

Notice of an application for Exterior Stair

Project Location & Details:

463-465 Duboce Avenue

Building Permit Application No. **2023.05.16.7818**

Block/Lot No. **3537 / 056**

Zoning District: **RTO - RESIDENTIAL TRANSIT
ORIENTED DISTRICT**

The Project at 463-465 Duboce Avenue proposes to add an exterior stair to the existing structure. It is located at the rear of the building.

Applicant: **Giuseppe Sircana**

415-310-7871 contact@ajogroup.com

City Planner: **Marcelle Boudreaux**

628-652-7375 Marcelle.Boudreaux@sfgov.org



Project Features	Existing	Proposed
Building Use	Residential	No Change
Building Height	36 feet	No Change
Dwelling Units	2	No Change

**You are not
required to take
any action.**

If you believe there are exceptional circumstances, you may request a **public hearing for Discretionary Review** by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit sfpplanning.org/resource/drp-application.

中文:

該專案位於463-465 Duboce Avenue提議在現有結構上增建外部樓梯。有關此通知的中文信息，請於以下截止日期前致電 628.657.7550，並提供項目地址及項目編號。

Español:

El proyecto en 463-465 Duboce Avenue propone agregar una escalera exterior a la estructura existente. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

Filipino:

Iminumungkahi ng proyektong nasa 463-465 Duboce Avenue magdagdag ng hagdan sa labas (exterior stair) sa kasalukuyang istruktura. Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

Response Deadline: **9/29/23**

Record No. **2023-004850PRJ**



**San Francisco
Planning**

了解更多信息 Para más información Para sa karagdagang impormasyon

sfpplanning.org/notices



For more information

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

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. Contact the project Applicant to get more information and to discuss 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. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to CPC.Intake@sfgov.org by the expiration date listed on the front of this notice. You will receive follow-up instructions via email on

how - and by when - to post payment for the DR Application.

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. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

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 will be prepared and can be obtained through the Exemption Map at www.sfplanning.org prior to the approval action. 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 Board of Supervisors at bos.legislation@sfgov.org, 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.

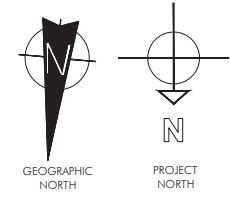


SCOPE OF WORK
 REPLACE REAR YARD STAIRS AND ADD DECK AT THIRD FLOOR

BUILDING DATA
 ADDRESS: 463-465 DUBOCE ST, SAN FRANCISCO, CA
 BLOCK/LOT: 3537/056
 OWNER: ANNALISE OPHELIAN
 STORY: 3
 OCCUPANCY: R3 - 2 UNITS
 TYPE: VB
 ZONING: RTO

