



# 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

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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, December 07, 2016**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(2015-014752VAR)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>1631 Oakdale Avenue</b>	Case No.:	<b>2015-014752VAR</b>
Cross Street:	<b>3rd Street</b>	Building Permit:	<b>2015.10.16.9944</b>
Block / Lot No.:	<b>5322/032</b>	Applicant/Agent:	<b>Jeff Burris</b>
Zoning District:	<b>RH-2 40-X</b>	Telephone:	<b>(415) 503-0212</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>jeff@studio12arch.com</b>

### PROJECT DESCRIPTION

The proposal would demolish the existing vacant one-story shed in the rear of an otherwise vacant lot, and construct a new four-story, 40-foot tall, approximately 4,161 square foot building with two residential dwelling units.

**PER SECTION 132 OF THE PLANNING CODE** the property is required to maintain a front setback of 14.75 feet. The subject building, as proposed, encroaches into the front setback by approximately 6.5 feet. As such, the project requires a variance from the front setback requirement for the new building.

### ADDITIONAL INFORMATION

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

Planner: **Jonathan DiSalvo** Telephone: **415-575-9182** Mail: [Jonathan.DiSalvo@sfgov.org](mailto:Jonathan.DiSalvo@sfgov.org)

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2015-014752VAR.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.

DRAWING INDEX

GENERAL

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ARCHITECTURAL

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PROJECT DIRECTORY

OWNER:  
MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

ARCHITECT:  
STUDIO 12 ARCHITECTURE  
1501 MARIPOSA ST. SUITE 319  
SAN FRANCISCO, CA 94107  
PRINCIPAL ARCHITECT: JEFF BURRIS  
415.503.0212 x201  
jeff@studio12arch.com  
CONTACT: COLIN OSTMAN  
415.503.0212 x204  
colin@studio12arch.com

