



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 31, 2016
Continued from the February 11, 2016 Hearing

Date: March 10, 2016
Case No.: **2013.1005E,VAR,X**
Project Address: **22 Franklin Street**
Zoning: C-3-G (Downtown General)
120-F Height and Bulk District
Van Ness and Market Downtown Residential Special Use District
Block/Lot: 3725/068
Project Sponsor: Reza Khoshnevsian – (415) 865-9600
Sia Consulting
1256 Howard Street
San Francisco, CA 94103
reza@siaconsult.com
Staff Contact: Carly Grob – (415) 575-9138
Carly.grob@sfgov.org
Recommendation: **Approve with Conditions**

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BACKGROUND

On February 11, 2016, the Planning Commission continued the proposed project at 22 Franklin Street (Case No. 2013.1005E,VAR,X), which included a request for an exceptions under Section 309 for the reduction of ground-level wind currents pursuant to Section 148, and for lot coverage to exceed 80% at residential levels pursuant to Section 249.33. The project also includes a request for a Variance from Section 140 (Dwelling Unit Exposure) from the Zoning Administrator.

The Planning Commission continued these items to the public hearing on March 31, 2016, and requested that the project sponsor revise the layout of the proposed floor plan, that he include a verified survey and vicinity plan in future submittals, and that the plans be presented on sheets with a title block.

CURRENT PROPOSAL

Based on the feedback from the Commission, the project sponsor has revised the layout of the floor plans since the previous hearing. The project originally proposed 35 dwelling units, comprised of 28 two-bedroom units and 7 one-bedroom units. The revised project would still provide 35 dwelling units, but the dwelling unit mix has been modified to provide 14 two-bedroom units, 14 one-bedroom units, and seven studio units. By modifying the unit mix, the sponsor was able to reconfigure the floor plan to reduce the number of units which required a Variance from Dwelling Unit exposure from 21 units to 14 units.

PROJECT DESCRIPTION

The project proposes the demolition of the existing vacant auto body shop on the northern half of the lot, and the construction of an eight-story mixed use building with 35 dwelling units and approximately 1,800 square feet of ground floor commercial space. Of the proposed units, 14 would be two-bedroom, 14 would be one-bedroom, and seven would be studio units. The project also includes 35 Class 1 bicycle spaces, and does not propose any off-street vehicle parking.

ISSUES AND OTHER CONSIDERATIONS

- **Variance.** Section 140 requires that one room in each dwelling unit measuring at least 120 square feet must face a code-complying rear yard, a street or alley at least 20 feet in width, or an open area measuring 25 feet by 25 feet at the first level containing a dwelling unit and the level above it, and increasing by five feet in every dimension at each subsequent floor. There are fourteen units facing the proposed setback at the rear of the building which require a Variance from Dwelling Unit exposure.

However, the need for a Variance from Dwelling Unit Exposure was not created by the request for an exception from lot coverage. There is no rear yard requirement in the Van Ness and Market Downtown Residential Special Use District, so it is impossible the proposed unit located towards the rear of the building to meet the requirements of Section 140 by facing a code-complying rear yard. The rear units face an open area that is 40 feet by 25 feet that does not increase by five feet above the fourth floor. In order for the project to achieve code-compliance, additional rear setbacks would be required at the fourth floor and above, which could dramatically impact the ability of the project sponsor to provide 35 units at the dwelling unit mix currently proposed. Even if the project was compliant with the lot coverage provision of Section 249.33, the sponsor would need to seek and justify a Variance from Section 140.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must determine that the Project complies with Planning Code Section 309, granting requests for exceptions from Ground Level Winds Currents per Section 148 and from lot coverage per Section 249.33. In addition, the Zoning Administrator would need to grant a Variance from Sections 140 of the Planning Code, as discussed under "Issues and Other Considerations" above.

BASIS FOR RECOMMENDATION

- The project sponsor has revised the floor plan to provide more light and air to the bedrooms within the proposed units. Although there are fewer two-bedroom units, the revised layout provides units with better access to light and air.
- Granting the lot coverage exception would allow the project sponsor to enter into a Costa Hawkins agreement and to provide four onsite BMR rental units.
- There is no rear yard requirement at this site. The project sponsor is seeking a Variance from Dwelling Unit Exposure requirements to maximize the number of dwelling units given the

constraints of the site. The need for the Exposure Variance was not created by request for increased lot coverage.

- The subject property is well-served by transit and does not provide any automobile parking.
- The Project would replace an existing surface parking lot and vacant, one-story auto body shop with housing and ground floor retail, thereby improving the street wall along Franklin Street, while also helping to activate the block and provide a more pedestrian-oriented streetscape.
- The Project is compatible with the surrounding neighborhood character, in terms of height, scale, and massing.
- The project meets all applicable requirements of the Planning Code.

| |
|---|
| RECOMMENDATION: Approve with Conditions |
|---|

Attachments:

Project Sponsor Submittal, including:

- Vicinity Plan
- Revised floor plans
- Verified survey

Additional Public Comment

The banner features a background of a green, textured pattern resembling a map or aerial view of a neighborhood. The text "The HAYES VALLEY Neighborhood Association | HVNA" is overlaid in a white, serif font.

March 21st, 2016

San Francisco Planning Commission
City Hall Room 400

Cc: Carly Grob, SF Planning Department, and Ahsha Safai, Kitchen Cabinet Public Affairs

RE: 22 Franklin

Dear President Fong and Planning Commissioners,

The Hayes Valley Neighborhood Association's Transportation & Planning Committee, based on our sixteen-years supporting the Market and Octavia Better Neighborhoods Plan, cautiously supports the proposed 35-unit rental development at 22 Franklin Street. We are especially pleased that this project has zero parking and wish more developments in the Market and Octavia Plan would take this path towards a more affordable and sustainable building pattern.

However, because the developer is asking for several exceptions, and because affordable housing is urgent in our community, we ask that the planning staff and developer work together to balance the exceptions with a higher increment of affordable housing. Here is the basis for our request.

22 Franklin is seeking Section 309 exceptions for ground level wind and from lot coverage requirements in the Van Ness and Market Residential Special Use District. The project also requires a Variance from the requirements for dwelling unit exposure, since the open area that the units face at the rear does not expand 5 feet in every direction above the third floor.

We are pleased with the adjustments promising more light and are comfortable with the new floor plan and unit mix. But we feel that new development in Market and Octavia should include a minimum of 20 percent BMR on site, slightly higher than the 12 percent requirement. While the 12 percent BMR will provide affordability for households at 55-90 percent of AMI, the project should include an additional 8 percent BMR at 90-120 percent AMI. This request, we believe, is a fair trade for the exceptions being made.

HVNA points out that 20 percent aligns with the Planning Department's proposed Affordable Housing Density Program, in that by fitting-in the 35 units the project is getting increased density while given exceptions. 20 percent BMR is the general sentiment of HVNA, DTNA, EVPA and other neighborhood groups in the Market Street Corridor. There is also a June 2016 ballot measure proposing all new developments include 25 percent BMR. We ask that the developer memorialize a tiered 20 percent on site BMR in writing to the Planning Commission and Board of Supervisors.

We do believe that the developer has created a building that reflects the Market and Octavia Better Neighborhoods Plan, and we appreciate that the developer has included four BMRs onsite. Based on the current need to add another income tier for access to housing, we encourage the developer to consider including the higher income tier of affordability, which is closer to market rate than the lower income tier currently in place. As affordable housing has become such an important part of living in our city, HVNA encourages the developer to take a leadership role and add a second tier of affordability to this building.

Sincerely,

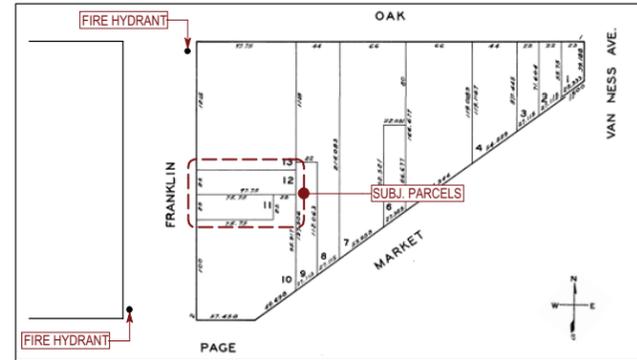
A handwritten signature in cursive script that reads "Jason Henderson".

