



# 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, July 26, 2017**  
 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>1901 Oakdale Avenue</b> Cross Street(s): <b>Quint St &amp; Drummond Alley</b> Block /Lot No.: <b>5319/001</b> Zoning District(s): <b>RH-2 / 40-X</b> Area Plan: <b>Bayview/Hunster Point</b>	Case No.: <b>2016-001308VAR</b> Building Permit: <b>2016.0120.7502</b> Applicant: <b>Ernie Selander</b> Telephone: <b>(415) 385-4339</b> E-Mail: <b>ernie@selanderarchitects.net</b>

## PROJECT DESCRIPTION

The project proposes to construct a three-story elevator shaft at the front of the existing building at the northeast corner of Oakdale and Quint Street, as well as a 42 square foot one-story on the northwest corner to permit a new mechanical and equipment room.

**PER SECTION 132 OF THE PLANNING CODE** the subject property is required to maintain a front setback of 7 feet 6 inches. The subject property does not currently comply with the front setback requirement. The proposed elevator and mechanical room expansion will intensify the non-conformity of the church building and will extend to within approximately 3 feet 6 inches and 5 feet 6 inches, respectively, of the front property line. Therefore, a front setback variance is required.

## ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department’s website at: <http://notice.sfplanning.org/2016-001308VAR.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: **Esmeralda Jardines** Telephone: **(415) 575-9144** E-Mail: [esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)

# 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, 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. **The mailing of such notification will be performed separately.**

## 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.

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 1901 Oakdale Avenue, SF, CA

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is Church/Place of Worship (e.g. Retail, Office, Restaurant, etc.) **Church/Place of Worship**  
New elevator, serving 1st/2nd/Mezz. floors

2. Describe the area of remodel, including which floor:

3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 0 which is: (check one)  more than /  less than the 2015 Accessibility Threshold amount of \$147,863.00 (updated annually by the California Division of the State Architect).

4. Is this a City project and/or does it receive any form of public funding? Check one:  Yes /  No  
Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

- Read A through D below carefully and check the most applicable boxes. Check one box only:
  - A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist
  - B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
  - C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
  - D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
  - E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: Description of revision:

CBC chapter 2 section 202 Definitions:

**Technically Infeasible.** An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

**Unreasonable Hardship.** When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is: 1901 Oakdale Avenue, SF, CA

Check all applicable boxes and specify where on the drawings the details are shown:

	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately processing code	Not required by Code (not in future building)	Non-compliant request UHR (list for ratification by AAC)	Location of detail(s) include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		See drawings: Sheet A2
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		See drawings: Sheets A2-A6
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		N/A
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	N/A

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans. Provide details from a set of City approved reference drawings, provide its permit application number here: and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

**Form F: Consisting Only of Barrier Removal, Notice of Accessibility Violation Compliance, or Exempted Work**

Reproduce this Form on the plan set. Check box I, II, or III. If checking box I, check all other appropriate boxes in section I.

I. Barrier Removal Work (Section 11B-202.4, Exception 3 and 4).

Note: Barrier removal only projects shall be limited to the scope of work only and shall not be required to comply with section 11B-202.4 (Path of travel requirements).

Alterations, or additions consisting of one or more of the following shall be limited to the actual work of the project (check all that applies):

- Altering one building entrance to meet accessibility requirements.
- Altering one existing toilet facility to meet accessibility requirements.
- Altering existing elevators to meet accessibility requirements.
- Altering existing steps to meet accessibility requirements.
- Altering existing handrails to meet accessibility requirements.
- Alteration solely for the purpose of removing barriers undertaken pursuant to the requirements of Sections 36.402 and 36.404 through 36.406 of Title III of the Department of Justice regulations promulgated pursuant to the Americans with Disabilities Act (Public Law 101-336, 28 C.F.R. Section 36.402, 28 C.F.R. Section 36.404, 28 C.F.R. Section 36.405, 28 C.F.R. Section 36.406), included but not limited to:
  - 1) Installing ramps
  - 2) Making curb cuts in sidewalks and entrances
  - 3) Repositioning telephones or shelving
  - 4) Adding raised markings on elevator control buttons
  - 5) Widening doors
  - 6) Installing grab bars in toilet stalls
  - 7) Rearranging toilet partitions to increase maneuvering space
  - 8) Creating designated accessible parking spaces
  - 9) Adding raised markings on elevator control buttons
  - 10) Installing accessible door hardware
  - 11) Installing flashing alarm lights
  - 12) Insulation lavatory pipes
  - 13) Repositioning paper towel dispenser in a bathroom
  - 14) Installing a full length bathroom mirror
  - 15) Others upon approval of building official

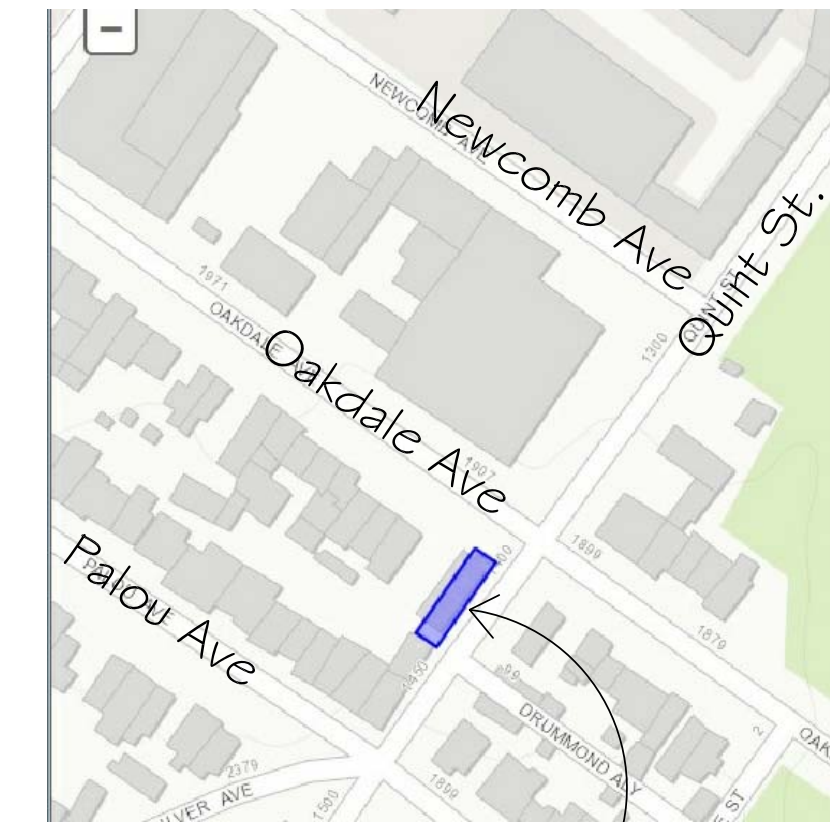
Description of others:

II. Exempted Work (Section 11B-202.4, Exception 5 and 6):

Alterations of existing parking lots by resurfacing and/or restriping; and the addition of or replacement of signs and/or identification devices shall be limited to the actual scope of work and shall not be required to comply with section 11B-202.4

III. Exempted Work (Section 11B-202.4, Exception 7)

"Projects which consist only of heating, ventilation, air conditioning, re-roofing, electrical work not involving the placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, carpeting, etc., are not to be part of the architecture of the building or area...unless they affect the usability of the building or facility."



Site Location



**Owner Information**

Owner:  
Pastor Dwayne E. Fisher  
1901 Oakdale Avenue  
San Francisco, CA 94124  
phone: 510-541-7644  
email: pastor.dfisher@gmail.com

Architect:  
Ernie Selander -  
ernie@selanderarchitects.net  
2095 Jerrold Ave. Suite 319  
San Francisco, CA 94124  
415.385.4339

**Project Description**

Proposed project consists entirely of Barrier Removal, Option D of D.A. Checklist.  
Add LULA elevator.

**Building Information**

Applicable to 2013 CBC - Building, Mechanical, Plumbing, Electrical and Fire Codes and amendments.  
Construction: Type V-B  
Height/Bulk Dist.: 40-X  
Lot Area: 5,000 sf  
Occupancy: Assembly Group A-3

**Sheet Index**

- A1 Project Information/D.A. Checklist
- A2 Site Plans, Sections and Details
- A3 Floor Plans
- A4 Floor Plans/Elevations
- A5 Elevations



