



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, July 26, 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:	18 Turk Murphy Lane	Case No.:	2016-014272VAR
Cross Street(s):	Vallejo/Broadway	Building Permit:	201610281361
Block /Lot No.:	0147/022	Applicant:	Jeremy Schaub
Zoning District(s):	North Beach NCD / 40-X	Telephone:	(415) 682-8060
Area Plan:	N/A	E-Mail:	jeremy@slasf.com

PROJECT DESCRIPTION

The proposed project ("Project") involves the construction of a 4-story, approximately 5,800 square foot residential building containing six (6) dwelling units on a vacant lot currently used as a surface parking lot (Automobile Parking Use). The Project includes eight (8) Class I and three (3) Class II bicycle parking spaces; no on-site vehicular parking is provided.

PER SECTION 134 OF THE PLANNING CODE, a rear yard of approximately 18 feet is required for the subject property. The Project proposes new construction of a residential building on the subject property, with a portion of the new building encroaching to the required rear yard by approximately 3 feet; therefore, a variance is required. As the Project provides residential uses and a comparable amount of useable open space elsewhere on the lot (858 square feet where only 480 is required by Code), the Project meets the rear yard modification requirements in NC Districts.

PER SECTION 140 OF THE PLANNING CODE, at least one room in each dwelling unit must face directly onto a public street, alley, or side yard at least 25 feet in width, or a rear yard meeting the requirements of the Code. The Project proposes new construction on the subject property, fronting Turk Murphy Lane which is a narrow alley (7 feet wide) that does not meet the minimum dimensional requirements of the Code. Additionally, as the Project is providing a 13' front setback in order respond to the site context (frontage along a narrow alley), and to meet the requirements of Code Section 261.1 (height limits for narrow streets and alleys), the proposed building would encroach into the required rear yard by approximately 3 feet (providing a rear yard of 15 feet). Six (6) of the proposed dwelling units face onto a substandard street or rear yard that do not meet these requirements; therefore a variance 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/2016-014272VAR.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: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: nicholas.foster@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.

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.



LOOKING NORTH EAST AT SUBJECT SITE



LOOKING SOUTH AT SUBJECT SITE

PROPOSED SITE INFORMATION

ADDRESS	18 TURK MURPHY LANE
BLOCK / LOT	0147 / 022
LOT AREA	2296 S.F.
LOT WIDTH x DEPTH	32' x 71.75'

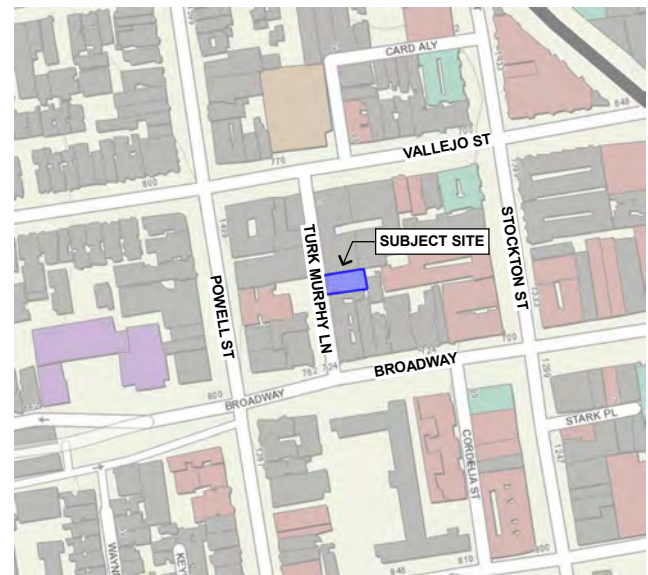
ZONING INFORMATION

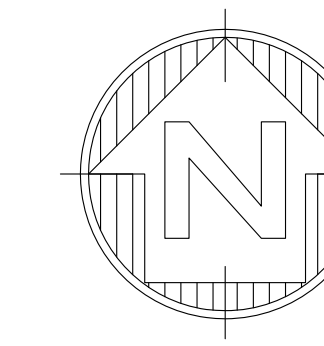
ZONING	SEC. 722	NCD - NORTH BEACH
HEIGHT LIMIT	SEC. 250	40'-0"
RESIDENTIAL DENSITY	SEC. 722.91 1 UNIT PER 400 SQ. FT. LOT AREA	6
OPEN SPACE	SEC. 722.93 60 SQ. FT. PRIVATE OR 80 SQ. FT. COMMON	462 SQ. FT. COMMON REAR YARD, 192 SQ. FT. PRIVATE DECKS = 654 SQ. FT. TOTAL
F.S.B.	NONE REQUIRED	13'-0" VOLUNTARY F.S.B.
REAR YARD	SEC. 722.12	25% (15' MIN.)
OFF-STREET PARKING	SEC. 722.94 NONE REQUIRED	0
BICYCLE PARKING	SEC. 155.2 6 REQUIRED	8
VARIANCE	SEC. 140(a)(1) SEC. 134(a)(1)	EXPOSURE REQ'D REAR YARD

SHEET INDEX

- A-0 RENDERING AT TURK MURPHY LANE
- A-0.1 CONTEXT PHOTOS
- A-0.2 CONTEXT PHOTOS
- A-1.0 SITE PLAN / PROJECT INFORMATION
- A-2.0 GROUND FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-2.2 THIRD FLOOR PLAN
- A-2.3 FOURTH FLOOR PLAN
- A-3.0 FRONT ELEVATION
- A-3.1 REAR ELEVATION
- A-3.2 SIDE ELEVATIONS
- A-3.3 SECTIONS

VICINITY MAP





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

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS OR HIS AGENTS'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR CHAK LUNG SIU 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.
4. 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.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT 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.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
7. 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.
8. 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.
9. 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 APRIL 1, 2016.

SURVEY REFERENCE:
THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
LOTS 012A, 020, 021 & 022, RECORDED JANUARY 10, 2013, DOCUMENT NUMBER 2013-358099-00, ON REEL K810 AT IMAGE 0344.

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF BROADWAY AND MASON STREET. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.W. CORNER, CROW CUT OUTER RIM SW. ELEVATION = 139.991'