Jason Henderson
Chair, Transportation and Planning Committee,
Hayes Valley Neighborhood Association
300 Buchanan Street, #503
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94102
(415)-255-8136
jhenders@sbcglobal.net

Gail Baugh, President, Hayes Valley Neighborhood Association
gailbaugh40@gmail.com

SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF AN EIGHT-STORY BUILDING WITH THIRTY FIVE RESIDENTIAL UNITS ABOVE ONE COMMERCIAL UNIT AT GROUND FLOOR



ASSESSOR'S MAP

DRAWING INDEX

ARCHITECTURAL

- A-0.1 COVER SHEET
- A-1.0 (E) SITE PLAN & DEMO FLOOR PLAN
- A-1.1 (N) SITE PLAN, & NOTES
- A-1.2 VICINITY MAP
- A-1.3 VICINITY MAP
- A-2.1 FIRST & SECOND FLOOR PLANS
- A-2.2 THIRD & FOURTH FLOOR PLANS
- A-2.3 FIFTH & SIXTH FLOOR PLANS
- A-2.4 SEVENTH & EIGHTH FLOOR PLANS
- A-2.5 ROOF PLAN
- A-3.1 BUILDING ELEVATION
- A-3.2 BUILDING ELEVATION
- A-3.3 BUILDING ELEVATION
- A-3.4 BUILDING ELEVATION
- A-4.0 SECTION A-A
- C-1 SURVEY

PROJECT DATA

LOT AREA: 4,337 S.F.
 # OF COVER PARKING SPACES: NONE
 # OF BIKE PARKING: 35
 # OF UNITS: 35 RESIDENTIAL OVER 1 COMMERCIAL
 NUMBER OF STORIES: 8
 BUILDING HEIGHT LIMIT: 85-X
 BUILDING HEIGHT: 85'-0"
 CONSTRUCTION TYPE: TYPE "I-A"
 OCCUPANCY GROUP: R-2 / M
 BLOCK / LOT: 0836 / 011 & 012
 ZONING: C-3-G
 APPLICABLE CODES: 2013 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS

BICYCLE PARKING
 CLASS I: 35 @ FIRST FLOOR
 CLASS II: 4
 B.M.R UNITS: 4

PROJECT NAME
22 Franklin Street
 SAN FRANCISCO, CA



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 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 922.0200
 FAX: (415) 922.0203
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UNIT MIX DATA



| FIRST FLOOR | | | | | |
|--|--|--|--|--------------------|-----------------|
| GROSS AREA | COMMERCIAL SPACE FLOOR AREA (UNIT 101) | OTHERS (COMMON AREA, STORAGE, RESIDENTIAL LOBBY) | # OF UNIT | | |
| 4,160 ± S.F. | 2,031 ± S.F. | 2,129 ± S.F. | 1 UNIT | | |
| SECOND FLOOR RESIDENTIAL UNIT MATRIX | | | | | |
| GROSS AREA | UNIT TYPE | UNIT # | UNIT FLOOR AREA | PRIVATE OPEN SPACE | # OF UNIT |
| 3,334 ± S.F. | 1-BEDROOM UNIT | 201 | 566 ± S.F. | - | 2 UNITS |
| | | 202 | 555 ± S.F. | - | |
| | STUDIO UNIT | 203 | 466 ± S.F. | - | 1 UNIT |
| | | 204 | 697 ± S.F. | 450 ± S.F. | |
| 2-BEDROOM UNIT | 205 | 616 ± S.F. | 375 ± S.F. | 2 UNITS | |
| | TOTAL | | 2,900 ± S.F. | | 825 ± S.F. |
| THIRD, FIFTH, SEVENTH FLOORS RESIDENTIAL UNIT MATRIX | | | | | |
| GROSS AREA | UNIT TYPE | UNIT # | UNIT FLOOR AREA | PRIVATE OPEN SPACE | # OF UNIT |
| 3,350 ± S.F. | 1-BEDROOM UNIT | 301, 501, 701 | 583 ± S.F. | - | 2 UNITS / FLOOR |
| | | 302, 502, 702 | 555 ± S.F. | - | |
| | STUDIO UNIT | 303, 503, 703 | 466 ± S.F. | - | 1 UNIT / FLOOR |
| | | 304, 504, 704 | 697 ± S.F. | - | |
| 2-BEDROOM UNIT | 305, 505, 705 | 616 ± S.F. | - | 2 UNITS / FLOOR | |
| | TOTAL | | 2,917 ± S.F. | | - |
| FOURTH, SIXTH, EIGHTH FLOORS RESIDENTIAL UNIT MATRIX | | | | | |
| GROSS AREA | UNIT TYPE | UNIT # | UNIT FLOOR AREA | PRIVATE OPEN SPACE | # OF UNIT |
| 3,334 ± S.F. | 1-BEDROOM UNIT | 401, 601, 801 | 566 ± S.F. | - | 2 UNITS / FLOOR |
| | | 402, 602, 802 | 555 ± S.F. | - | |
| | STUDIO UNIT | 403, 603, 803 | 466 ± S.F. | - | 1 UNIT / FLOOR |
| | | 404, 604, 804 | 697 ± S.F. | - | |
| 2-BEDROOM UNIT | 405, 605, 805 | 616 ± S.F. | - | 2 UNITS / FLOOR | |
| | TOTAL | | 2,900 ± S.F. | | - |
| TOTAL BLDG FLOOR AREA | 27,546 ± S.F. | | TOTAL FLOOR AREA OF R-2 (2ND - 8TH FLOORS) | | 20,351 ± S.F. |
| TOTAL PRIVATE OPEN SPACE | 825 ± S.F. (UNIT #201 & #202) (SEE 2ND FLR. TABLE ABOVE) | | # OF STUDIO | | 7 UNITS |
| | | | # OF 1 BEDROOM | | 14 UNITS |
| | | | # OF 2 BEDROOM | | 14 UNITS |
| TOTAL COMMON OPEN SPACE | 1,584 S.F. REQUIRED (33 UNITS X 48 S.F. = 1,584 S.F.) 2,103 ± S.F. PROVIDED (COMMON ROOF DECK @ TOP ROOF) | | TOTAL # OF UNITS | | 35 UNITS |

SHEET TITLE
Cover Sheet

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| ISSUES / REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
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| DRAWN | A.A. | |
| DATE | 06/21/2013 | |
| REVISED DATE | 03/09/2016 | |
| JOB NO. | 13-1581 | |
| SHEET NO. | A-0.1 | |



