



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**

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 23, 2013**

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:	991 Innes Avenue	Case No.:	2013.0409V
Cross Street(s):	Hunters Point Blvd & Hawes St	Building Permit:	To be filed.
Block / Lot No.:	4653/011B	Applicant/Agent:	Kelly Lawson Alex Lantsberg
Zoning District(s):	RH-1(S) / 40-X	Telephone:	415-794-2539
Area Plan:	Bayview	E-Mail:	

PROJECT DESCRIPTION

The project proposes interior renovations and a horizontal addition at the rear of the existing two family dwelling.

PER SECTION 134 OF THE PLANNING CODE the subject property must provide a rear yard of 25% of the lot depth, equal to 25 feet. A portion of the existing building currently encroaches into the required rear yard and provides a rear yard of 18 feet. The proposal includes a horizontal addition at the ground floor level that will reduce a portion of the complying rear yard area to 20 feet, 4.5 inches.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Brittany Bendix** Telephone: **415-575-9089** Mail: brittany.bendix@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/2013.0409V.pdf>

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

991 INNES AVENUE SAN FRANCISCO
RENOVATION & ADDITION

SPACE
architecture & planning
1414 Fourth Street #200B
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cell: 415-250-1855
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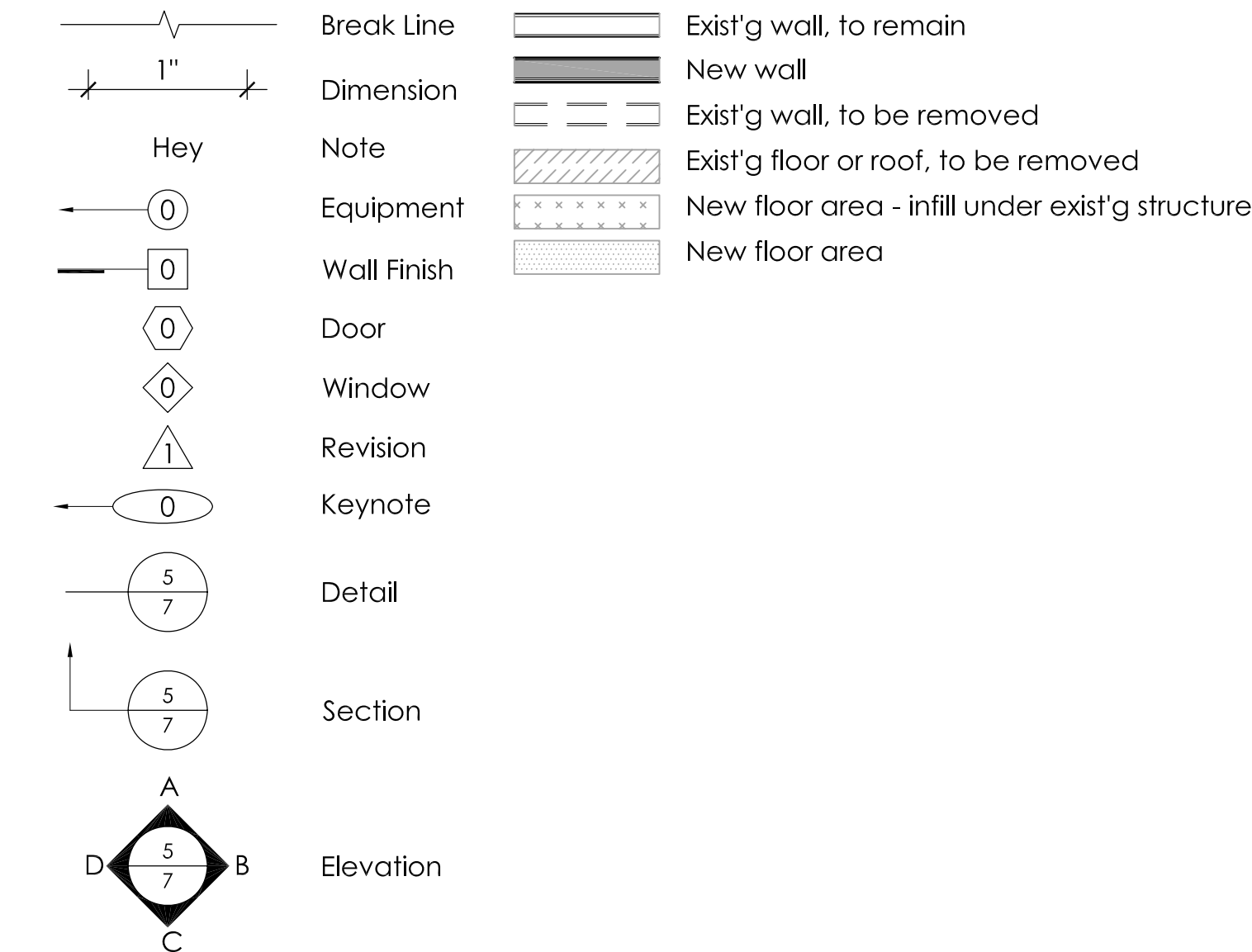
CODES

All applicable provisions of the following:

San Francisco Code Amendments
2010 San Francisco Building Code Amendments
2010 San Francisco Electrical Code Amendments
2010 San Francisco Mechanical Code Amendments
2010 San Francisco Plumbing Code Amendments

2010 California Codes
2010 California Building Code
2010 California Electrical Code
2010 California Energy Code
2010 California Plumbing Code
2010 California Mechanical Code

SYMBOLS & LEGEND



DRAWING INDEX

T1.0.....GENERAL INFO, INDEX
T2.1.....SITE PLAN & SITE SECTION
A2.1.....LEVEL 1 PLAN - (EXISTING MINOR SECOND DWELLING UNIT)
A2.2.....LEVEL 2 PLANS
A2.3.....LEVEL 3 & ROOF PLANS
A3.1.....EXTERIOR ELEVATIONS
A3.2.....EXTERIOR ELEVATIONS
A3.3.....EXTERIOR ELEVATIONS
A4.1.....BUILDING SECTIONS

PROJECT DESCRIPTION

Construct 1-story infill below existing structure at level 2, on grade facing rear yard (requires Variance because it is partially located in the required rear yard). Construct front-yard facing addition on Level 3.

Areas Breakdown				
location	existing	demo	new	total
Level 1:	431 s.f.	0 s.f.	0 s.f.	
Level 2:	1,087 s.f.	0 s.f.	200 s.f.	
Level 3:	265 s.f.	55 s.f.	163 s.f.	
Total:	1,783 s.f.	(55 s.f.)	363 s.f.	2,091 s.f. 308 s.f. net increase

