



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**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, March 22, 2017**
 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: 1990 Jefferson Street	Case No.: 2015-007655VAR
Cross Street(s): Broderick Street	Building Permit: 2015.06.09.8452
Block /Lot No.: 0911/013	Applicant: Joanna Gadd
Zoning District(s): RH-2 / 40-X	Telephone: (415) 926 - 8330
Area Plan: N/A	E-Mail: jogadd@mac.com

PROJECT DESCRIPTION

The proposal includes a one-story vertical addition above the existing three-story, single-family residence.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to provide a rear yard of 15 feet with the last 10 feet of structure limited to a maximum height of 30 feet. The proposed vertical addition would result in a building height of approximately 39.5 feet within the last 10 feet of structure; therefore, a variance from the rear yard requirement of the Planning Code is required.

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/2015-007655VAR.pdf>

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: **Wayne Farrens** Telephone: **(415) 575-9172** E-Mail: wayne.farrens@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 or 312, 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. **On June 30, 2016, the Department issued the required Section 311 notification for this project (expired July 29, 2016).**

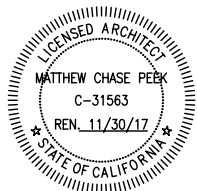
APPEAL INFORMATION

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.

GADD, PHILIP & JOANNA
1990 JEFFERSON STREET
SAN FRANCISCO, CA 94123

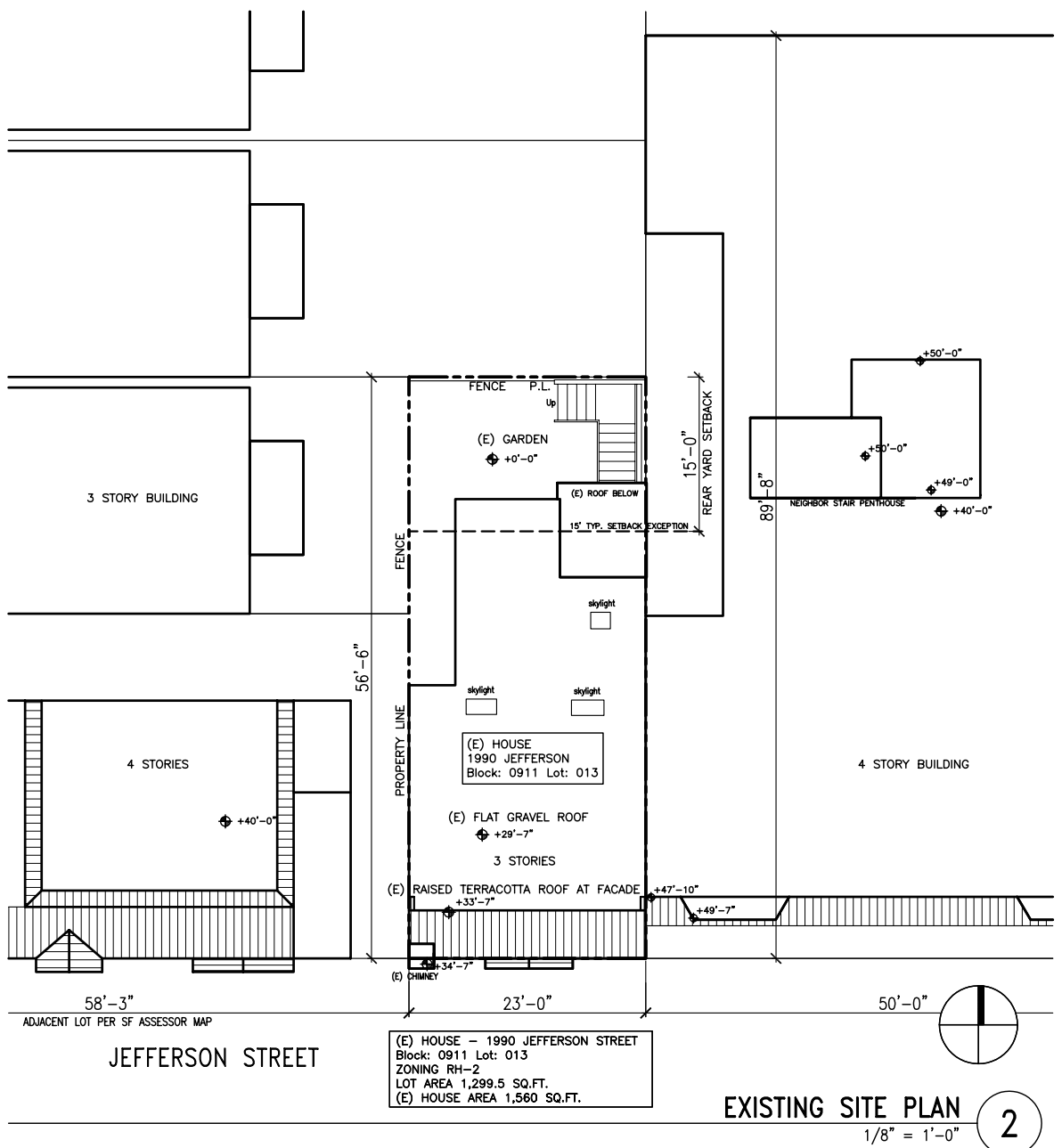


SITE PERMIT

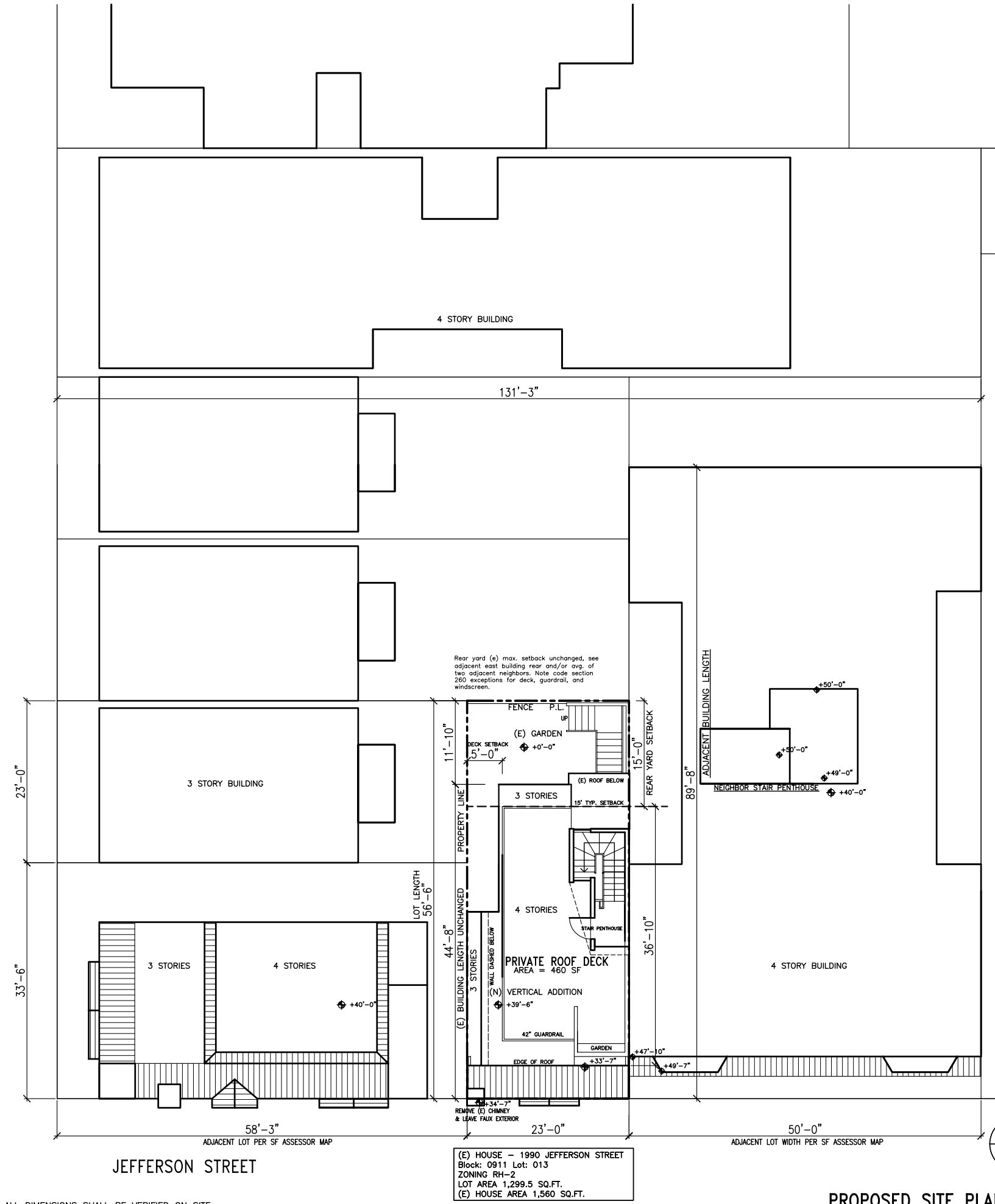
(E) & PROPOSED
SITE/PLOT PLAN

2016.26.05

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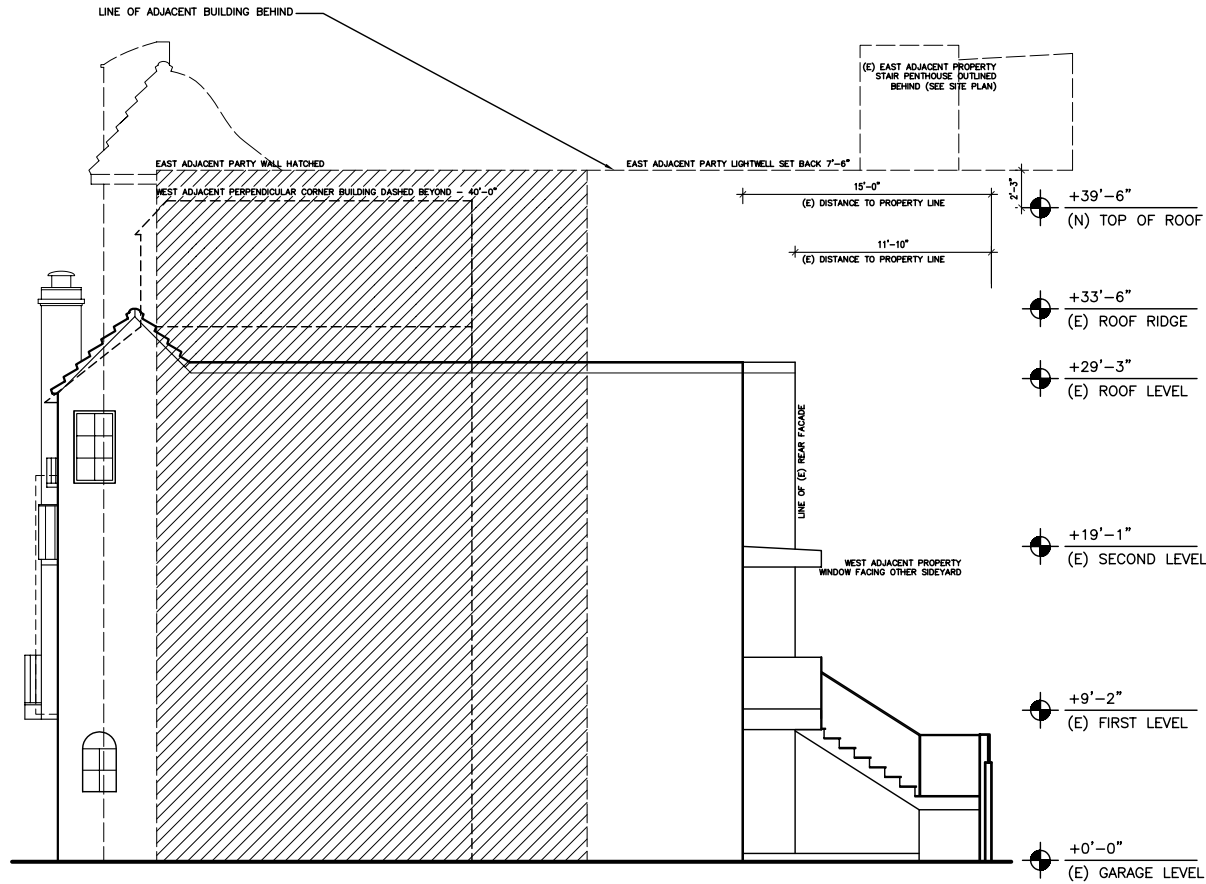
(E) HOUSE - 1990 JEFFERSON STREET
Block: 0911 Lot: 013
ZONING RH-2
LOT AREA 1,299.5 SQ.FT.
(E) HOUSE AREA 1,560 SQ.FT.



