



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, October 26, 2016**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1155 Ingerson Ave.	Case No.: 2015-002096VAR
Cross Street(s): 3rd and Jennings Streets	Building Permit: 2013.1017.9627
Block /Lot No.: 4968/026	Applicant: Javier Solorzano
Zoning District(s): RH-1 / 40-X	Telephone: (415) 724-5240
Area Plan: Bayview Hunters Point	E-Mail: javier131064@yahoo.com

PROJECT DESCRIPTION

The proposal is to legalize the horizontal rear and side additions of approximately 468 square feet, containing a bedroom and family room, and construct a side addition of approximately 242 square to an existing single-family residence.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 25 feet. The proposed rear addition would encroach approximately 5 feet into the required rear yard and result in a rear yard of 20 feet; therefore, the project requires a variance from the rear yard requirement.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2015-002096VAR>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Ella Samonsky** Telephone: **(415) 575-9112** E-Mail: ella.samonsky@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property.

APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.

SCOPE OF WORK

TO LEGALIZE ONE NEW LIVING ROOM, ONE FAMILY ROOM, ONE BEDROOM
TO COMPLY W/COMPLIANT No: 201322164, OF 09/09/2013

Carranza Residence

1155 Ingerson Ave
San Francisco , Ca, 94124
Block: 4968 Lot: 026
Zoning : R-3

Applicable Codes

2013 California Building Code
2013 California Mechanical code
2013 California Electrical Code
2013 California Plumbing Code
2013 California Fire Code
2013 California Residential Code
San Francisco Municipal Code

Sheet Index

SHEET NO.	CONTENTS
T-1	Title Sheet, Project, Sheet Index, Area Calculations
A-1	Proposed Plot Plan and Site Plan
A-2 A-2.1	New Ground Floor Plan & New First Floor Plan
A-3 A-3.1	New Front Elevation , New Left Elevation (E) Right Elevation , Details and Notes
A-4	Foundation & Framing Plans and Details
E-1	T-24 Energy Calculation

SINGLE FAMILY DWELLING .
BLOCK: 4968 , LOT: 026
USE : RESIDENTIAL
OCCUPANCY TYPE : R-3
CONSTRUCTION TYPE : V
LOT SIZE: 25'-0"x 100'-0" = 2,500 S.F.
EXISTING FLOOR AREA : 640 S.F.
NEW FLOOR AREA : 242 S.F.
TOTAL AREA : 882 S.F.

Sergio Galdamez
Design & Build

P.O. Box 2361
South San Francisco, Ca. 94083
Phone: 650.296.0534
SERGAMEN@AOL.COM

CARRANZA RESIDENCE
1155 INGERSON AVE
SAN FRANCISCO, CA. 94124

COVER SHEET

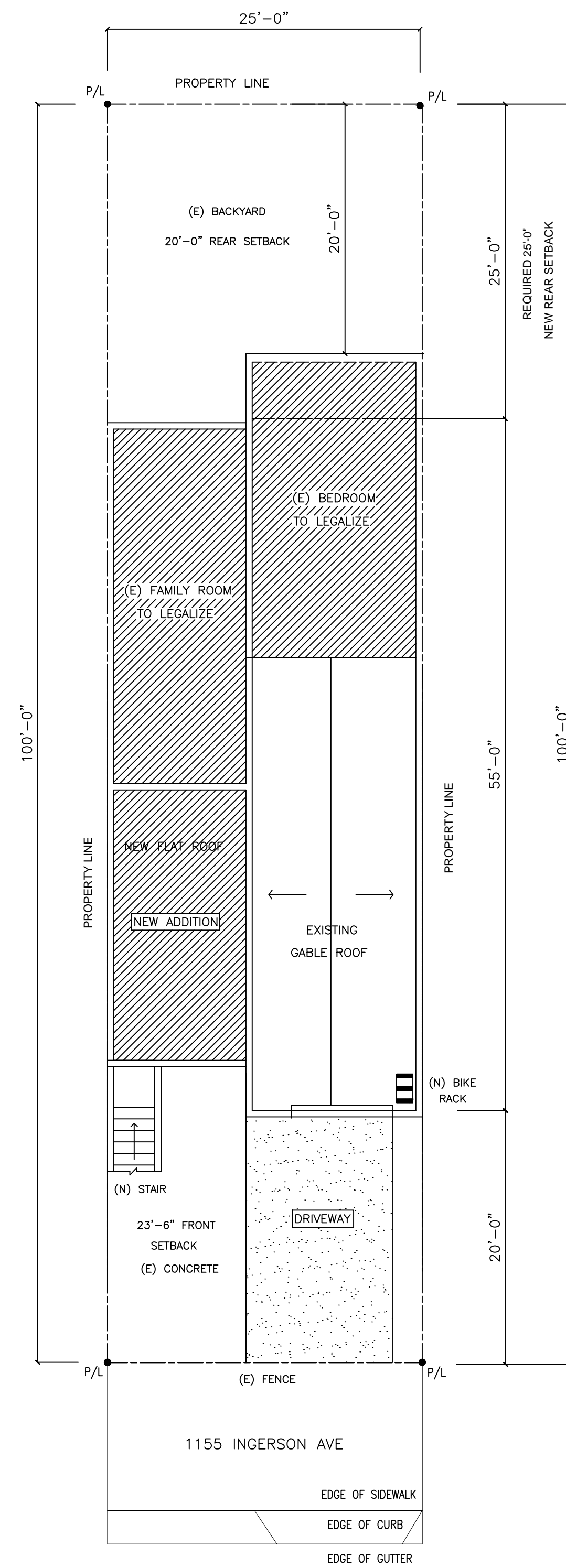
Revision:

6-16-2016

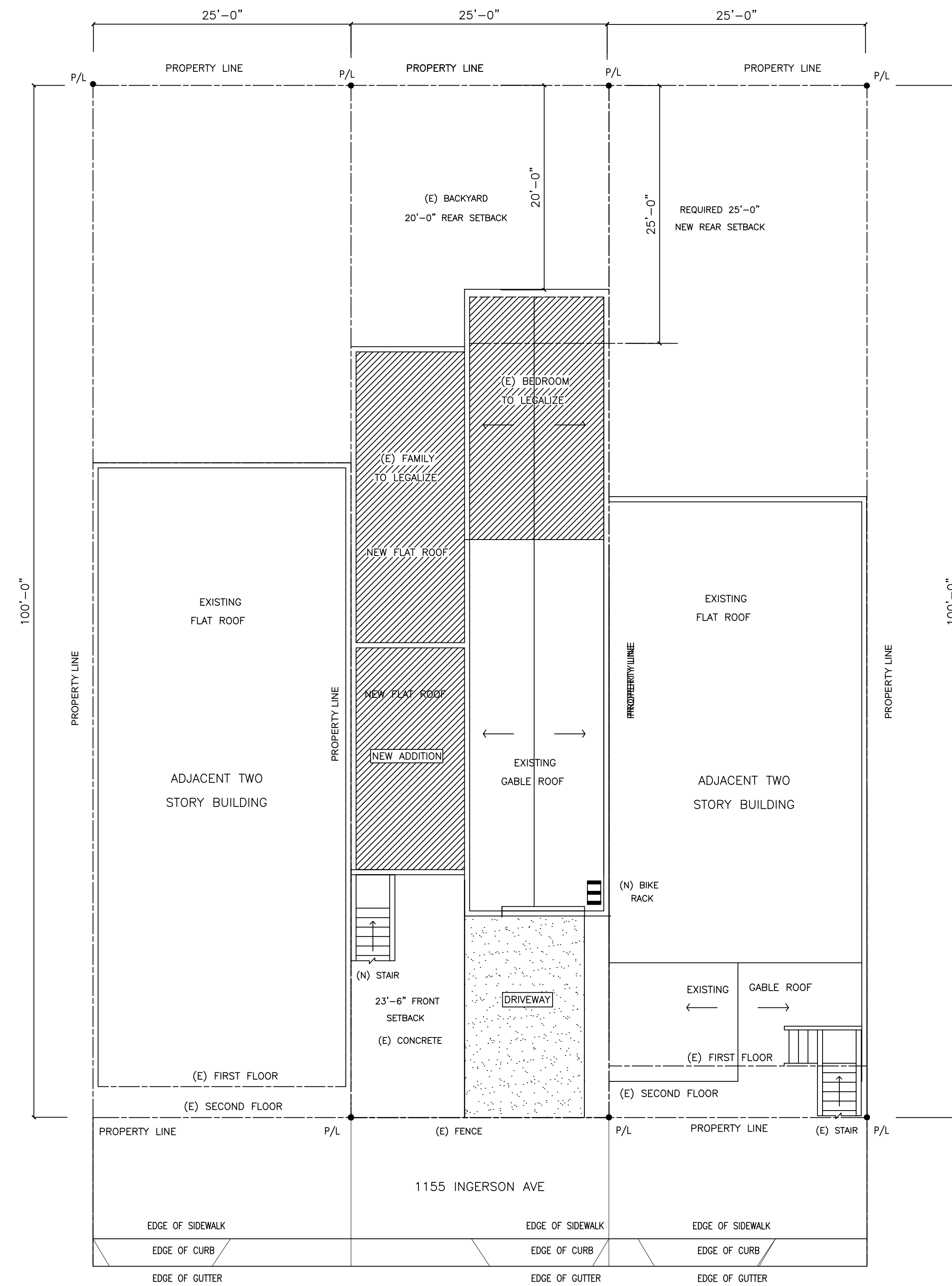
T-1

Of Total
Sheets

6



1 (N) PLOT PLAN
SCALE: 1/8"=1'-0"