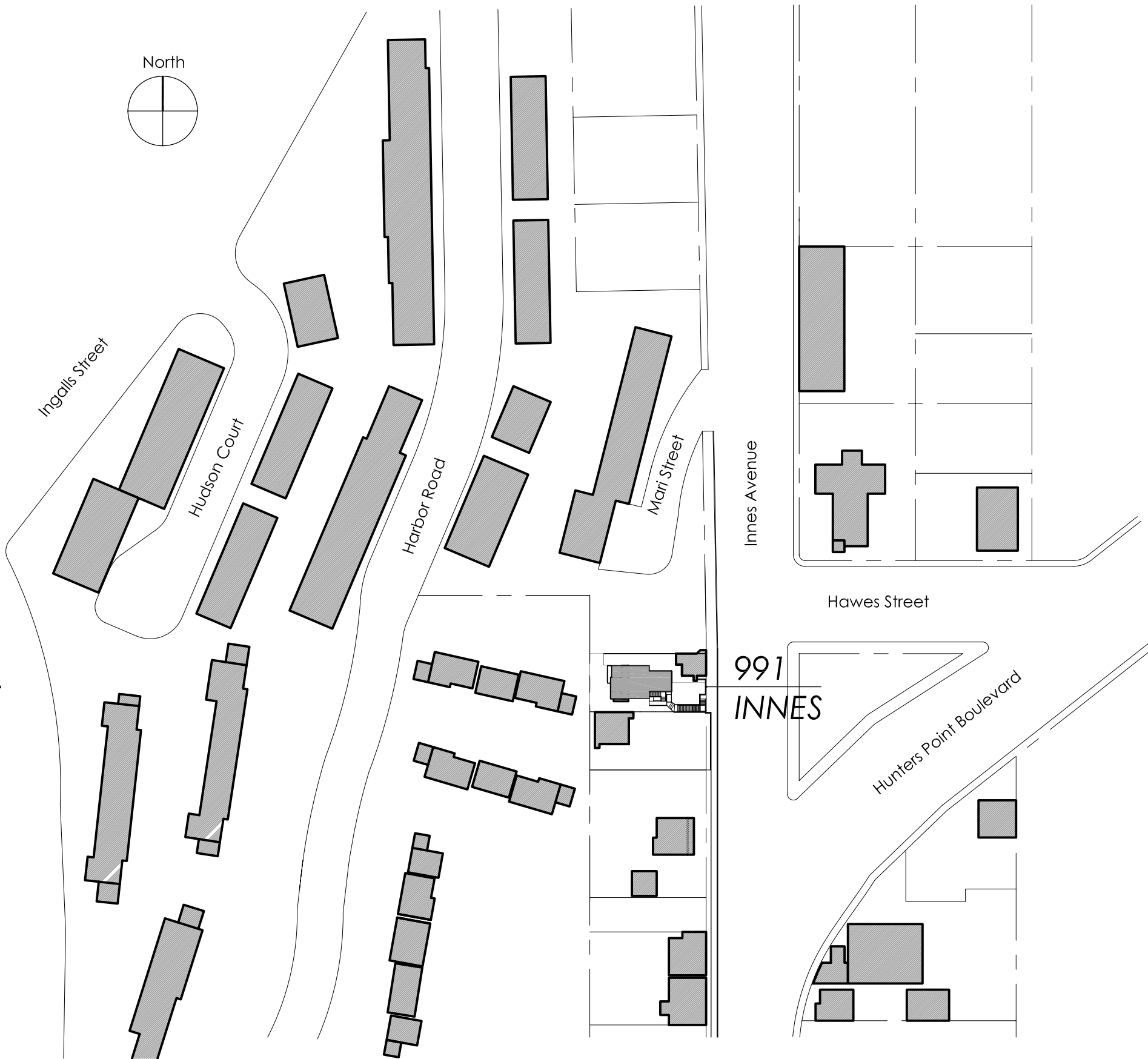
PLANNING CODE INFORMATION

Block & Lot.....4653-011B
Zoning.....RH-1 (S), House, One-Family with minor second unit
Height limit.....35 feet, 30 feet at front of property
Max Allow. Density.....2 units per lot
Second unit limited to 600 Sq.Ft. net floor area
Redevelopment Area.....Not in RDA project area
Min Lot Width.....25'
Actual Lot Width.....Varies, 25' smallest dimension (O.K.)
Actual Lot Depth.....100'
Min Lot Area.....2,500 s.f.
Actual Lot Area.....3,584 s.f. On file with SF planning (O.K.)
Basic FAR (other than dwellings).....1.8 X lot area (N/A)
Actual FAR (other than dwellings).....6.451 s.f. (N/A)
Front Set Back.....based on adjacent buildings
up to 15' or 15% of lot depth
Acutal Front Set Back.....+/- 34-1 1/2" (O.K.)
Rear Yard Requirements.....25% of lot depth (25') but not less than 15'
Actual Rear Yard.....13'-10"
Usable Open Space Requirement.....300 s.f. For First Unit, 100 s.f. for Second Minor Unit in all private;
if common, must be 1/3 greater
Notes:
1. See sheet T1.2 for site plan & T1.2 for site section.

BUILDING CODE INFORMATION

Block & Lot.....4653-011B
Construction Type.....V-B
Fire Sprinklers.....no
Occupancy.....R-3
Number of Dwellings.....2
Stories.....3 (staggered, 2-stories actual at any location)
Total Area.....2,091 sq. ft.

VICINITY PLAN



Revisions
Project

RENOVATION
& ADDITION

991 INNESS AVENUE
SAN FRANCISCO CA 94124
BLOCK: 4653 LOT: 011B
Scale: 1" = 100'

SITE PLAN

T1.1

Date: September 21, 2013 - Revision-3
Project # 1215

architecture & planning
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Project

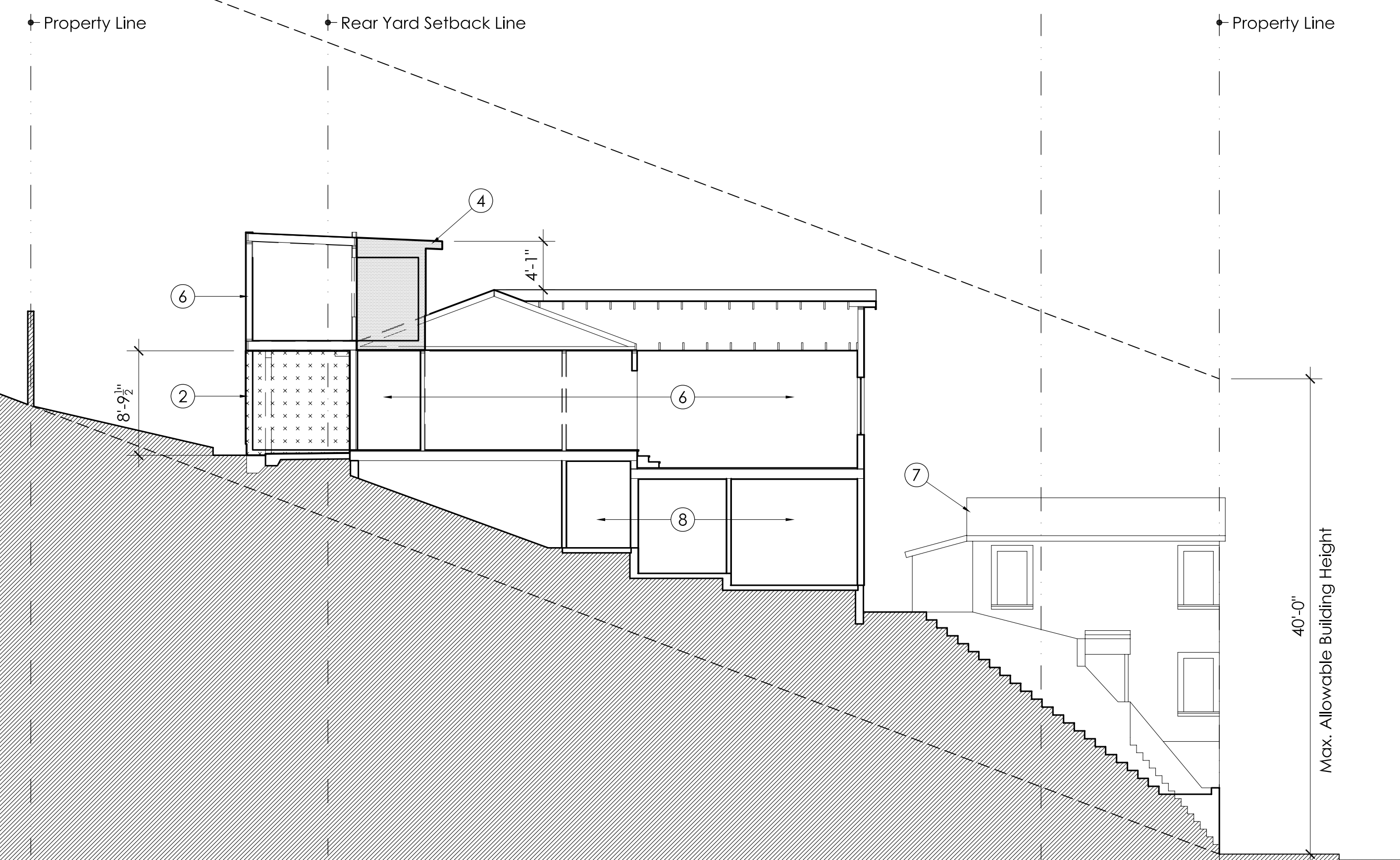
991 INNESS AVENUE
SAN FRANCISCO CA 94124
BLOCK: 4653 LOT: 011B
Scale: $\frac{1"}{8} = 1'-0"$ Sheet

T2.1

Keyed Note Legend

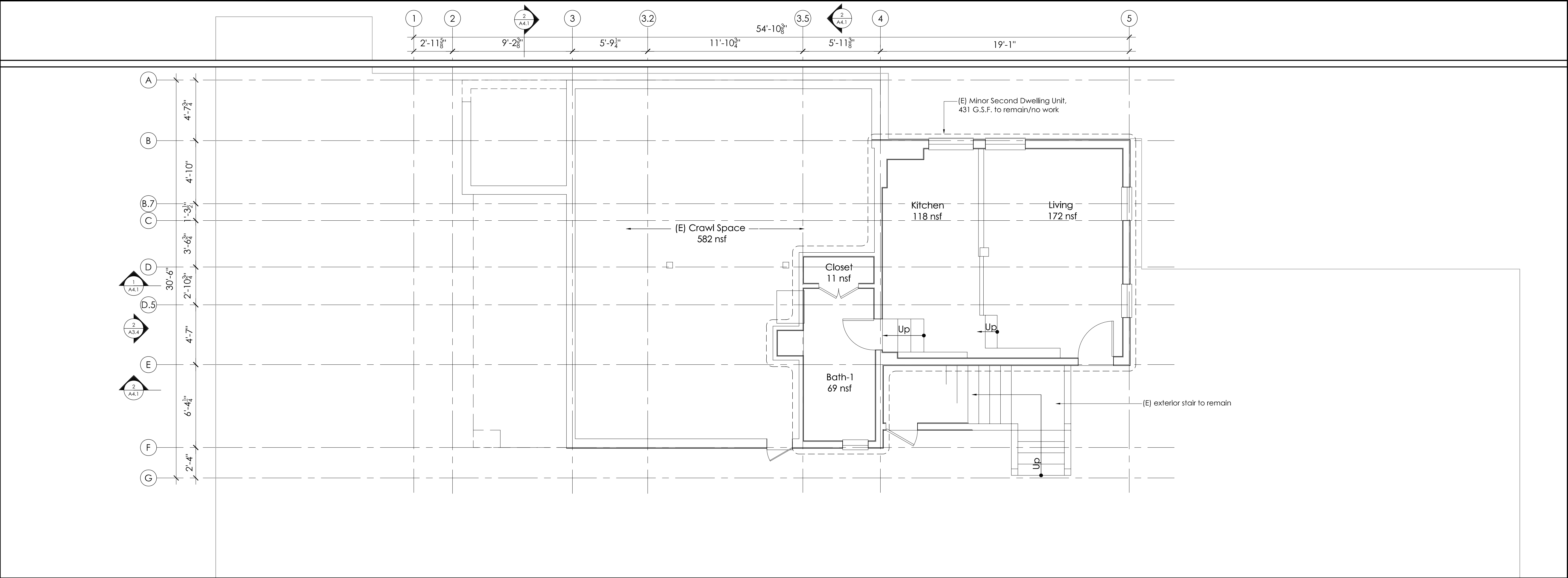
1. Outline of existing structure on subject property
2. Area of 1-story infill structure on grade, below existing floor (requires Variance)
3. Existing stair structure to be removed
4. Extent of existing third floor addition
5. Line of new kitchen bay, 1-story at grade
6. Existing structure, to remain, w/ interior alteration
7. Adjacent residential structure
8. Existing Minor Second Unit, to remain

1	SITE PLAN
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2	SITE SECTION LOOKING NORTH
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1 LEVEL-1 FLOOR PLAN - MINOR SECOND DWELLING UNIT



