



# 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: <b>991 Innes Avenue</b>	Case No.: <b>2013.0409V</b>
Cross Street(s): <b>Hunters Point Blvd &amp; Hawes St</b>	Building Permit: <b>To be filed.</b>
Block / Lot No.: <b>4653/011B</b>	Applicant/Agent: <b>Kelly Lawson Alex Lantsberg</b>
Zoning District(s): <b>RH-1(S) / 40-X</b>	Telephone: <b>415-794-2539</b>
Area Plan: <b>Bayview</b>	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](mailto: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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fax: 415-258-9191

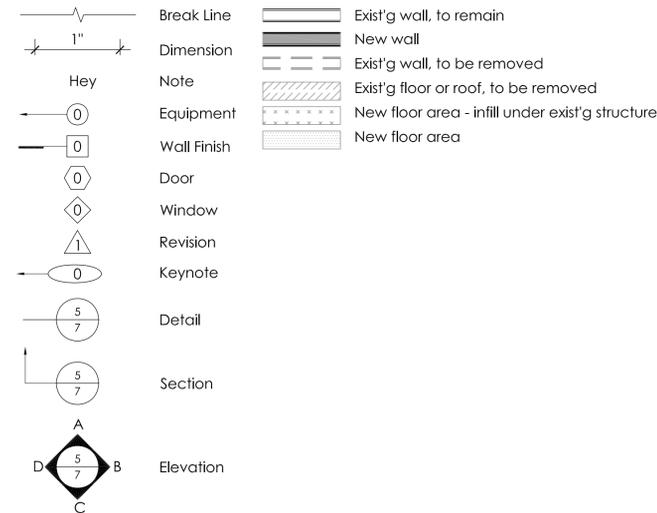
### CODES

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.

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.	
<b>Total:</b>	<b>1,783 s.f.</b>	<b>(55 s.f.)</b>	<b>363 s.f.</b>	<b>2,091 s.f.</b> 308 s.f. net increase

### PLANNING CODE INFORMATION

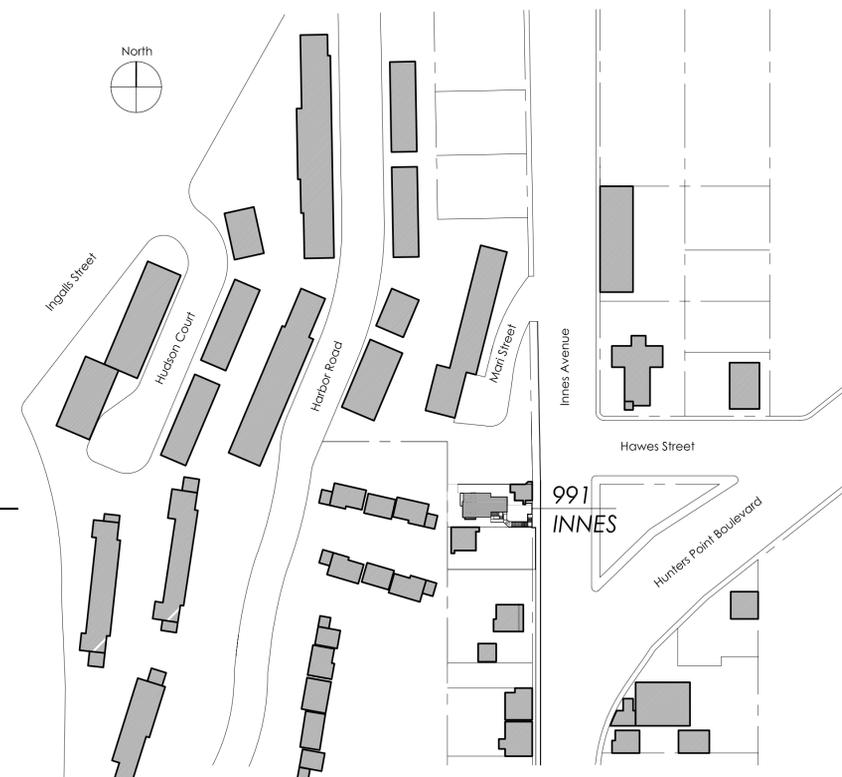
Block & Lot.....4653-011B  
 Zoning.....RH-1 (S), House, One-Family with minor second unit  
 Height limit.....35 feet, 30 feet at front of property  
 Max Allow. Density.....2 units per lot  
 Second unit limited to 600 Sq.Ft. net floor area  
 Redevelopment Area.....Not in RDA project area  
 Min Lot 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  
 Actual 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 1/5 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

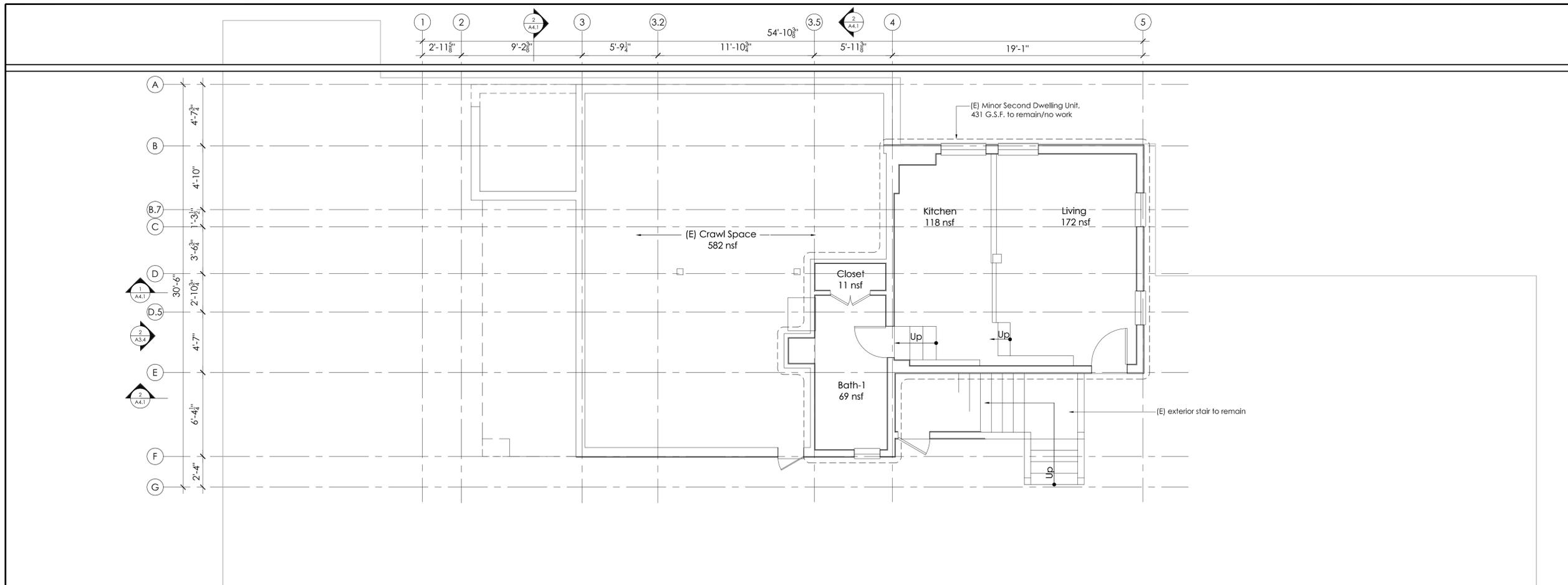
Date: September 21, 2013 - Revision-3  
Project # 1215



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Owners  
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1 LEVEL-1 FLOOR PLAN - MINOR SECOND DWELLING UNIT