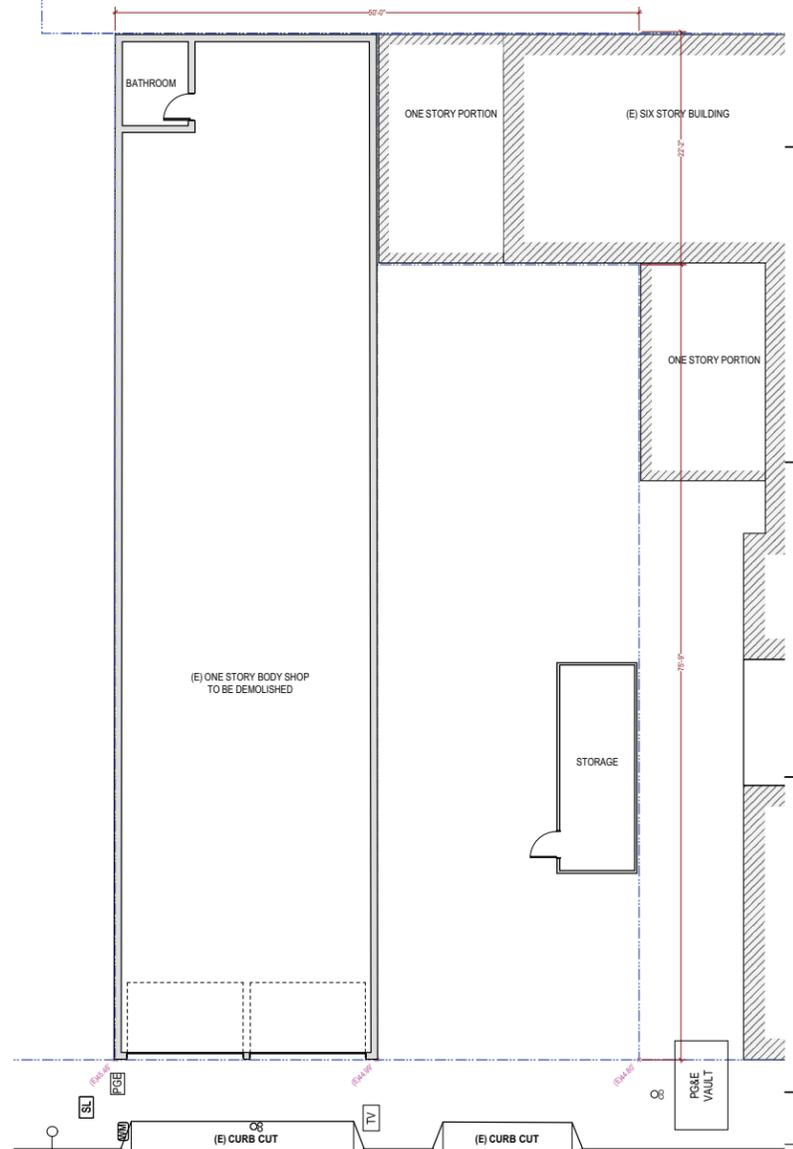
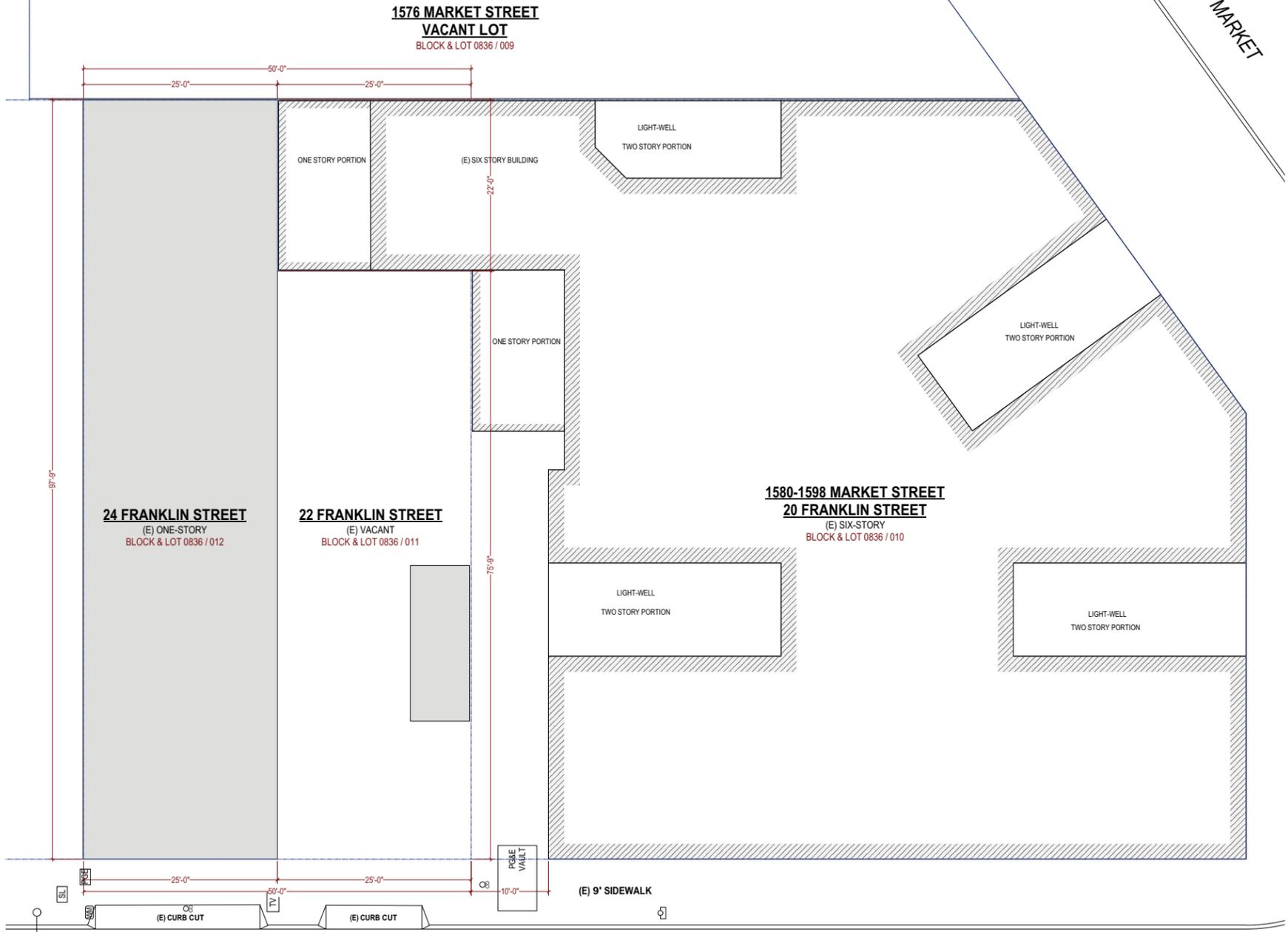
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SHEET TITLE
Existing Site Demolition Plan

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Existing Floor Plan (To be Demolished)
 1/8 = 1'-0"

| | |
|--|--------------------|
| | PROPERTY LINE |
| | WALL TO BE REMOVED |



Existing Site Plan
 1/8 = 1'-0"



BLOCK & LOT: 0836/011&012

| | |
|--------------------------------|--|
| PROPERTY LINE: | |
| OUTLINE OF SUBJECT BUILDING: | |
| OUTLINE OF NEIGHBORS BUILDING: | |

- SEWER MANHOLE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- AT&T MANHOLE
- PG&E MANHOLE
- PG&E BOX
- STREET LIGHTING BOX
- CABLE TELEVISION BOX
- CATCH BASIN
- STREET LIGHT
- PARKING METER

