



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 04, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Front Setback, Rear Yard, Permitted Obstruction)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1801 Scott St	Case No.: 2013.0774V
Cross Street(s): Bush & Pine Streets	Building Permit: Click here to enter text.
Block / Lot No.: 1050/007	Applicant/Agent: HARVEY HACKER
Zoning District(s): RH-2 / 40-X	Telephone: 415-957-0579
Area Plan: n/a	E-Mail: harvey@harveyhacker.com

PROJECT DESCRIPTION

The project proposes new construction of a three-story, single-family residence on a vacant lot (parking lot) of substandard sized.

Planning Code Section 132 requires a front setback that is equal to half the depth of the adjacent front setback. The project requires an approximately 2-foot front setback and portions of the project are constructed to the front property line.

Planning Code Section 134 requires a 15- foot rear yard for the project; however the project proposes a 12-foot rear yard.

Planning Code Section 136 provides specific dimensions for bay windows that project into required open spaces and over public rights-of-way. The project proposes bay windows that exceed the minimum dimensions required by Code

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **415-558-6169** Mail: glenn.cabreros@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/2013.0774V.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, 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.

NEW SINGLE FAMILY RESIDENCE
1801 SCOTT STREET
San Francisco, California

REVISIONS	BY
VARIANCE SUBMITTAL 11 JUNE 2013	JG
VARIANCE REV. 03 SEPT 2013	CR
VARIANCE REV. 25 SEPT 2013	JG

Harvey Hacker Architects

528 Bryant Street
San Francisco, CA 94107
415 957 0579



NEW SINGLE FAMILY RESIDENCE
1801 SCOTT STREET
SAN FRANCISCO, CA

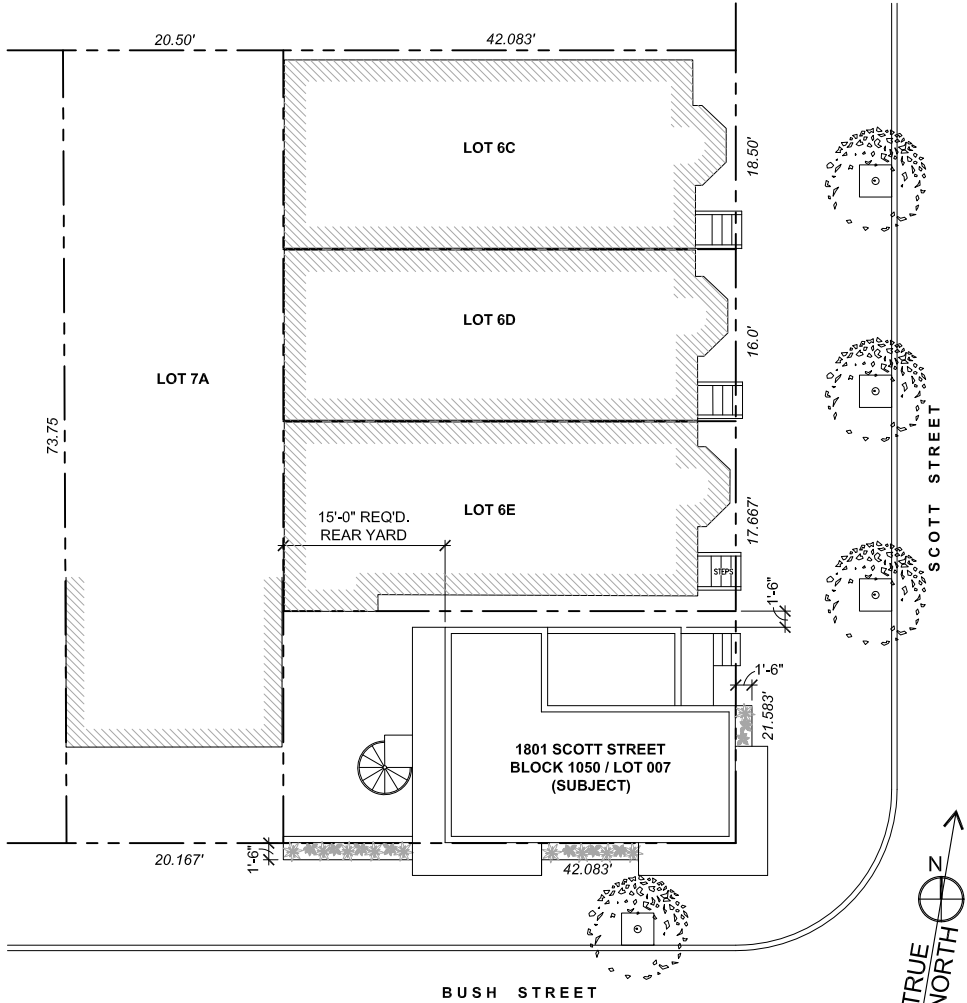
TITLE SHEET	
DATE	11 JUNE 2013
SCALE	AS NOTED
DRAWN	JG/CR
JOB	#1222
SHEET	A0.0

SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT DIRECTORY

SHEET INDEX



OWNER:
THE LALANNE GROUP
300 BRODERICK STREET
SAN FRANCISCO, CA 94117
TEL: (415) 908 1500
FAX: (415) 348 1500
EMAIL: BLALANNE@LALANNEGROUP.COM
CONTACT: BOB LALANNE

ARCHITECT:
HARVEY HACKER ARCHITECTS
528 BRYANT STREET
SAN FRANCISCO, CA 94107
TEL: (415) 957 0579
FAX: (415) 957 5851
EMAIL: HARVEY@HARVEYHACKER.COM
CONTACT: HARVEY HACKER

ARCHITECTURAL:
A0.0 TITLE SHEET
1 OF 1 SITE SURVEY
A1.0 FIRST AND SECOND FLOOR PLANS
A1.1 THIRD FLOOR AND ROOF PLANS
A2.0 ELEVATIONS AND SECTION

CODE ANALYSIS:

BUILDING CODE: SAN FRANCISCO BUILDING CODE, 2010
SAN FRANCISCO ELECTRICAL, MECHANICAL
AND PLUMBING CODES, 2010

PLANNING CODE: SAN FRANCISCO PLANNING CODE
OCT/DEC 2012 REV.

STREET ADDRESS: 1801 SCOTT STREET
SAN FRANCISCO, CA 94115

BLOCK / LOT: 1050 / 007

ZONING DISTRICT: RH-2 - RESIDENTIAL- HOUSE, TWO FAMILY

EXISTING USE: PARKING LOT

PROPOSED USE: SINGLE FAMILY DWELLING

HEIGHT LIMIT: 40'-X

PROPOSED HEIGHT: 32'-9"

EXISTING PARCEL AREA: 906 SF

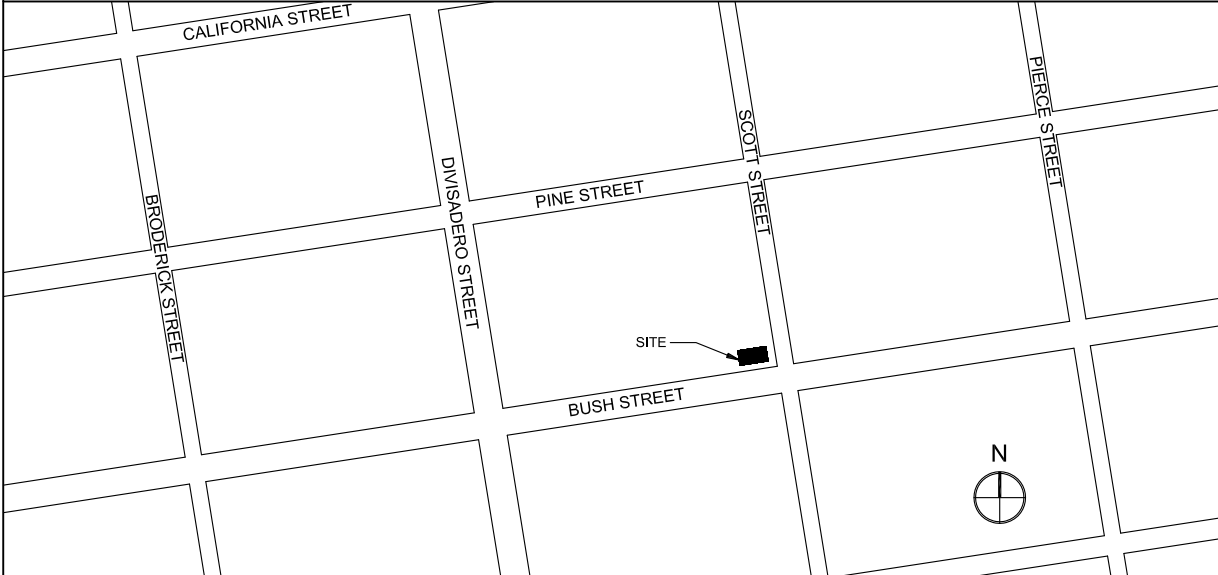
PROPOSED GROSS AREA: FIRST FLOOR 325 SQ FT
SECOND FLOOR 665 SQ FT
THIRD FLOOR 665 SQ FT
TOTAL 1,655 SQ FT