Revisions  
 Project

## RENOVATION & ADDITION

991 INNESS AVENUE  
 SAN FRANCISCO CA 94124

BLOCK: 4653 LOT: 011B

Scale: 1/4" = 1'-0" Sheet

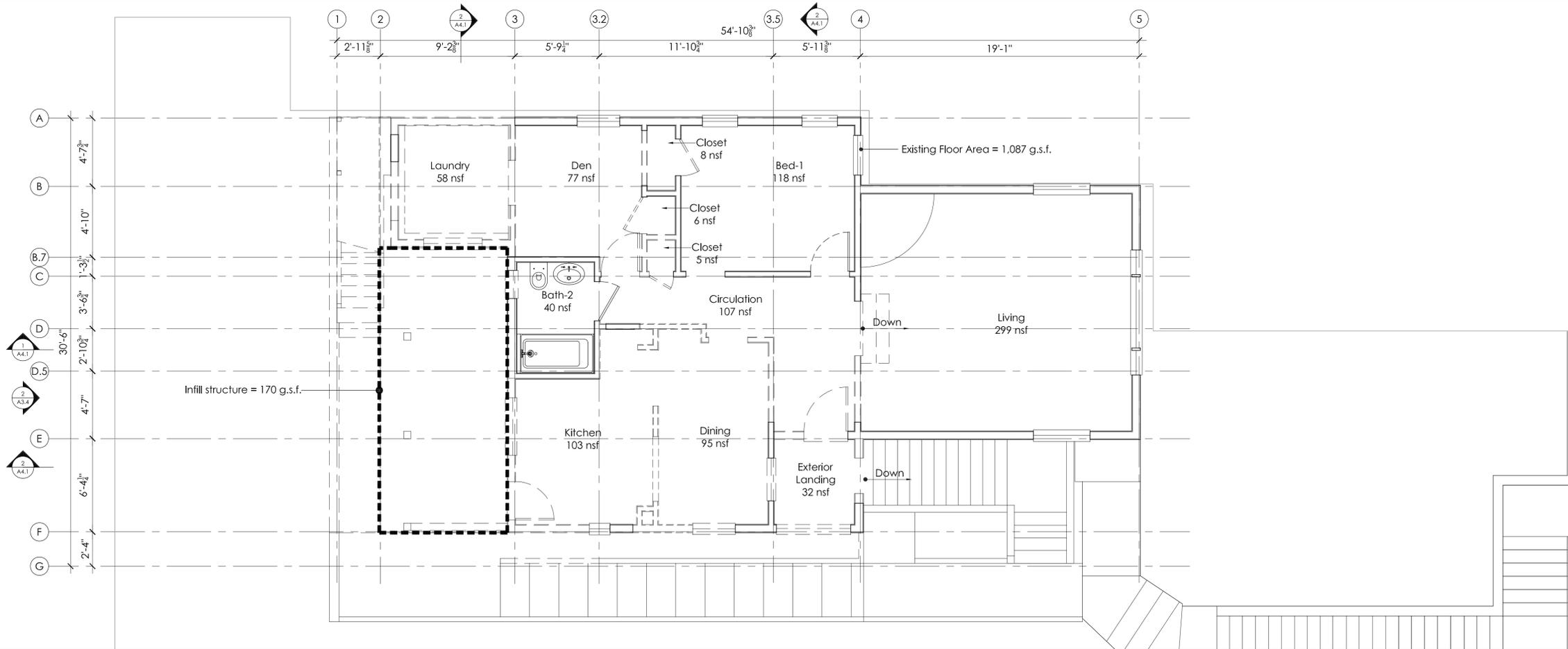
### LEVEL-1 FLOOR PLAN

# A2.1

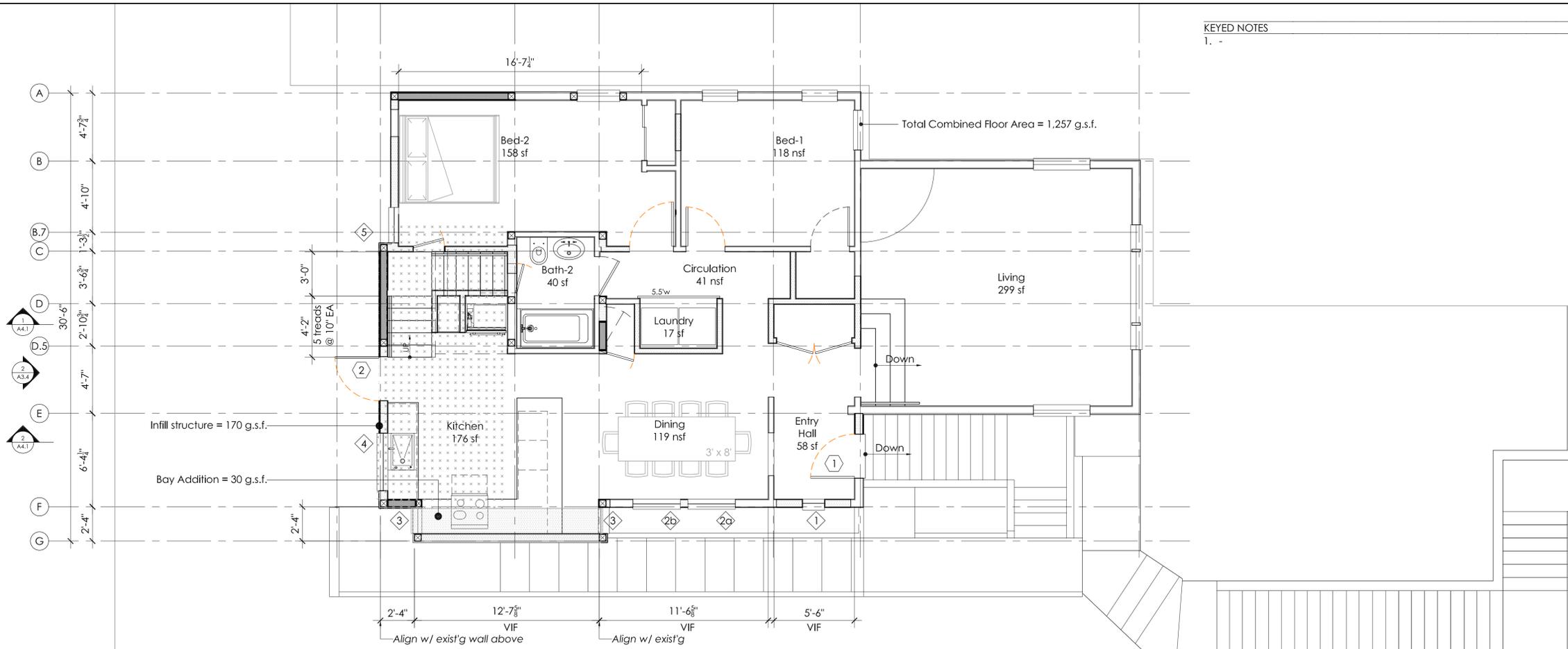
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1 EXIST'G / DEMO



