



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 23, 2016
Continued from the May 5, 2016 Hearing

Date: June 13, 2016
Case No.: 2008.0428K, 2014-002330ENVCUAVAR
Project Addresses: 300 Octavia Street (a.k.a. Central Freeway Parcel N) and
350 Octavia Street (a.k.a. Central Freeway Parcel M)
Zoning: Hayes-Gough Neighborhood Commercial Transit (NCT) District
50-X Height and Bulk District
Block/Lots: 0832/094 (formerly lot 26) and 0832/092 (formerly lot 25)
Project Sponsor: Stuart Rickard
Bay Area Urban Development, LLC
981 Park Street
Alameda, CA 94501
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Approval with Conditions**

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BACKGROUND

The project proposes to construct two five-story, mixed-use buildings, one on Parcel M (lot 094 or 350 Octavia) and one on Parcel N (lot 092 or 300 Octavia). Each proposed building would contain 12 dwelling units and about 943 square feet of ground floor retail, split between two retail suites on either end of each structure. Of the 24 proposed units, eight are proposed two-bedroom units (33.3%) and 16 are proposed studio units (66.7%). The project proposes 1,661 square feet of usable open space on the rooftop of each building. On-site bicycle parking is provided for the units in the lobby of each building, and no vehicle parking is proposed. Each of the buildings would be outfitted with perforated bronze mechanical louvres. Allowing the residents to raise or lower the exterior shades on the building combines a functional architectural feature while contributing to a dynamic façade that is constantly in flux.

On May 5, 2016, the Planning Commission considered the proposed project at Parcels M and N (Case No. 2008.0428K and 2014-002330CUAVAR), which included a request for Conditional Use Authorization to allow a Dwelling Unit Mix with less than 40% two-bedroom units. The project also includes a request for a Variance from Section 121 (Lot Dimensions), Section 136 (Permitted Obstructions over Streets and Alleys) and Section 145.1 (Active Ground Floor Uses).

The Planning Commission continued these items to the public hearing on June 23, 2016, residents from the adjacent property at 333 Fell who attended the hearing were strongly against the new construction, as the project on Parcel M would block their property line windows and breezeways. The Commission requested that the project sponsor redesign the project to activate the rear building wall, as well as provide additional background information on the development of 333 Fell. The Commission also requested that the shared restroom at the ground floor be redesigned to provide more privacy.

CURRENT PROPOSAL

The project sponsor has proposed the following changes into the project to activate the rear building wall and to allow more light to reach adjacent properties.

- The eastern corners of the building have been angled away from the neighboring property line windows to provide a greater setback and more light. Generally, property line windows would need to be removed if a building was constructed immediately adjacent, but these setbacks allow the existing windows on 333 Fell to remain;
- The parapet and stair enclosure at the top of the building have been angled away from the adjacent building to provide more light from the top of the building;
- The height of the solid parapet has been reduced from 42" to 30" with a 12" glass guardrail at the top;
- The rear windows have been enlarged to bring in western light through the stairwells; the enlarged windows would be translucent fire-rated glass in response to privacy concerns of adjacent residents;
- A mural would be painted on the rear wall, the subject of which would be determined at a later date;
- The space between the existing building at 333 Fell and the proposed building on Parcel M would be greened beginning at the second floor. Trees will be planted in existing planters at the second level at 333 Fell, and planters will be added to Parcel M to create a green wall. Planting and a green wall is not proposed for Parcel N;
- The one foot, six inch gap between the proposed building and the interior property line has been removed at the ground floor in response to concerns about trash collecting at this level. This setback is maintained at the second through the fifth floors to allow for sway during an earthquake, but has been closed using sheet metal so less water and trash will accumulate there;
- Sun-reflecting mirrors would be installed on the wall to increase the reflection of the light throughout the space on Parcel M only;
- The ground floor bathroom has been enlarged and a privacy valence has been added.

In addition to modifying the project, the sponsor has also completed further community outreach. Specifically, the sponsor has met with Bridge Housing and the residents of 333 Fell, adjacent to Parcel M, to obtain feedback on their project and proposed changes. The sponsor has also met with the property owner of the lots adjacent to Parcel N. The modifications to the project have been further refined as a result of feedback from neighbors. Floor plans and a Notice of Special Restrictions regarding property line windows are attached to provide additional information on 333 Fell.

MARKET AND OCTAVIA PLAN BACKGROUND

In 1989 the Loma Prieta earthquake rendered the double deck Central freeway seismically deficient and in need of reconstruction. The proposed freeway redesign would bring a new side by side freeway structure within inches of existing buildings. An alternative was proposed to construct a multi-lane boulevard in its place.

In 1998 a voter initiative (Prop E) called the Central Freeway Replacement Project (one of three initiatives) passed to remove the freeway and build Octavia boulevard which opened in 2005. In doing so, and via California State Senate Bill 798 (Burton), 22 parcels from the former freeway were transferred to the City

from the State for sale and for development of affordable and market rate housing. The proceeds are required under an agreement between San Francisco and the State of California (2000) to fund the construction of the boulevard and other community transportation benefits, including bringing portions of Van Ness to a “State of Good Repair”, a project which is finally imminent, thanks to the sale of these Caltrans former Freeway parcels. The sales have also funded a myriad of area improvements, including Patricia’s Green. This voter initiative, the Senate Bill and the agreement with the State all contemplated the whole package of the 22 former Central Freeway Parcels that we now refer to as parcels A through V; this includes parcels M&N.

In a 1999 Proposition (I), San Franciscans voted to establish two priorities: Transportation Improvements and Mixed-Income Housing Development. The voter-approved Proposition established proprieties for the use of those excess parcels. It includes this requirement: **“It is the expressed intent of the voters that housing, mixed-use and/or complementary development be constructed on the excess freeway parcels.”**

To build on the voter initiative to remove the freeway (E), as well as the separate voter initiative that established priorities (I) and the City obligations to the State, The Planning Department, supported by the Hayes Valley Neighborhood Association, started working on the Market Octavia Area Plan in 2000. Adopted in 2008, the **Market Octavia Plan** was a comprehensive plan to enhance and provide for substantial growth in this central-city neighborhood that is well served by transit. HVNA continues to be actively involved in oversight of the plan. The Planning Code was amended specifically for the Octavia boulevard parcels: waiving the rear yard requirement, and prohibiting parking off the Octavia frontage.

Core M/O Plan Principles promote innovative housing types and transportation choices; balance preservation with contemporary infill development; density with livability; and investment in public infrastructure with citizen involvement. Some goals of the M/O Plan are to repair the urban fabric. (Examples: Octavia boulevard and freeway parcels, Hickory Alley), promote density and a range of housing types, transportation choices, and livability with a high-quality public realm. It is an example of how thoughtful planning, urban design, and architecture can work together to create a vibrant, livable neighborhood.

In 2005, HVNA community members initiated an ideas design competition to set a high expectation for high-quality contemporary design to complement the civic grandeur of the new boulevard. The intent was that the scale, density, and uses enhance and complement the civic investment of the Boulevard and the Area plan. The Office of Economic and Workforce Development (OEWD), in its disposition of parcels M&N, P, and V embraced the aspiration of world class architecture and set design as part of the criteria for the competitive disposition RFPs.

The proposed buildings won both the ideas competition and the subsequent RFP for sale of parcels M&N. The project supports the Market Octavia Area Plan vision with exceptional design. Additionally, proceeds from the sale of land fund the City’s continuing obligations to the priorities laid out by San Francisco voters and the City’s obligations to the State. Besides adding **over 1000 units of new housing** on the former Central Freeway parcels, OEWD projects that the overall rate of permanently affordable housing collectively on those parcels will be **over 50% by project end** (final parcel sale and development).

Of the parcels disposed at the same time, parcel P and parcel V (8 Octavia) have been built. The Planning Department has reviewed parcels R/S and T via PPA which are currently in Environmental review.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow dwelling unit density with less than 40% two-bedroom units within the Hayes-Gough NCT, pursuant to Planning Code Section 207.6.

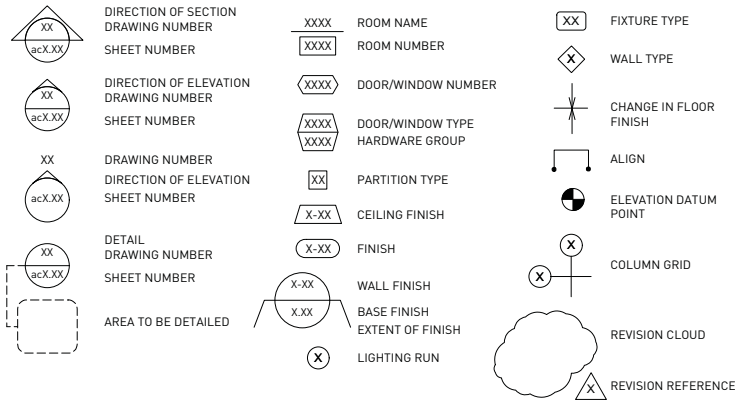
BASIS FOR RECOMMENDATION

- The project provides 24 dwelling units to the City’s housing stock without displacing any existing residential, commercial, or industrial uses.
- The project includes four, small-scale retail suites which are more accessible for small businesses and are consistent with the neighborhood pattern of fine-grained retail.
- The project includes active ground floor uses, which will create additional continuity along Octavia and enrich the pedestrian realm.
- No off-street vehicle parking is proposed as part of the project, and the sponsor has provided additional bicycle parking than what is required by code.
- The project incorporates high-quality materials and unique design elements to enliven the Octavia Street wall.
- The project site is an identified infill site in the Market & Octavia Plan, and the design is consistent with the goals stated in the Plan.
- The project is desirable for, and compatible with the surrounding neighborhood.

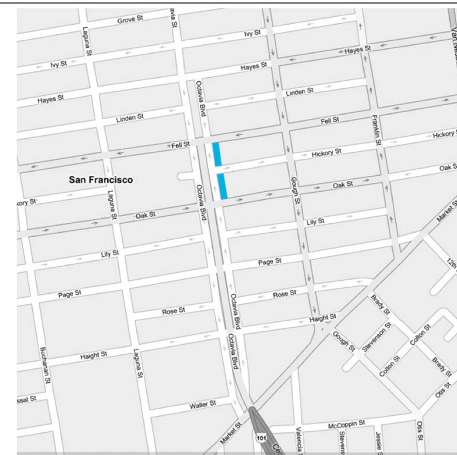
RECOMMENDATION: Approve with Conditions

Attachments:

- Modified floor plans and renderings for Parcels M and N
- Presentation of primary modifications to the project
- Floor Plans of 333 Fell
- Notice of Special Restrictions for property line windows at 333 Fell
- Public Comment received after May 5, 2016 hearing



17 DRAWING SYMBOLS
1/8" = 1'-0"



9 VICINITY MAP
N.T.S.

PROJECT DIRECTORY

ARCHITECT:
envelope A+D
2212 SIXTH STREET BERKELEY, CA 94710
CONTACT: DOUGLAS BURNHAM - (510) 644-2400

DEVELOPER:
OCTAVIA M + N, LLC
1155 THIRD STREET, SUITE 230, OAKLAND, CA 94607
CONTACT: STUART RICKARD - (510) 499-9400

CITY CONTACT:
MAYOR'S OFFICE OF WORKFORCE AND ECONOMIC DEVELOPMENT
CITY HALL, ROOM 448, SAN FRANCISCO, CA 94102
CONTACT: ROBIN HAVENS - (415) 554-5395 - ROBINHAVENS@SFGOV.ORG

STRUCTURAL ENGINEER:
MOSSWOOD ENGINEERING
3360 ADELIN STREET, BERKELEY, CA 94703
CONTACT: NATE WILLIAMS - (415) 839-1022

PROJECT DATA

LOCATION: LOTS M+N
OCTAVIA BOULEVARD
SAN FRANCISCO, CA
(EAST SIDE OF OCTAVIA BETWEEN FELL + HICKORY)
STREET ADDRESS HAS NOT YET BEEN ASSIGNED

BLOCK/LOT: BLOCK 832/ LOTS 26 (LOT M), BLOCK 832/ LOT 25 (LOT N)

PLANNING DISTRICT: HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT

HEIGHT: 50 FT ALLOWED + UP TO 55 FT IF HEIGHT IS ADDED TO GROUND (RETAIL) LEVEL ABOVE 10 FT MIN. GROUND FLOOR HEIGHT

OPEN SPACE REQ'S: 60 SQ FT/UNIT X 1.33 (COMMON OPEN SPACE AREA)= APPROX. 80 SQ FT/UNIT (COMMON OPEN SPACE MIN 15 FT IN ALL HORIZONTAL DIMENSIONS AND 300 SF MIN).
12 UNITS PER BUILDING X 80 SF = 960 SF
OPEN SPACE PROVIDED = 1,661 SF

BUILDING OCCUPANCY GROUP: MULTI FAMILY RESIDENTIAL - R-2
OVER GROUND FLOOR RETAIL - M

CONSTRUCTION TYPE: TYPE III - 1 HOUR

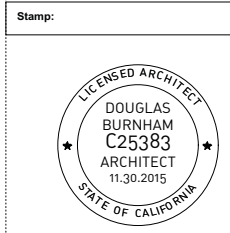
PARKING: NONE ALLOWED. NONE PROVIDED

SITE DIMENSIONS: SITE M: 120.0' X 18.15' = 2,178 SF
SITE N: 120.0' X 18.82' = 2,258 SF

OCCUPANT LOAD: BUILDING_M: 36 (RESIDENTIAL ONLY)
BUILDING_N: 36 (RESIDENTIAL ONLY)

REFERENCE CODE: APPROVED MARKET OCTAVIA PLAN
ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE CURRENT EDITIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CALIFORNIA CODES: THE 2007 SAN FRANCISCO BUILDING CODE CONSISTS OF THE 2007 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS; THE 2007 SAN FRANCISCO ELECTRICAL CODE CONSISTS OF THE 2007 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS; THE 2007 SAN FRANCISCO ENERGY CODE CONSISTS OF THE 2007 CALIFORNIA ENERGY CODE, WHICH IS ESSENTIALLY THE SAME AS THE 2005 CALIFORNIA ENERGY CODE, WITH NO LOCAL AMENDMENTS; THE 2007 SAN FRANCISCO HOUSING CODE; THE 2007 SAN FRANCISCO MECHANICAL CODE CONSISTS OF THE 2007 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS; THE 2007 SAN FRANCISCO PLUMBING CODE CONSISTS OF THE 2007 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS. IN THE EVENT OF CONFLICTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. CODE REQUIREMENTS TAKE PRECEDENTS OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS TO BOTH TO CONFORM WITH THE CODE, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE CODES AND THE DRAWINGS.

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Issue - Date:

PLAN OF DEVELOPMENT	11.21.2014
REV. FOR EEA SUBMITTAL	07.22.2015
REV. FOR EEA SUBMITTAL	10.26.2015
DIMENSION REV.	12.19.2015
DIMENSION REV.	04.19.2016
PLANNING CHANGES	06.07.2016

GROSS AREA:

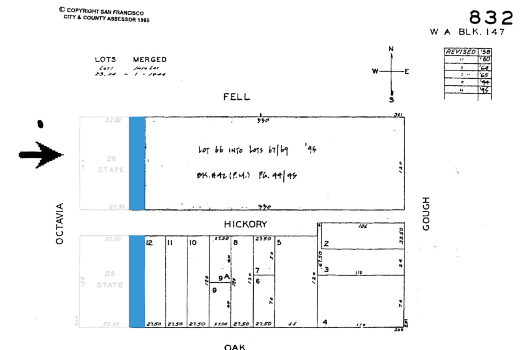
BUILDING M:	
RETAIL	1,034 SQ FT
LOBBY/BUILDING SERVING:	3,333 SQ FT
RESIDENTIAL	7,014 SQ FT
ROOF CORES	427 SQ FT
GROSS TOTAL	11,808 SQ FT
OPEN SPACE (ROOFTOP)	1,661 SQ FT
BUILDING N:	
RETAIL	1,034 SQ FT
LOBBY/BUILDING SERVING:	3,333 SQ FT
RESIDENTIAL	7,014 SQ FT
ROOF CORES	427 SQ FT
GROSS TOTAL	11,808 SQ FT
OPEN SPACE (ROOFTOP)	1,661 SQ FT

PROPOSED NUMBER OF UNITS:

BUILDING M:
12 RESIDENTIAL UNITS IN EACH BUILDING
(4 TWO BEDROOM UNITS AT 885 SF EA)
(4 INTERIOR EFFICIENCY UNITS AT 369 SF EA)
(4 END EFFICIENCY UNITS AT 438 SF EA)
2 GROUND FLOOR RETAIL UNITS
(SUITE 1: 626 SF, SUITE 2: 408 SF)

BUILDING N:
12 RESIDENTIAL UNITS IN EACH BUILDING
(4 TWO BEDROOM UNITS AT 885 SF EA)
(4 INTERIOR EFFICIENCY UNITS AT 369 SF EA)
(4 END EFFICIENCY UNITS AT 438 SF EA)
2 GROUND FLOOR RETAIL UNITS
(SUITE 1: 626 SF, SUITE 2: 408 SF)

PROJECT TO HAVE 12% BELOW MARKET RATE RESIDENTIAL UNITS PROVIDED ON SITE.



