



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 20, 2014

Date: November 13, 2014
Case No.: **2014.1379D**
Project Address: **2895 LAKE STREET**
Permit Application: 2014.0401.2150
Zoning: RH-1(D) [Residential House, One-Family, Detached]
40-X Height and Bulk District
Block/Lot: 1327/002
Project Sponsor: George Sun
Sun Architects
411 15th Avenue, Suite A
San Francisco, CA 94118
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project is to construct a 2nd story addition above the existing attached garage and a 2-story addition on the south side of the building. The subject building is a two-story over basement, single family home with parking at the rear, accessible from the private easement that runs through the center of the block. The proposed rear and side additions are located above the existing attached garage and are set back 15'-2" from the south (side) property line and 6'-6" from the north property line. The addition above the garage is 12' high with a mansard roof.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of Lake Street between El Camino Del Mar and 30th Avenue in the Sea Cliff neighborhood. The subject parcel measures approximately 39.58 wide by 130 feet deep with an area of 5,201 square feet. The lot contains a single-family detached building originally constructed in 1926.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Sea Cliff neighborhood is characterized by large single-family detached homes with impressive views. The neighborhood is located at the northwest corner of San Francisco overlooking the Pacific Ocean and the Golden Gate Bridge. Sea Cliff is distinguished from the surrounding Outer Richmond neighborhood by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are similar in massing and style. Buildings and ornamentation were largely executed in French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor styles.

The adjacent buildings on Lake Street are similar in size and scale to the project site with parking at the rear accessible from the private easement that runs through the center of the block. Most properties have detached garages positioned closer to the rear property line and easement. The buildings on the opposite side of the street (facing the project) are on down-sloping lots with two stories at the front and similar parking at the rear, accessed from the private easement.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Aug. 19, 2014 – Sept. 18, 2014	September 9, 2014	November 20, 2014	72 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 10, 2014	November 10, 2014	10 days
Mailed Notice	10 days	November 10, 2014	November 7, 2014	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	--	1 (DR requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Diana Young, owner of 2989 Lake Street, adjacent to the north side property line of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated September 9, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 18, 2014.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e)

Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project and DR Request on September 25, 2014 and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The project was found to be consistent with other buildings in the neighborhood. The existing side yard setbacks exceed minimum standards and remain unchanged. All zoning standards and Residential Design Guidelines have been met.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated September 18, 2014
- Reduced Plans

LA: G:\Cases\14.1379 D - 2985 Lake\2014.1379 DR Abbreviated Anaysis.doc

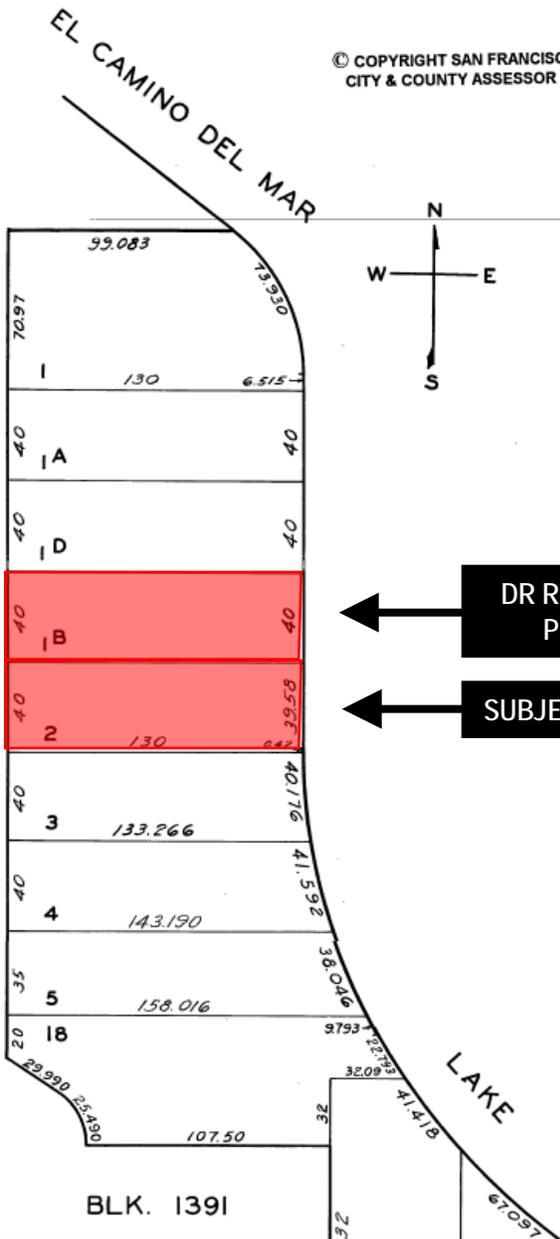
Parcel Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

1327

LYON AND HOAGS SUB
BAKER BEACH

REVISED '58



LOTS MERGED

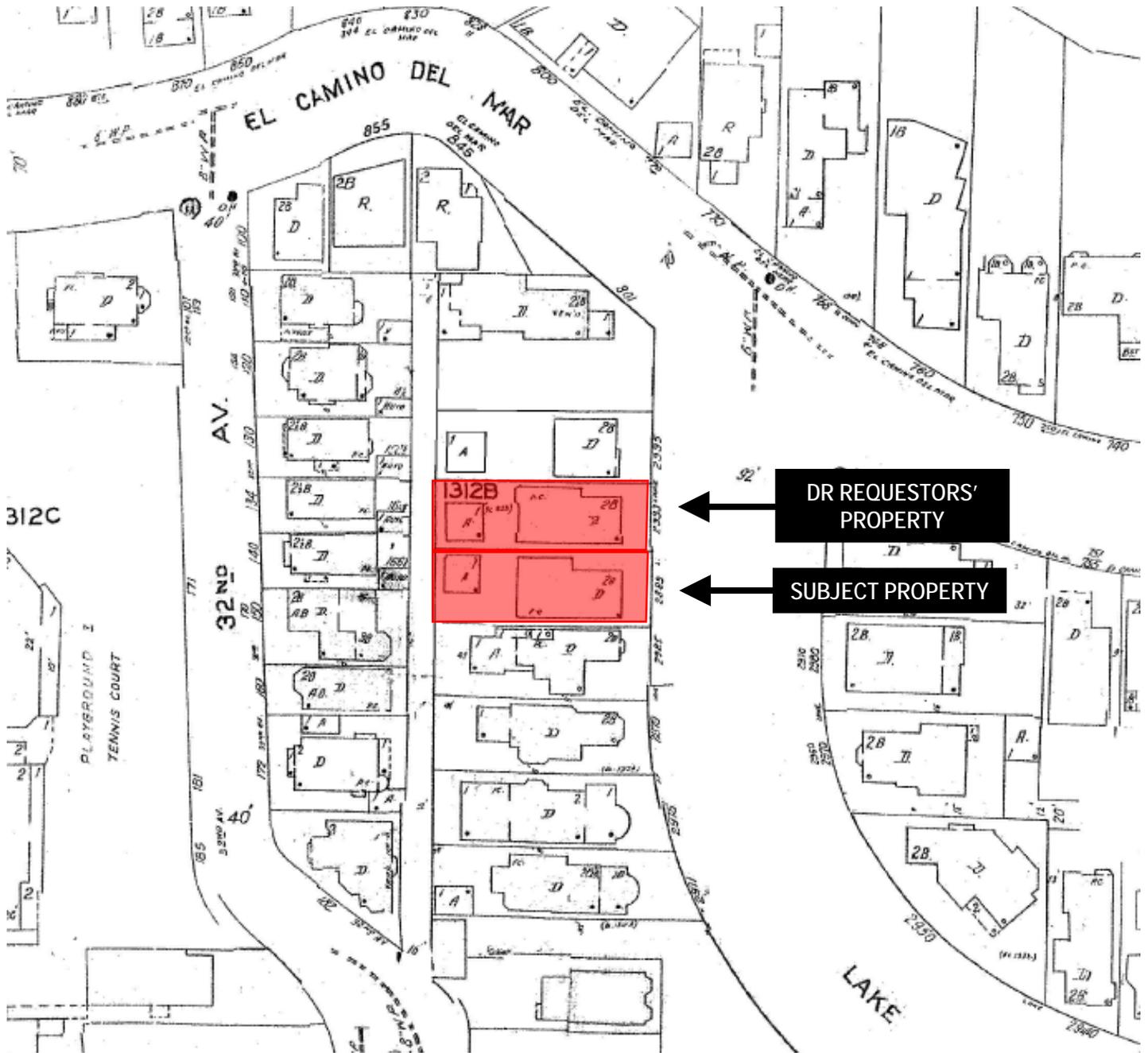
LOTS INTO	LOT	
9 ^F	9 ^{E, 9^G}	'1931'
1 ^C	1	'1945'