KEYED NOTES  
 1. -

2 NEW

Revisions  
 Project

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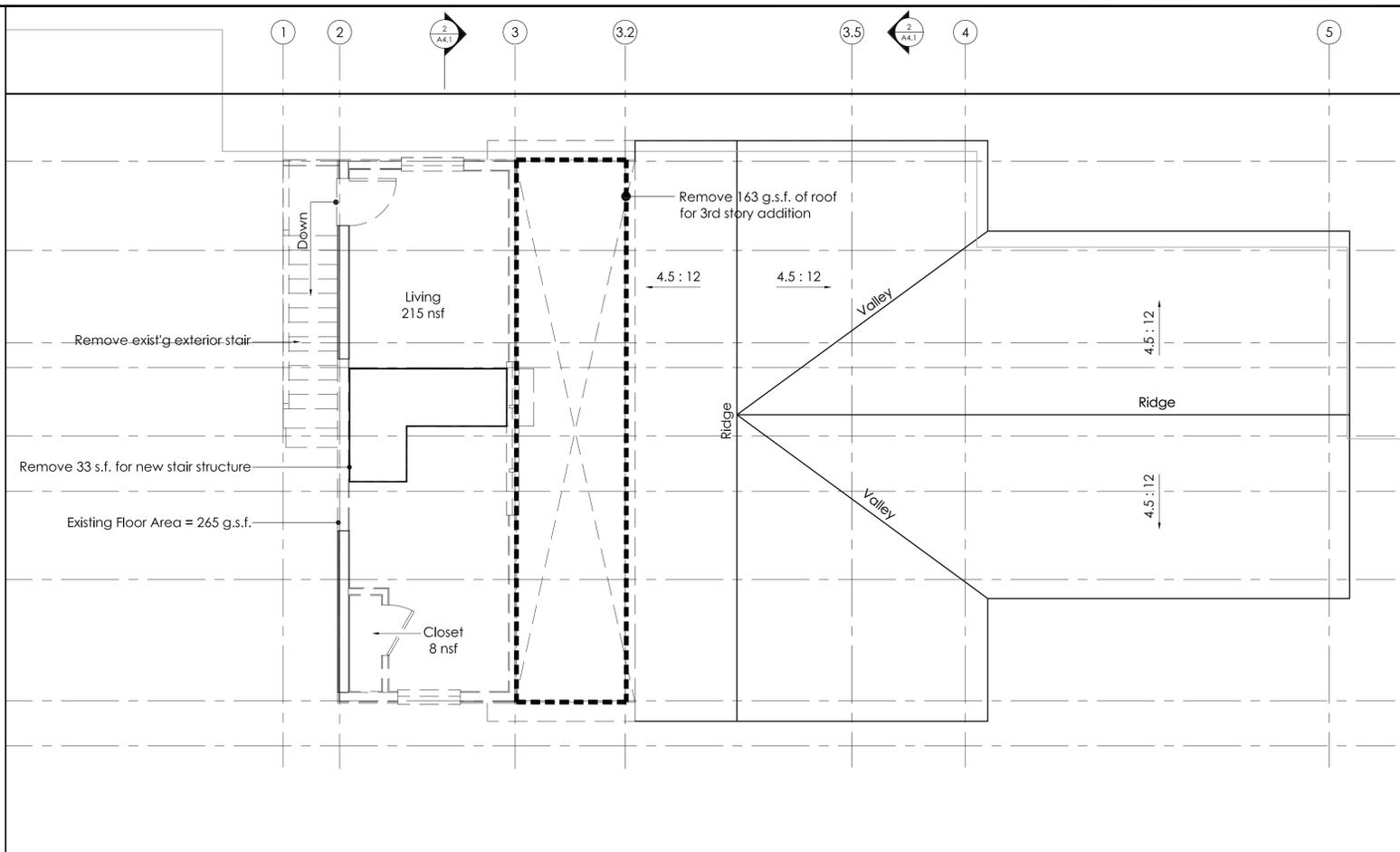
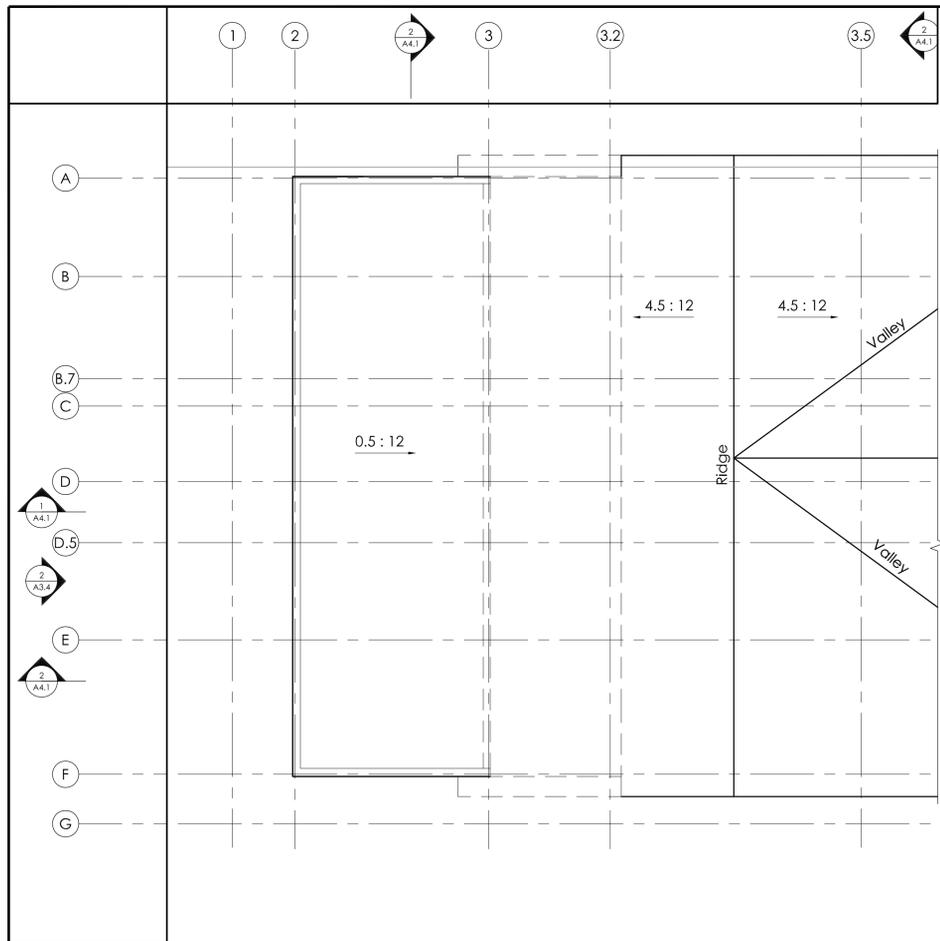
### LEVEL-2 FLOOR PLANS