10 SANBORN MAP
N.T.S.

6 PROJECT DIRECTORY

2 PROJECT DATA

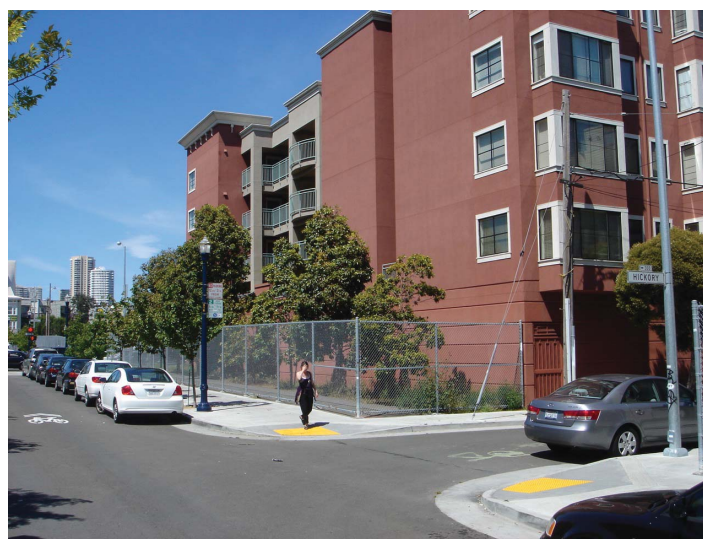
18 GENERAL NOTES

DRAWING INDEX

ARCHITECTURAL DRAWINGS		
NO.	SHEET NAME	DATE
a0.0	PROJECT DATA AND CONTENTS	10/26/15
a2.0	EXISTING SITE + PROPOSED GROUND PLAN	10/26/15
a2.1	PROPOSED TYP. FLOOR PLAN + ROOF PLAN	10/26/15
a2.2	SITE ELEVATIONS	10/26/15
a3.0	GROUND FLOOR PLAN - ENLARGED	10/26/15
a3.1	TYP. RESIDENTIAL FLOOR PLAN - ENLARGED (FLOORS 2 THRU 5)	10/26/15
a3.2	RESIDENTIAL UNIT PLAN - ENLARGED	10/26/15
a4.0	BUILDING SECTIONS	10/26/15
a5.0	BUILDING ELEVATIONS	10/26/15
TOTAL NUMBER OF SHEETS		9



SITE M - OCTAVIA BLVD + FELL STREET - LOOKING SOUTH



SITE M - OCTAVIA BLVD + HICKORY STREET - LOOKING NORTH



SITE N - OCTAVIA BLVD + OAK STREET - LOOKING NORTH

20 EXISTING SITE PHOTOGRAPHS
N.T.S.

4 DRAWING INDEX

Project Name:
OCTAVIA M+N
SAN FRANCISCO, CA

Sheet Information:

DATE	06.07.2016
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NORTH	SCALE
AS NOTED	

Sheet Name:
PROJECT INDEX, DIRECTORY, DATA, MAPS

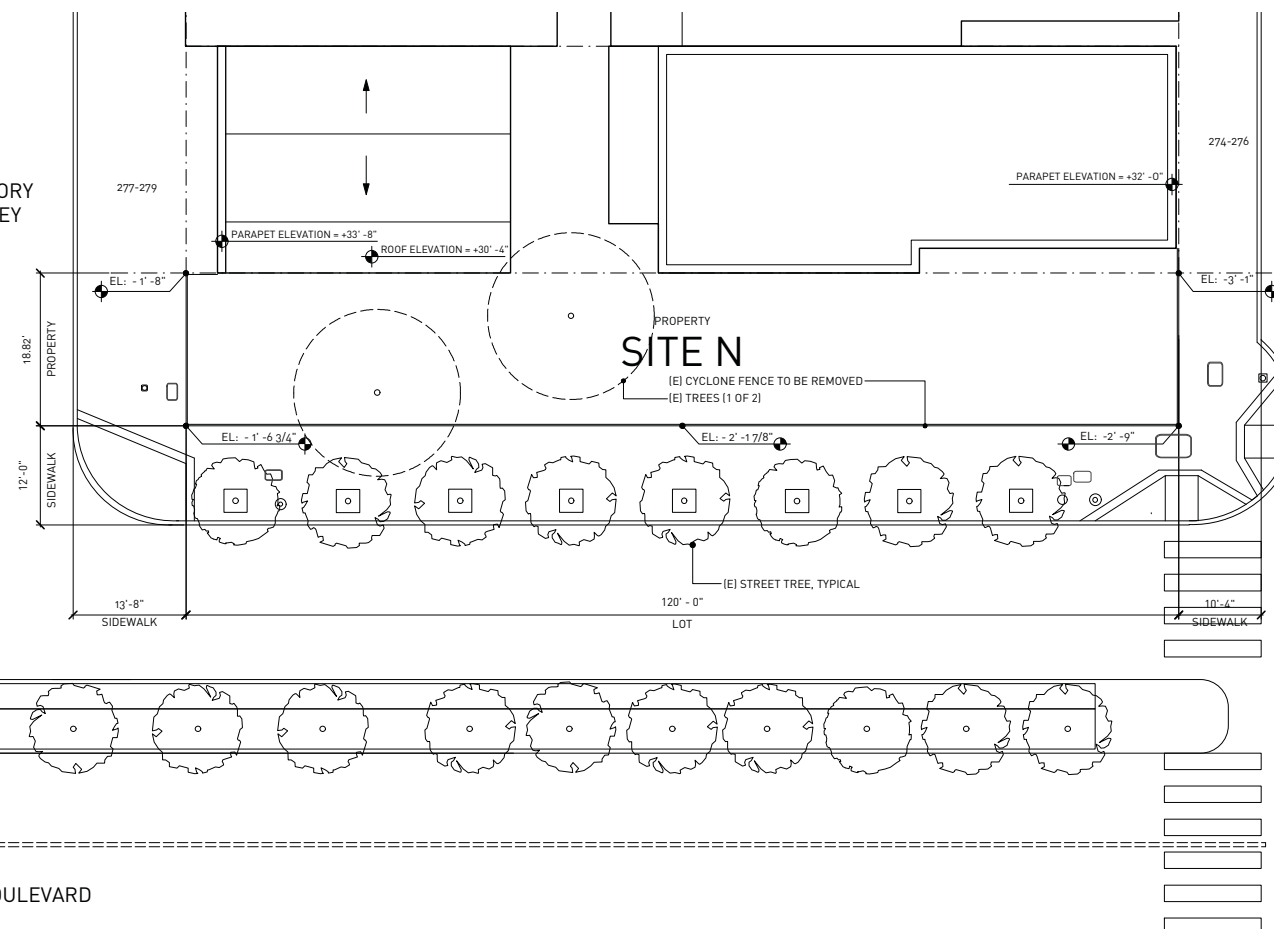
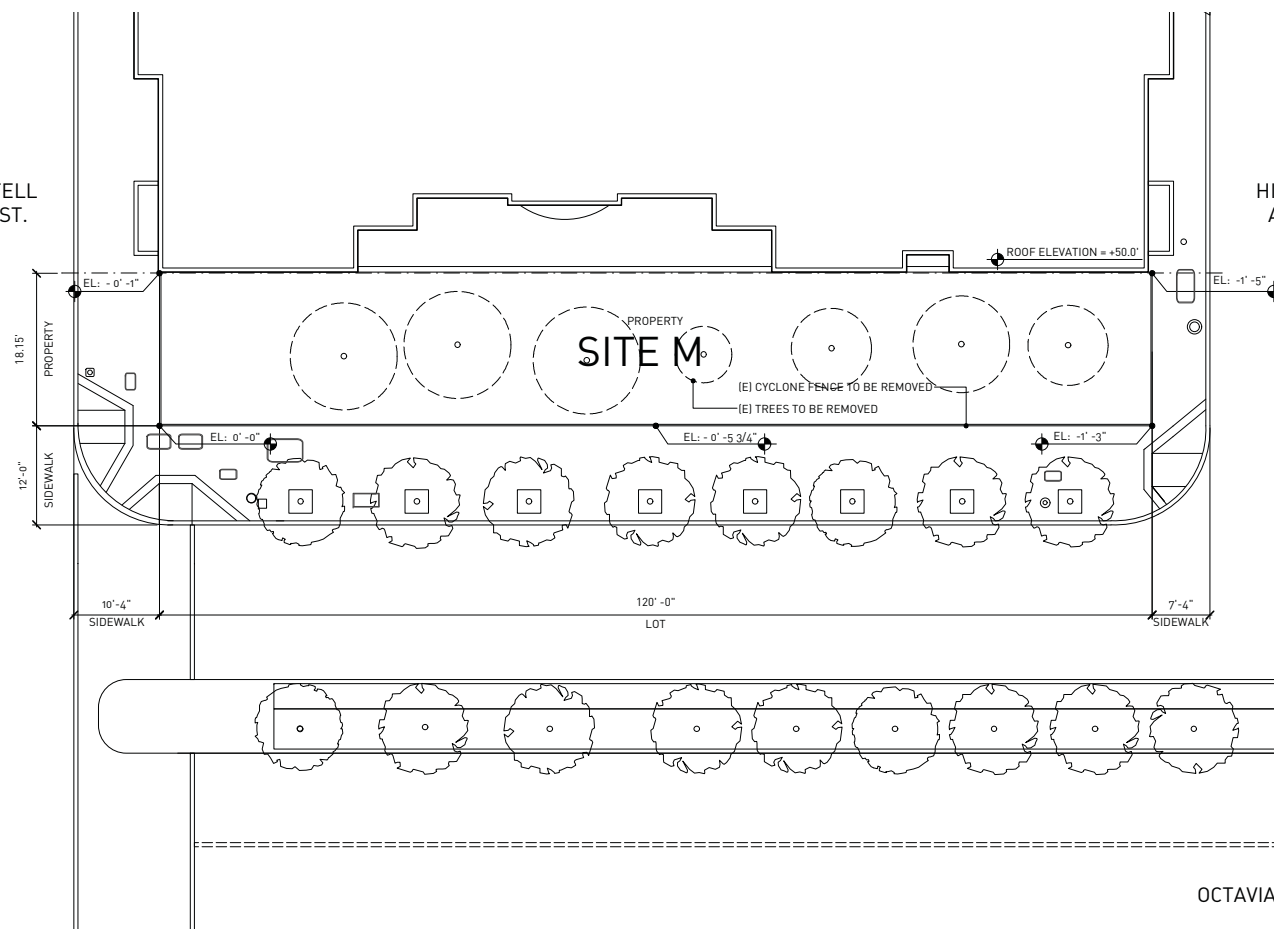
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FELL ST.

HICKORY ALLEY

OAK ST.



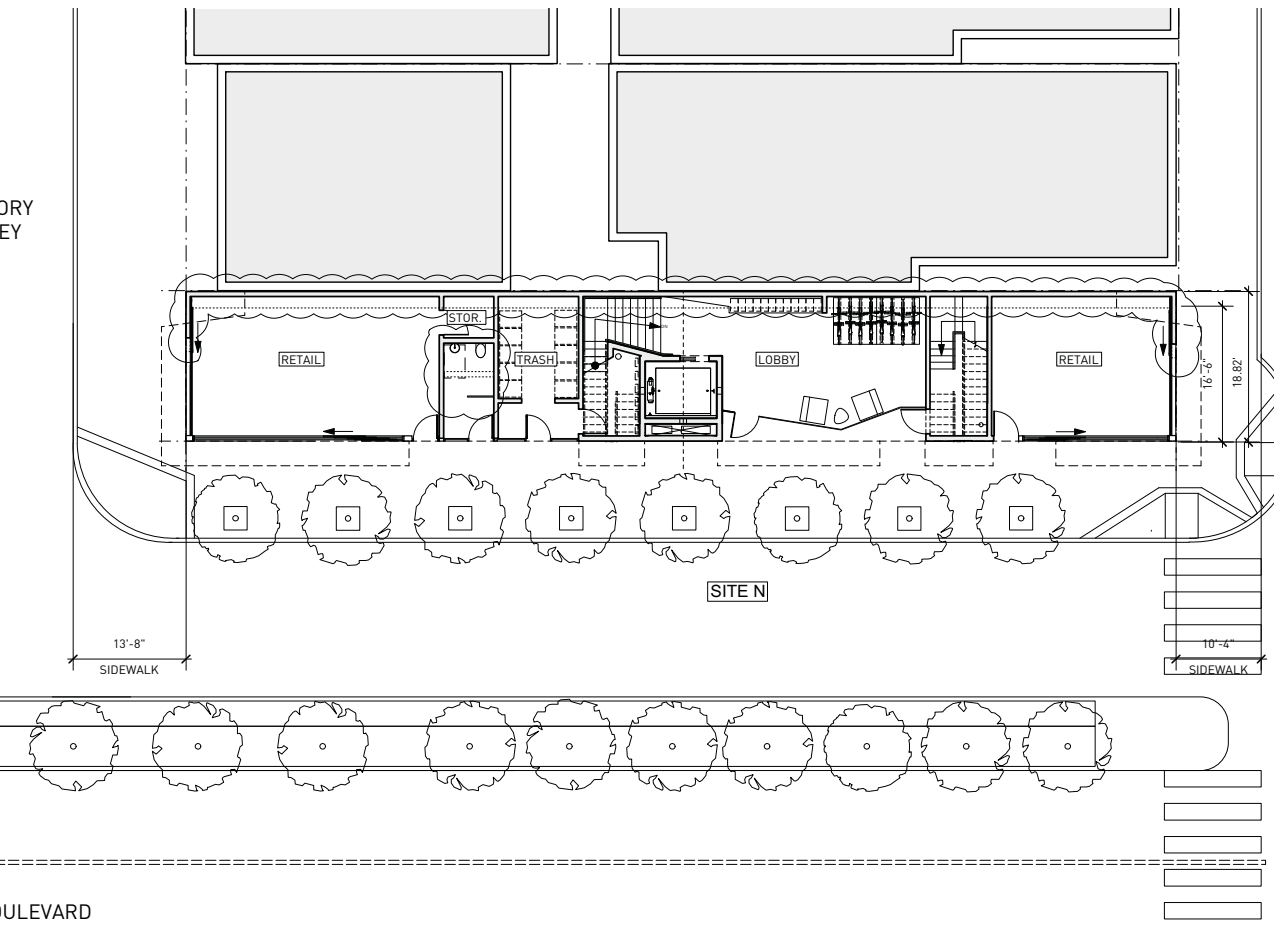
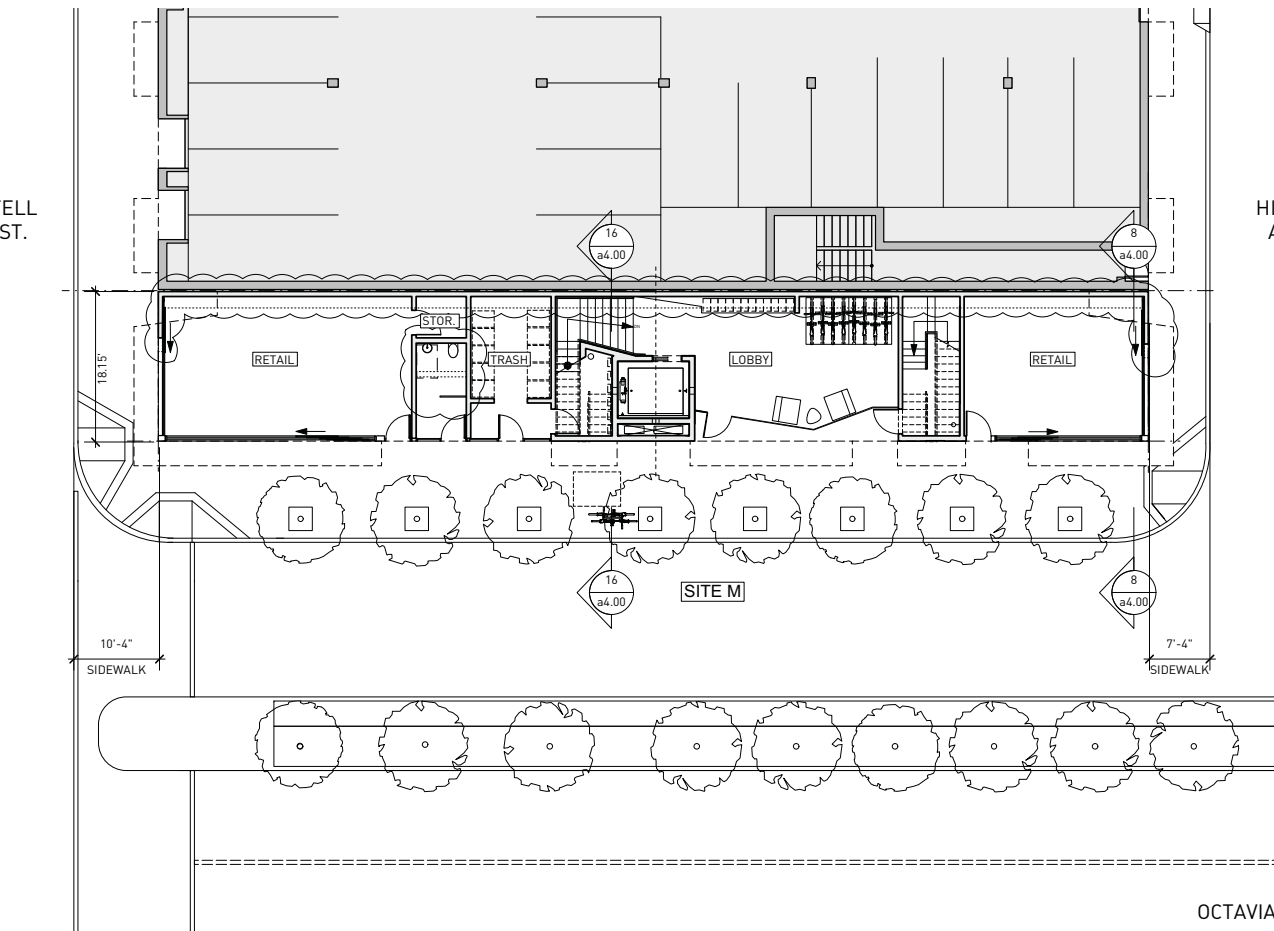
OCTAVIA BOULEVARD