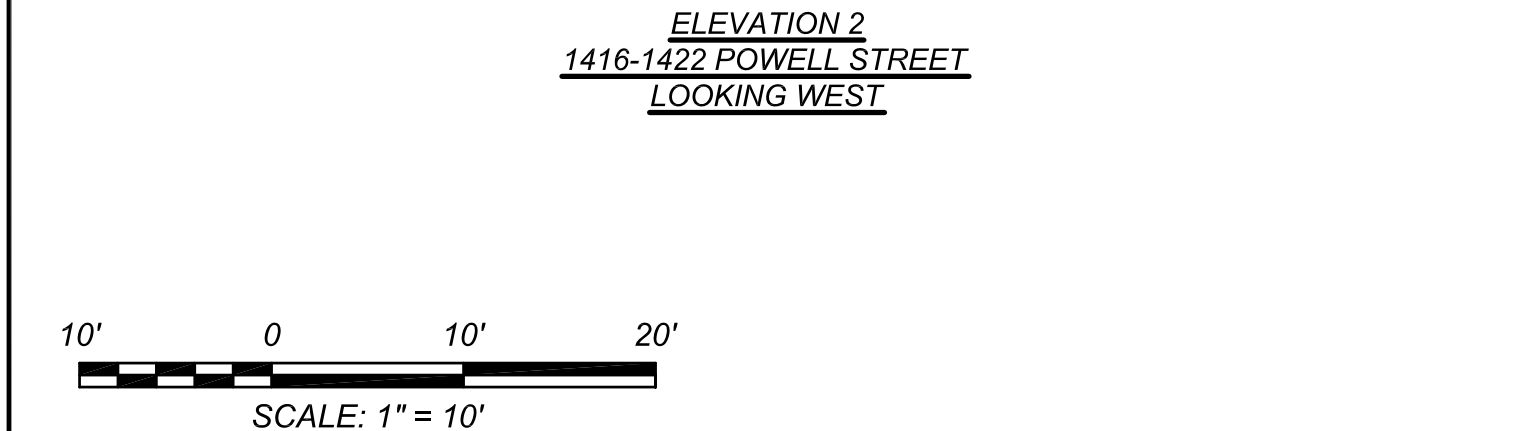
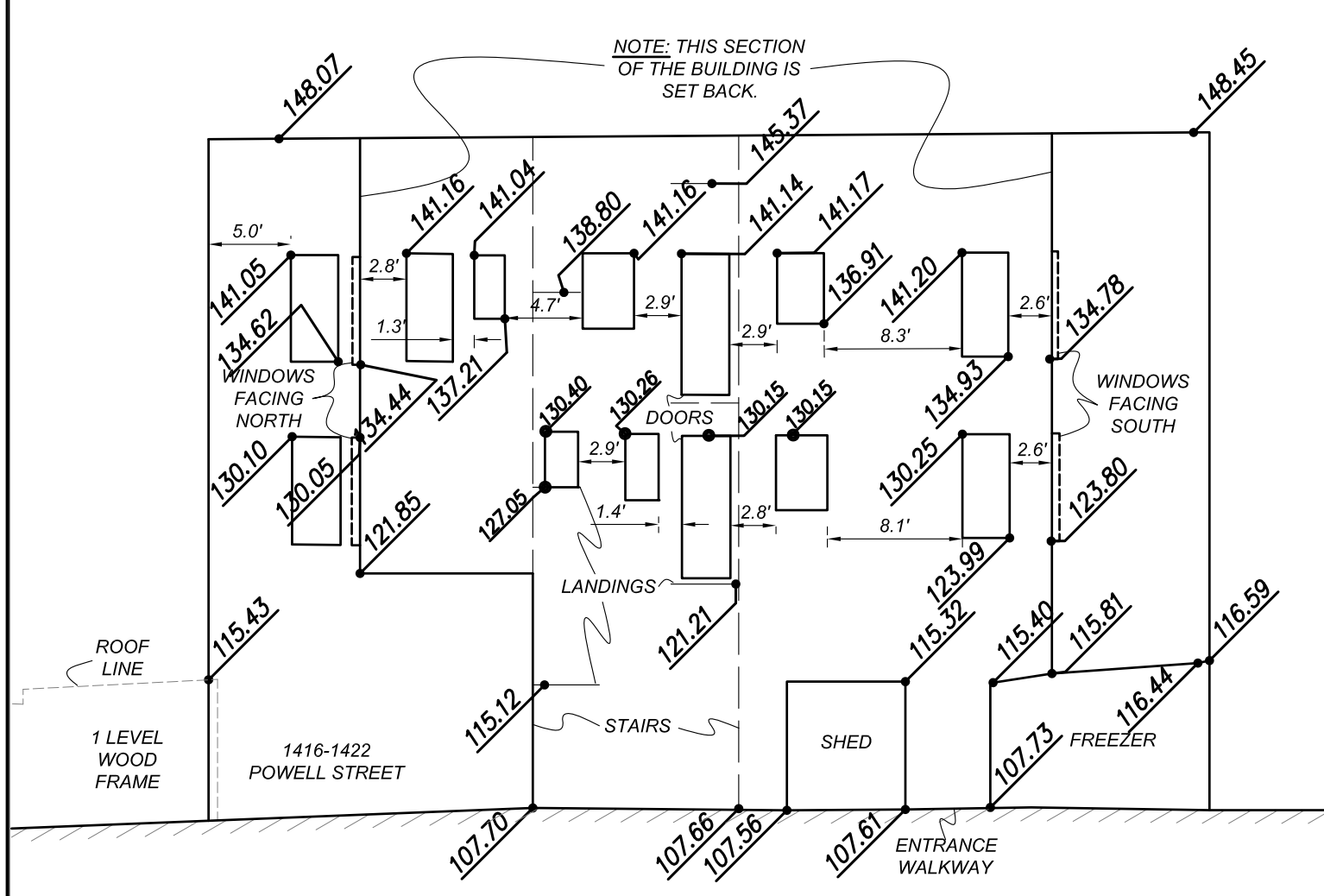
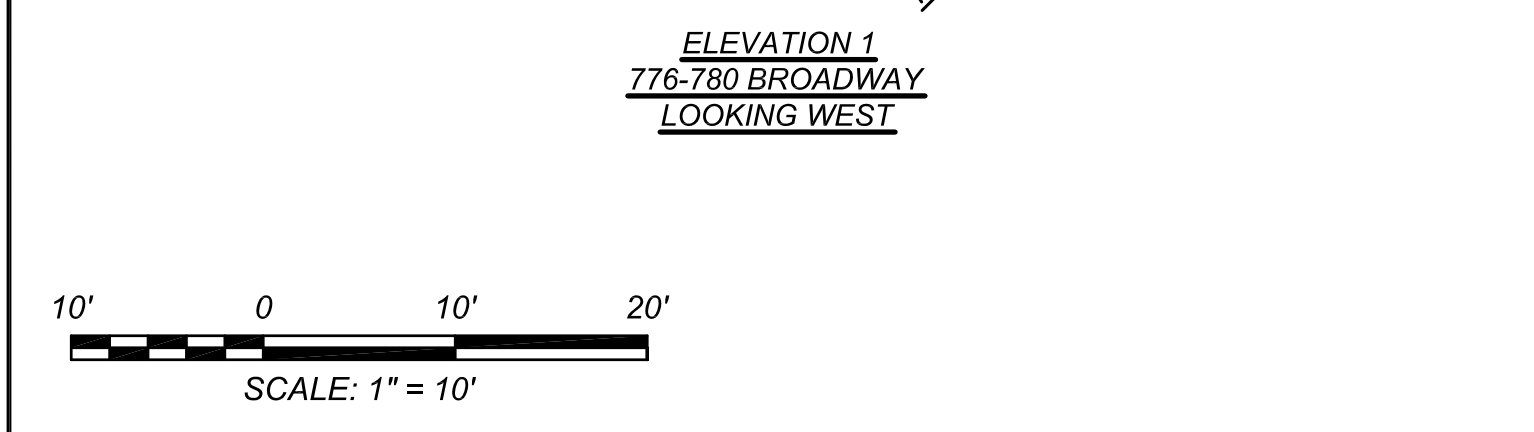
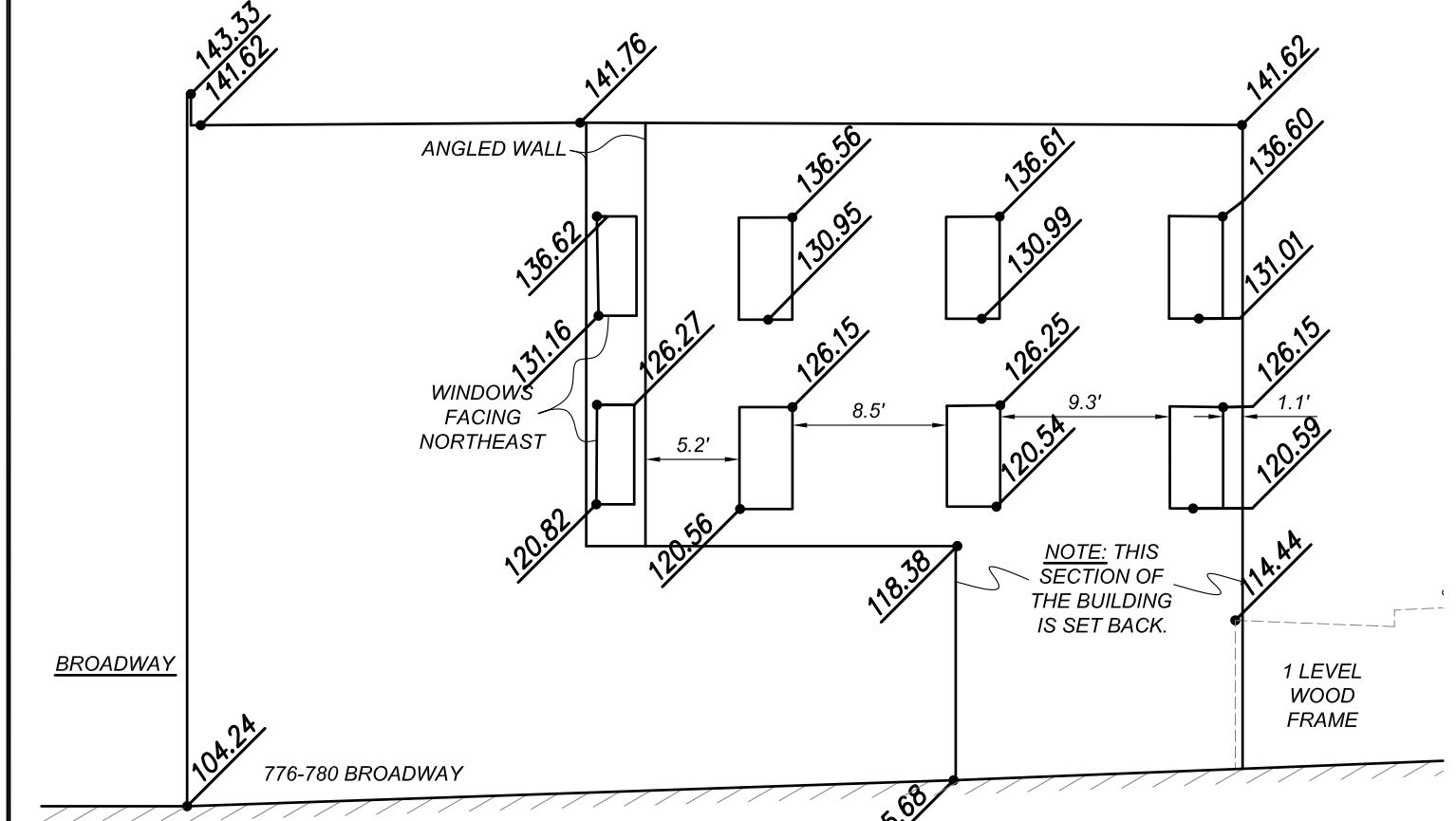
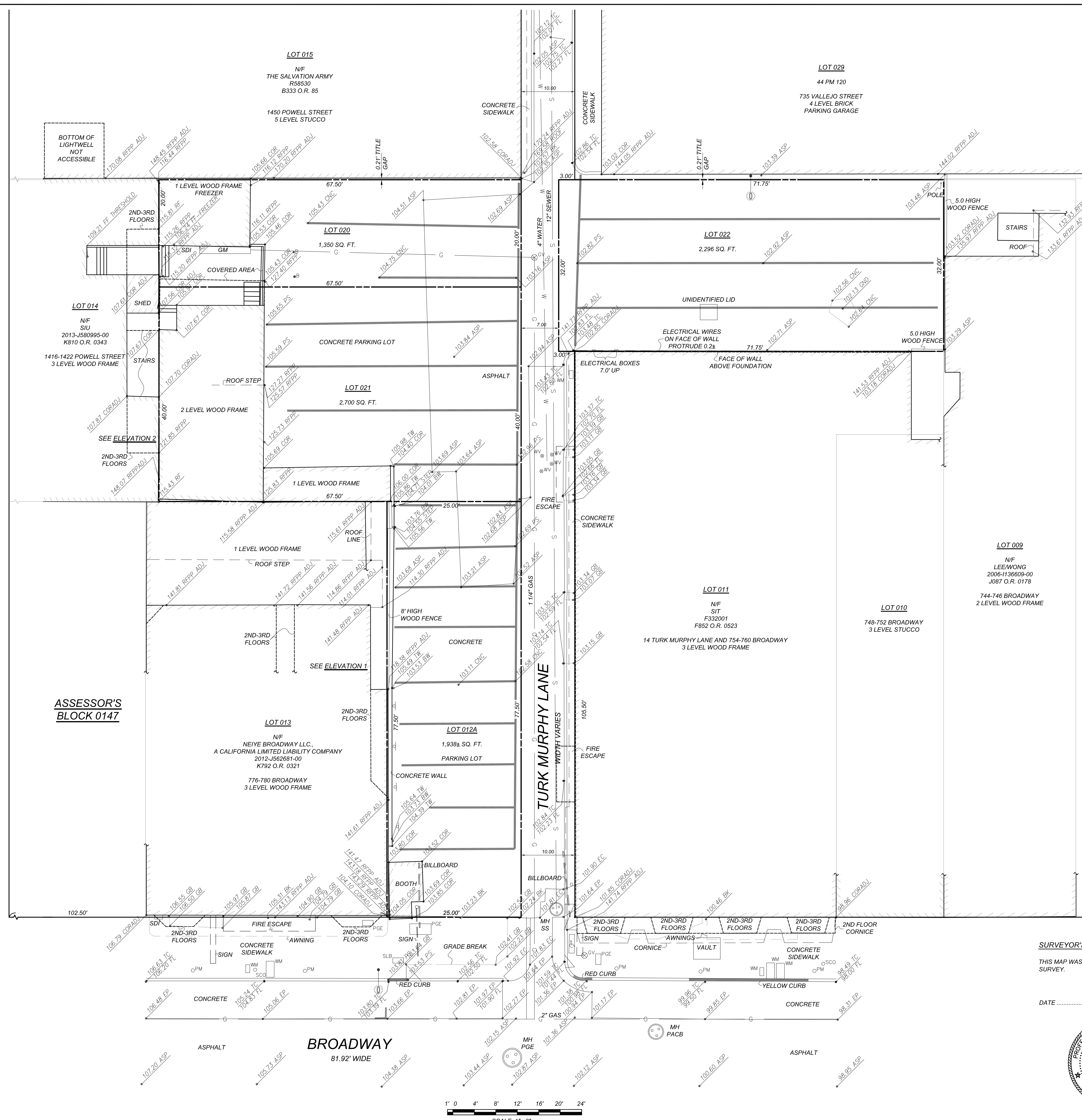
- LEGEND**
- ADJ ADJACENT BUILDING
 - ASP ASPHALT
 - BK BACK OF WALK
 - BW BOTTOM OF WALL
 - CNC CONCRETE
 - COR CORNER
 - EC EDGE OF CONCRETE
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - GB GRADE BREAK
 - GM GAS METER
 - GND GROUND
 - GV GAS VALVE
 - MH MANHOLE
 - PACB PACIFIC BELL
 - PSE PACIFIC GAS & ELECTRIC
 - PM PARKING METER
 - RF ROOF
 - RFPF ROOF PARAPET
 - SDI STORM DRAIN INLET
 - SCO SANITARY SEWER CLEAN OUT/VENT
 - SLB STREET LIGHT BOX
 - SS SANITARY SEWER
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE

SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

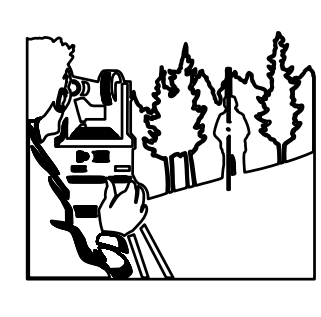
DATE 5-5-16



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216



DATE:	MAY, 2016	△			
SCALE:	AS NOTED	△			
DRAWN BY:	JC	△			
DRAWING NAME:	1961-16	△			
SURVEYED BY:	FTS	△			
CHECKED BY:	EF	△			
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

ARCHITECTURAL SITE SURVEY
18 TURK MURPHY LANE, SAN FRANCISCO, CA 94133
ASSESSOR'S BLOCK 0147, LOTS 012A, 020, 021, & 022

SHEET
1
OF 1 SHEETS
FILE NO.
1961-16



ADJACENT BUILDINGS ON TURK MURPHY LANE



BUILDINGS ACROSS THE STREET



VIEW FROM BROADWAY



VIEW OF SALVATION ARMY BUILDING



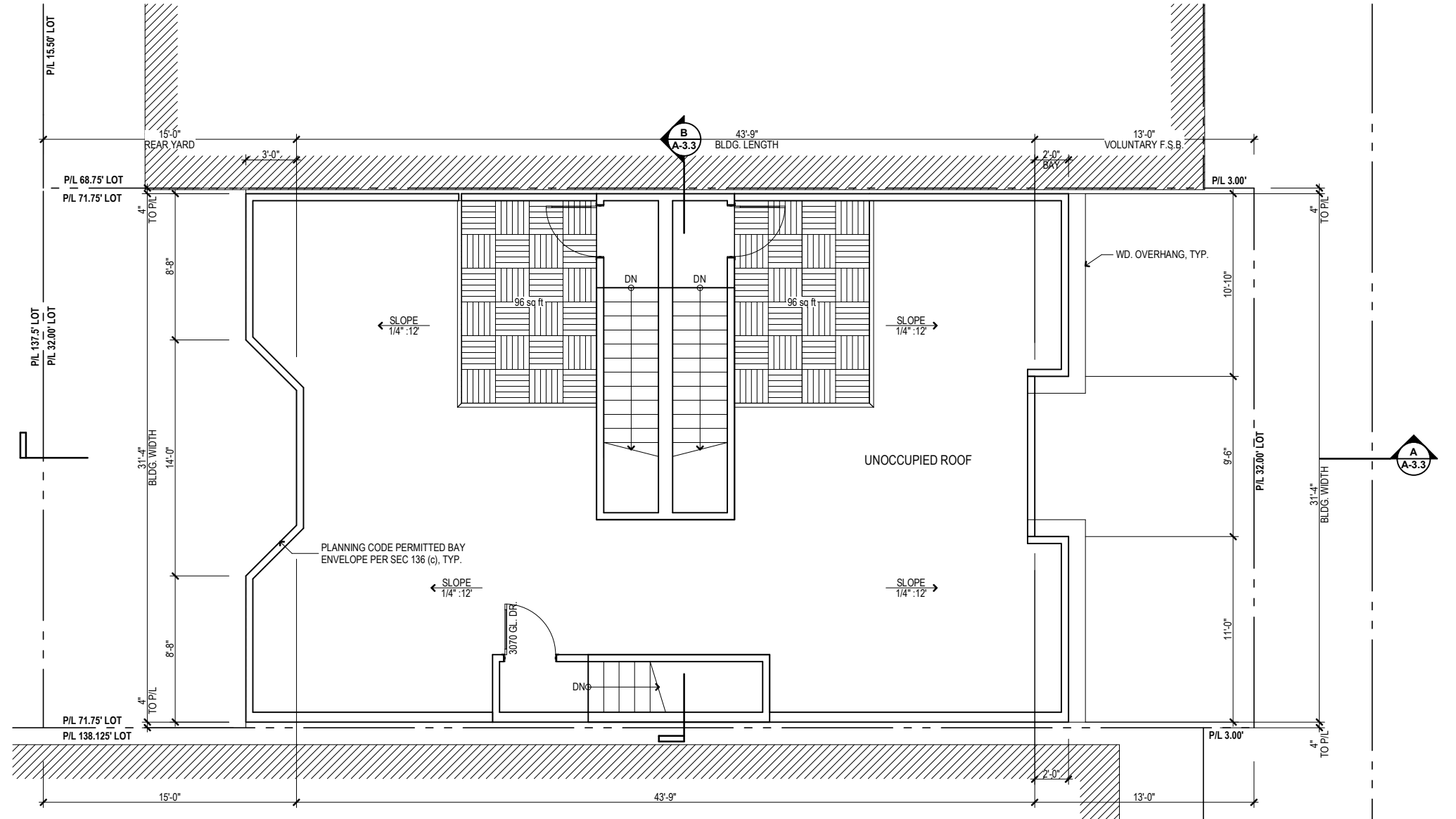
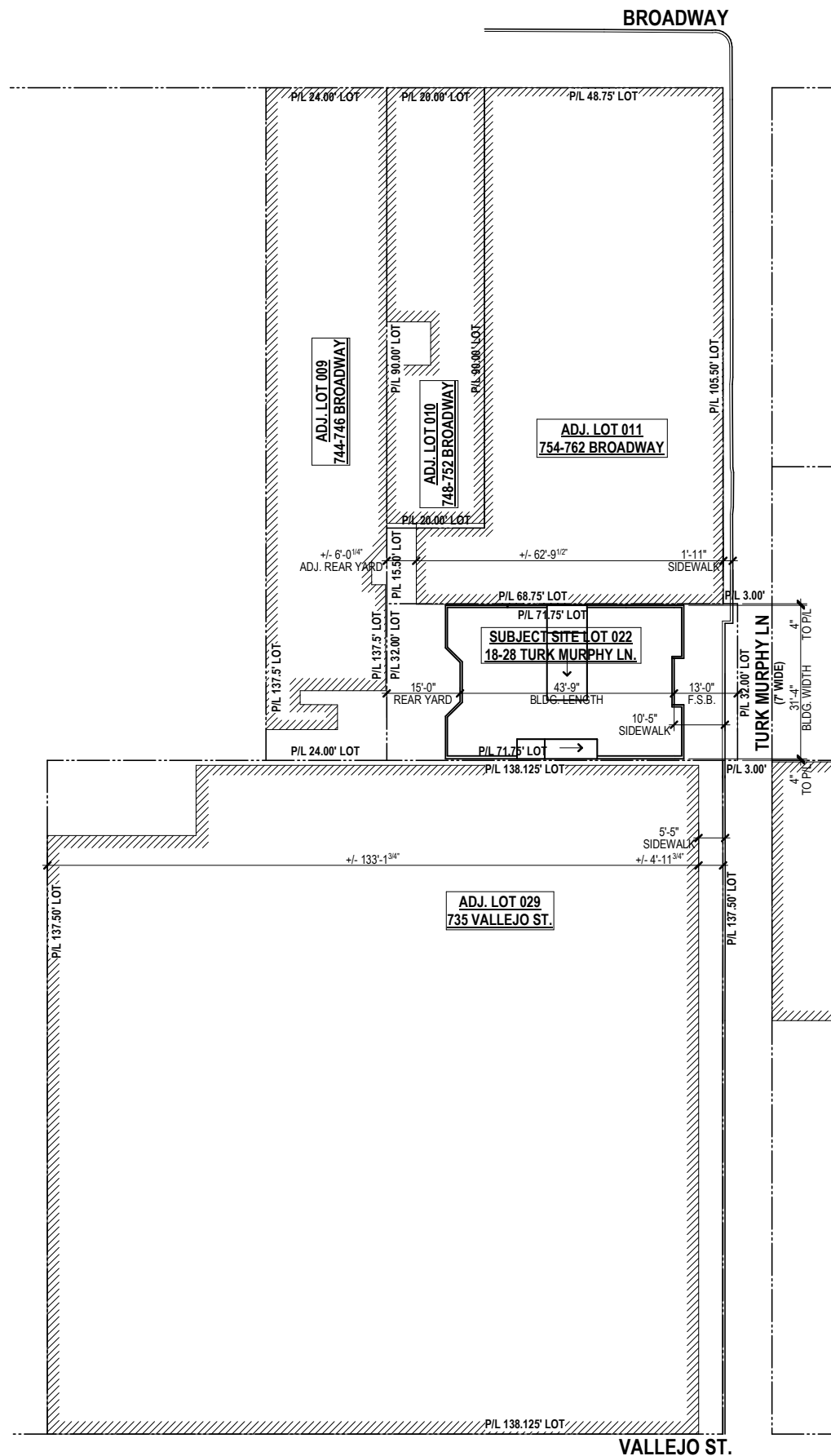
VIEW FROM VALLEJO STREET



VIEW TO REAR YARD



VIEW OF NARROW ALLEY FRONTAGE



ROOF PLAN

SITE PLAN

AREA CALCULATION (IN SQUARE FEET):

