



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, February 26, 2014**

Time: **9:30 AM**

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

Case Type: **Variance(Lot Area, Rear Yard, Usable Open Space)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 20-30 Jansen Street	Case No.: 2013.1366V
Cross Street(s): Lombard & Greenwich Sts.	Building Permit: N/A
Block / Lot No.: 0074/021	Applicant/Agent: Gabriel Ng
Zoning District(s): RM-1 / 40-X	Telephone: (415) 682-8060
Area Plan: N/A	E-Mail: jeremy@gabrielnarchitects.com

PROJECT DESCRIPTION

The proposal is to split a 65 foot 8 inch wide by 50 foot deep lot, containing two structures into two lots. One lot (Lot A) will measure approximately 32 feet 6 inches wide and 50 feet deep and contain a three-story-over-basement structure with two dwelling units. The other lot (Lot B) will measure approximately 33 feet wide and 50 feet deep and contain a two-story-over-basement structure with four dwelling units.

Section 121 of the Planning Code requires each lot have a minimum area of 1,750 square feet. The proposal would create one lot measuring approximately 1,626 square feet (Lot A) and one measuring approximately 1,657 square feet (Lot B). The project requires a variance from the lot size requirement for each proposed lot.

Section 134 of the Planning Code requires a rear yard of no less than 15 feet on each lot. Lot A will have a rear yard of eight feet and lot B will not have a rear yard. The project requires a variance from the rear yard requirement for each lot.

Section 135 of the Planning Code requires each lot to provide 100 square feet of private open space or 133 square feet of common open space for each dwelling unit. Lot A is required to provide 266 square feet of common open space and would provide 95 square feet. Lot B is required to provide 532 square feet of common open space and would provide 398 square feet. The proposal does not provide the minimum open space required and requires a variance from the open space requirement for each lot.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kanishka Burns** Telephone: **415-575-9112** Mail: Kanishka.Burns@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/2013.1366V.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

There is no associated Building Permit Application with this Variance request.

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.

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

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2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR IRENE LEE, AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT AND LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.

4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON DECEMBER 4, 2012.

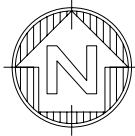
SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

① LOT 021: RECORDED ON MAY 22, 2008, DOCUMENT NUMBER 2008-1587197-00, ON REEL J647 AT IMAGE 0553

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF GREENWICH AND TAYLOR STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.W. CORNER, LETTER "O" IN "OPEN" TOP HPFS HYDRANT. ELEVATION = 59.938'



PRELIMINARY
FOR REVIEW PURPOSES
ONLY

LEGEND:

ADJ	ADJACENT
BK	BACK OF WALK
CNC	CONCRETE
COR	CORNER
FL	FLOW LINE
MH	MANHOLE
PM	PARKING METER
SS	SEWER
TC	TOP OF CURB
⊙	POWER POLE
⊙	SANITARY SEWER CLEAN OUT/VENT
ELEV. DESC	SPOT ELEVATION
WM	WATER METER
— G —	GAS LINE
— S —	SANITARY SEWER LINE
— OE —	OVERHEAD ELECTRIC LINE
— W —	WATER LINE

OWNERS:

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

FREDERICK T. SEHER, PLS
LICENSE NO. 6216
LICENSE EXPIRES: MARCH 31, 2014

DATE:

0 2' 4' 8' 12' 16' 24'
SCALE: 1/8" = 1' - 0"

GREENWICH STREET

68.67' WIDE

ASSESSOR'S
BLOCK 0074

DATE: SEPTEMBER, 2013	△				
SCALE: 1" = 8'	△				
DRAWN BY: EF	△				
DRAWING NAME: 1747-13	△				
SURVEYED BY:	△				
CHECKED BY:	△				
CHECKED BY:	△				
	NO.	BY	DATE	REVISIONS	



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

TENTATIVE PARCEL MAP :
BEING A 2 LOT SUBDIVISION
20-26 & 30-32 JANSEN STREET, SAN FRANCISCO, CA 94133
ASSESSOR'S BLOCK 0074, LOT 021