DR REQUESTORS'
PROPERTY

SUBJECT PROPERTY



Sanborn Map*

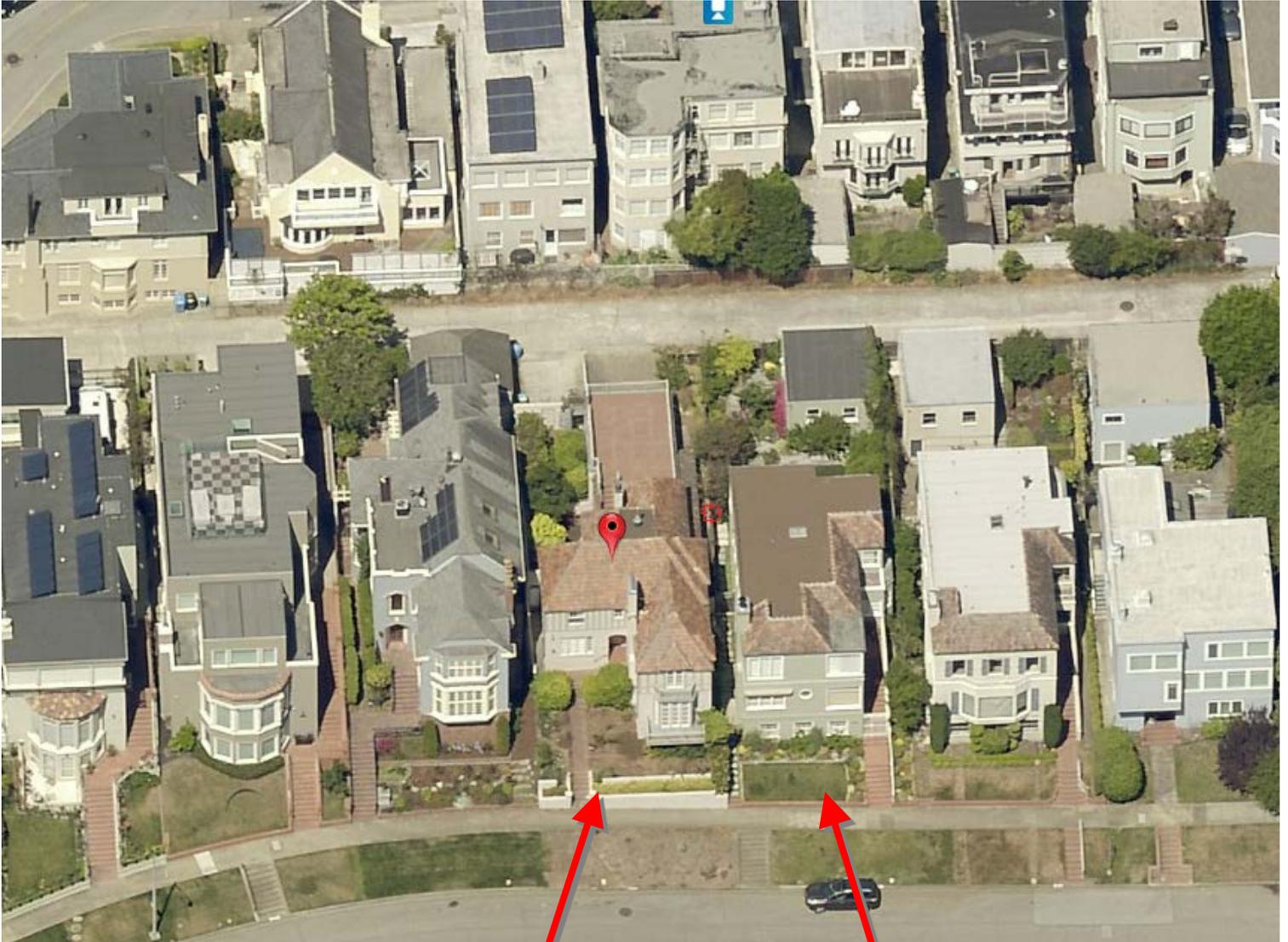


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2014.1379D
2895 Lake Street

Aerial Photo 1



SUBJECT PROPERTY

DR REQUESTORS'
PROPERTY



Discretionary Review Hearing
Case Number 2014.1379D
2895 Lake Street

Aerial Photo 2

DR REQUESTORS'
PROPERTY

SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
Case Number 2014.1379D
2895 Lake Street



Site Photo



↑
SUBJECT PROPERTY

↑
DR REQUESTORS' PROPERTY

Discretionary Review Hearing
Case Number 2014.1379D
2895 Lake Street

Site Photos 2



DR REQUESTORS'
PROPERTY



2979 Lake Street



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1379D
2895 Lake Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 1, 2014**, the Applicant named below filed Building Permit Application No. **2014.04.01.2150** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2985 Lake Street	Applicant:	George Sun
Cross Streets:	El Camino Del Mar & 30th Avenue	Address:	411 15th Avenue Suite A
Block/Lot No.:	1327/002	City, State:	San Francisco, CA 94118
Zoning District(s):	RH-1 (D) / 40-X	Telephone:	(415) 387-2700

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 type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-family dwelling	No Change
Front Setback	12 feet	No Change
Side Setbacks	3 feet	No Change
Building Depth	82 feet, 1 inch	No Change
Rear Yard	32 feet, six inches	No Change
Building Height	Not Applicable	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The proposal consists of a 2 nd story addition above the existing attached garage and a 2-story addition on the south side of the building. See attached plans.		

For more information, please contact Planning Department staff:

Planner: Laura Ajello
 Telephone: (415) 575-9142
 E-mail: laura.ajello@sfgov.org

Notice Date: 8/19/2014
Expiration Date: 9/18/2014

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.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: DIANA YOUNG		
DR APPLICANT'S ADDRESS: 2989 Lake St. SF	ZIP CODE: 94121	TELEPHONE: (415) 672 0842
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
ADDRESS: 2985 Lake St.	ZIP CODE: 94121	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> George Sun		
ADDRESS: 411 - 15 th Ave. Ste. A	ZIP CODE: 94118	TELEPHONE: (415) 387 2700
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2985 Lake St.		ZIP CODE: 94121
CROSS STREETS: 30 th Avenue & E1 (Camino del Mar)		
ASSESSORS BLOCK/LOT: 1327 1002	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: RH-1 (D)/40-X		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: residence

Proposed Use: residence

Building Permit Application No. 2014.04.01.2150 Date Filed: 4.1.2014

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner? <i>phone call to Laura Ajello on 9/8</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

with architect

George Sun.
Do not know who the owner is.

