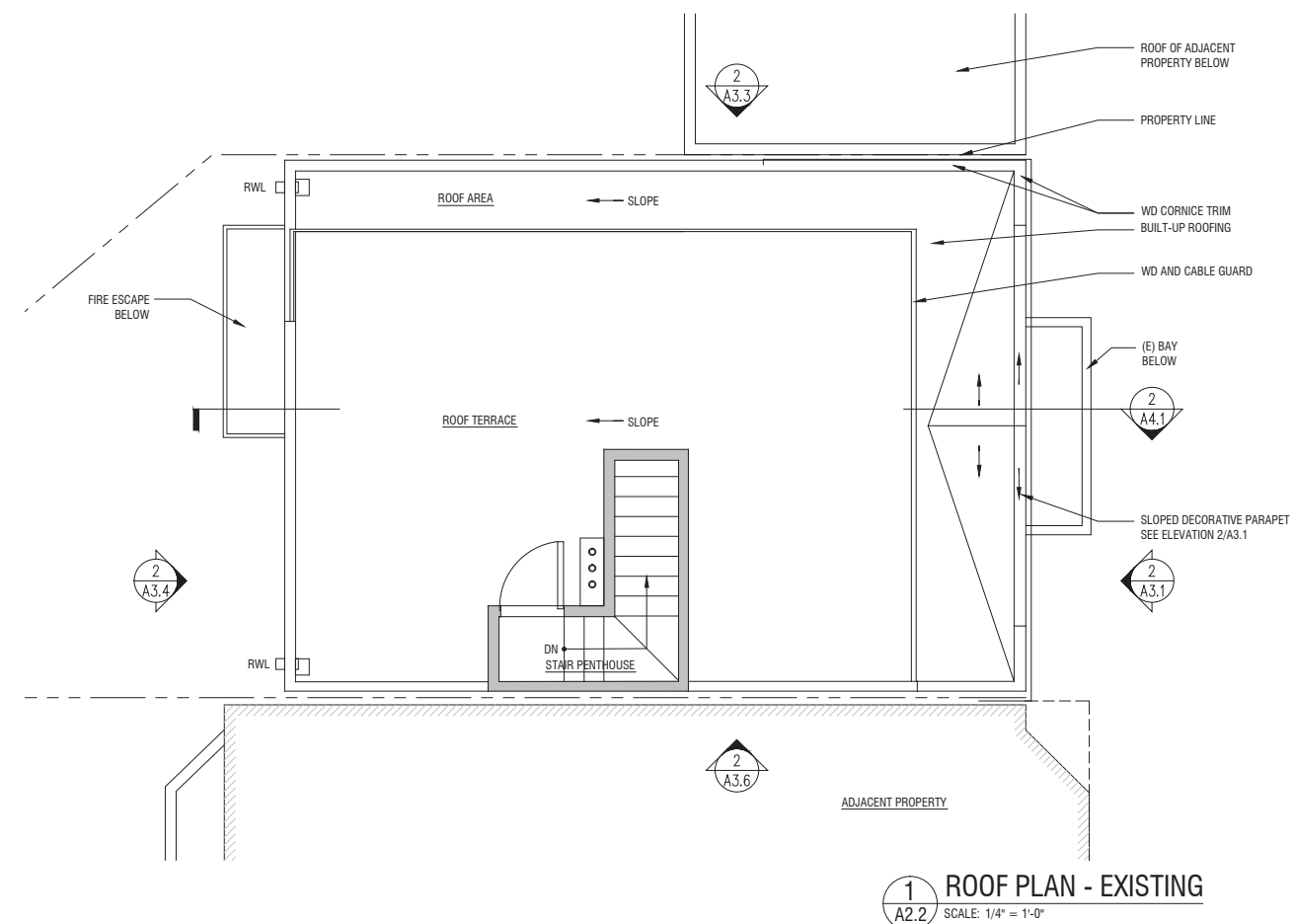
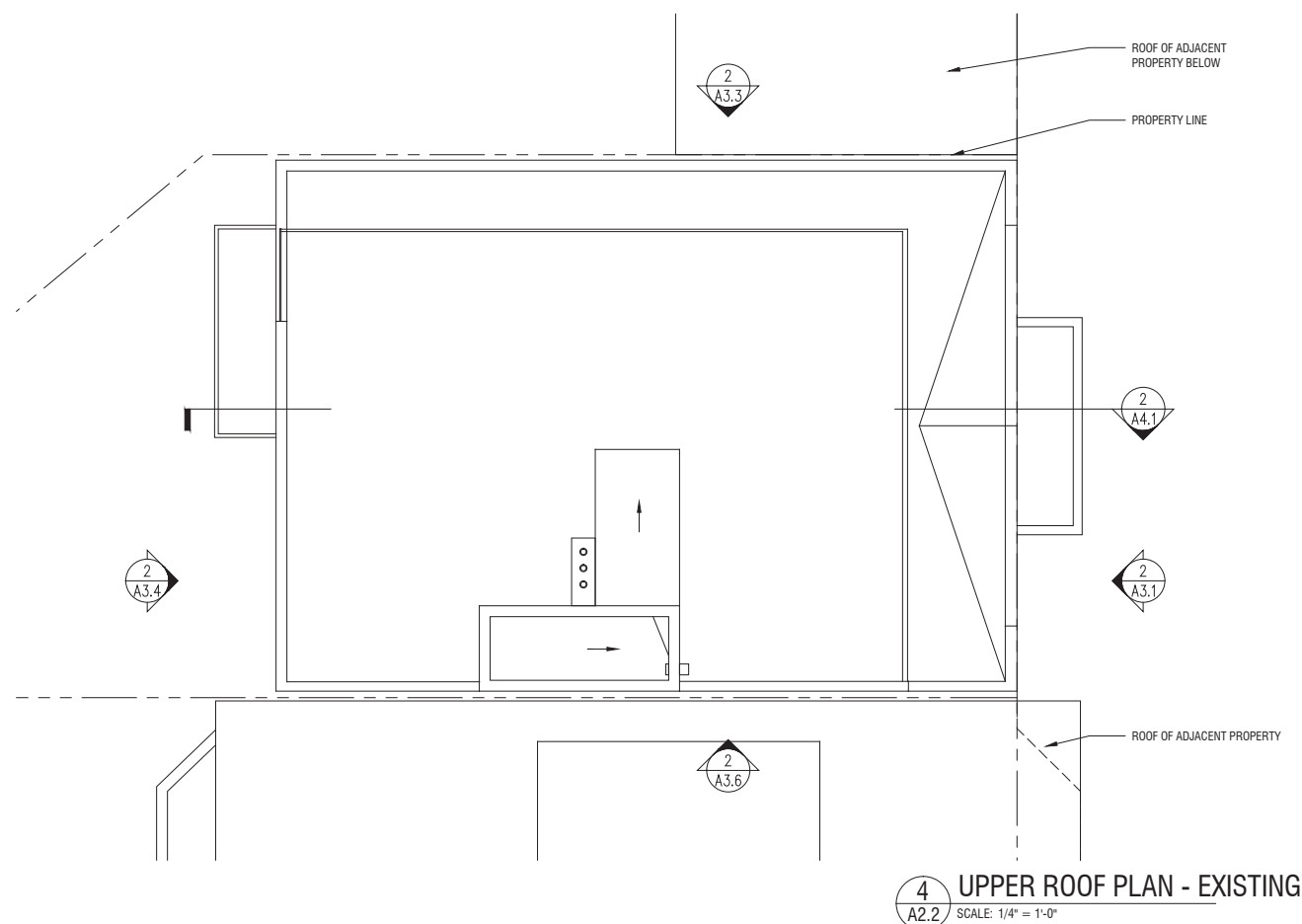