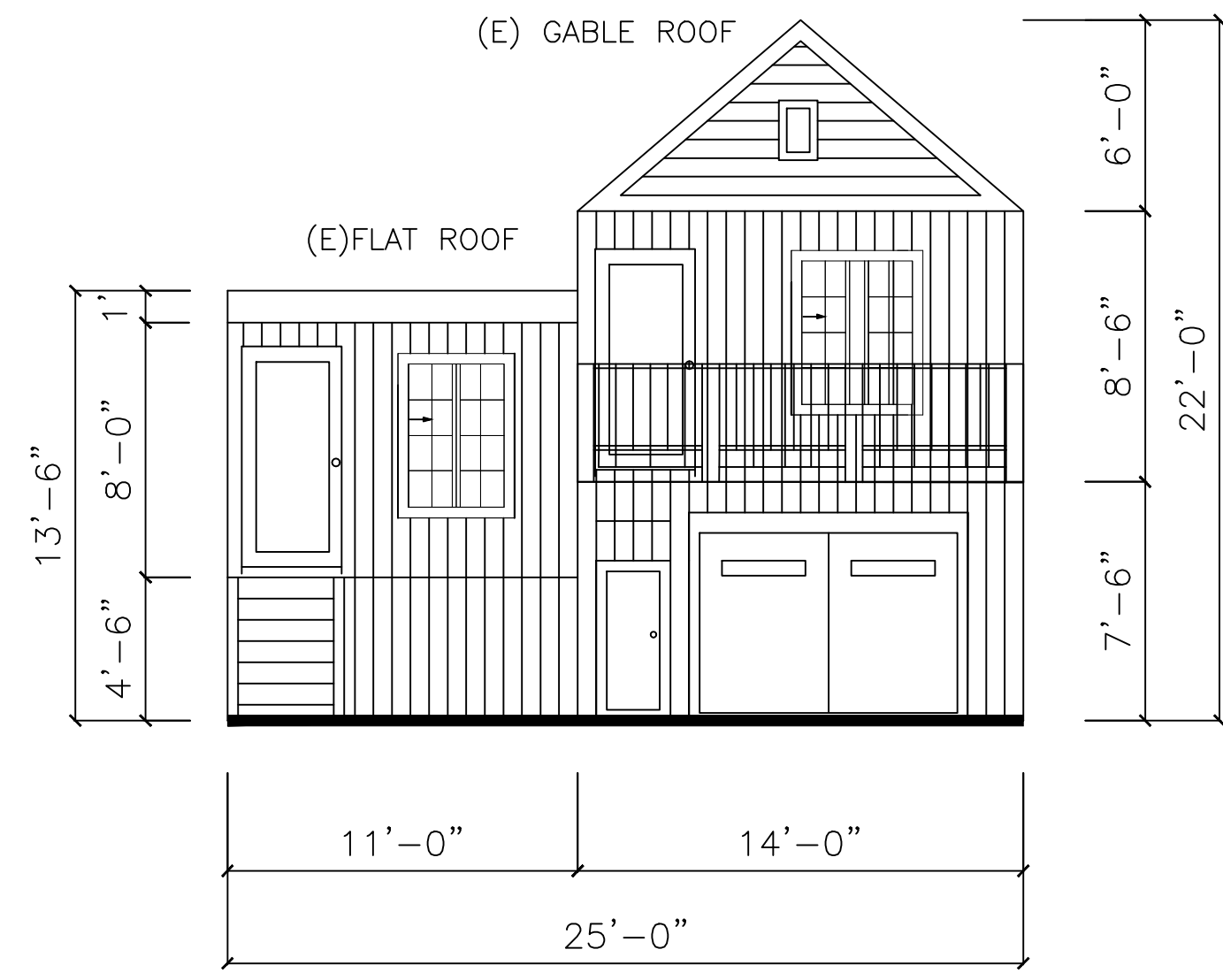


2 (N) SITE PLAN
SCALE: 1/8"=1'-0"

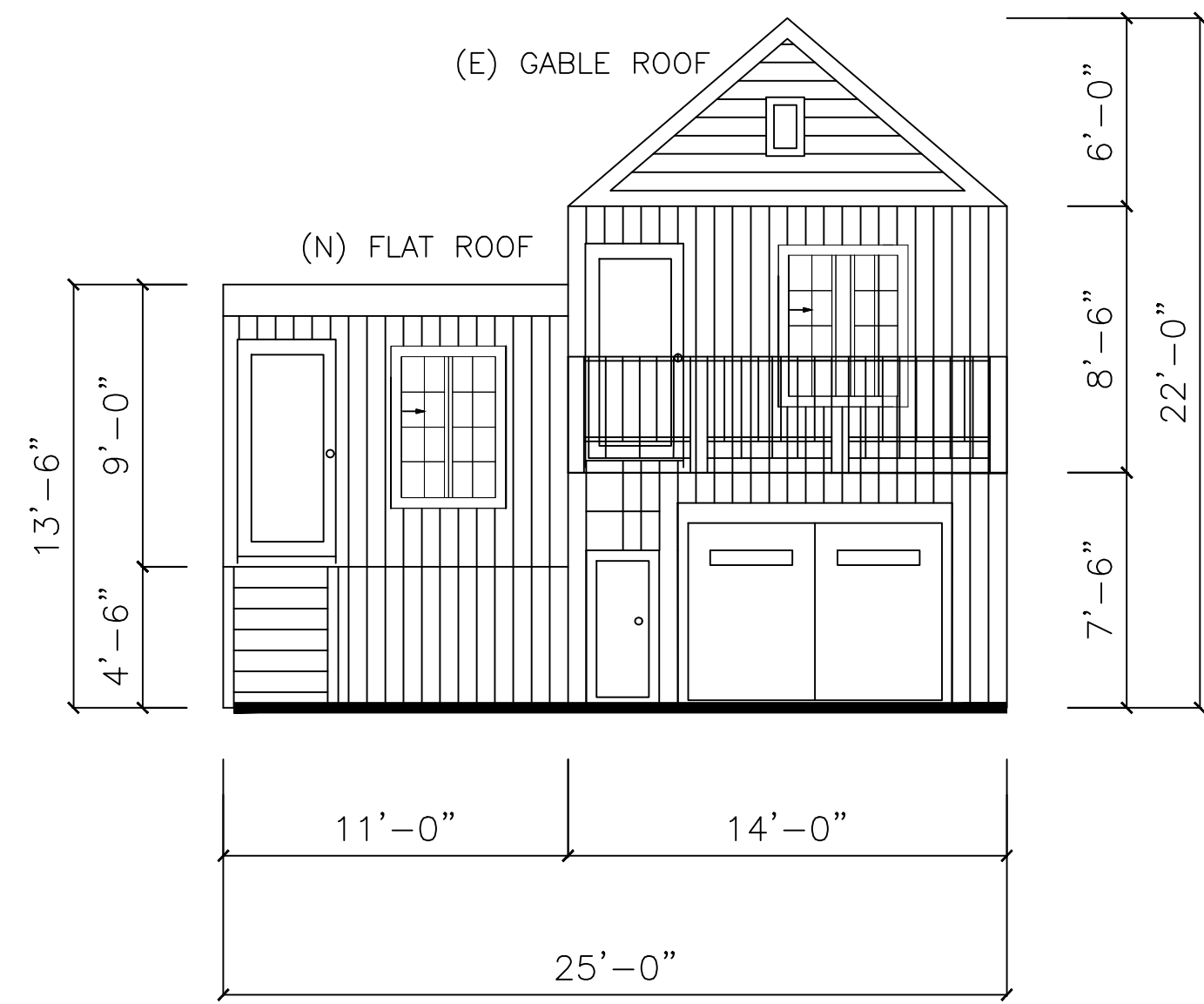
Sergio Galdamez
Design & Build
P.O. Box 2361
South San Francisco, Ca. 94083
Phone: 650.296.0534
SERGAMEN@AOL.COM