SHEET	1
OF 1 SHEETS	
JOB NO.	1747-13



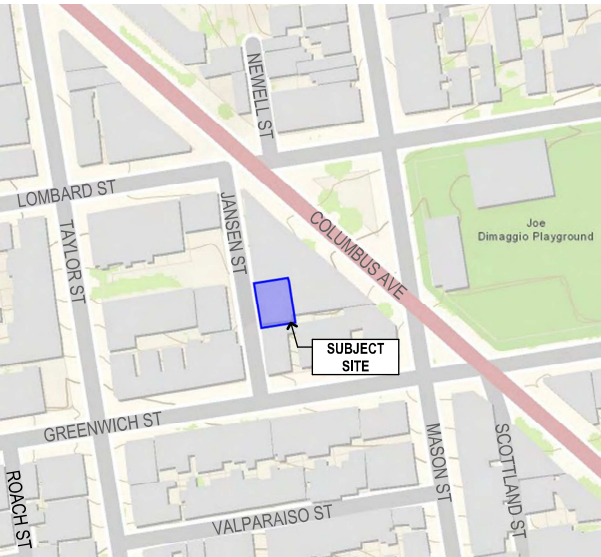
SHEET INDEX

	TENTATIVE PARCEL MAP
A-0	PROJECT INFORMATION & SITE PHOTOS
A-1.0	SITE PLAN
A-1.1	EXISTING BASEMENT AND FIRST FLOOR PLAN
A-1.2	EXISTING SECOND AND THIRD FLOOR PLAN / ROOF PLAN (20-22-24-26 JANSEN STREET)
A-1.3	EXISTING ROOF PLAN (30-32 JANSEN STREET)

BUILDING DATA

ADDRESS:	20-22-24-26 JANSEN STREET (PARCEL 'B')
ZONING:	RM-1
OCCUPANCY:	R-2
NUMBER OF UNITS	4
NUMBER OF STORIES:	2 o/ BASEMENT
TYPE OF CONSTRUCTION:	V-B
ADDRESS:	30-32 JANSEN STREET (PARCEL 'A')
ZONING:	RM-1
OCCUPANCY:	R-3
NUMBER OF UNITS	2
NUMBER OF STORIES:	3 o/ BASEMENT
TYPE OF CONSTRUCTION:	V-B

VICINITY MAP

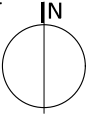


GABRIEL NG +
ARCHITECTS INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

LOT SUBDIVISION
20 - 22 - 24 - 26 JANSEN STREET (PARCEL 'B')
30 - 32 JANSEN STREET (PARCEL 'A')
BLOCK 0074, LOT 021
SAN FRANCISCO, CA 94133