CONTRACTOR:  
TBD

STRUCTURAL ENGINEER:  
TBD

ENERGY CONSULTANT:  
ENERGY CALC. CO  
45 MITCHELL BLVD  
SAN RAFAEL, CA 94903

1631 OAKDALE AVE  
1631 OAKDALE AVE  
SAN FRANCISCO, CA 94124  
5322/032

VARIANCE SET  
11/10/2016

12

STUDIO 12  
ARCHITECTURE

1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212

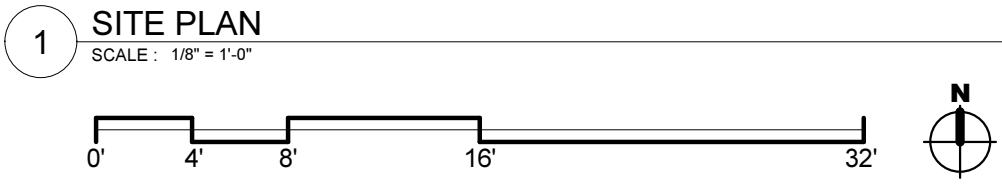


1631 OAKDALE AVE  
SAN FRANCISCO, CA 94124

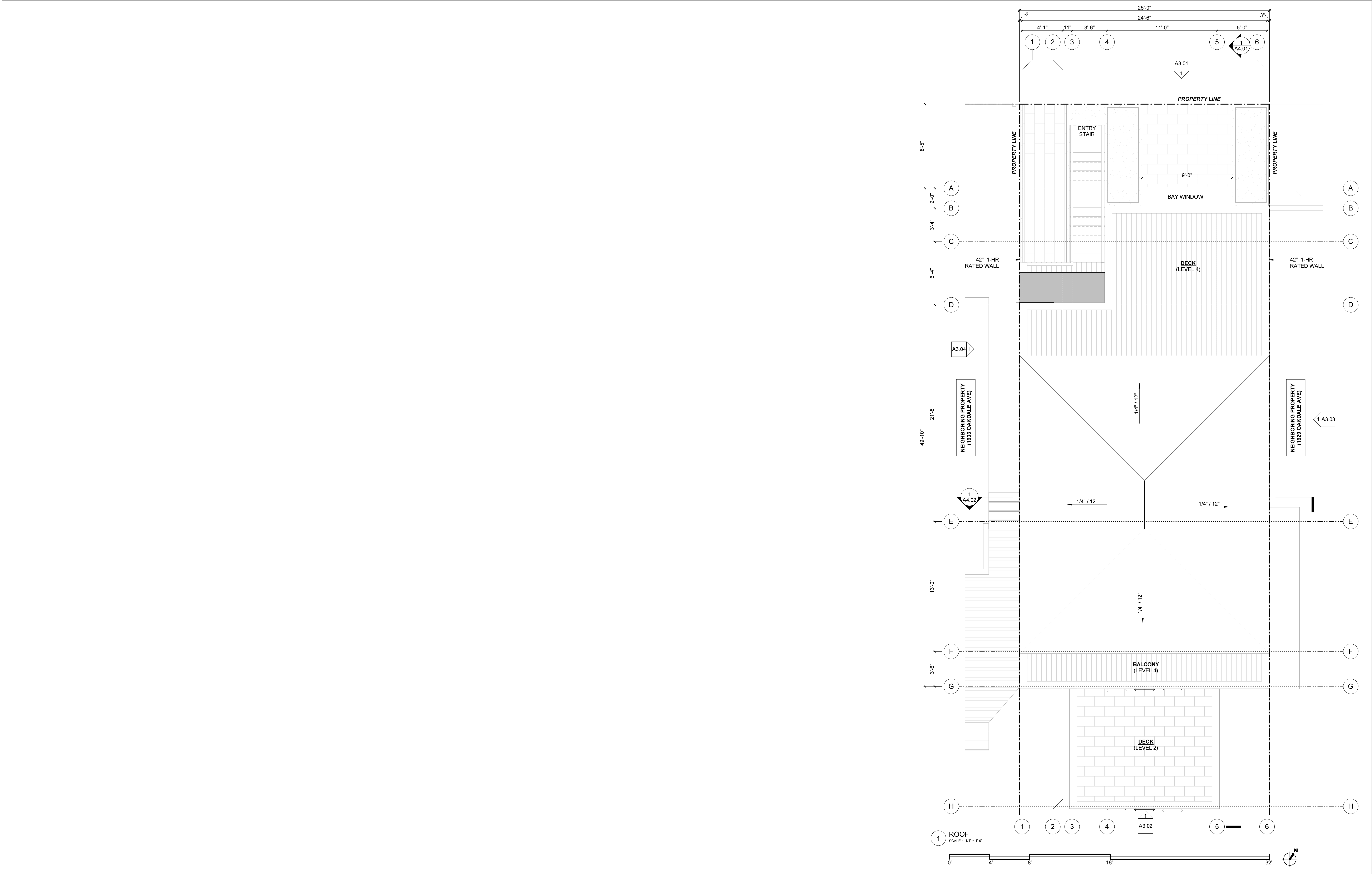
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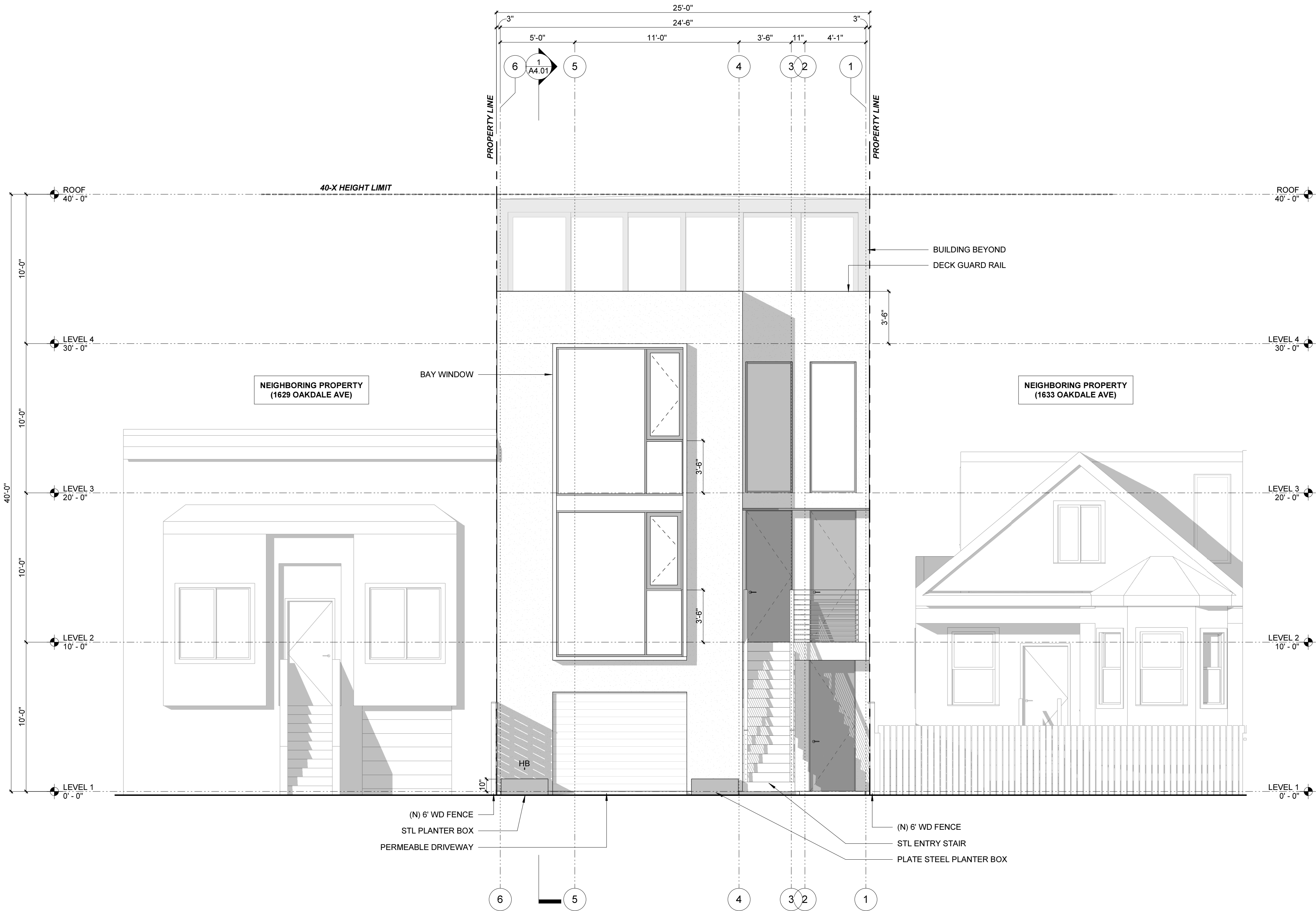