1 Street View Entry - Existing & Proposed (looking southwest)

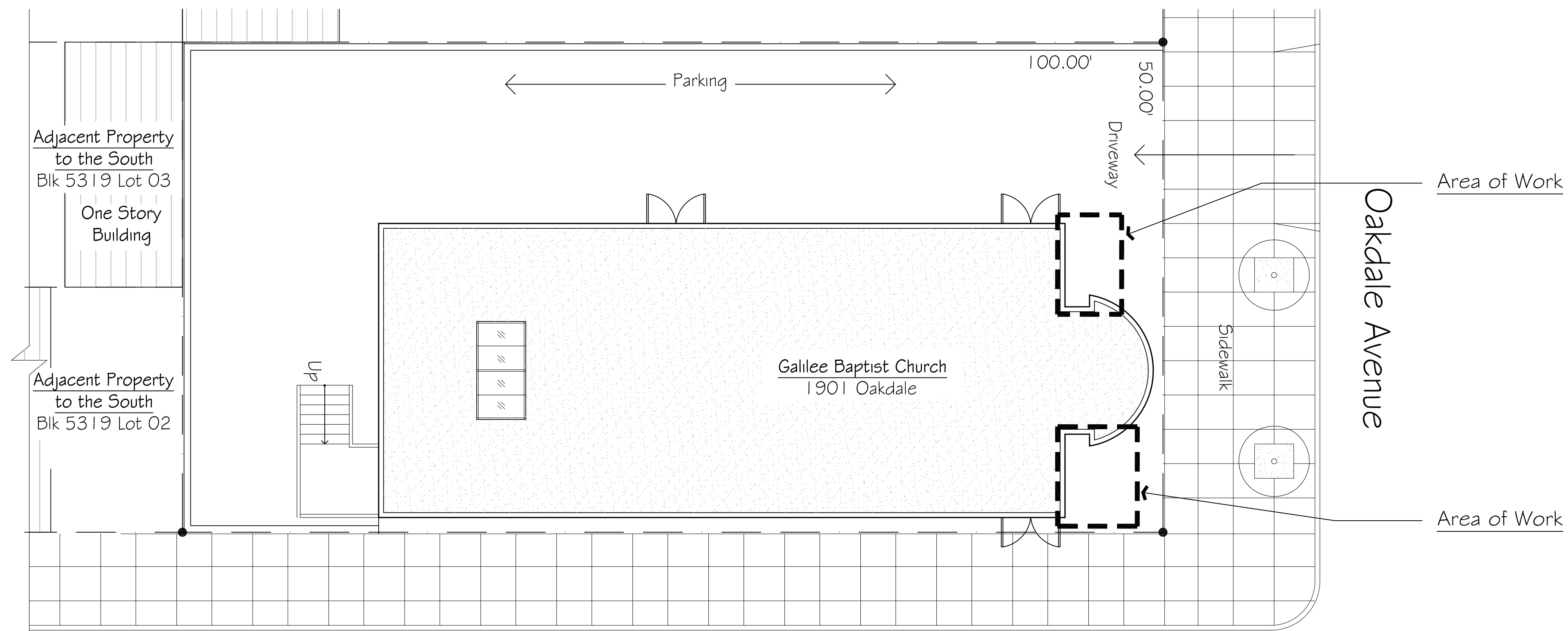
2 Street View Parking - Existing & Proposed (looking southeast)

ALTERATIONS TO  
Galilee Missionary Baptist Church  
1901 Oakdale Avenue  
San Francisco, CA 94124  
Parcel # 5319 / 001

ALTERATIONS TO  
Galilee Missionary Baptist Church  
1901 Oakdale Avenue  
San Francisco, CA 94124  
Parcel # 5319 / 001

Issue:	Date:
Permit	08/03/15
Plot Date:	January 12, 2016
Scale:	As shown

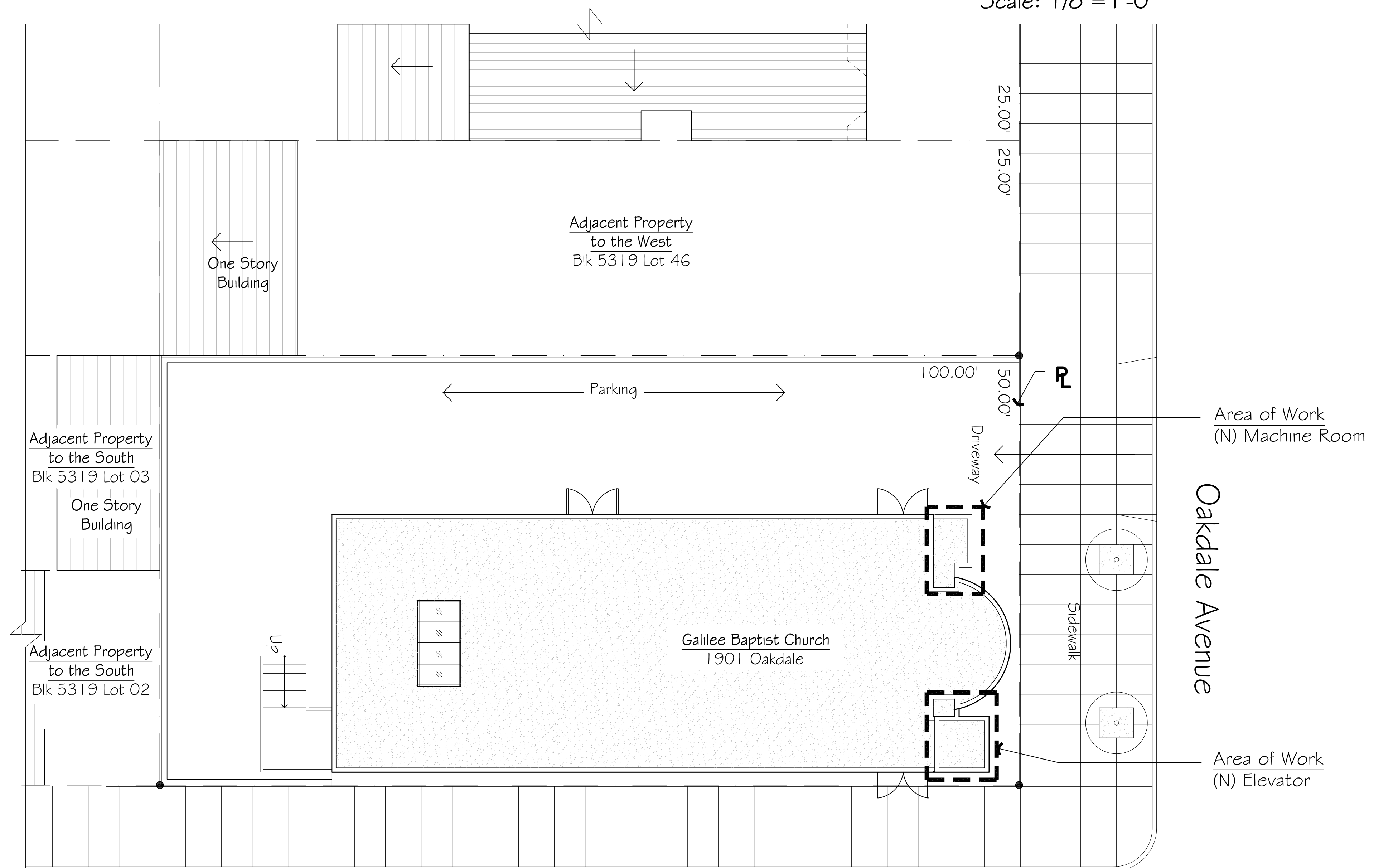
A1



2 Existing Site Plan

Quint Street

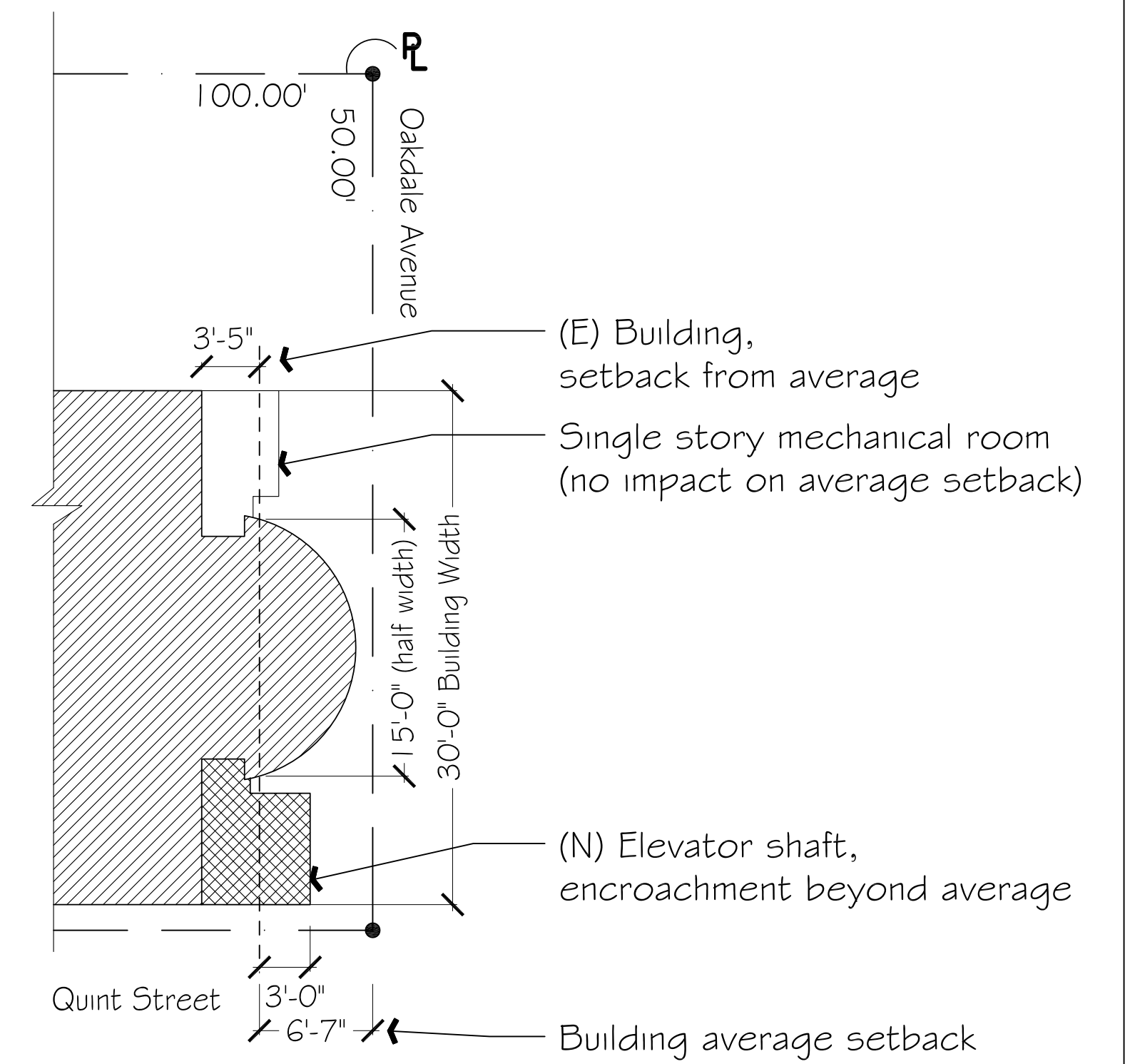
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3 Proposed Site Plan