# A2.2

# SPACE

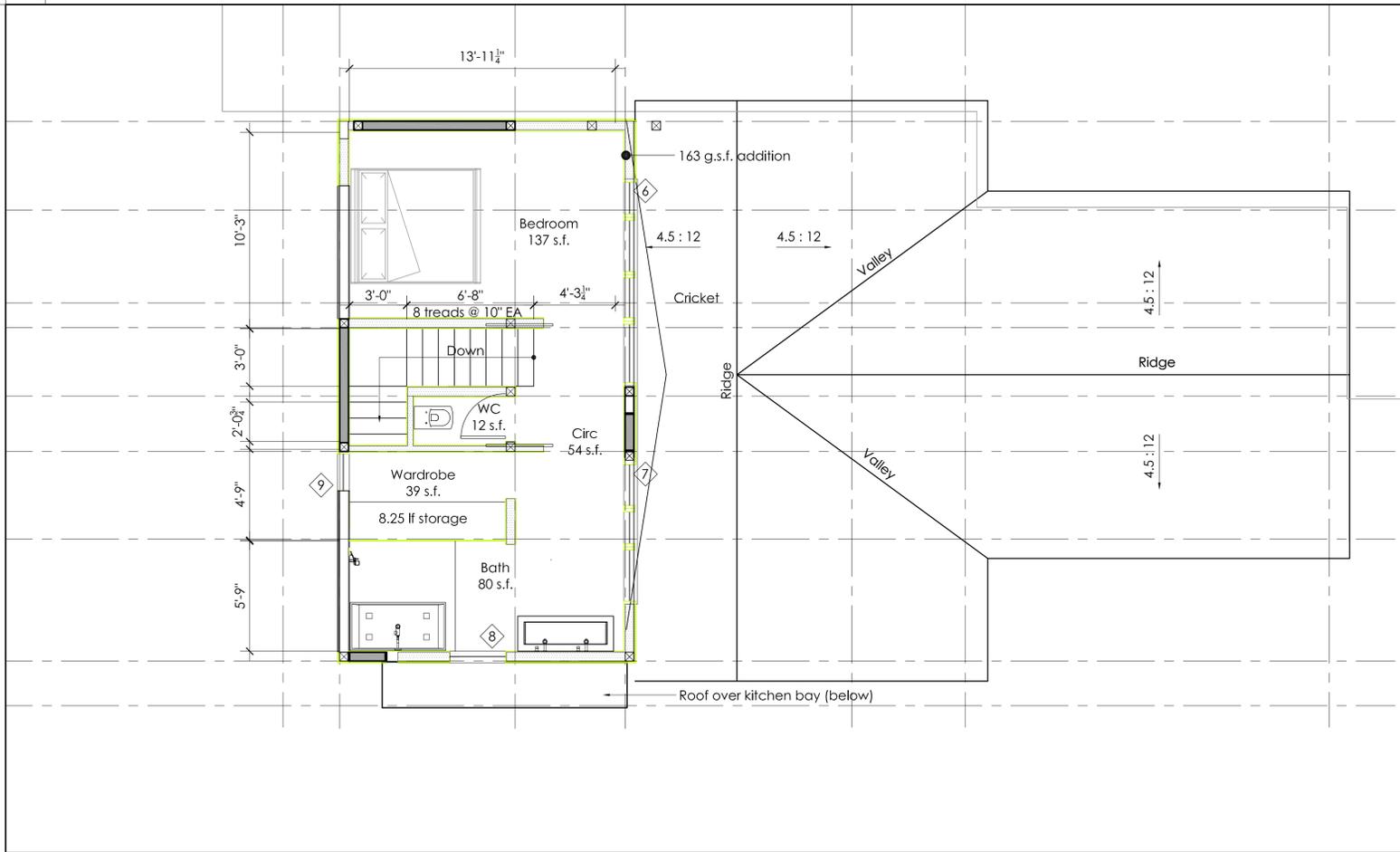
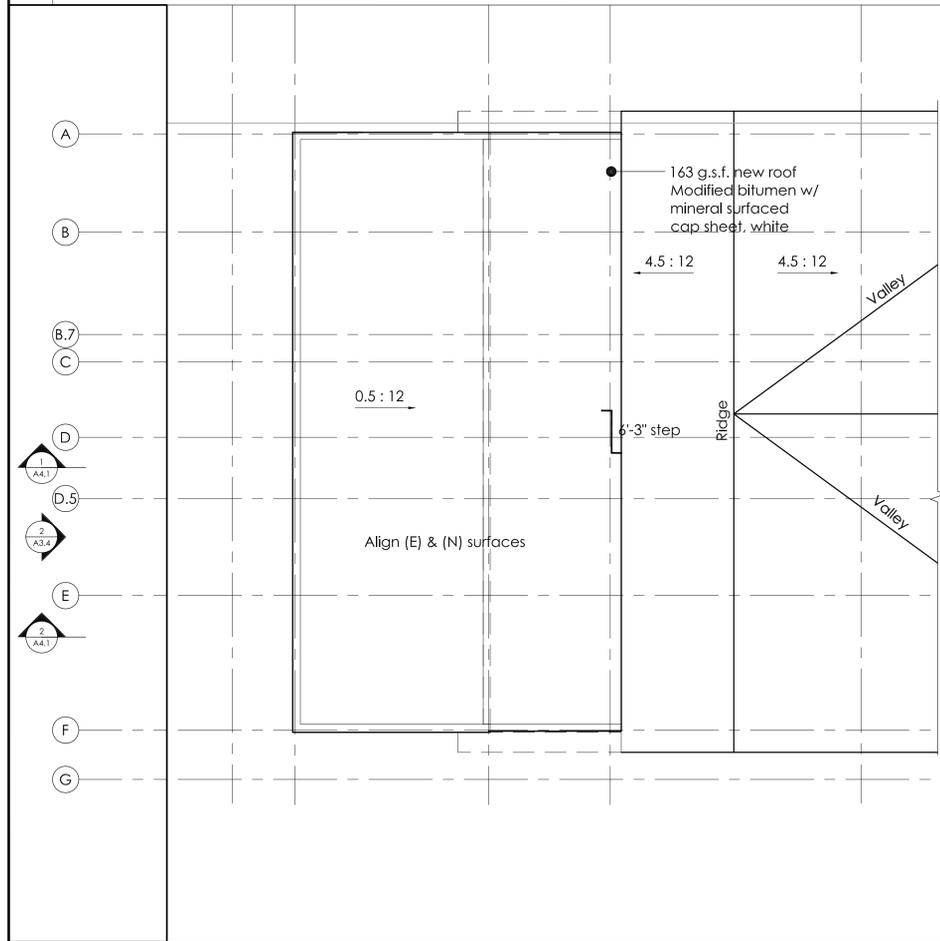
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3 EXIST'G / DEMO UPPER ROOF PLAN

1 LEVEL 3 & LOWER ROOF DEMO PLAN



4 NEW UPPER ROOF PLAN

2 LEVEL 3 & LOWER ROOF NEW PLAN

Revisions  
 Project

## RENOVATION & ADDITION

991 INNESS AVENUE  
 SAN FRANCISCO CA 94124

BLOCK: 4653 LOT: 011B

Scale: 1/4" = 1'-0" Sheet

LEVEL-3 FLOOR PLANS  
 & ROOF PLANS

# A2.3

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

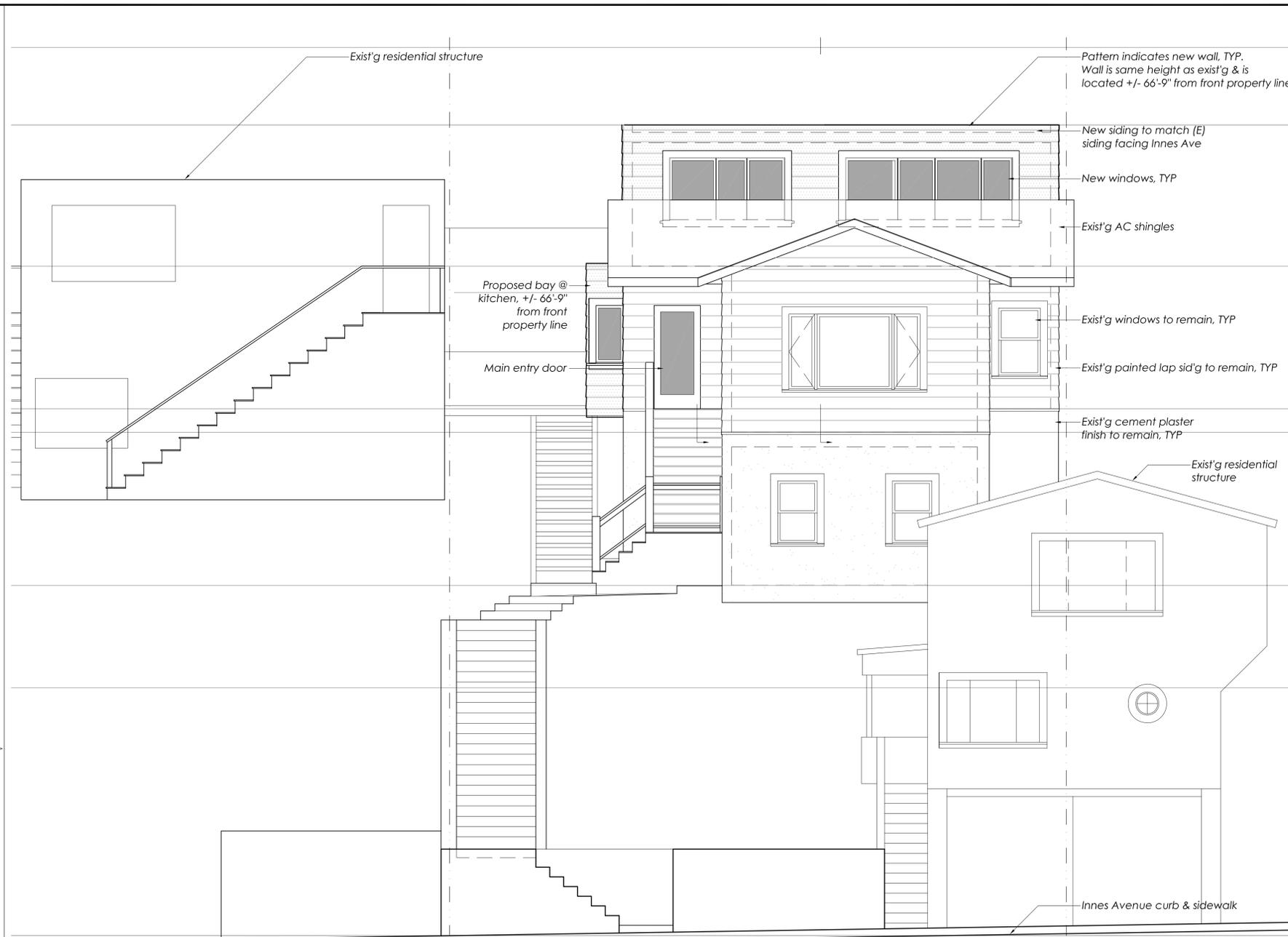
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1 EXIST'G EAST/INNES AVE ELEVATION