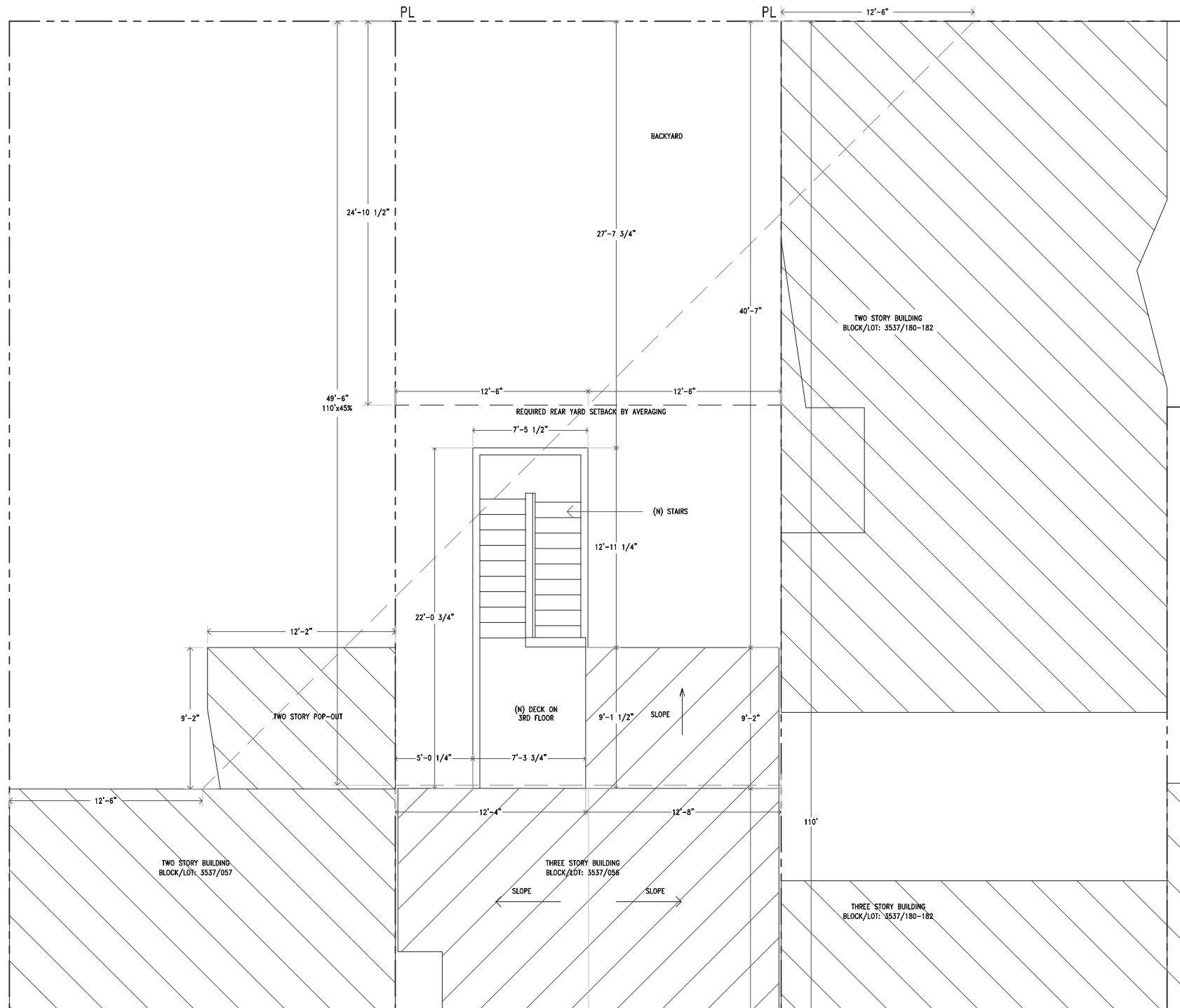
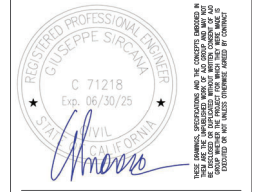
DRAWINGS INDEX
 A-0.1 PROJECT DATA AND SITE PLAN
 A-1.1 EXISTING FLOOR PLANS
 A-1.2 EXISTING EAST AND SOUTH ELEVATIONS
 A-2.1 PROPOSED PARTIAL FLOOR PLANS AND ELEVATIONS

CODES AND REFERENCES
 ALL WORK TO CONFORM WITH:
 - 2022 CALIFORNIA BUILDING CODES
 - ALL OTHER STATE AND LOCAL ORDINANCES
 AND REGULATIONS