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Revisions
Project

RENOVATION & ADDITION

991 INNESS AVENUE
SAN FRANCISCO CA 94124

BLOCK: 4653 LOT: 011B
Scale: 1/4" = 1'-0"

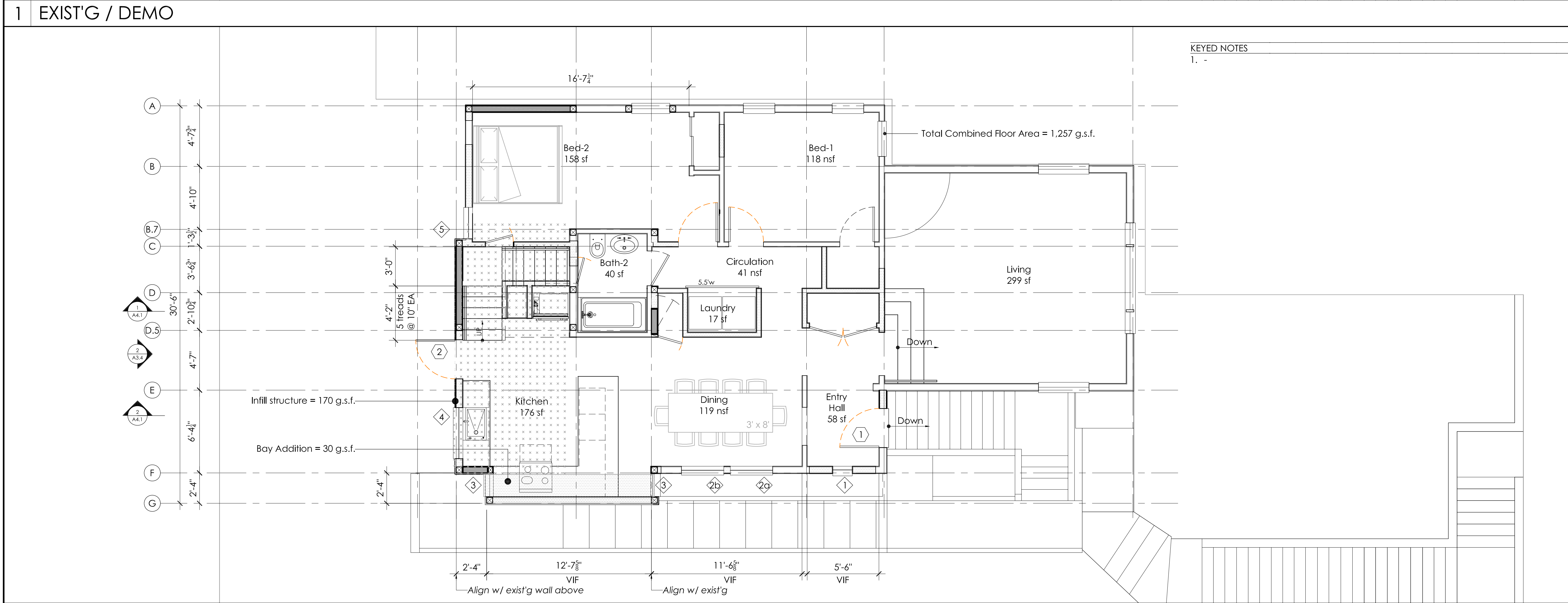
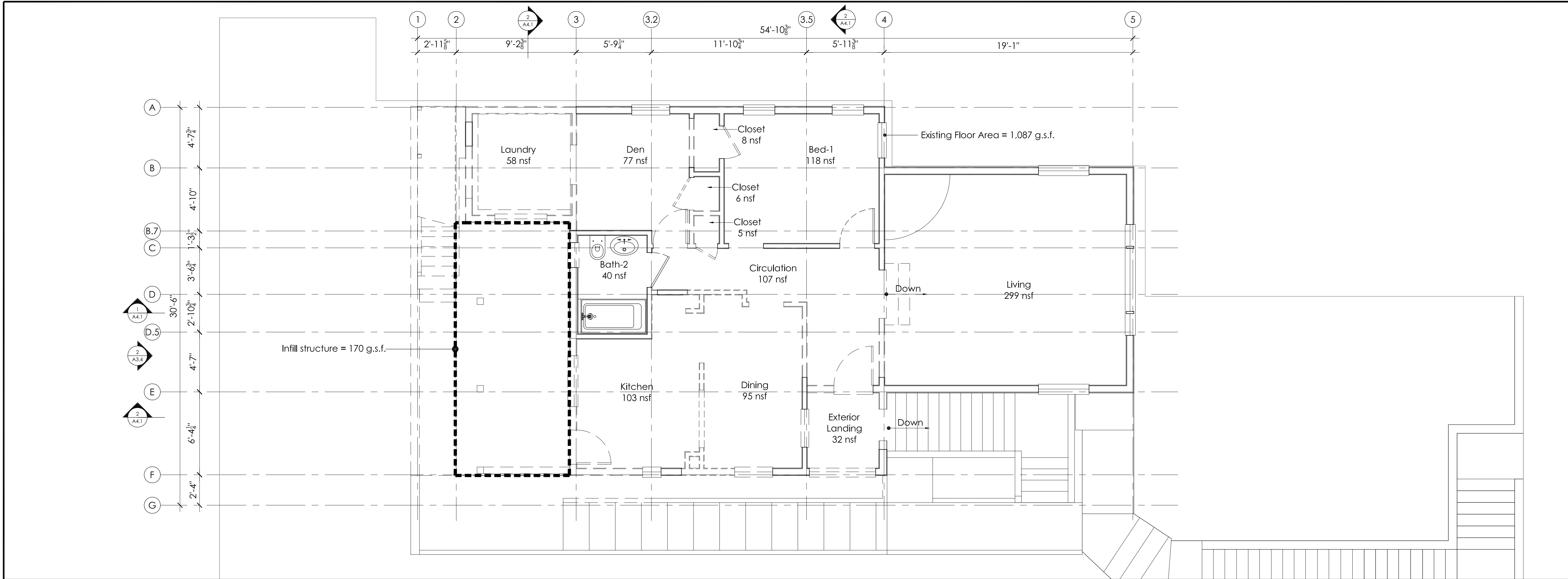
LEVEL-1 FLOOR PLAN