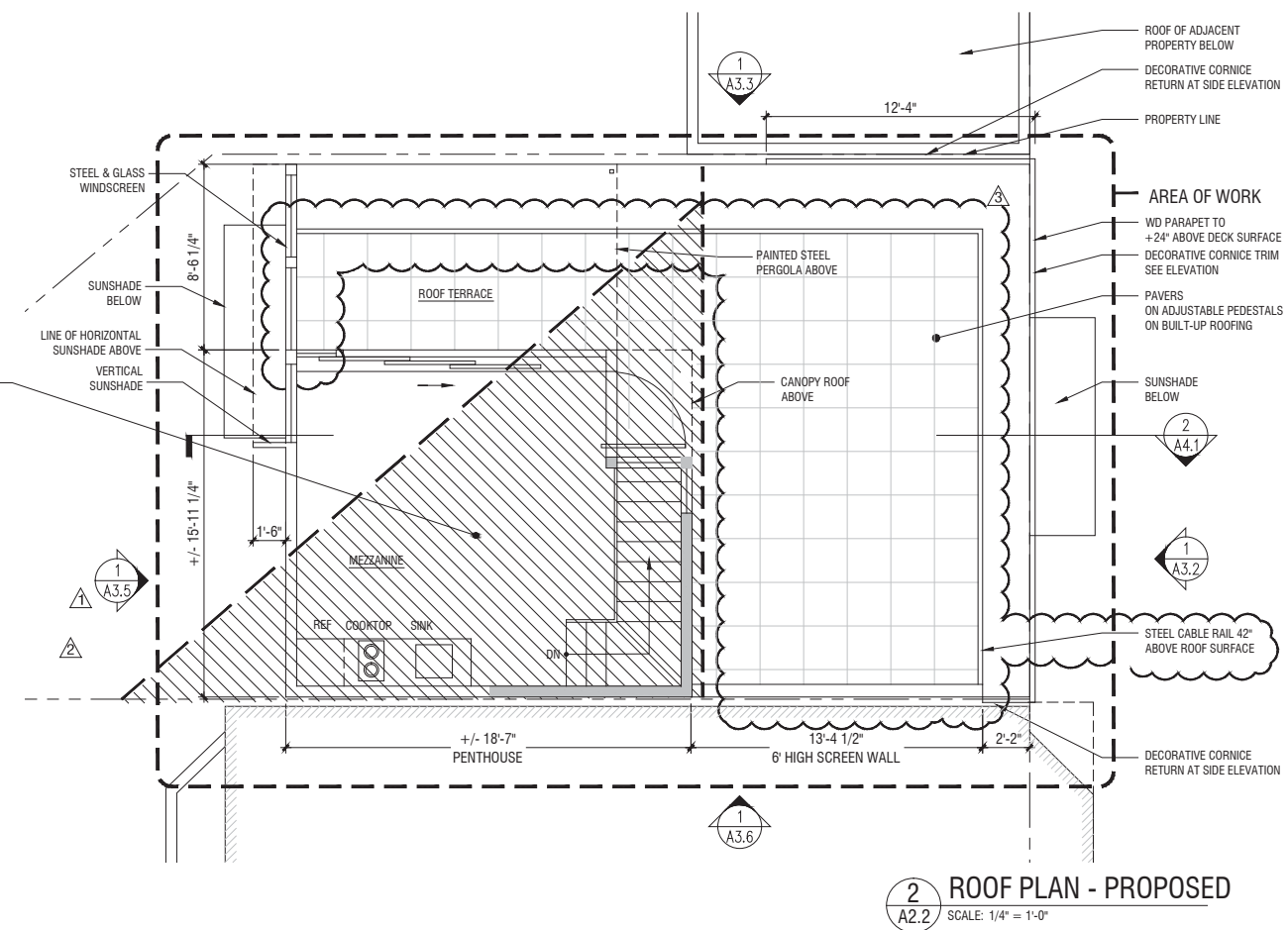
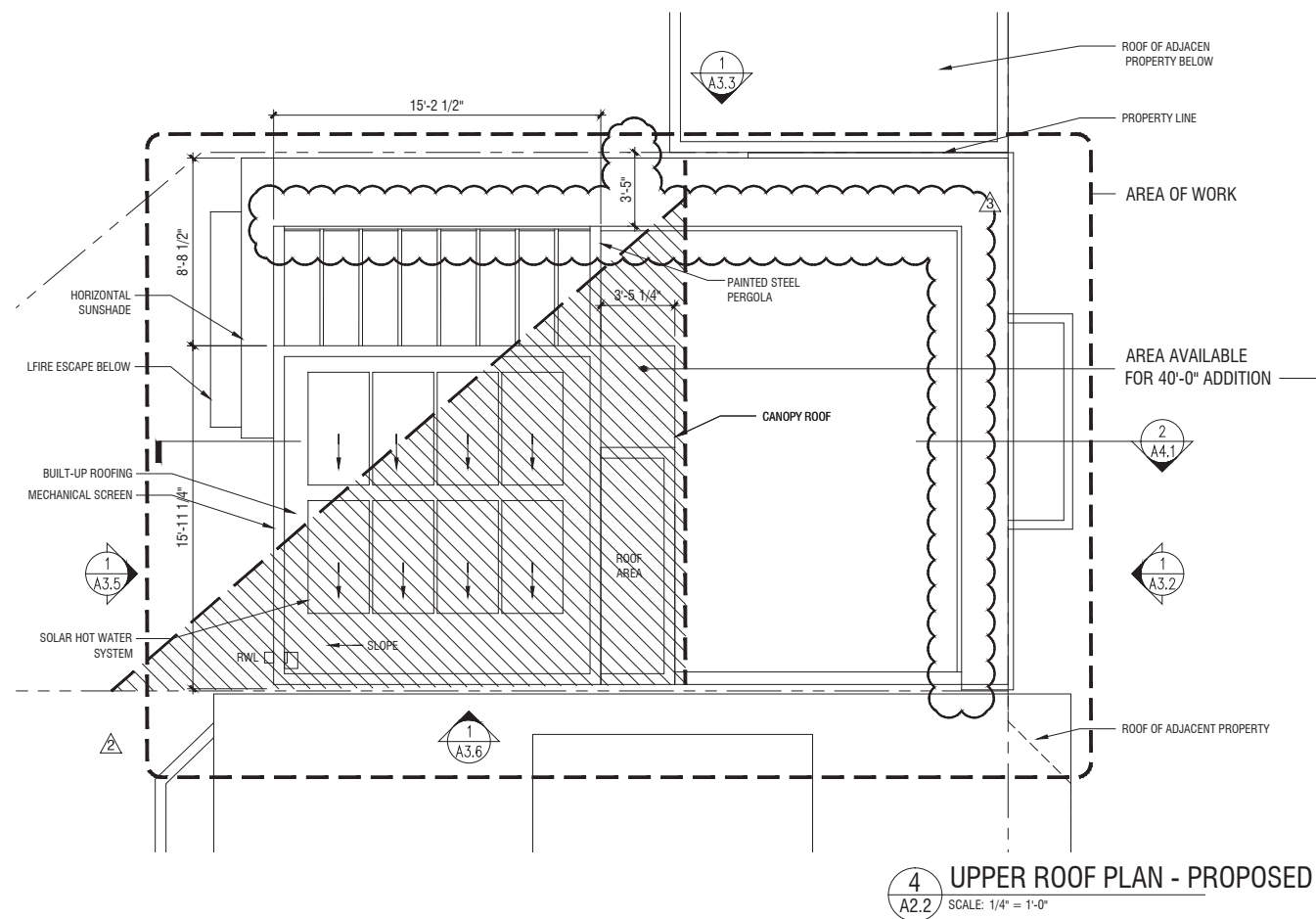
TRUE NORTH