CONSTRUCTION TYPE:

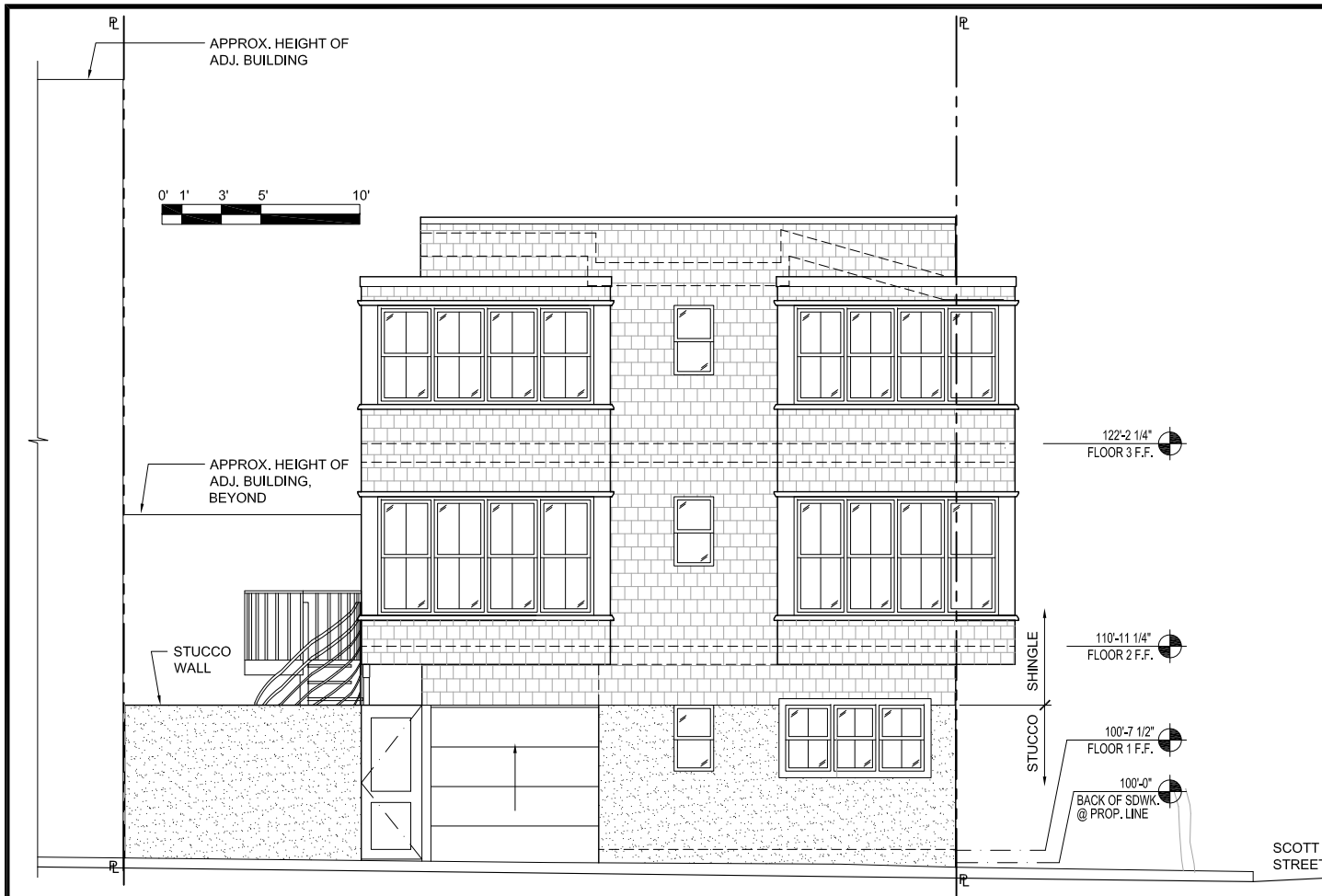
LOCATION MAP

SCALE: 1/128"=1'-0"