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	material	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

Revisions  
 Project

## RENOVATION & ADDITION

991 INNESS AVENUE  
 SAN FRANCISCO CA 94124

BLOCK: 4653 LOT: 011B

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

Sheet

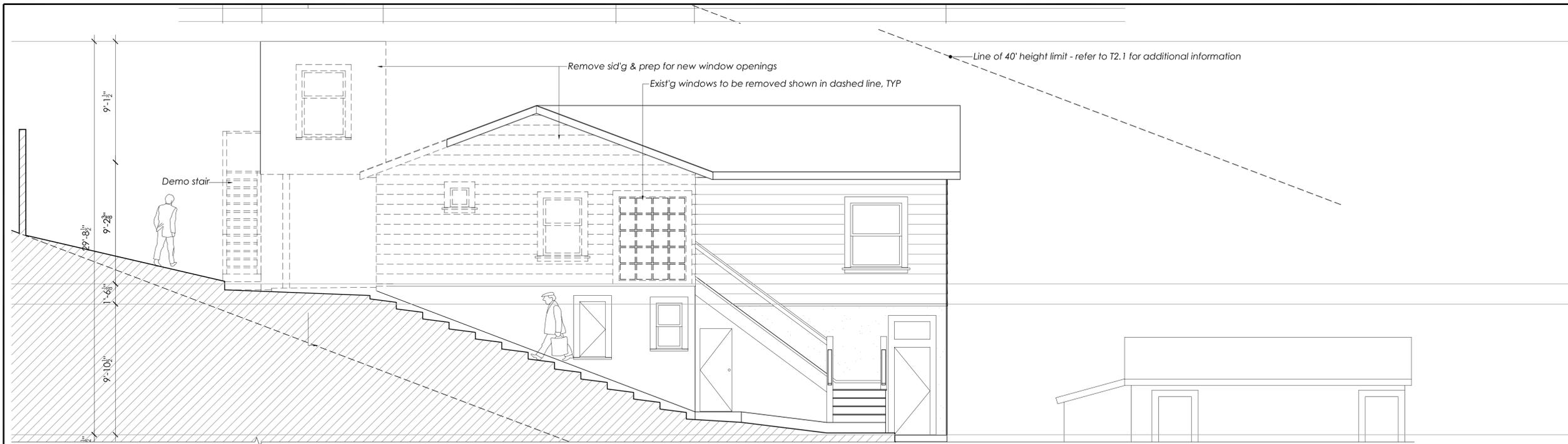
### ELEVATIONS

# A3.1

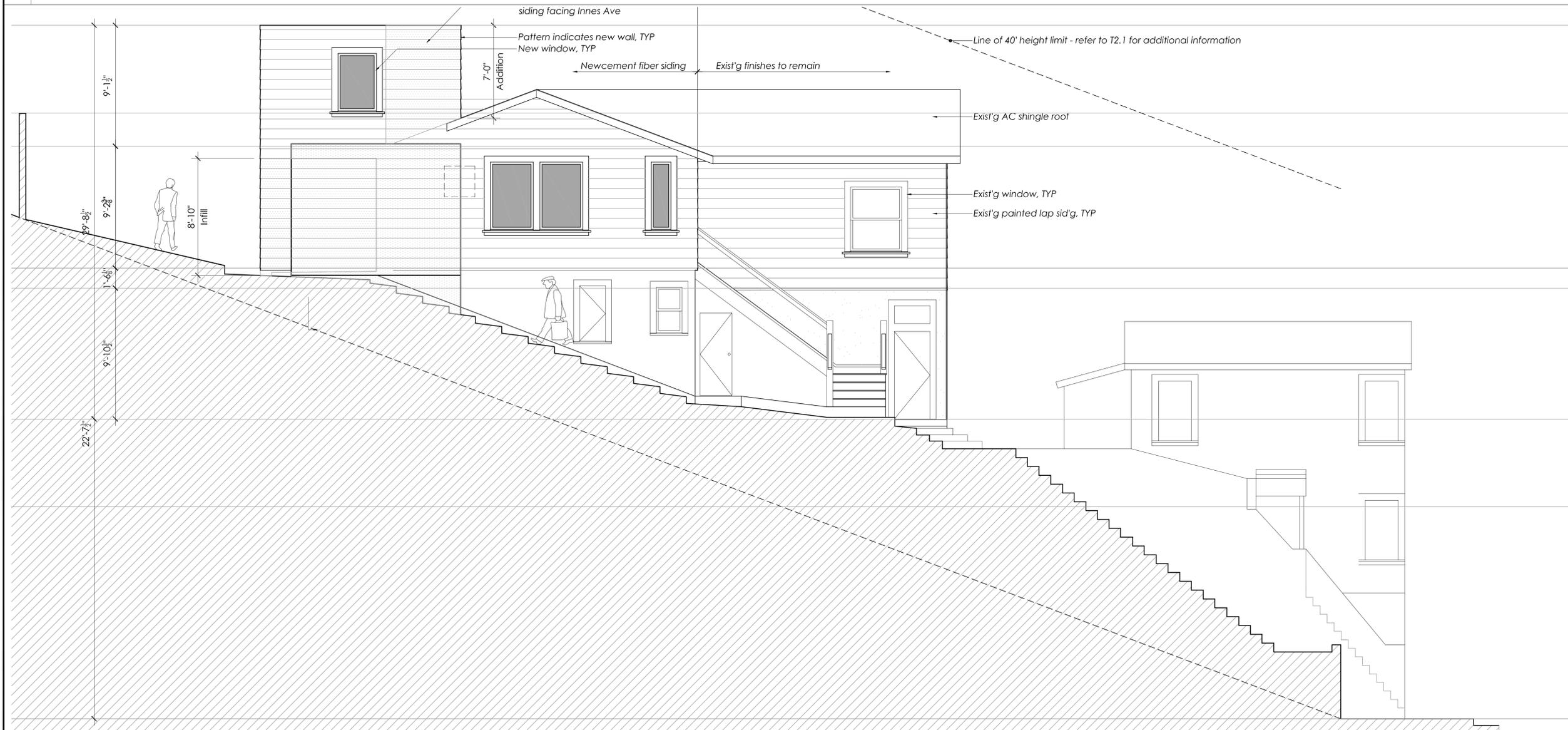
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1 EXIST'G / DEMO SOUTH ELEVATION



