



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On August 12, 2015, the Applicant named below filed Building Permit Application No. 201506058293 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	70 Oak Grove Street	Applicant:	Ken Brogno
Cross Street(s):	Bryant Street	Address:	101 Montgomery Street, #650
Block/Lot No.:	3760 / 131	City, State:	San Francisco, CA 94104
Zoning District(s):	SALI - Service/Arts/Light Industrial 30-X	Telephone:	415 346 9990 ext. 214

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Sheriff's Office	No Change
Front Setback	+/- 22 feet at main wall	+/- 4 feet at new elevator
Side Setbacks	0 feet	2 feet at new elevator
Building Depth	90 feet 6 inches	105 feet 6 inches
Rear Yard	80 feet	No Change
Building Height	23 feet 4 inches	No Change
Number of Stories	2 Stories	No Change
Number of Dwelling Units	0	0
Number of Parking Spaces	9	8
PROJECT DESCRIPTION		
The project proposes to construct a new passenger elevator at the north corner of an existing 2-story building. The elevator is 8 feet 10 inches wide and 15 feet deep, with a height of 23 feet 4 inches. Additional work includes interior work. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Jeffrey Speirs
 Telephone: (415) 575-9106
 E-mail: jeffrey.speirs@sfgov.org

Notice Date: 9/15/15
 Expiration Date: 10/15/15

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request** for Discretionary Review must be submitted, with all required materials and fee, for **each** permit that you feel will have an impact on you. **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

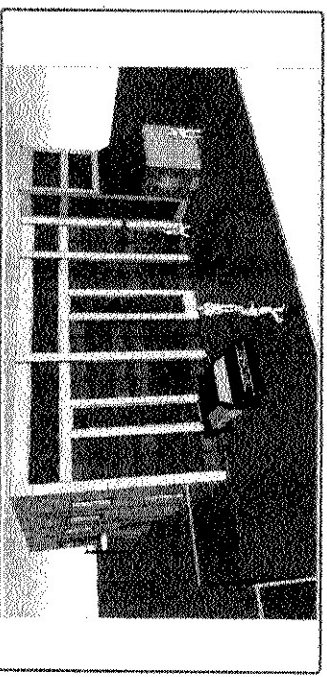
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued (or denied)** by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission 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.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to **exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

SYMBOLS

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CITY AND COUNTY OF SAN FRANCISCO SHERIFF'S OFFICE
 ELEVATOR ADDITION AND RESTROOM UPGRADE BARRIER REMOVAL
 70 OAK GROVE STREET
 SAN FRANCISCO, CALIFORNIA 94107

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12 Montgomery Street, Suite 400
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 415.398.8888