18 SITE PLAN M+N EXISTING
3/32" = 1'-0"

FELL ST.

HICKORY ALLEY

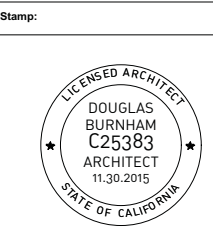
OAK ST.



OCTAVIA BOULEVARD

20 SITE PLAN M+N PROPOSED GROUND PLAN
3/32" = 1'-0"

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Issue - Date:

PLAN OF DEVELOPMENT	11.21.2014
REV. FOR EEA SUBMITTAL	07.22.2015
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Project Name:
OCTAVIA M+N
 SAN FRANCISCO, CA

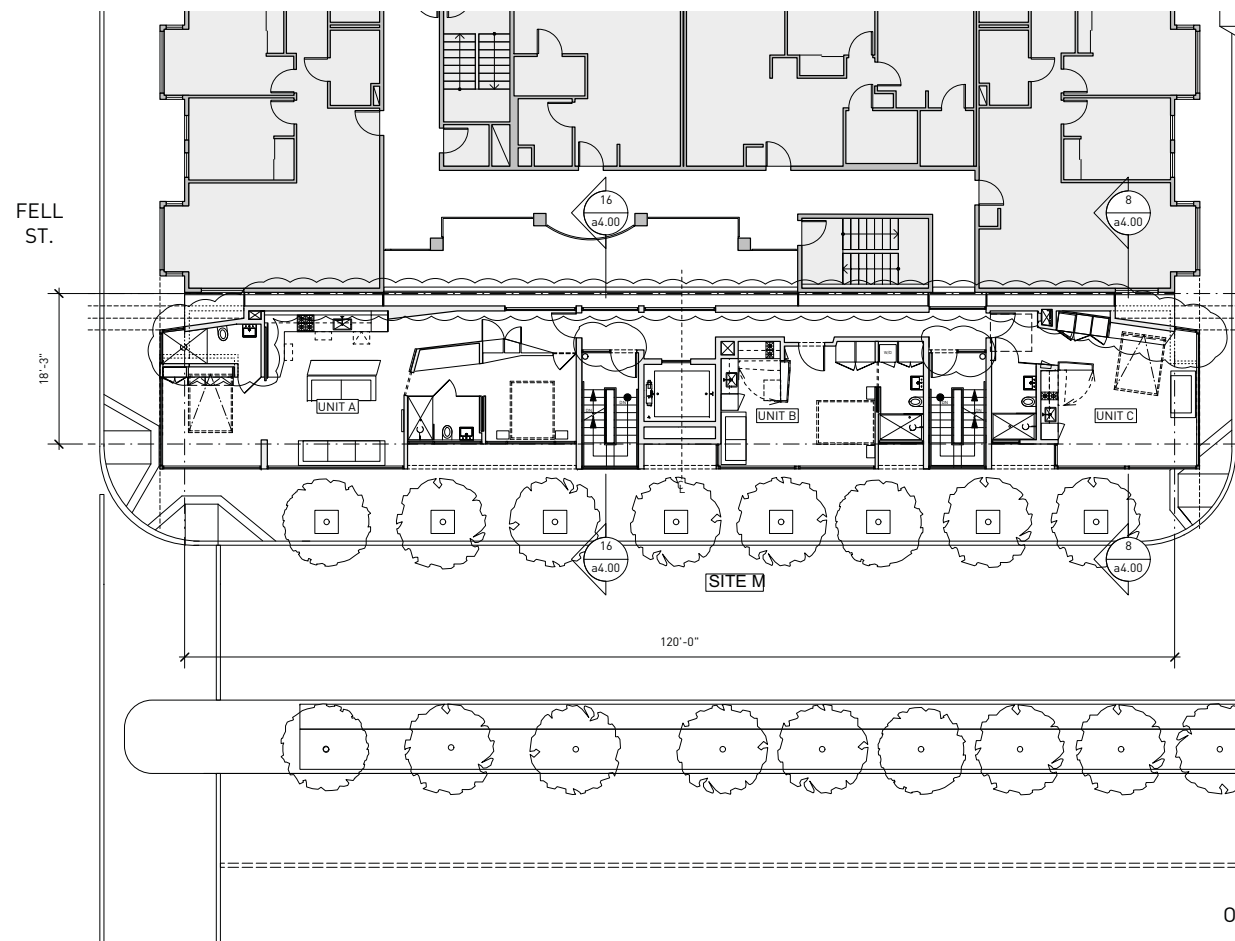
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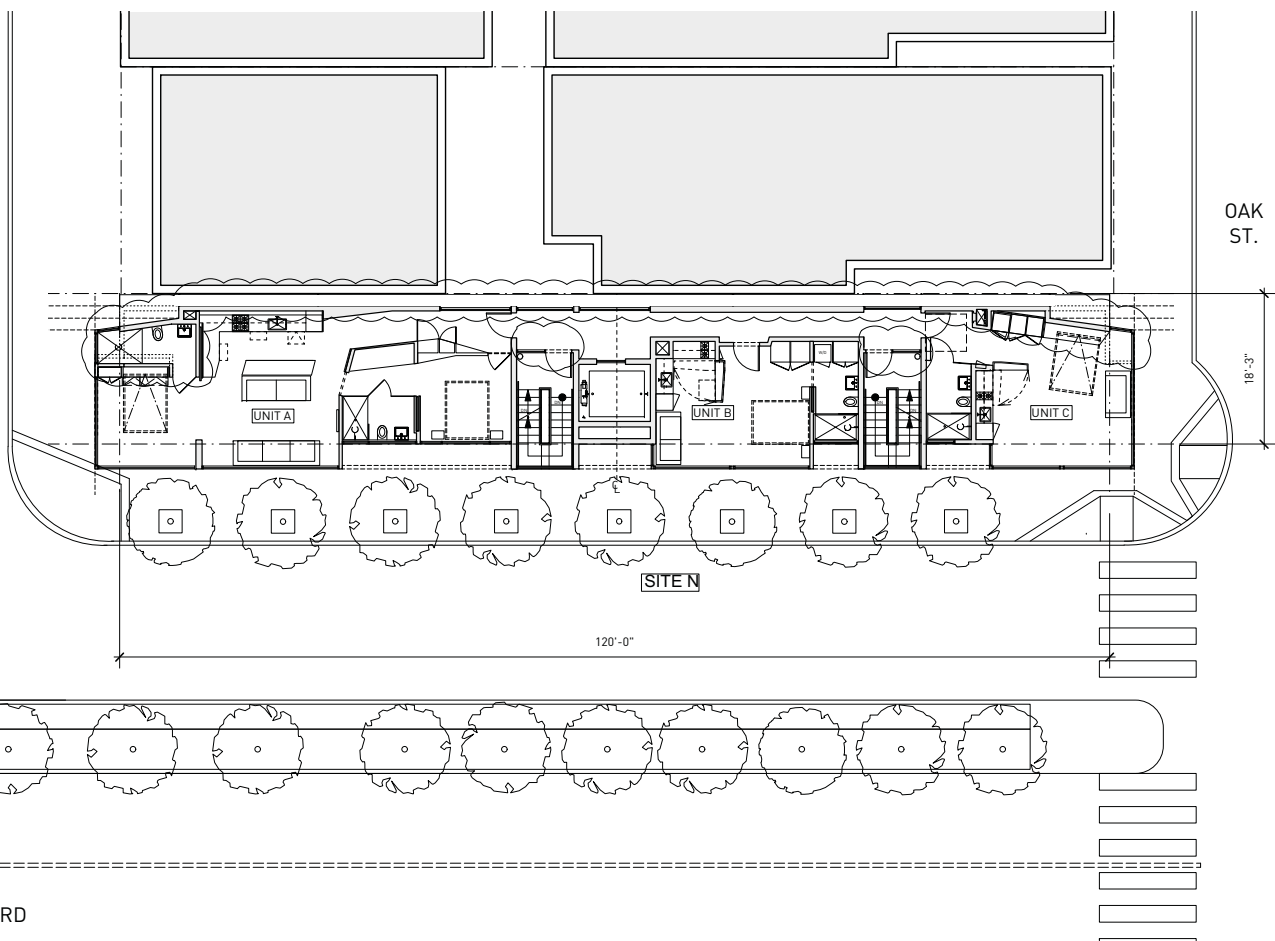
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 (E) SITE PLAN + (N) GROUND FLOOR PLAN

Sheet Number:

a2.0



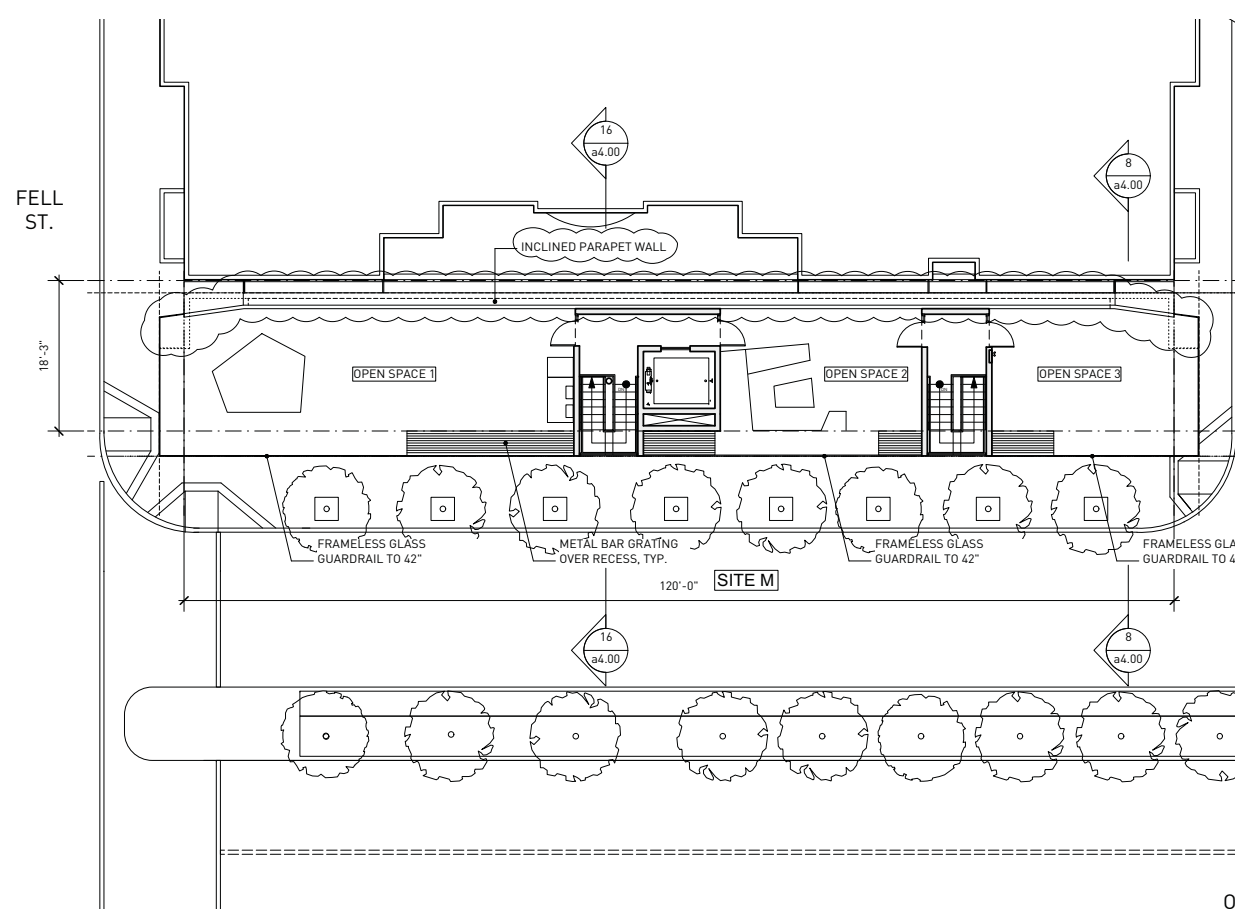
HICKORY ALLEY



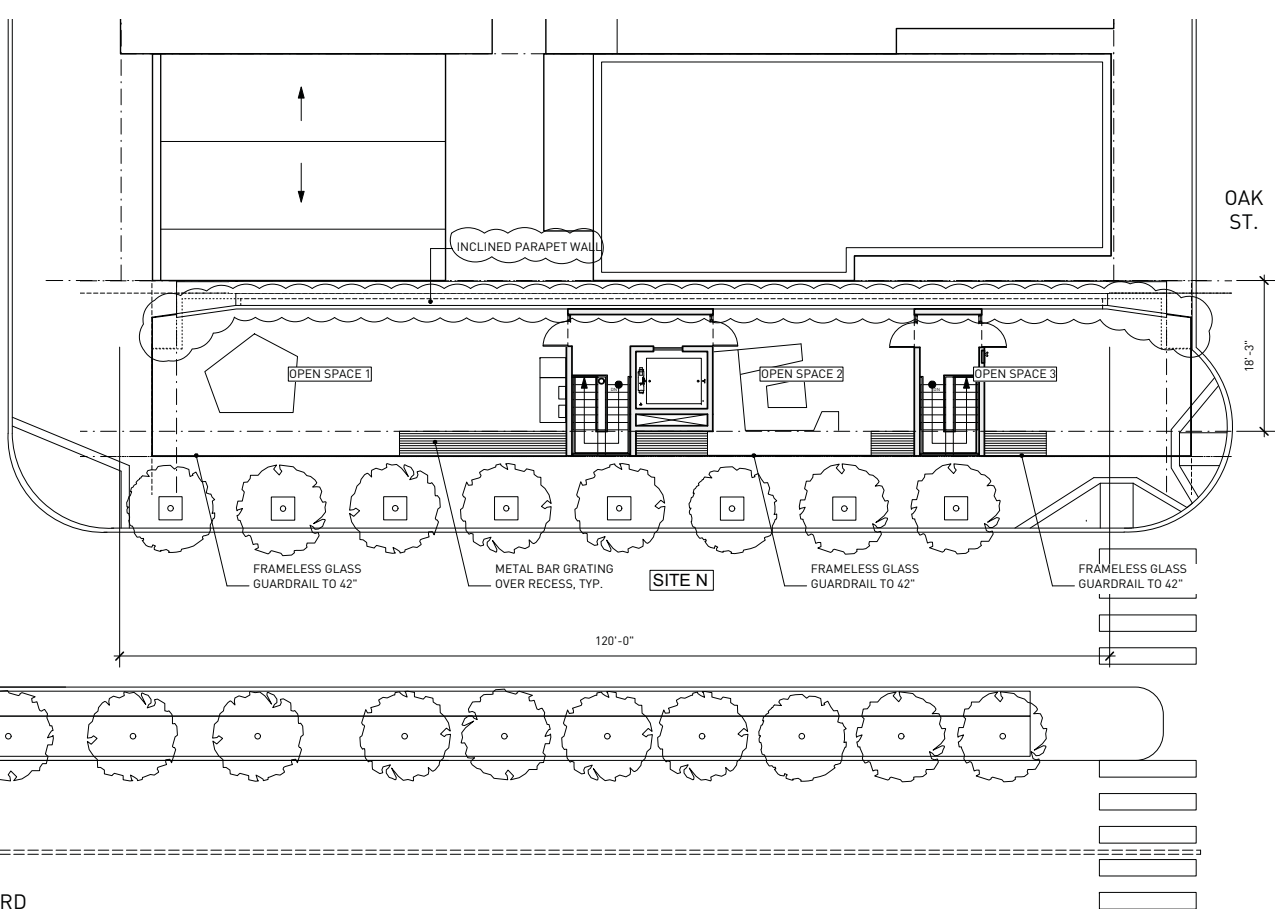
OAK ST.