DIMENSIONS OF  
EXISTING  
CONSTRUCTION ARE  
APPROXIMATE, VIF

ISSUE FOR VARIANCE  
June 9, 2016

PLANS

A2.1



WU - ALTSCHULER  
REMODEL +  
ADDITION

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REVISION	DATES
SITE PERMIT	12/15/15
① VARIANCE	3/31/16
② VARIANCE	6/9/16
③ VARIANCE	10/3/16

LEGEND

 EXISTING

 ABOVE

 PROPOSED

 TRUE NORTH

DIMENSIONS OF  
EXISTING  
CONSTRUCTION ARE  
APPROXIMATE, V.I.F

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June 9, 2016

## PLANS

## A2.2

778 Kansas Street  
San Francisco, CA  
94107

Owners:  
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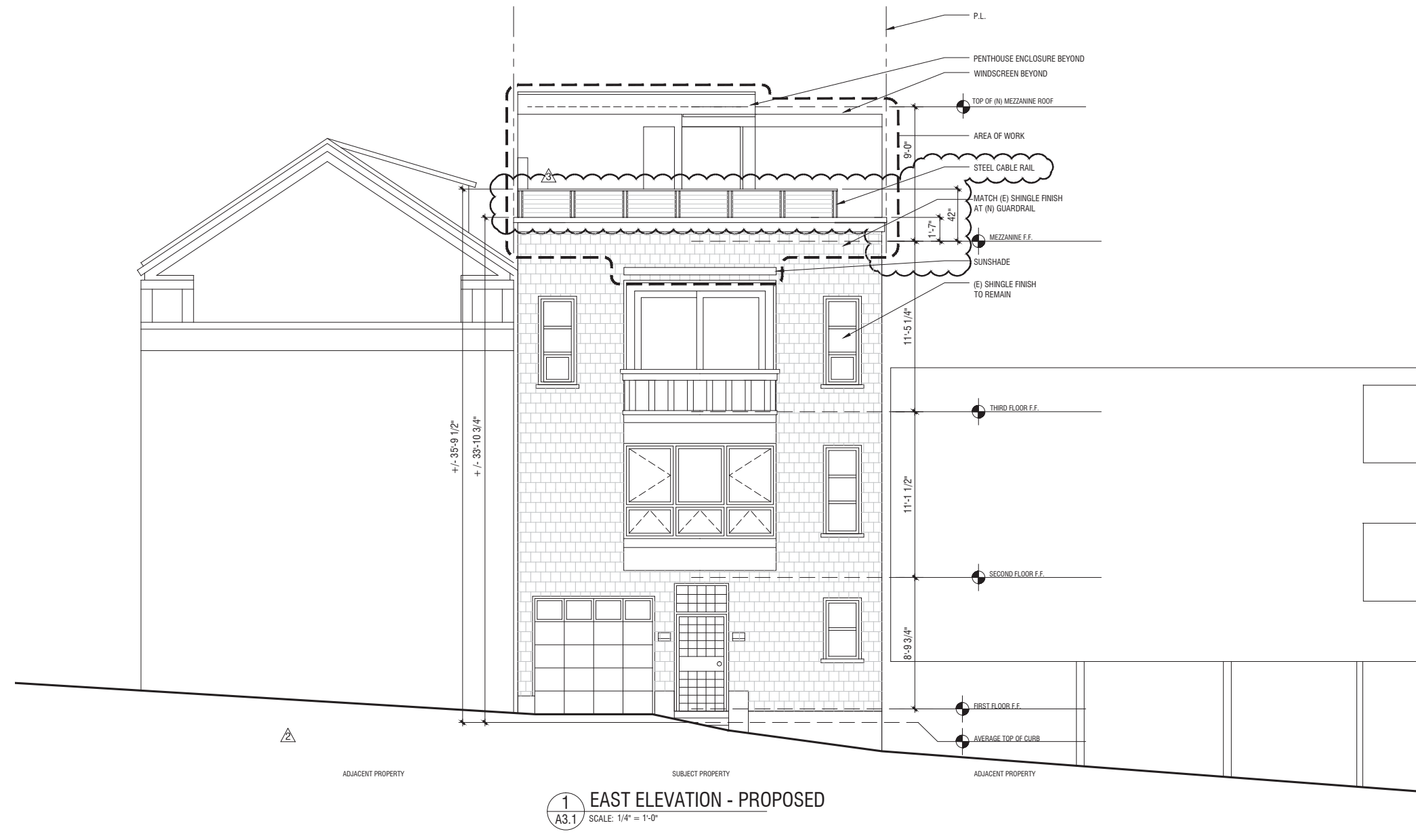


Professional Seal of Ines Lejarraga, Licensed Architect, State of California, License C-32744, Renewal 07/31/17.