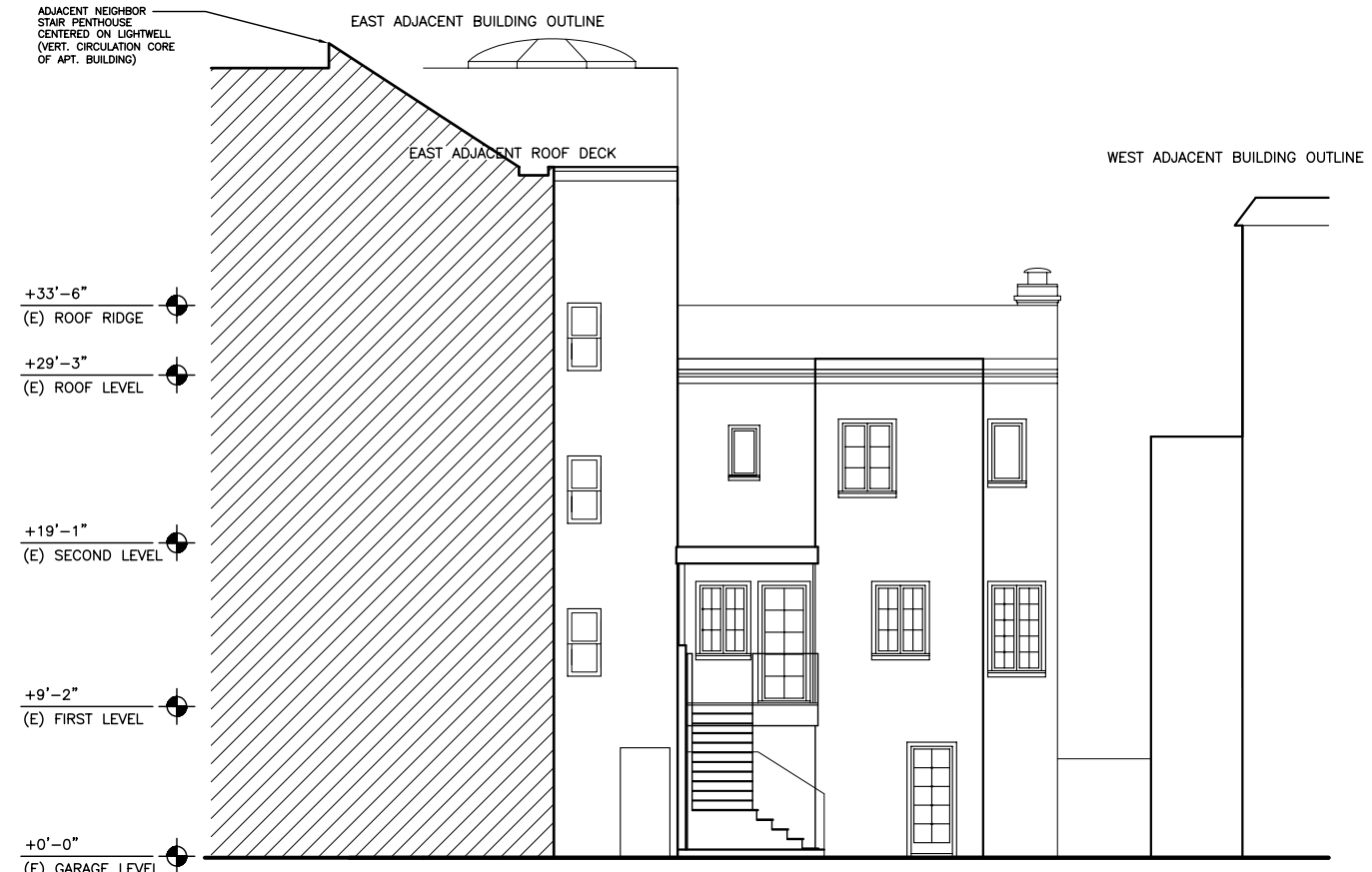
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* ALL DIMENSIONS SHALL BE VERIFIED ON SITE