Quint Street

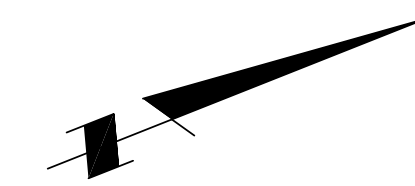
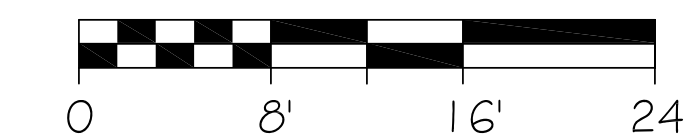
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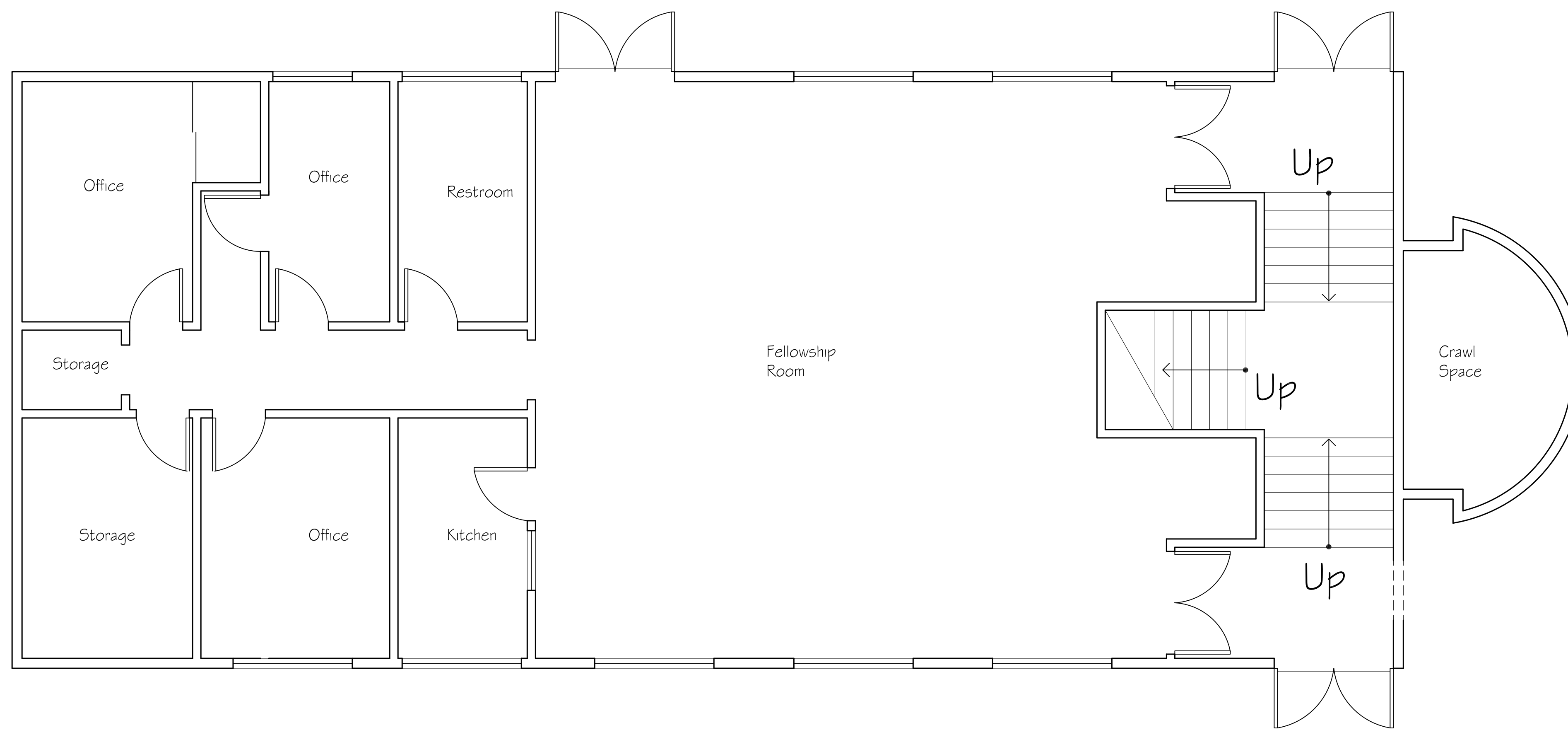


Note: (N) Elevator shaft encroachment beyond the average building setback is less than (E) building setback from the average.

1 Front Setback Diagram

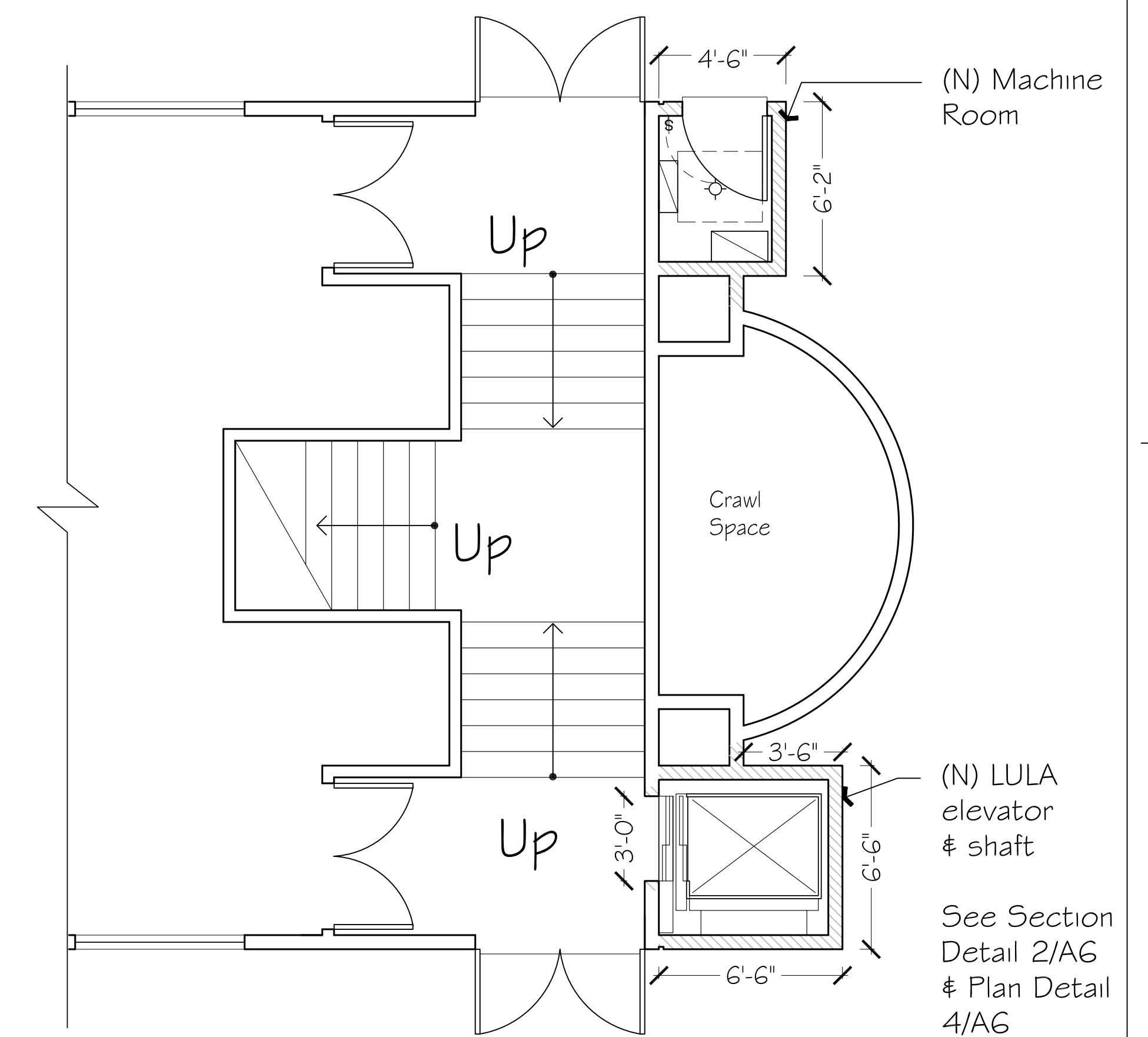
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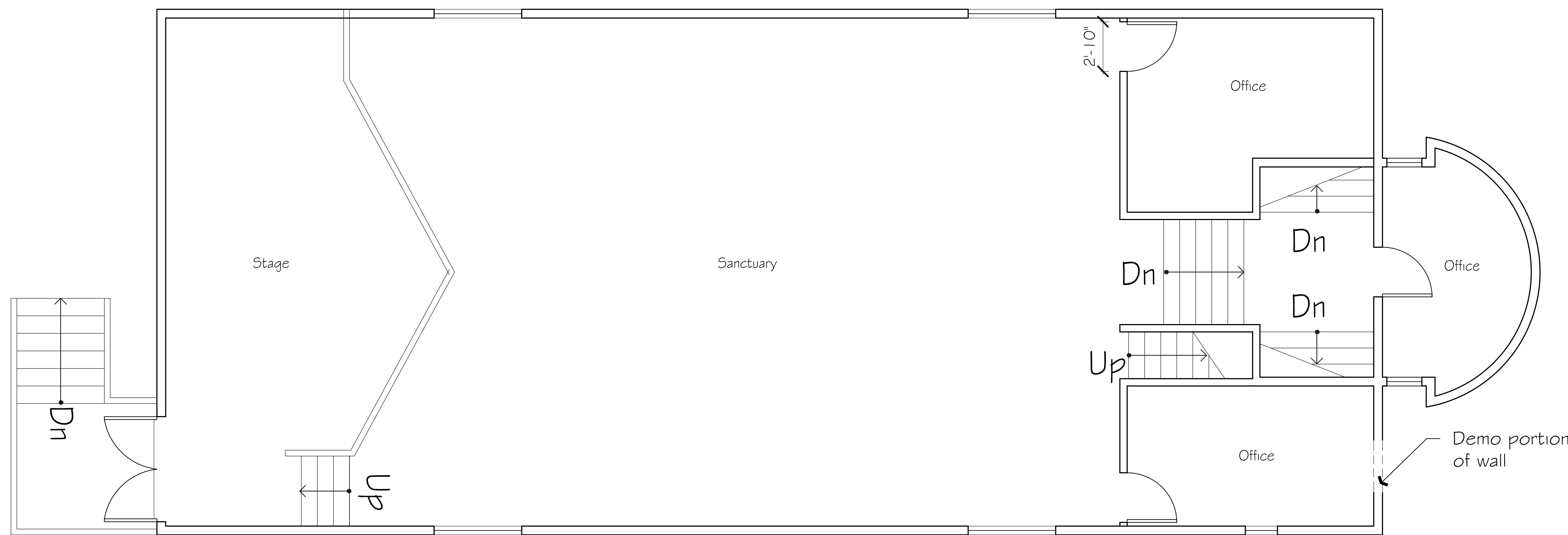
1 Existing 1st Floor Plan