PROJECT INFORMATION & SITE PHOTOS

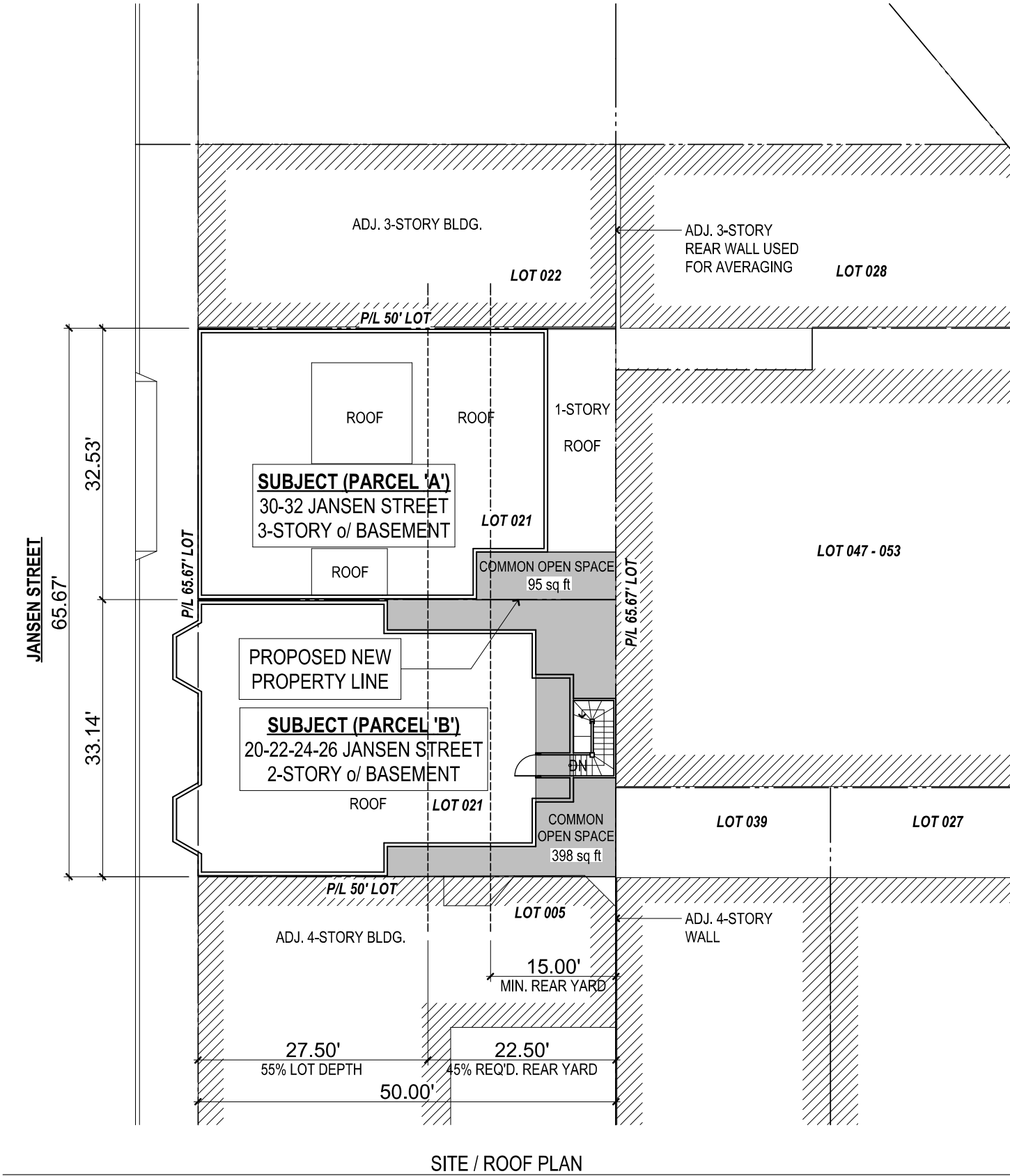
DATE: 8/29/2013 - SUBMITTAL
1/24/2013 - REAR YARD
& OPEN SPACE
SCALE: N.T.S.



A-0

LOT AREA TABLE		
	WIDTH x DEPTH	LOT AREA
EXISTING LOT	65.67' x 50'	3,283.5 S.F.
30-32 JANSEN ST. PROPOSED PARCEL 'A'	32.53' x 50'	1,626.5 S.F.
20-22-24-26 JANSEN ST. PROPOSED PARCEL 'B'	33.14' x 50'	1,657 S.F.

COMMON OPEN SPACE TABLE		
	REQUIRED (133 S.F./ unit)	PROVIDED
EXISTING LOT (6 UNITS)	798 S.F.	493 S.F.
30-32 JANSEN ST. (2 UNITS) PROPOSED PARCEL 'A'	266 S.F.	95 S.F.
20-22-24-26 JANSEN ST. (4 UNITS) PROPOSED PARCEL 'B'	532 S.F.	398 S.F.

