



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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
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 05, 2012**
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: 1650 Lake St	Case No.: 2012.0590V
Cross Street(s): 18Th Ave	Building Permit: 201204208795
Block / Lot No.: 1341/016	Applicant/Agent: Mark Thomas
Zoning District(s): RH-1 / 40-X	Telephone: 415-517-2778
Area Plan: Click here to enter text.	E-Mail: mark@hoodthomas.com

PROJECT DESCRIPTION

The proposal is to construct a three-story rear horizontal addition and exterior stairs at the rear of the four-story, single-family house.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 25% or 24.5 feet. The proposed addition including the stair landing will encroach approximately 8' into the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Starr** Telephone: **415-558-6362** Mail: aaron.starr@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2012.0590V.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.

THE FERGUSON RESIDENCE

REMODEL & ADDITION

1650 LAKE STREET | SAN FRANCISCO | CALIFORNIA

- VARIANCE APPLICATION -

PROJECT DATA

- PROJECT DESCRIPTION**
CONSTRUCT A ONE STORY ADDITION WITH A ROOF DECK THAT ENCROACHES 2'-10" INTO THE REQUIRED REAR YARD TO CONNECT A PROPOSED COMPLIANT ADDITION TO AN EXISTING GARAGE THAT SITS WITHIN THE REQUIRED REAR YARD.
- PROJECT ADDRESS:**
1650 LAKE STREET
SAN FRANCISCO, CA 94121
- BLOCK #:** 1341 **LOT#:** 018 **LOT DIMENSIONS:** 57'-6" X 98'-0"
- ZONING:** RH-1
- OCCUPANCY:** R-3
- CONSTRUCTION CLASSIFICATION:** VB
- STORIES:** (4) EXISTING
- PARKING:** 2-CAR DETACHED GARAGE
- YEAR BUILT:** 1911

GOVERNING CODES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
 2010 CALIFORNIA BUILDING CODE (W/ SAN FRANCISCO AMENDMENTS)
 2010 CALIFORNIA MECHANICAL CODE (W/ SAN FRANCISCO AMENDMENTS)
 2010 CALIFORNIA PLUMBING CODE (W/ SAN FRANCISCO AMENDMENTS)
 2010 CALIFORNIA ELECTRICAL CODE (W/ SAN FRANCISCO AMENDMENTS)
 2010 CALIFORNIA ENERGY CODE (W/ SAN FRANCISCO AMENDMENTS)
 2010 CALIFORNIA FIRE CODE

PROJECT DIRECTORY

ARCHITECT
HOOD THOMAS ARCHITECTS
DIARRO FOSTER
440 SPEAR STREET
SAN FRANCISCO, CA 94105
P: (415) 543-5005
F: (415) 495-3336

OWNER
HILL & GENEVIEVE FERGUSON
1650 LAKE STREET
SAN FRANCISCO, CA 94124

STRUCTURAL ENGINEER
DOUBLE D ENGINEERING
TONY ALEGRIA
72 OTIS STREET
SAN FRANCISCO, CA 94103
P: (415) 551-5150
F: (415) 551-5151

DRAWING INDEX

ARCHITECTURAL DRAWINGS
 A0.0 COVER SHEET, PROJECT DATA, VICINITY MAP
 A1.1 PROPOSED 1ST & 2ND FLOOR PLANS
 A1.2 PROPOSED 3RD & 4TH FLOOR PLANS
 A2.1 EXISTING FRONT & REAR ELEVATIONS & LONGITUDINAL SECTION
 A2.2 PROPOSED SIDE ELEVATIONS

HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOODTHOMAS.COM F: 415 495 3336

NOTES/KEYS:

NO.	DESCRIPTION	BY	DATE
1	PLANNING VARIANCE	DF	10.25.12
	PLANNING VARIANCE	AM	08.30.12

NO.	DESCRIPTION	BY	DATE

DATE: 10.25.12

PROJECT: FERGUSON RESIDENCE VARIANCE
 JOB NO.:
 1650 LAKE STREET
 SAN FRANCISCO
 CALIFORNIA 94121

BLOCK: 1341 LOT: 018
 OWNER: HILL & GENEVIEVE FERGUSON
 1650 LAKE STREET
 SAN FRANCISCO
 CALIFORNIA 94121

APPROVED FOR OWNER BY:

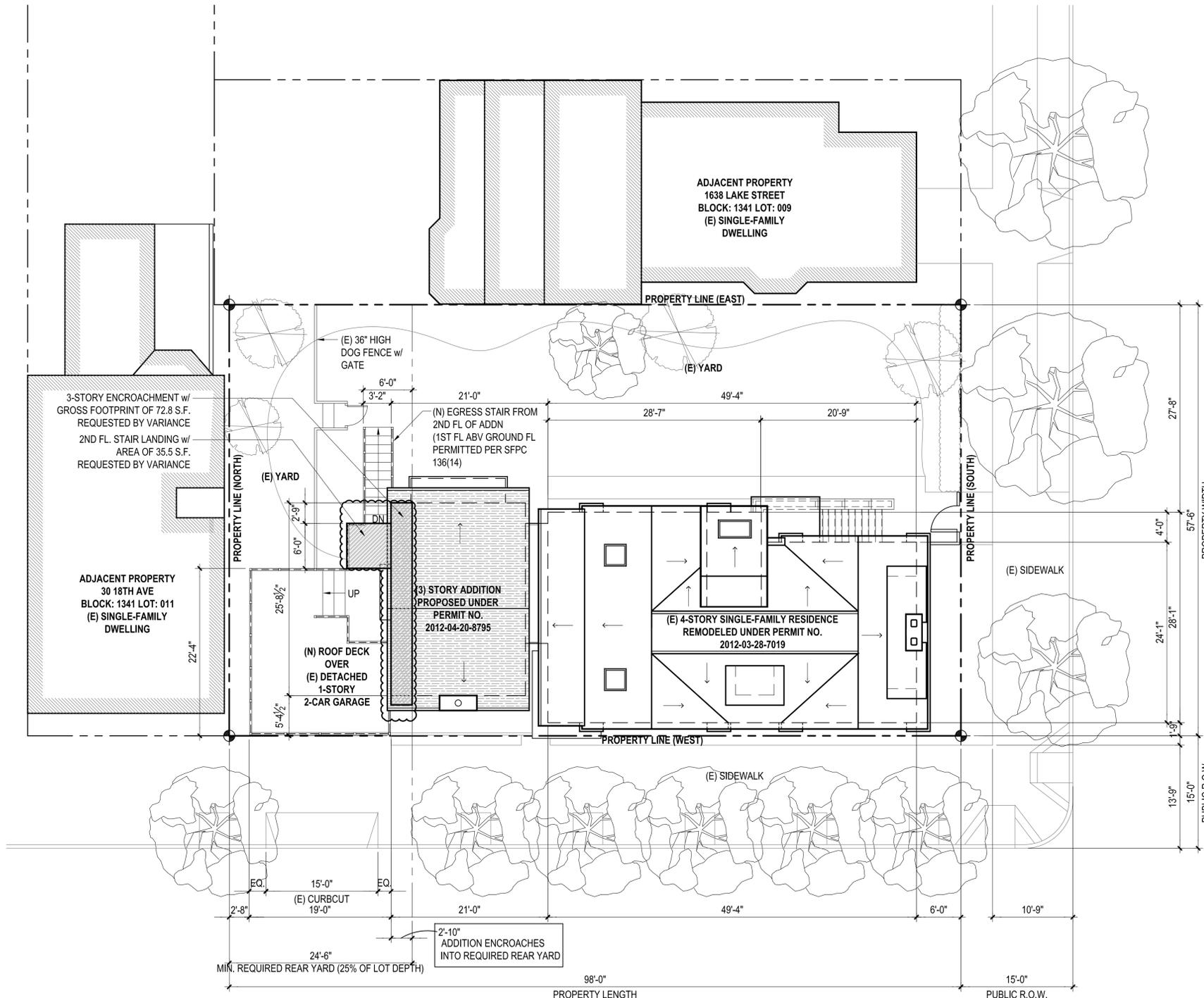
SHEET CONSULTANT:

SHEET TITLE:
COVER SHEET

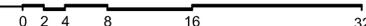
A0.0

SCALE: AS NOTED

DRAWN BY: DF CHECKED BY: MT



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



VICINITY MAP





NOTES/KEYS:

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL
- NEW 1-HR FIRE RATED WALL

NO.	DESCRIPTION	BY	DATE
1	PLANNING VARIANCE	DF	10.25.12
	PLANNING VARIANCE	AM	08.30.12

NO.	DESCRIPTION	BY	DATE
REVISIONS			

DATE: 10.25.12

PROJECT: FERGUSON RESIDENCE VARIANCE

JOB NO.:
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121

BLOCK: 1341 LOT: 018

OWNER: HILL & GENEVIEVE FERGUSON
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121

APPROVED FOR OWNER BY:

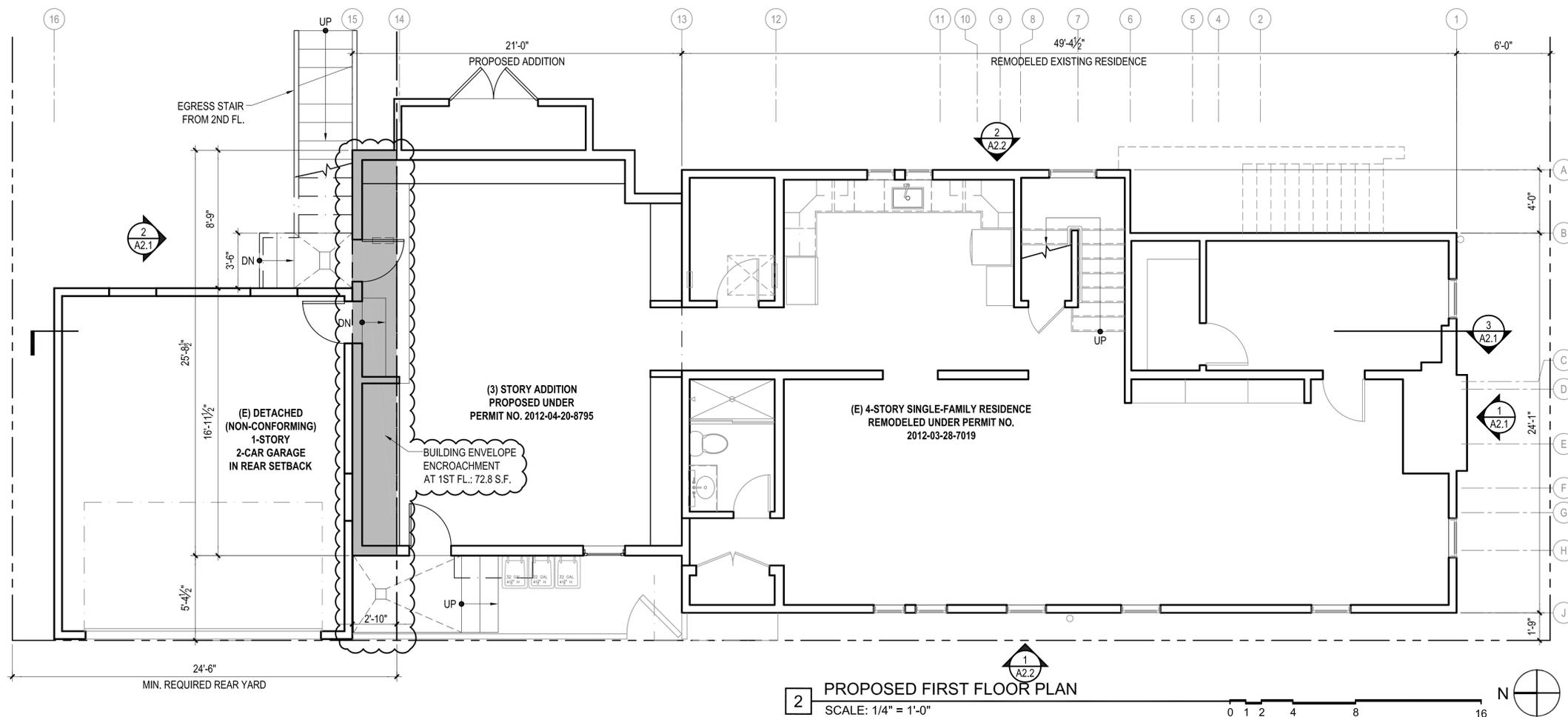