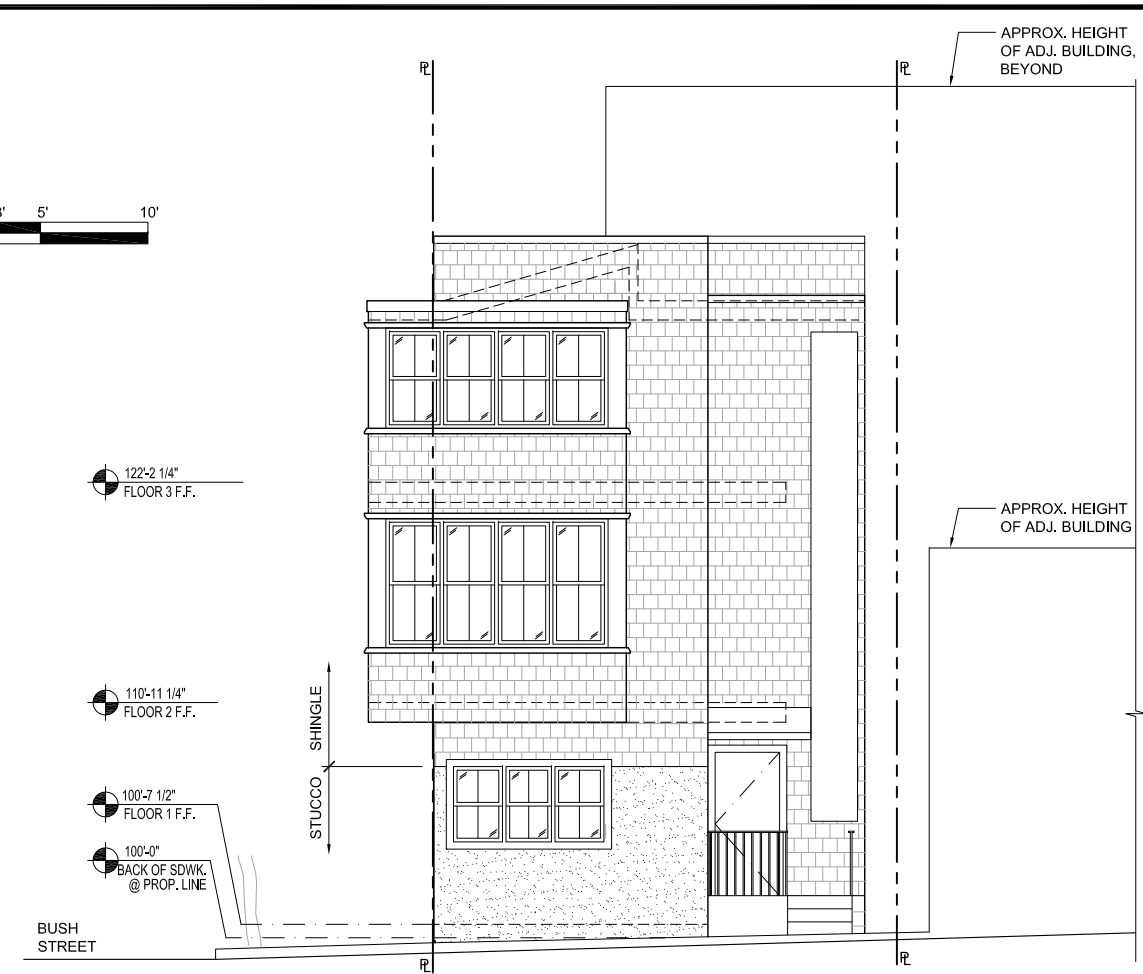
SCOPE OF WORK



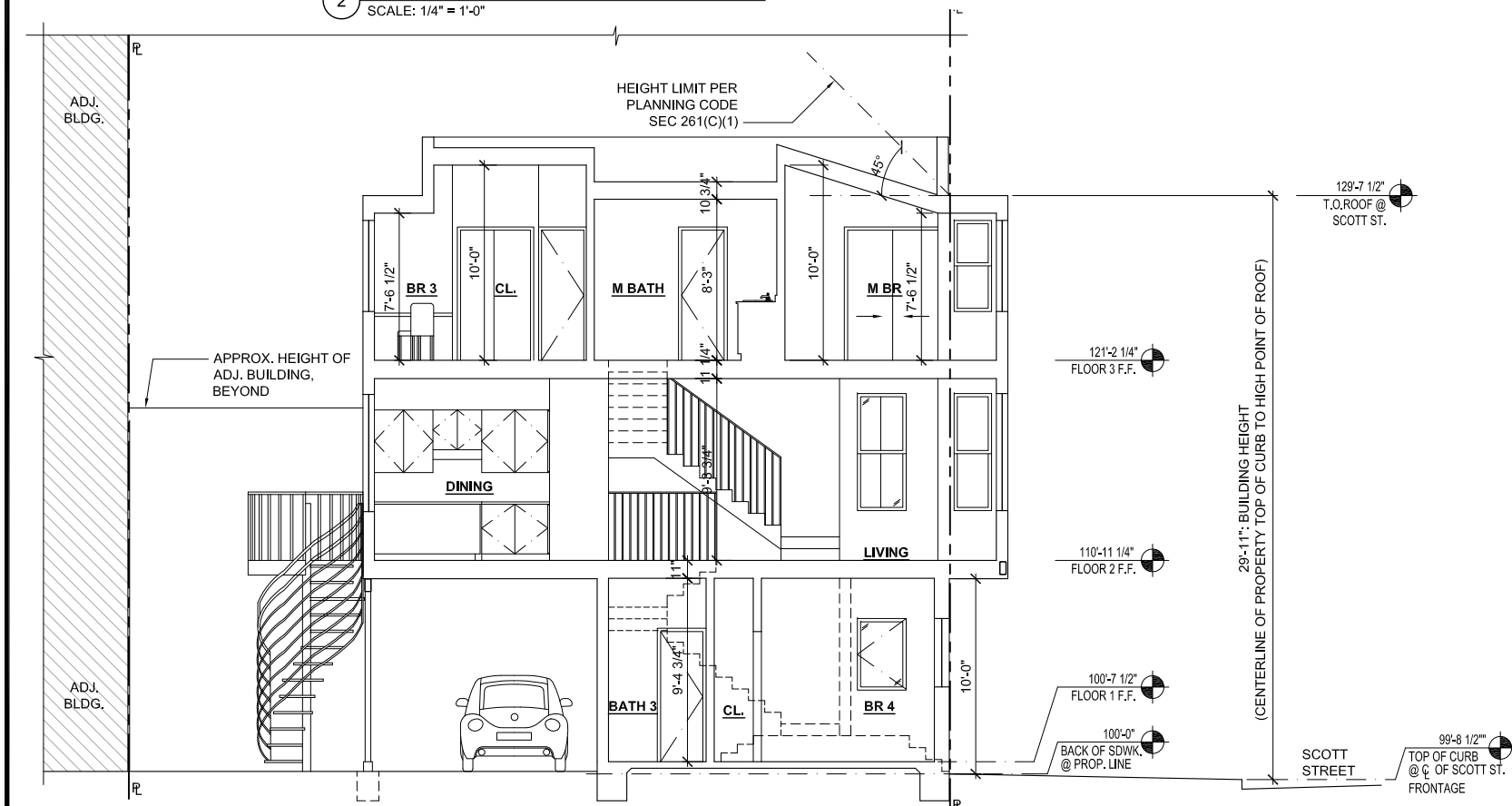
1. SINGLE FAMILY DWELLING NEW CONSTRUCTION