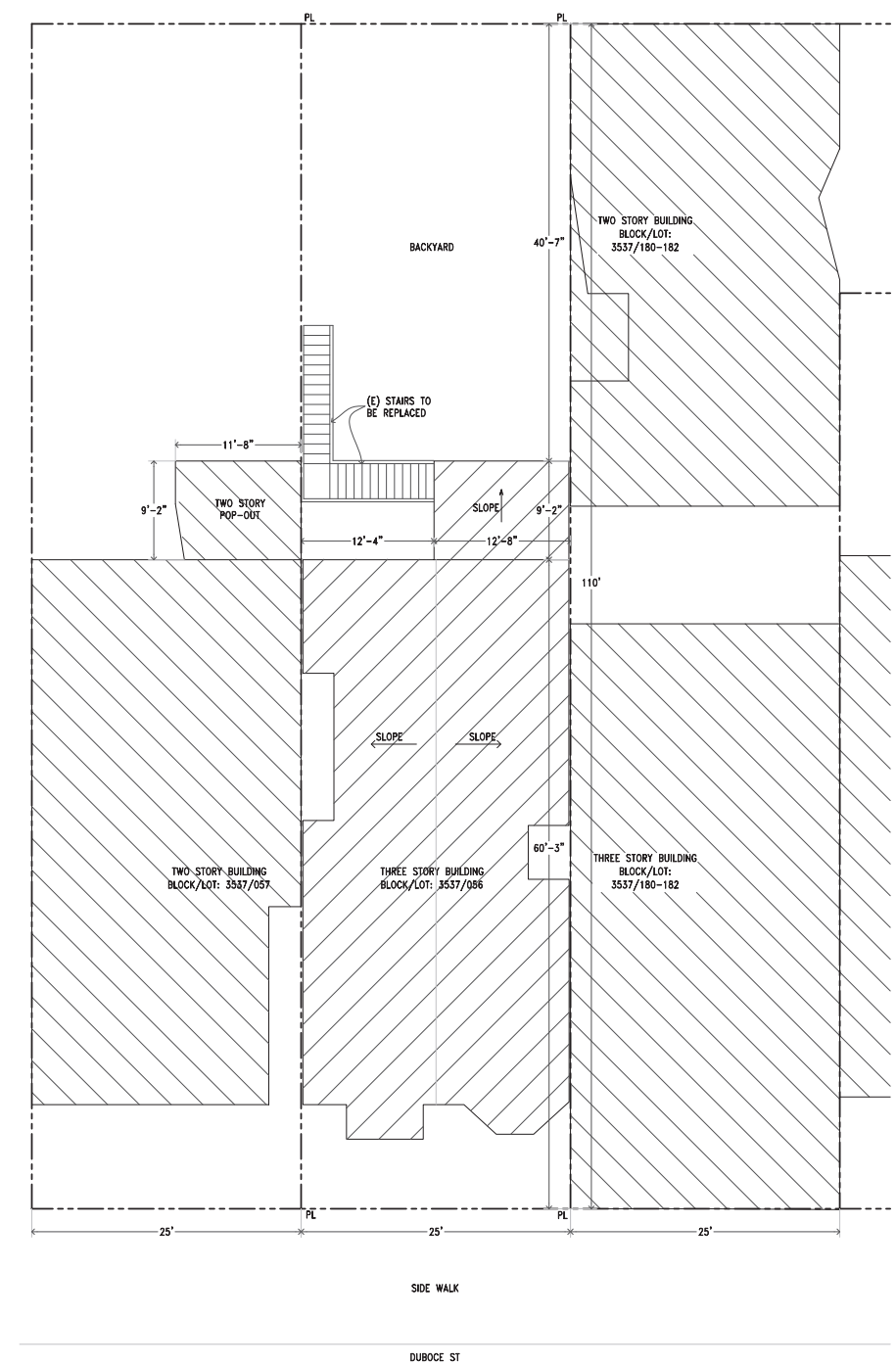


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CONSULTING ENGINEERS

197 MORELAND ST
 SAN FRANCISCO, CA 94131
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 CONTACT@AJOGROUP.COM
 WWW.AJOGROUP.COM



(N) SITE PLAN
 1/4"=1'-0"



(E) SITE PLAN
 1/8"=1'-0"