CARRANZA RESIDENCE
1155 INGERSON AVE
SAN FRANCISCO, CA. 94112

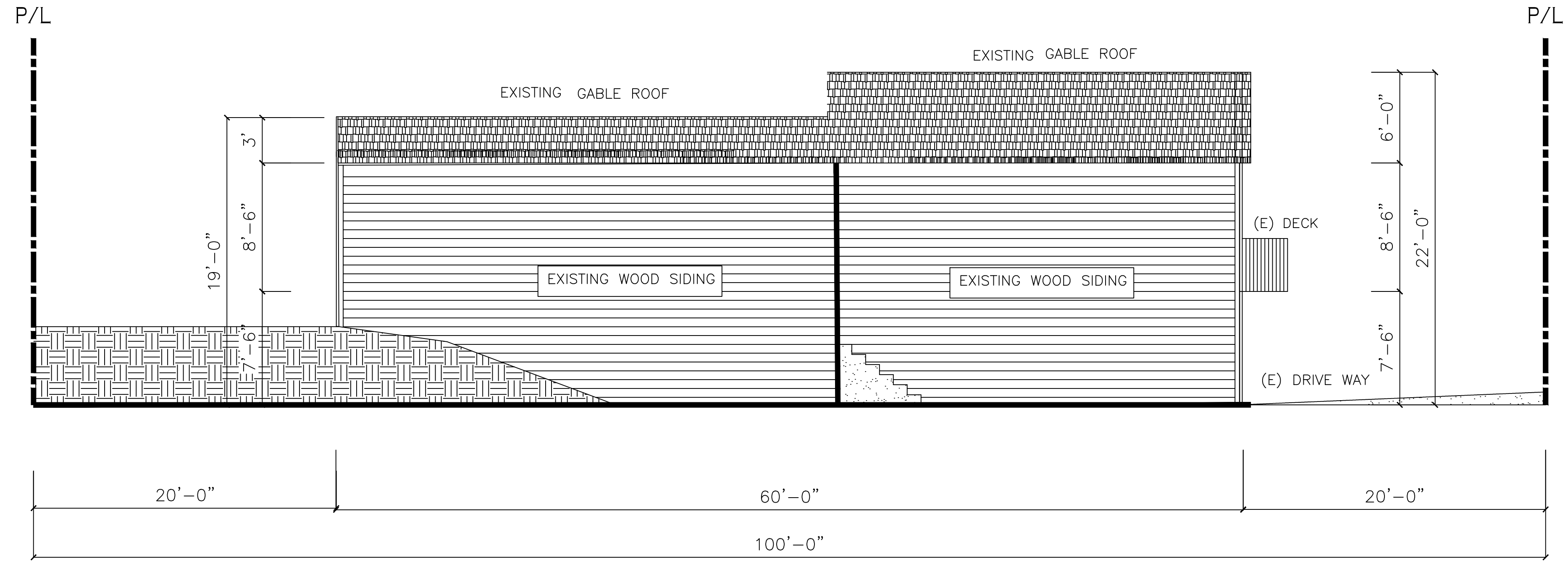
PLOT PLAN
SITE PLAN
Revision:
6-16-2016
A-1
Of Total Sheets 6



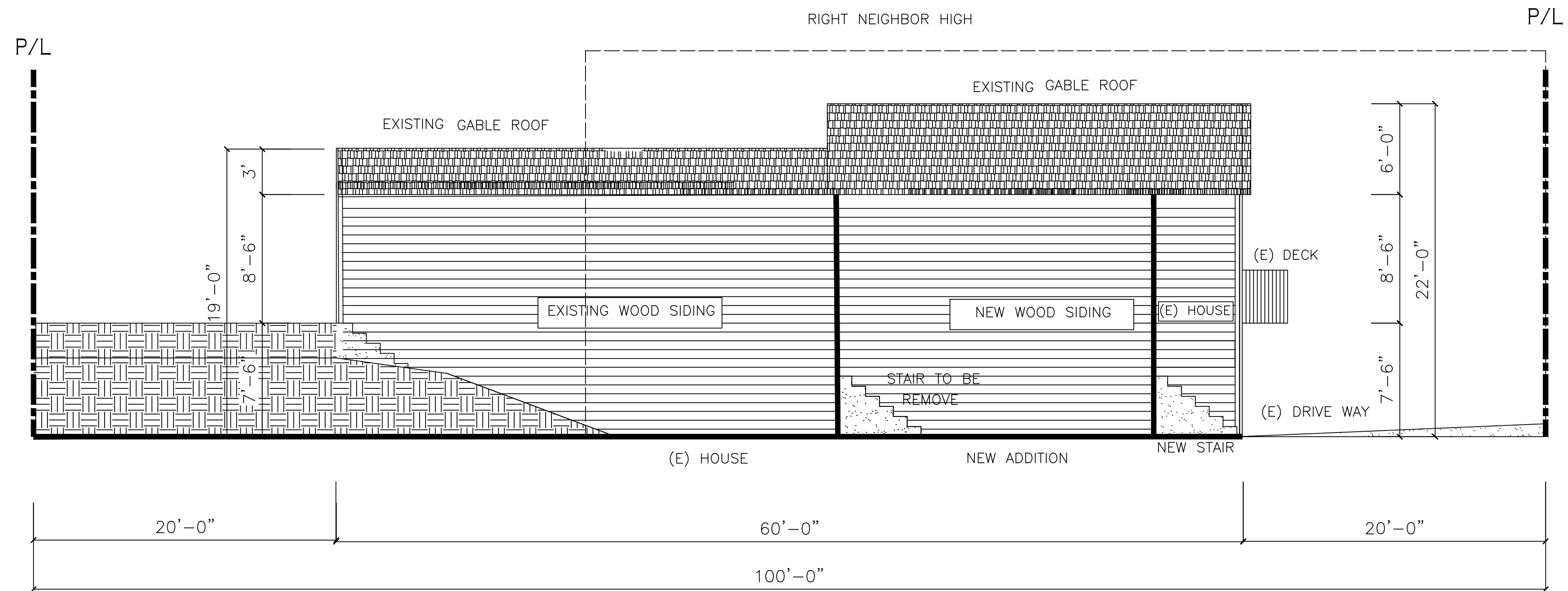
1
A-3 (E) FRONT ELEVATION
SCALE: 3/16"=1'-0"