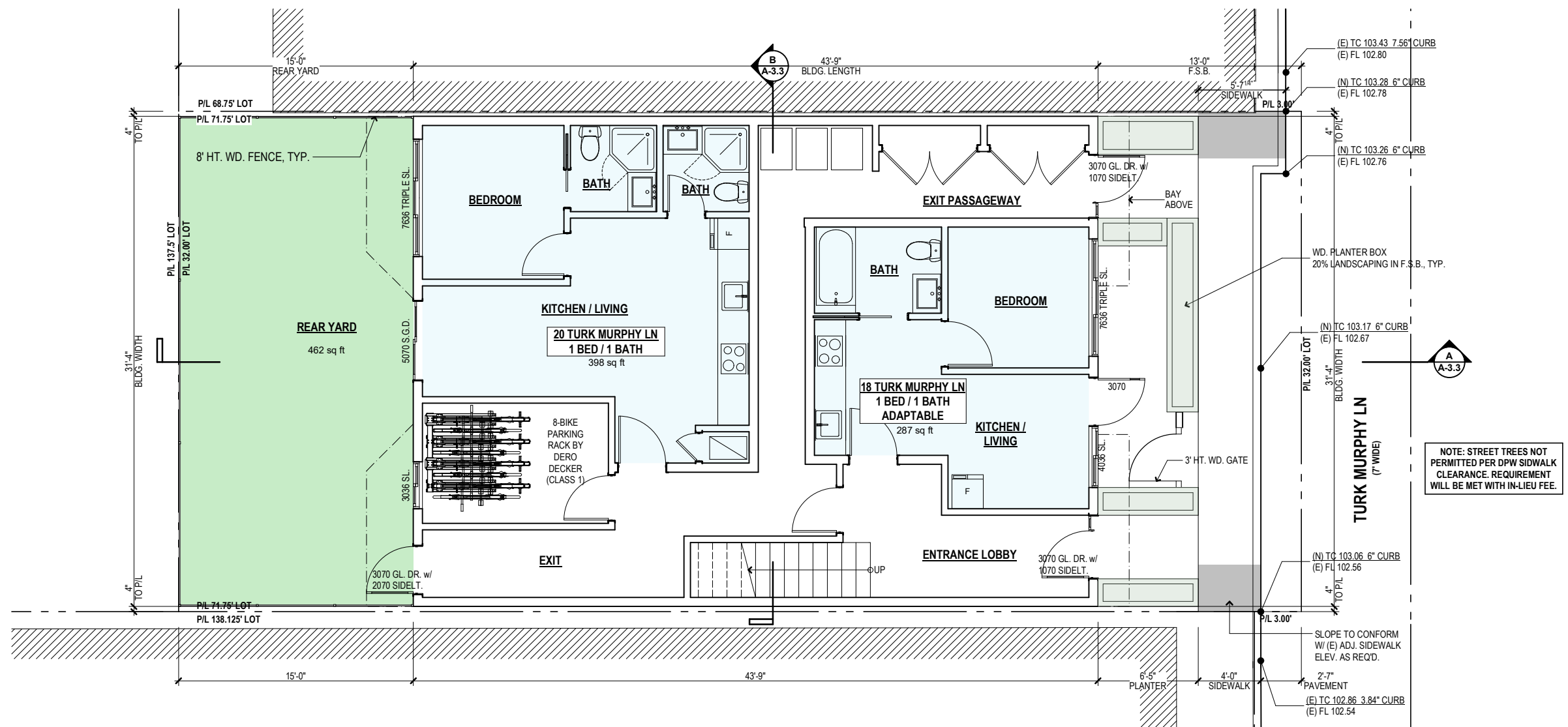
UNIT NUMBER	GROUND FLOOR	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	TOTAL	BED/BATH
UNIT #28*			612	640	1,252	3/4
UNIT #26*			596	624	1,220	3/4
UNIT #24*		612			612	2/2
UNIT #22*		596			596	2/2
UNIT #20*	398				398	1/2
UNIT #18*	287				287	1/1
COMMON**	686	268	268	212	1,434	
TOTAL	1,371	1,476	1,476	1,476	5,799	

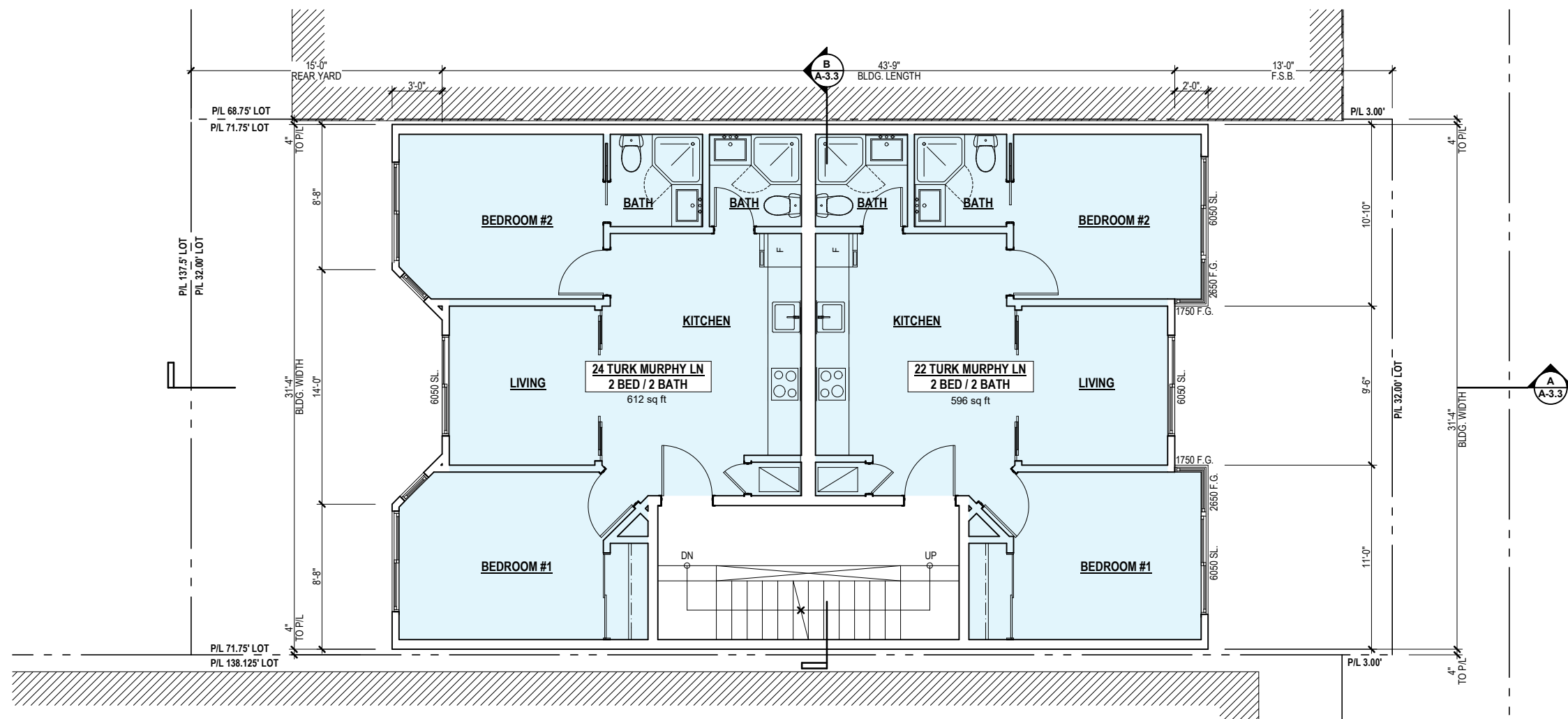
TOTAL LIVING AREA FOR ALL UNITS = 4,365 S.F.
 TOTAL COMMON AREA = 1,434 S.F.
 TOTAL GROSS AREA = 5,799 S.F.