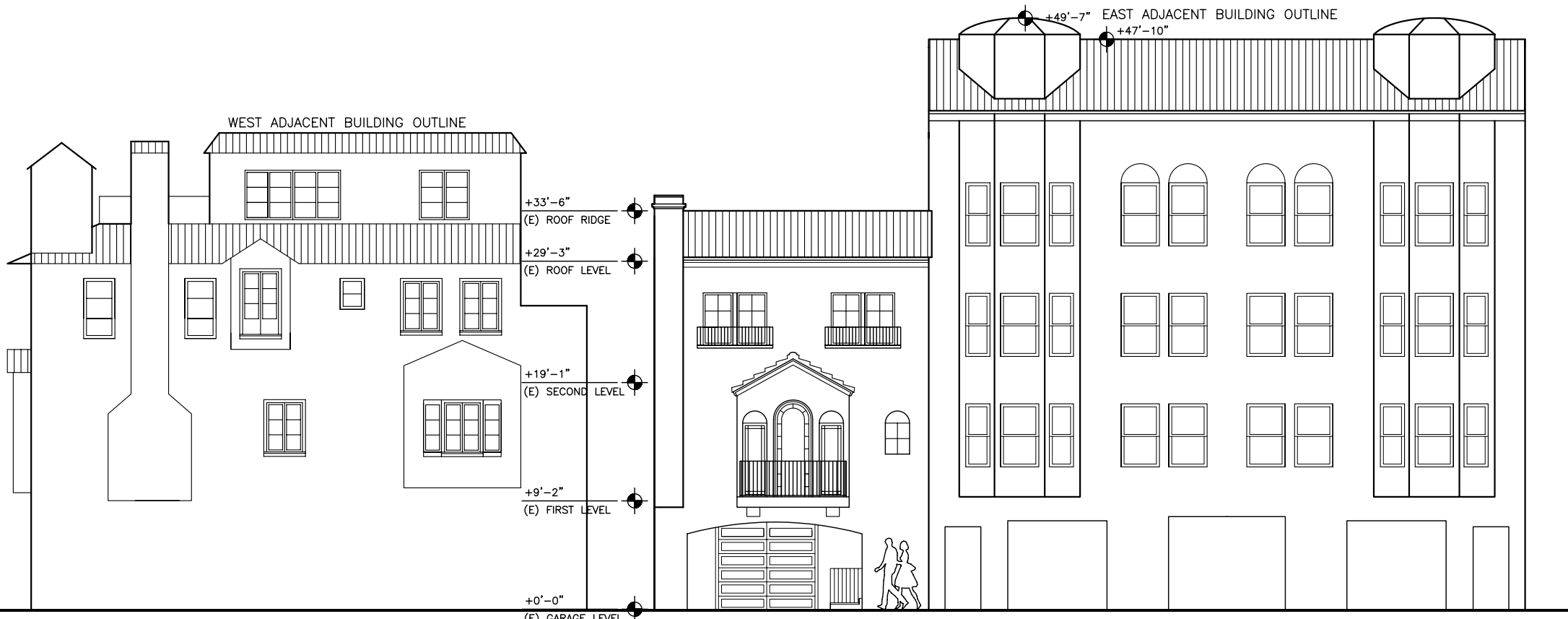
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EXISTING EAST ELEVATION - SIDE YARD
 1/4" = 1'-0" **3**