DIMENSIONS OF  
EXISTING  
CONSTRUCTION ARE  
APPROXIMATE, VIF

### A3.1





WU - ALTSCHULER  
REMODEL +  
ADDITION

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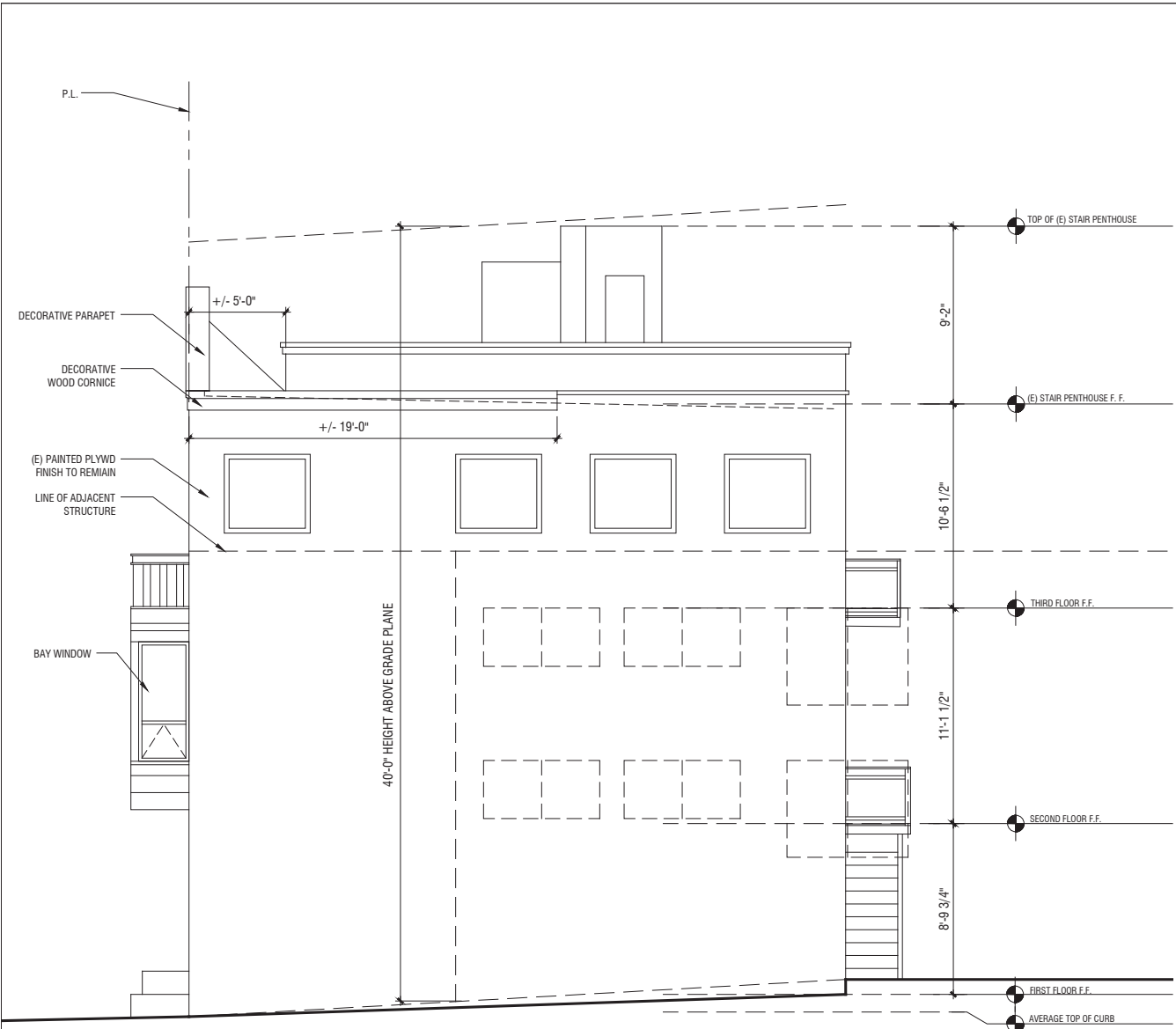
REVISION	DATES
SITE PERMIT	12/15/15
1 VARIANCE	3/31/16
2 VARIANCE	6/9/16
3 VARIANCE	10/3/16