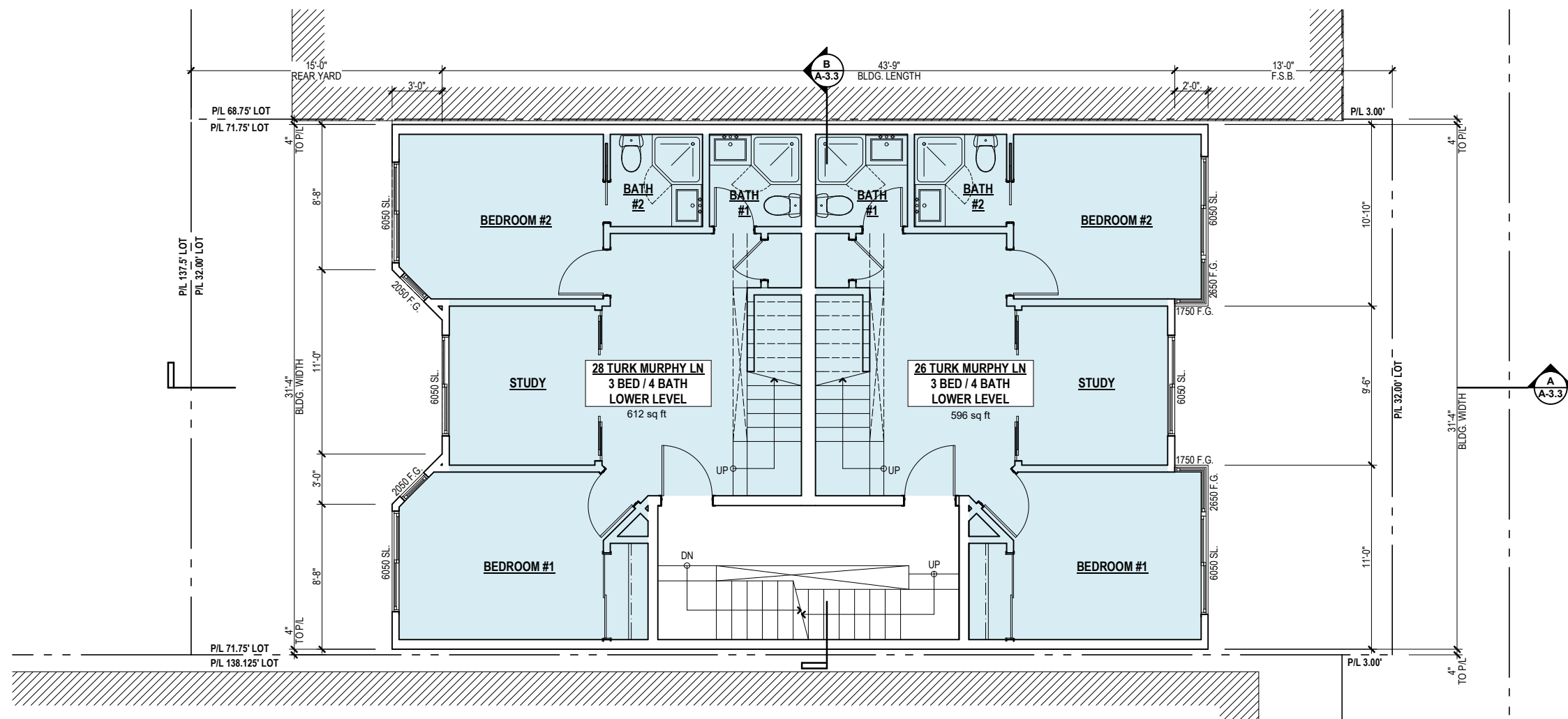
NOTE:
 AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

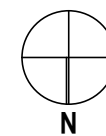
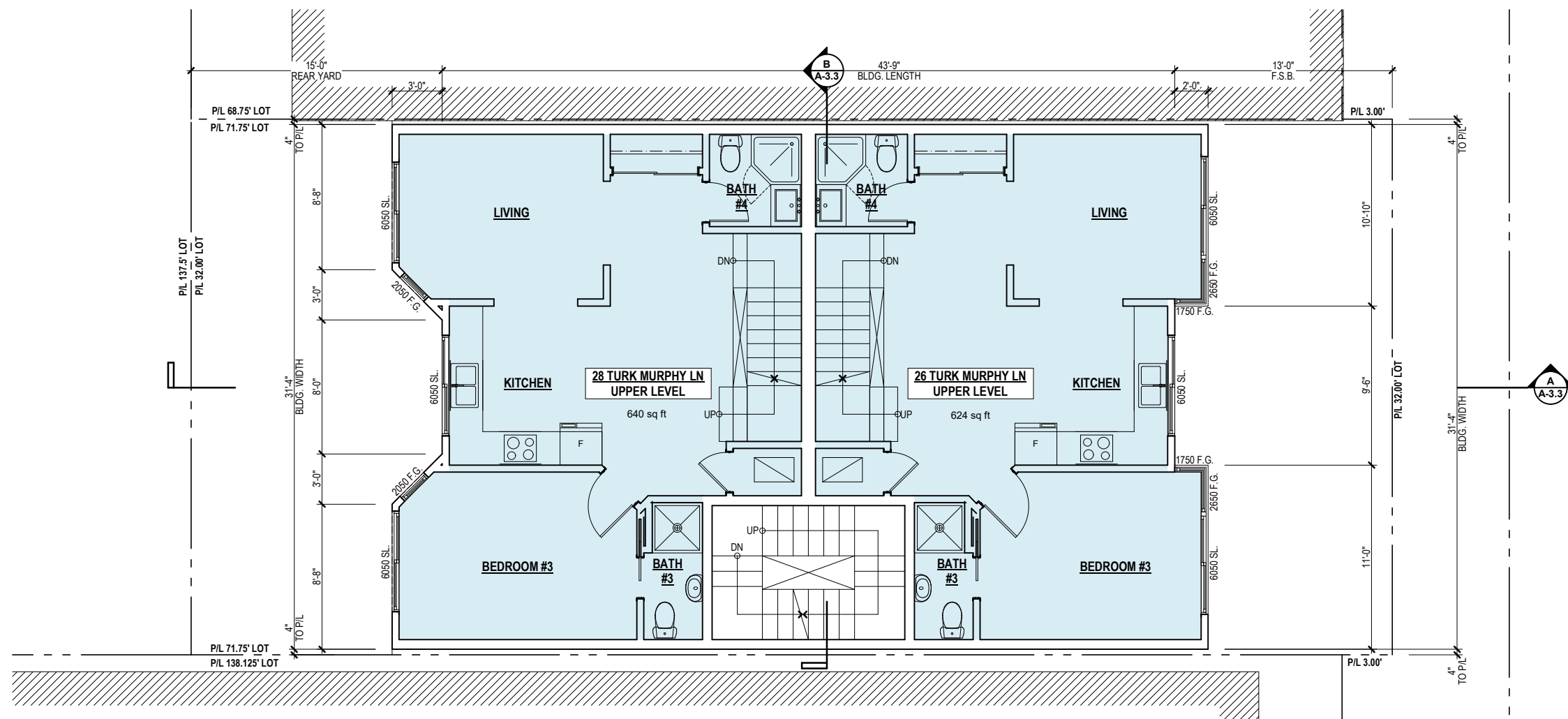
* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY
 ** COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, WALLS, ETC.)