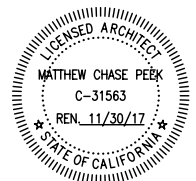
EXISTING NORTH ELEVATION - REAR YARD
 3/16" = 1'-0" **2**



EXISTING SOUTH STREET ELEVATION - FRONT YARD
 3/16" = 1'-0" **1**

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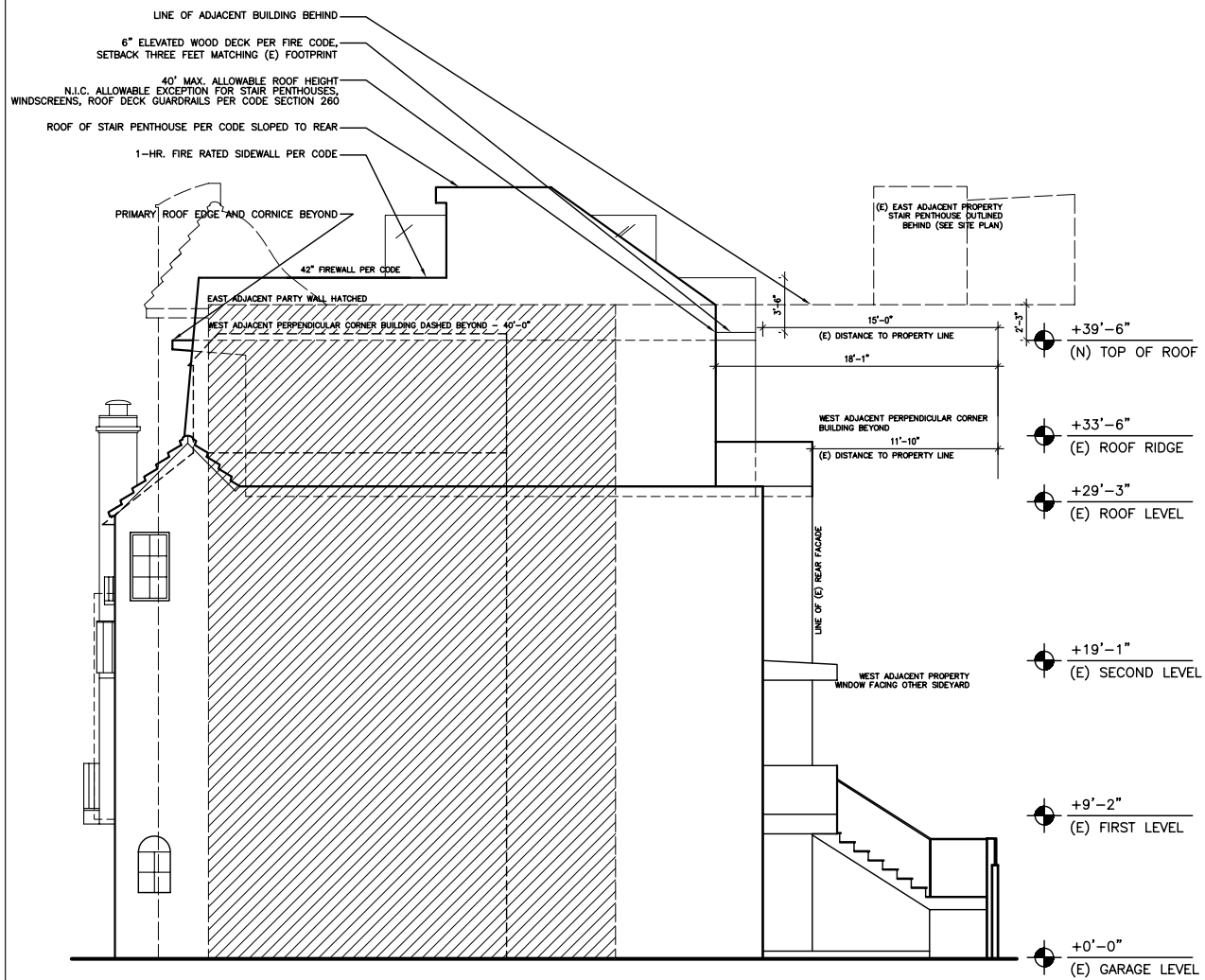
SITE PERMIT