A2.1

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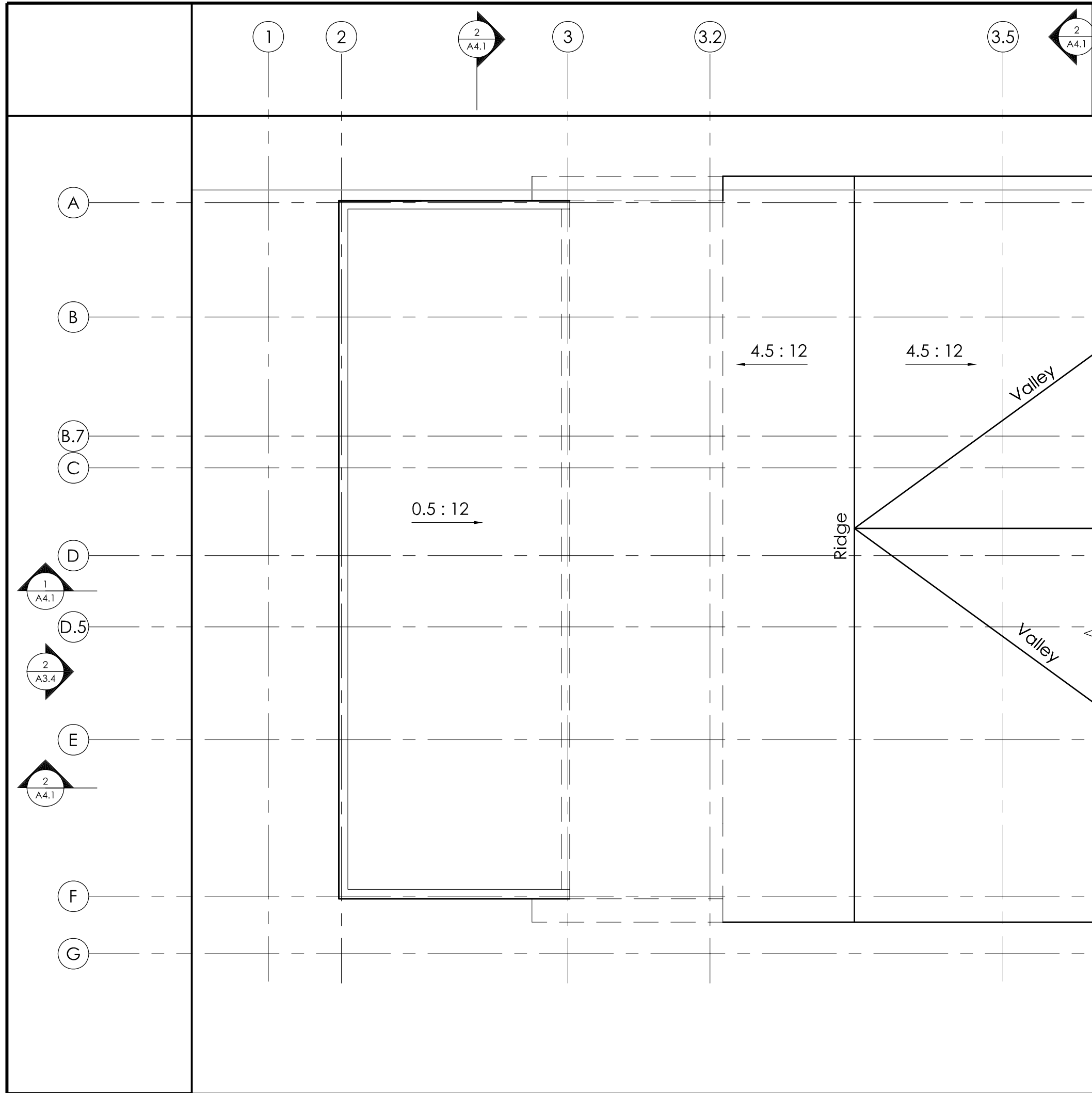
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BLOCK: 4653 LOT: 011B
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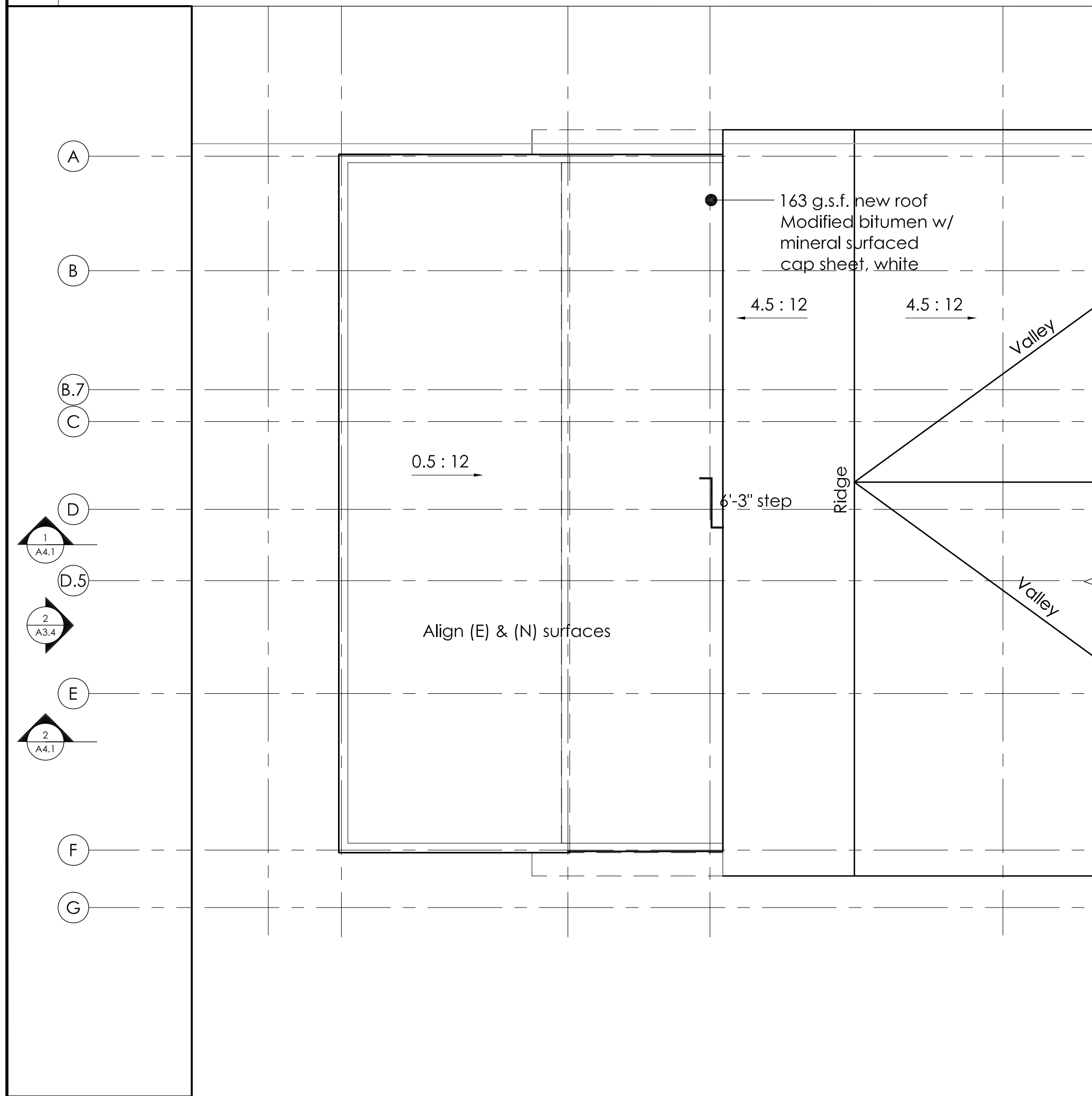
LEVEL-2 FLOOR PLANS

A2.2

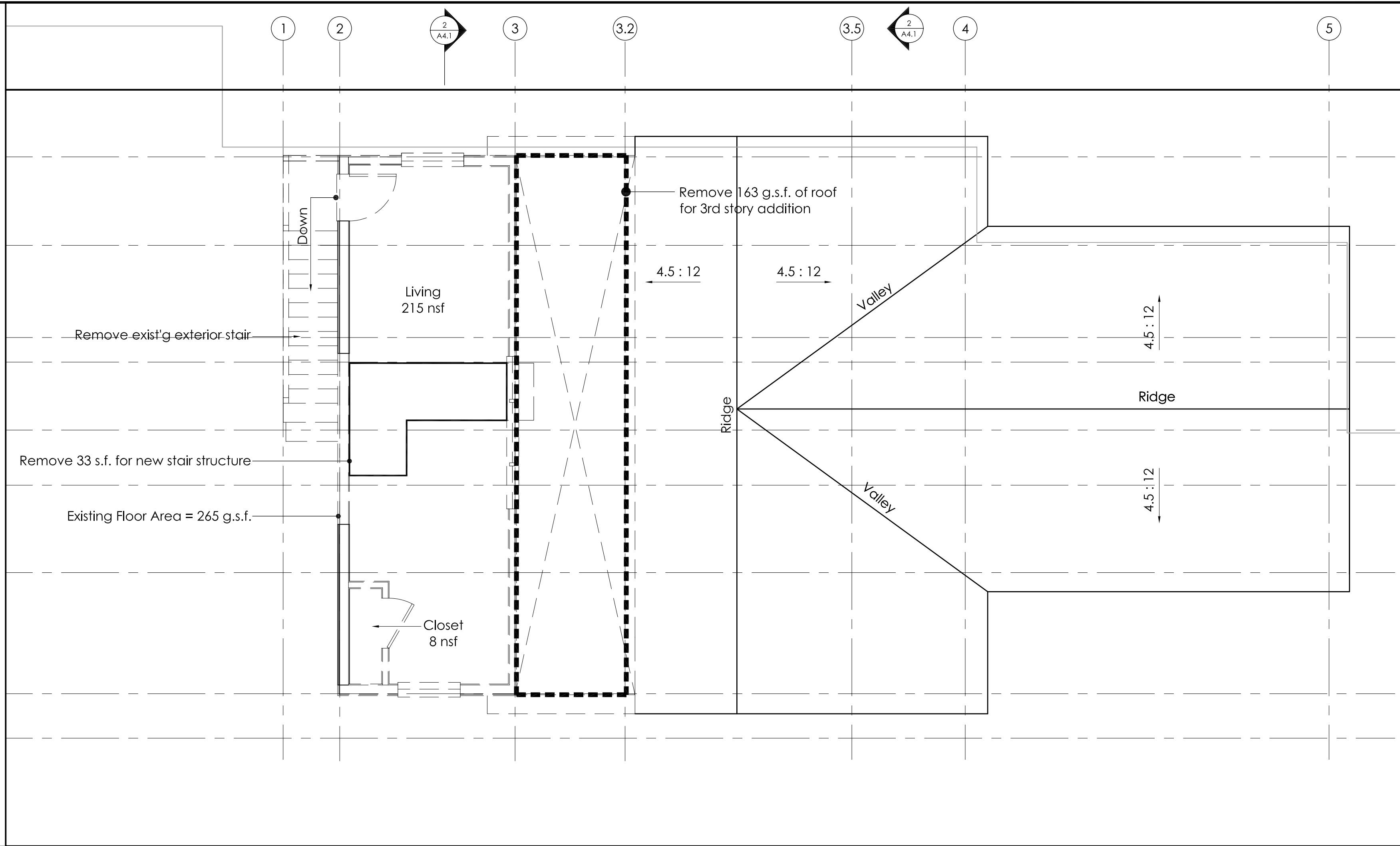
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Project # 1215