2
A-3 (N) FRONT ELEVATION
SCALE: 3/16"=1'-0"



3
A-3 (E) LEFT ELEVATION
SCALE: 3/16"=1'-0"



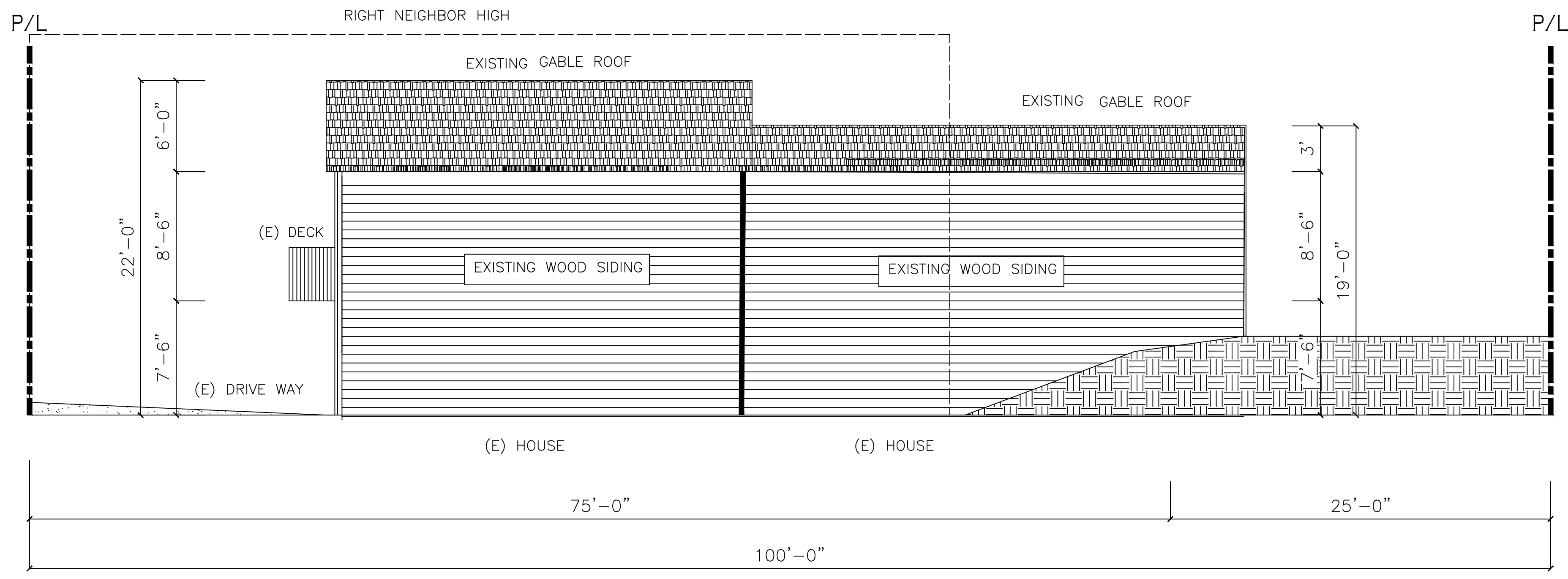
3
A-3 PROPOSE LEFT ELEVATION
SCALE: 3/16"=1'-0"

Revision:

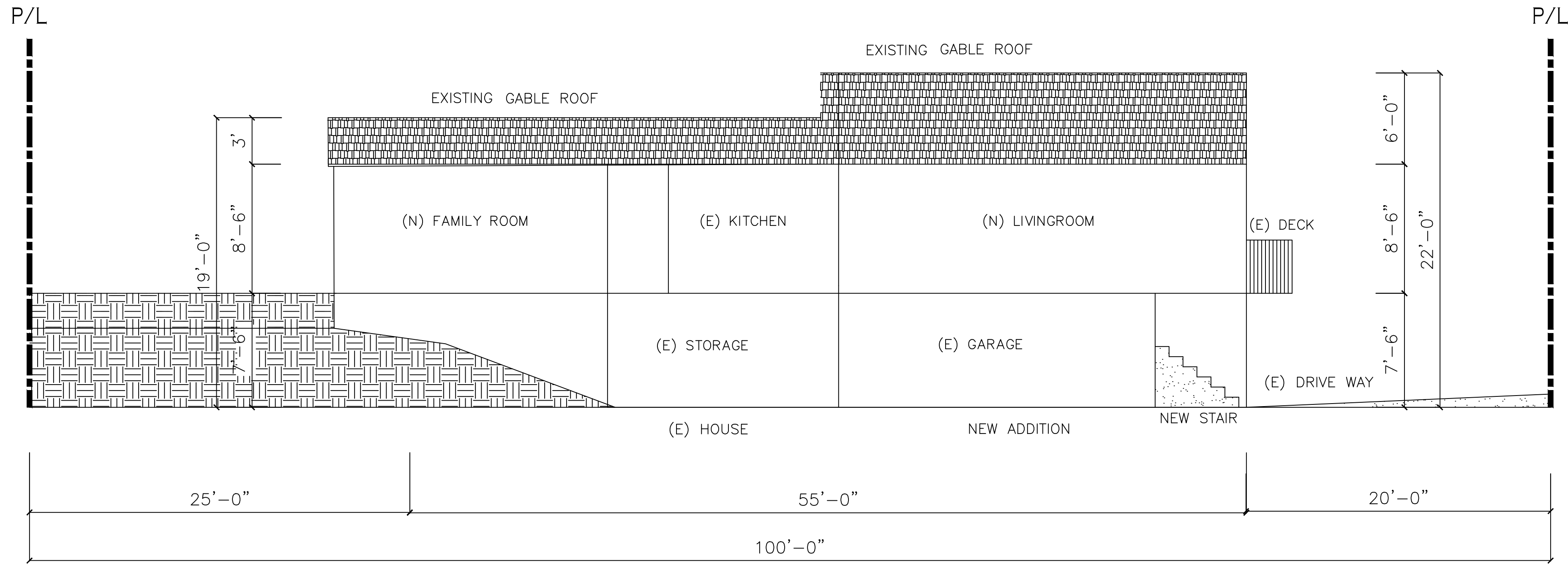
08-14-2014

A-3

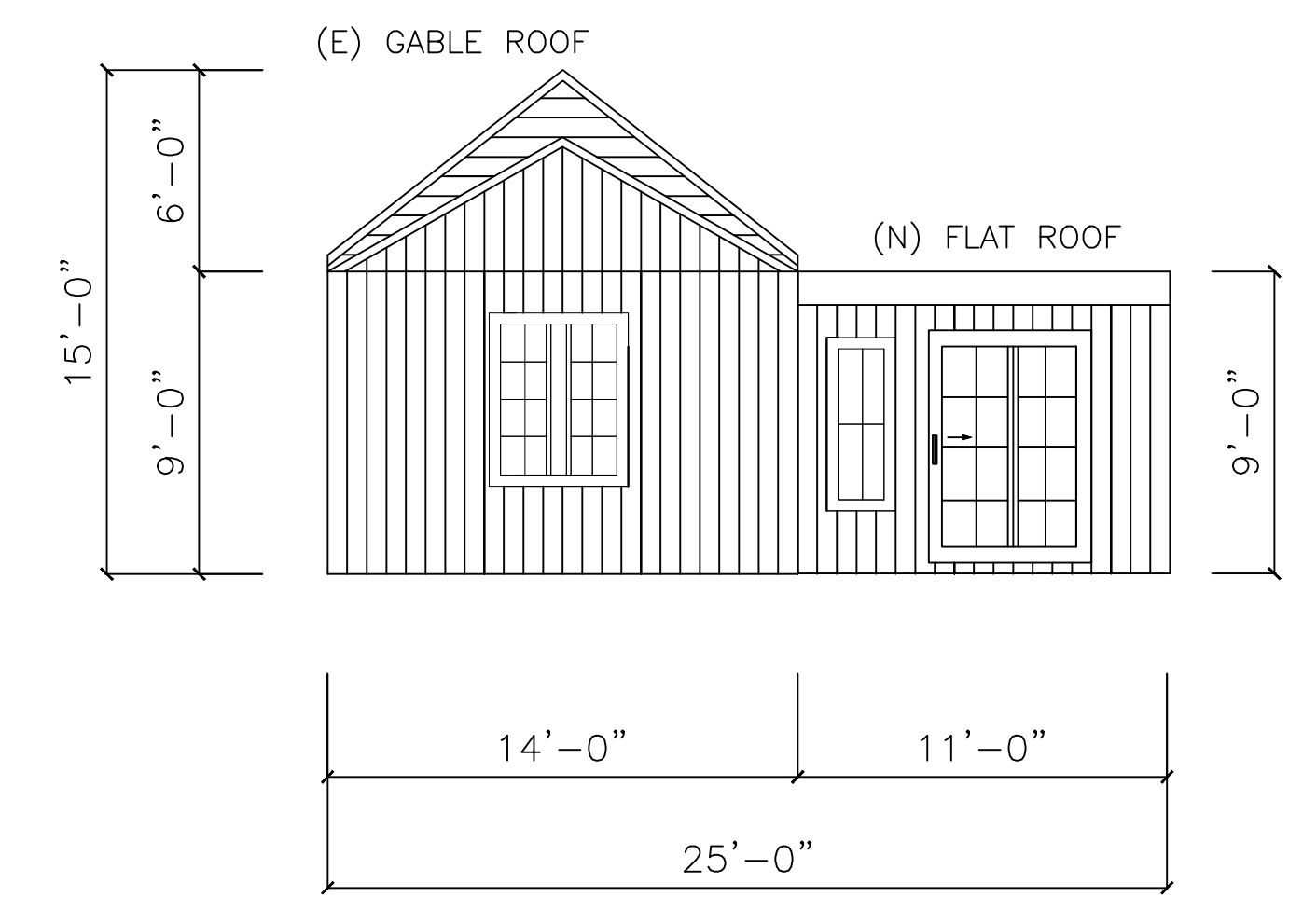
Of Total
Sheets 6



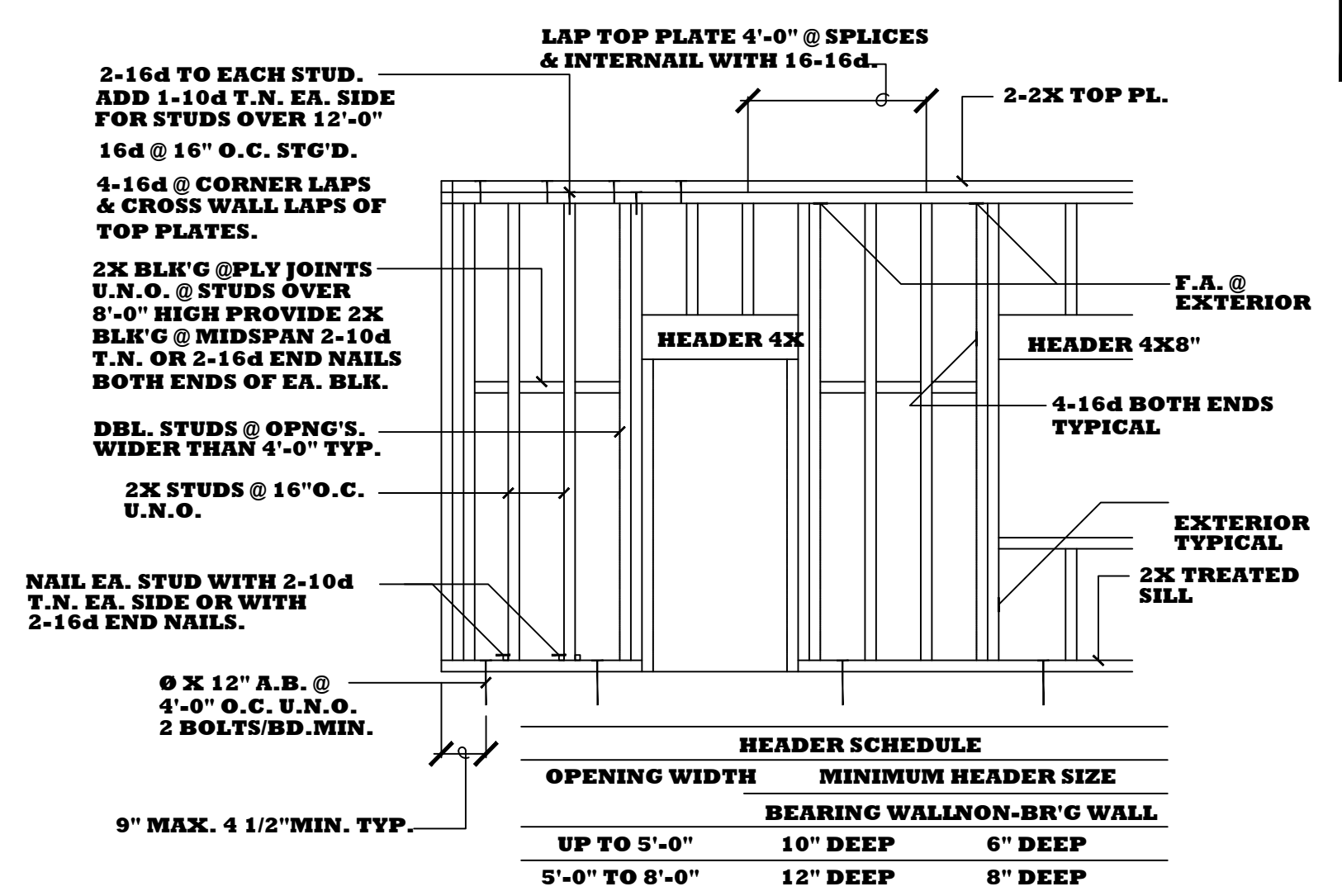
3 (E) RIGHT ELEVATION
SCALE: 3/16"=1'-0"