2 PROPOSED SOUTH ELEVATION

Revisions  
 Project

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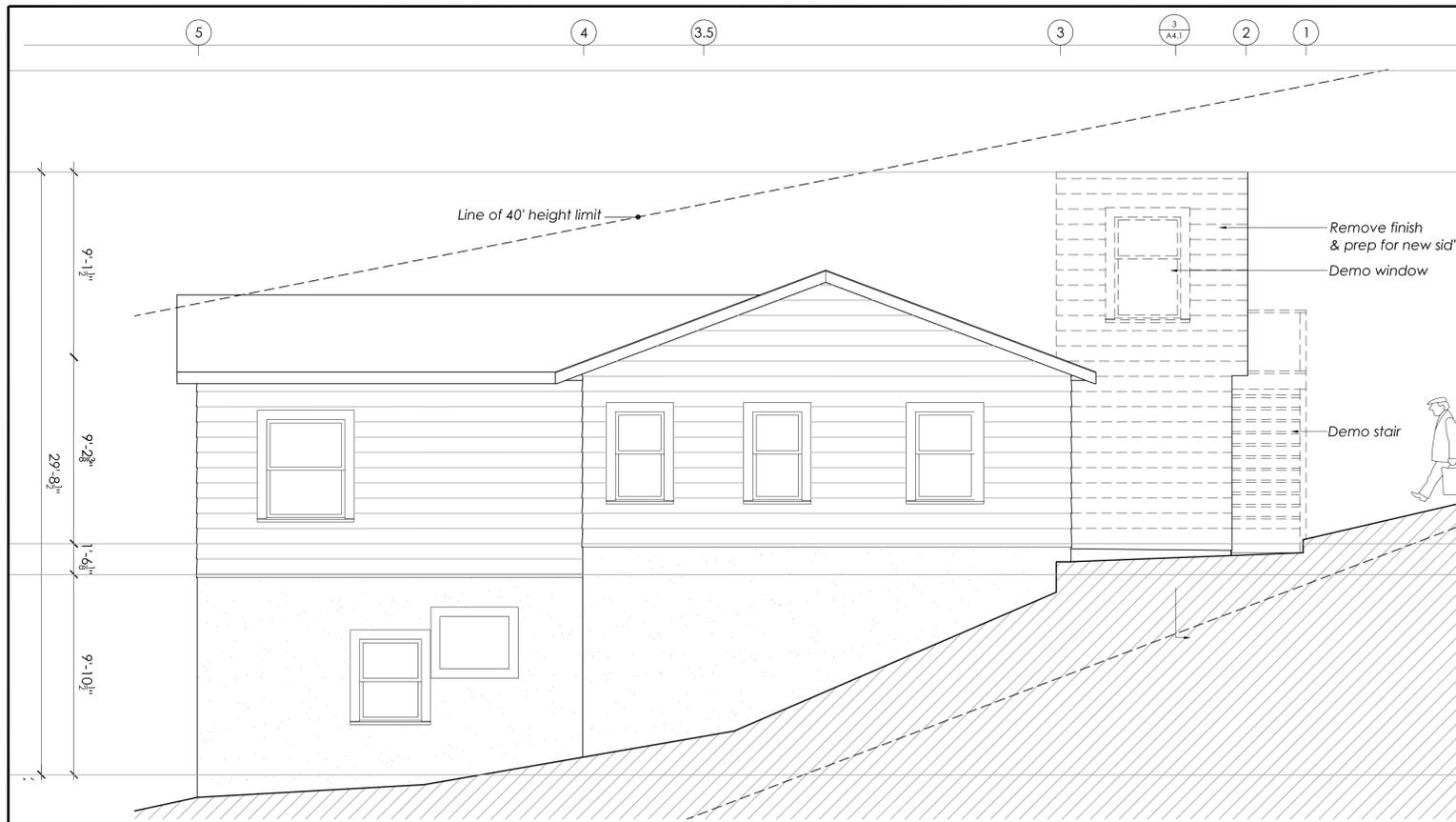
BLOCK: 4653 LOT: 011B

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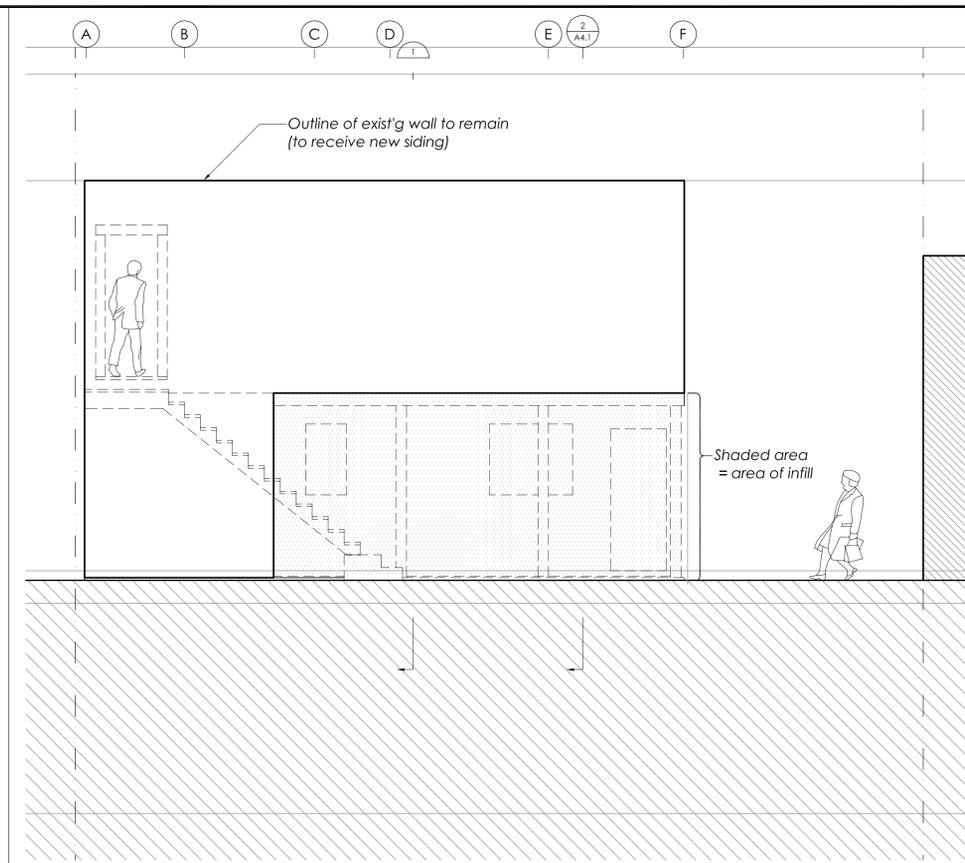
Sheet