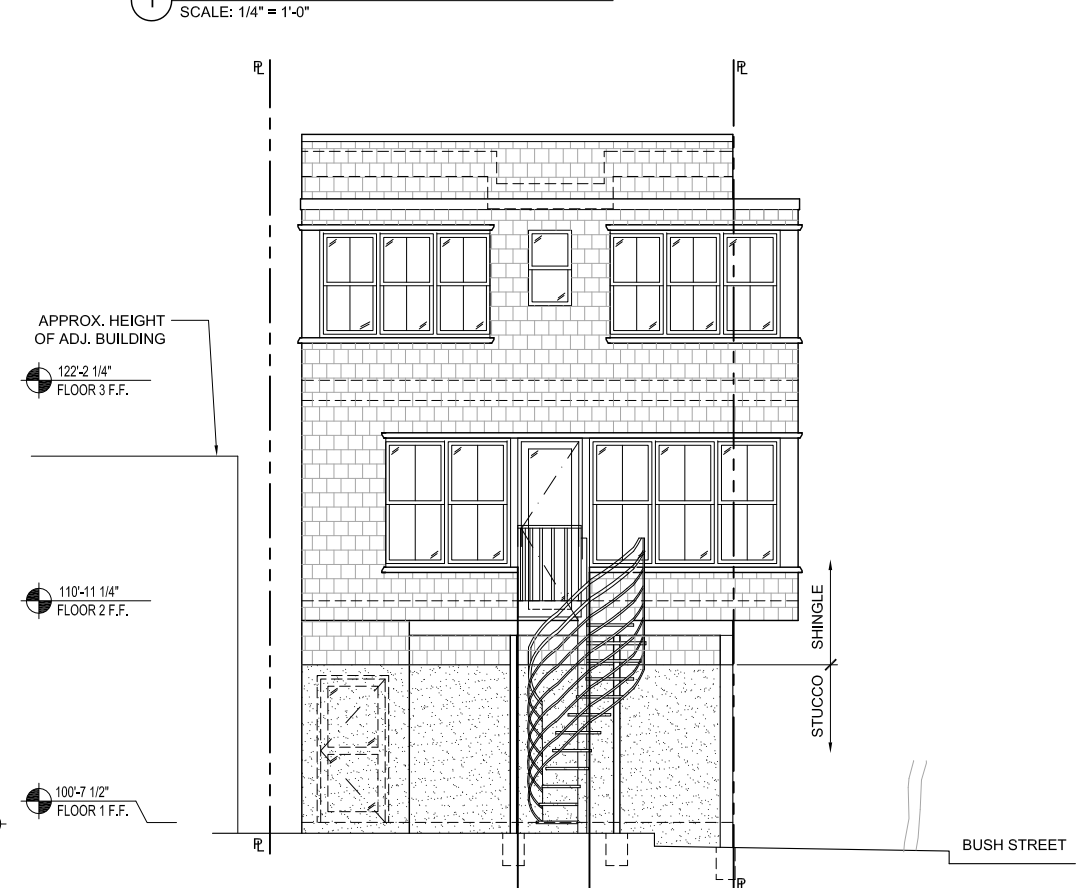
2 SOUTH ELEVATION (BUSH STREET)
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (SCOTT STREET)
SCALE: 1/4" = 1'-0"



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



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

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