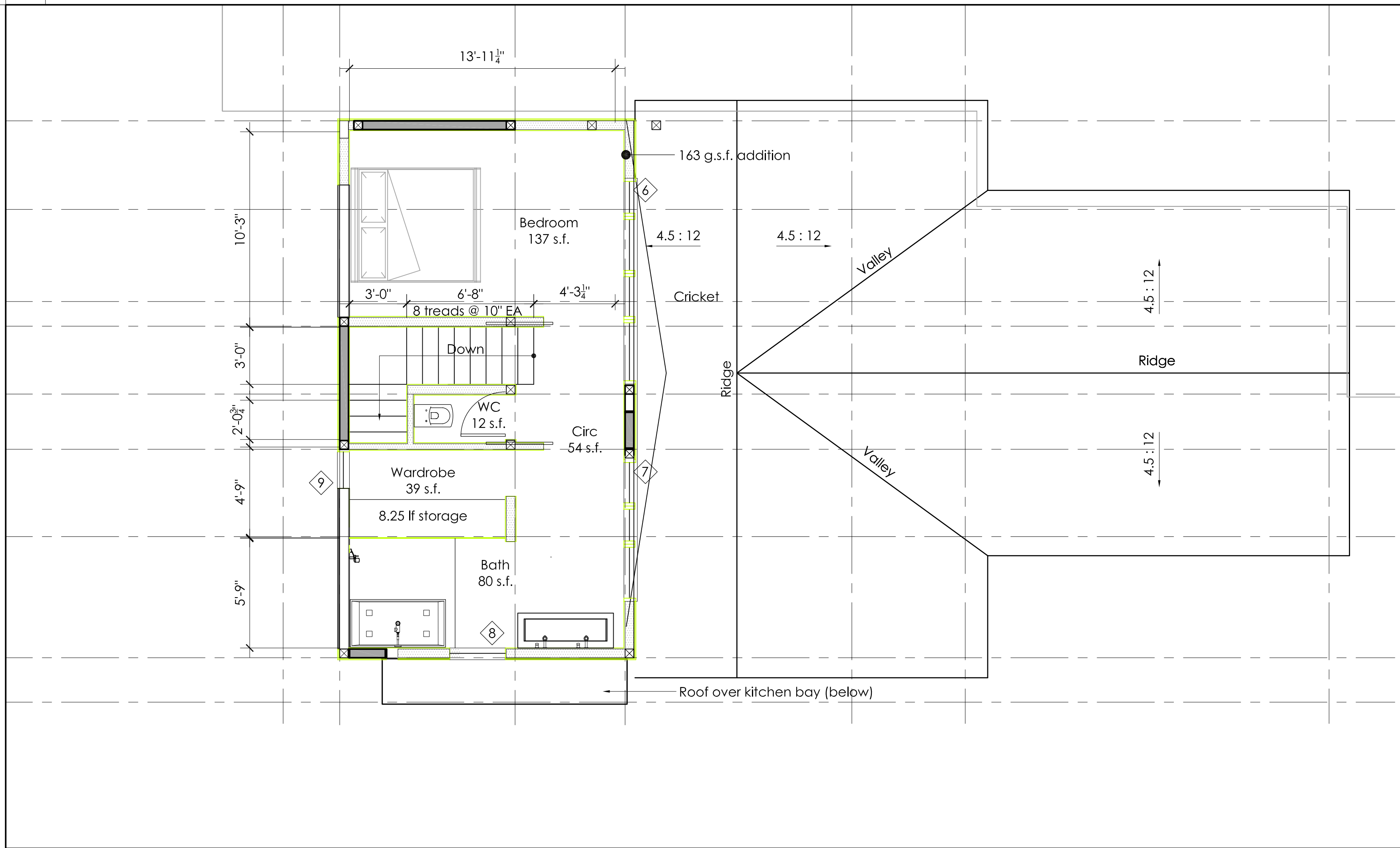
3 EXIST'G / DEMO UPPER ROOF PLAN



4 NEW UPPER ROOF PLAN



1 LEVEL 3 & LOWER ROOF DEMO PLAN



2 LEVEL 3 & LOWER ROOF NEW PLAN

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BLOCK: 4653 LOT: 011B

Scale: $\frac{1}{4}" = 1'-0"$ Sheet

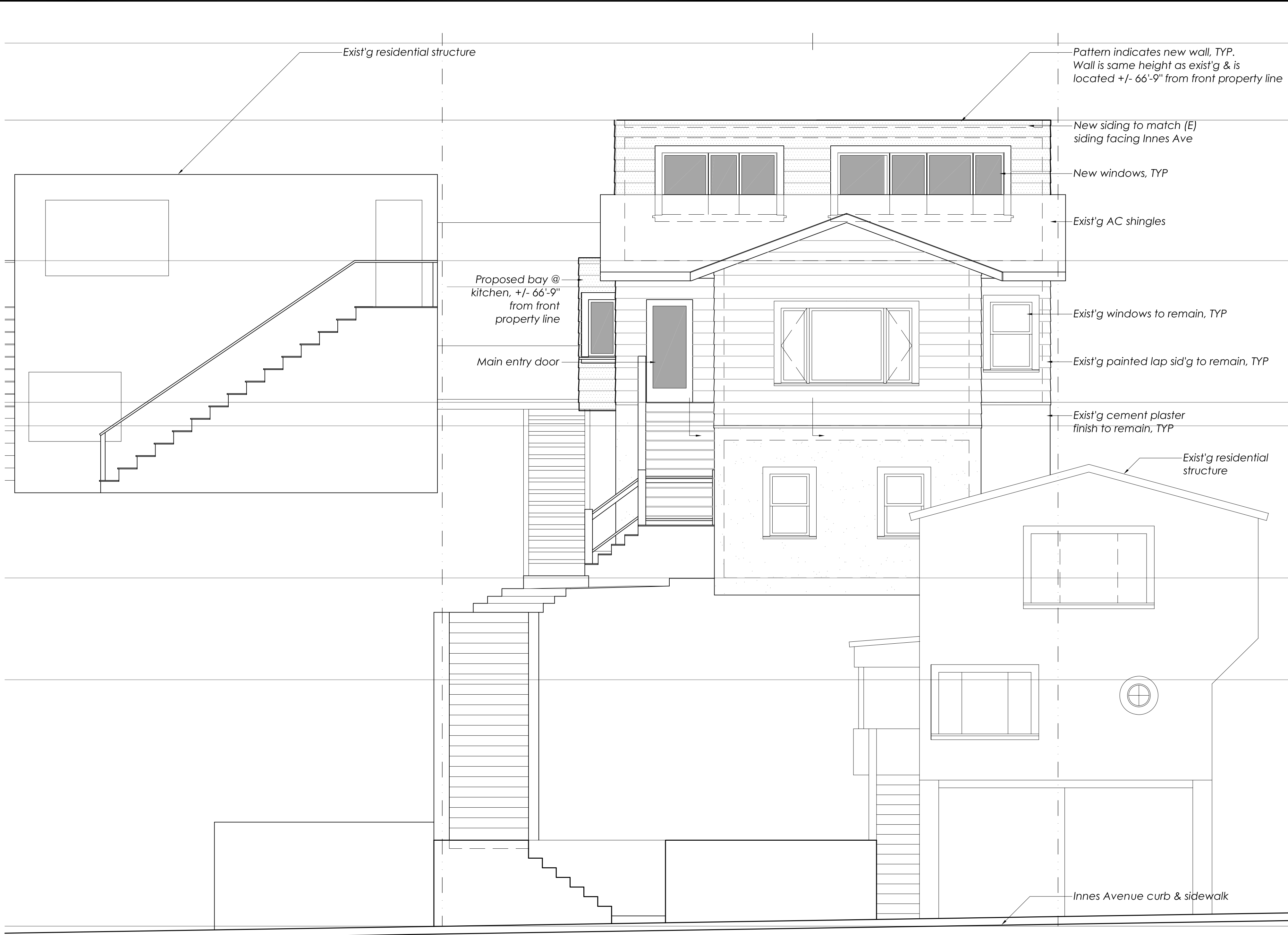
LEVEL-3 FLOOR PLANS
& ROOF PLANS

A2.3

Date: September 21, 2013 - Revision-3
Project # 1215



1 | EXIST'G EAST/INNES AVE ELEVATION



2 | PROPOSED EAST / INNES AVE ELEVATION

EXTERIOR DOOR SCHEDULE					
mark	width	height	material	glazing	notes
1	3'-0"	6'-8"	wood	full lite	
1	3'-0"	6'-8"	wood	full lite	
WINDOW SCHEDULE					
mark	width	height	mateial	glazing	notes
1	1'-6"	5'-0"	wood	clear	casement
2a	3'-3"	5'-1"	wood	clear	casement
2b	3'-3"	5'-1"	wood	clear	casement
3	1'-9"	4'-6"	wood	clear	casement
4	3'-11'	3'-4"	wood	clear	casement
5	2'-5"	5'-0"	wood	clear	awning - egress
6	10'-9"	4'-0"	wood	clear	casement - 1 lite for egress + fixed
7	7'-6"	4'-0"	wood	clear	casement + fixed
8	2'-11"	4'-4"	wood	clear	awning
9	1'-11"	3'-5"	wood	clear	casement