EXISTING ELEVATIONS

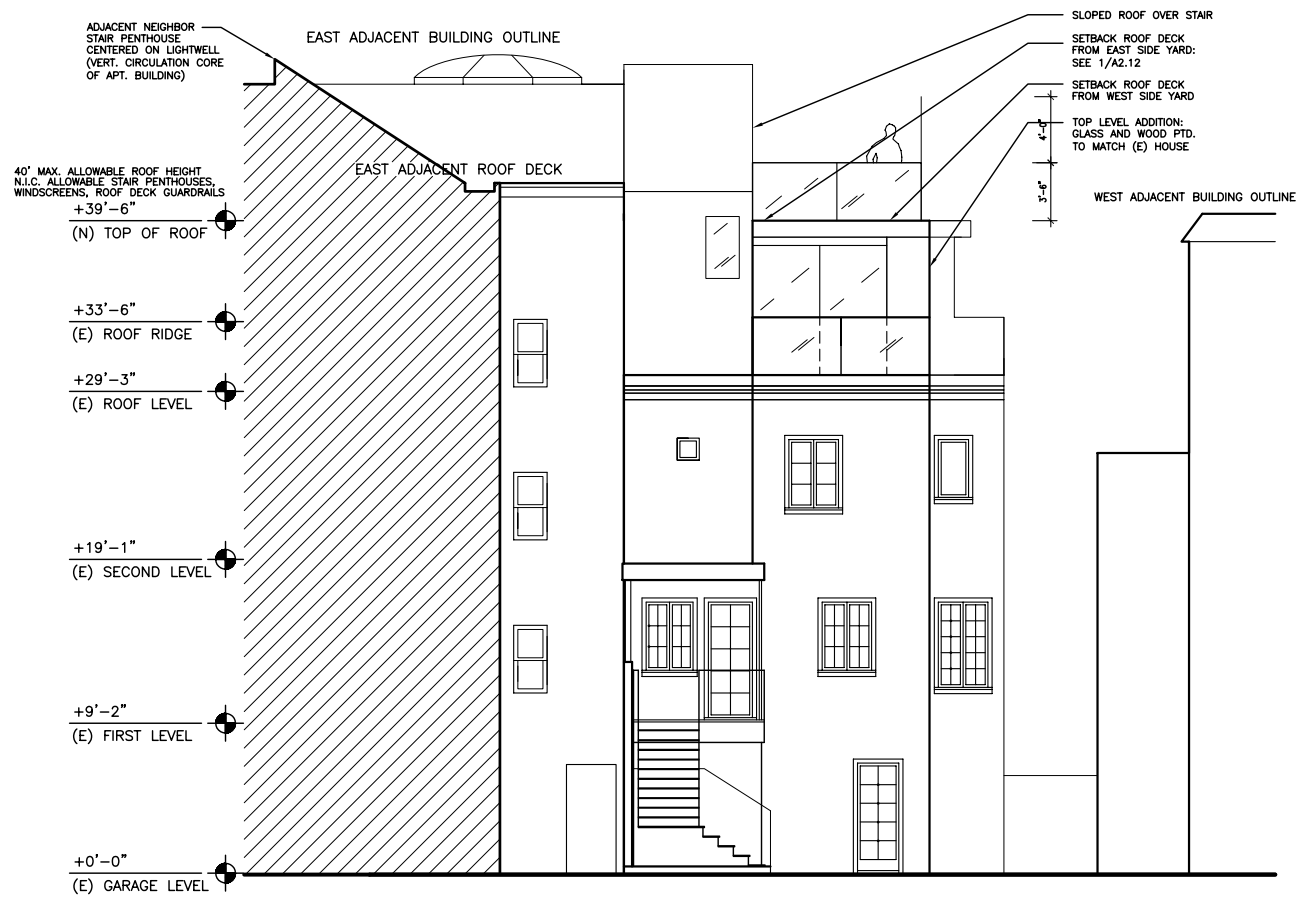
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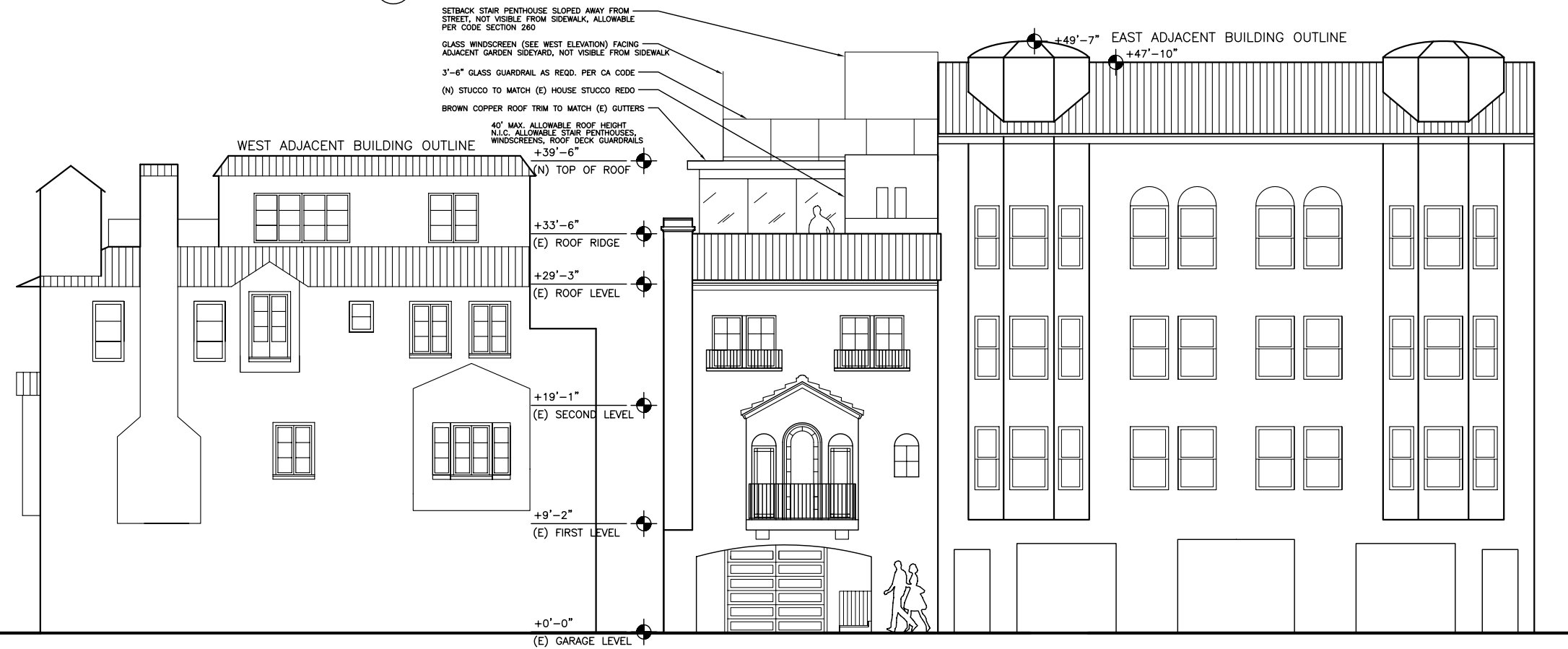
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PROPOSED EAST ELEVATION - SIDE YARD
1/4" = 1'-0" 3



PROPOSED NORTH ELEVATION - REAR YARD
3/16" = 1'-0" 2



PROPOSED SOUTH STREET ELEVATION - FRONT YARD
3/16" = 1'-0" 1

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SITE PERMIT

PROPOSED
ELEVATIONS

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GADD ADDITION