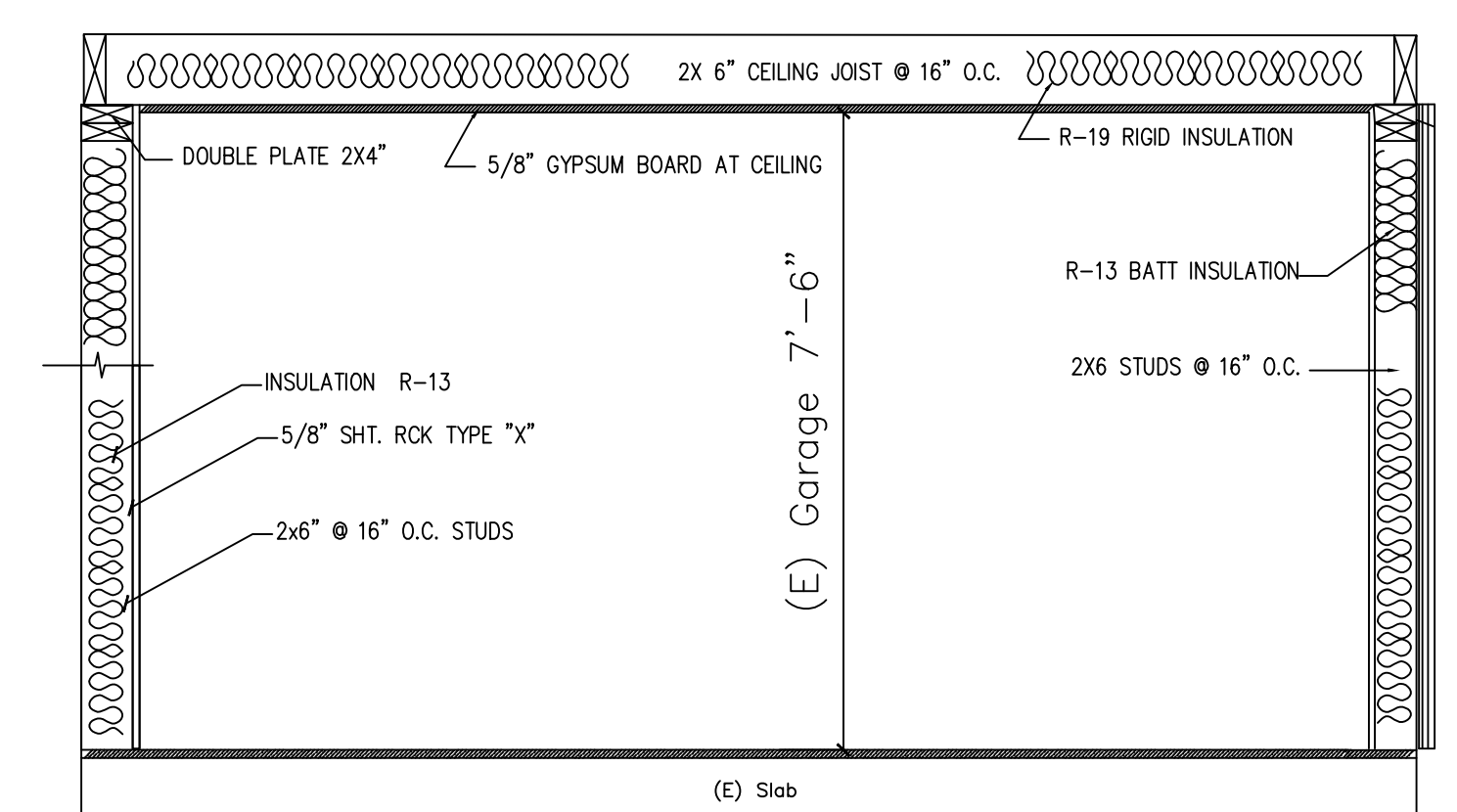
3 PROPOSE LEFT SECTION
SCALE: 3/16"=1'-0"



2 (N) REAR ELEVATION TO LEGALIZE
SCALE: 3/16"=1'-0"