DIMENSIONS OF  
EXISTING  
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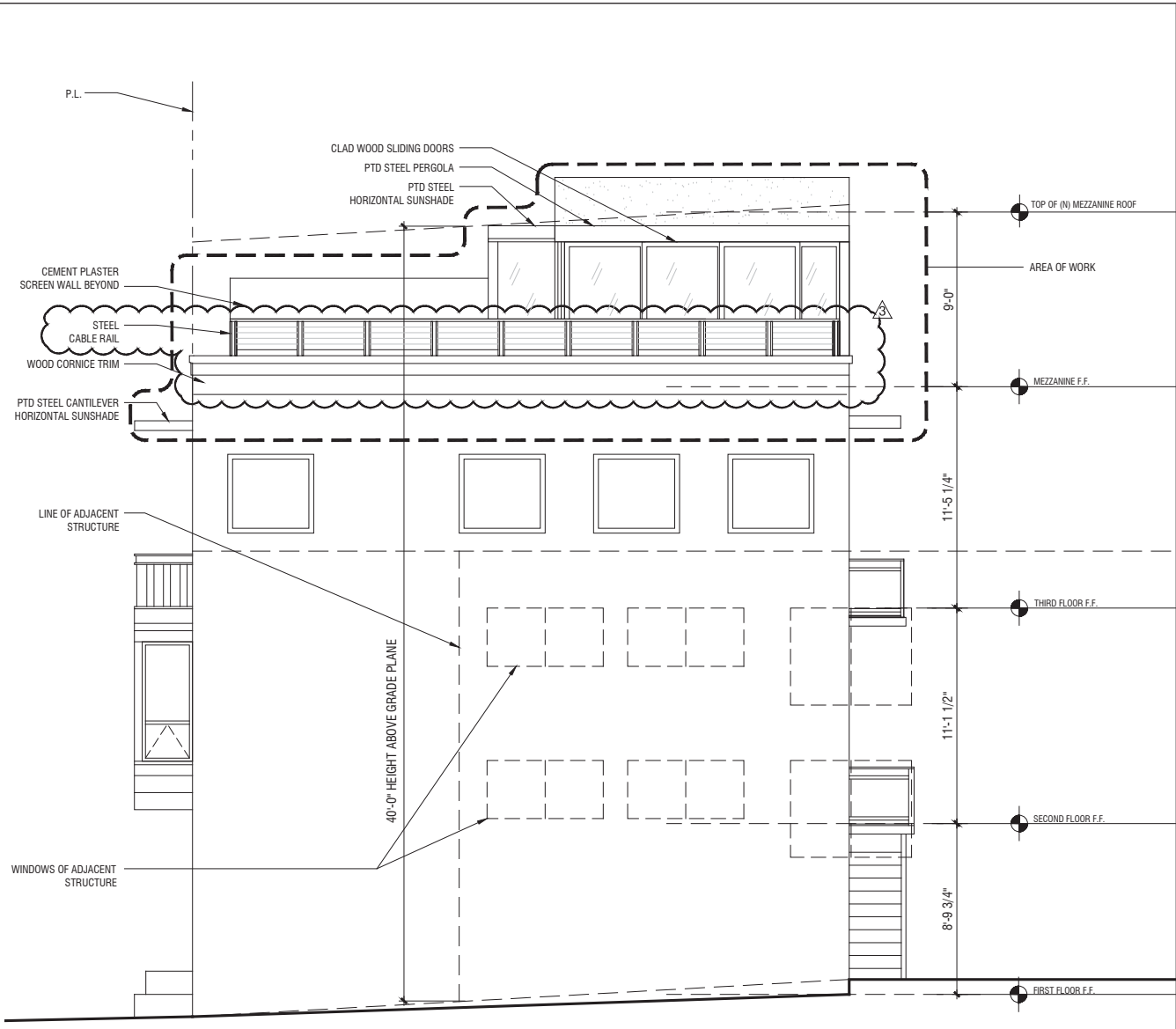
ISSUE FOR VARIANCE  
June 9, 2016

ELEVATIONS

A3.2



2 NORTH ELEVATION - EXISTING  
A3.2 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED  
A3.2 SCALE: 1/4" = 1'-0"

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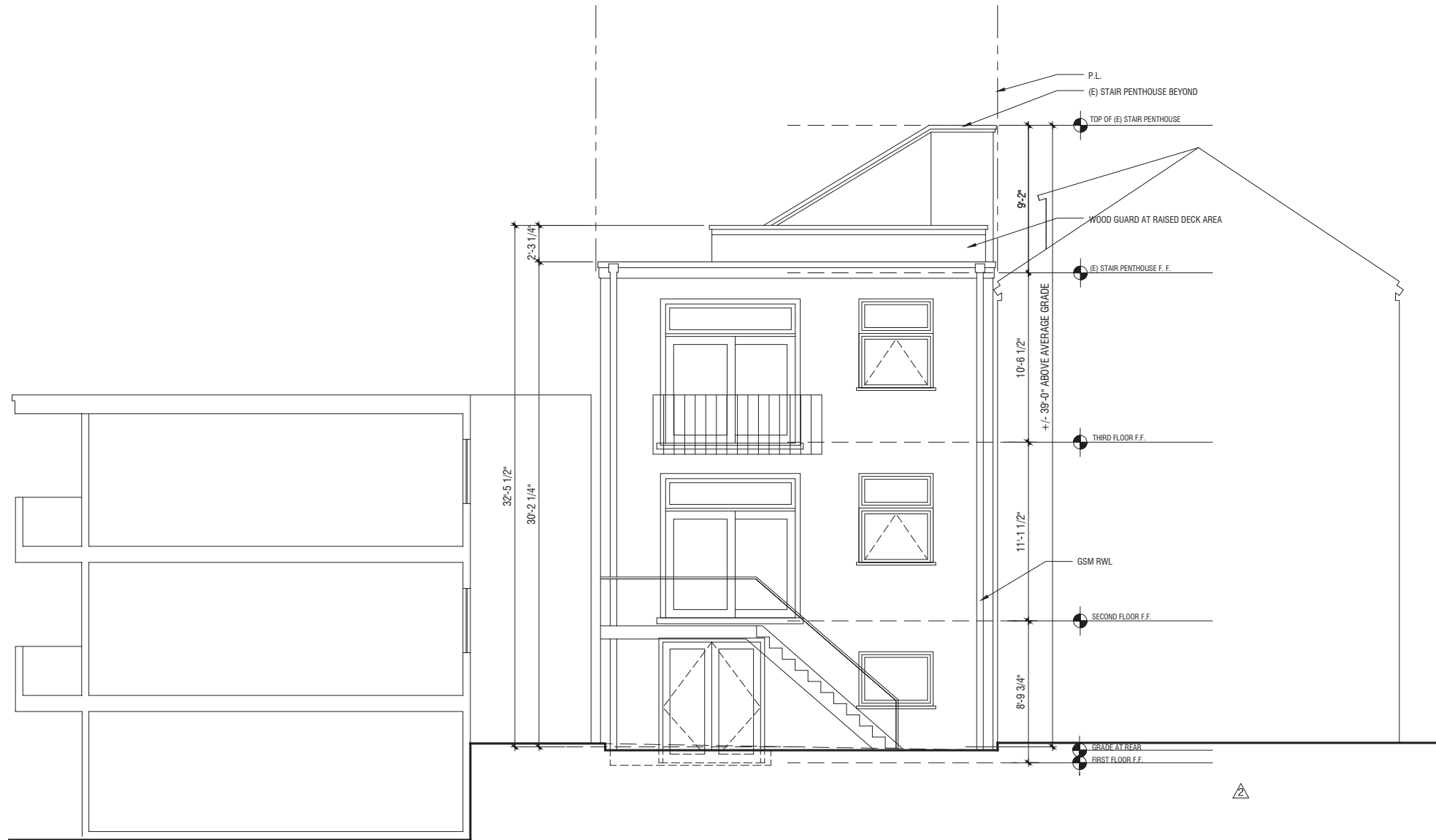
REVISION	DATES
SITE PERMIT	12/15/15
1 VARIANCE	3/31/16
3 VARIANCE	10/3/16

DIMENSIONS OF  
EXISTING  
CONSTRUCTION ARE  
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ISSUE FOR VARIANCE  
June 9, 2016