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

I had a phone conversation with George Sun and said I would prefer that no addition be built over the deck on the west elevation. He said he could consider changes to the roof line (flat roof) or reducing the window size, but would need to discuss this with the owner.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The second story over the garage/deck crowds neighboring homes, takes away privacy and light and detracts from the style of the neighborhood. It is an unnecessary intrusion on neighboring homes.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The neighbors on each side of 2985 Lake Street and the neighbors behind 2985 (addresses on 32nd Avenue) will be impacted. This silhouette with the second story addition is too bulky and intrusive and detracts from the buffer zone between neighbors. Remodeling the lower level of the house would create far less neighborhood impact. 160 E 172 32nd Ave.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Building out the lower level of the house would provide plenty of space for bedrooms and bathrooms without crowding neighbors and detracting from the character of the neighborhood. Homes in Sez Cliff are not designed to crowd one another. This design is not in keeping with the neighborhood. No second story should be built in the rear.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Diana Young Date: 9/9/2014

Print name, and indicate whether owner, or authorized agent:

Diana Young owner, 2989 Lake St.

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2985 LAKE - D.P.

Brent Plater
Wild Equity Institute
474 Valencia St #295
San Francisco, CA 94103

Mark Farrell
Board of Supervisors
1 Dr Carlton B Goodlett Pl Rm 244
San Francisco, CA 94102

1312/014
Josephine Gerardo
150 32nd Ave
San Francisco, CA 94121

1327/001B
Diana Young Fam Tr
2989 Lake St
San Francisco, CA 94121

1327/003
Wong Bong
2979 Lake St
San Francisco, CA 94121

1328/012
Occupant
2980 Lake St
San Francisco, CA 94121

Dan Baroni
Planning Assn for Richmond
2828 Fulton St
San Francisco, CA 94118

Norman Kondy
Lincoln Park Homeowners Assn
271 32nd Ave
San Francisco, CA 94121

1312/015
Perez Fam Tr
160 32nd Ave
San Francisco, CA 94121

1327/002
Watt Fam Tr
428 39th Ave
San Francisco, CA 94121

1328/011
Zellerbach Tr
2970 Lake St
San Francisco, CA 94121

1328/013
Zeeva Kardos Tr
775 El Camino del Mar
San Francisco, CA 94121

Eric Mar
Board of Supervisors
1 Dr Carlton B Goodlett Pl Rm 244
San Francisco, CA 94102

1312/013
Yang Hun
140 32nd Ave
San Francisco, CA 94121

1312/016
Kutzscher Fam Tr
172 32nd Ave
San Francisco, CA 94121

1327/002
Occupant
2985 Lake St
San Francisco, CA 94121

1328/012
Sandra RVC Tr
PO BOX 475037
San Francisco, CA 94147

14.137901

14.137901

Affidavit for Notification Material Preparation Notification Map, Mailing List, and Mailing Labels

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, JAVIER SOLORZANO, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, Sept. 7 2014 in San Francisco.
Date

Signature

JAVIER SOLORZANO/OWNER
Name (Print), Title

AGENT
Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

2985 LAKE ST.
Project Address

1327 / 002
Block / Lot

2985 Lake St. - 2014-13791

①



2985 Lake St. - 2014.1379D (2)





SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____

Building Permit No.: _____

Address: _____

Project Sponsor's Name: _____

Telephone No.: _____ (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	_____	_____
Occupied stories (all levels with habitable rooms) ...	_____	_____
Basement levels (may include garage or windowless storage rooms)	_____	_____
Parking spaces (Off-Street)	_____	_____
Bedrooms	_____	_____
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	_____	_____
Height	_____	_____
Building Depth	_____	_____
Most recent rent received (if any)	_____	_____
Projected rents after completion of project	_____	_____
Current value of property	_____	_____
Projected value (sale price) after completion of project (if known)	_____	_____

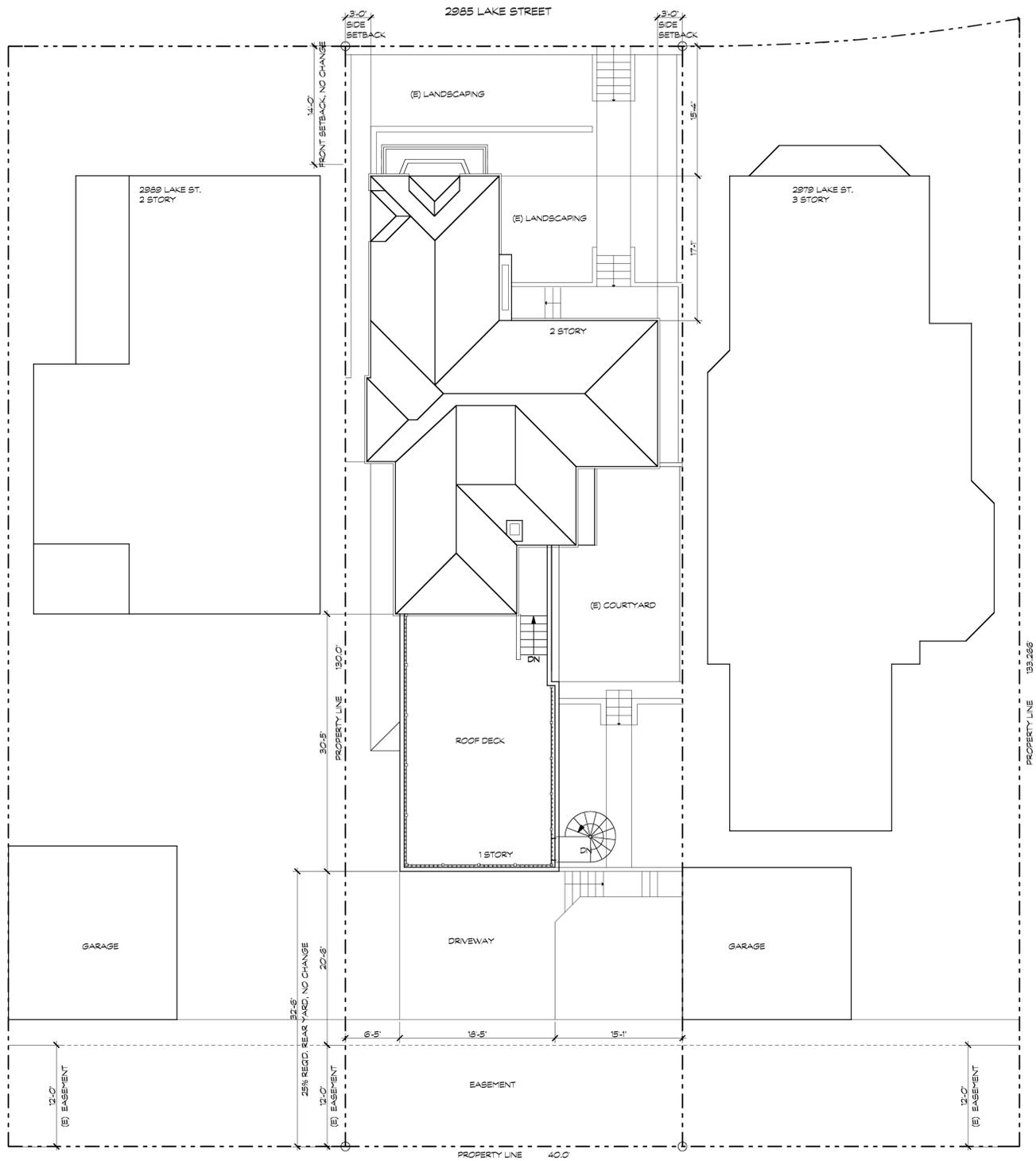
I attest that the above information is true to the best of my knowledge.