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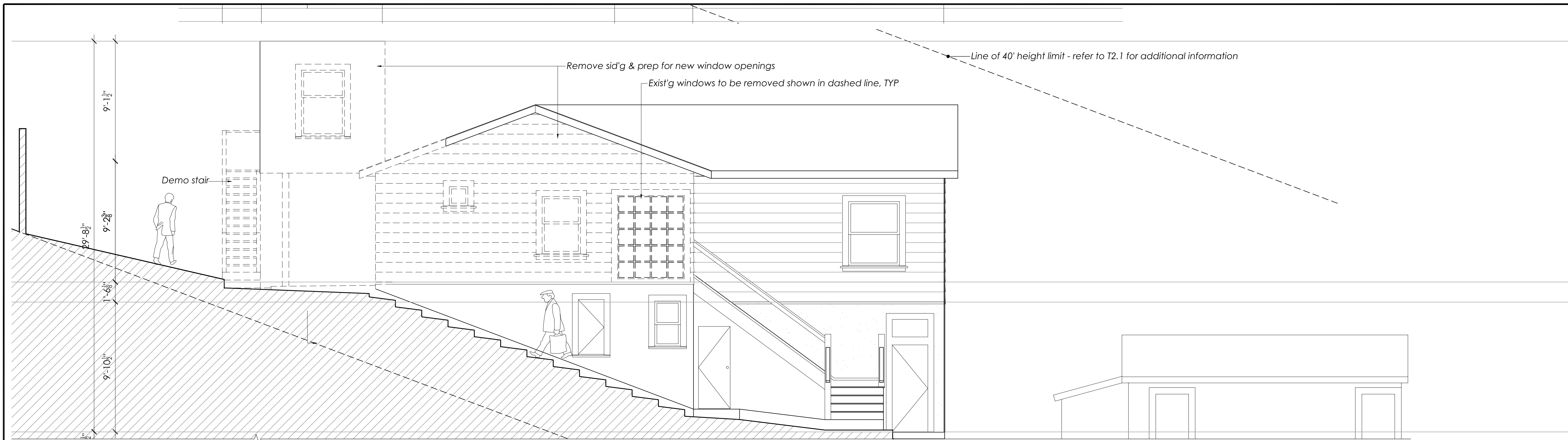
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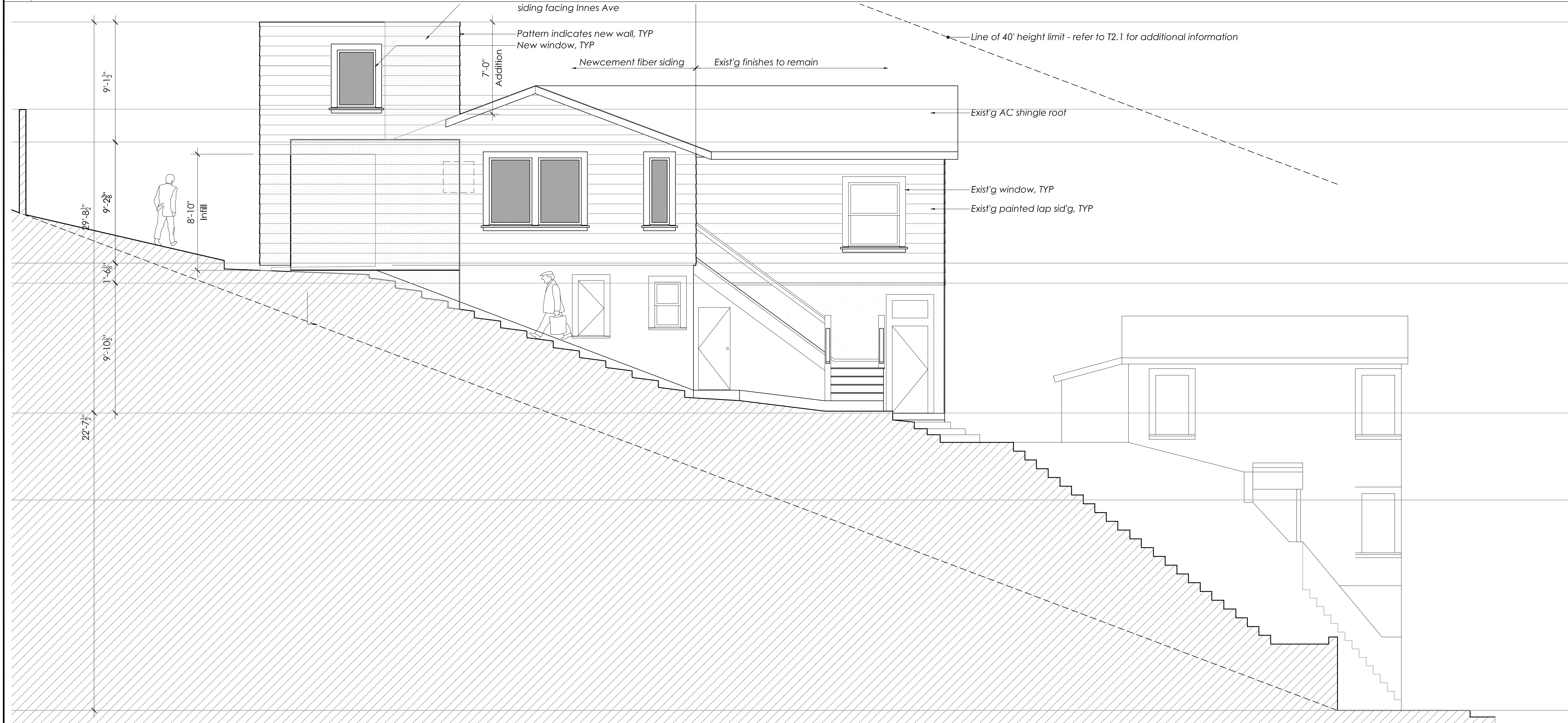
BLOCK: 4653 LOT: 011B
Scale: ¼" = 1'-0"

Sheet
ELEVATIONS

A3.1



1 | EXIST'G / DEMO SOUTH ELEVATION



2 | PROPOSED SOUTH ELEVATION

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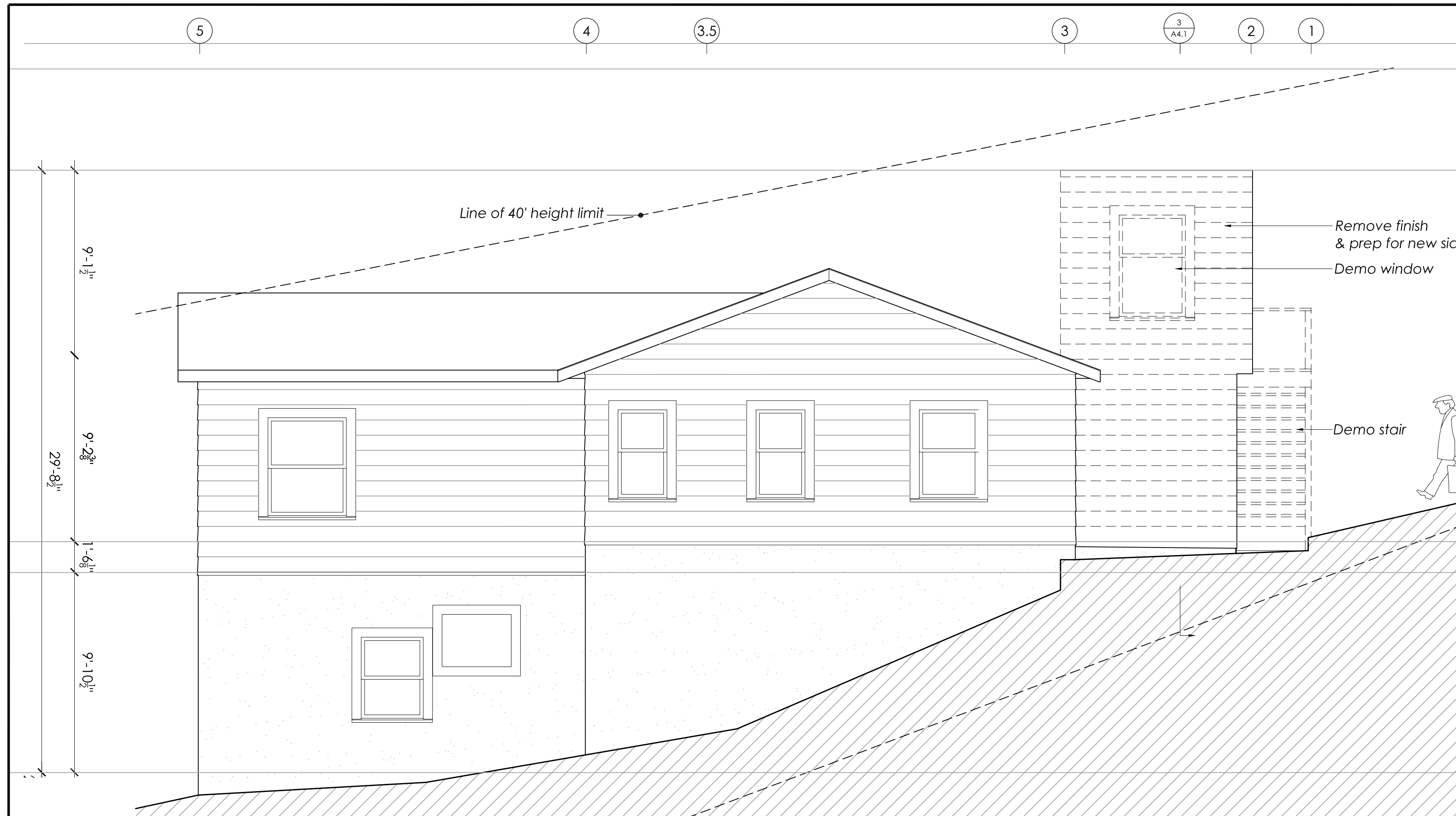
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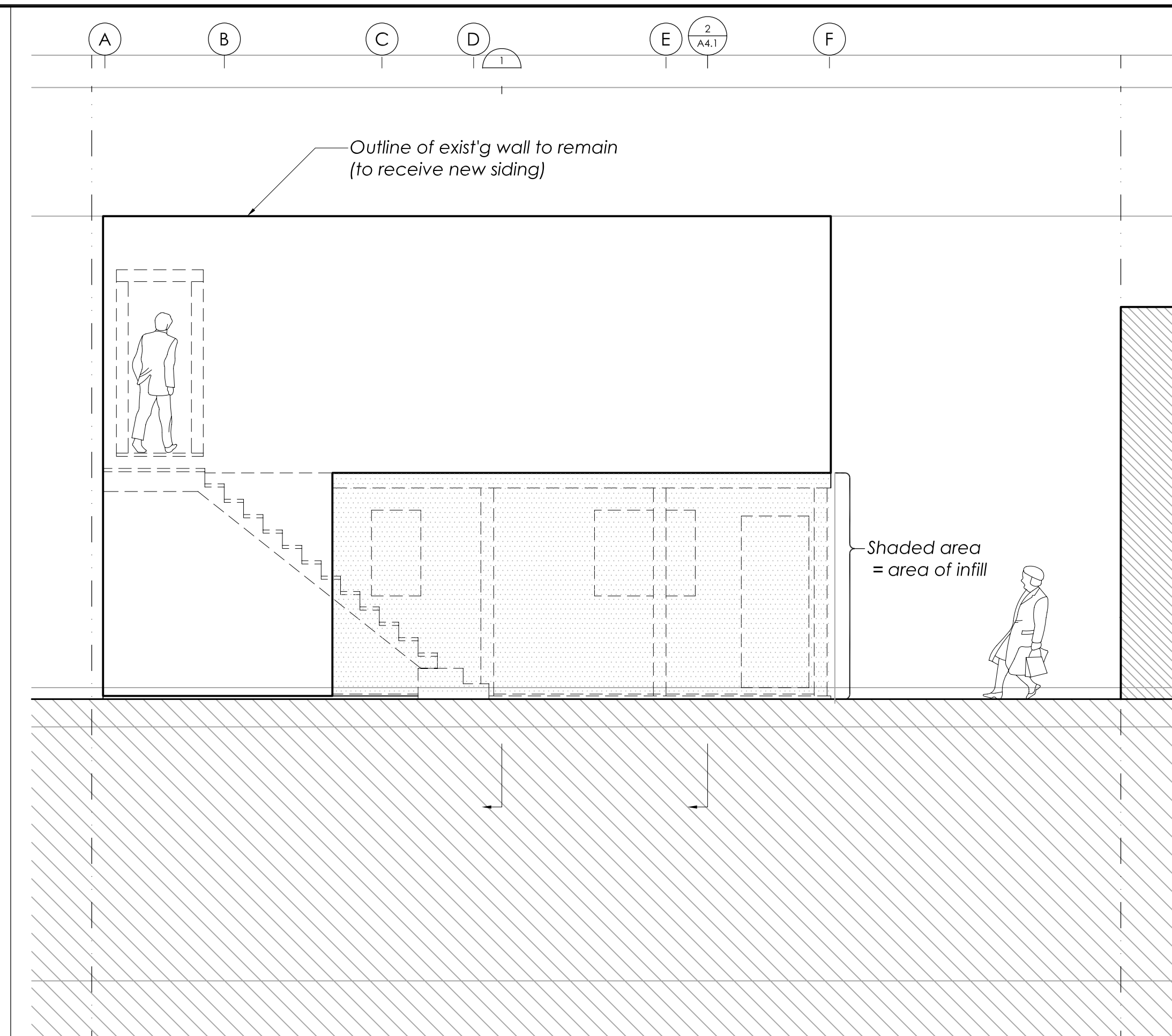
ELEVATIONS