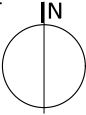


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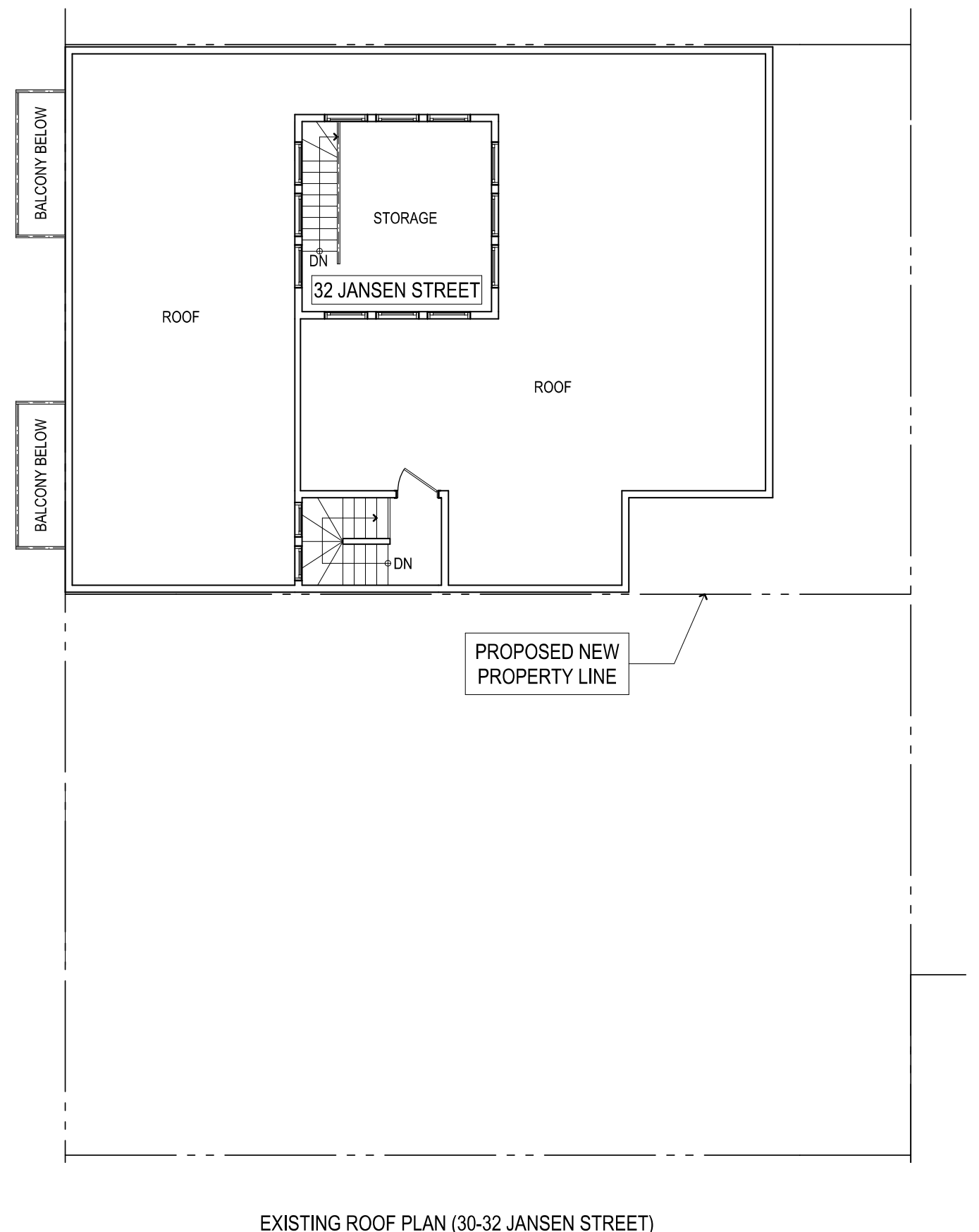
LOT SUBDIVISION
20 - 22 - 24 - 26 JANSEN STREET (PARCEL 'B')
30 - 32 JANSEN STREET (PARCEL 'A')
BLOCK 0074, LOT 021
SAN FRANCISCO, CA 94133

SITE / ROOF PLAN

DATE: 8/29/2013 - SUBMITTAL
1/24/2013 - REAR YARD
& OPEN SPACE
SCALE: 1/16" = 1'-0"



A-1.0



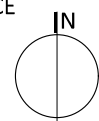
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LOT SUBDIVISION
20 -22 - 24 - 26 JANSEN STREET (PARCEL 'B')
30 - 32 JANSEN STREET (PARCEL 'A')
BLOCK 0074, LOT 021
SAN FRANCISCO, CA 94133

EXISTING ROOF PLAN (30-32 JANSEN STREET)

DATE: 8/29/2013 - SUBMITTAL
1/24/2013 - REAR YARD
& OPEN SPACE

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



A-1.3