**1576 MARKET STREET
VACANT LOT**

**1576 MARKET STREET
VACANT LOT**

PROJECT NAME
**22 Franklin Street
SAN FRANCISCO, CA**

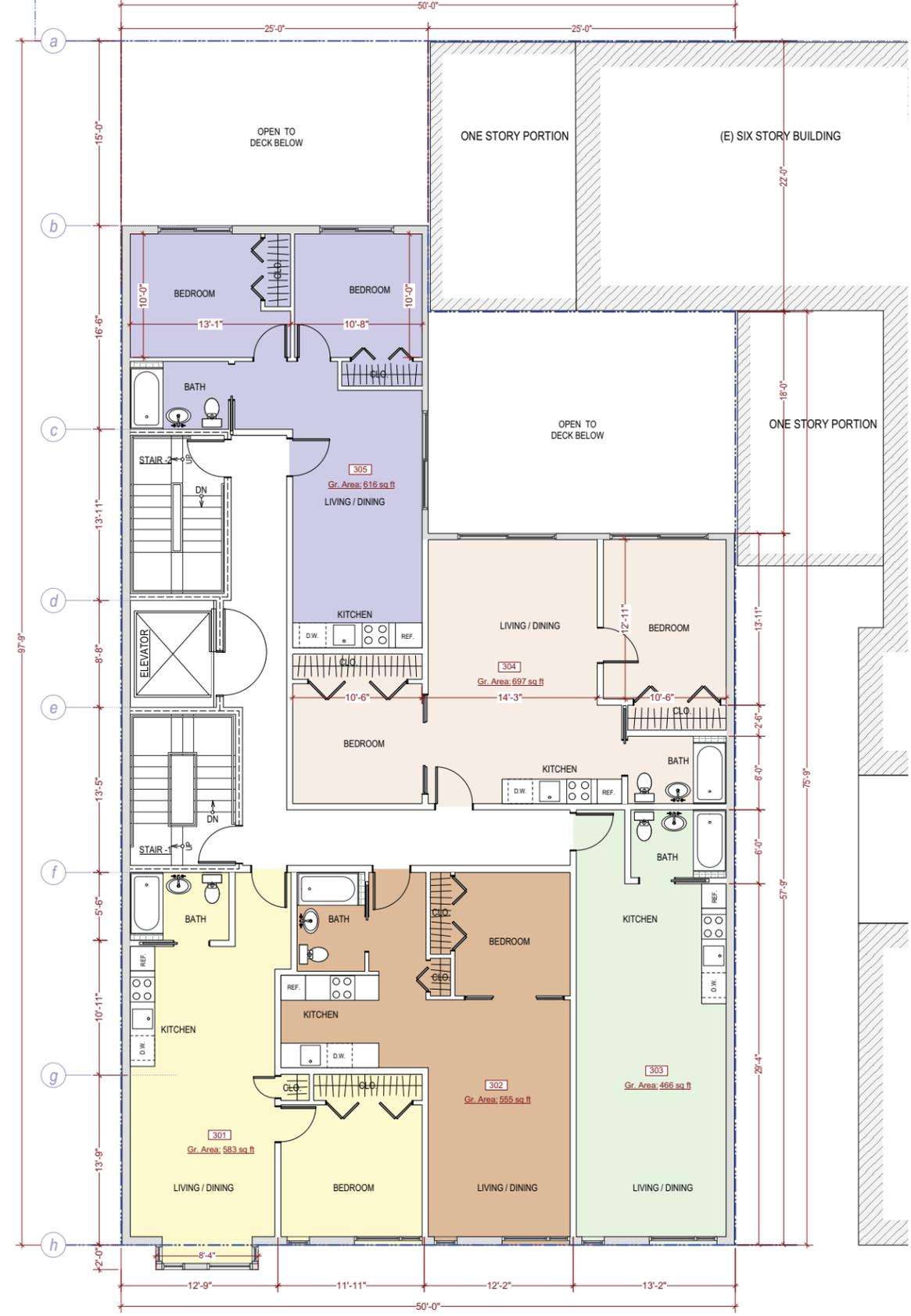


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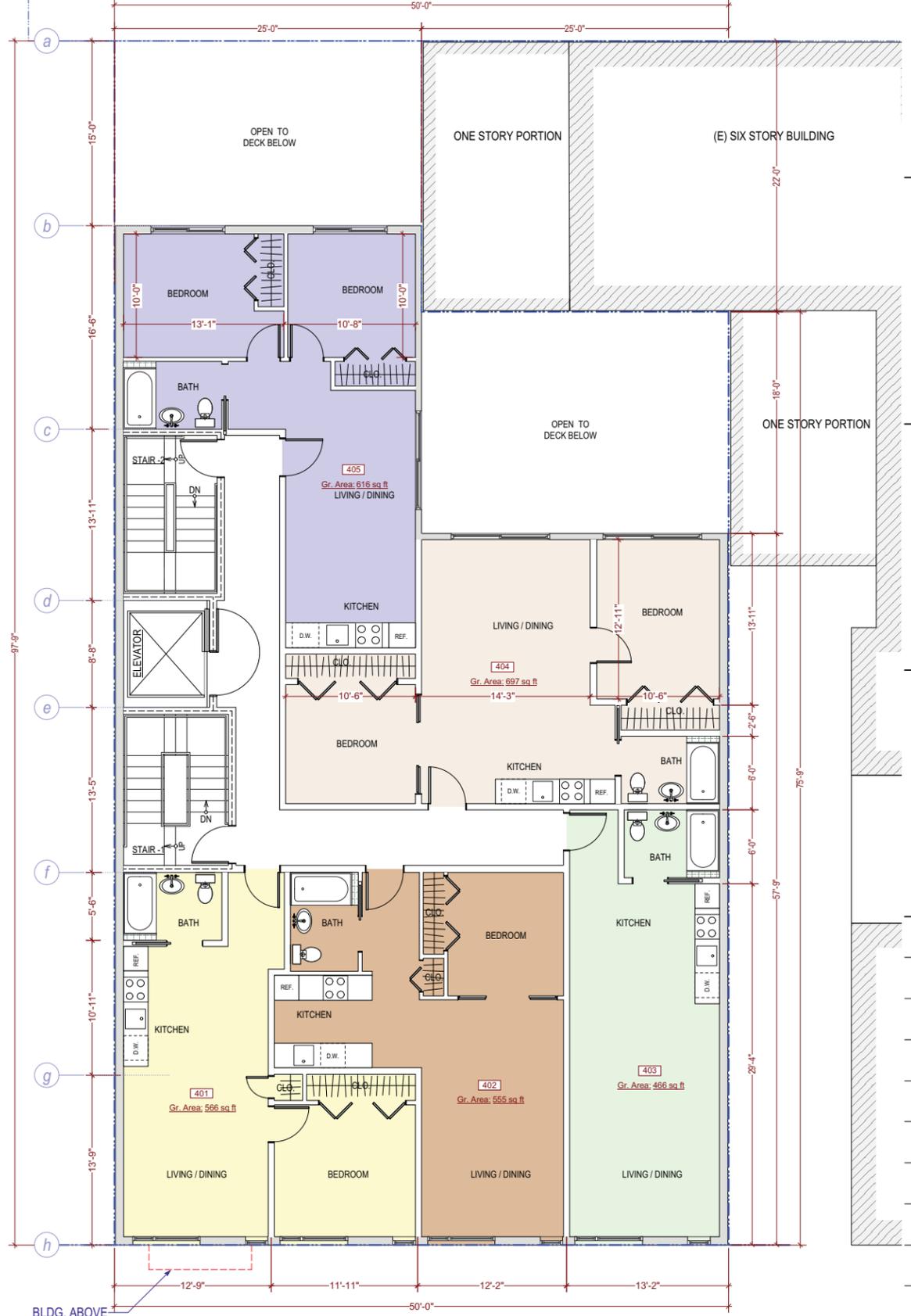
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**Third & Fourth
Floor Plans**

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| DRAWN | | A.A. |
| DATE | | 06/21/2013 |
| REVISED DATE | | 03/09/2016 |
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| SHEET NO. | | A-2.2 |