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



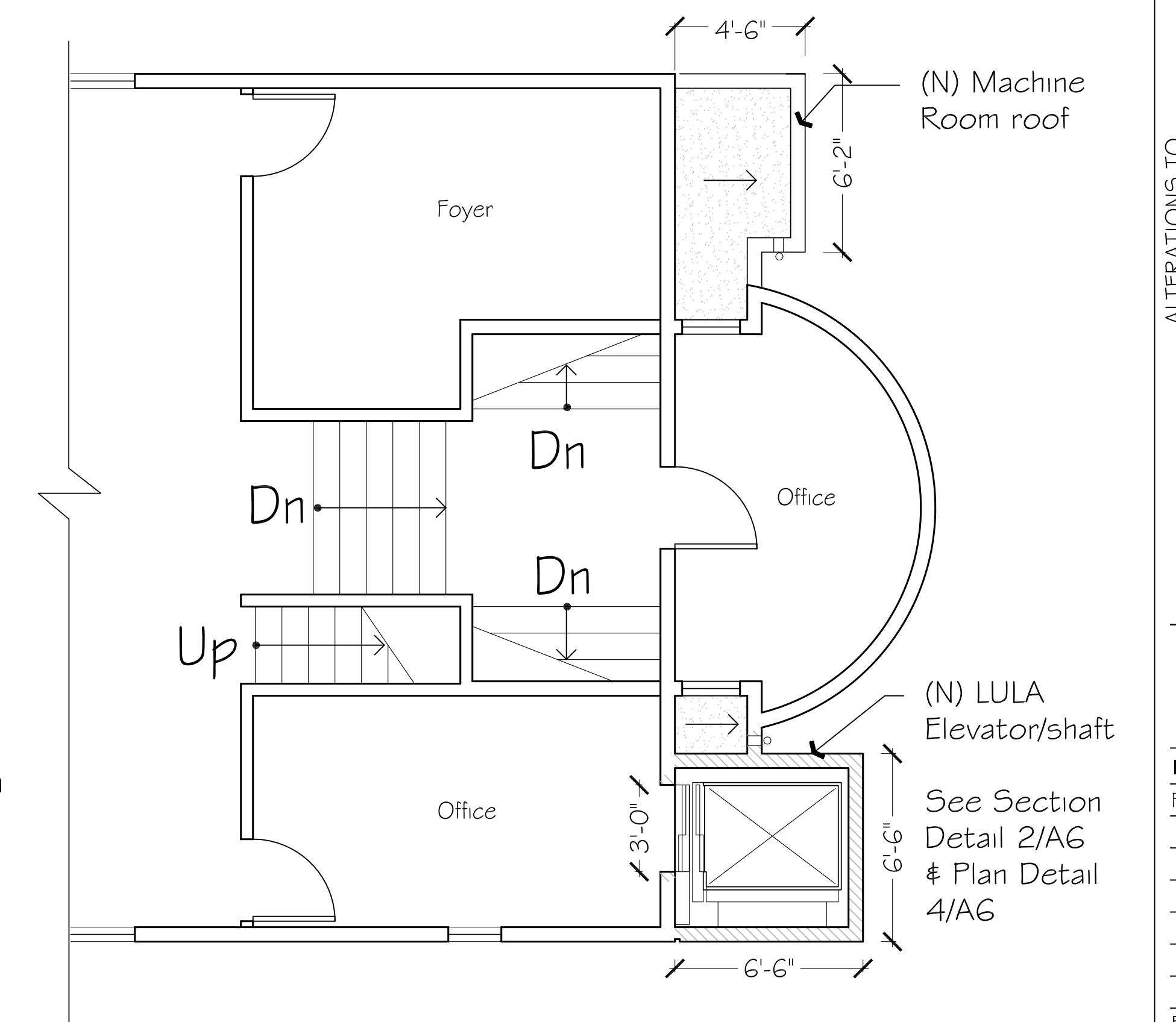
2 Proposed 1st Floor Plan

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



3 Existing 2nd Floor Plan

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



4 Proposed 2nd Floor Plan

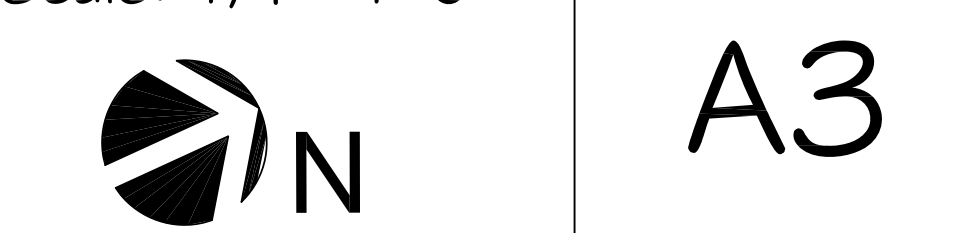
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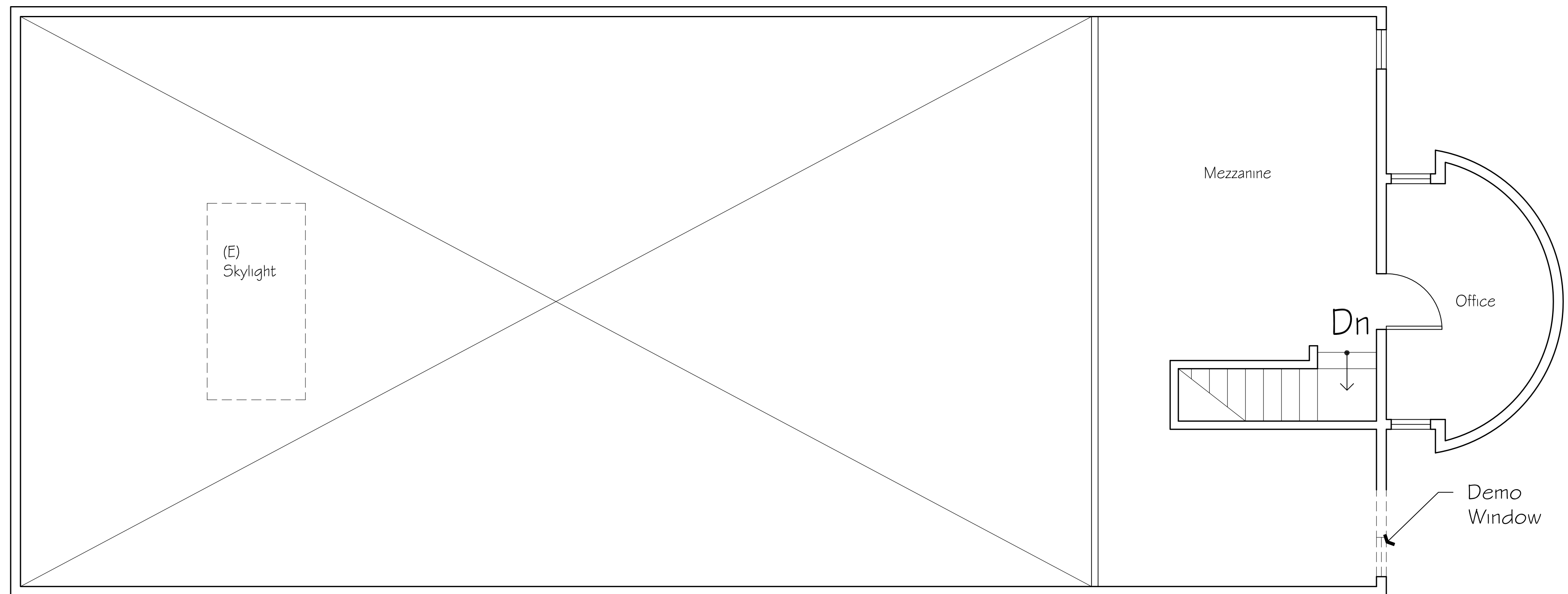
**SELANDER ARCHITECTS**  
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 ernie@selanderarchitects.net