ELEVATIONS

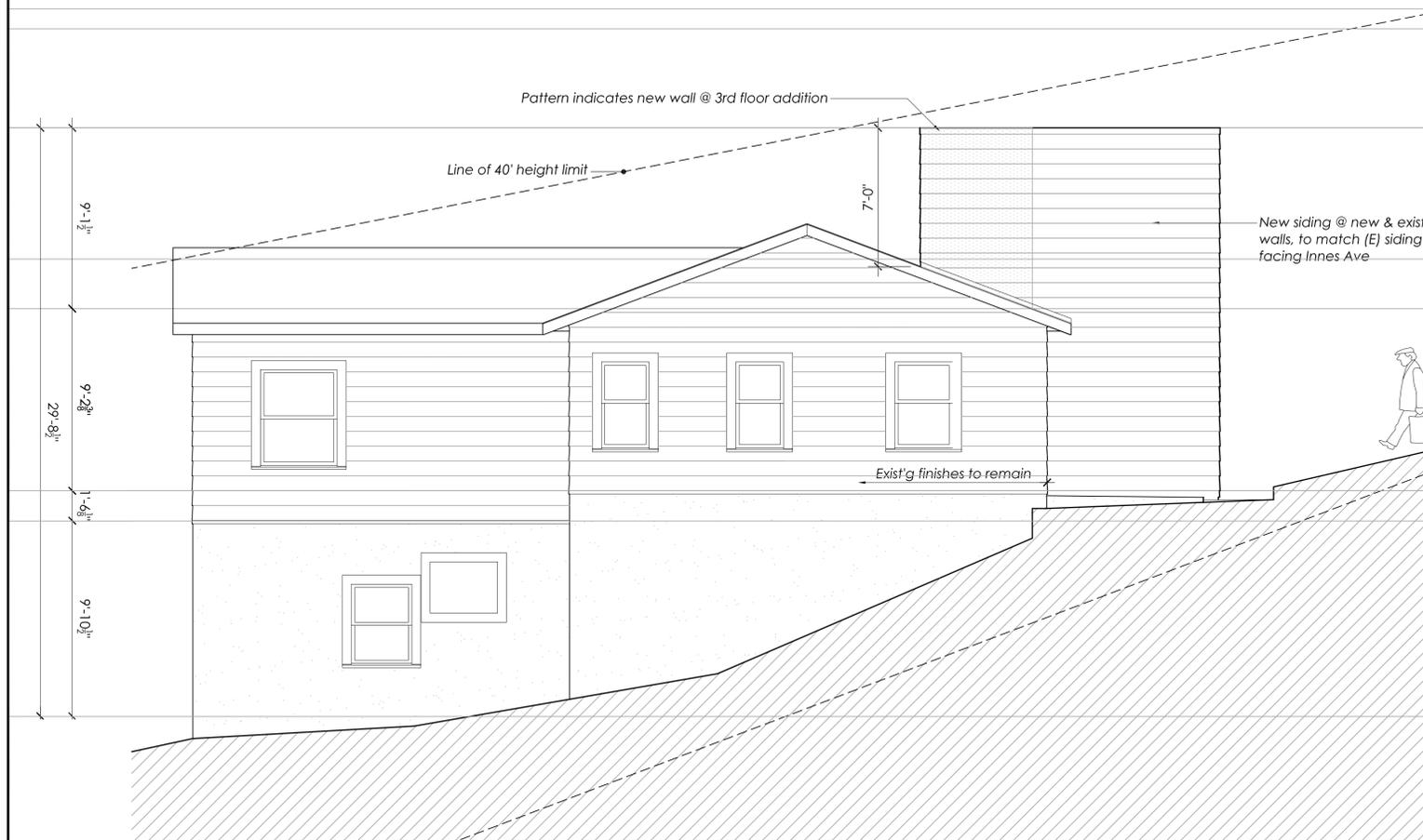
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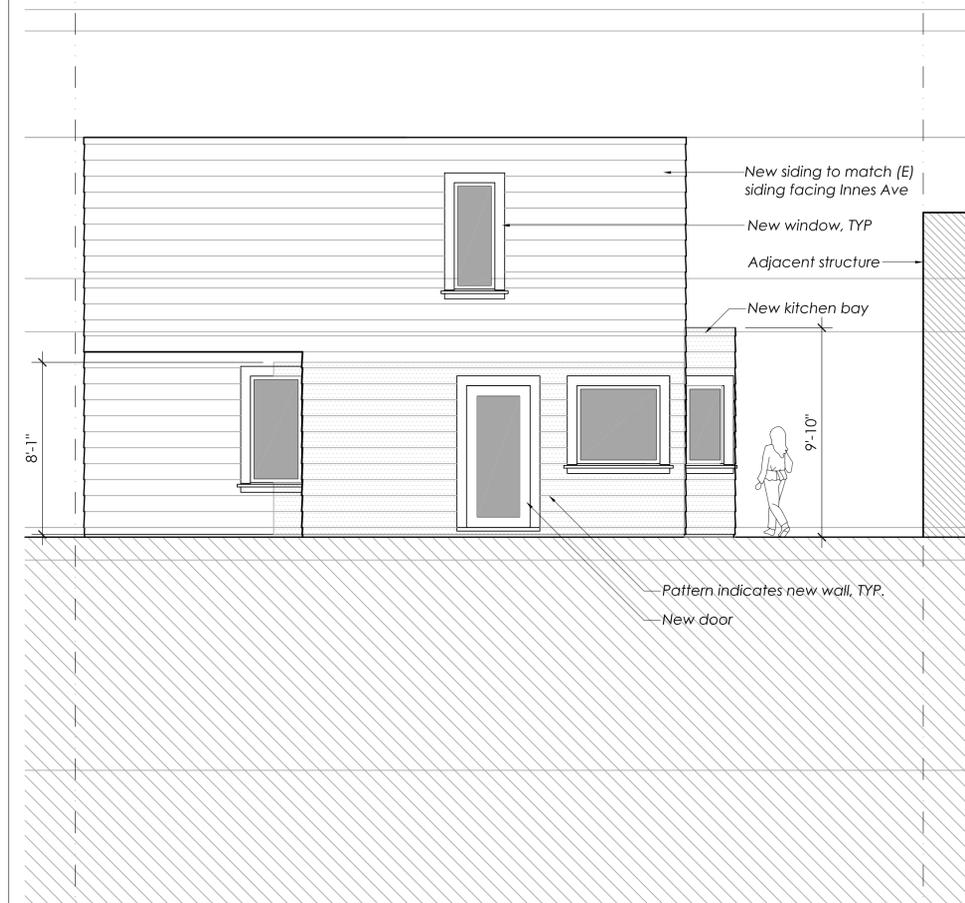
1 EXIST'G / DEMO NORTH ELEVATION