Proposed Third Floor Plan
3/16" = 1'-0"
NORTH



Proposed Fourth Floor Plan
3/16" = 1'-0"
NORTH

BLDG. ABOVE

**1576 MARKET STREET
VACANT LOT**

**1576 MARKET STREET
VACANT LOT**

PROJECT NAME
**22 Franklin Street
SAN FRANCISCO, CA**

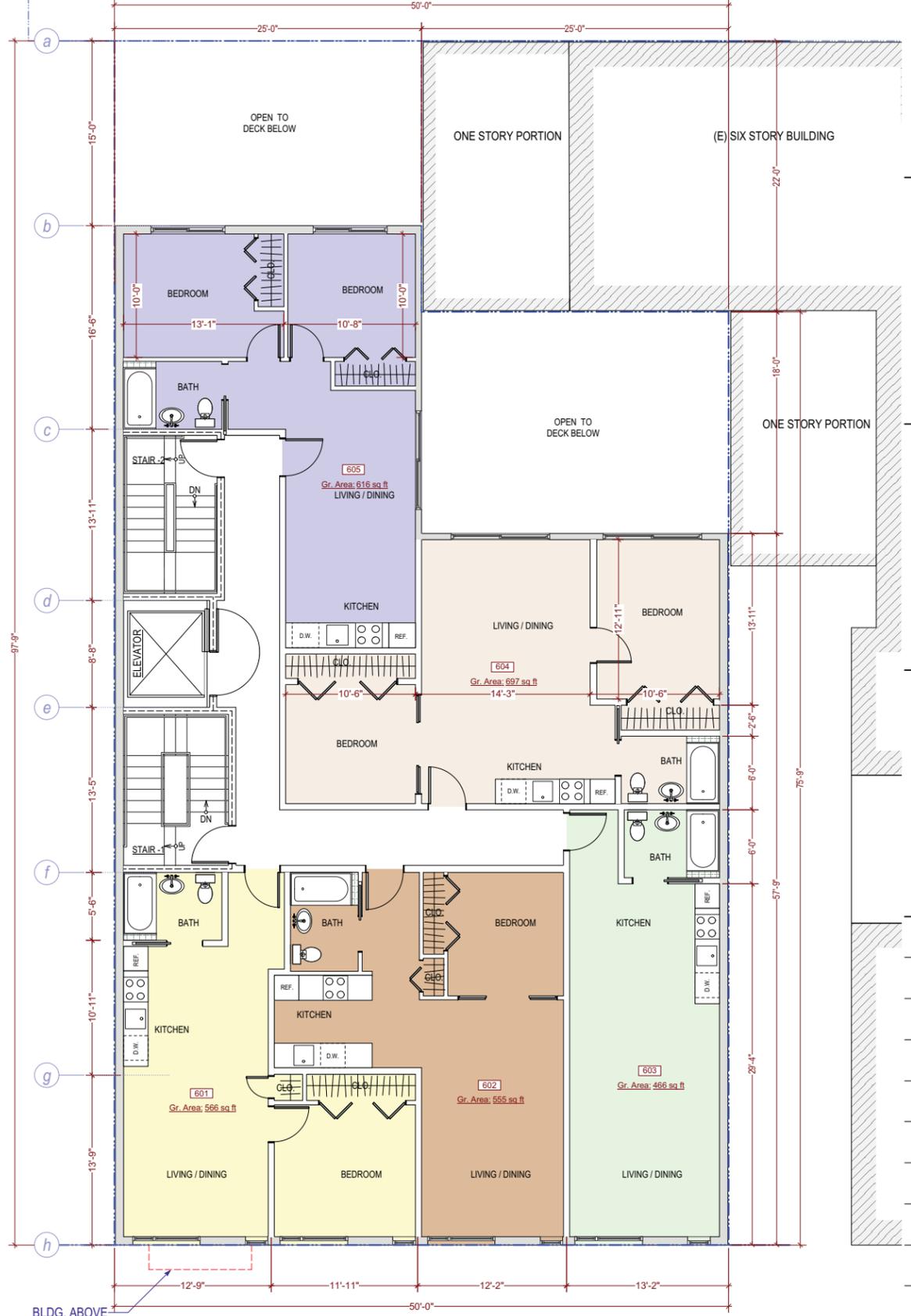


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SHEET TITLE
**Fifth & Sixth
Floor Plans**

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| SHEET NO. | A-2.3 | |



Proposed Fifth Floor Plan
3/16" = 1'-0"

Proposed Sixth Floor Plan
3/16" = 1'-0"

**1576 MARKET STREET
VACANT LOT**

**1576 MARKET STREET
VACANT LOT**

PROJECT NAME
**22 Franklin Street
SAN FRANCISCO, CA**



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SHEET TITLE
**Seventh & Eighth
Floor Plans**

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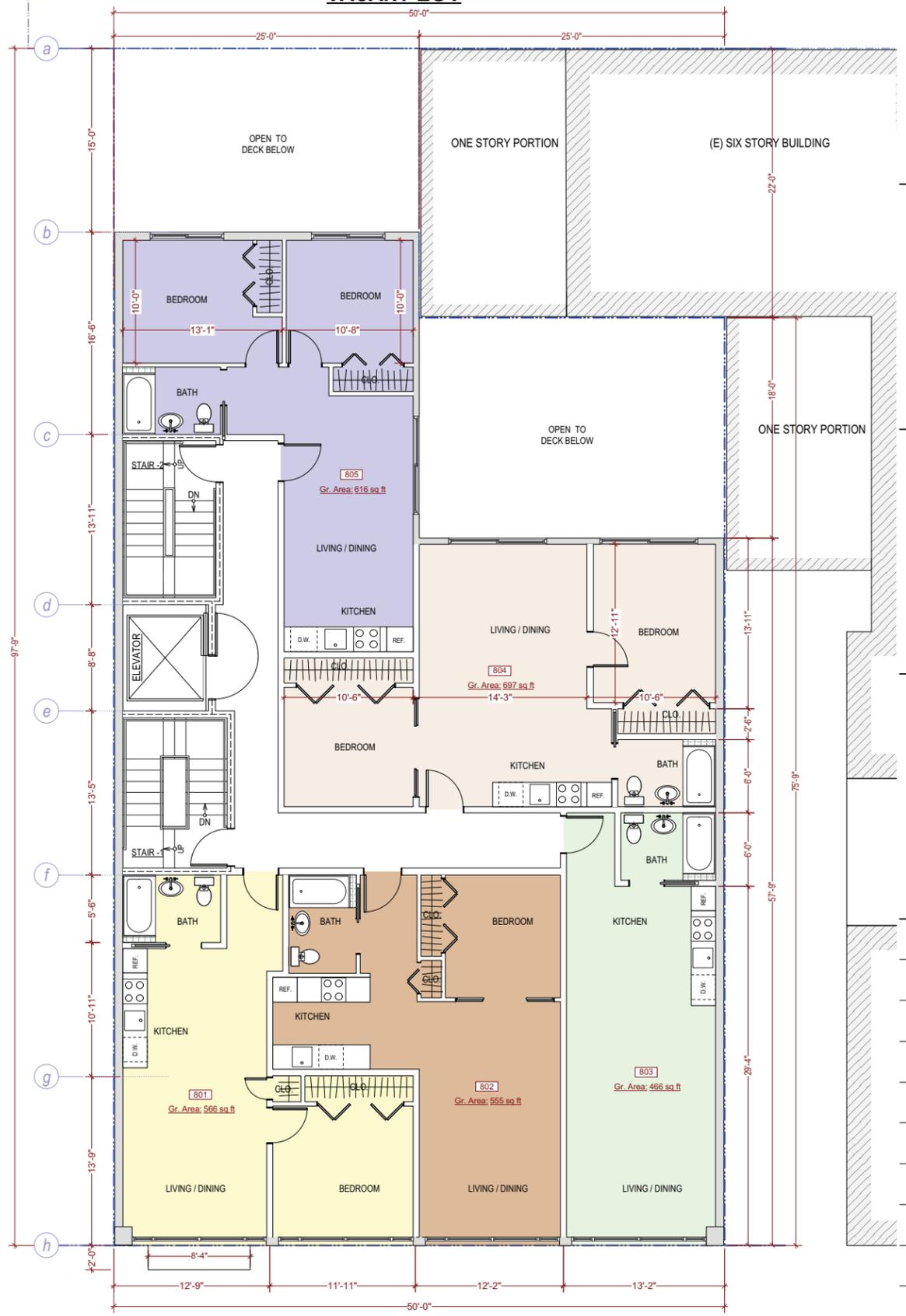
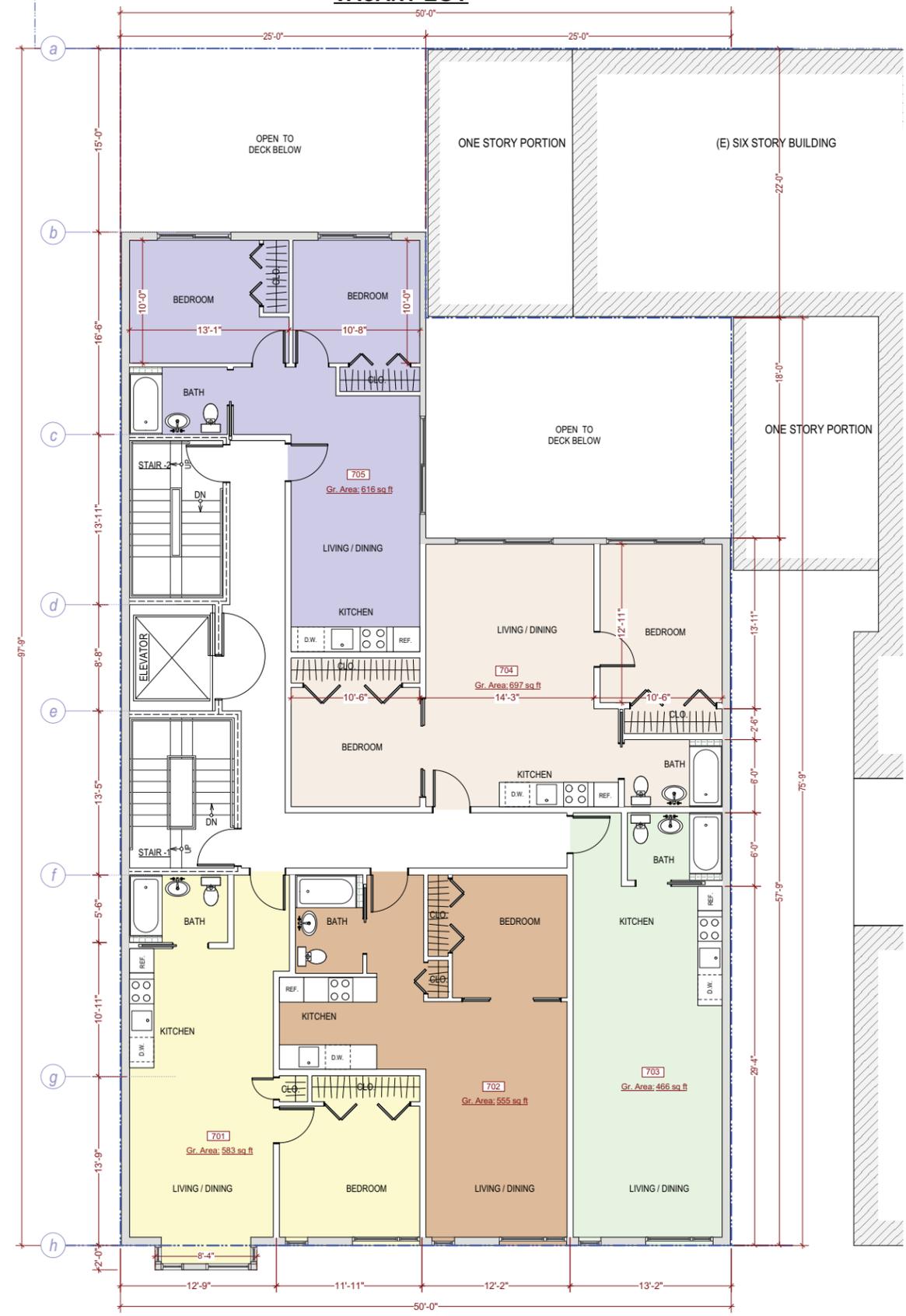
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JOB NO. 13-1581