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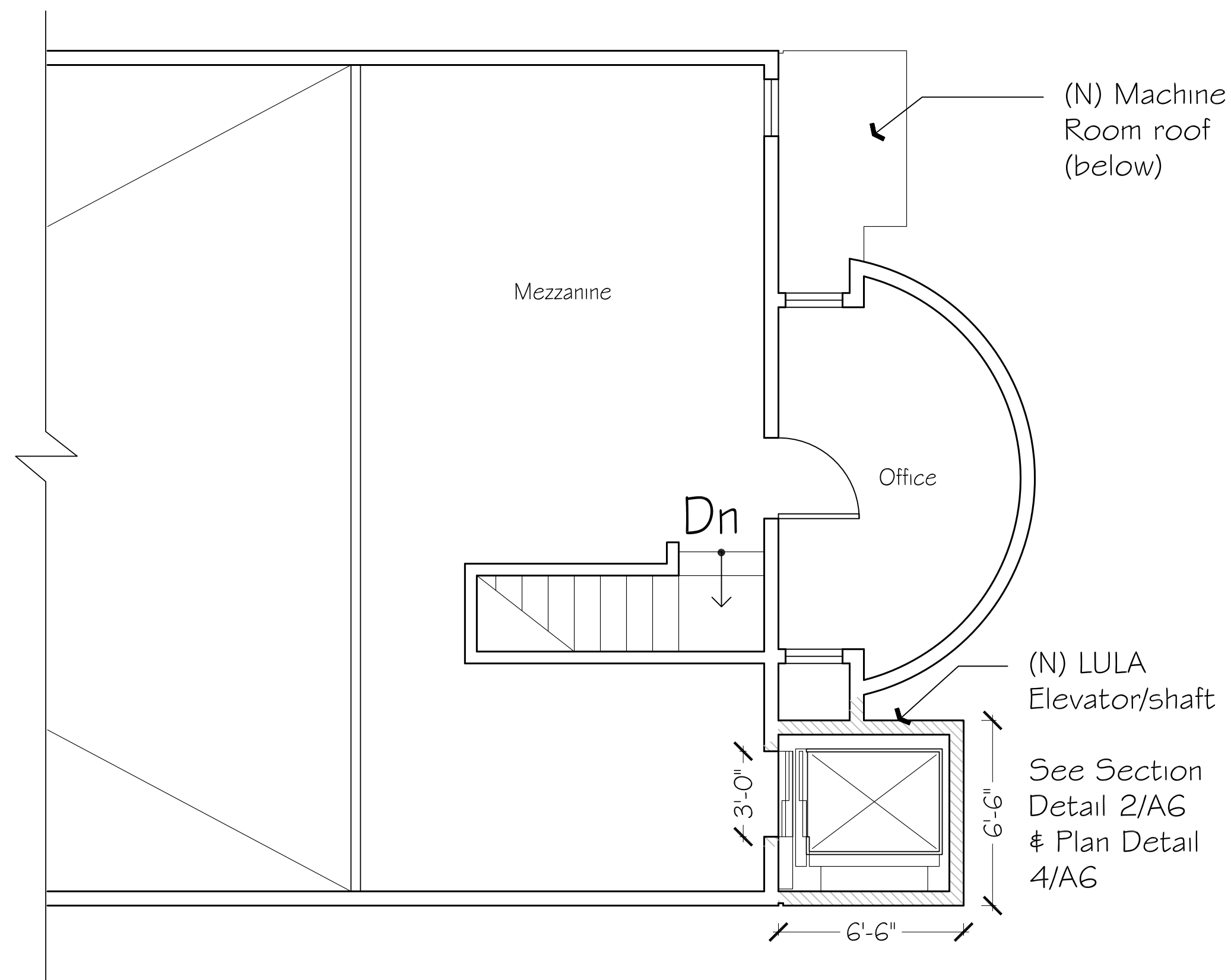
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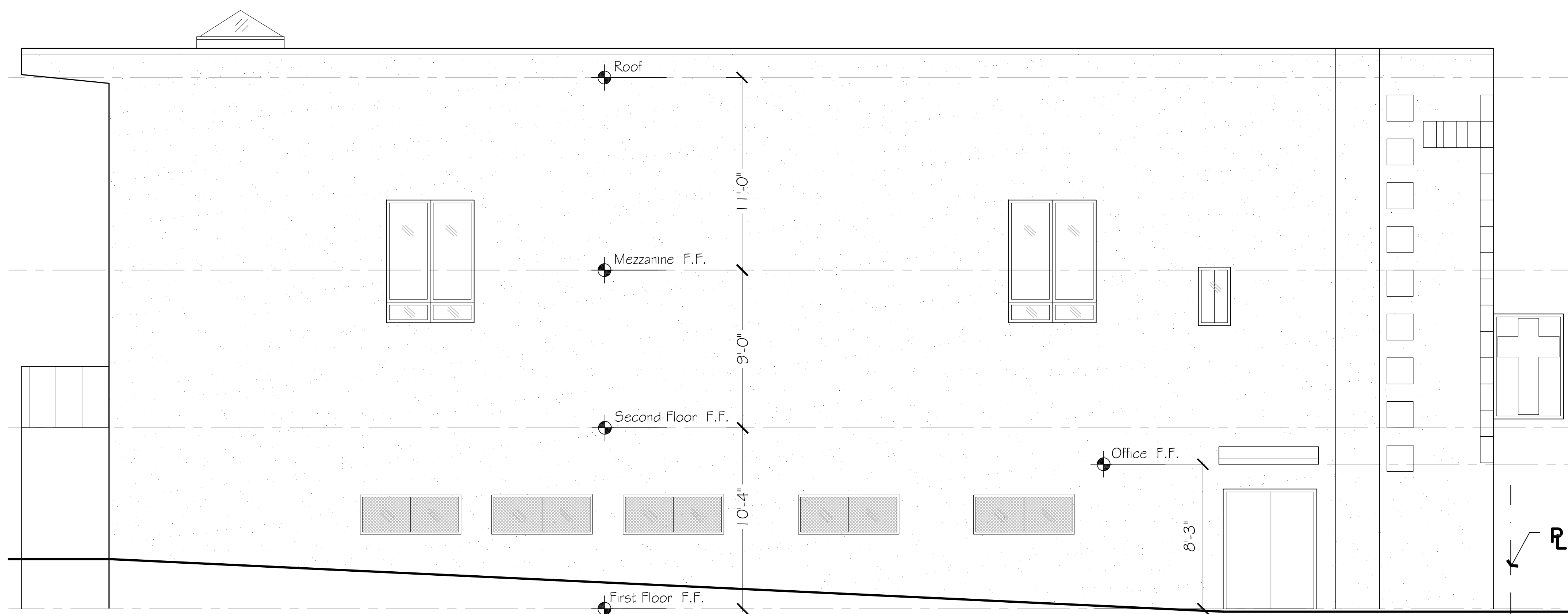
1 Existing Mezzanine Floor Plan