OCTAVIA BOULEVARD

18 OCTAVIA M+N TYP. RESIDENTIAL PLAN (FLOORS 2 THRU 5)
3/32" = 1'-0"



HICKORY ALLEY



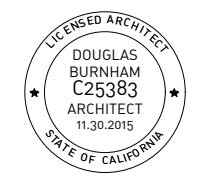
OAK ST.

OCTAVIA BOULEVARD

20 OCTAVIA M+N ROOF PLAN
3/32" = 1'-0"

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Stamp:



Issue - Date:

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OCTAVIA M+N
SAN FRANCISCO, CA

Sheet Information:

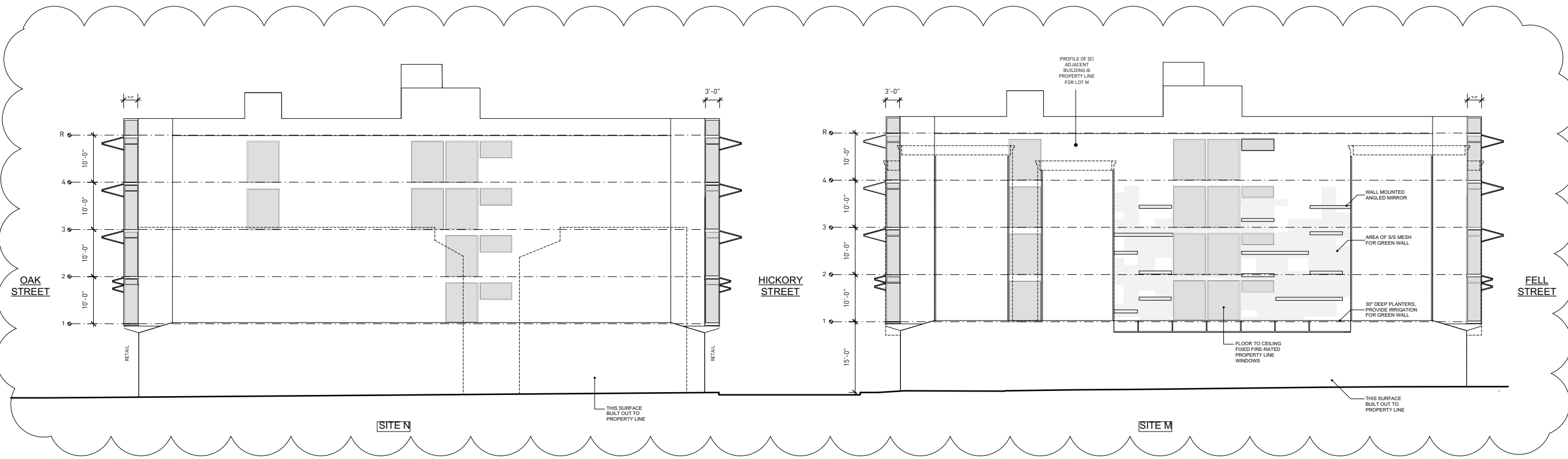
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Sheet Name:

M+N RESIDENTIAL + ROOF PLANS

Sheet Number:

a2.1

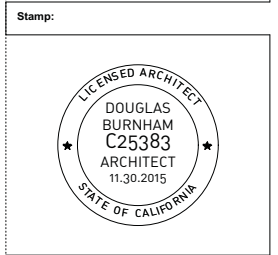


18 SITE M+N REAR ELEVATION
3/32" = 1'-0"



20 SITE M+N STREET ELEVATION
3/32" = 1'-0"

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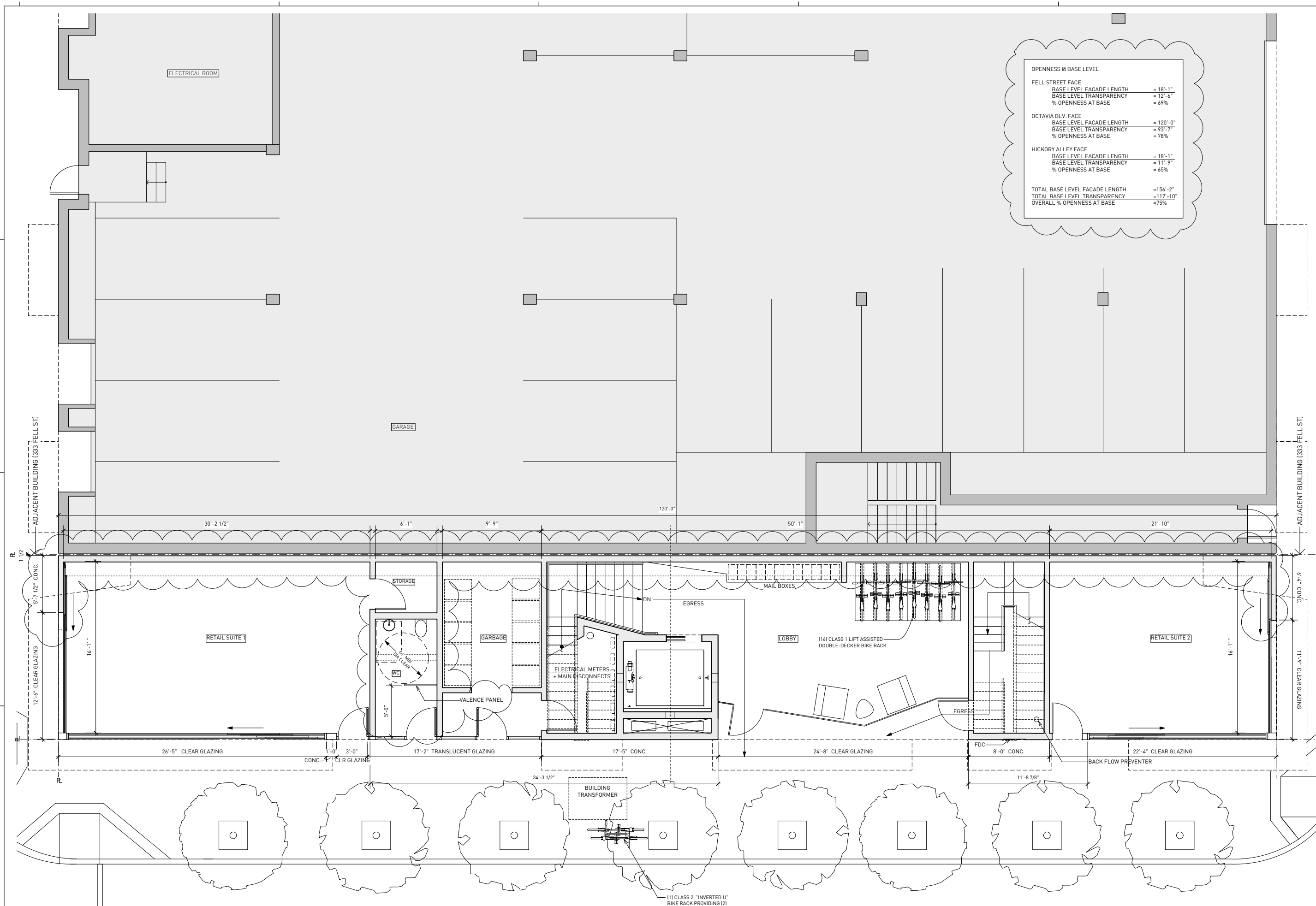
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Sheet Name:
M+N SITE ELEVATIONS

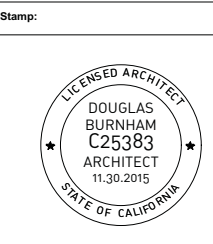
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a2.2



OPENNESS @ BASE LEVEL	
FELL STREET FACE	
BASE LEVEL FACADE LENGTH	= 18'-1"
BASE LEVEL TRANSPARENCY	= 12'-6"
% OPENNESS AT BASE	= 69%
OCTAVIA BLV. FACE	
BASE LEVEL FACADE LENGTH	= 120'-0"
BASE LEVEL TRANSPARENCY	= 93'-7"
% OPENNESS AT BASE	= 78%
HICKORY ALLEY FACE	
BASE LEVEL FACADE LENGTH	= 18'-1"
BASE LEVEL TRANSPARENCY	= 11'-9"
% OPENNESS AT BASE	= 65%
TOTAL BASE LEVEL FACADE LENGTH	
TOTAL BASE LEVEL FACADE LENGTH	= 156'-2"
TOTAL BASE LEVEL TRANSPARENCY	= 117'-10"
OVERALL % OPENNESS AT BASE	= 75%

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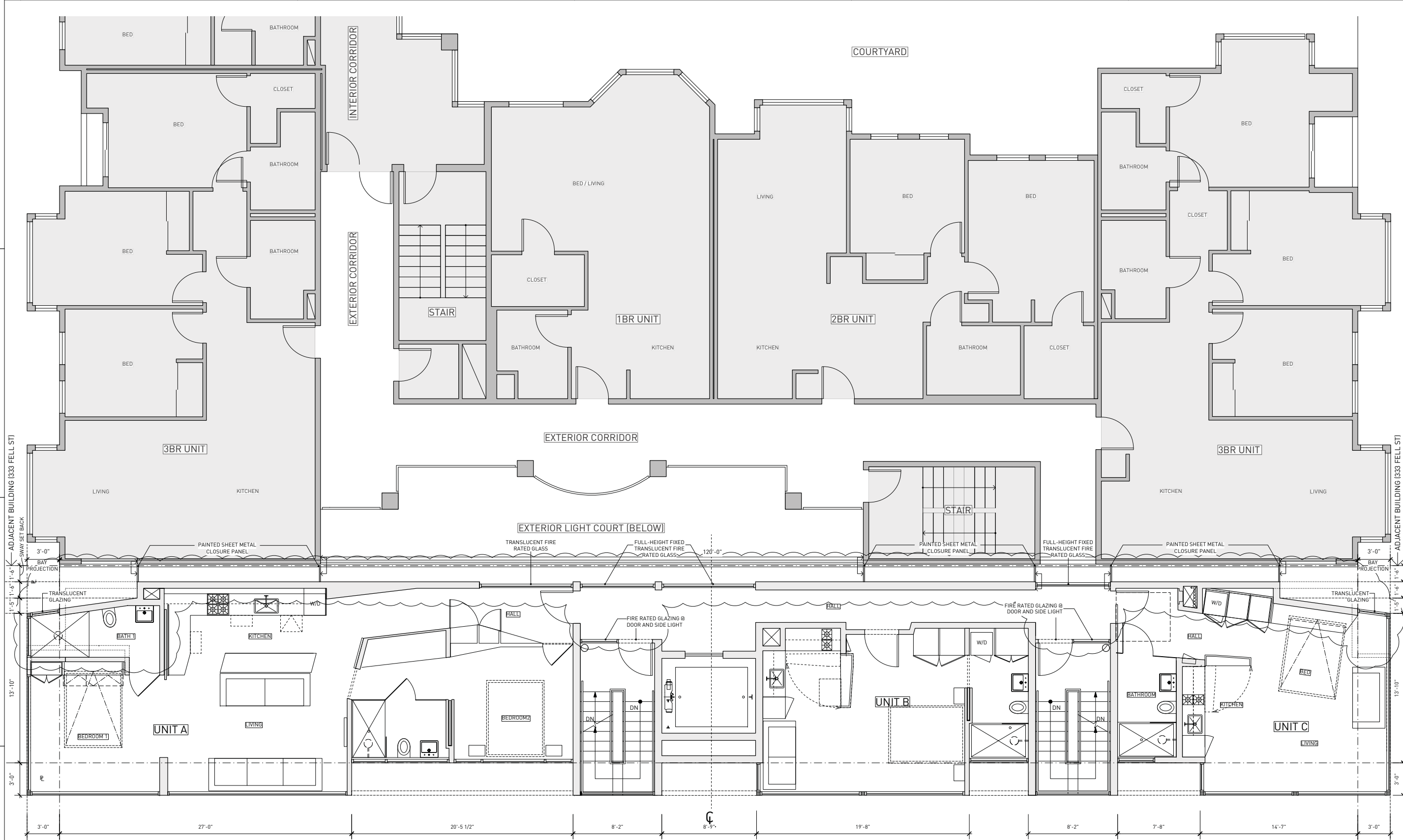
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 SAN FRANCISCO, CA

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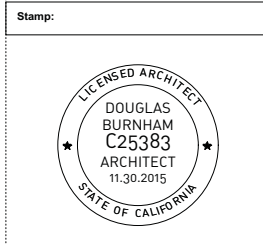
DATE	06.07.2016
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Sheet Name:
 GROUND FLOOR PLAN (ENLARGED)

Sheet Number:
a3.0



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OCTAVIA M+N
 SAN FRANCISCO, CA