A3.2

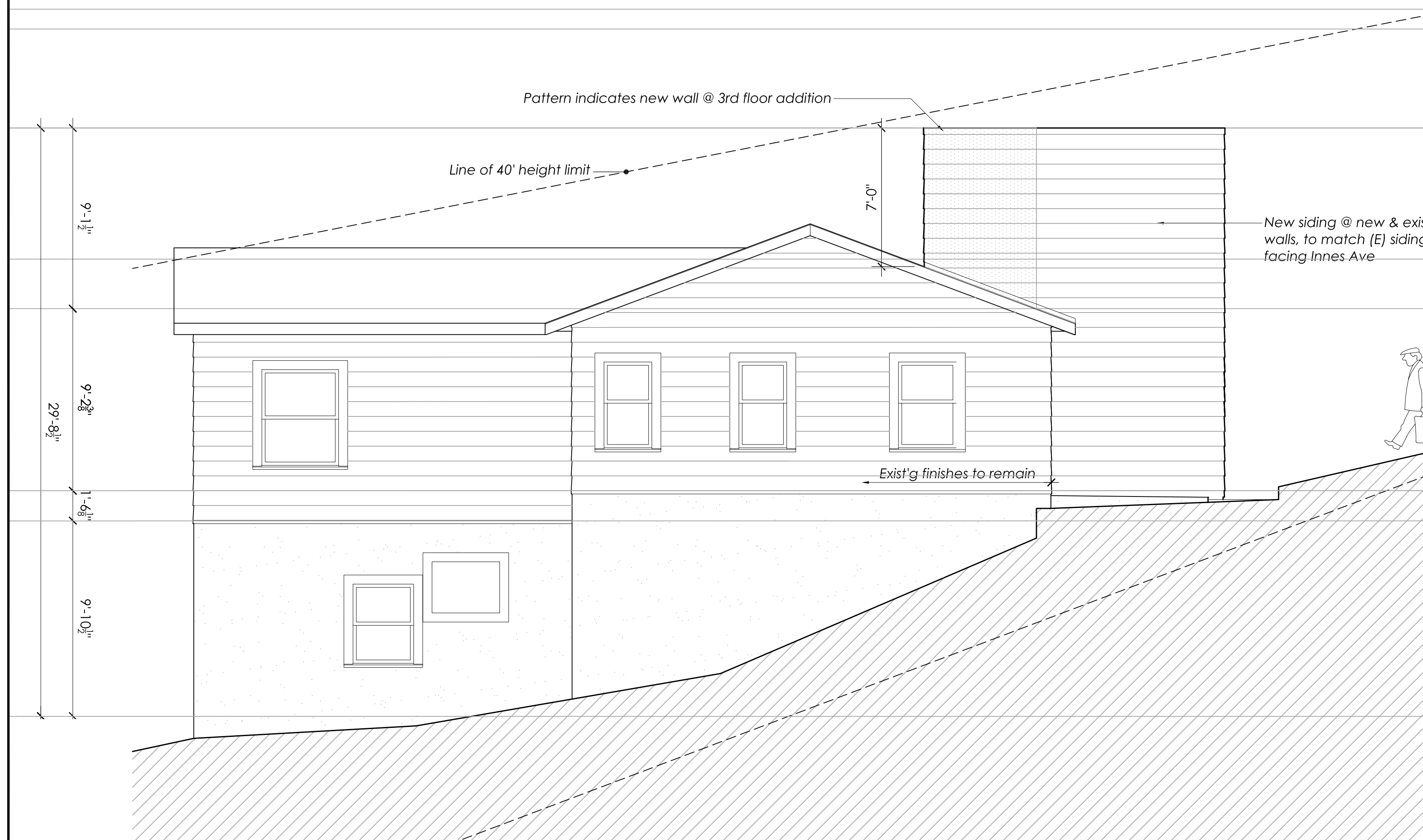
Date: September 21, 2013 - Revision-3
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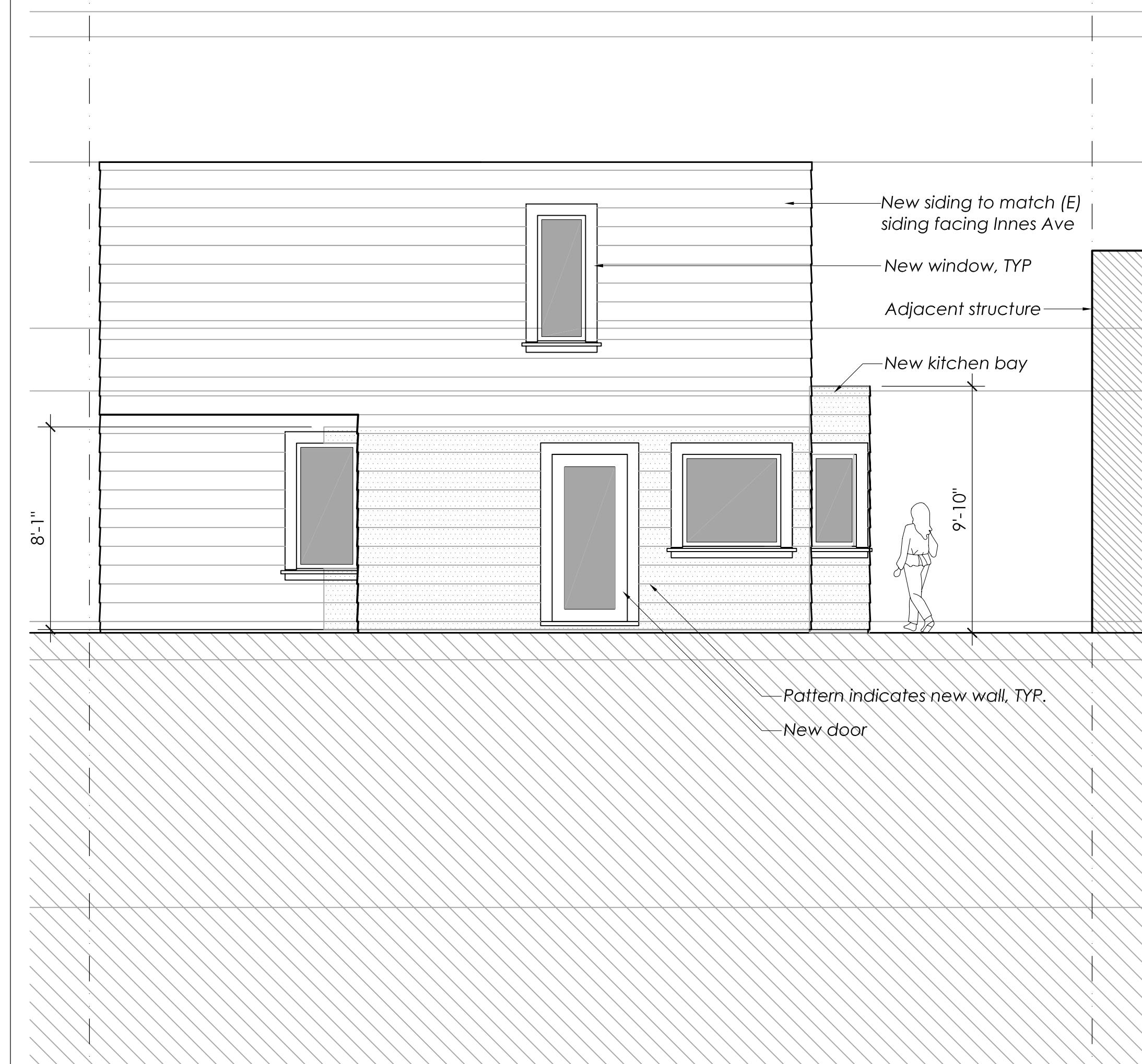
1 EXIST'G / DEMO NORTH ELEVATION