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



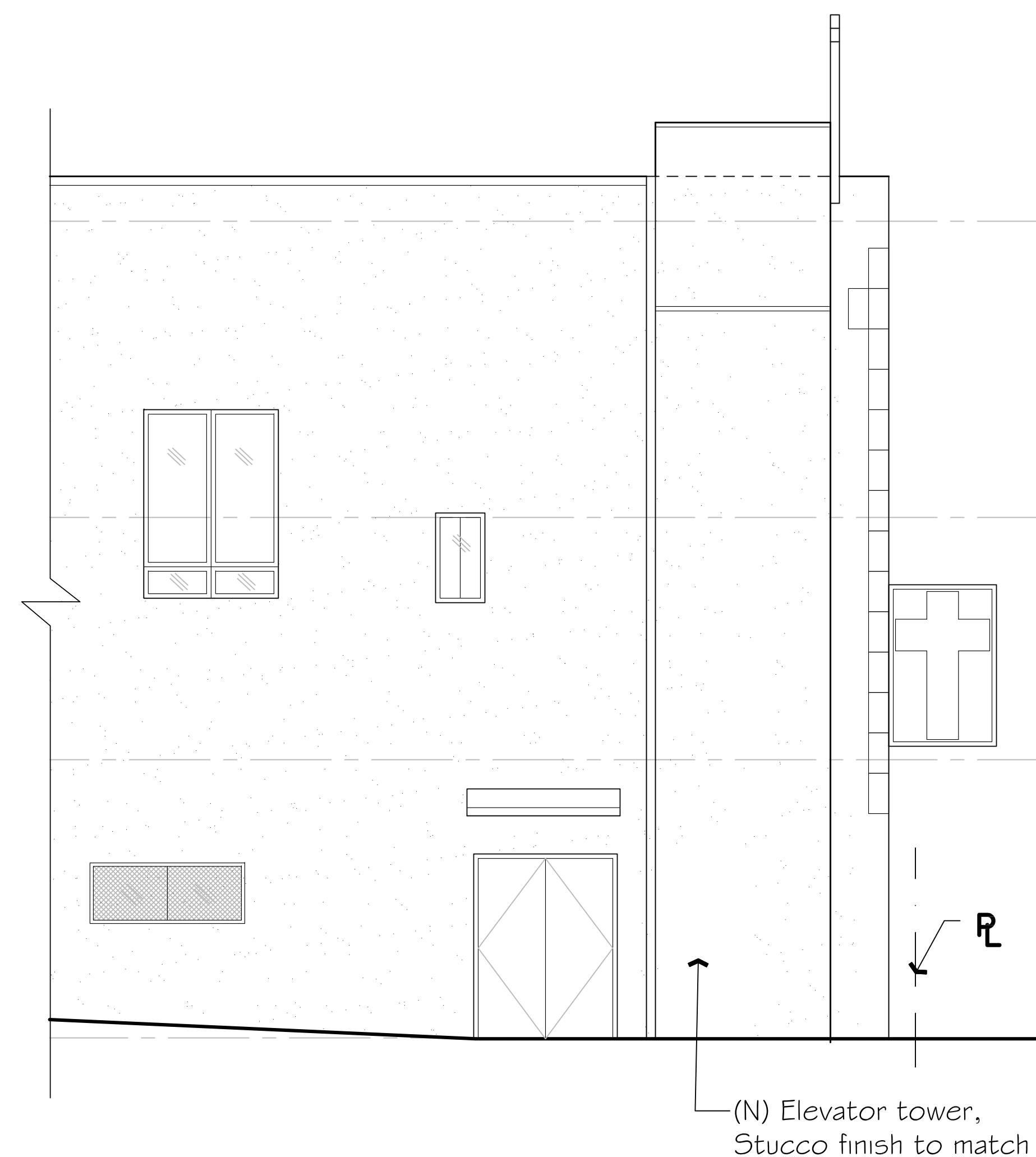
2 Proposed Mezzanine Floor Plan

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



3 Existing East Elevation

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



4 Proposed East Elevation

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

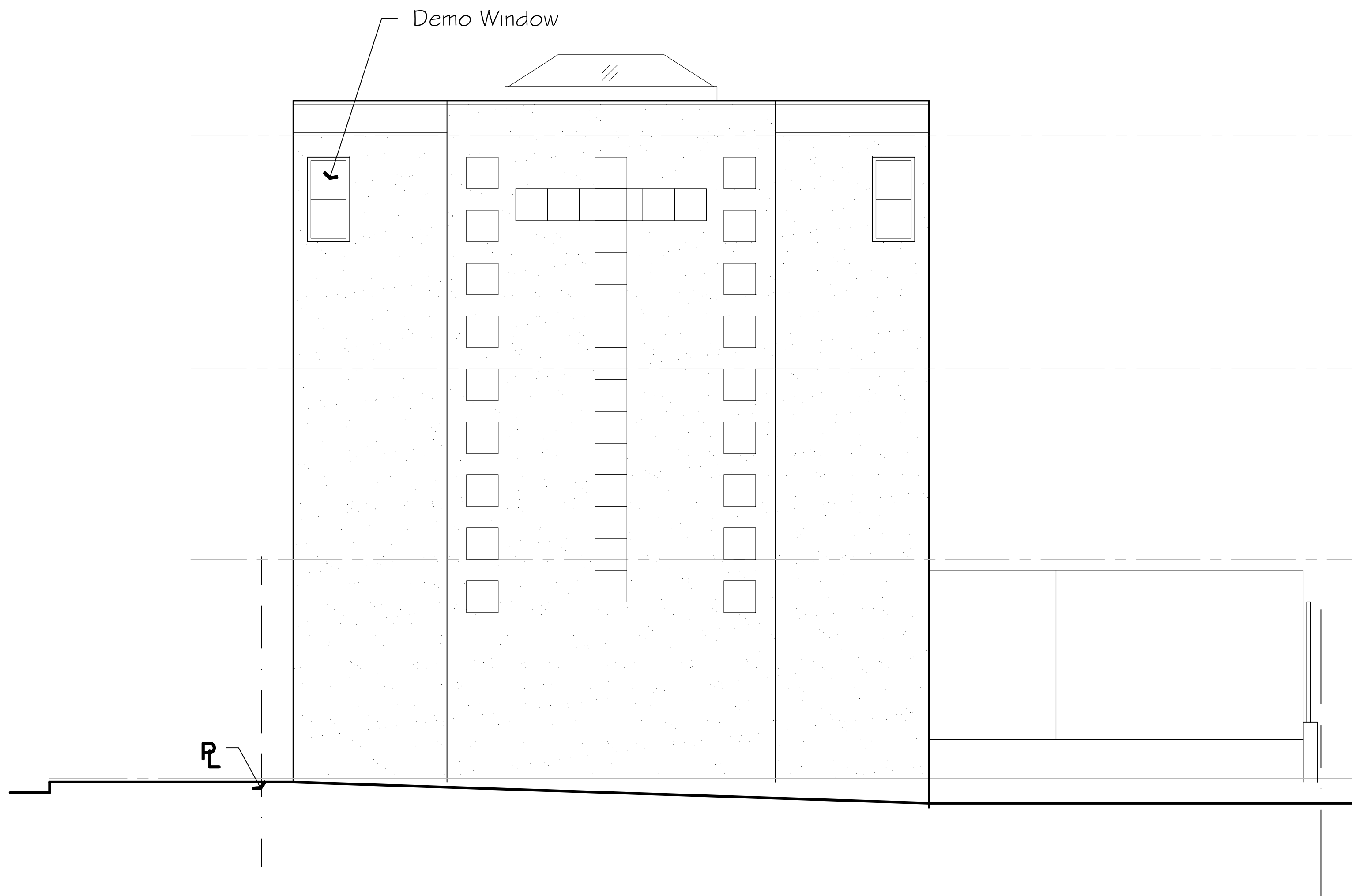


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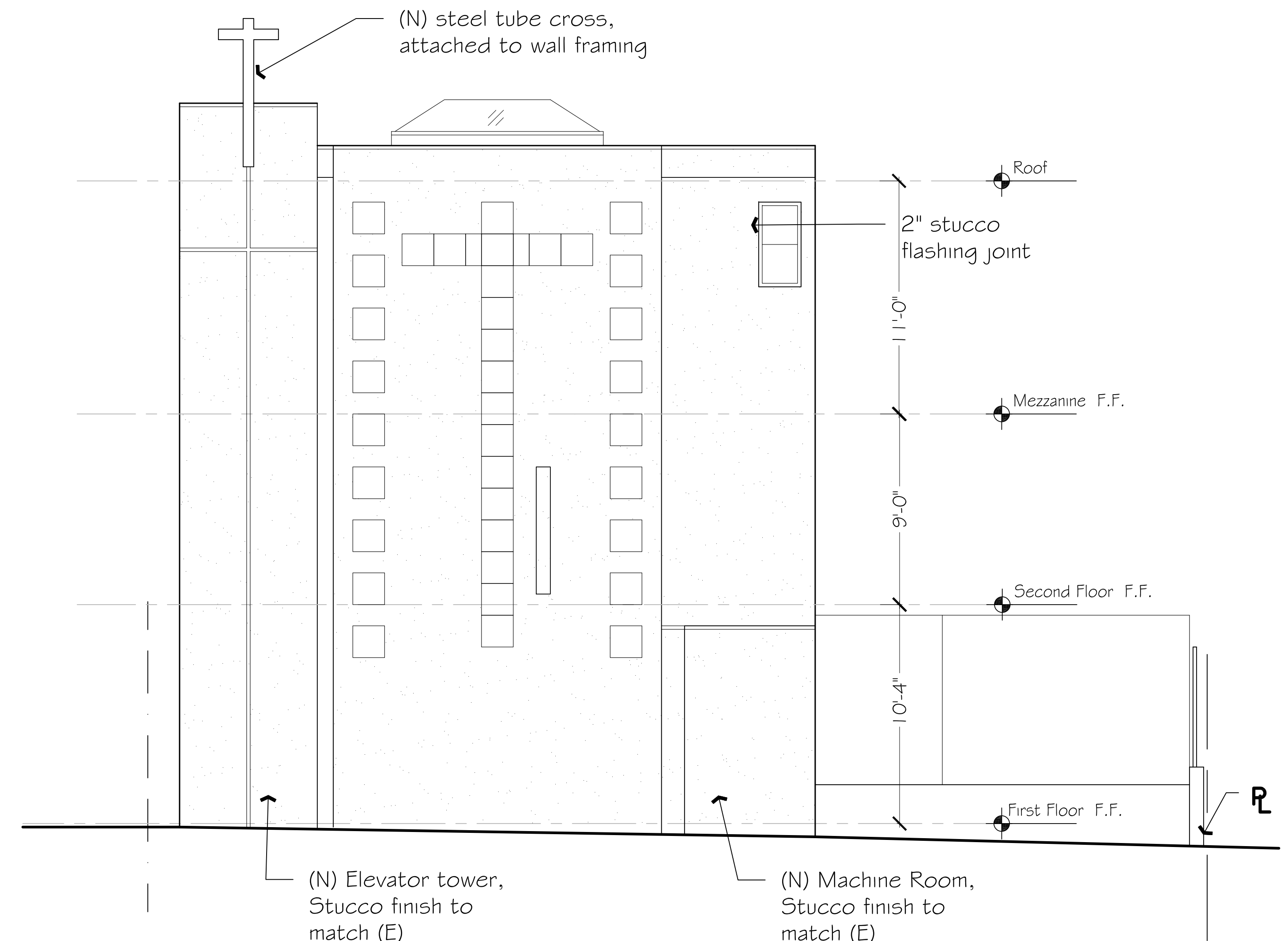
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Scale:	As shown