ELEVATIONS

A3.3



2 WEST ELEVATION - EXISTING  
A3.3 SCALE: 1/4" = 1'-0"

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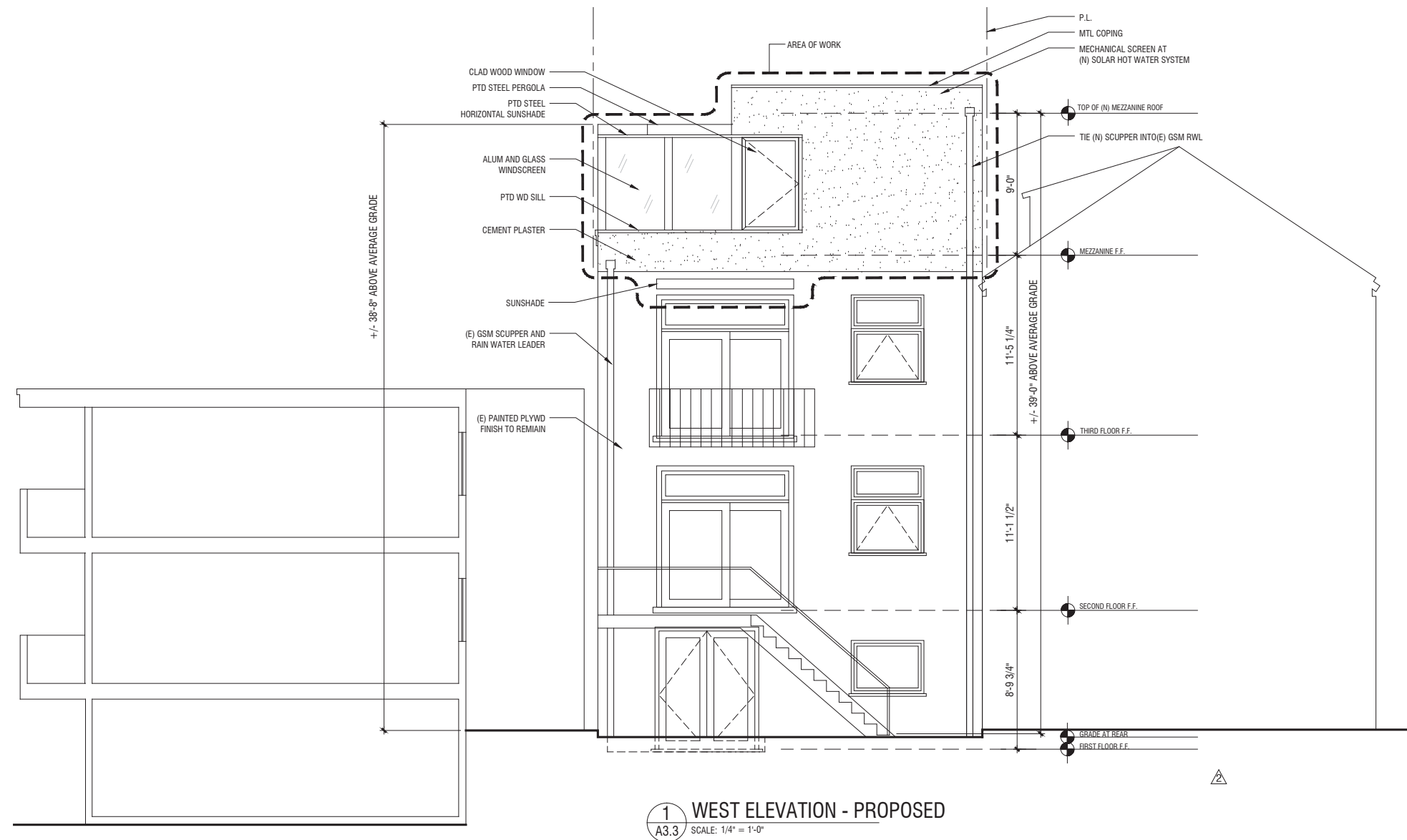
REVISION	DATES
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2 VARIANCE	6/9/16

DIMENSIONS OF  
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ISSUE FOR VARIANCE  
June 9, 2016

ELEVATIONS

A3.4





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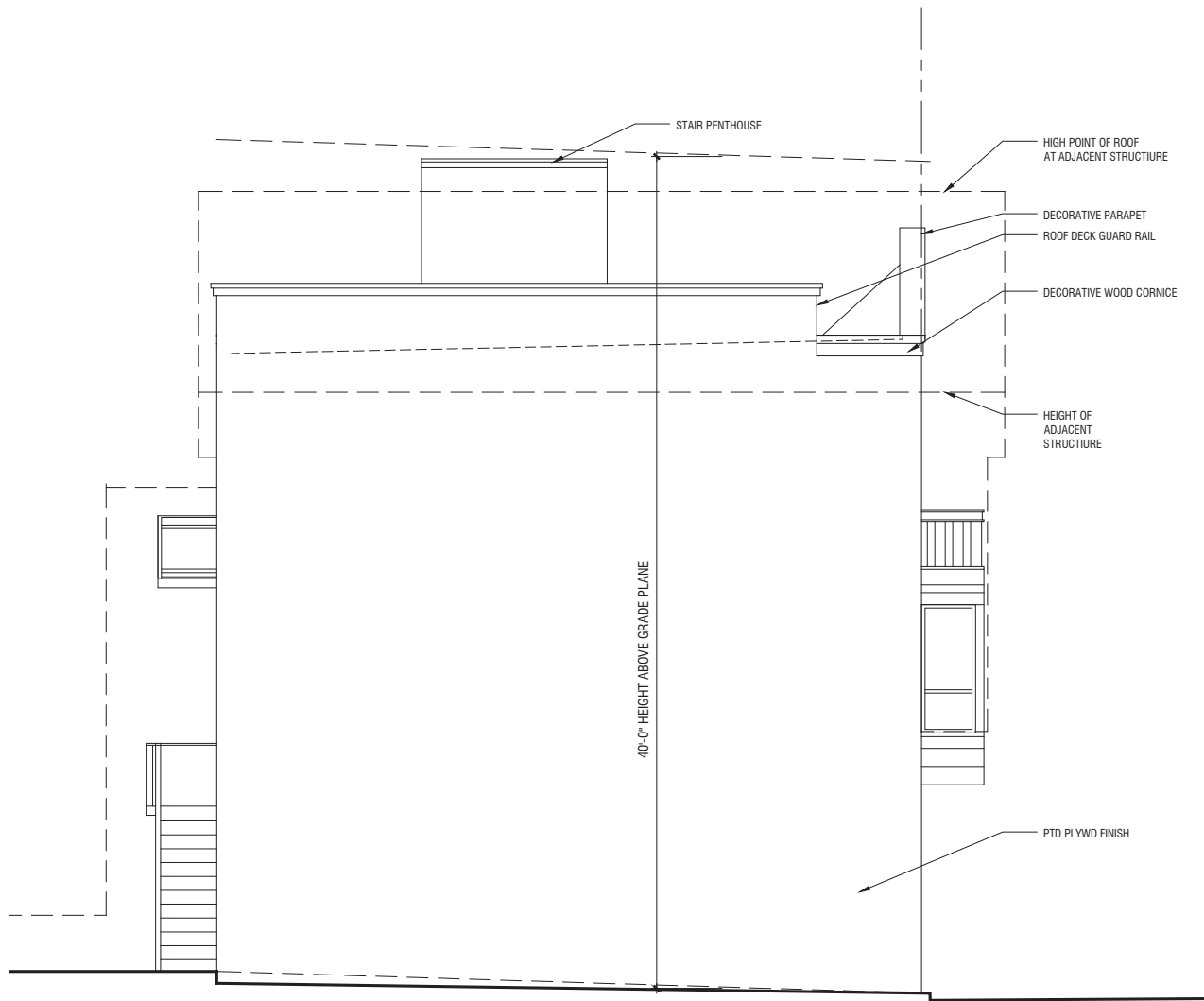
REVISION	DATES
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 VARIANCE	3/31/16