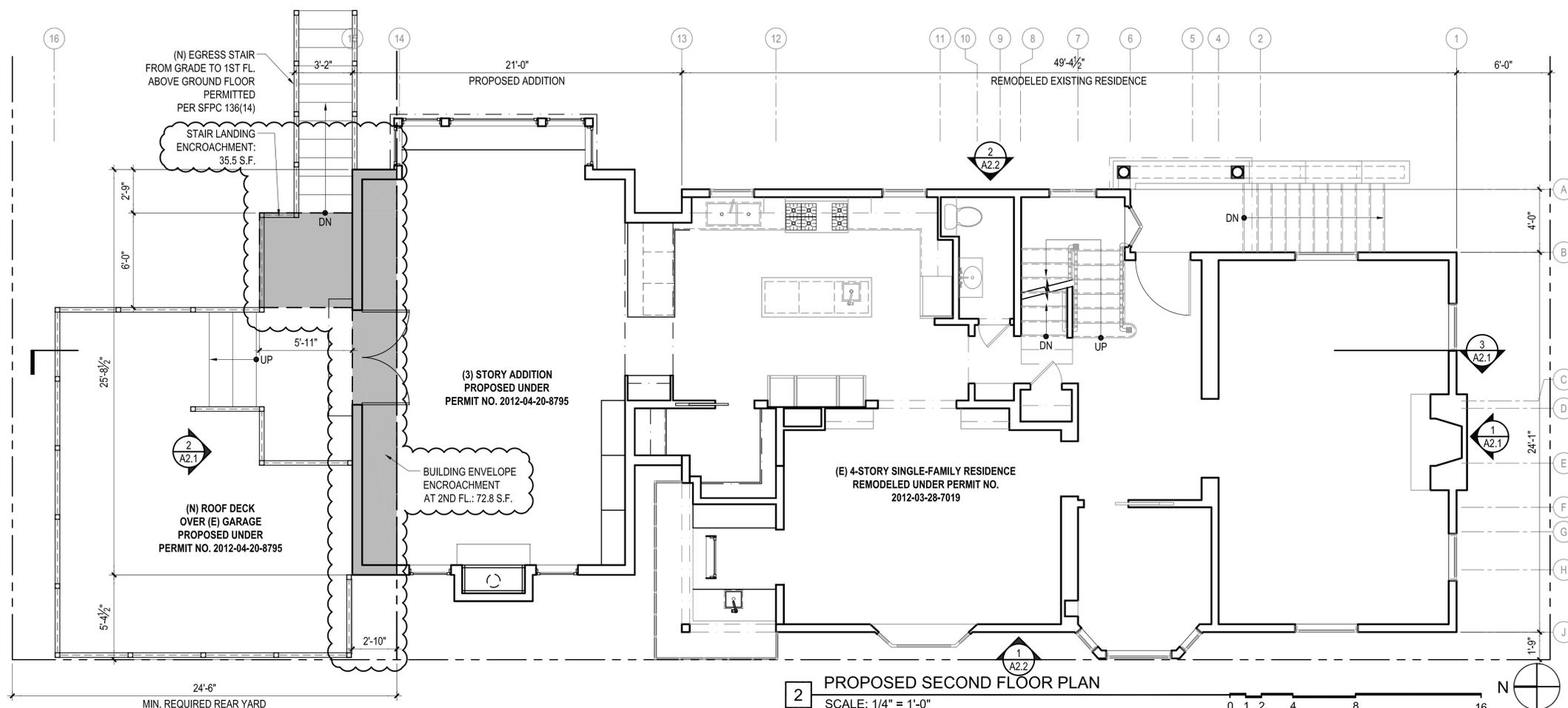
SHEET CONSULTANT:

SHEET TITLE:
PROPOSED FIRST AND
SECOND FLOOR PLANS

A1.1

SCALE: AS NOTED

DRAWN BY: DF CHECKED BY: MT



HTA!

HOOD THOMAS ARCHITECTS



440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOOTHOMAS.COM F: 415 495 3336

NOTES/KEYS:

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL
- NEW 1-HR FIRE RATED WALL

NO.	DESCRIPTION	BY	DATE
1	PLANNING VARIANCE	DF	10.25.12
1	PLANNING VARIANCE	AM	08.30.12

NO.	DESCRIPTION	BY	DATE
REVISIONS			

DATE: 10.25.12

PROJECT: FERGUSON RESIDENCE VARIANCE
JOB NO.:

1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121

BLOCK: 1341 LOT: 018

OWNER: HILL & GENEVIEVE FERGUSON
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121

APPROVED FOR OWNER BY:

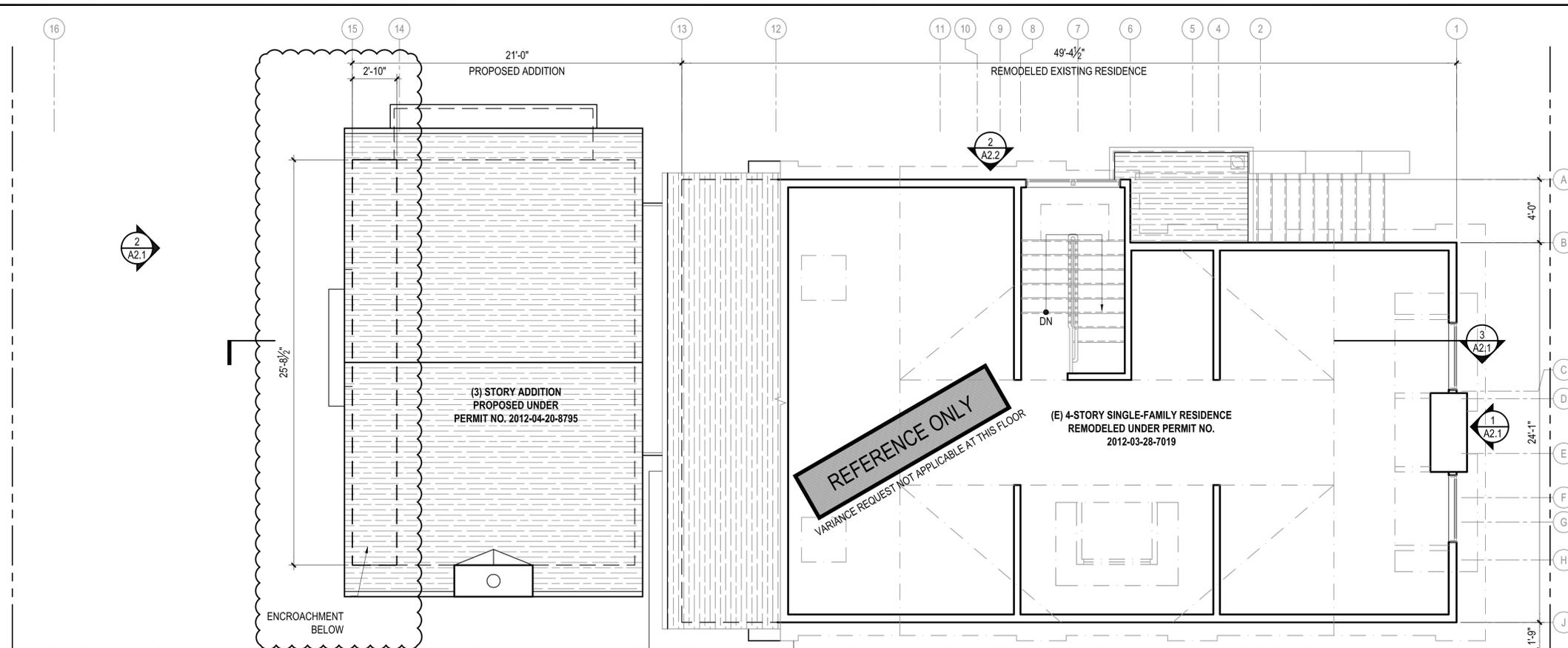
SHEET CONSULTANT:

SHEET TITLE:
PROPOSED THIRD &
FOURTH FLOOR PLANS
FOR REF. ONLY

A1.2

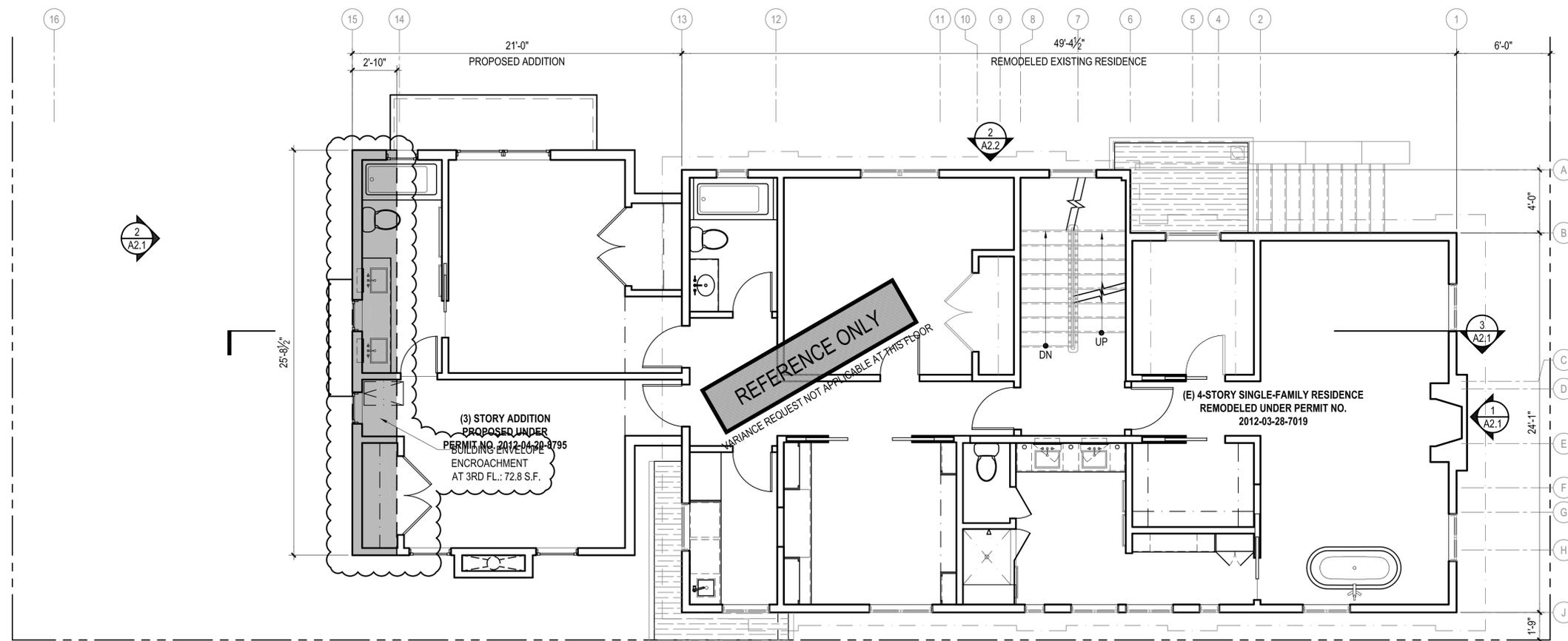
SCALE: AS NOTED

DRAWN BY: AM CHECKED BY: DF



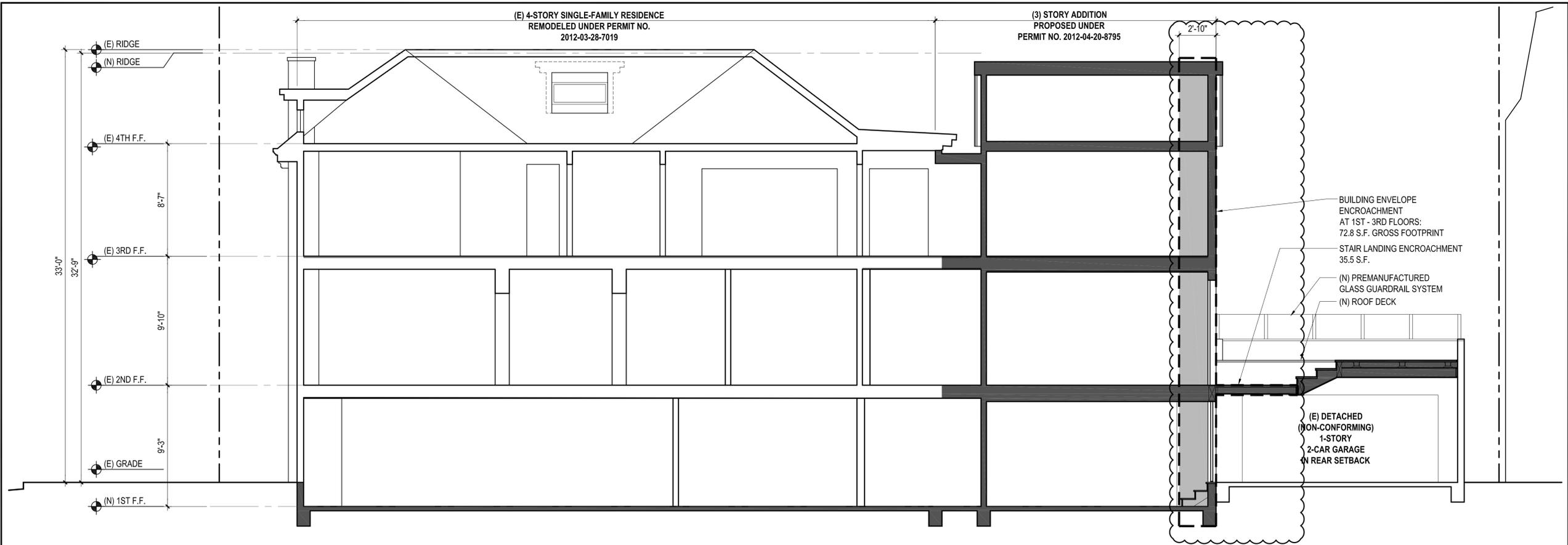
2 PROPOSED FOURTH FLOOR PLAN - FOR REF. ONLY

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

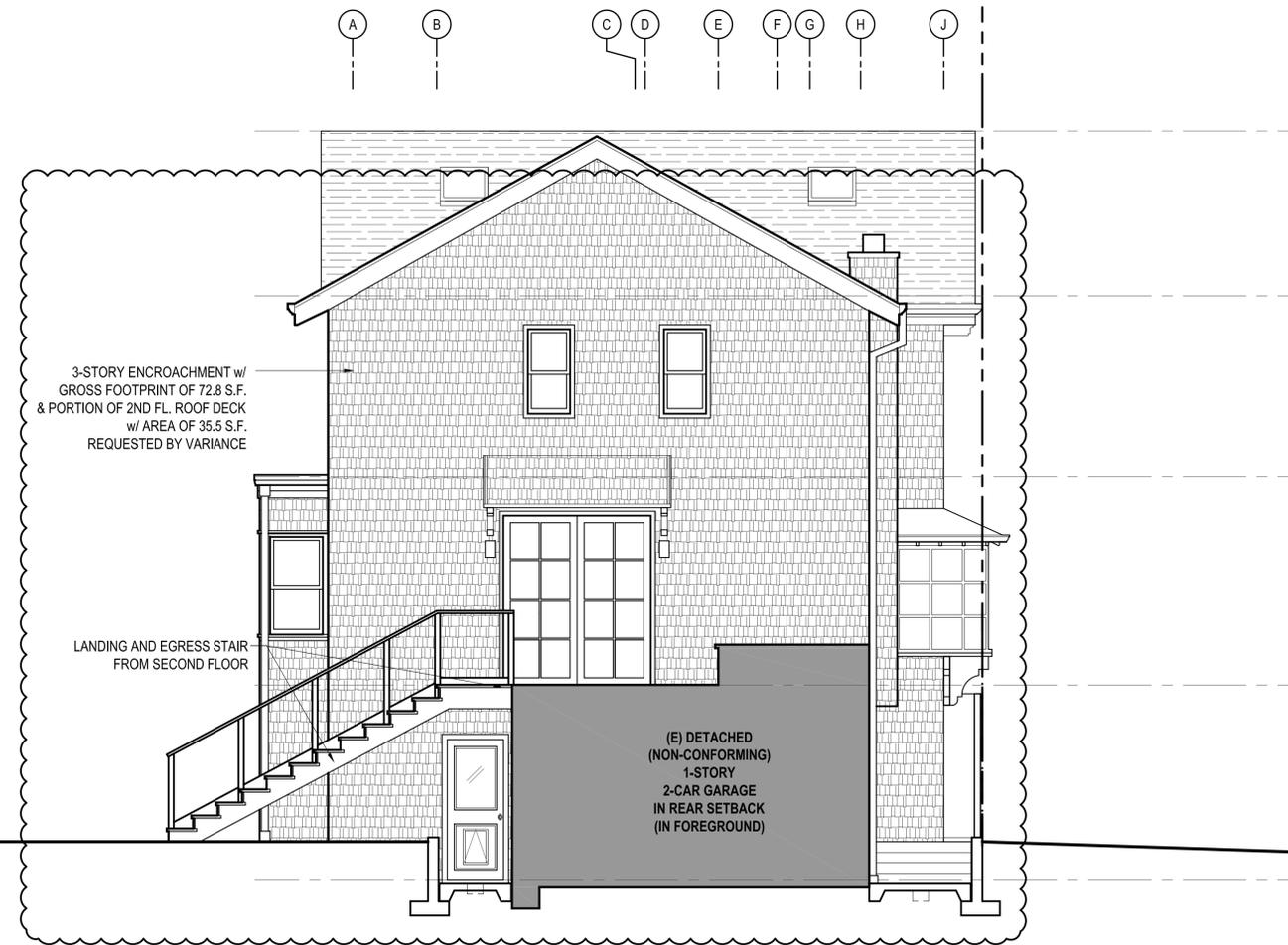


1 PROPOSED THIRD FLOOR PLAN - FOR REF. ONLY

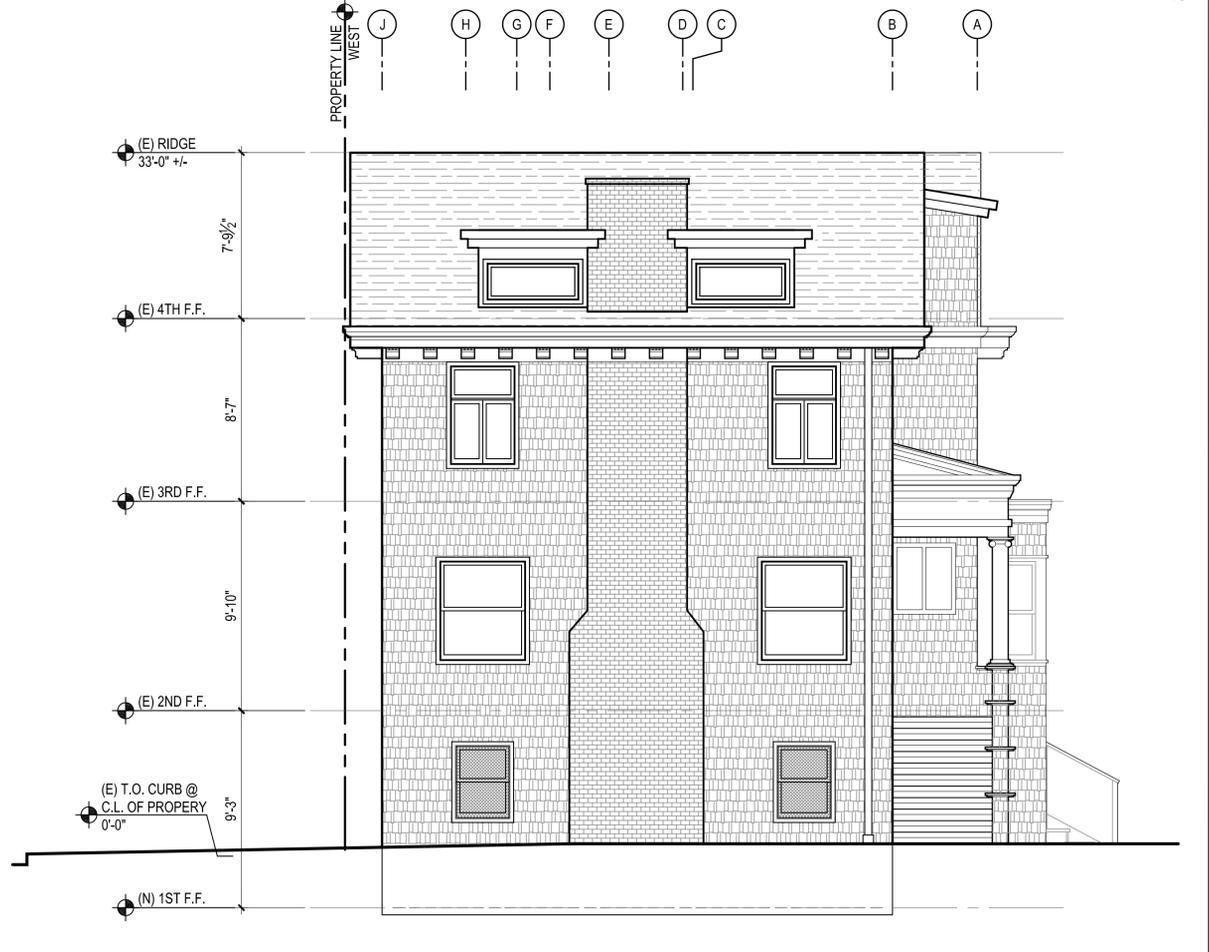
SCALE: 1/4" = 1'-0"



3 PROPOSED LONGITUDINAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING FRONT (SOUTH) ELEVATION - NO WORK (REF. ONLY)
SCALE: 1/4" = 1'-0"

HTA!
HOOD THOMAS ARCHITECTS

LICENSED ARCHITECT
MARK R. THOMAS
NO. C19445
EXP. 06-13
STATE OF CALIFORNIA