SHEET NO.
A-2.4



**1576 MARKET STREET
VACANT LOT**

PROJECT NAME
**22 Franklin Street
SAN FRANCISCO, CA**



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SHEET TITLE

Roof Plan

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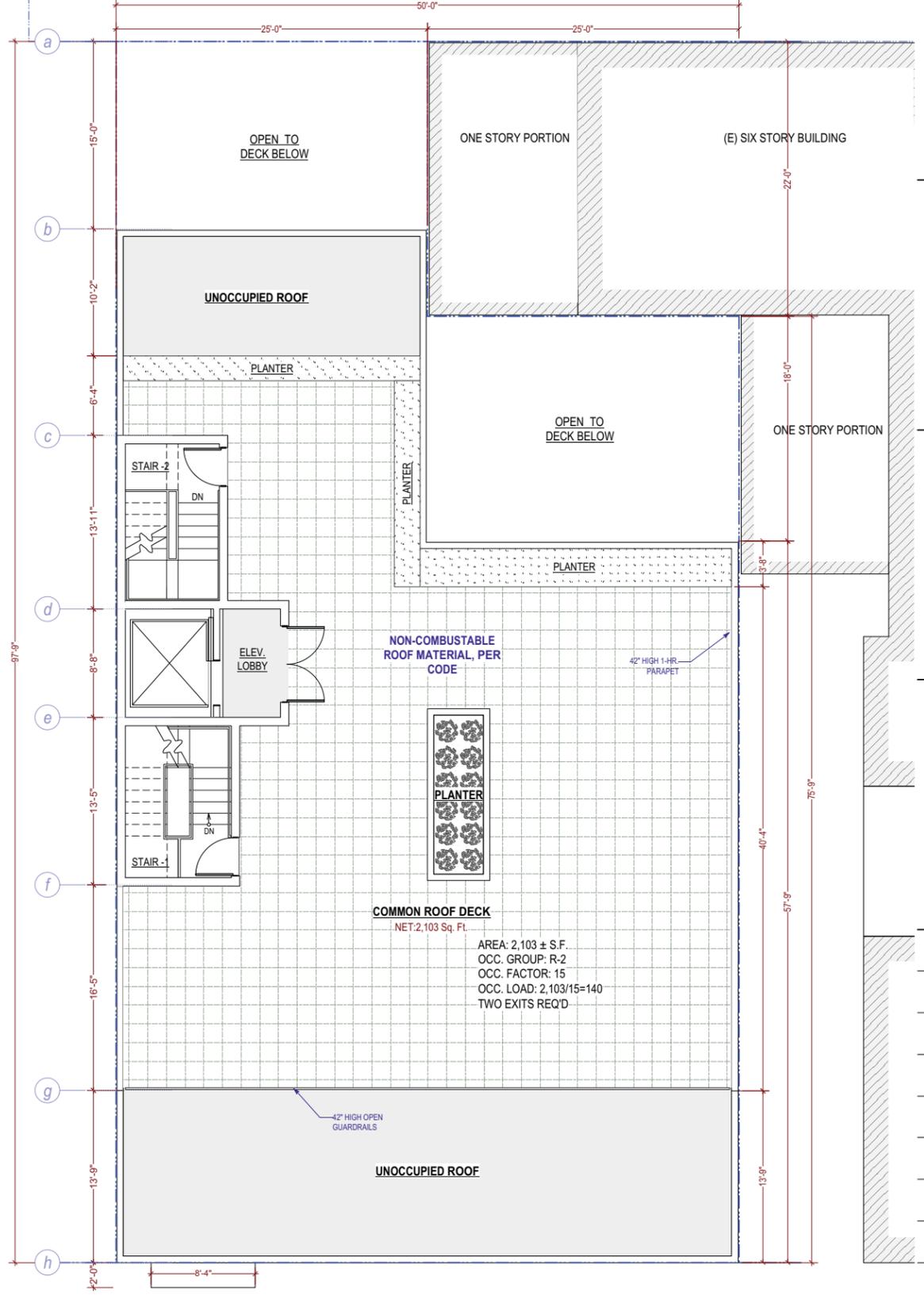
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A-2.5



Proposed Roof Plan
3/16" = 1'-0"





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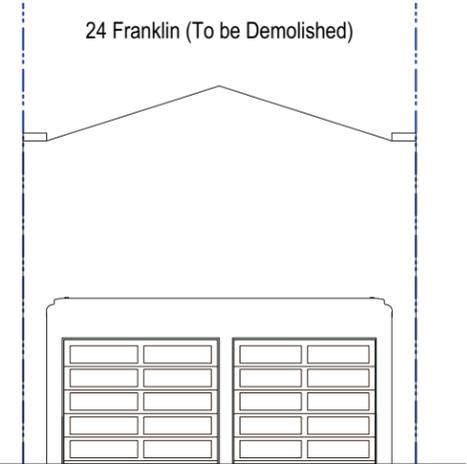
Building Elevation
(Franklin St.)