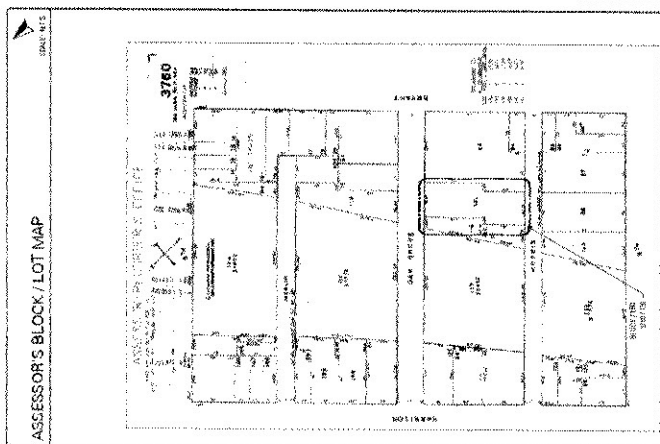


RECEIVED BY DRAWING DIVISION
 DATE: 03.12.2018
 PROJECT NUMBER: 18-02-295
 DRAWING SET: 03.12.2018

PERMIT SET
 Title Sheet
A001

DRAWING INDEX

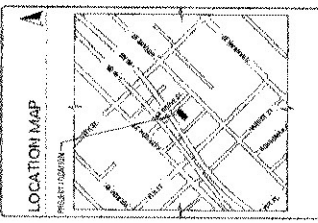
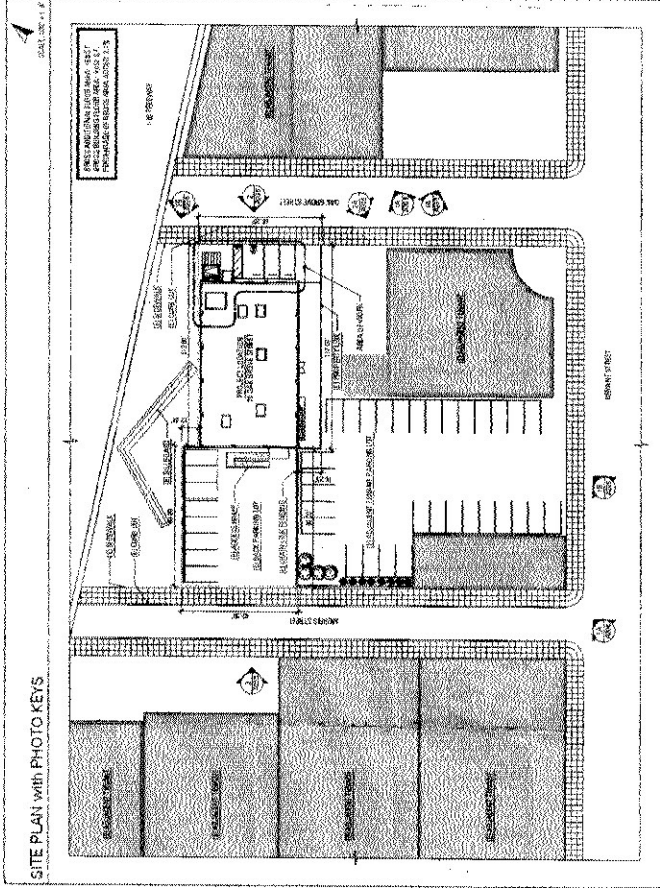
NO.	DESCRIPTION	DATE
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SCOPE OF WORK
 THE PROJECT IS TO ADD AN ELEVATOR AND RESTROOMS TO THE EXISTING BUILDING. THE PROJECT ALSO INCLUDES THE REMOVAL OF BARRIERS TO ACCESSIBILITY. THE PROJECT IS TO BE COMPLETED BY THE END OF 2018.

DEFERRED SUBMITTALS
 THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS AND WILL BE SUBMITTED AT A LATER DATE:
 - ELEVATOR CONTRACT
 - RESTROOM CONTRACT
 - BARRIER REMOVAL CONTRACT

APPLICABLE CODES
 2018 CALIFORNIA BUILDING CODE
 2018 CALIFORNIA ELECTRICAL CODE
 2018 CALIFORNIA MECHANICAL CODE
 2018 CALIFORNIA PLUMBING CODE
 2018 CALIFORNIA FIRE CODE
 2018 CALIFORNIA LANDMARK PRESERVATION ACT
 2018 CALIFORNIA HISTORIC PRESERVATION ACT
 2018 CALIFORNIA HISTORIC MONUMENTS ACT
 2018 CALIFORNIA HISTORIC PRESERVATION ACT
 2018 CALIFORNIA HISTORIC PRESERVATION ACT



PROJECT TEAM
 ARCHITECT: [FIRM NAME]
 ENGINEER: [FIRM NAME]
 PLUMBER: [FIRM NAME]
 ELEVATOR CONTRACTOR: [FIRM NAME]
 RESTROOM CONTRACTOR: [FIRM NAME]
 BARRIER REMOVAL CONTRACTOR: [FIRM NAME]

ABBREVIATIONS

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SAN FRANCISCO PLANNING DEPARTMENT

Date: 9/15/2015

The attached notice is provided under the Planning Code. It concerns property located at 70 Oak Grove Street (2015.06.05.8293) ~ JS. A hearing may occur, a right to request review may expire or a development approval may become final by 10/15/2015.

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. Please be advised that the Planning Department will require at least one business day to respond to any call.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

附上的是三藩市城市規劃的法定通告。
此通告是與位於 70 Oak Grove Street (2015.06.05.8293) ~ JS
的建築計劃有關。如果在 10/15/2015 之前無人申請聽證會來檢討這一
個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節, 請電 415-575-9010。
然後, 請按 “8” 及留言。 城市規劃局將需要至少一個工作天回應。華
語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或
延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y
es referente a la propiedad en la siguiente dirección: 70 Oak Grove Street
(2015.06.05.8293) ~ JS.

Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión
se venza, o que la aprobación final de proyecto se complete el: 10/15/2015.

Para obtener más información sobre esta notificación en español, llame al siguiente
teléfono (415) 575-9010. Por favor tome en cuenta que le contestaremos su
llamada en un periodo de 24 horas.