A4



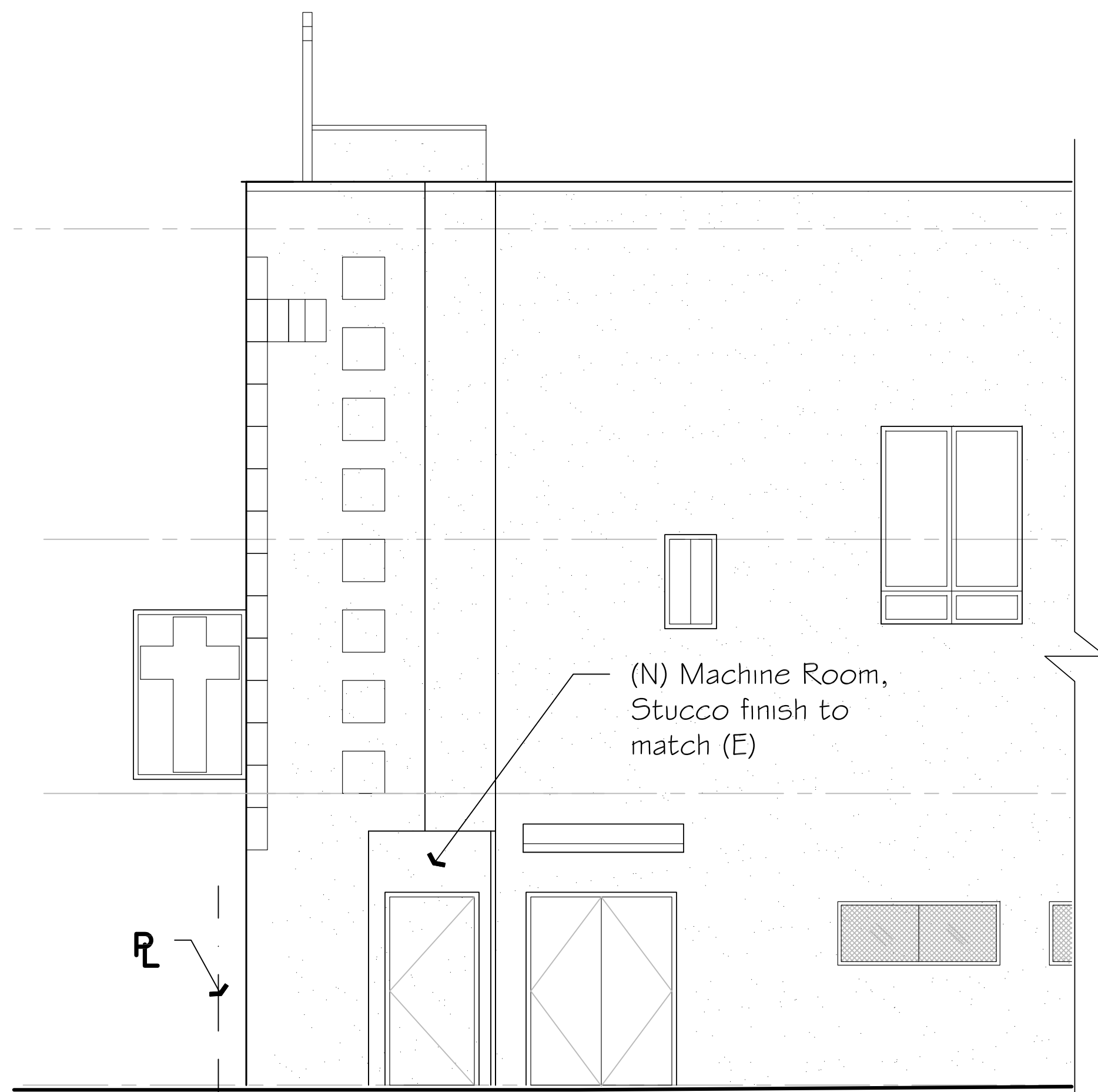
1 Existing North Elevation

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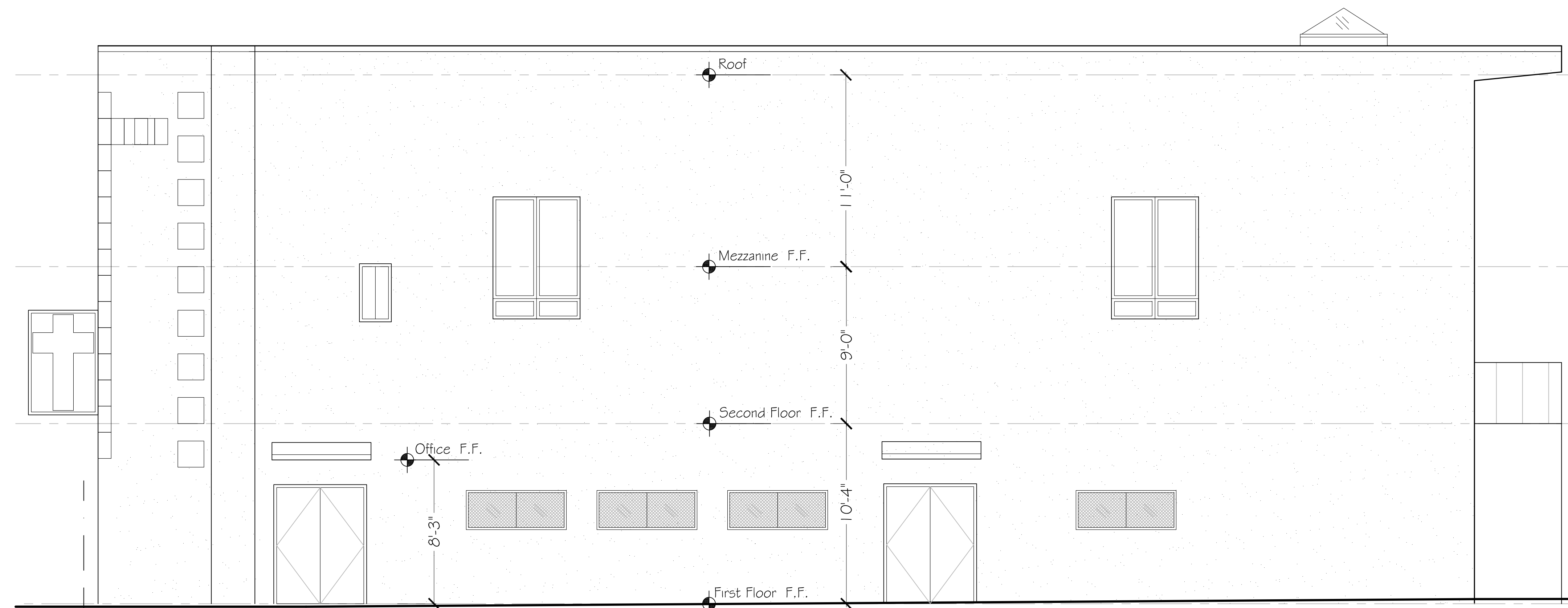
2 Proposed North Elevation