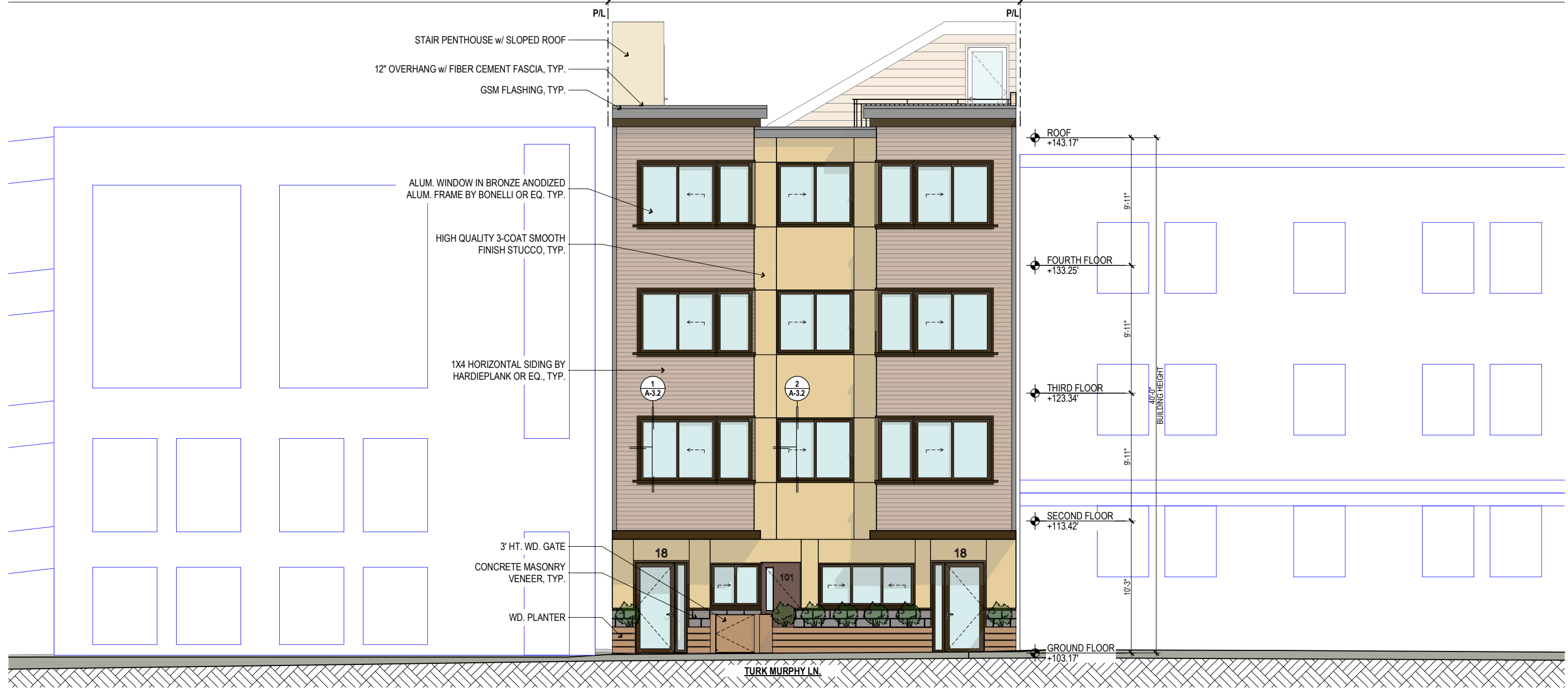




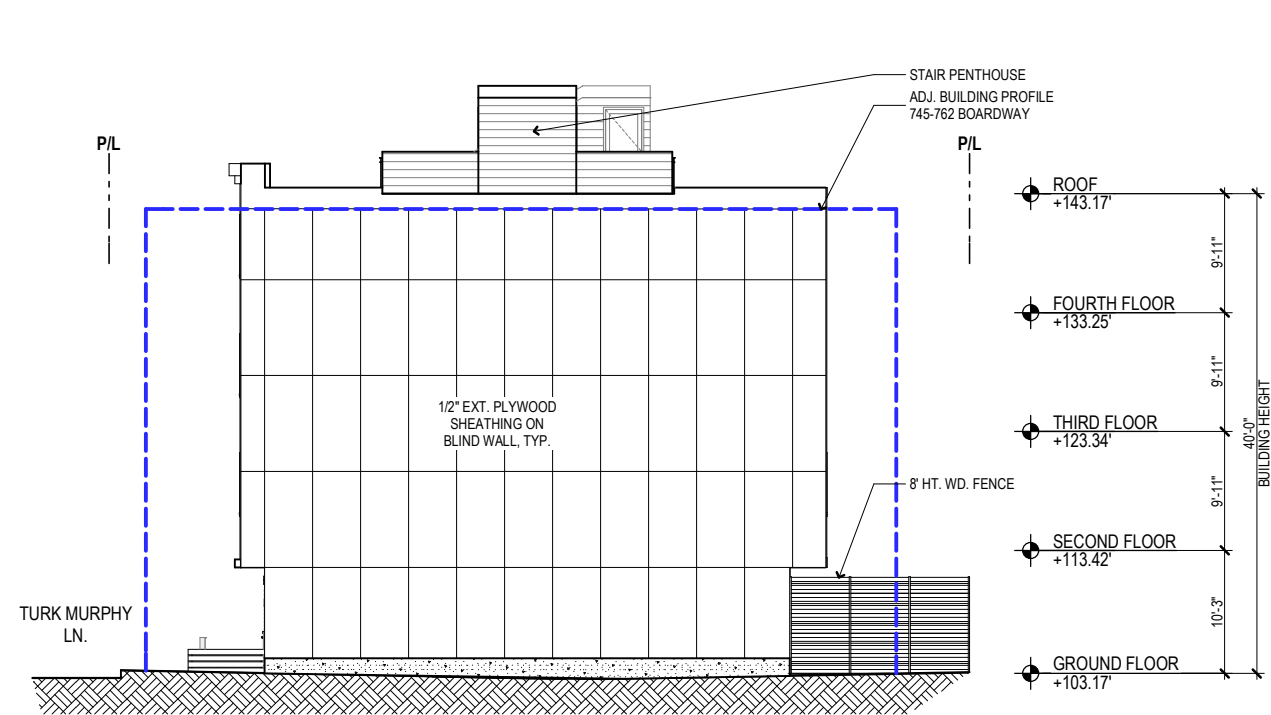
ADJ. LOT 029
735 VALLEJO ST.

SUBJECT SITE LOT 022
18-28 TURK MURPHY LN.

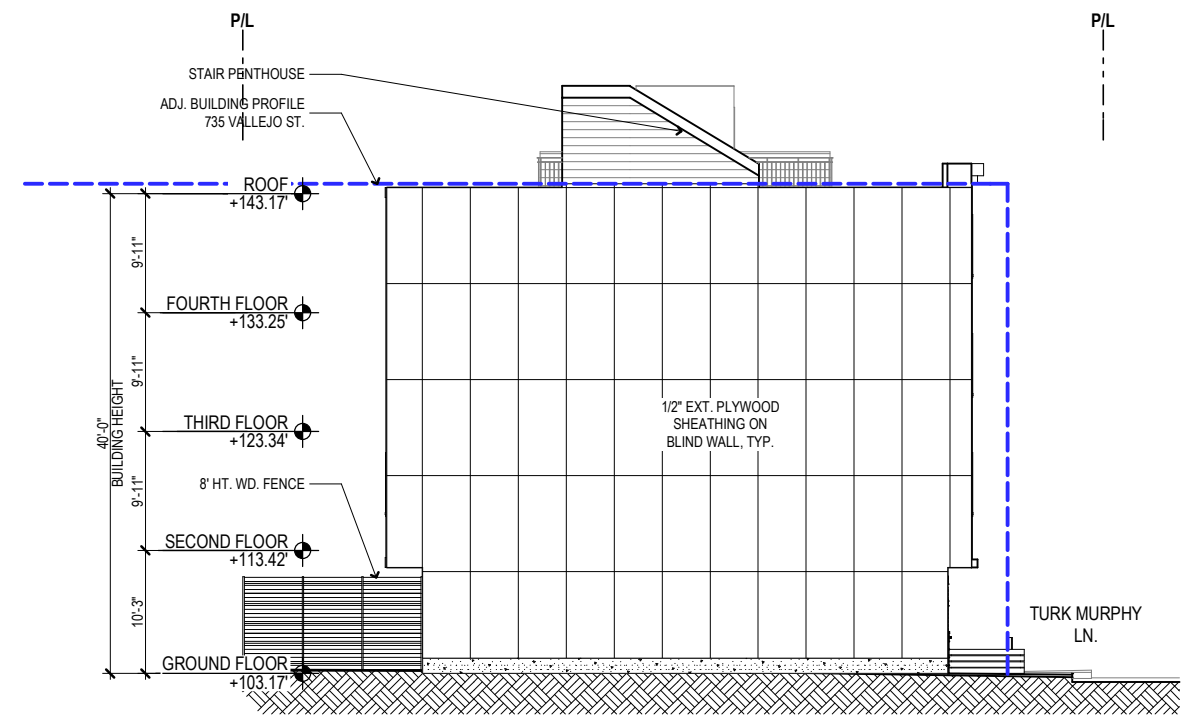
ADJ. LOT 011
754-762 BROADWAY



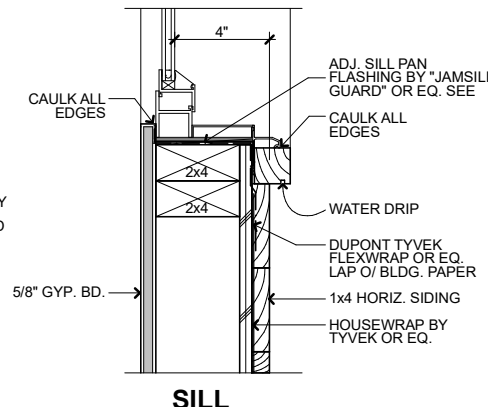
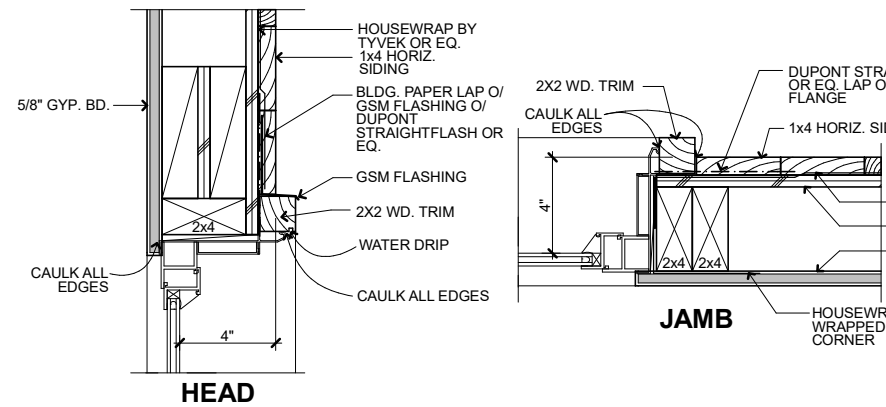