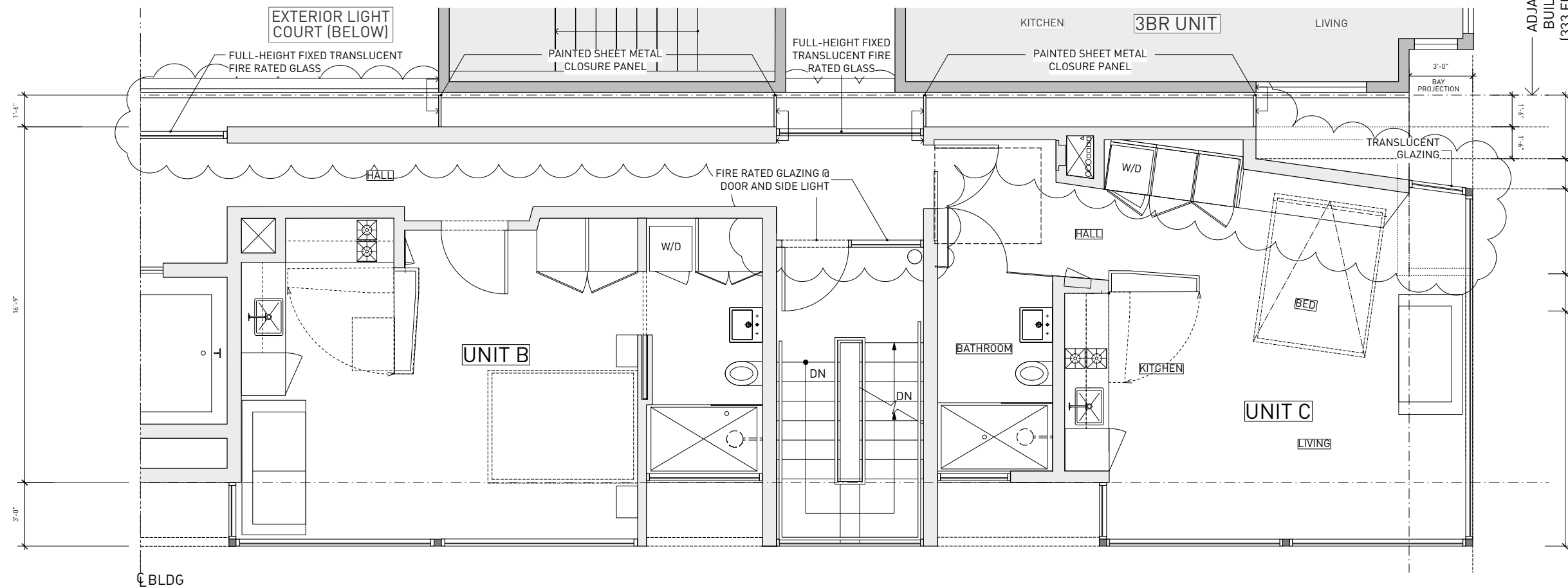
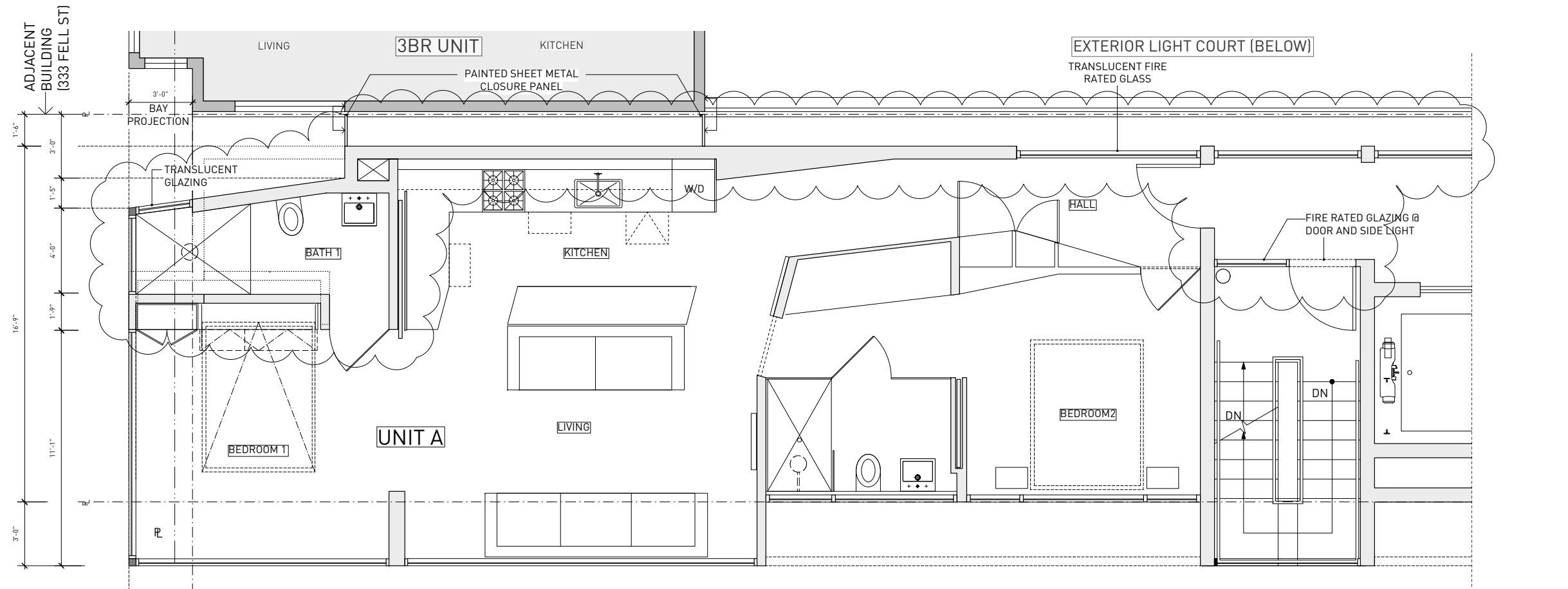
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DATE	06.07.2016
DRAWN BY	BL
NORTH	SCALE
	AS NOTED

Sheet Name:
 TYP. RESIDENTIAL FLOOR PLAN (ENLARGED)

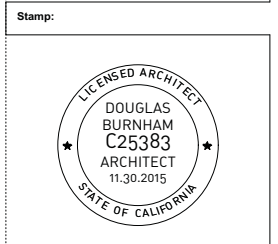
Sheet Number:

a3.1



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envelope architecture + design
2272 6th St Berkeley, CA 94710 USA
510.644.2400 envelopead.com
Licensed Architect No. C25383



Issue - Date:

PLAN OF DEVELOPMENT	11.21.2014
REV. FOR EEA SUBMITTAL	07.22.2015
REV. FOR EEA SUBMITTAL	10.26.2015
DIMENSION REV.	12.19.2015
DIMENSION REV.	04.19.2016
PLANNING CHANGES	06.07.2016

Project Name:

OCTAVIA M+N
SAN FRANCISCO, CA

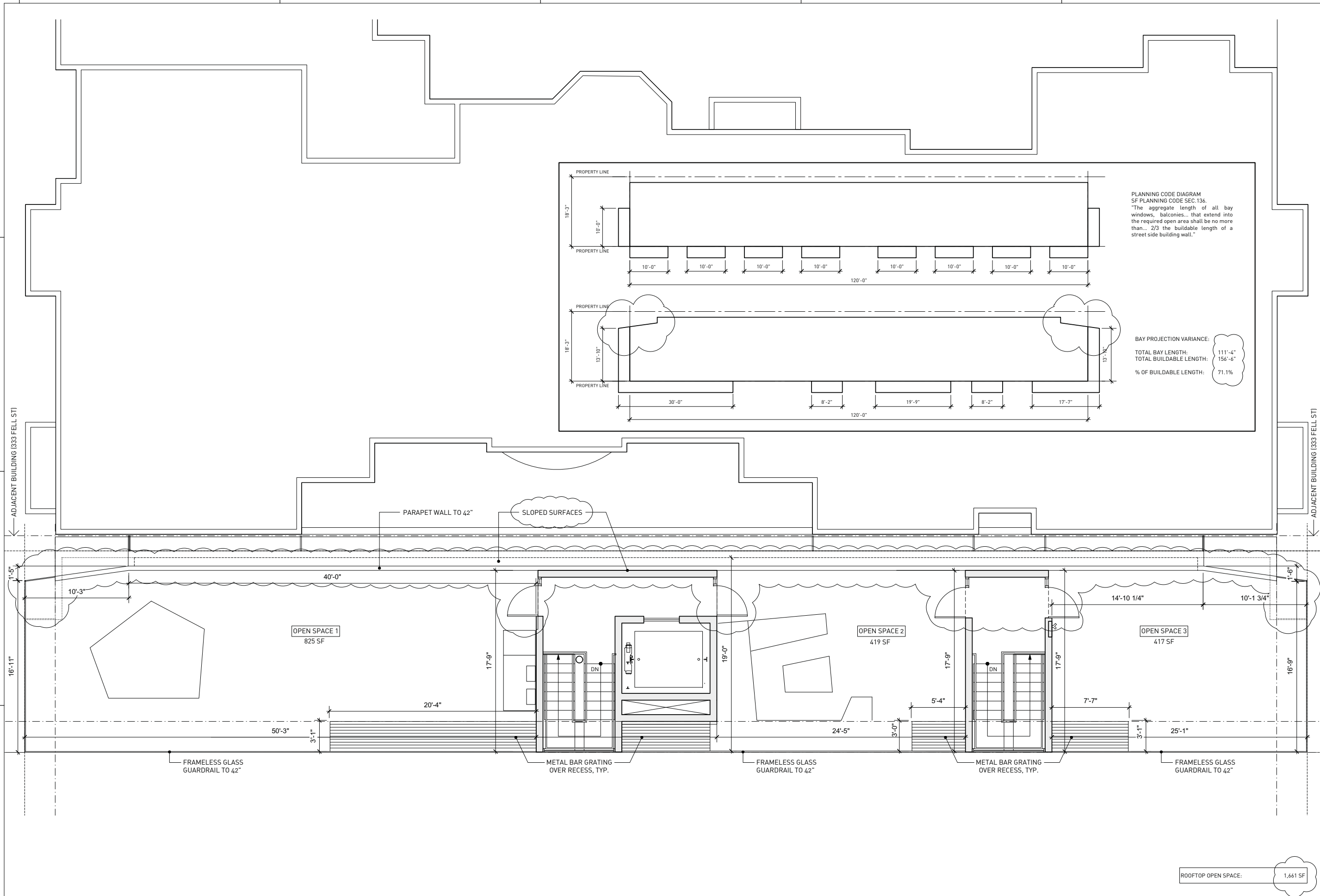
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DATE	06.07.2016
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NORTH	SCALE
AS NOTED	

Sheet Name:
UNIT PLANS (ENLARGED)

Sheet Number:

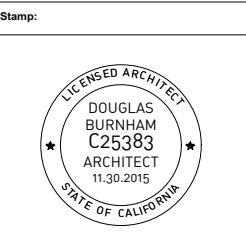
a3.2



PLANNING CODE DIAGRAM
 SF PLANNING CODE SEC. 136.
 "The aggregate length of all bay windows, balconies... that extend into the required open area shall be no more than... 2/3 the buildable length of a street side building wall."

BAY PROJECTION VARIANCE:
 TOTAL BAY LENGTH: 111'-4"
 TOTAL BUILDABLE LENGTH: 156'-6"
 % OF BUILDABLE LENGTH: 71.1%

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 Licensed Architect No. C253583



Stamp:

Issue - Date:	
PLAN OF DEVELOPMENT	11.21.2014
REV. FOR EEA SUBMITTAL	07.22.2015
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DIMENSION REV.	12.19.2015
DIMENSION REV.	04.19.2016
PLANNING CHANGES	06.07.2016

Project Name:

OCTAVIA M+N
 SAN FRANCISCO, CA

Sheet Information:

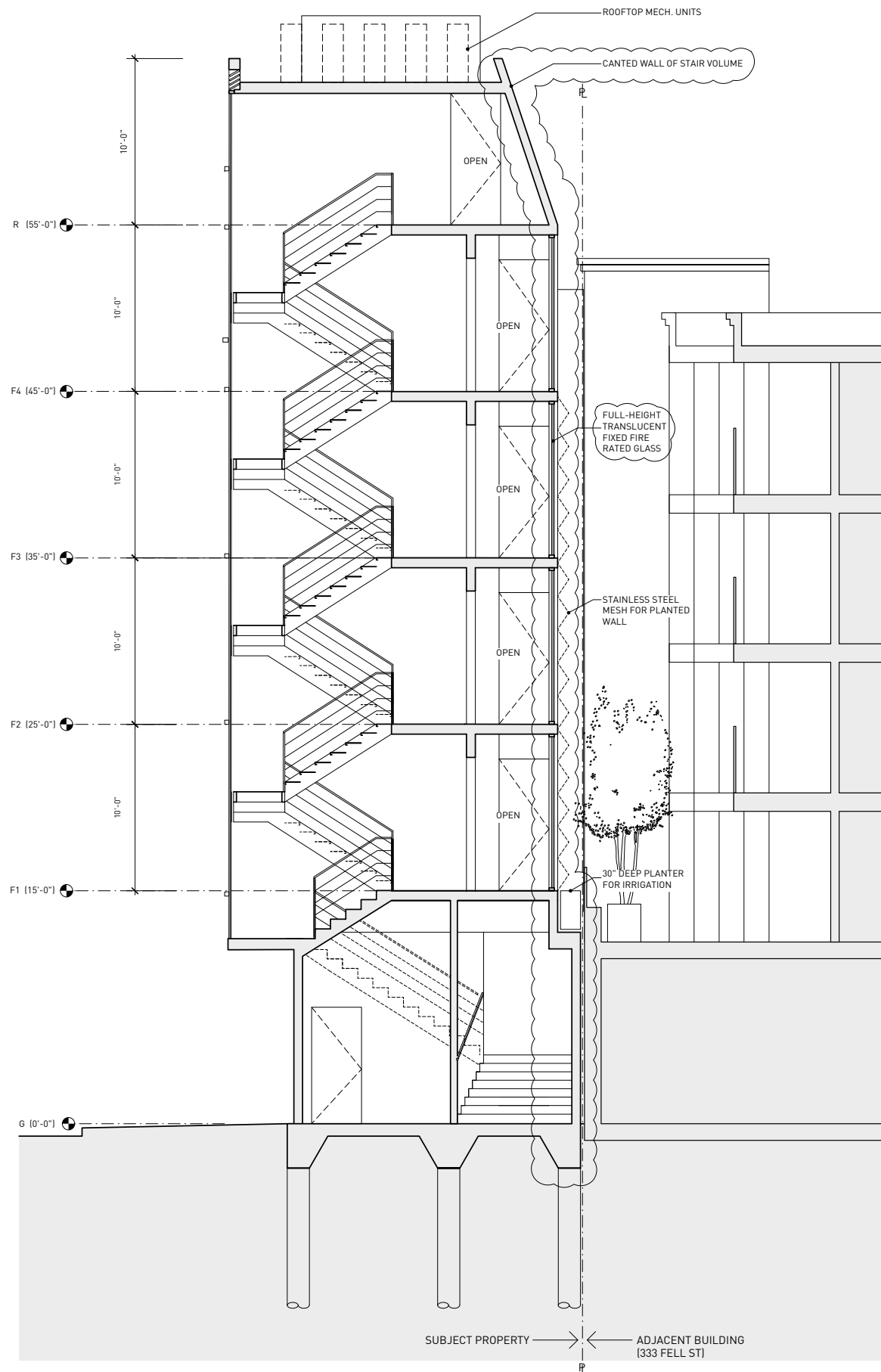
DATE	06.07.2016
DRAWN BY	BL
NORTH	SCALE
	AS NOTED

Sheet Name:
 ROOFTOP OPEN SPACE

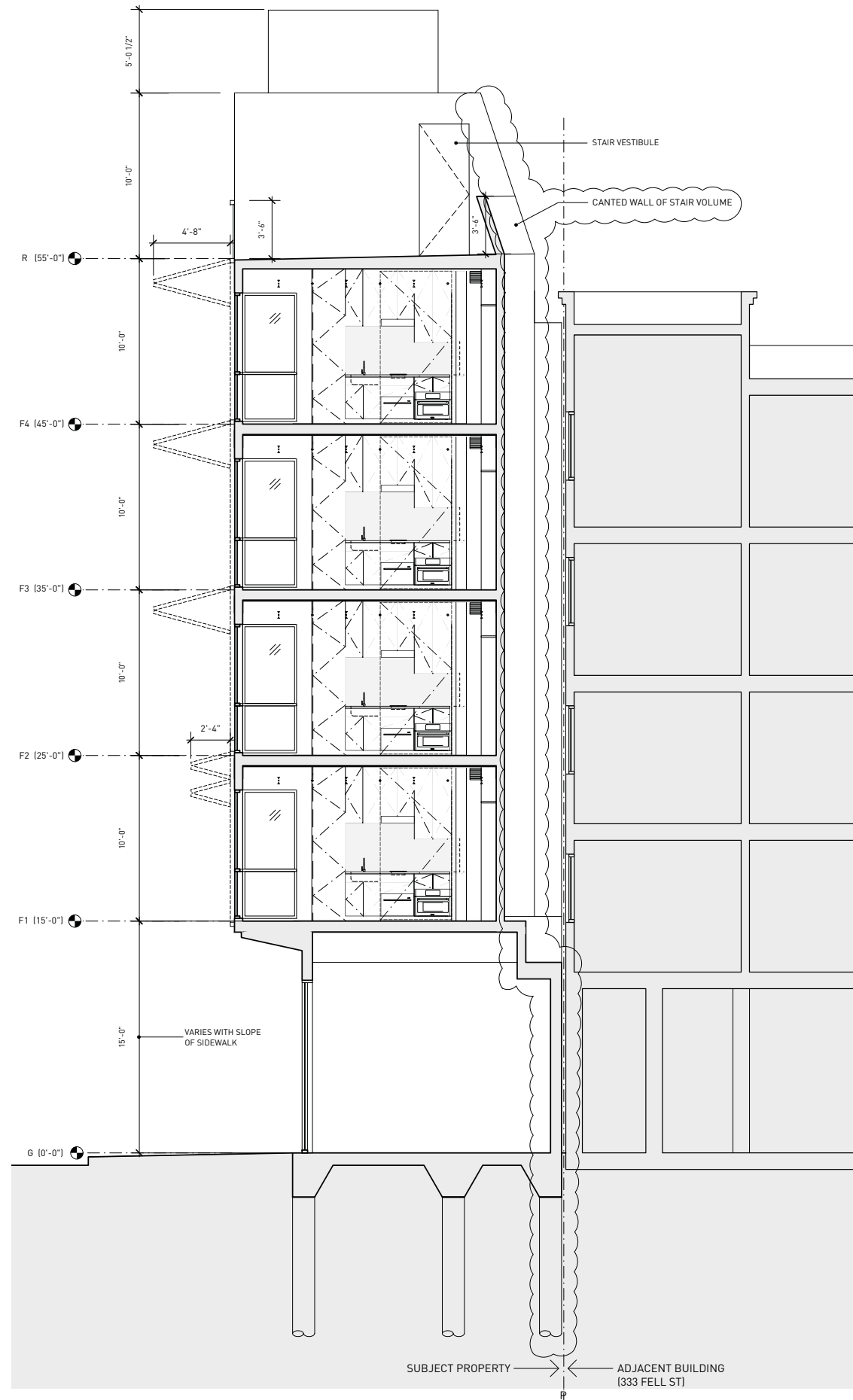
Sheet Number:

ROOFTOP OPEN SPACE: 1,661 SF

a3.3

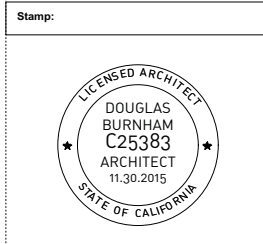


16 BUILDING SECTION B-B
1/4" = 1'-0"



8 BUILDING SECTION A-A
1/4" = 1'-0"

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Project Name:

OCTAVIA M+N
SAN FRANCISCO, CA

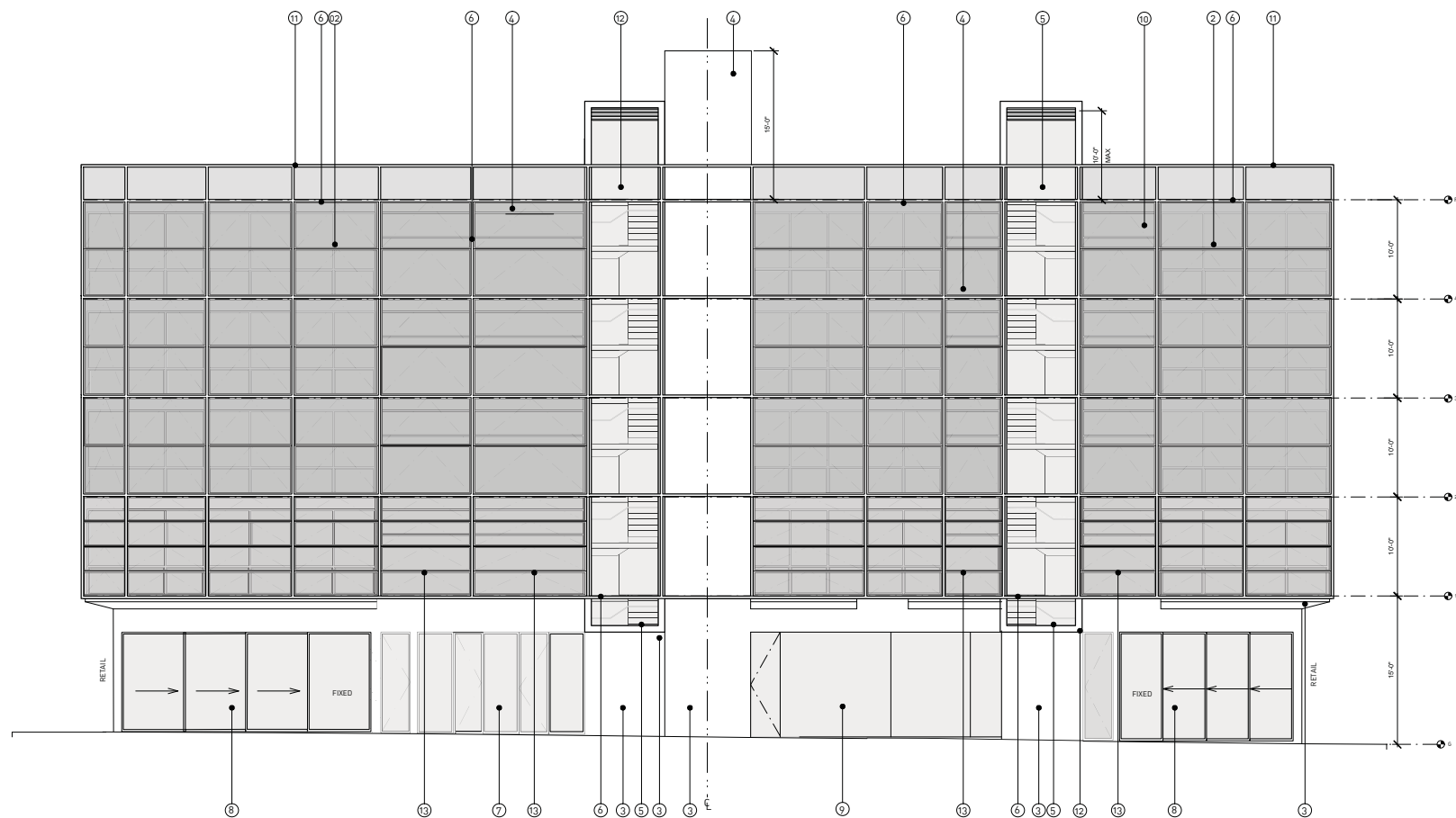
Sheet Information:

DATE	06.07.2016
DRAWN BY	BL
NORTH	SCALE
AS NOTED	

Sheet Name:
BUILDING SECTIONS

Sheet Number:

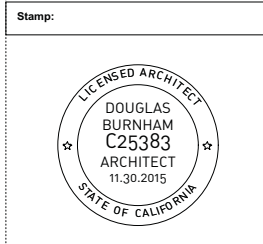
a4.0



14 OCTAVIA WEST ELEVATION (M+N)
1/8" = 1'-0"

- MATERIALS LEGEND**
- ① GLASS GUARDRAIL
 - ② GLAZED EXTERIOR SHADING SYSTEM
 - ③ EXPOSED ARCHITECTURAL CONCRETE
 - ④ INTERIOR COLOR STUCCO
 - ⑤ WINDOW GLAZING SYSTEM
 - ⑥ STEEL SKELETON FOR LOUVER SYSTEM
 - ⑦ STOREFRONT GLAZING SYSTEM
 - ⑧ SLIDING STOREFRONT
 - ⑨ FRAMELESS GLASS LOBBY
 - ⑩ METAL LOUVER
 - ⑪ FRAMELESS CLR GLASS RAILING
 - ⑫ ANODIZED ALUMINUM
 - ⑬ TRANSLUCENT GLAZING (BEHIND)

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 Licensed Architect No. C253583



Issue - Date:

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REV. FOR EEA SUBMITTAL	07.22.2015
REV. FOR EEA SUBMITTAL	10.26.2015
DIMENSION REV.	12.19.2015
DIMENSION REV.	04.19.2016
PLANNING CHANGES	06.07.2016

Project Name:

OCTAVIA M+N
SAN FRANCISCO, CA

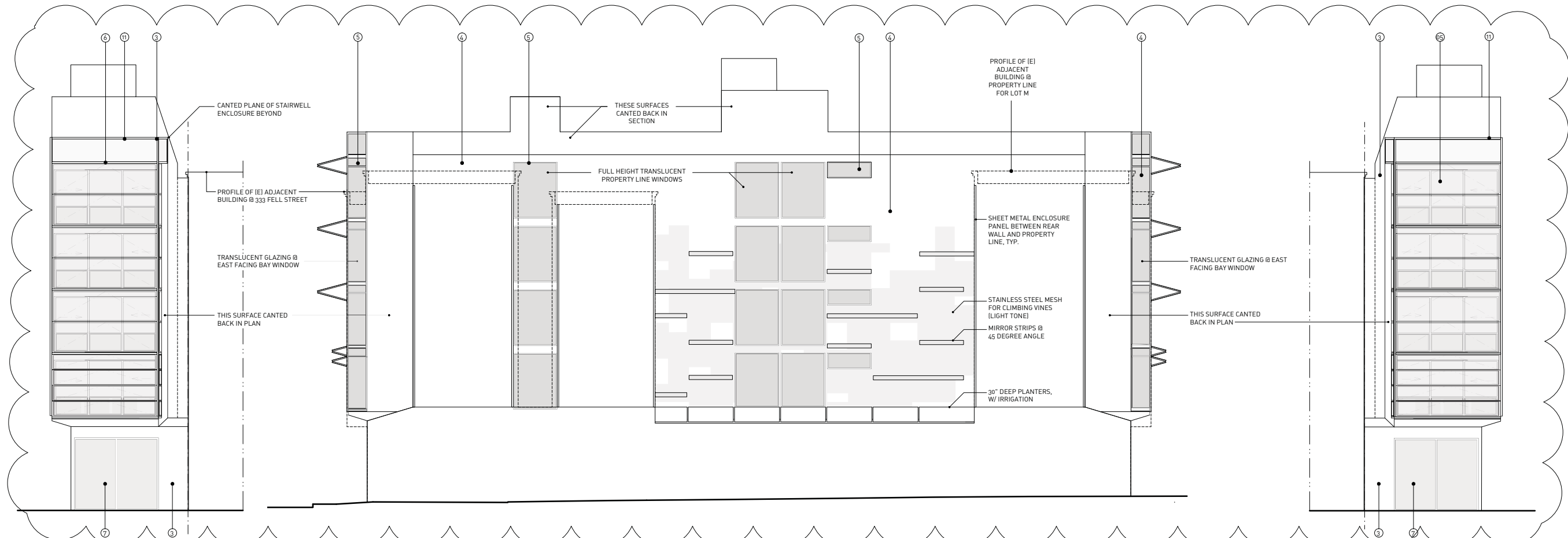
Sheet Information:

DATE	06.07.2016
DRAWN BY	BL
NORTH	SCALE
AS NOTED	

Sheet Name:
EXTERIOR ELEVATIONS

Sheet Number:

a5.0



16 OCTAVIA EAST ELEVATION (M+N)
1/8" = 1'-0"

20 SOUTH ELEVATION (M+N)
1/8" = 1'-0"

4 NORTH ELEVATION (M+N)
1/8" = 1'-0"



2016



2016

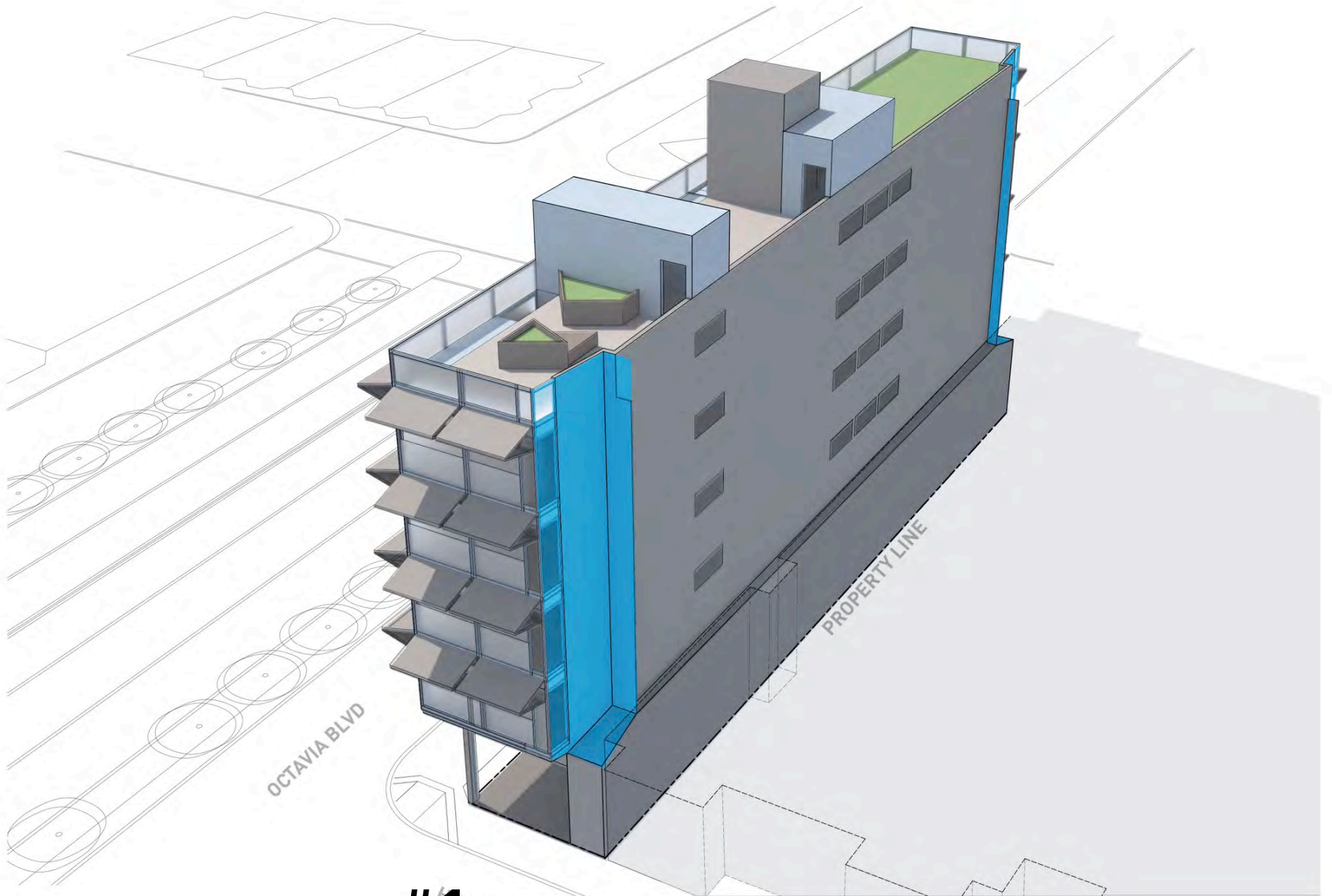


OCTAVIA BLVD

HICKORY ALLEY

PROPERTY LINE

CURRENT DESIGN



PROPOSED CHANGE #1 PULL AWAY FROM PROPERTY LINE WINDOWS



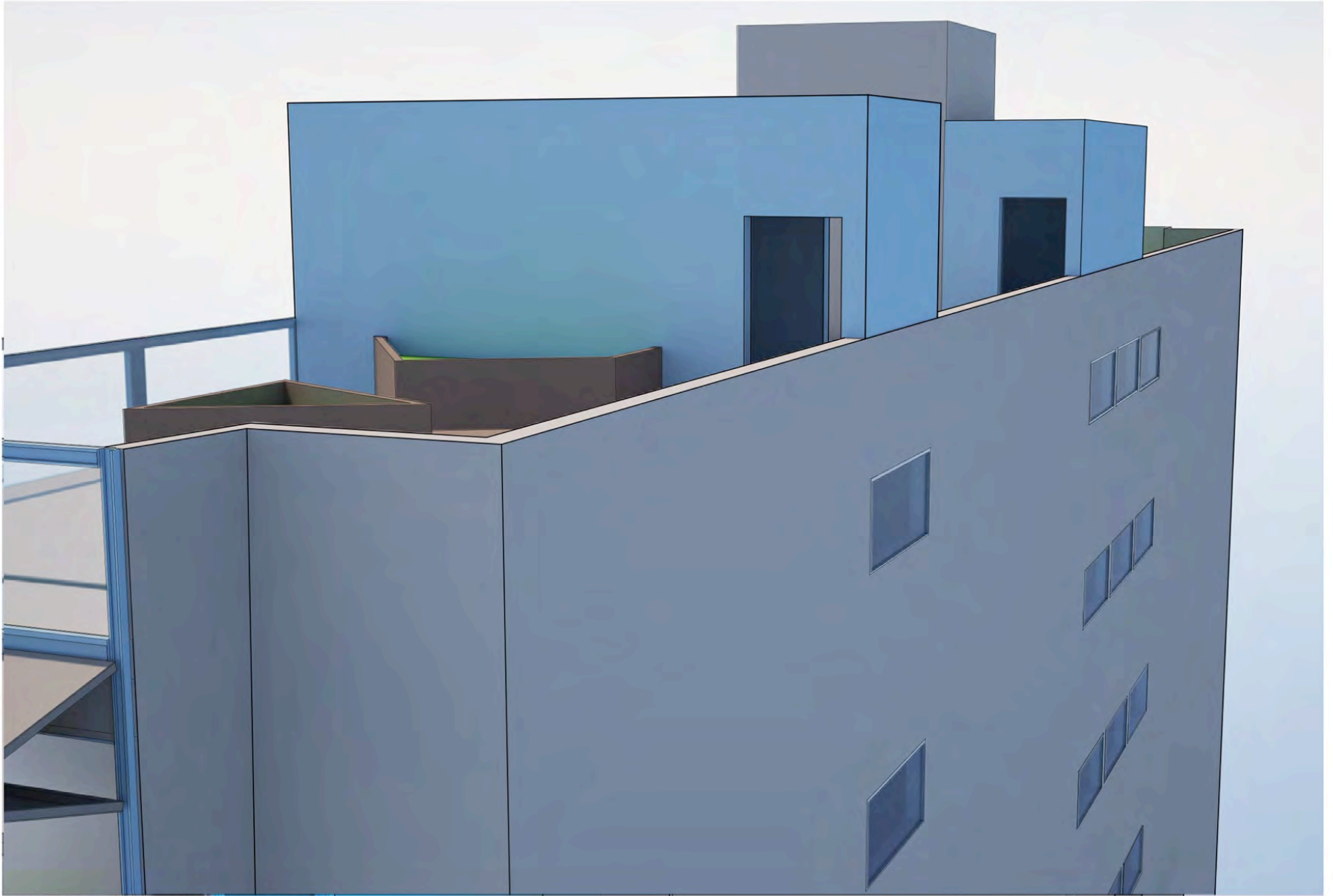
CURRENT DESIGN



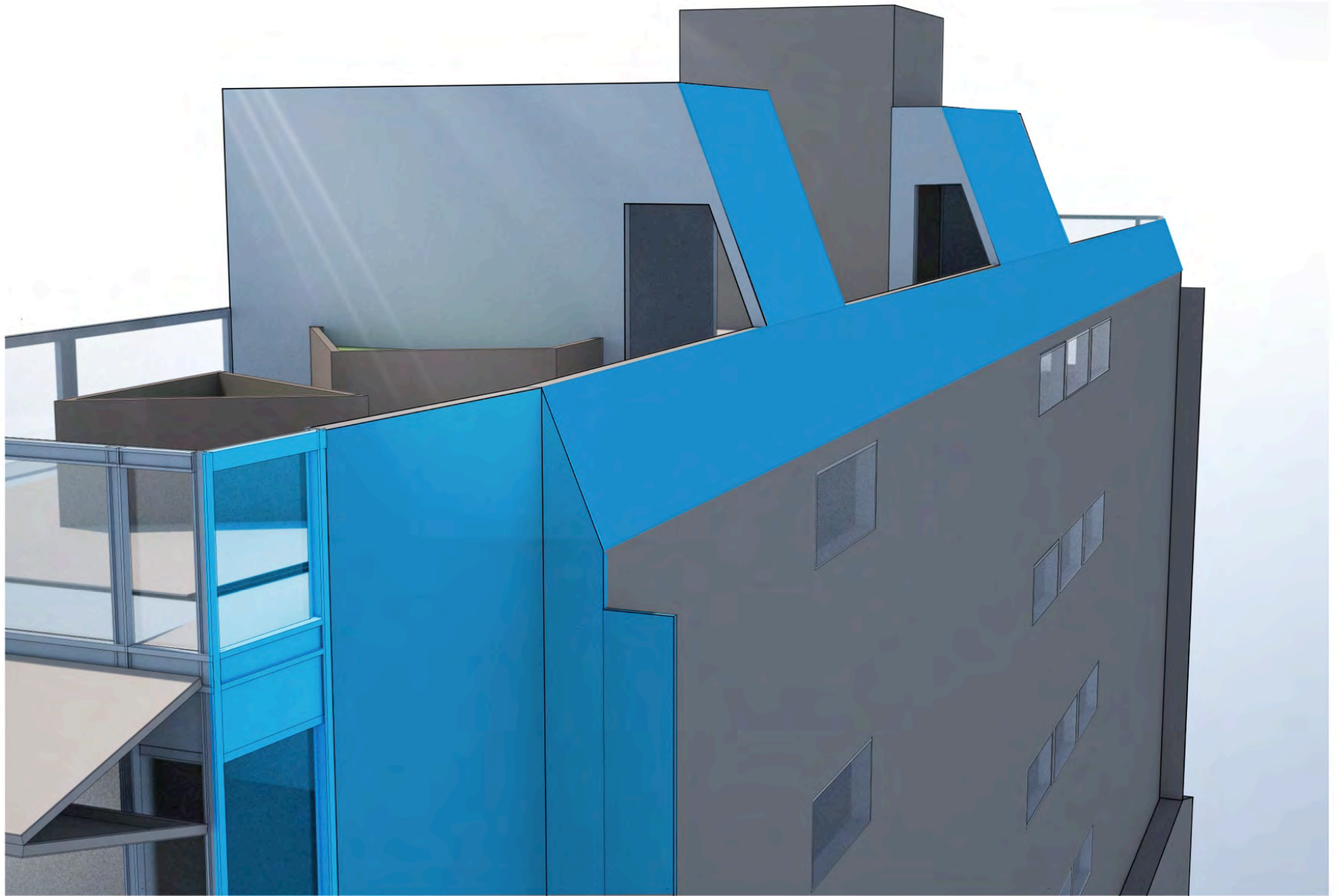
PROPOSED CHANGE #1_PULL AWAY FROM PROPERTY LINE WINDOWS



PROPOSED CHANGE #2 ANGLE BACK PARAPET AND STAIR ENCLOSURE



CURRENT DESIGN



PROPOSED CHANGE #2_ANGLE BACK PARAPET AND STAIR ENCLOSURE



OCTAVIA BLVD

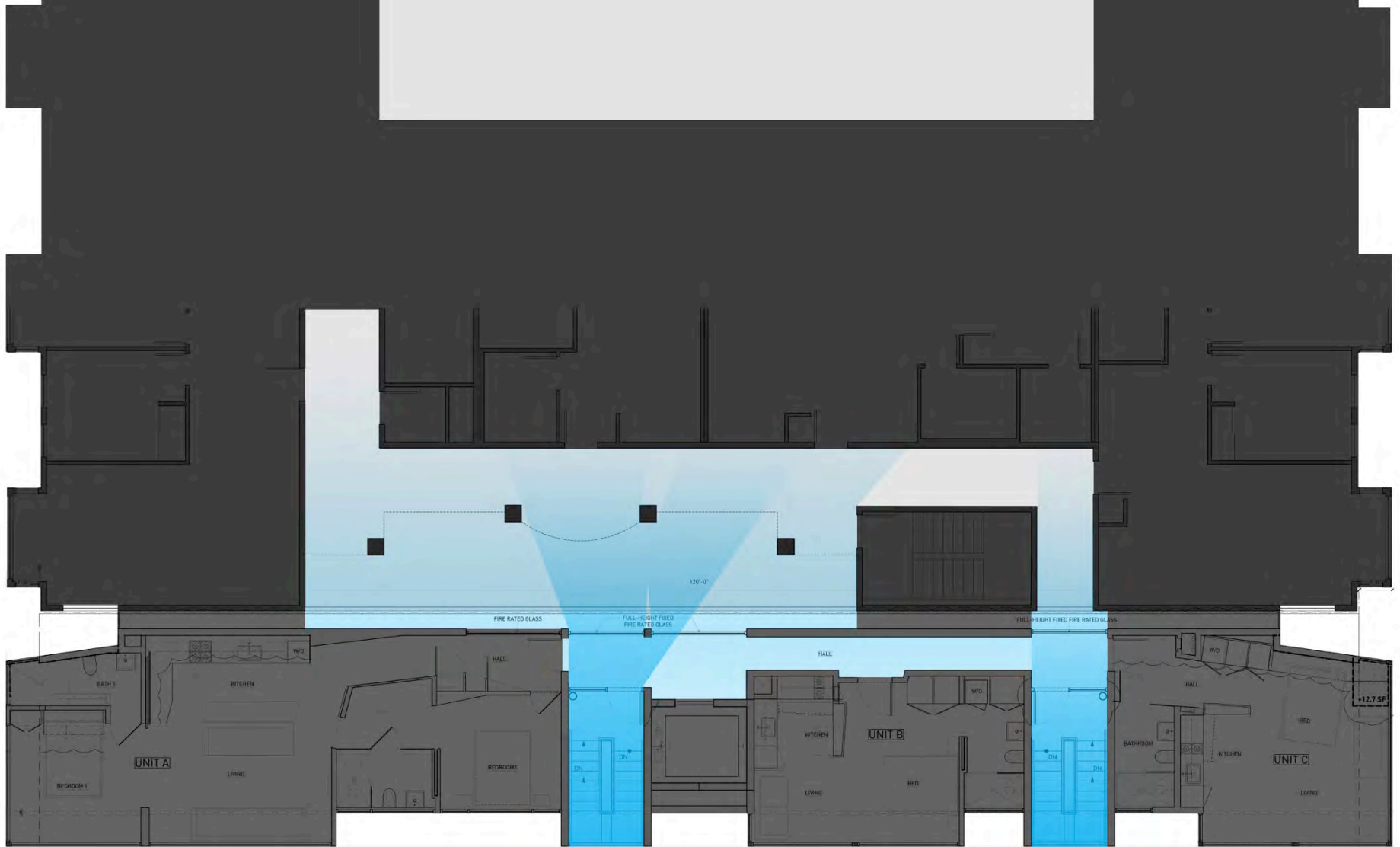
HICKORY ALLEY

PROPERTY LINE

CURRENT DESIGN



PROPOSED CHANGE #3 _ENLARGE PROPERTY LINE WINDOWS
(TO BRING IN WEST LIGHT)