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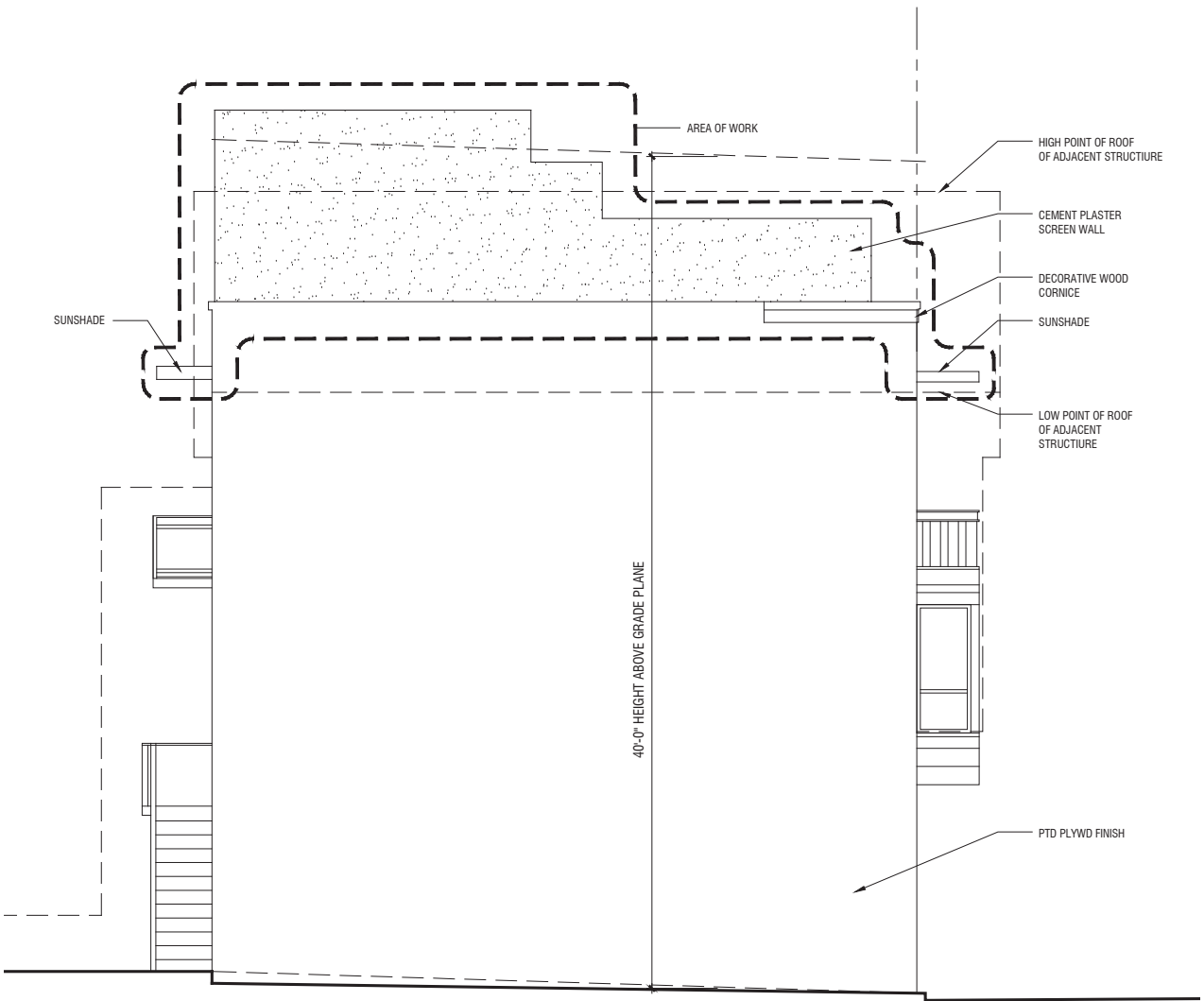
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ELEVATIONS