PROJECT TITLE
REPLACE REAR EXTERIOR STAIRS
 463-465 DUBOCE AVE
 SAN FRANCISCO, CA

OWNER
ANNALISE OPHELIAN
 465 DUBOCE AVE
 SAN FRANCISCO, CA

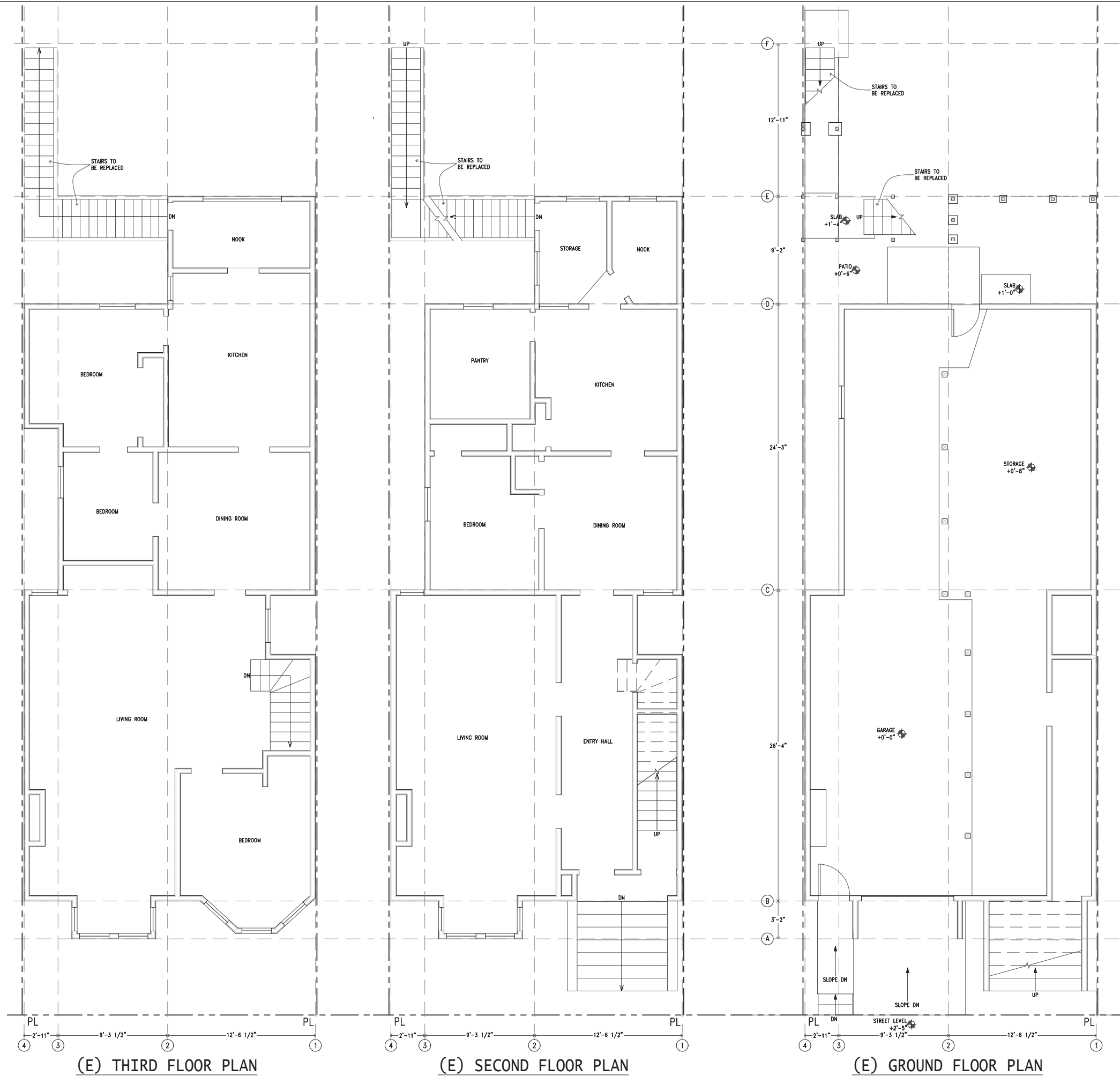
ISSUANCE / REVISIONS

N	DATE	REMARKS
1	2023/05/15	PERMIT APPLICATION
2	2023/08/10	REQUESTED BY CP-ZOC
3		
4		
5		
6		

SCALE | JOB NUMBER
 AS SHOWN | PJ221026
 SHEET TITLE
 PROJECT DATA, SITE PLAN

A-0.1

File name: P221026_2023.08.10 Drawings.dwg Plot date: 2023/08/10 4:40pm



(E) THIRD FLOOR PLAN

(E) SECOND FLOOR PLAN

(E) GROUND FLOOR PLAN



PROJECT TITLE
REPLACE REAR EXTERIOR STAIRS
 463-465 DUBOCE AVE
 SAN FRANCISCO, CA

OWNER
ANNALISE OPHELIA
 465 DUBOCE AVE
 SAN FRANCISCO, CA

ISSUANCE / REVISIONS

NZ	DATE	REMARKS
1	2023/05/15	PERMIT APPLICATION
2	2023/08/10	REQUESTED BY CP-ZOC
3		
4		
5		
6		

SCALE
 1/4" = 1'-0"