RIGHT ELEVATION



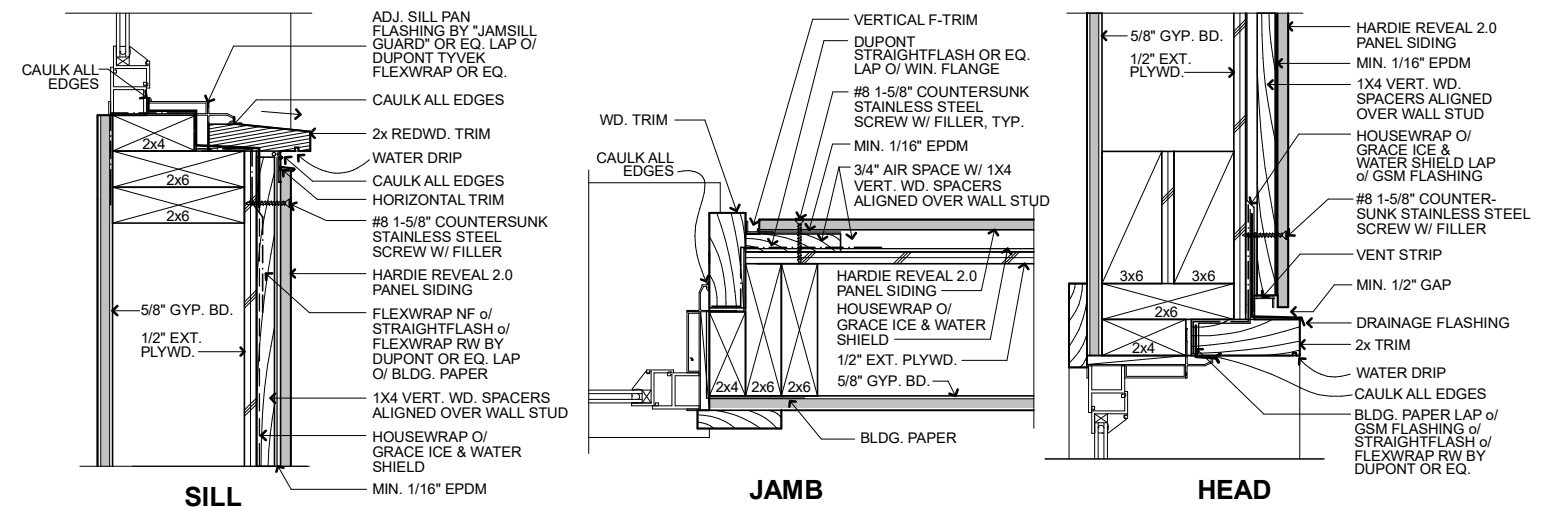
LEFT ELEVATION



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

1 WINDOW DETAIL - WOOD SIDING
SCALE 3" = 1'-0"

ALUM. WINDOW BY BONELLI OR EQ., TYP.



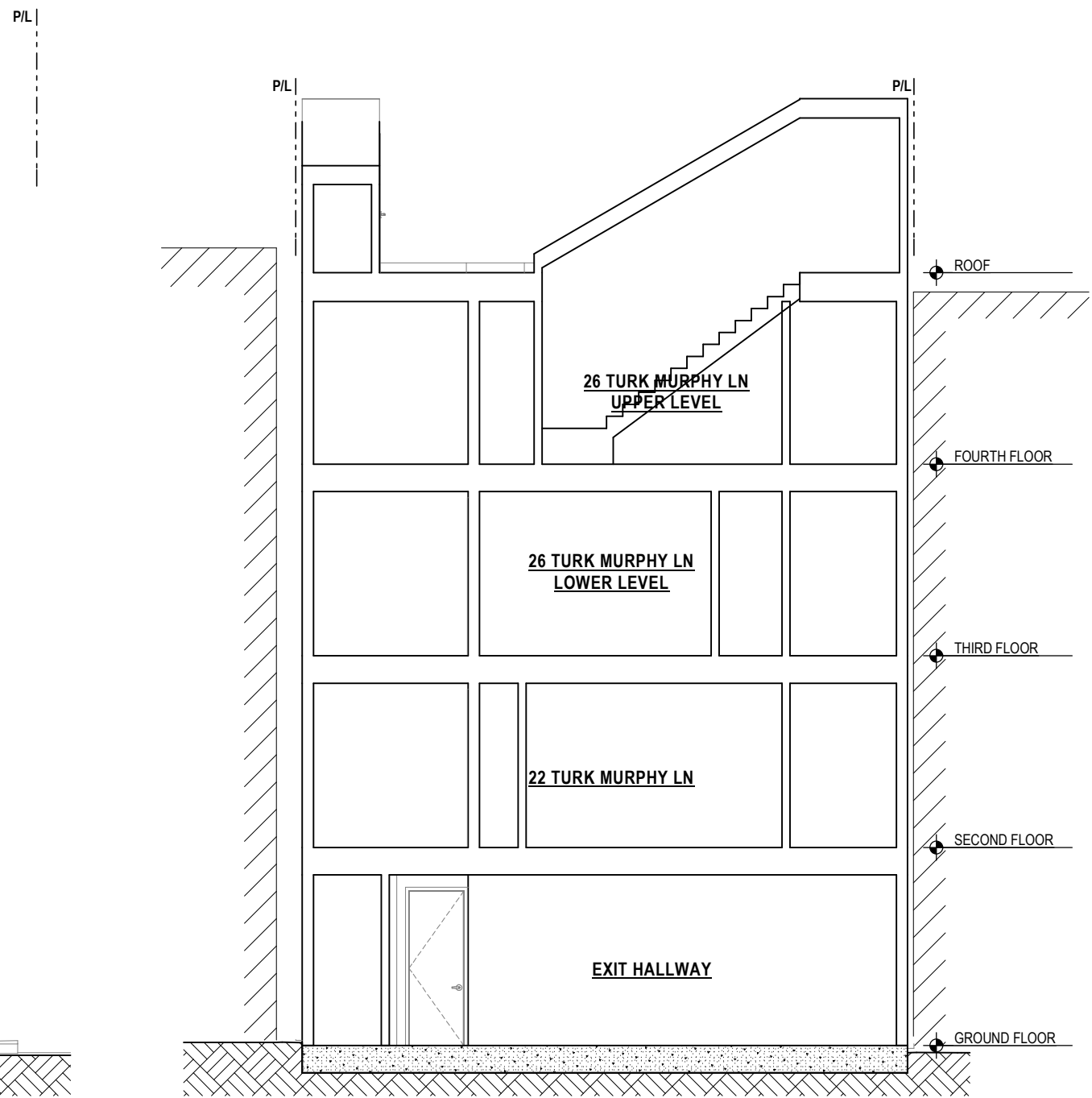
1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

2 WINDOW DETAIL - RAINSCREEN
SCALE 3" = 1'-0"

ALUM. WINDOW BY BONELLI OR EQ., TYP.



LONGITUDINAL SECTION A



CROSS SECTION B