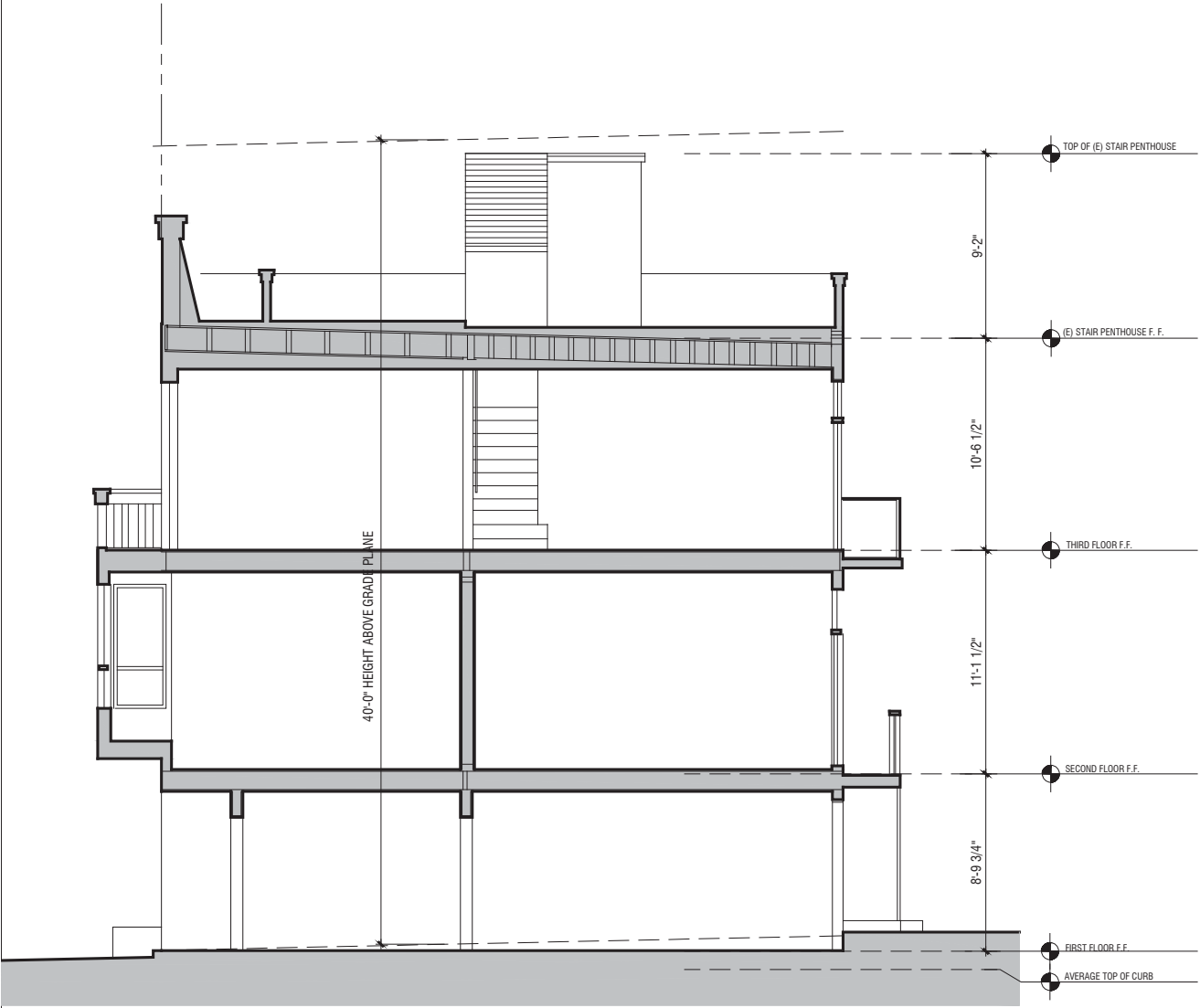
A3.6



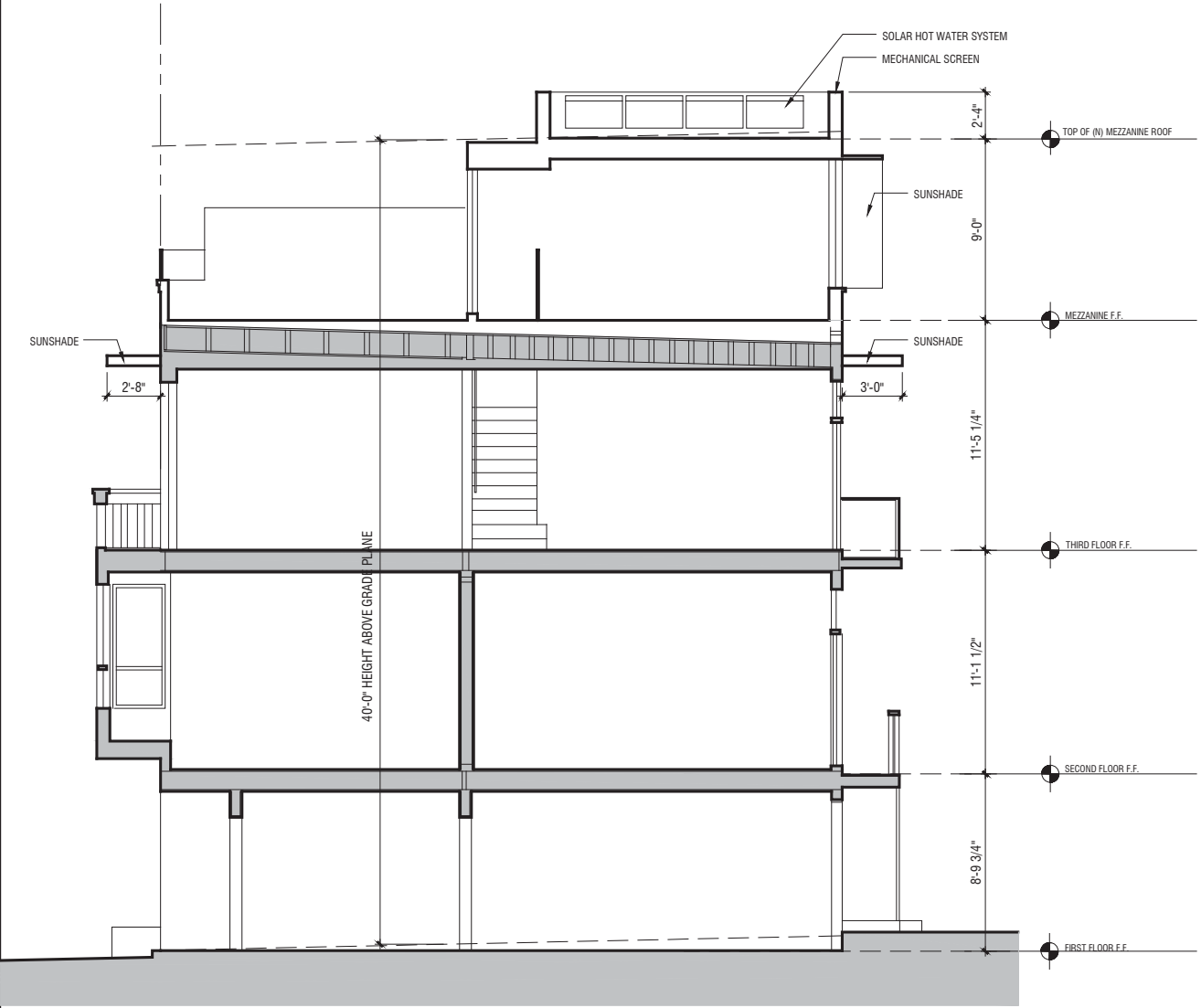
2 SOUTH ELEVATION - EXISTING  
A3.4 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED  
A3.4 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - EXISTING  
A4.1 SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - PROPOSED  
A4.1 SCALE: 1/4" = 1'-0"

WU - ALTSCHULER  
REMODEL +  
ADDITION

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BUILDING SECTIONS

A4.1