2 EXIST'G / DEMO WEST ELEVATION



3 PROPOSED NORTH ELEVATION



4 PROPOSED WEST ELEVATION

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Revisions  
 Project

## RENOVATION & ADDITION

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 SAN FRANCISCO CA 94124

BLOCK: 4653 LOT: 011B

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

Sheet

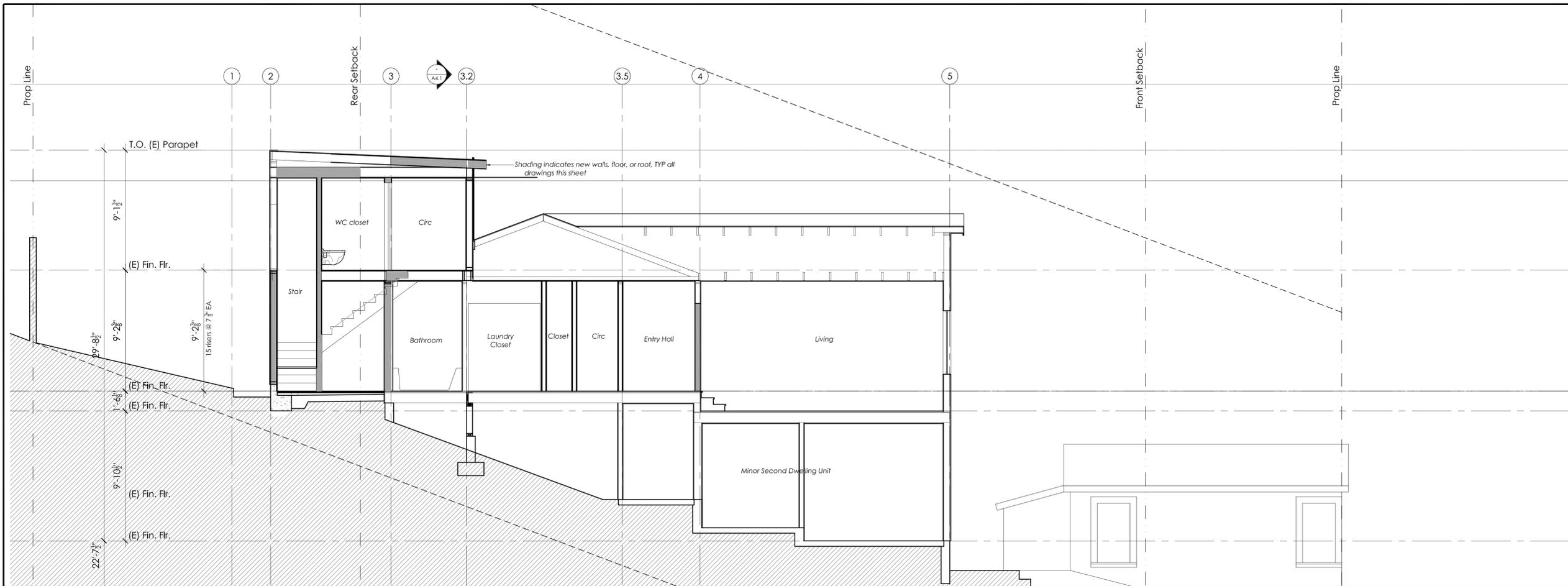
### ELEVATIONS

# A3.3

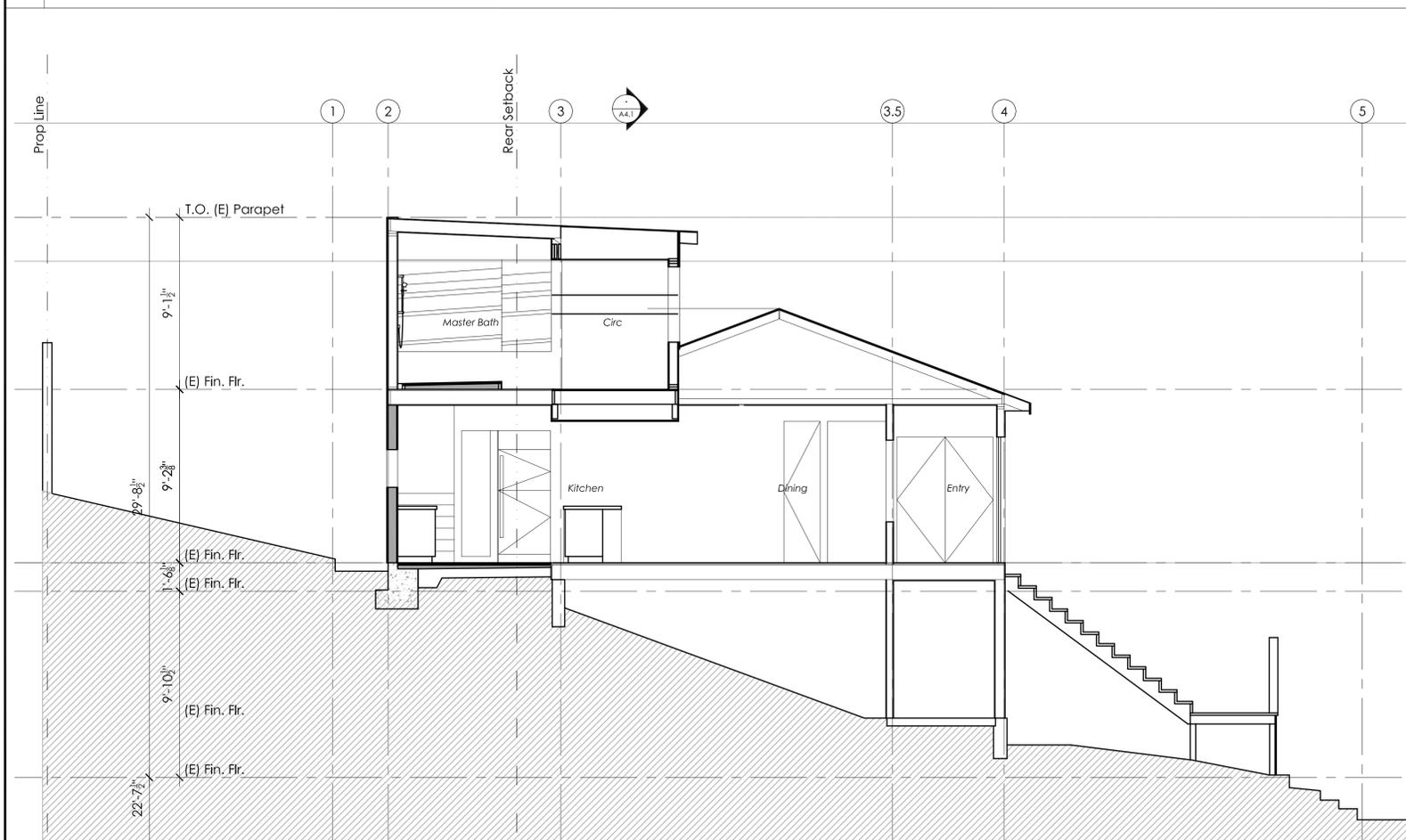
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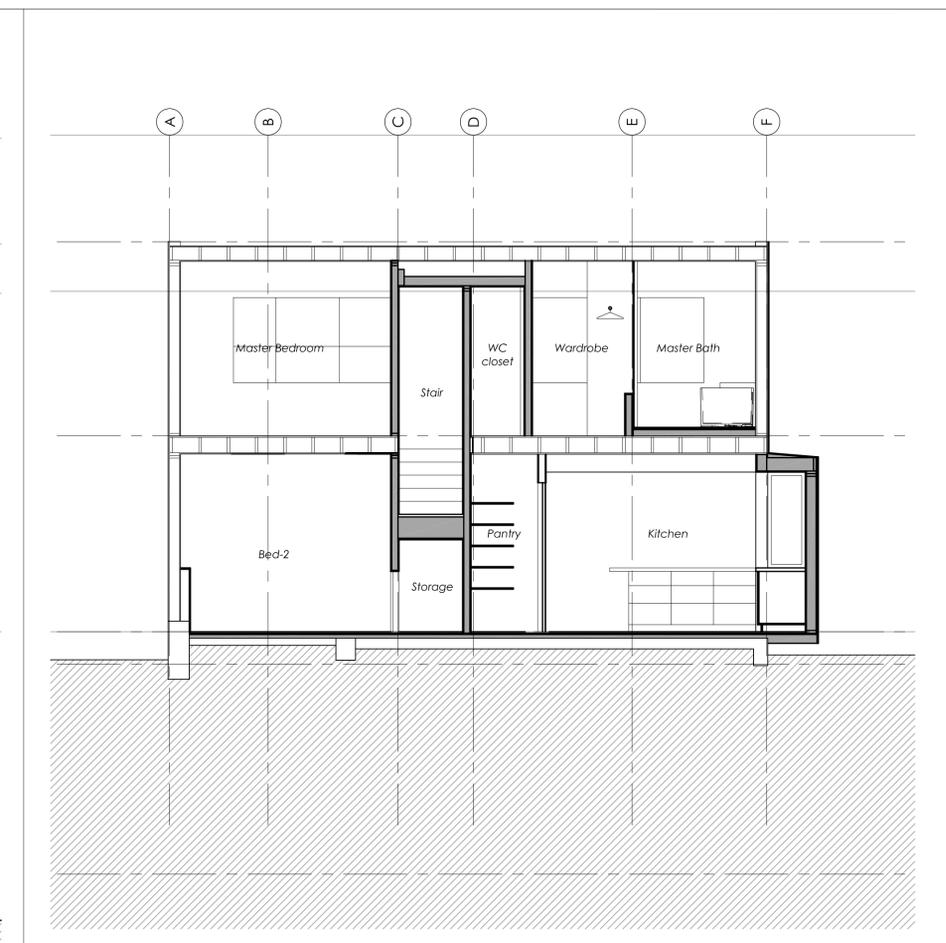
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1 LONG SECTION



2 LONG SECTION



3 CROSS SECTION

Revisions  
 Project

## RENOVATION & ADDITION

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

SECTIONS

# A4.1