JOB NUMBER
 P2221026

SHEET TITLE
 (E) FLOOR PLANS



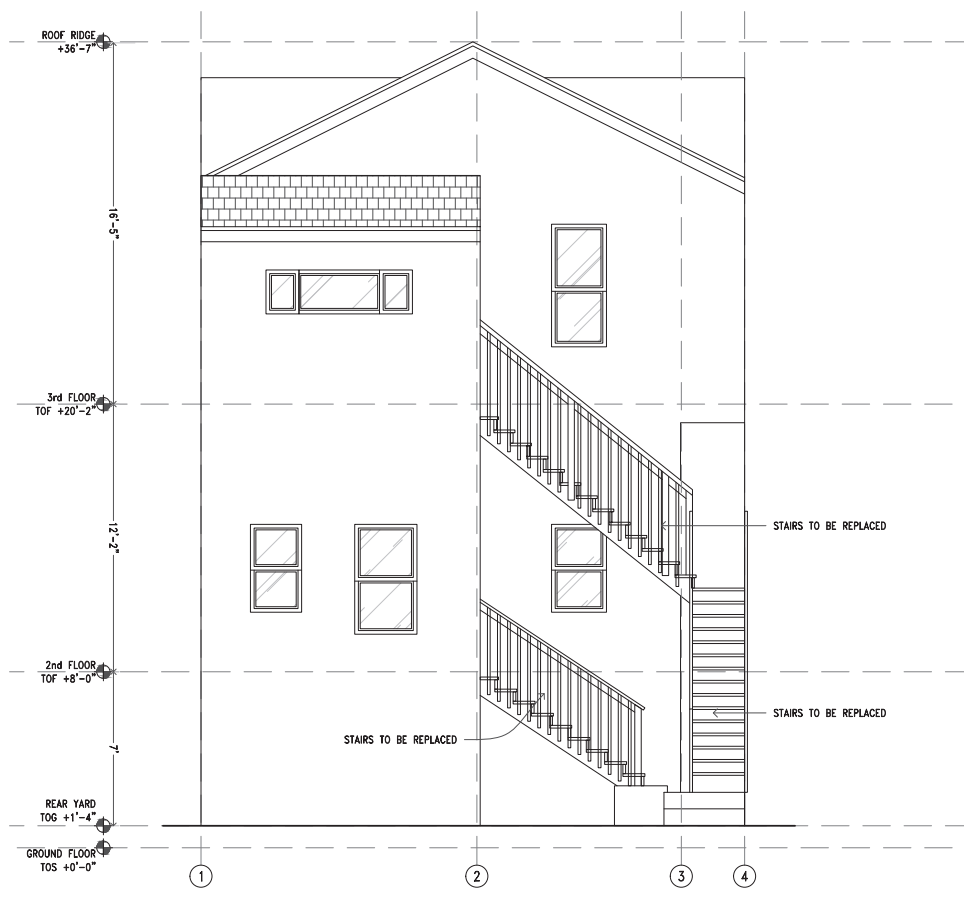
PROJECT TITLE
REPLACE REAR EXTERIOR STAIRS
463-465 DUBOCE AVE
SAN FRANCISCO, CA

OWNER
ANNALISE OPHELIA
465 DUBOCE AVE
SAN FRANCISCO, CA

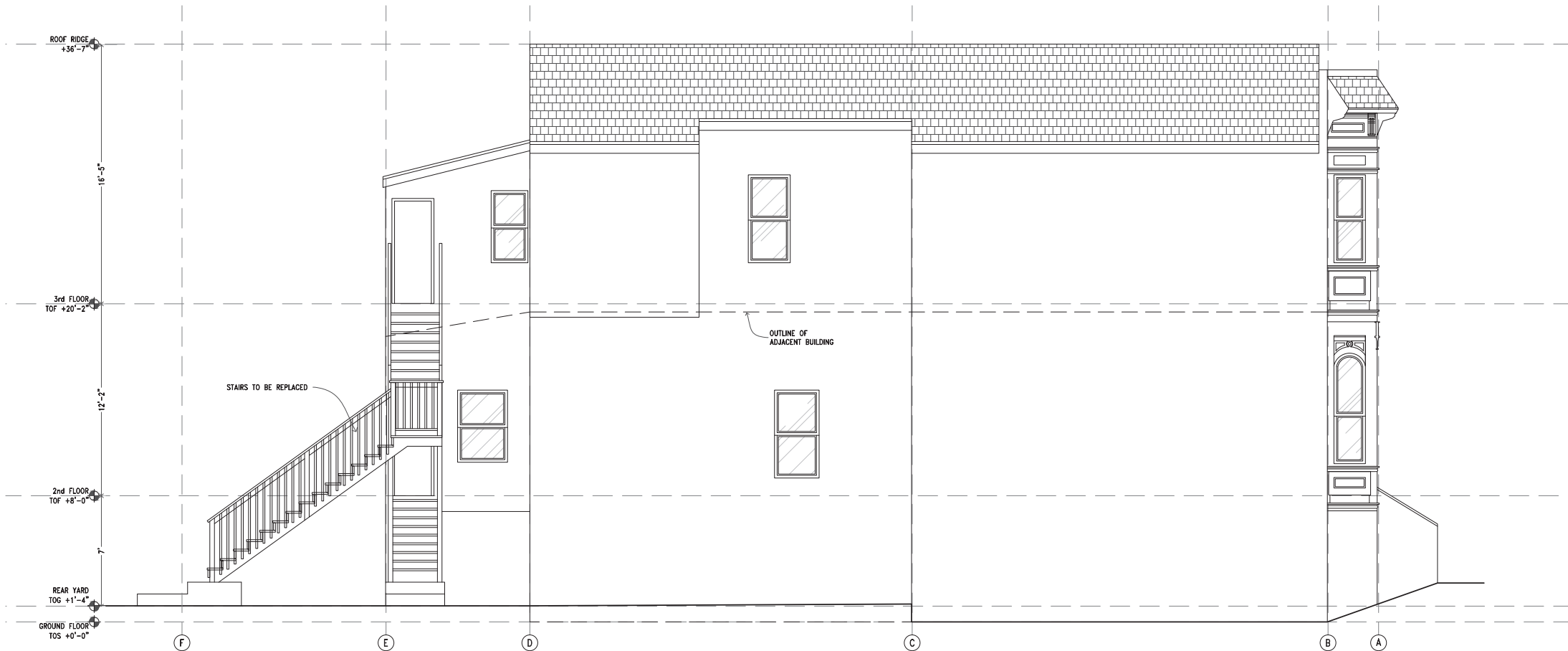
ISSUANCE / REVISIONS

NO	DATE	REMARKS
1	2023/05/15	PERMIT APPLICATION
2	2023/08/10	REQUESTED BY CP-ZOC
3		
4		
5		
6		

SCALE | JOB NUMBER
SHEET TITLE
(E) EAST AND SOUTH ELEVATIONS



(E) BUILDING SOUTH ELEVATION
1/4"=1'-0"



(E) BUILDING EAST ELEVATION
1/4"=1'-0"