Signature	Date	Name (please print)
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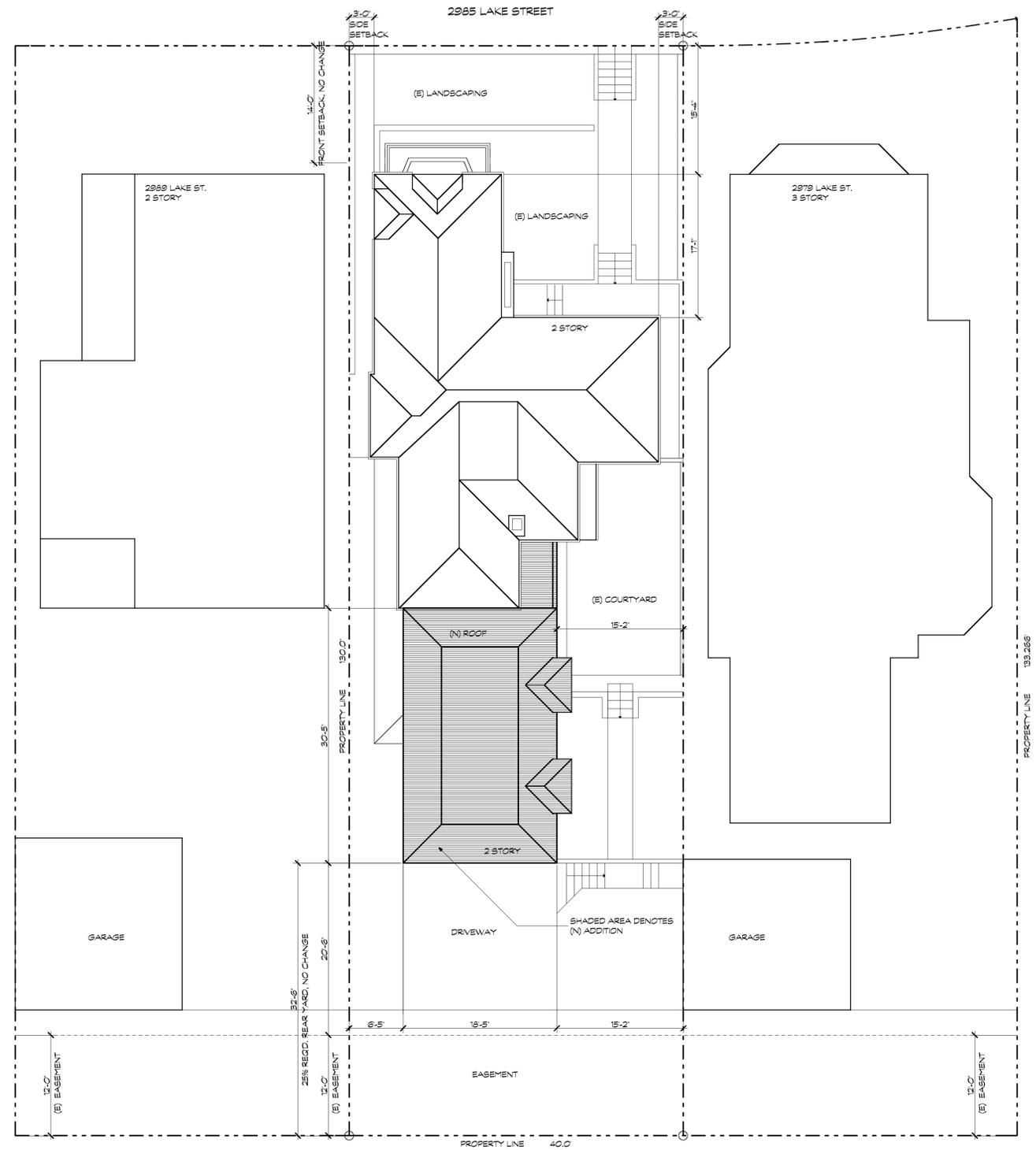
George S. Sun, AIA, Architect

RESIDENTIAL ADDITION
2985 LAKE ST.
SAN FRANCISCO, CA 94121



1 EXISTING SITE / ROOF PLAN

1/8"=1'-0"



1 PROPOSED SITE / ROOF PLAN

1/8"=1'-0"



ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	3/5/14
PRE APPLICATION	3/31/14
SITE PERMIT SECTION 311	6/25/14
SITE PERMIT PLAN CHECK	6/25/14

APPROVED FOR THE OWNER BY:

DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	6/25/14
PROJECT #:	1309.00

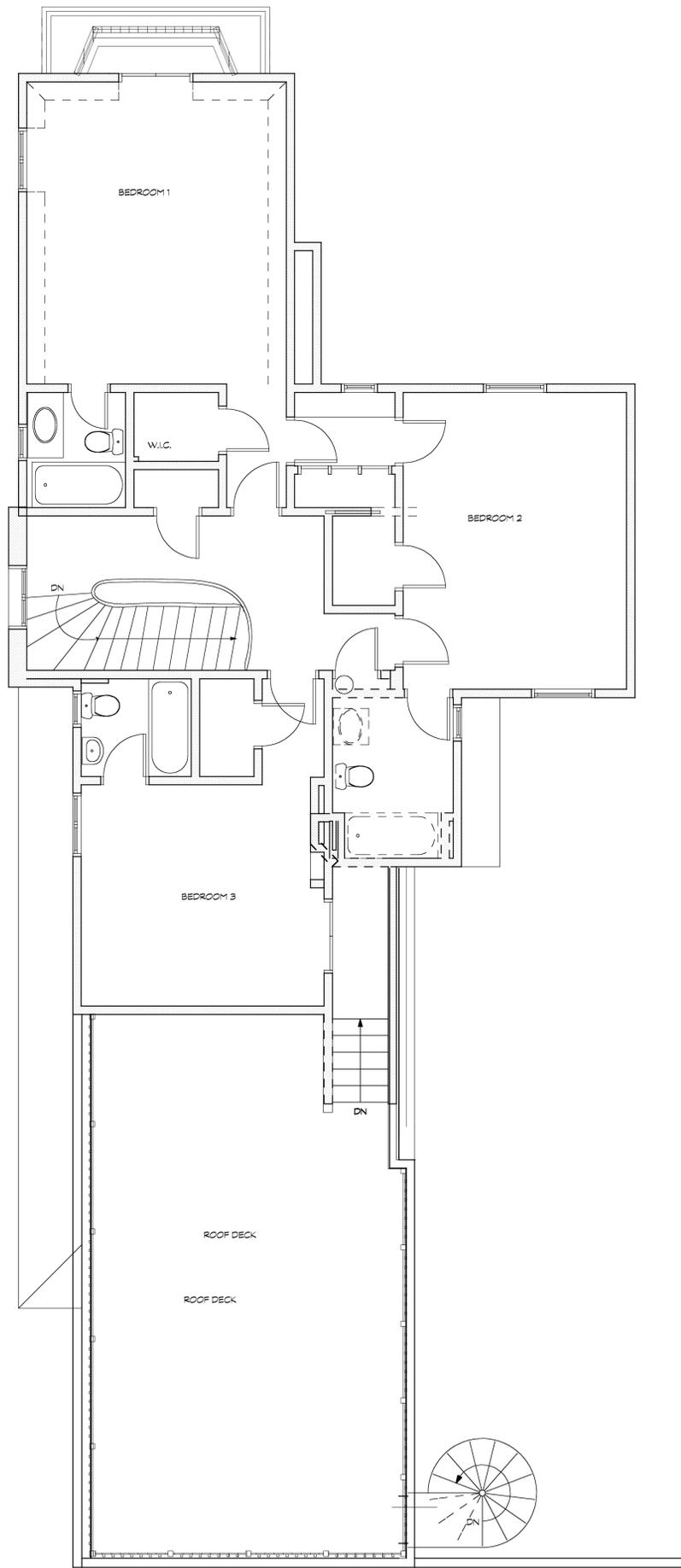
OWNERSHIP & USE OF DOCUMENTS:
ALL DRAWINGS, SPECIFICATIONS AND THIS CONTRACT
COPYRIGHTED AND REGISTERED BY SUN ARCHITECTURE
AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT
AND SHALL NOT BE USED BY ANY OTHER PERSON OR
PROJECT, OR EXTENDED TO THIS PROJECT WITHOUT
CONSENT, WRITTEN OR AGREEMENT WITH THE ARCHITECT.
CONTRIBUTION TO THE ARCHITECT: THE ARCHITECT'S
CONTRIBUTION TO THE ARCHITECT: THE ARCHITECT'S
ARE PROTECTED BY CALIFORNIA LAW COPYRIGHT.