4 FRAMING (TYPICAL)
N.T.S.



6 RATED ASSEMBLY SECTION
N.T.S.

CARRANZA RESIDENCE
 1155 INGERSON AVE
 SAN FRANCISCO, CA. 94112

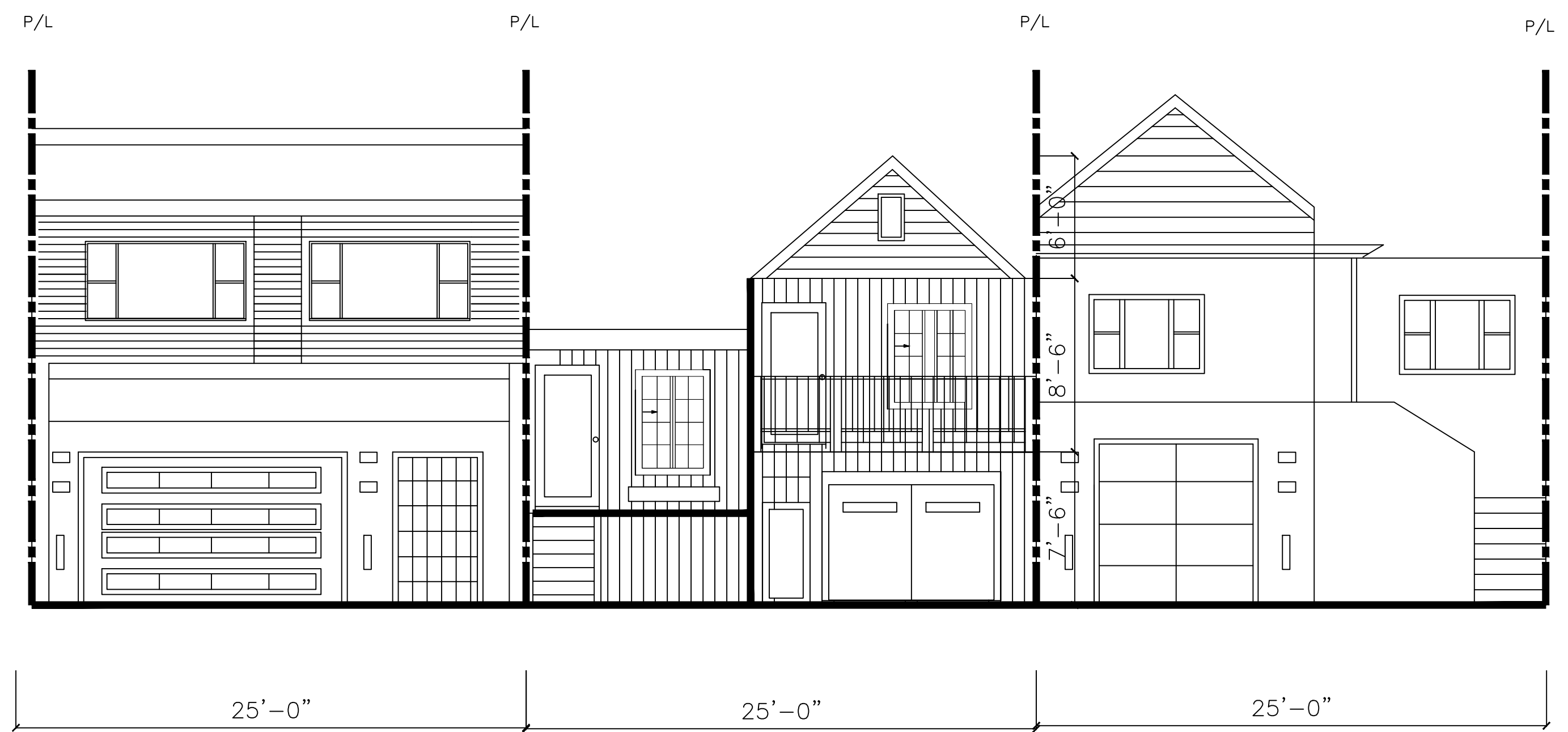
Sergio Galdamez
 Design & Build
 P.O. Box 2361
 South San Francisco, Ca. 94083
 Phone: 650.296.0534
 sergiamen@aol.com

Revision:

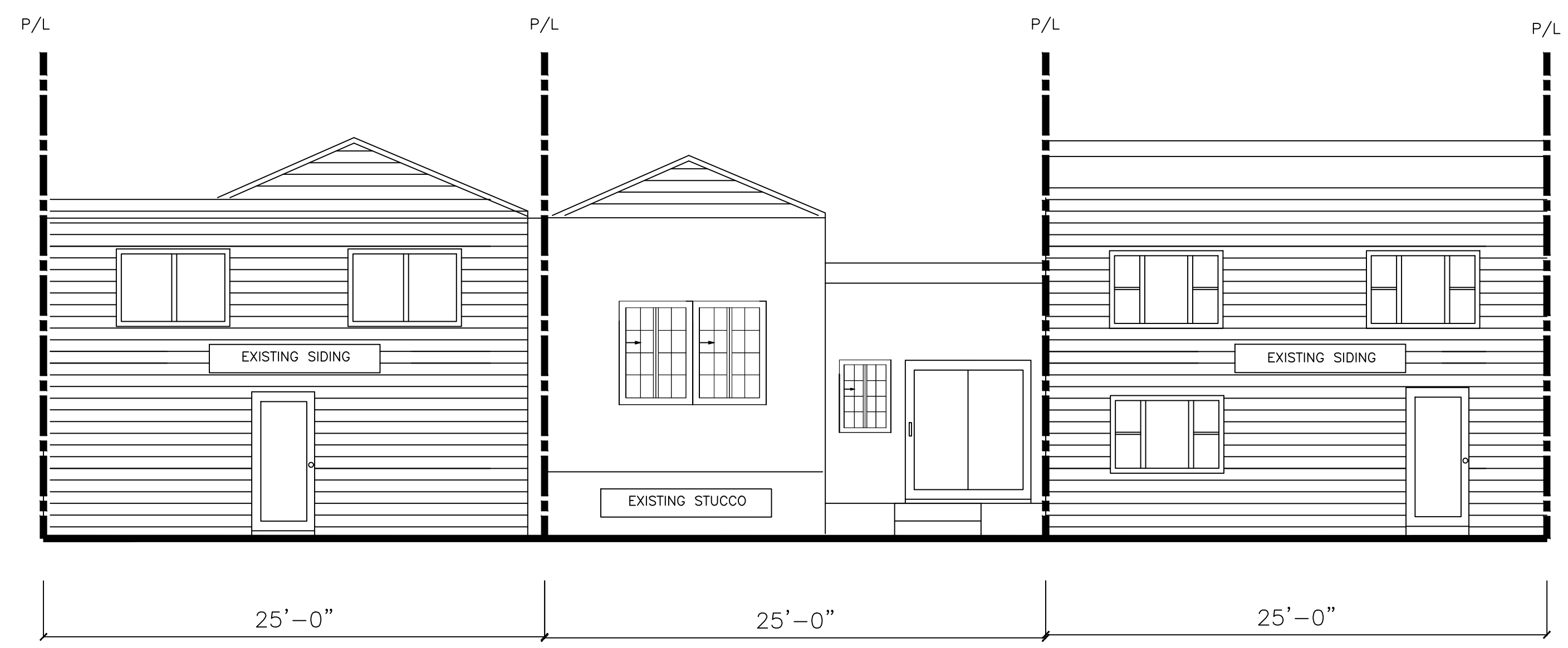
08-14-2014

A-3.1

Of Total Sheets 6



1
A-3 (E) FRONT ELEVATION
SCALE: 3/16"=1'-0"



2
A-3 (E) REAR ELEVATION
SCALE: 3/16"=1'-0"

CARRANZA RESIDENCE
1155 INGERSON AVE
SAN FRANCISCO, CA. 94112

(N) FRONT ELEVATION
(N) REAR ELEVATION

Revision:

6-16-2016

A-3.1

Of Total Sheets 4

Sergio Galdamez
Design & Build
P.O. Box 2361
South San Francisco, Ca. 94083
Phone: 650.296.0534
sergiam@goi.com