2 EXIST'G / DEMO WEST ELEVATION



3 PROPOSED NORTH ELEVATION



4 PROPOSED WEST ELEVATION

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BLOCK: 4653 LOT: 011B

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Sheet

ELEVATIONS

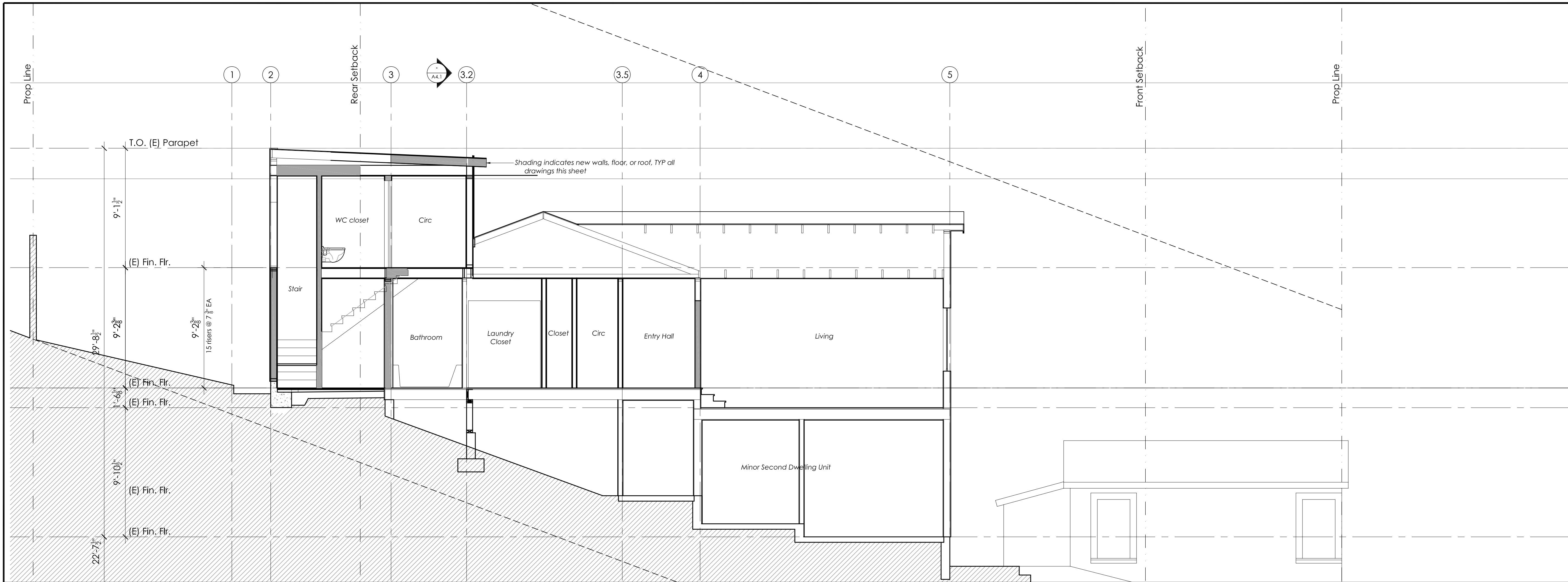
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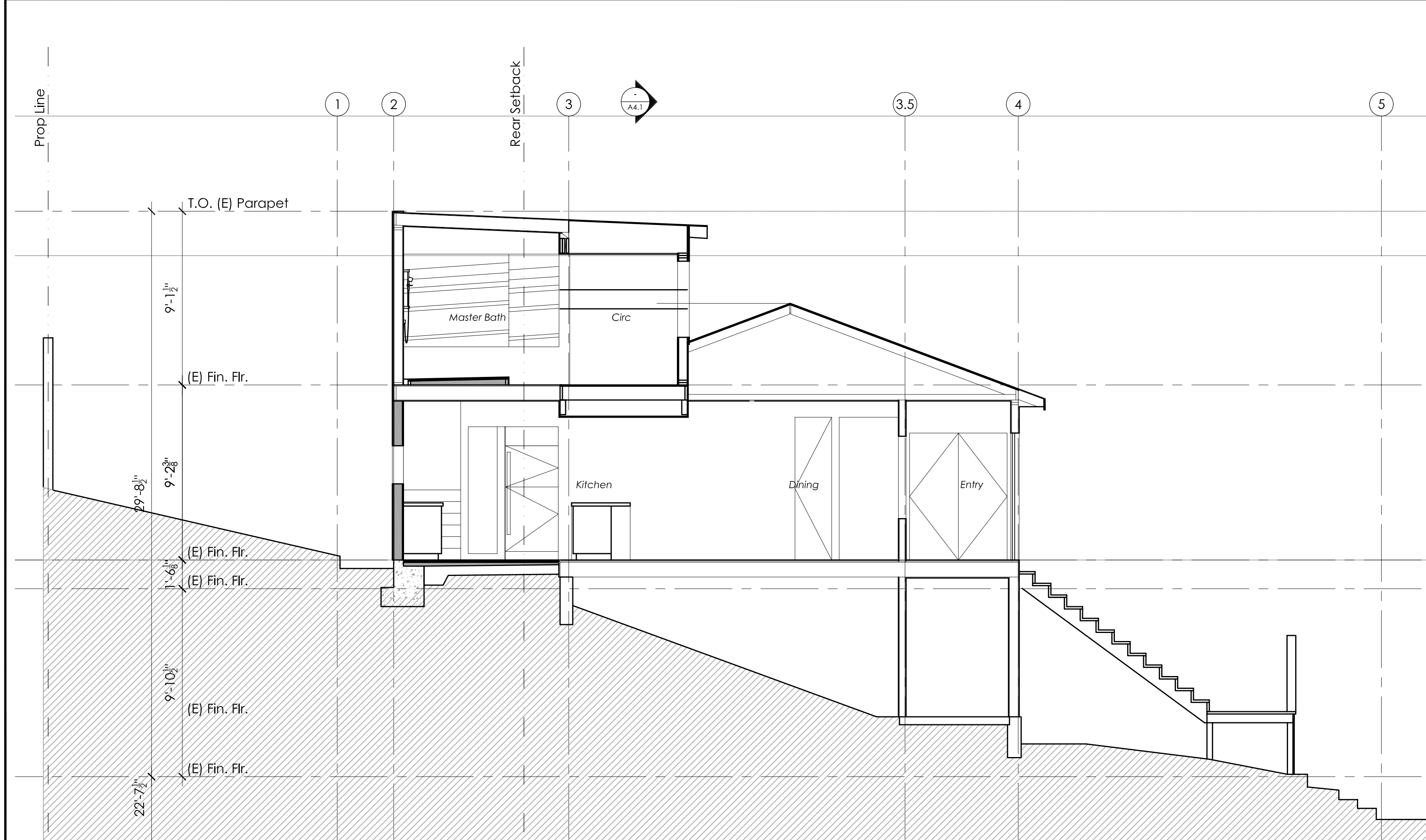
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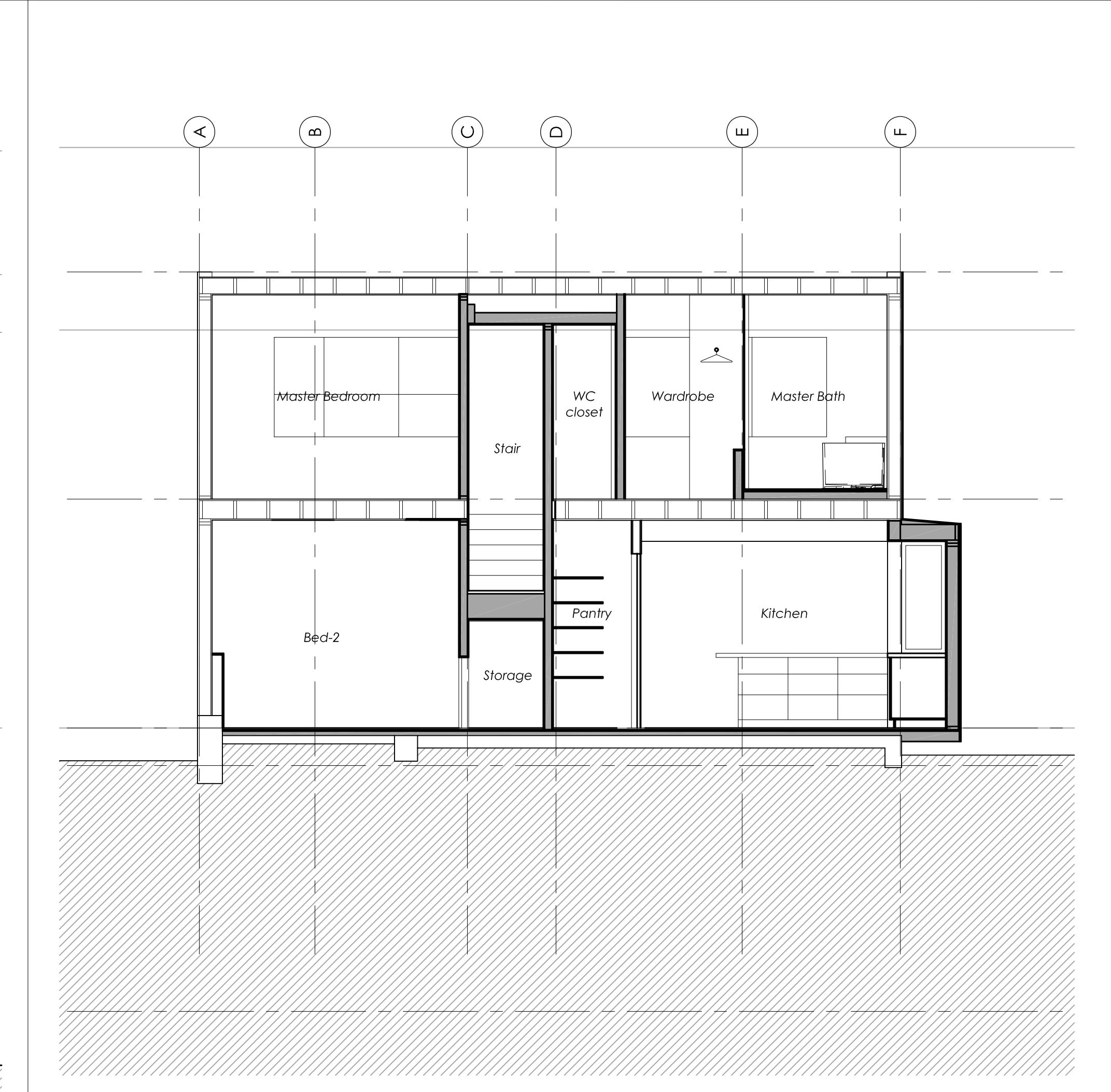
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1 LONG SECTION



2 LONG SECTION



3 CROSS SECTION

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BLOCK: 4653 LOT: 011B
Scale: $\frac{1}{4}" = 1'-0"$

SECTIONS

A4.1

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