SHEET TITLE:

SITE / ROOF PLAN

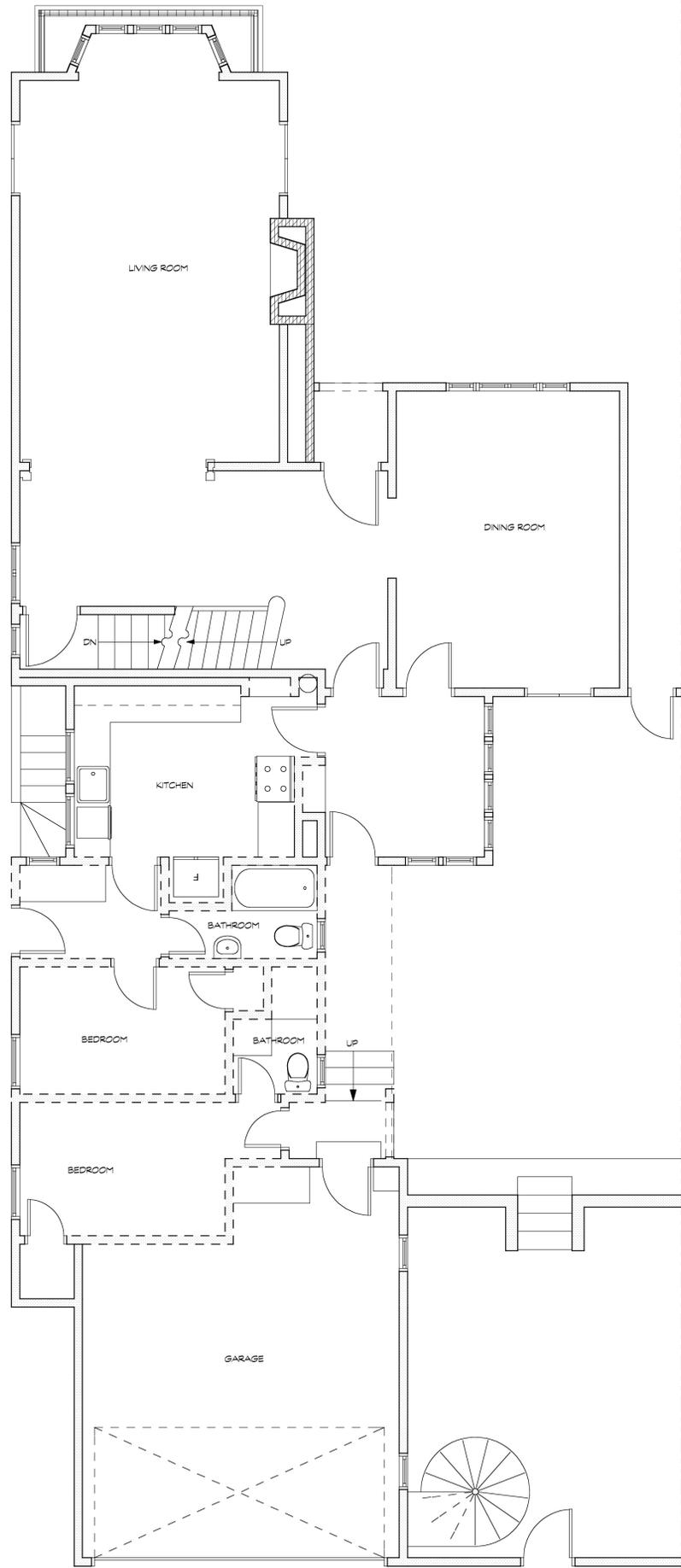
SCALE: AS INDICATED
SHEET NUMBER:

A 1.1



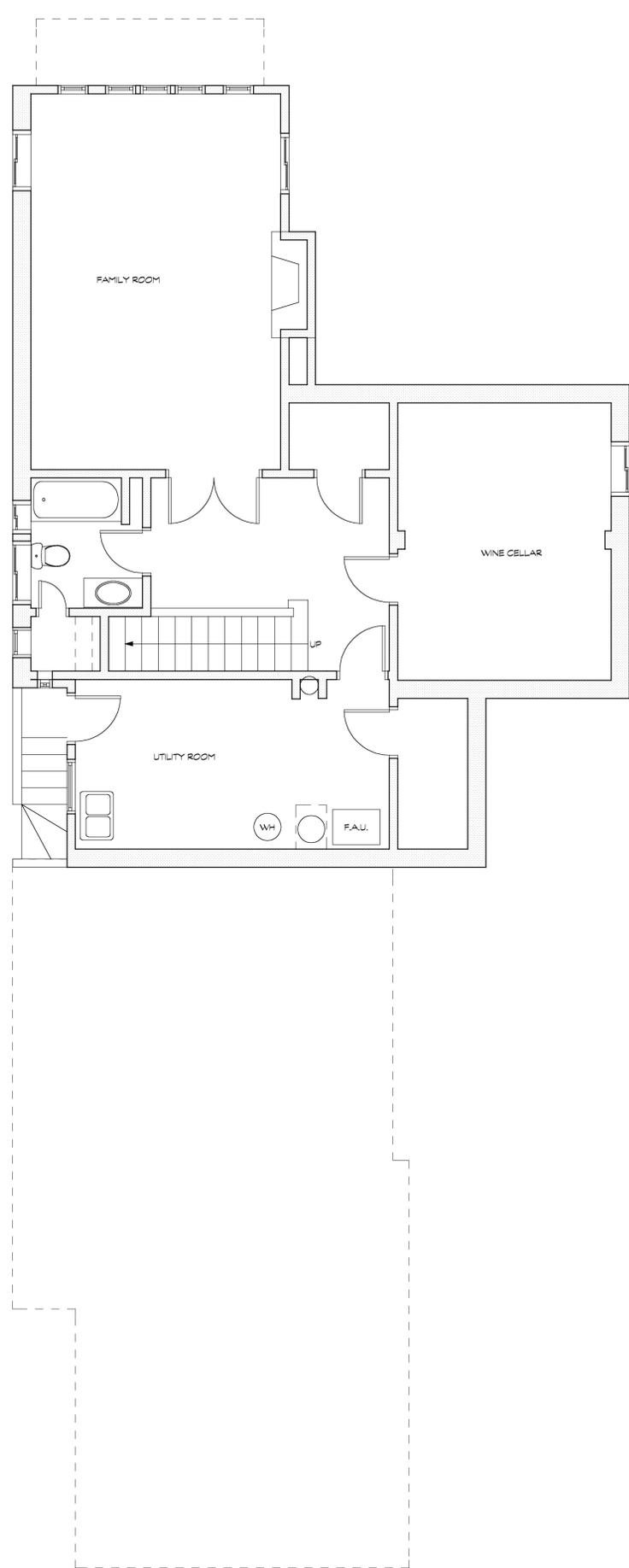
3 (E) SECOND FLOOR PLAN

1/4"=1'-0"



2 (E) MAIN FLOOR PLAN

1/4"=1'-0"



1 (E) GROUND FLOOR PLAN

1/4"=1'-0"



RESIDENTIAL ADDITION
2985 LAKE ST.
SAN FRANCISCO, CA 94121

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	3/5/14
PRE APPLICATION	3/31/14
SITE PERMIT SECTION 311	3/31/14

APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	3/31/14
PROJECT #:	1309.00

OWNERSHIP & USE OF DOCUMENTS:
ALL DRAWINGS, SPECIFICATIONS AND THIS COORDINATED SET OF DRAWINGS FURNISHED BY SUN ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED BY ANY PERSON OR OTHER PROJECTS, OR EXTENDED TO THIS PROJECT WITHOUT THE WRITTEN AGREEMENT WITH SUN ARCHITECTURE. COPIES OF THIS ARCHITECT'S WORK SHALL BE DESTROYED BY THE ARCHITECT. THIS AGREEMENT IS PROTECTED BY CALIFORNIA LAW COPYRIGHT.

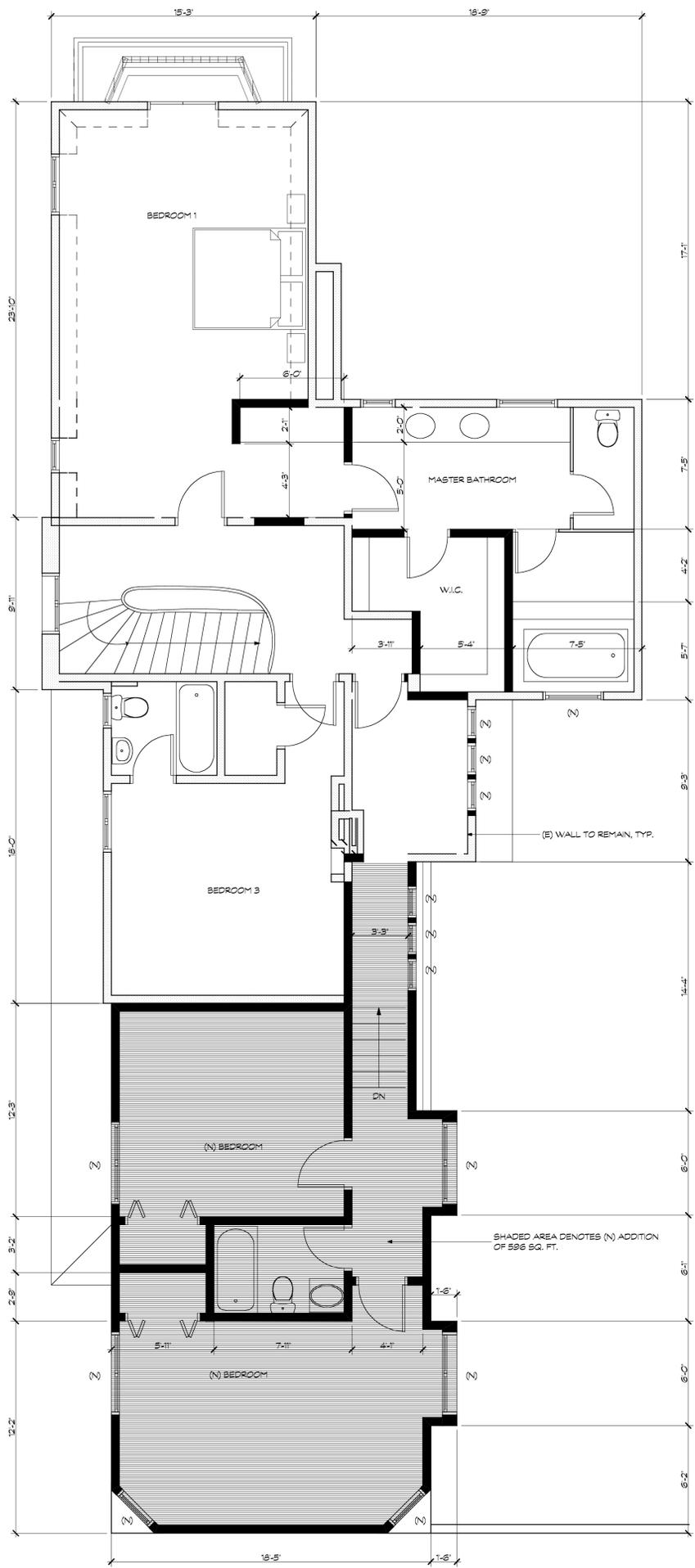
SHEET TITLE:

EXISTING FLOOR PLANS

SCALE: AS INDICATED
SHEET NUMBER:

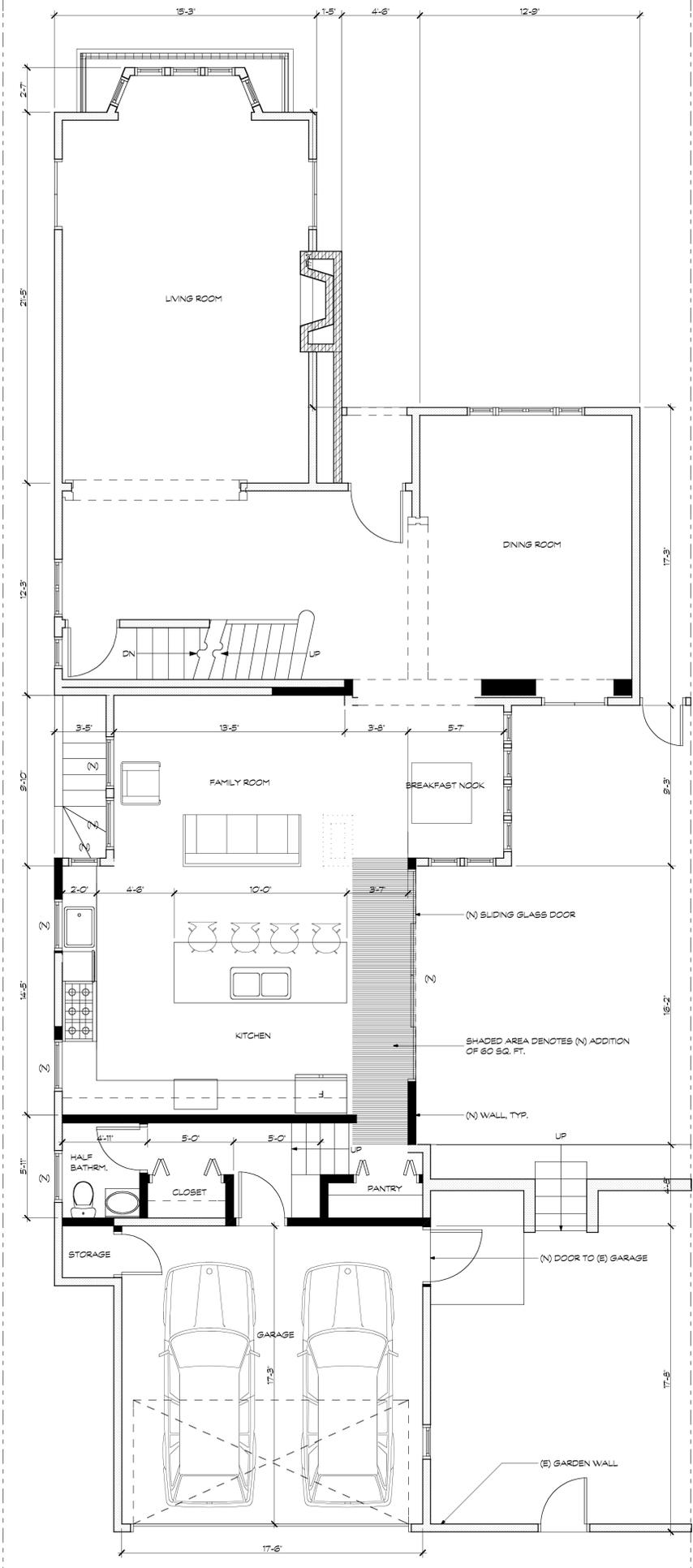
A 2.1
SHEET 3 OF 9





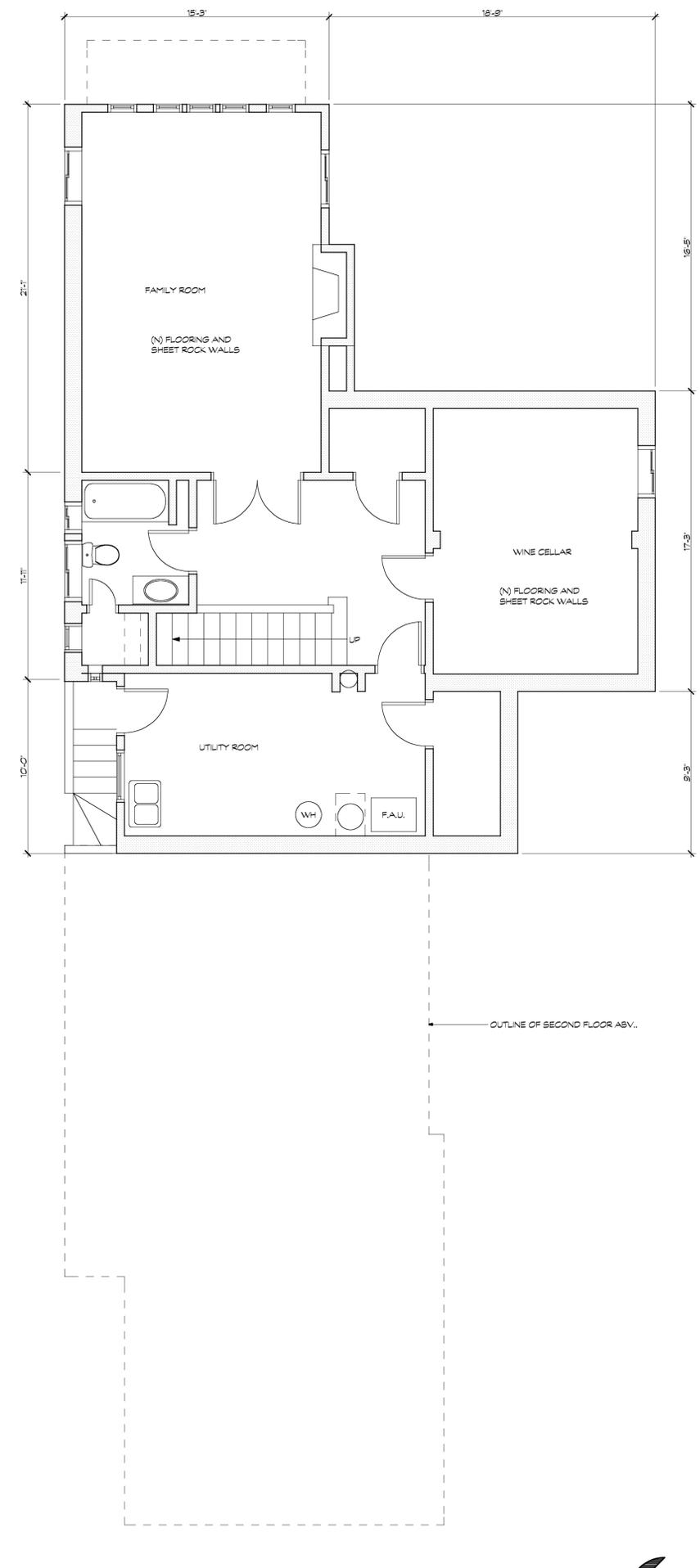
3 PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"



2 PROPOSED MAIN FLOOR PLAN

1/4"=1'-0"



1 (E) GROUND FLOOR PLAN

1/4"=1'-0"



RESIDENTIAL ADDITION
2985 LAKE ST.
SAN FRANCISCO, CA 94121

ISSUED FOR:	DATE
DESCRIPTION	12/12/13
CLIENT REVIEW	2/7/14
CLIENT REVIEW	2/20/14
PRE-APPLICATION	3/5/14
SITE PERMIT SECTION 311	3/31/14
SITE PERMIT PLAN CHECK	6/25/14

APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	6/25/14
PROJECT #:	1309.00

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PROPOSED FLOOR PLANS

SCALE: AS INDICATED
SHEET NUMBER:

A 2.2



NO ALTERATION IN THE FRONT

① (E) EAST ELEVATION- FRONT

1/4"=1'-0"



② (E) SOUTH ELEVATION- LEFT SIDE

1/4"=1'-0"

RESIDENTIAL ADDITION
2985 LAKE ST.
SAN FRANCISCO, CA 94121

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	3/5/14
PRE-APPLICATION	3/31/14
SITE PERMIT SECTION 311	3/31/14

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS
REVIEWED BY:
PLOT DATE: 3/31/14
PROJECT #: 1309.00