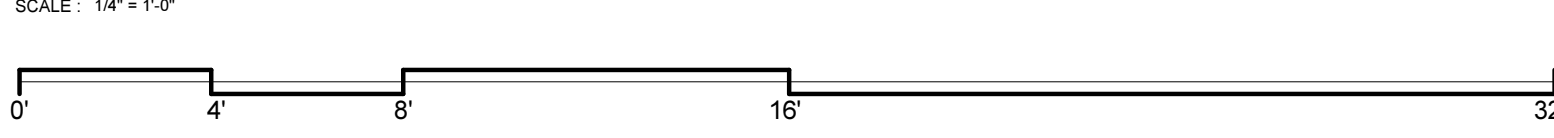


MATERIAL LEGEND

03 BLEACHED CEDER TRIM



1 NORTH ELEVATION



MAVEN INVESTMENTS  
1138 TAYLOR STREET  
SAN FRANCISCO, CA 94108

1631 OAKDALE AVE

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REVISIONS		
NO.	DATE	DESCRIPTION

VARIANCE SET

11/10/2016

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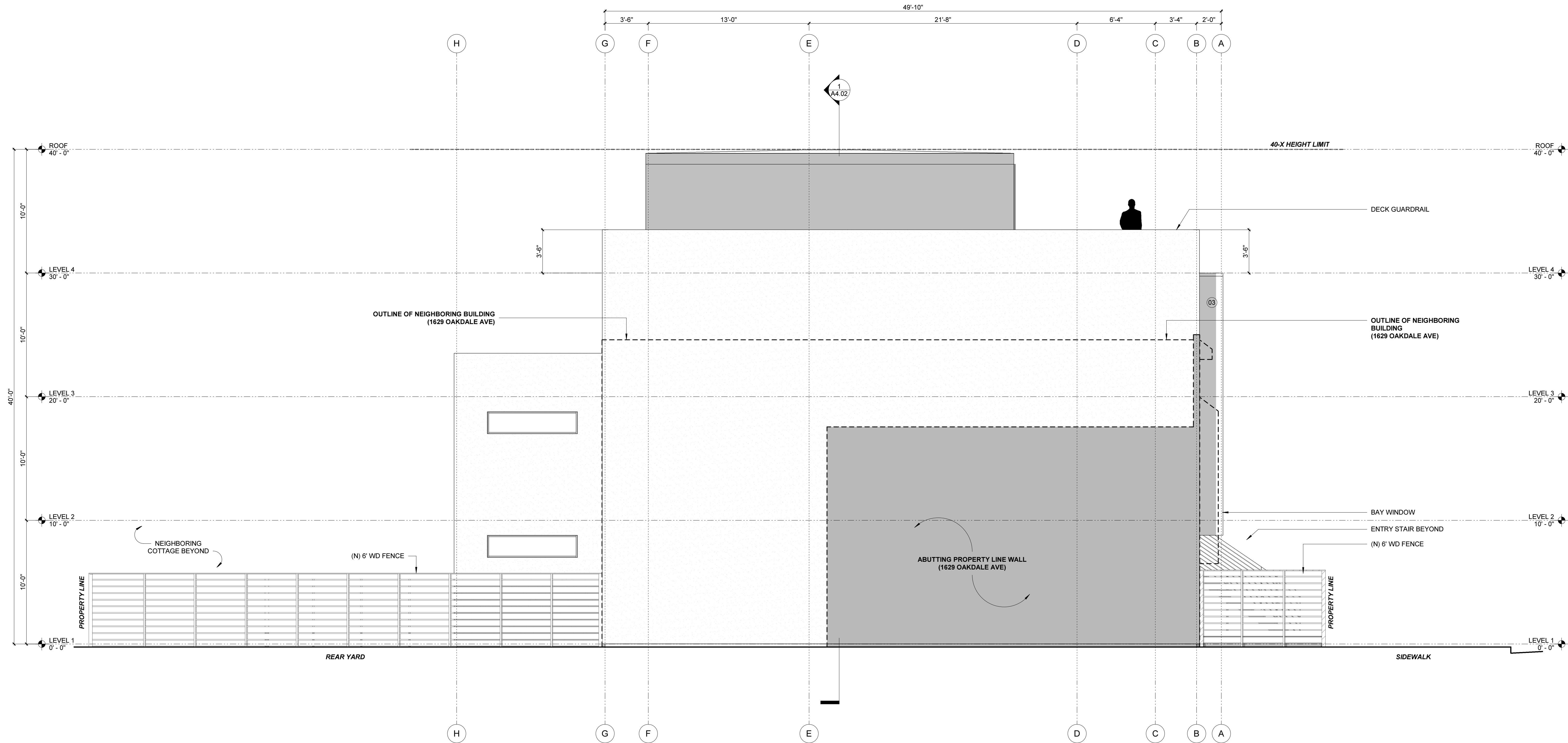
BUILDING ELEVATIONS

Project Number : 2015-14  
Date : 11/10/2016  
Drawn By : CO  
Checked By : JB

A3.01







1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

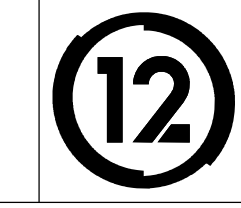
MAVEN INVESTMENTS  
1138 TAYLOR STREET  
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**1631 OAKDALE AVE**  
1631 OAKDALE AVE  
SAN FRANCISCO, CA 94124