PROJECT TITLE
REPLACE REAR EXTERIOR STAIRS
 463-465 DUBOCE AVE
 SAN FRANCISCO, CA

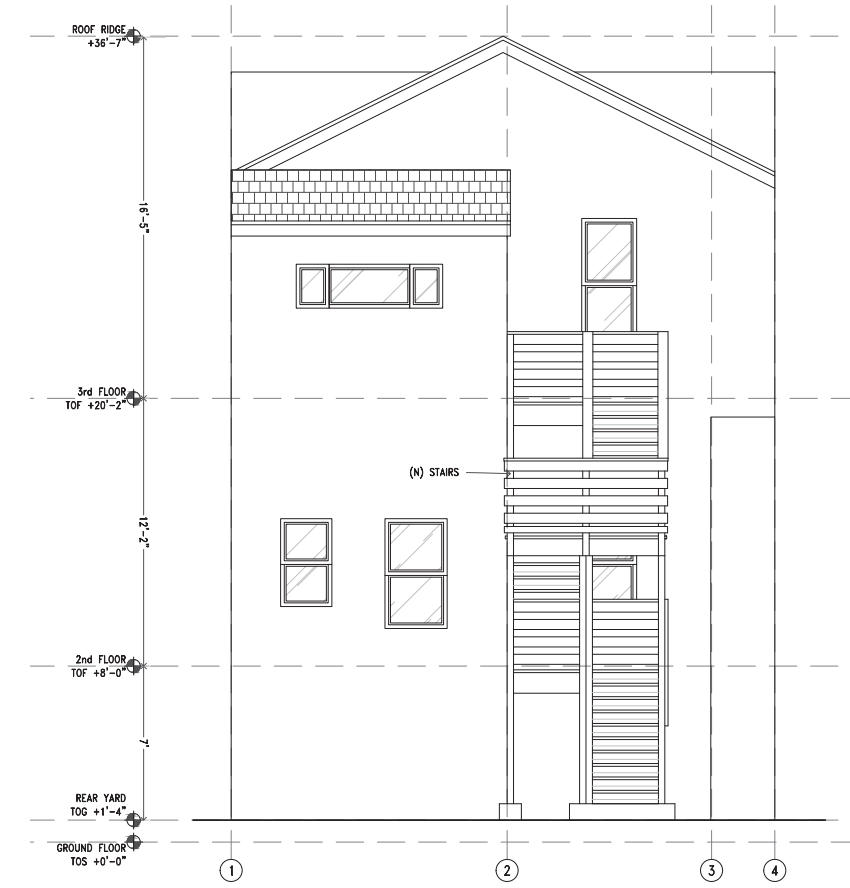
OWNER
ANNALISE OPHELIA
 465 DUBOCE AVE
 SAN FRANCISCO, CA

ISSUANCE / REVISIONS

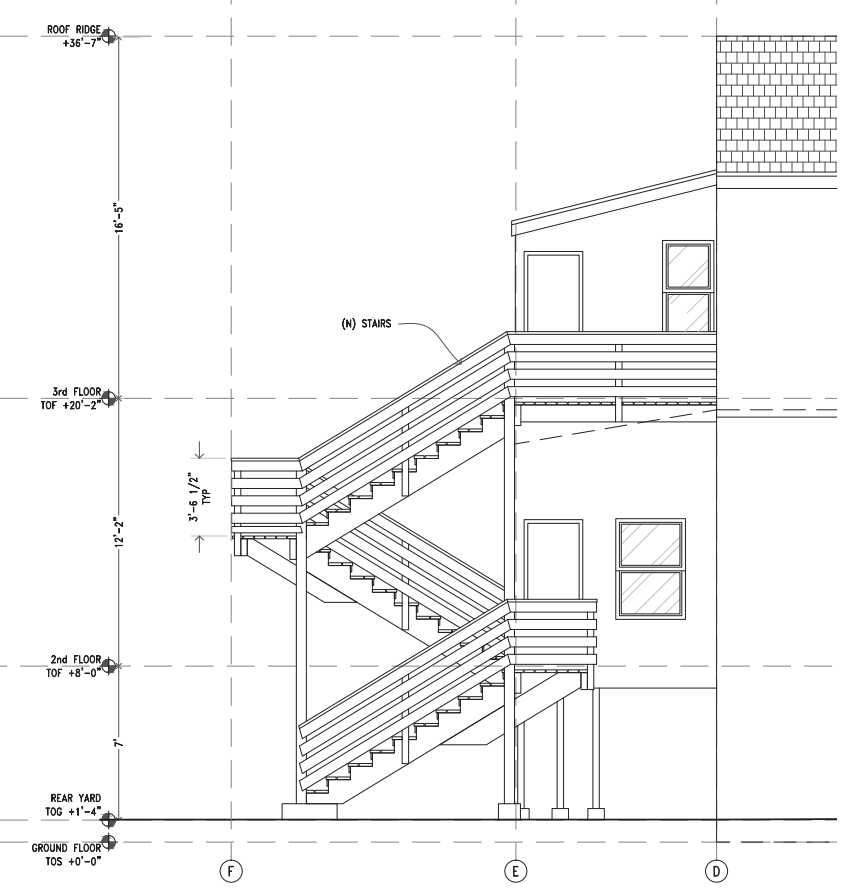
NZ	DATE	REMARKS
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2	2023/08/10	REQUESTED BY CP-ZOC
3		
4		
5		
6		