**PROPOSED CHANGE #3_ENLARGE PROPERTY LINE WINDOWS
(TO BRING IN WEST LIGHT)**



PROPOSED CHANGE #4 APPLY MURAL ON THE PROPERTY LINE WALL



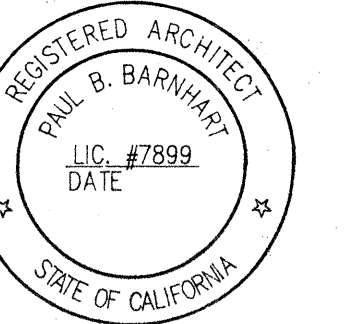
CURRENT DESIGN



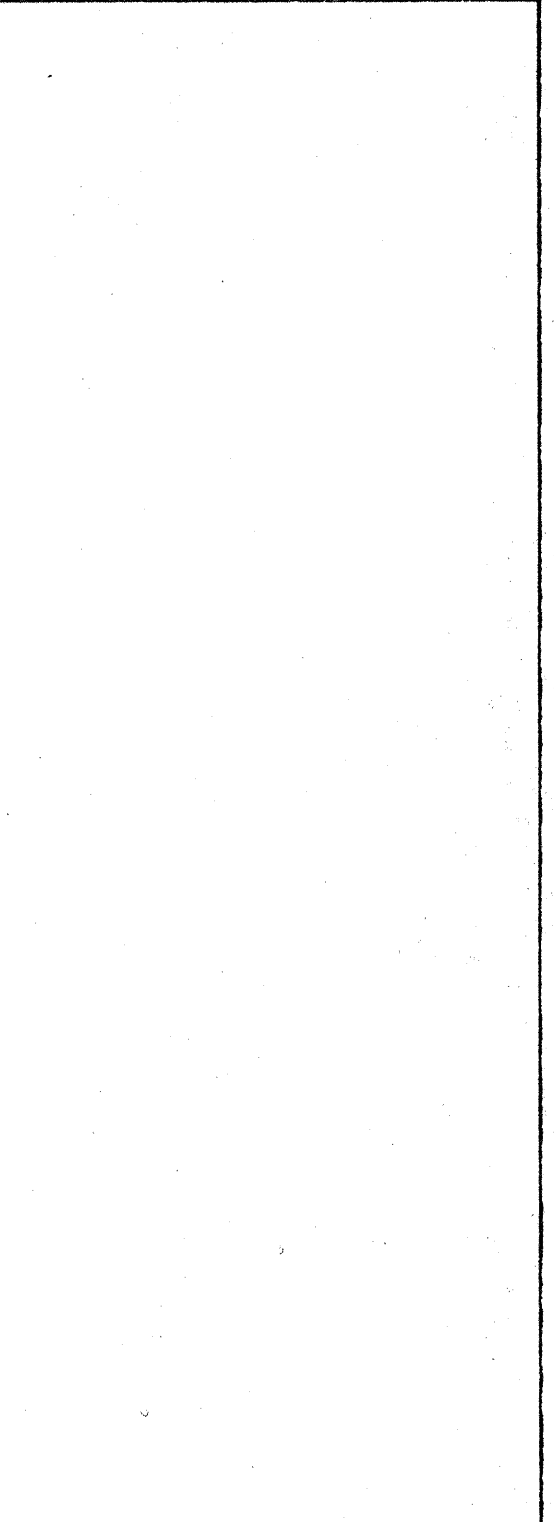
PROPOSED CHANGE #5+6_GREEN WALL AND TREES IN PLANTERS



PROPOSED CHANGE #7_SKY REFLECTING MIRRORS



Consultants •



**FELL & GOUGH
FAMILY APARTMENTS**



FELL STREET HOUSING
ASSOCIATES
82 SECOND STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA
94105

Issue Date •

11.13.92 SITE PERMIT SUBMITTAL

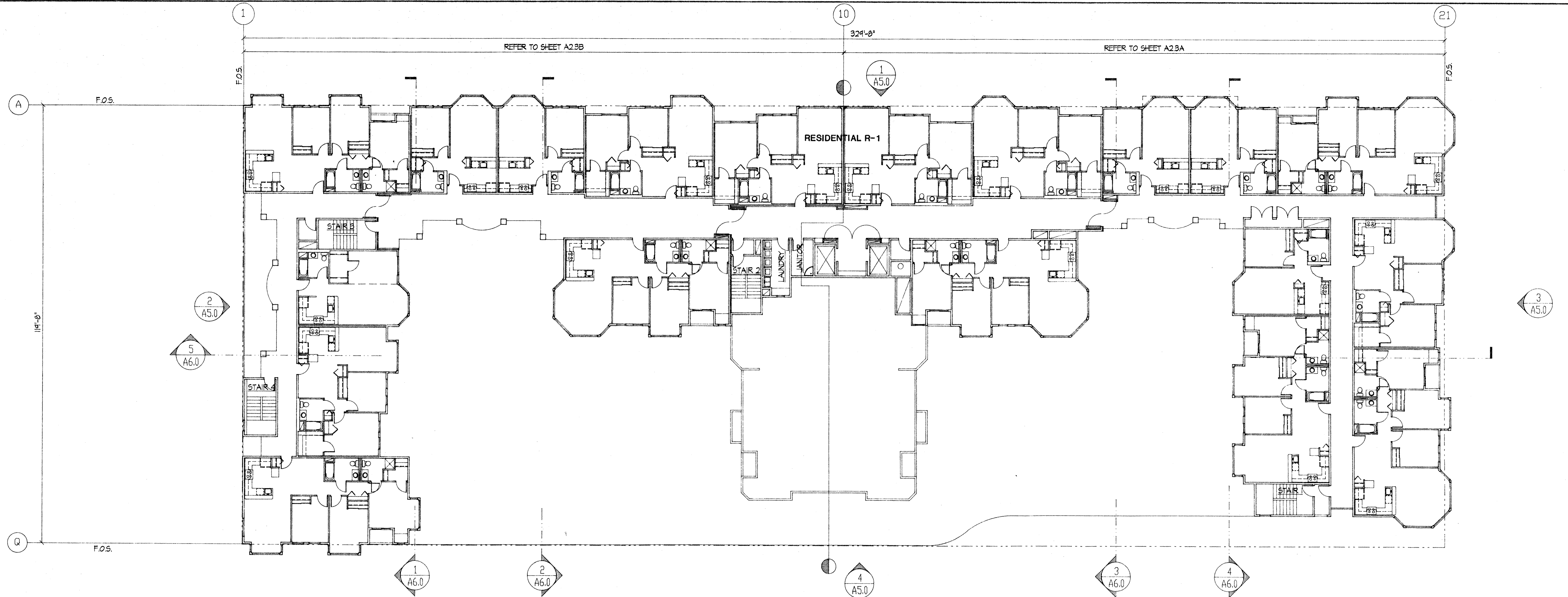
Sheet Title •

**3RD, 4TH, & 5TH
FLOOR KEY PLAN**

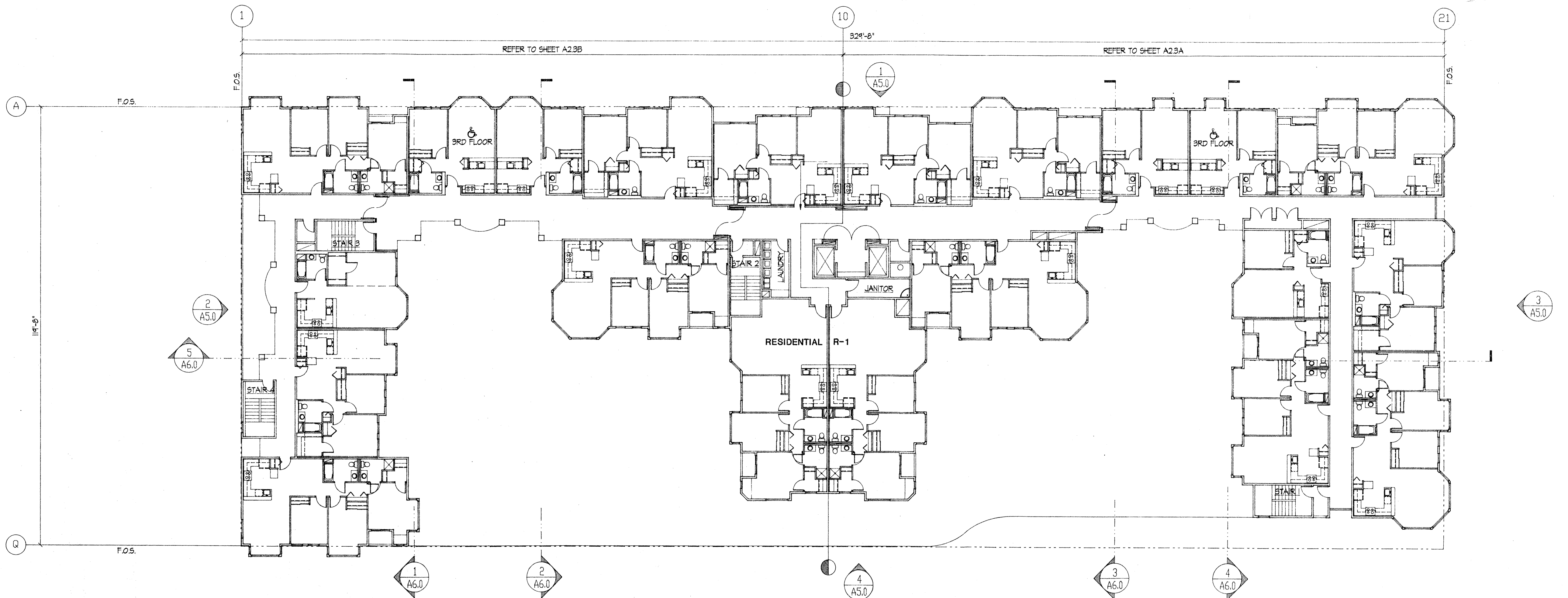
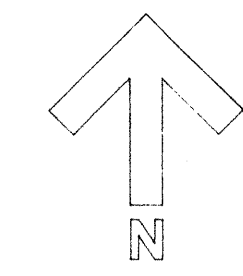
Drwn • CW Appd •
Date • 11/9/92
Scale • 1" = 16' = 0"
File • FGD21

SHEET

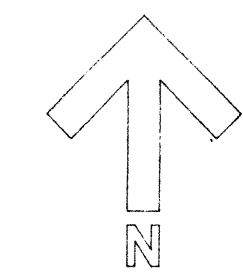
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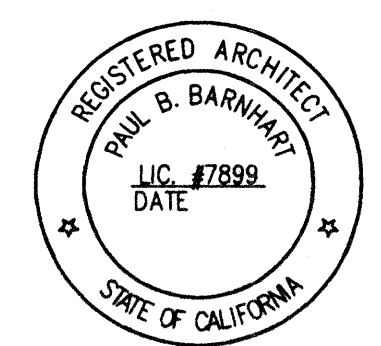


5TH FLOOR KEY PLAN
1/16" = 1'-0" ②

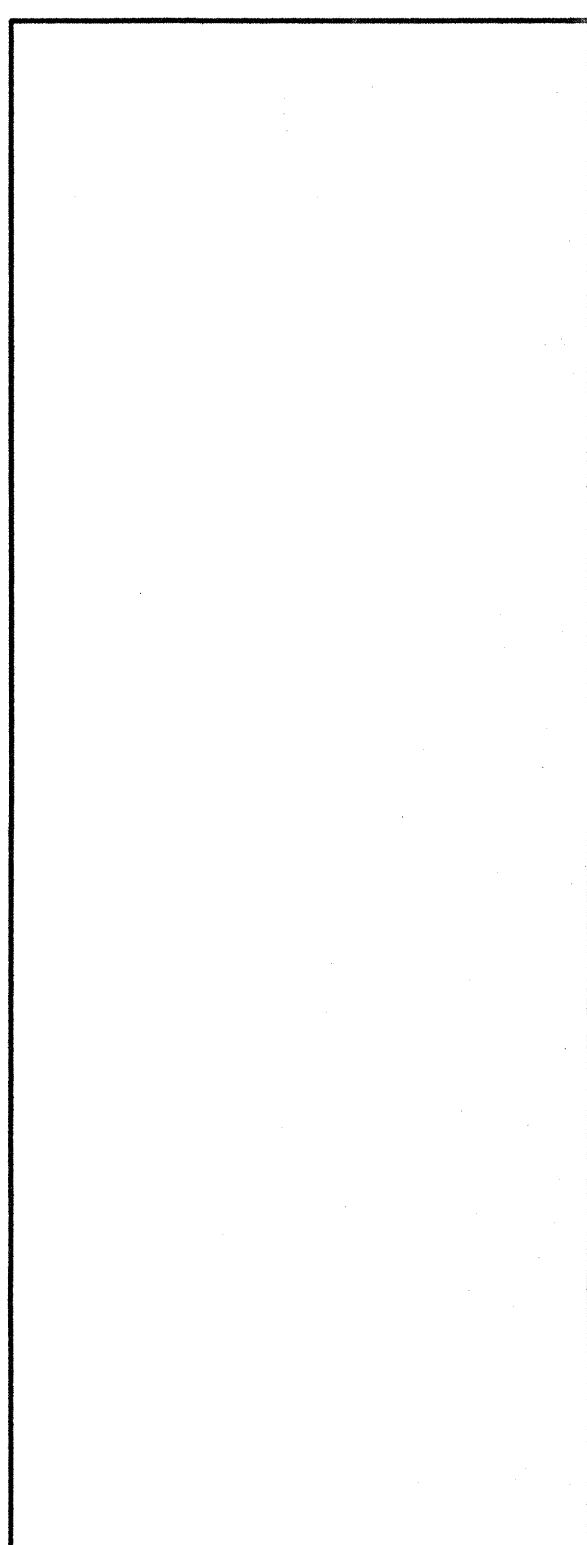


3RD & 4TH FLOOR KEY PLAN
1/16" = 1'-0" ①





Consultants •



FELL & GOUGH FAMILY APARTMENTS

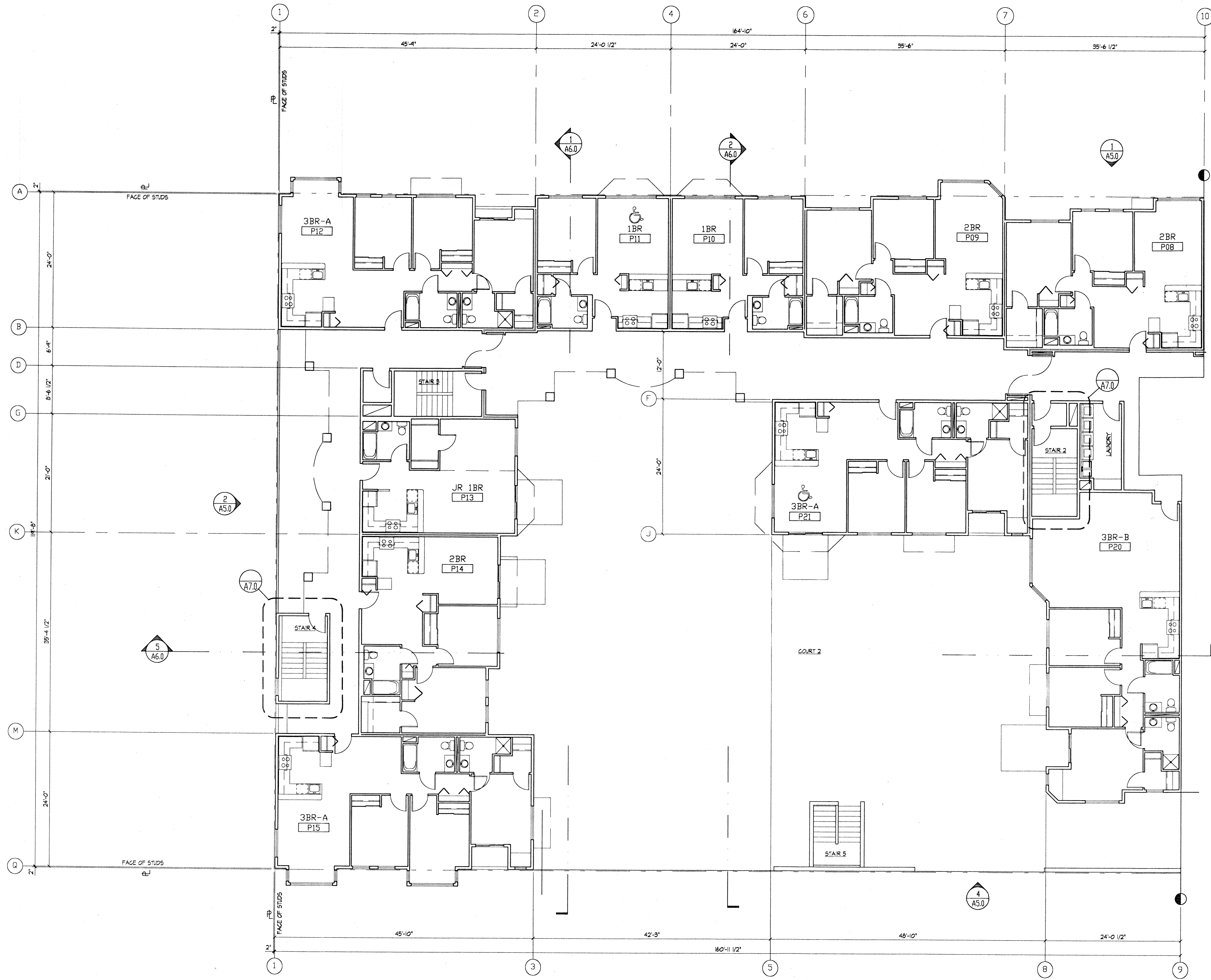
FELL STREET HOUSING ASSOCIATES
82 SECOND STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94105

Issue Date •
11.13.92 SITE PERMIT SUBMITTAL

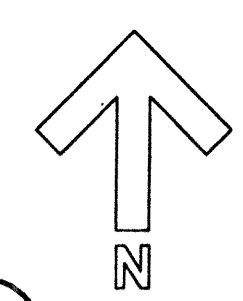
Sheet Title •
PARTIAL PODIUM FLOOR PLAN

Drwn • CW Appd •
Date • 11/6/92
Scale • 1/8" = 1'-0"
File • F6DA23B

SHEET **A.23B**



PARTIAL PODIUM FLOOR PLAN
1/8" = 1'-0" ①



When recorded by Turner
BRIDGE HOUSING CORPORATION
822 SECOND STREET, S.F. 94102
SAN FRANCISCO, CA 94102
ATTN: DIM BUCKLEY

SAN FRANCISCO, CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC# F432625

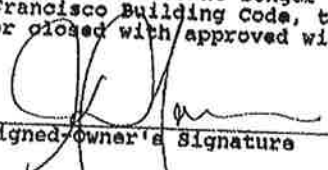
Friday, September 10, 1993 11:58:36am
Rec 3.00 --- Pa 1.00
Str --- --- Mic 1.00
Aml 5.00 ---
TOTAL -> \$5.00
REEL F961 IMAGE 0402

PROJECT ADDRESS: 333-375 Fell Street

BLOCK NO. 832 LOT NO. 66

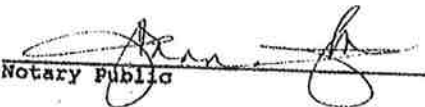
RE: PERMITTED OPENINGS IN PROPERTY LINE WALLS

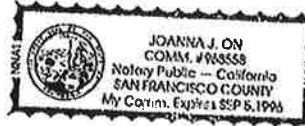
In the event that the ADJOINING PROPERTY located at
BLOCK NO. 832 LOT NO. 26
is improved in such a manner that the proposed openings at the
PROJECT ADDRESS no longer comply with Section 504(d) of the San
Francisco Building Code, the proposed openings will be protected
or closed with approved windows or wall construction.


Signed Owner's Signature

I. Donald Turner, President, BRIDGE Housing Corporation, General Partner, Fell Street
Housing Associates
Typed-Owner's Name

Subscribed and sworn to, this 22nd day of July, 1993.


Notary Public



Two notarized and recorded copies are to be returned to the Bureau of
Building Inspection, Plans Approval Division, RM 203, 450 McAllister
Street, San Francisco, CA 94102

From: [Alex Gofen](#)
To: [Grob, Carly \(CPC\)](#)
Subject: Parcel N: violation of the code and residents' rights
Date: Wednesday, May 11, 2016 11:54:36 AM

Dear Ms. Grob,

As we have not heard yet from you on our previous letter of April 23, I am sending this follow up, and please reply to this follow up.

We are residents of 333 Fell St., Apartment 218, renting this property since 1994. We are extremely concerned about the plan to construct a new building at parcel N: the building which is supposed to be directly adjacent to the western side of the 333 Fell St Apartment building - **violating** the S.F. building regulations and **damaging the entire architectural outline** of the 333 Fell St Apartments - a relatively new construction, an important beautiful part of the entire Octavia Boulevard.

1) When the Octavia Boulevard project was conceived (and the residents of this area were surveyed), it was presumed that the west side of 333 Fell St Apartments will look at the boulevard enjoying the beautiful view and fresh air (not the blind wall of the planned new construction!). The residents (including us) had approved the Octavia Boulevard project exactly because our building remained frontal looking at the boulevard. A plan of a new building blocking our facade violates the promise of the Octavia Boulevard project and the entire outline as it was designed then.

2) What is particularly grotesque, is that the City had spent money on a [report](#) about shadow effects of the new construction on ... greens of the boulevard, **but never approached us, the residents of this house to figure out if we are affected by that construction!**

An yes, the greatest damage of this new project is incurred to us personally, the residents of the apartment 218 - as well as to the residents of the **15 more** similarly situated apartments! In fact, if one thinks about a case of a gross damage incurred by an unwisely planned construction, this parcel N construction would exemplify such a damage, because...

3) The wall of the parcel N building would eliminate our western window! Mind you: it will not merely block our window, but **eliminate it!**

4) Worse: the wall of the parcel N building would deem obsolete the entire 4 store balconies/verandas of our building: the verandas enjoyed not only by residents of the said 16 apartments, but also by residents of all other apartments, some of them disabled, which reach this balcony with walkers to catch fresh air. And this well designed

beautiful balconies/verandas would turn into a **senseless dark closet looking into a blind wall and blocked by it**, while the residents would lose an access to fresh air, light, and matured trees already existing along the western side of the building.

5) Moreover, a dark well created in this way with an opening above would collect rain waters. Without sun, wind, and fresh air, this well will turn into a source of moisture and mold harmful for the health. The now existing ventilation outlets from the apartments going into the open space by the design, will go into that non-ventilated closed well.

And...

6) Yes, parcel N building would require **chopping the 5 matured trees** embellishing the Octavia boulevard and our 333 Fell St Apartment house.

These damage and infringement of the residents' rights (and of architectural outline of this block) are so outrageous that it is incomprehensible how consideration of this project could even go so far.

We demand to stop the parcel N building project, and to never ever consider any changes to parcel N - so more that there are much more wider and convenient parcels between Fell St, Hayes St, and Octavia (now occupied by Beer Garden and a few cafes).

Sincerely,

Alexander Gofen

Mila Lebedeva

Ilya Lebedev - residents of Apartment 218