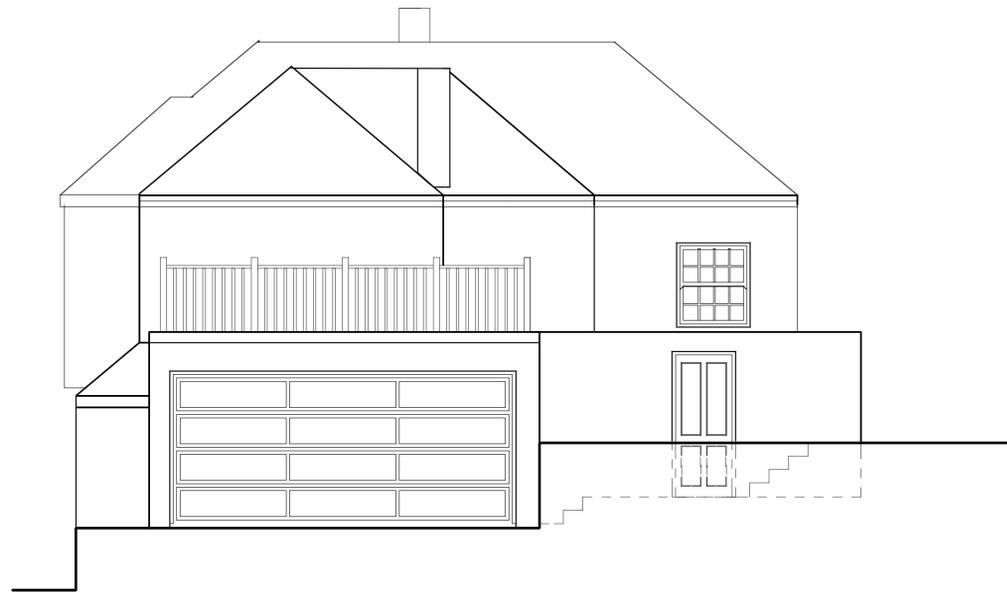
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SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: AS INDICATED
SHEET NUMBER:

A 3.1



1 (E) WEST ELEVATION- REAR 1/4"=1'-0"



2 (E) NORTH ELEVATION- RIGHT SIDE 1/4"=1'-0"

RESIDENTIAL ADDITION
2985 LAKE ST.
SAN FRANCISCO, CA 94121

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	3/5/14
PRE APPLICATION	3/31/14
SITE PERMIT SECTION 311	3/31/14

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EXISTING EXTERIOR
ELEVATIONS

SCALE: AS INDICATED
SHEET NUMBER:

A 3.2



- DASHED OUTLINE OF THE ADJ. PROPERTY ON THE SOUTH SIDE, 2879 LAKE ST.
- DASHED LINES SHOW WINDOW LOCATION OF 2879 LAKE ST.
- (E) TILED ROOF, TYP.
- (N) ASPHALT SHINGLE ROOF
- (N) CEM. PLAS. WALL TO MATCH (E), TYP.
- SHADED AREA DENOTES (N) ADDITION
- (N) EXTRUDED FIBERGLASS WINDOWS, TYP.
- (N) WOOD TRIM, PNT, TYP.
- (E) TILED ROOF
- (E) TILED ROOF
- (N) CEM. PLASTER WALL TO MATCH (E), TYP.

RESIDENTIAL REMODEL
2985 LAKE ST.
SAN FRANCISCO, CA 94121

1 PROPOSED SOUTH ELEVATION- LEFT SIDE

1/4"=1'-0"

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	2/7/14
PRE-APPLICATION	3/5/14
SITE PERMIT SECTION 311	3/31/14

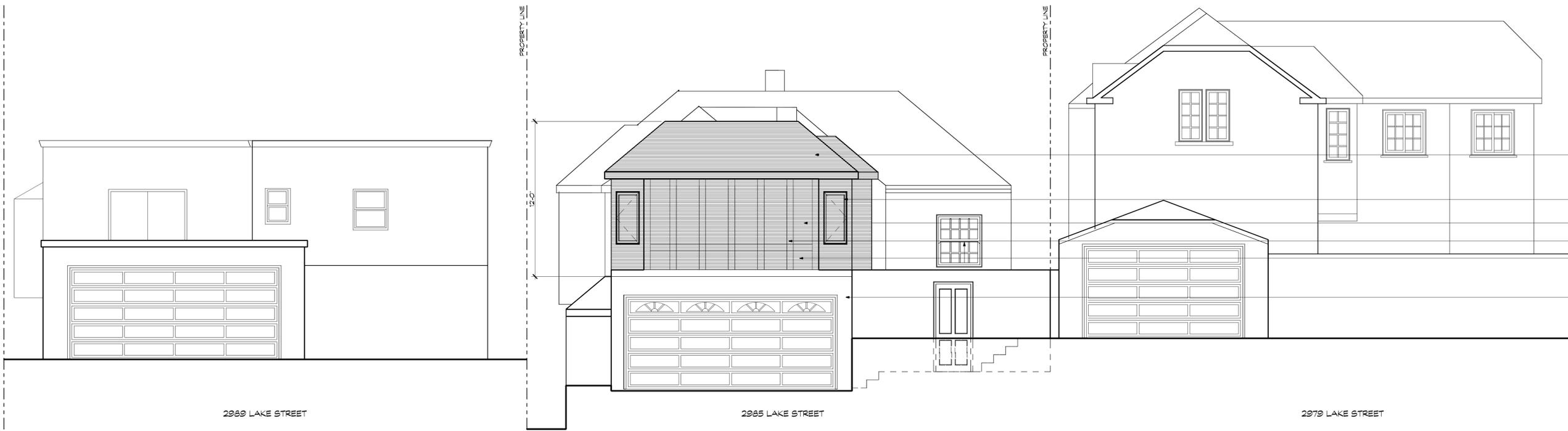
APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	3/31/14
PROJECT #:	1309.00

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**PROPOSED
EXTERIOR
ELEVATION**

SCALE: AS INDICATED
SHEET NUMBER:

A 3.3



- (N) ASPHALT SHINGLE ROOF
- (N) EXTRUDED FIBERGLASS WINDOWS, TYP.
- SHADED AREA DENOTES (N) ADDITION
- (N) WD TRIM, PNT, TYP.
- (N) CEM. PLASTER WALL TO MATCH (E), TYP.
- (E) GARAGE WALL

1 PROPOSED WEST ELEVATION- REAR 1/4"=1'-0"



- DASHED OUTLINE OF THE ADJ. PROPERTY ON THE NORTH SIDE, 2989 LAKE ST. DASHED LINES SHOW WINDOW LOCATION OF 2989 LAK ST.
- SHADED AREA DENOTES (N) ADDITION
- (N) EXTRUDED FIBERGLASS WINDOWS, TYP.
- (N) CEM. PLAS. WALL TO MATCH (E), TYP
- DASHED OUTLINE OF THE ADJ. PROPERTY'S DETACHED GARAGE ON THE NORTH SIDE, 2989 LAKE ST.

2 PROPOSED NORTH ELEVATION- RIGHT SIDE 1/4"=1'-0"

RESIDENTIAL ADDITION
2985 LAKE ST.
SAN FRANCISCO, CA 94121

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	2/7/14
PRE-APPLICATION	3/5/14
SITE PERMIT SECTION 311	3/31/14
SITE PERMIT PLAN CHECK	6/25/14

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS
REVIEWED BY:
PLOT DATE: 6/25/14
PROJECT #: 1309.00

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PROPOSED EXTERIOR ELEVATIONS

SCALE: AS INDICATED
SHEET NUMBER:

A 3.4



1 BUILDING SECTION

1/4"=1'-0"

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	2/7/14
PRE-APPLICATION	3/5/14
SITE PERMIT SECTION 311	3/31/14

APPROVED FOR THE OWNER BY:	
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REVIEWED BY:	
PLOT DATE:	3/31/14
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BUILDING SECTION

SCALE: AS INDICATED
SHEET NUMBER:

A 3.5