SCALE | JOB NUMBER
 1/4"=1'-0" | PJ221026

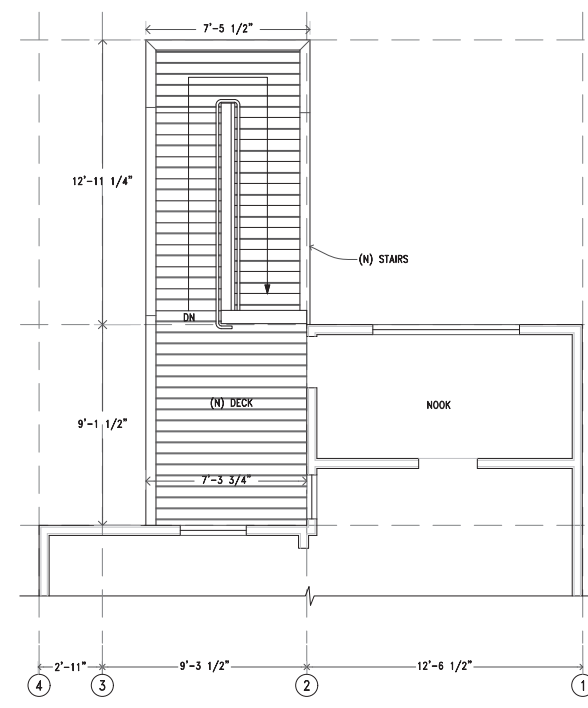
SHEET TITLE
 PROPOSED PARTIAL FLOOR PLANS
 PROPOSED EAST AND SOUTH ELEVATIONS



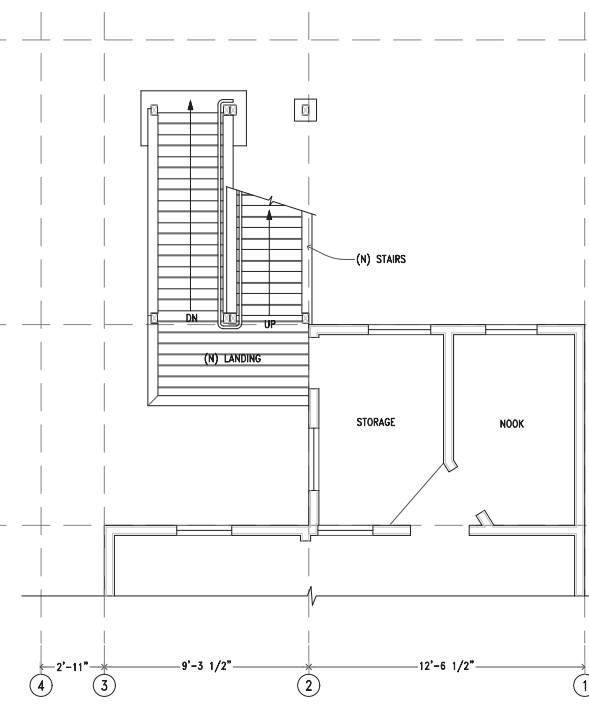
(N) BUILDING SOUTH ELEVATION



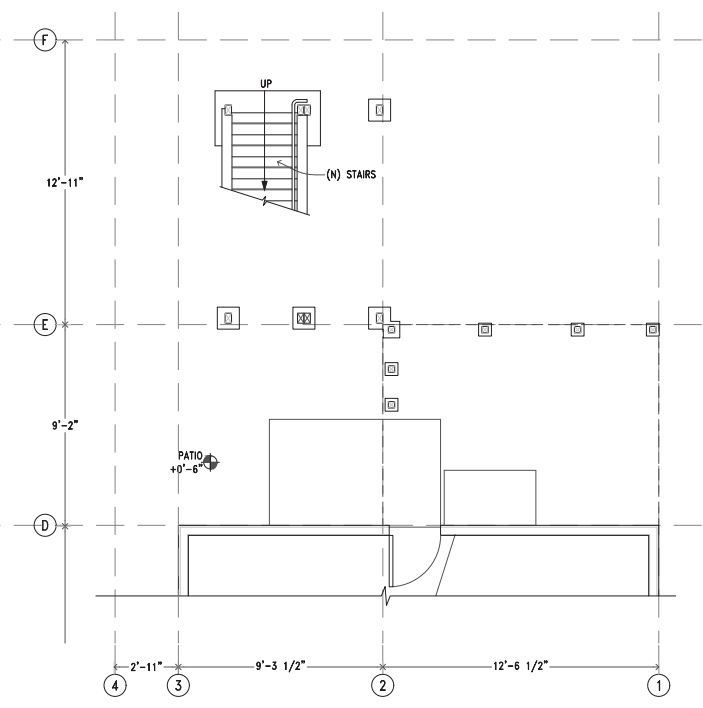
(N) BUILDING PARTIAL EAST ELEVATION



(N) PARTIAL THIRD FLOOR PLAN



(N) PARTIAL SECOND FLOOR PLAN



(N) PARTIAL GROUND FLOOR PLAN

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