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| DESIGN | R.K. |
| DRAWN | A.A. |
| DATE | 06/21/2013 |
| REVISED DATE | 03/09/2016 |
| JOB NO. | 13-1581 |



Existing Front Elevation (Franklin Ave.)
3/16" = 1'-0"

Proposed Front Elevation (Franklin Ave.)
3/16" = 1'-0"



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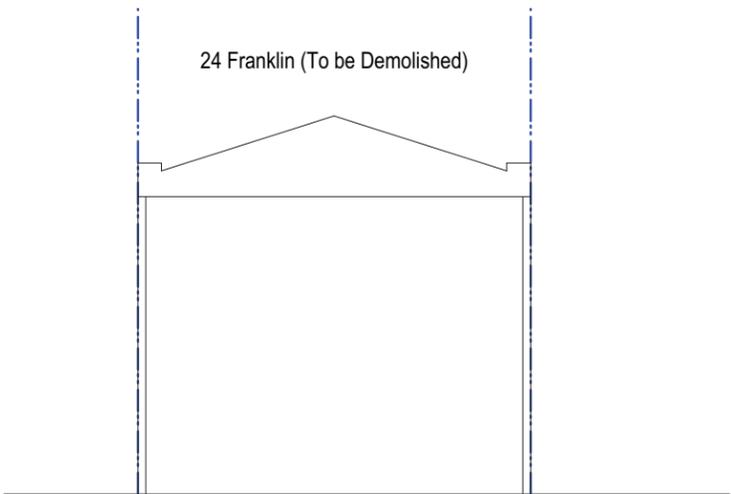
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**Building Elevation
 (East)**

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| DATE | 06/21/2013 | |
| REVISED DATE | 03/09/2016 | |
| JOB NO. | 13-1581 | |
| SHEET NO. | A-3.2 | |



Existing Rear Elevation (East)
 3/16" = 1'-0"

Proposed Rear Elevation (East)
 3/16" = 1'-0"



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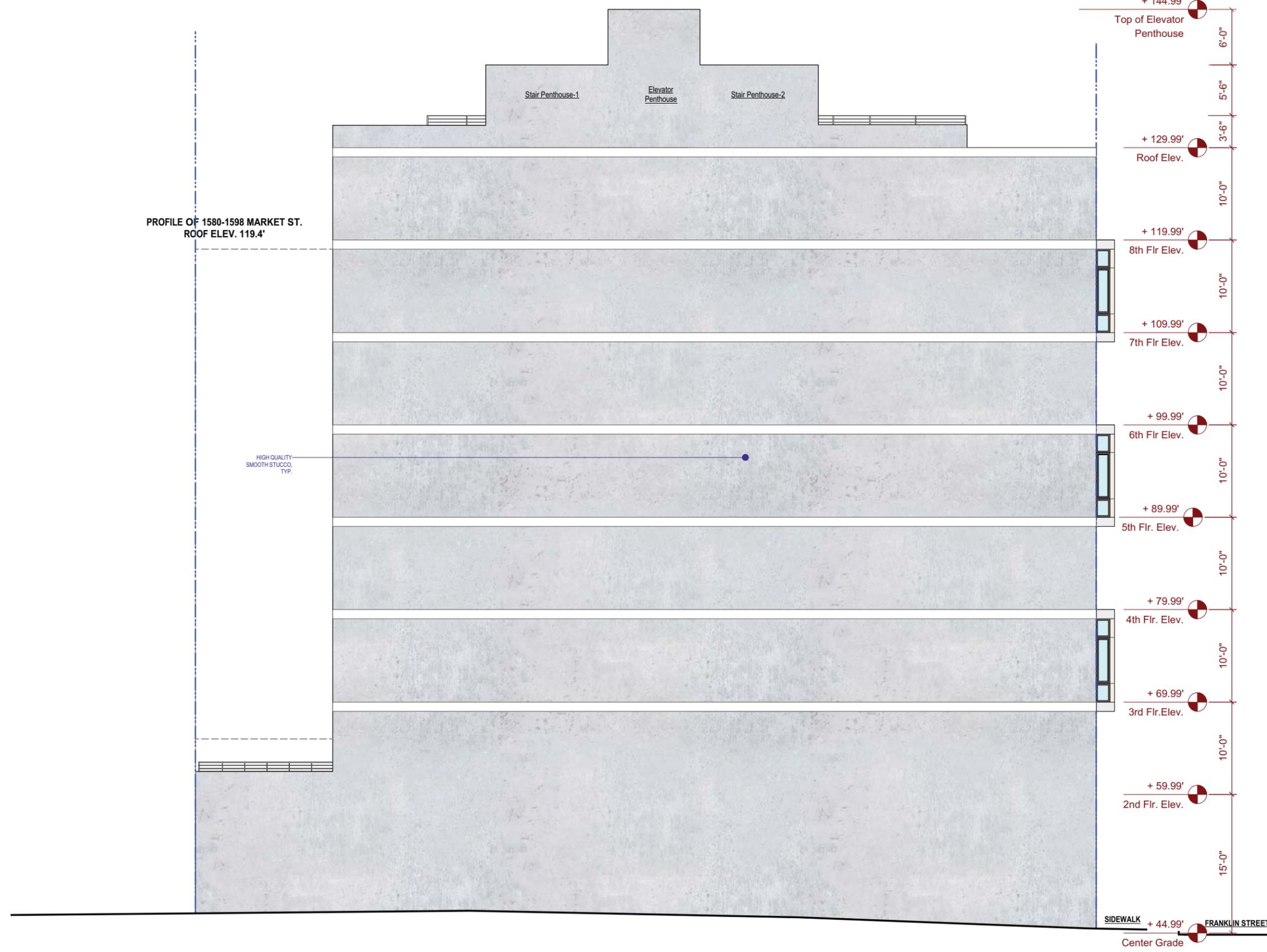
**Building Elevation
 (North)**

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| DRAWN | A.A. |
| DATE | 06/21/2013 |
| REVISED DATE | 03/09/2016 |
| JOB NO. | 13-1581 |
| SHEET NO. | A-3.3 |



Proposed Left Elevation (North)
 3/16" = 1'-0"



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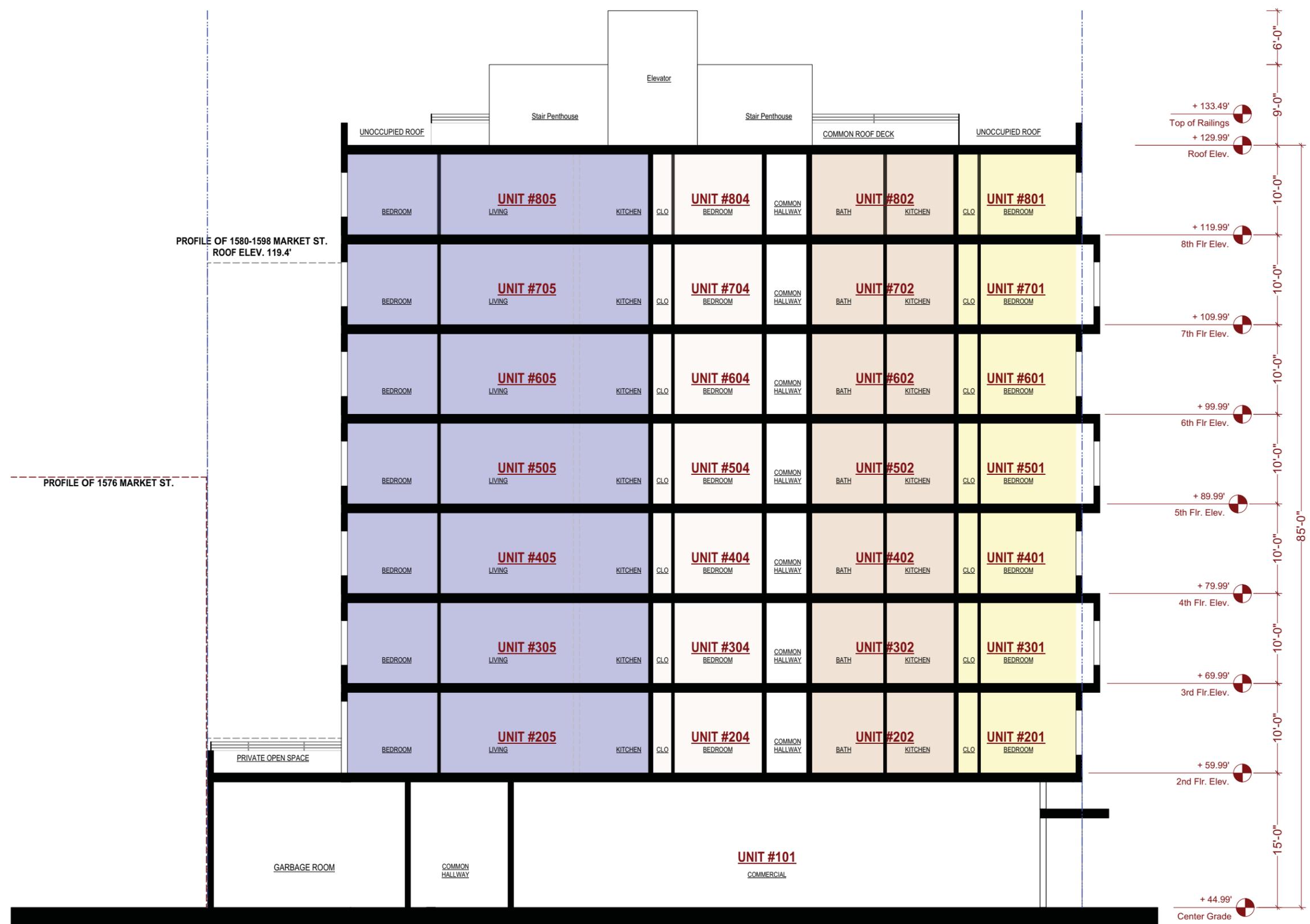
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Building Section