REVISIONS:			DESCRIPTION
NO.	DATE		

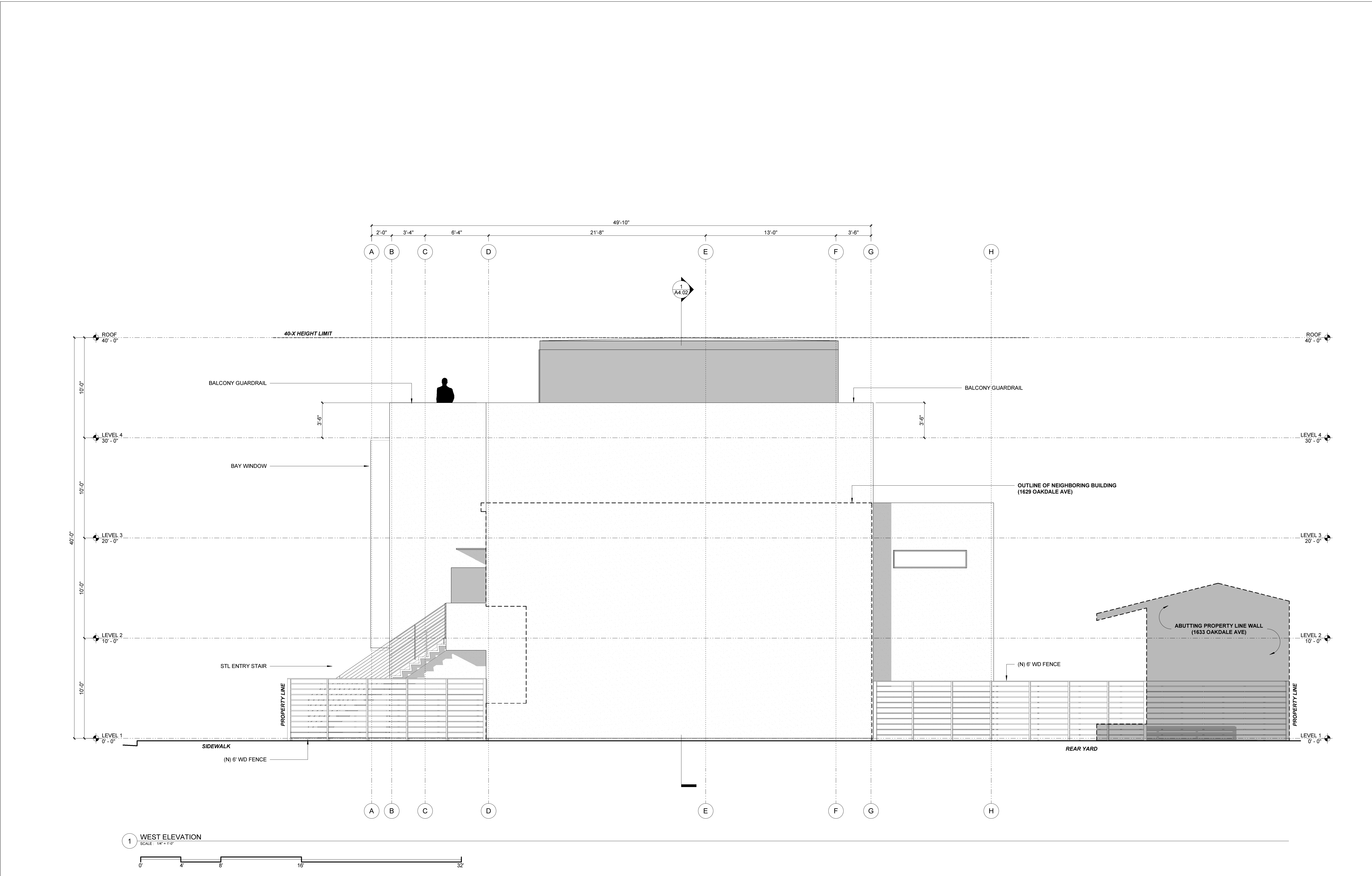
VARIANCE SET  
  
11/10/2016

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ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
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## BUILDING ELEVATIONS

Project Number: 2015-14  
Date: 11/10/2016  
Drawn By: CO  
Checked By: JB  
**A3.03**

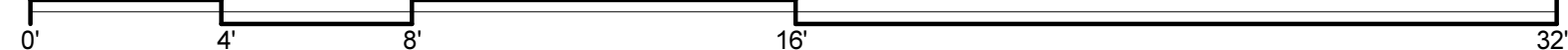


1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION

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



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REVISIONS:			DESCRIPTION
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VARIANCE SET