440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOODTHOMAS.COM F: 415 495 3336

NOTES/KEYS:

1	PLANNING VARIANCE	DF	10.25.12
	PLANNING VARIANCE	AM	08.30.12

NO.	DESCRIPTION	BY	DATE
REVISIONS			

DATE: 10.25.12

PROJECT: FERGUSON RESIDENCE VARIANCE
JOB NO.:
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121
BLOCK: 1341 LOT: 018
OWNER: HILL & GENEVIEVE FERGUSON
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121

APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
EXISTING FRONT AND REAR
ELEVATIONS & LONGITUDINAL
BUILDING SECTION

A2.1

SCALE: AS NOTED
DRAWN BY: AM CHECKED BY: DF



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



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

HTA!
HOOD THOMAS ARCHITECTS

LICENSED ARCHITECT
MARK R. THOMAS
NO. C19445
EXP. 06-13
STATE OF CALIFORNIA

440 Spear Street San Francisco, California 94105
T: 415 543 5005 WWW.HOODTHOMAS.COM F: 415 495 3336

NOTES/KEYS:

1	PLANNING VARIANCE	DF	10.25.12
	PLANNING VARIANCE	AM	08.30.12

NO.	DESCRIPTION	BY	DATE
REVISIONS			

DATE: 10.25.12

PROJECT: FERGUSON RESIDENCE VARIANCE
JOB NO.:
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121
BLOCK: 1341 LOT: 018
OWNER: HILL & GENEVIEVE FERGUSON
1650 LAKE STREET
SAN FRANCISCO
CALIFORNIA 94121

APPROVED FOR OWNER BY:

SHEET CONSULTANT:

SHEET TITLE:
PROPOSED EAST & WEST
SIDE ELEVATIONS

A2.2

SCALE: AS NOTED
DRAWN BY: AM CHECKED BY: DF