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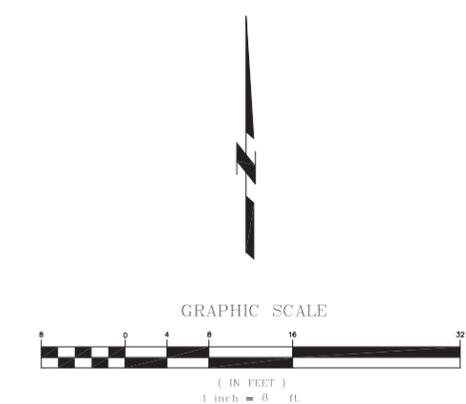
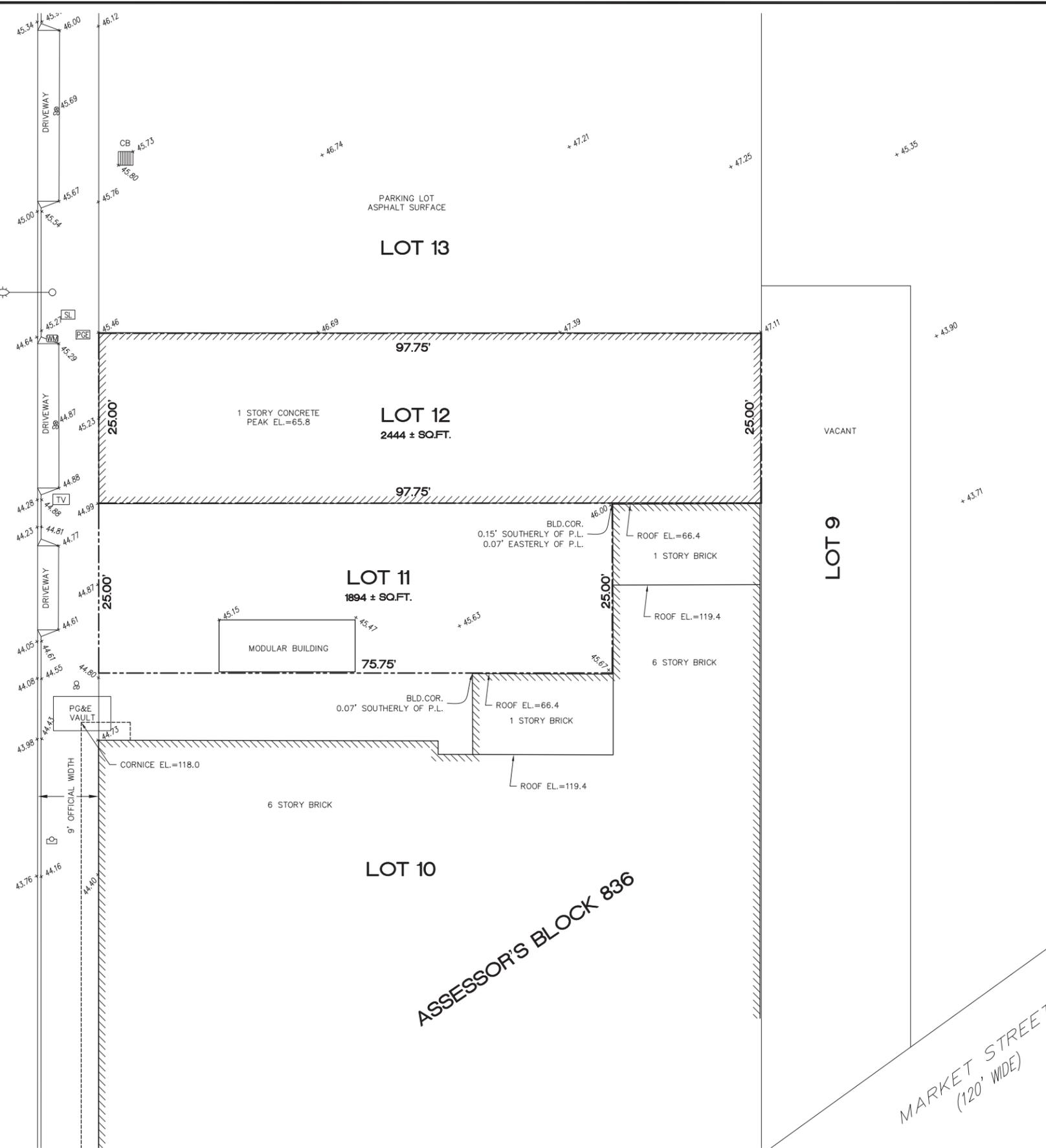
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| DESIGN | R.K. | |
| DRAWN | A.A. | |
| DATE | 06/21/2013 | |
| REVISED DATE | 03/09/2016 | |
| JOB NO. | 13-1581 | |
| SHEET NO. | A-4.0 | |



Proposed Section A-A
3/16" = 1'-0"

FRANKLIN STREET
(68.75' WIDE)



| LEGEND | |
|--------|----------------------|
| | SEWER MANHOLE |
| | SEWER CLEANOUT |
| | WATER METER |
| | WATER VALVE |
| | AT&T MANHOLE |
| | PG&E MANHOLE |
| | PG&E BOX |
| | STREET LIGHTING BOX |
| | CABLE TELEVISION BOX |
| | CATCH BASIN |
| | STREET LIGHT |
| | PARKING METER |
| | BUILDING FOOTPRINT |
| | PROPERTY LINE |

- GENERAL NOTES:**
- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
 - ELEVATIONS ARE BASED UPON THE CITY AND COUNTY OF SAN FRANCISCO DATUM.

UTILITY NOTE
 UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVED SURFACE EVIDENCE. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey at the request of SST Investments in July 2013.

BY:
 DANIEL J. WESTOVER, L.S., 7779
 LICENSE EXPIRES: 12/31/2013
 DATE: 8/12/13



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 SAN FRANCISCO, CA 94117
 (415) 282-5400
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WVS
 WESTOVER
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| | | | |
|-----|------|----------|---------|
| NO. | DATE | COMMENTS | JOB NO. |
| | | | 13036 |

SURVEY DATE: 8/12/2013
 DRAWN BY: DJW
 CHECKED BY: DJW
 SCALE: 1"=8'

SITE SURVEY

22 & 24 FRANKLIN STREET
 LOTS 11 & 12 OF ASSESSOR'S BLOCK 836
 SAN FRANCISCO, CALIFORNIA

~ SHEET ~

1
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