11/10/2016

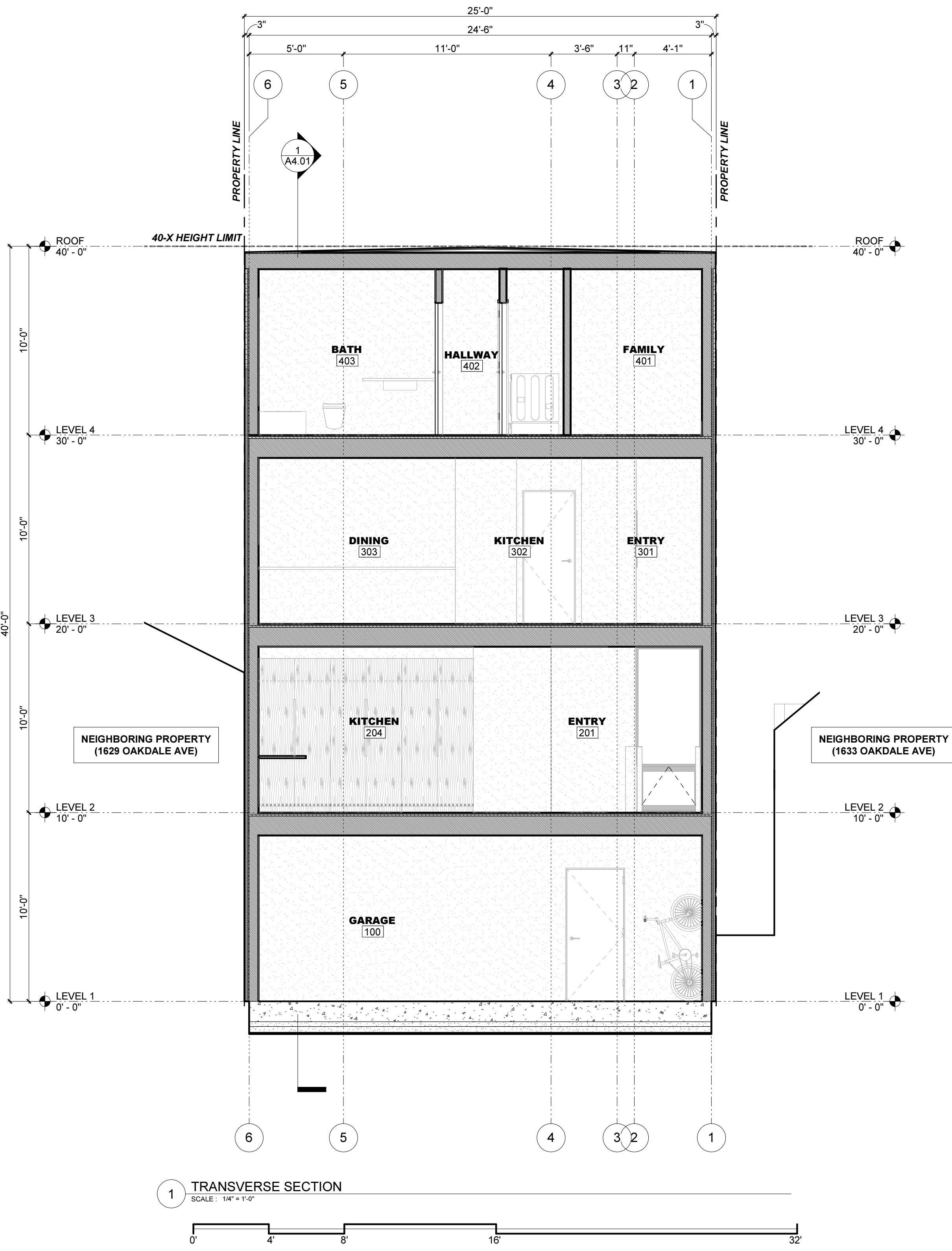
**STUDIO 12**  
ARCHITECTURE  
1501 MARIPOSA ST, SUITE 319  
SAN FRANCISCO, CA 94107  
415.503.0212



**BUILDING SECTIONS**

Project Number : 2015-14  
Date : 11/10/2016  
Drawn By : CO  
Checked By : JB

**A4.01**







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**PERSPECTIVES - FRONT**

Project Number: 2015-14  
Date: 11/10/2016  
Drawn By: CO  
Checked By: JB  
**A9.01**