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



3 Proposed West Elevation

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

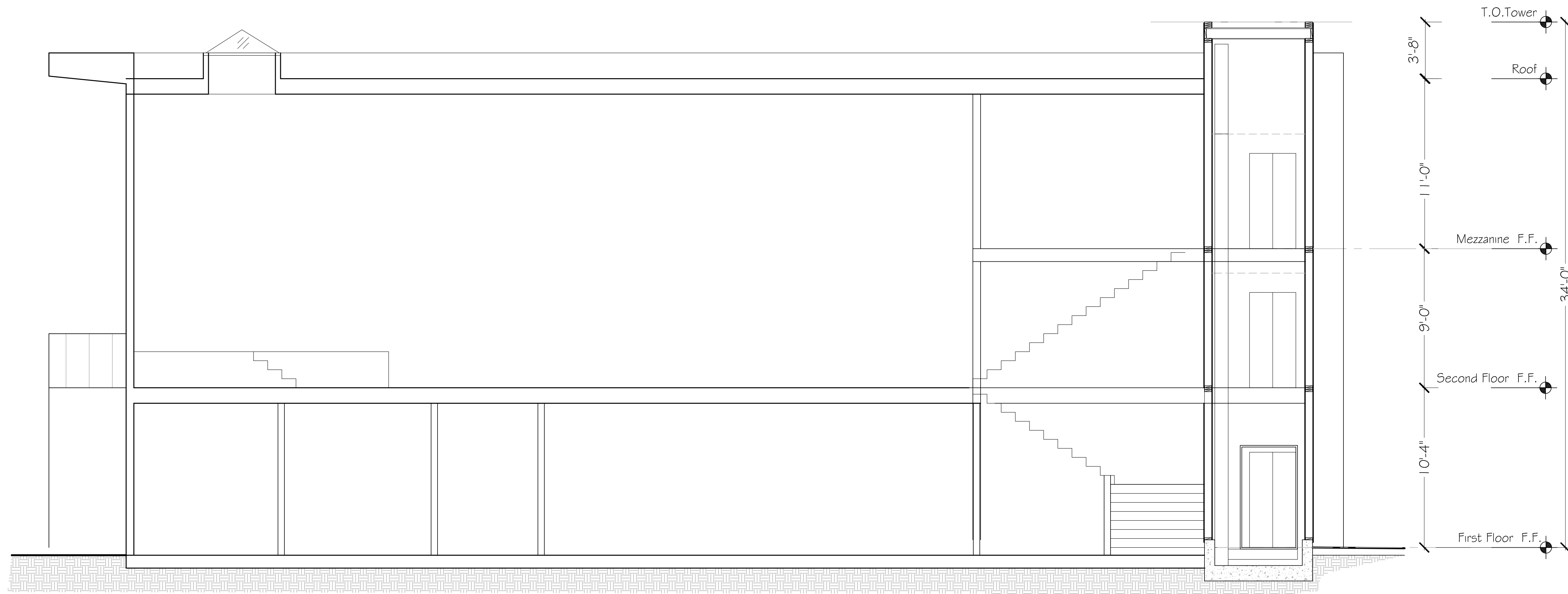


4 Existing West Elevation

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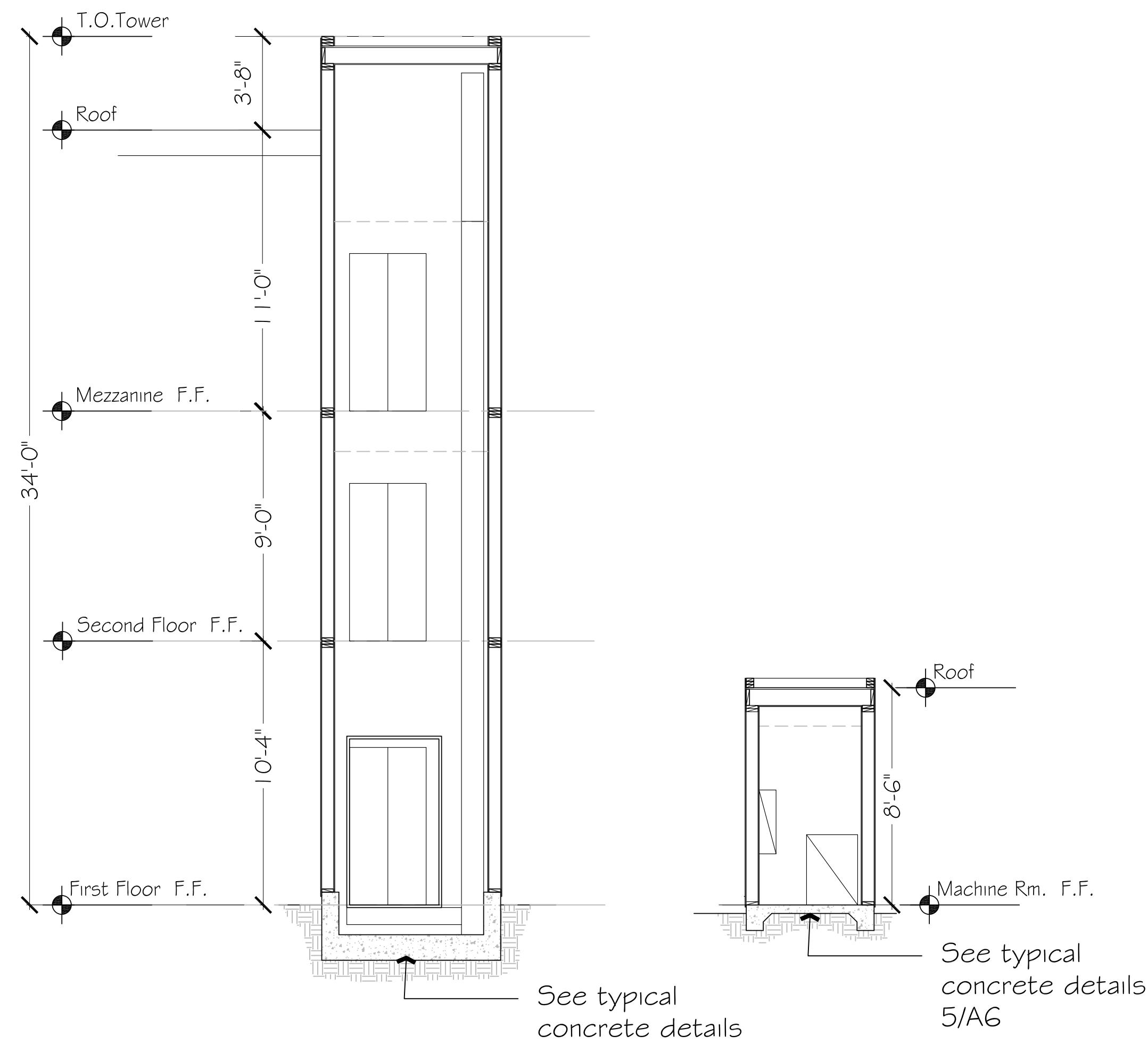
Issue:	Date:
Permit	08/03/15
Plot Date:	January 12, 2016
Scale:	As shown





1 Longitudinal Building Section

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

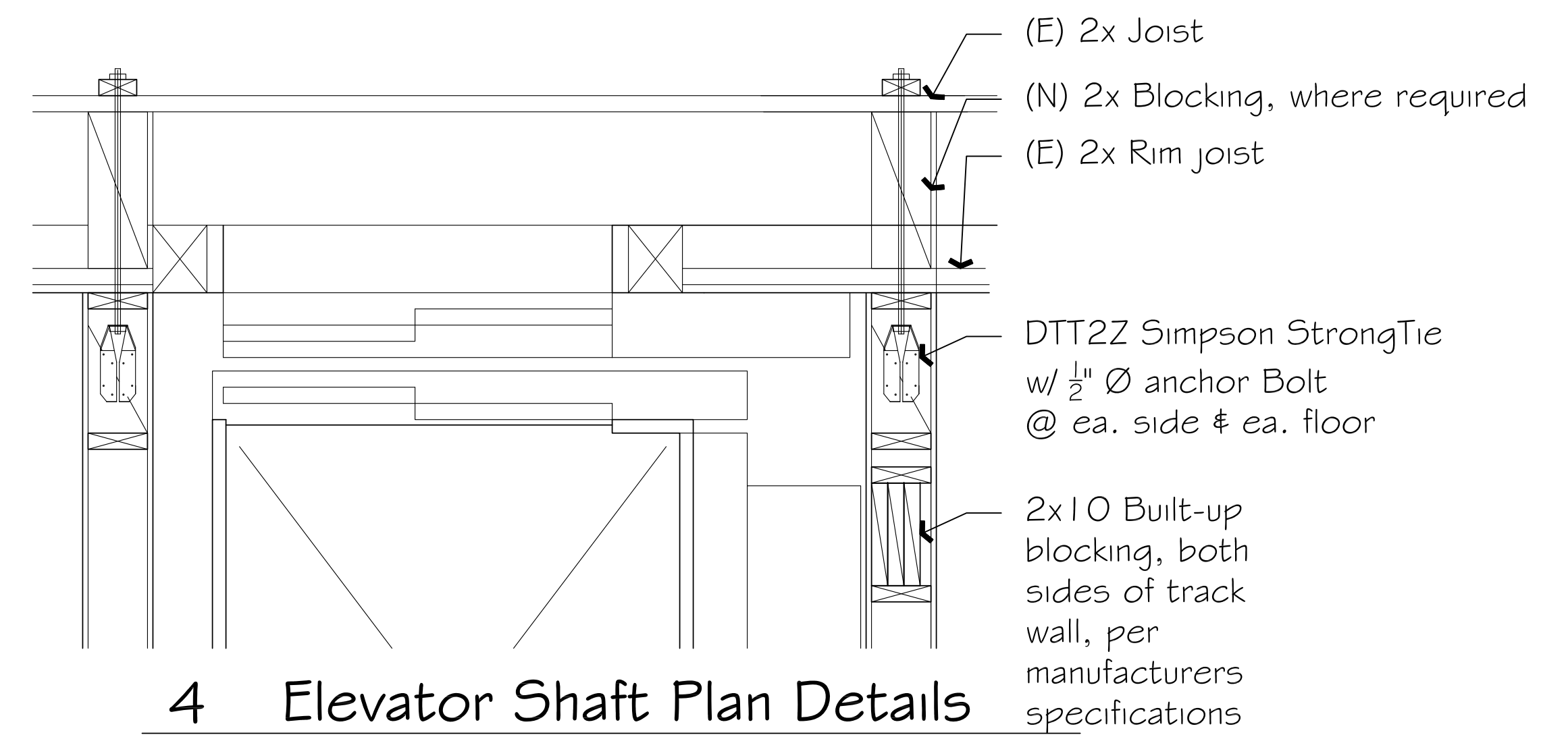


2 Elevator Shaft Section

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

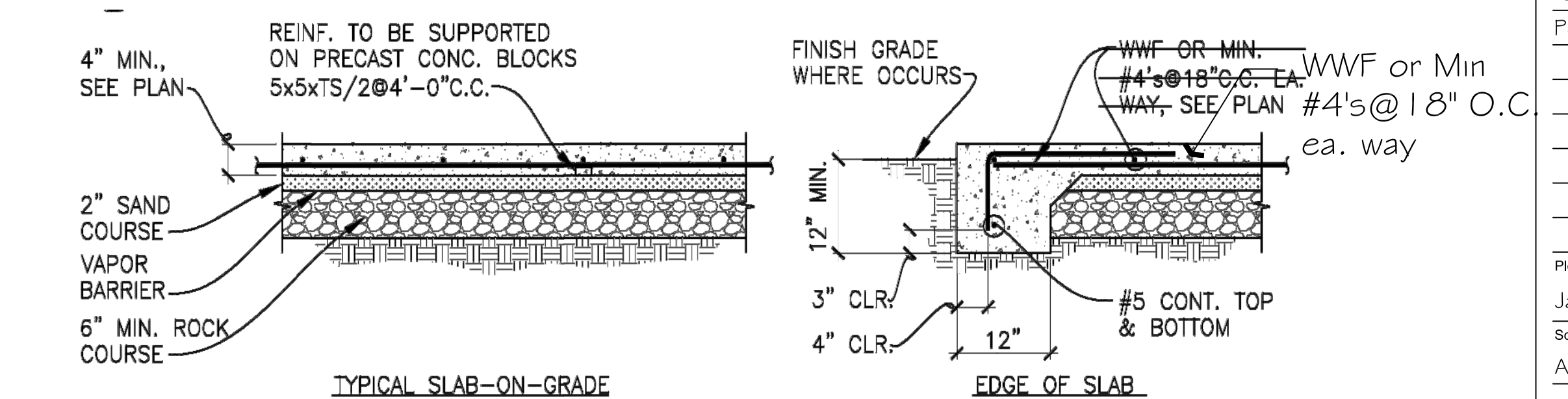
3 Machine Room Section

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



4 Elevator Shaft Plan Details

Scale: 1" = 1'-0"



5 Concrete Details

SCALE: 3/4" = 1'-0"

Scale: 1" = 1'-0"

Issue:	Date:
Permit	08/03/15
Plot Date:	January 12, 2016
Scale:	As shown